

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

261 Buena Vista Road, Ottawa, Ontario

CO680.02

FINAL REPORT

April 17, 2026

Prepared for:

ELMWOOD SCHOOL

TERRAPEX

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1.0 EXECUTIVE SUMMARY

Terrapex was retained by Elmwood School (Elmwood) to conduct a Phase Two Environmental Site Assessment (ESA) of the property located at 261 Buena Vista Drive, Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified by a Phase One ESA (Terrapex, 2026) as part of a site plan control application as part of the planned expansion of the main school building. The work program was conducted in conjunction with geotechnical and hydrogeological investigations (reported under separate covers).

A Phase One ESA was completed by Terrapex in March 2026 in accordance with the requirements of O. Reg. 153/04; the date of last work being March 27, 2026. The Phase One ESA identified eight areas of potential environmental concern (APECs) at the Site, resulting from past institutional uses of the Site. The rationale pertaining to the selection of contaminants of potential concern (COPCs) relating to each of the identified APECs on the Phase One Property is provided in the following table.

APEC	PCA	COPCs	Rationale
APEC 1A	30 - Importation of Fill Material of Unknown Quality	- PHCs - BTEX - Metals and Inorganics - PAHs	Typical COPCs for fill material of unknown quality.
APEC 1B	30 - Importation of Fill Material of Unknown Quality	- PHCs - BTEX - Metals and Inorganics - PAHs	Typical COPCs for fill material of unknown quality.
APEC 2A	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 2B	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 2C	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 3	O - Spill	- PHCs - BTEX	Typical COPCs for heating oil
APEC 4A	O – De-Icing Activities	- SAR - EC - Na - Cl-	Typical COPCs related to the application of salt for de-icing purposes.
APEC 4B	O – De-Icing Activities	- SAR - EC - Na - Cl-	Typical COPCs related to the application of salt for de-icing purposes.

The Phase Two ESA was subsequently conducted by Terrapex to investigate the environmental quality of soil and groundwater at and in the vicinity of the APECs identified at the Site. The Phase Two ESA consisted of the completion of eight boreholes to a maximum depth of 4.9 m below ground surface (bgs), installation of five groundwater monitoring wells, and the collection of soil and groundwater samples for laboratory analysis to augment previous sampling and analysis of COPCs identified for the Site.

The Table 6 SCS of the April 15, 2011 MECP *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* for residential / parkland / institutional used for shallow soils and a potable groundwater condition are considered appropriate for evaluating laboratory analytical results.

Based on field observations and an evaluation of soil and groundwater quality data, the following conclusions are provided:

Fill (Heterogeneous)	silty sand or sand and gravel	0 – 3.0	Moist
Native	Silty Sand with varying amounts of clay and gravel	1.5 – 2.0	Moist
Bedrock	Fractured Shale Limestone	1.4 – 2.6 2.6- 4.9	Water table at between approximately 2.1 and 3.3 m bgs

- The soil stratigraphy encountered in the boreholes drilled at the Site generally consisted of a fill material consisting of silty sand or sand and gravel to depths of up to 3.0 m bgs. Native silty sand with varying amounts of clay and gravel was observed in some boreholes at depths between approximately 1.5 and 2.0 m bgs. Bedrock was encountered at each borehole at depths between 1.4 and 3.4 m bgs. The bedrock was described as fractured shale to limestone.
- Based on groundwater monitoring conducted on March 27, 2026, the depth to groundwater was identified between 2.1 m (MW208) and 3.19 m bgs (MW203).
- The findings of the March 27, 2026, monitoring event indicated that the groundwater flow is towards the southwest (towards the Ottawa River).
- No evidence of non aqueous phase liquids (i.e., NAPL) or free-product was encountered during monitoring, purging, or sampling of the monitoring wells.
- Concentrations of metals, HFMs and ORPs, PAHs, BTEX and PHC F1-F4 in the soil samples submitted for laboratory analysis were less than the Table 6 SCS, with the exception of EC and SAR in soil samples BH209-1, BH210-1 and BH212-1 (all collected from within the parking lot area).
- Concentrations of metals, HFMs and ORPs, BTEX and PHC F1-F4 in the groundwater samples submitted for laboratory analysis were less than the Table 6 SCS, with the exception of cobalt at MW201.

It is noted that the above soil samples were collected from the parking lot area. The QP_{ESA} has determined that the levels of EC and SAR in soil exceeded the applicable SCS solely due to the application of road salt for the purposes of ensuring the safety of vehicular or pedestrian traffic under snowy and/or icy conditions.

As a result, per Paragraph 1 of Section 49.1 of O. Reg. 153/04, the applicable SCS for EC and SAR in soil have not been deemed to be exceeded for the purpose of the Environmental Protection Act, and as a result, have not been considered COPCs. Notwithstanding, exceedances have been noted on Table 5.

Cobalt was found to exceed the Table 6 SCS at monitoring well MW201 (located within the basement of the main school building. Based on the groundwater results at MW202 and MW203 (generally located downgradient of MW201) indicating concentrations of cobalt less than the Table 6 SCS, the cobalt impacts at MW201 appear to be localized and to not represent a risk to the school staff or students (i.e., the school does not use groundwater for potable purposes).

2.0 INTRODUCTION

Terrapex was retained by Elmwood School (Elmwood) to conduct a Phase Two Environmental Site Assessment (ESA) of the property located at 261 Buena Vista Drive, Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified by a Phase One ESA (Terrapex, 2026) as part of a site plan control application as part of the planned expansion of the main school building. The work program was conducted in conjunction with geotechnical and hydrogeological investigations (reported under separate covers).

2.1 SITE DESCRIPTION

The Site is located in a neighbourhood comprised of residential land use as shown on Figure 1 (Site Location Plan) and Figure 2 (Site Features).

Information regarding the location, identification, and geometry of the Phase Two Property is provided in the table below. Refer to Figure 1 for the location of the Site, and to Figure 2 for the general layout and features of the Site at the time of the site reconnaissance.

PHASE TWO PROPERTY INFORMATION

Address:	261 Buena Vista Drive, Ottawa, Ontario
Property Identification Number:	04222-0129 (LT)
Legal Description:	PCL 26-1, SEC 4M-55 ; LTS 26 & 27, PL 4M-55 ; PT BLK A14, PL 4M-22 , COMMENCING AT A POINT ON THE NLY LIMIT OF BUENA VISTA RD SHOWN ON SAID PL 4M-22, DISTANT 270 FT WLY FROM THE S ELY ANGLE OF SAID BLK A14, THENCE WLY ALONG THE SAID NLY LIMIT OF SAID BUENA VISTA RD, 410 FT, THENCE NLY IN A STRAIGHT LINE AT RIGHT ANGLE TO THE SAID NLY LIMIT OF BUENA VISTA RD, 400 FT MORE OR LESS TO THE NLY LIMIT OF SAID BLK A14, THENCE ELY ALONG THE SAID NLY LIMIT OF SAID BLK A14, 410 FT, THENCE SLY IN A STRAIGHT LINE, 400 FT MORE OR LESS TO THE PLACE OF BEGINNING ; S/T & T/W LT5040 (AS TO THE SECONDLY DESCRIBED LANDS) ; ROCKCLIFFE PARK
UTM Coordinates (centre of site, NAD83):	18T East: 446840 m North: 5033323 m
Description and Use(s):	Use as an educational institution (institutional land use)
Approximate Site Area:	18,319 m ²
Current Condition:	Occupied, well maintained
Structures:	Two institutional buildings and one residential / administrative building
Occupants (current):	Elmwood School
Other facilities of note:	None

No plan of survey was available from the Client.

2.2 PROPERTY OWNERSHIP

Contact information for the registered owner of the Site and the party authorizing this Phase Two ESA is provided in the table below.

Name and Address of Registered Owner:	Elmwood School 261 Buena Vista Road, Ottawa, ON, K1M 0V9
Name and Address of Authorizing Party:	James Whitehouse Elmwood School 261 Buena Vista Road, Ottawa, ON, K1M 0V9

2.3 CURRENT AND PROPOSED FUTURE USES

The Site was last used as a school, which is an institutional property use per O. Reg. 153/04. (Records of Site Condition – Part XV.1 of the Act). It is understood that the future property use will remain unchanged.

2.4 APPLICABLE SITE CONDITION STANDARDS

Generic Site Condition Standards (SCS) for evaluating laboratory analytical results for soil and groundwater were determined on the basis of Site-specific criteria specified in O. Reg. 153/04, and are summarized below:

SITE-SPECIFIC CRITERIA TO DETERMINE APPLICABLE SITE CONDITION STANDARDS

Environmental Sensitivity:	pH of surface soil less than 5 or greater than 9?	No (7.68<pH<8.02)
	pH of subsurface soil less than 5 or greater than 11?	N/A
	Includes, or within 30 m of, an area of natural significance?	No
	Includes, or within 30 m of, a body of water?	No
Stratigraphy and Hydrogeology:	Is bedrock shallower than 2 m beneath the site?	Yes
	Does the site lend itself to the application of stratified SCS?	No
	Is the site located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater?	No
	Is potable water at the Site, and all other properties wholly or partially within 250 m radius of the Site, supplied by municipal drinking water system as defined in the <i>Safe Drinking Water Act, 2002</i> ?	Yes
	Is the Site, or any other property wholly or partially within 250 m radius of the Site, equipped with a well that is used or intended for use as a source of water for human consumption or for agriculture?	Yes
	Has appropriate tier municipalities consented to the use of non-potable site condition standards?	No
	Is at least 1/3 of the volume of soil beneath the property coarse textured?	No
Proposed Land Use:	Agricultural or Other; Residential; Parkland; Institutional; Industrial; Commercial; Community use?	Institutional

Based on the above, the Table 6 SCS of the April 15, 2011 MECP *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* are considered appropriate for evaluating laboratory analytical results.

3.0 BACKGROUND INFORMATION

3.1 PHYSICAL SETTING

3.1.1 Water Bodies & Areas of Natural Significance

Based on the review of the aerial photographs, satellite images, and topographic maps completed as part of the previous Phase One ESA, a summary of water bodies, areas of natural significance, and groundwater sensitivity information within the Phase One Study Area is provided in the table below, and on Figure 3.

WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

Surface Water:	The Site does not include, and is not adjacent to, or within 30 m of a water body, as defined in O. Reg. 153/04. The nearest water body is the McKay Lake situated 620 m to the east of the Site. This water body ultimately discharges into the Ottawa River, a known regional groundwater discharge zone.
Area of Natural Significance:	None at, or within 30 m of the Site.
Wellhead and Intake Protection Zones	None located within the Phase One Property, or within the Phase One Study Area.
Municipal Drinking Water System	All properties within the Phase One Study Area are suspected to be connected to the municipal drinking water system supplied by the City of Ottawa. However, one record for the installation of a potable well in 2013 was identified within the Phase One Study Area. As a result, potable groundwater standards (i.e., Table 6 SCS) have been applied to the Site.

3.1.2 Topography & Surface Water Drainage

Based on a review of the site reconnaissance records, the topographic map of the Site, and Phase One Study area determined as part of the previous Phase One ESA, a summary of topography and surface water drainage is presented in the table below:

SUMMARY OF TOPOGRAPHY & SURFACE WATER DRAINAGE

Site & Regional Topography:	The Site has no major topographic features are mapped. The site appears to be on top of a plateau at an elevation of approximately 77 m above mean sea level (amsl). The regional topography of the Phase One Study Area generally slopes south towards the Rideau River (elev. 55 m amsl) located approximately 1,365 m from the Site. The Rideau River flows north into the Ottawa River (elev. 41 m amsl) approximately 1,530 m southwest of the Site. McKay Lake (elev. 45 m amsl) is located approximately 620 m east of the Site.
Approximate Elevation:	77 m asl
Surface Water Drainage:	Overland to off-site catch basins in paved areas, or infiltration in vegetated areas.

3.2 PAST INVESTIGATIONS

Terrapex was provided with the following previous environmental reports for review as part of the scope of the current Phase One ESA.

- *Designated Substance Survey Report, Elmwood School, Ottawa, ON, 261 Buena Vista Drive, Ottawa, Ontario*, prepared for Elmwood School by EHS Partnership Ltd. (EHS), dated March 2012.
- *Project Specific Asbestos Sampling, Elmwood School – Various Rooms, 261 Buena Vista Drive, Ottawa, Ontario*, prepared for Elmwood School by EHS, dated May 10, 2012.
- *Elmwood School Phase I Environmental Site Assessment, 261 Buena Vista Drive, Ottawa, Ontario*, prepared for Elmwood School by Terrapex, dated August 17, 2018.

A summary of the aforementioned previous environmental reports is provided in the following tables.

EHS PARTNERSHIP LTD., MARCH 2012, DESIGNATED SUBSTANCE SURVEY

Identified Concerns	• Asbestos containing drywall joint compound in the original portion (pre-1980's) of the building; • Asbestos containing white stucco on the exterior walls of the main building; • Asbestos containing twelve inch vinyl floor tile in the basement of the main building; • Asbestos containing parking cement and pipe insulation in the basement of the main building; • *Cream lead containing paint in classroom 211; • *White and brown lead containing paint on the exterior of the building.
Comments/Limitations/Other	*The concentration of lead in materials such as paint has become more stringent in recent years and has changed from 0.5% (5,000 ppm) in 2012 to 0.009% (90 ppm). Based on this change, more paints would be classified as lead-containing than were encompassed in this DSS.

EHS PARTNERSHIP LTD., MAY 2012, PROJECT SPECIFIC ASBESTOS SAMPLING ELMWOOD SCHOOL

Identified Concerns	• Asbestos containing ceiling and wall plaster in classrooms 202, 204, 205, 301, 302, 304, 306 and the admissions room, staff room and marketing room; • Asbestos containing drywall joint compound was located in classrooms 201, 202, 204 and 205.
Comments/Limitations/Other	N/A

TERRAPEX ENVIRONMENTAL LTD., AUGUST 2018, ELMWOOD SCHOOL PHASE I ESA

Identified PCAs	On-Site: • The main building before expansions was originally a former barn on farmland prior to 1915;
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	• Historic heating oil system suspected to have been used in the main building (two suspected locations of former aboveground storage tanks) and Headmistress's residence; • The Headmistress's residence is likely to contain designated substances based on the year of construction; • Parking lot fill within the Site is of unknown origin and quality; • Asbestos containing drywall joint compound, white stucco, vinyl floor tile, parking cement and pipe insulation; • Lead paint in classrooms and on the exterior of the main building. Off-Site: • None identified.
Identified APECs	• Fill material in the on-Site parking lot; and, • Former fuel storage in the main building and Headmistress's residence.
Comments/Limitations/Other	N/A

3.2.1 Summary of Phase One ESA

A Phase One ESA of the Site was carried out by Terrapex in March 2026 in accordance with the requirements of O. Reg. 153/04, as amended, to support the redevelopment of the Site for residential purposes. The Phase One and Two Properties are identical.

The Phase One ESA identified eight potentially contaminating activities (PCAs) on the Phase One Property and four PCAs within the Phase One Study Area (refer to Table 2, appended). Through an evaluation of the information gathered from the records review, interviews, and the site reconnaissance, a total of eight APECs were identified within the Phase One Property, as summarized in Table 3 (also appended). The Phase One Conceptual Site Model (CSM) is presented in Section 4.3.

4.0 SCOPE OF INVESTIGATION

4.1 OVERVIEW OF SITE INVESTIGATION

The scope of Terrapex's Phase Two ESA comprised the following:

- Preparation of a Sampling and Analysis Plan that identified target sampling locations with associated rationale, a proposed laboratory analytical program, and the number and type of Quality Control (QC) samples.
- Drilling of eight boreholes between March 11 and March 13, 2026, for environmental purposes to depths ranging between 2.0 and 6.3 m below ground surface (bgs), three of which were completed as groundwater monitoring wells. Note that two additional monitoring wells were installed as part of the hydrogeological investigation (i.e, five monitoring wells total).
- Collection of soil samples and logging of visual, olfactory and tactile soil characteristics.
- Screening of total organic vapour (TOV) and combustible soil vapour (CSV) concentrations in soil.
- Review and assessment of all available chemical data pertaining to the subject Site, including (but not necessarily limited to) the following contaminants of potential concern:
 - Metals;
 - Hydride-Forming Metals (HFMs); namely Antimony (Sb), Arsenic (As), and Selenium (Se);
 - Other Regulated Parameters (ORPs); including Hexavalent Chromium (Cr (VI)), Mercury (Hg), Methyl Mercury, Cyanide (CN-), electrical conductivity (EC), sodium adsorption ratio (SAR);
 - Polycyclic Aromatic Hydrocarbons (PAHs);
 - Benzene, Toluene, Ethylbenzene, Xylenes (collectively referred to as BTEX); and,
 - Petroleum Hydrocarbons (PHCs) fractions F1 through F4.
- Measurement of the elevation of each monitoring well relative to a geodetic benchmark.
- Measurement of groundwater conditions within each monitoring well.
- Evaluation of laboratory analytical results with respect to the selected SCS.
- Refinement of the existing Conceptual Site Model (developed during the previous Terrapex Phase One ESA) to reflect the information collected during the Phase Two ESA activities.

The Sampling and Analysis Plan is provided in Appendix III. The sampling procedures are documented in detail in Section 5.0.

The Phase Two ESA was supervised by Mr. Keith Brown, P.Eng., of Terrapex, located at 20 Gurdwara Rd. in Ottawa, Ontario. Mr. Brown has a license under the Professional Engineers Act and meets the qualifications to be considered a Qualified Person for the purposes of conducting or supervising environmental site assessments in Ontario [per Section 5 (2) (a) of O. Reg. 153/04].

Note that the Phase Two ESA was conducted concurrently with geotechnical and hydrogeological investigations (reported under separate covers). The depth of certain boreholes were determined based on geotechnical requirements and additional monitoring wells (MW204 and MW208) were installed as part of the hydrogeological investigation.

4.2 MEDIA INVESTIGATED

Based on the Phase One ESA findings, the Phase Two ESA work program documented herein included investigation of the environmental quality of both soil and groundwater at the Site. The environmental quality of sediment was not investigated as sediment is not present at the Site.

Soil and groundwater were investigated by drilling boreholes, installing monitoring wells, and groundwater sampling, as described above, and in Section 5.0.

4.3 PHASE ONE CONCEPTUAL SITE MODEL

The Phase One Conceptual Site Model (CSM) presented in the Phase One ESA report (Terrapex, 2026) includes figures and narrative that provided the logical basis for the interpretation of PCAs and APECs on the Phase Two Property. The Phase One CSM is reproduced in the sections below.

The Phase One CSM includes the following figures appended to this report:

PHASE ONE CSM FIGURES

Requisite Feature	Figure
i. Show any existing buildings and structures,	Figure 1: Site Location Figure 2: Site Features
ii. Identify and locate water bodies located in whole or in part in the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
iii. Identify and locate any areas of natural significance located in whole or in part on the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
iv. Locate any drinking water wells at the Phase One Property	Figure 3: Conceptual Site Model – Phase One Study Area
v. Show roads, including names, within the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
vi. Show uses of properties adjacent to the Phase One Property,	Figure 3: Conceptual Site Model – Phase One Study Area

Requisite Feature	Figure
vii. Identify and locate areas where any potentially contaminating activity has occurred, and show tanks in such areas,	Figure 3: Conceptual Site Model – Phase One Study Area Figure 4: Conceptual Site Model – Potentially Contaminating Activities
viii. Identify and locate any areas of potential environmental concern.	Figure 5: Conceptual Site Model – Areas of Potential Environmental Concern

The Phase One CSM comprises the narrative provided in the following table:

PHASE ONE CSM NARRATIVE

Requisite Component	Description & Assessment
i. Areas where potentially contaminating activity on, or potentially affecting the Phase One Property has occurred,	A total of eight on-Site PCAs are deemed to have affected the property (as summarized in Table 2, appended). The PCA locations are shown in Figure 4. A total of eight APECs have been identified associated with the aforementioned on-Site PCAs, as summarised in Table 3 (also appended) and on Figure 5.
ii. Any contaminants of potential concern,	As summarized in Table 3 (appended), media beneath the Site are considered to be potentially affected by the following contaminants of potential concern: - Petroleum hydrocarbons including benzene, toluene, ethylbenzene, and xylenes (collectively BTEX) and PHC fractions F1 to F4 (PHC F1-F4) in soil and groundwater; - Metals including hydride forming metal (HFMs) and other regulated parameters (ORPs) in soil and groundwater; and, - Polycyclic Aromatic Hydrocarbons (PAHs) (soil only).
iii. The potential for underground utilities, if present, to affect contaminant distribution and transport,	In general, potential migration pathways for subsurface contaminants at the Site would consist of buried services or remnants of former buried services. However, no such pathways have been identified during the study.
iv. Available regional or site specific geological and hydrogeological information, and	Site & Regional Topography: The Site has no major topographic features are mapped. The site appears to be on top of a plateau at an elevation of approximately 77 m above mean sea level (amsl). The regional topography of the Phase One Study Area generally slopes south towards the Rideau River (elev. 55 m amsl) located approximately 1,365 m from the Site. The Rideau River flows north into the Ottawa River (elev. 41 m amsl) approximately 1,530 m southwest of the Site. McKay Lake (elev. 45 m amsl) is located approximately 620 m east of the Site. Approximate Site Elevation: 77 m asl Surface Water Drainage: Overland to off-site catch basins in paved areas, or infiltration in vegetated areas. Inferred Groundwater Flow Direction: West/northwest towards the Ottawa River.

Requisite Component	Description & Assessment
	Physiography and Soil Stratigraphy: Till Plains, Palaeozoic bedrock outcrops were noted to present in the regional vicinity. Borehole/well records report the stratigraphy at the Phase One Study Area to generally comprise of silty sand/clay followed by limestone bedrock. Bedrock and Approximate Depth: Bedrock at the Site reportedly consists of limestone, dolostone, shale, arkose, and sandstone of the Ottawa Group; Simcoe Group; Shadow Lake Formation. Neighbouring bedrock depth ranged from 0.9 to 2.4 m (bgs). Surface Water: The Site does not include, and is not adjacent to, or within 30 m of a water body, as defined in O. Reg. 153/04. The nearest water body is the McKay Lake situated 620 m to the east of the Site. This water body ultimately discharges into the Ottawa River, a known regional groundwater discharge zone. Area of Natural Significance: None at, or within 30 m of the Site. Wellhead and Intake Protection Areas: None located within the Phase One Property, or within the Phase One Study Area. Municipal Drinking Water System: All properties within the Phase One Study Area are suspected to be connected to the municipal drinking water system supplied by the City of Ottawa. However, one record for the installation of a potable well was identified within the Phase One Study Area. Well For Consumption/ Agricultural Use: One well for domestic use was identified within the Phase One Study Area. As a result, potable groundwater SCS have been applied to the Site (see Section 2.4).
v. How uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	The main uncertainty associated with the CSM developed for the Site relates to the limited information on the former fuel storage and use at the Site for the heating of the school and Headmistress's residence. No documentation for the removal of the storage tanks is available. Notwithstanding the above, it should be noted that Phase One ESAs have inherent limitations, and therefore findings cannot be considered definitive (i.e., the findings of a Phase One ESA are inherently associated with some uncertainty).

The following table describes the rationale pertaining to any applicable reliance on exemptions provided by Paragraphs 1, 1.1, 2 and 3 of Section 49.1 of O. Reg. 153/04.

RELiance ON EXEMPTIONS

Exemption(s) Circumstances	Rationale
(1.) Substance(s) applied to surfaces for safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	Relied upon.
(1.1) Excess soil deposited at the property for final placement meets the soil quality standards that apply to the property as determined in accordance with the Excess Soil Standards.	Not relied upon.
(2.) There has been a discharge of drinking water within the meaning of the Safe Drinking Water Act, 2002.	Not relied upon.
(3.) Applicable site condition standard deemed not exceeded if the concentrations do not exceed the naturally occurring range of concentrations typically found within the vicinity of the Site.	Not relied upon

The rationale pertaining to the selection of COPCs relating to each of the identified APECs on the Phase One Property is provided in the following table.

CONTAMINANTS OF POTENTIAL CONCERN (COPC) RATIONALE

APEC	PCA	COPCs	Rationale
APEC 1A	30 - Importation of Fill Material of Unknown Quality	- PHCs - BTEX - Metals and Inorganics - PAHs	Typical COPCs for fill material of unknown quality.
APEC 1B	30 - Importation of Fill Material of Unknown Quality	- PHCs - BTEX - Metals and Inorganics - PAHs	Typical COPCs for fill material of unknown quality.
APEC 2A	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 2B	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 2C	28 - Gasoline and Associated Products Storage in Fixed Tanks	- PHCs - BTEX	Typical COPCs for heating oil
APEC 3	O - Spill	- PHCs - BTEX	Typical COPCs for heating oil
APEC 4A	O – De-Icing Activities	- SAR - EC - Na - Cl-	Typical COPCs related to the application of salt for de-icing purposes.
APEC 4B	O – De-Icing Activities	- SAR - EC - Na - Cl-	Typical COPCs related to the application of salt for de-icing purposes.

4.4 DEVIATIONS FROM THE SAMPLING AND ANALYSIS PLAN

No deviations from the Sampling and Analysis Plan were encountered during the Phase Two ESA investigation. A copy of the Sampling and Analysis Plan is provided in Appendix III.

4.5 IMPEDIMENTS

Access to the Site was not impeded at any time during the Phase Two ESA work program, except where intended sampling locations conflicted with underground services, such as water lines, gas service, and private hydro which are present in some areas of the Site.

5.0 INVESTIGATION METHOD

5.1 GENERAL

The soil and groundwater quality at the Site were investigated at the locations shown on Figure 5B through the advancement of boreholes and installation of groundwater monitoring wells to characterize environmental conditions at the APECs identified in the Phase One ESA. Investigation methods followed Standard Operating Procedures prepared by Terrapex for the conduct of environmental investigations.

5.2 DRILLING AND EXCAVATING

Borehole drilling and monitoring well installation services for this work program were provided by Strata Drilling Group (Strata) of Carleton Place, Ontario using a direct push drill rig and push conventional drill rig and portable coring rig. Strata are MECP licensed well drilling contractors.

Measures to minimize potential cross-contamination or other potential bias are described in Terrapex's Standard Operating Procedures. There were no deviations from the Standard Operating Procedures regarding borehole drilling during this investigation.

5.3 SOIL

5.3.1 Soil Sampling

Borehole advancement conducted as part of the Phase Two ESA work program was completed under the full-time supervision of Terrapex staff. Soil samples were collected at each borehole location at regular depth intervals using a disposable dual tube sampler for the direct and push conventional drill rig and a portable drill rig, respectively.

Each recovered sample was divided into two portions. One portion was placed in a clear sampling bag for field screening/logging. The second portion was collected using laboratory supplied sampling containers for analysis of selected COPCs. Samples considered to be “worst-case” based on field screening were submitted for analysis and extracted at the laboratory within the required holding time.

Samples for analysis were placed in a cooler with ice and delivered with signed chain of custody to the project laboratory for analysis.

Borehole locations are shown on Figure 5B. Borehole logs illustrating the stratigraphy encountered, chemical analysis samples and measured SV concentrations are included in Appendix IV.

5.3.2 Field Screening Measurements

Total Organic Vapour (TOV) and Combustible Vapour (CV) concentrations were measured in each soil sample using a RKI Eagle 2 Hydrocarbon Surveyor (Eagle) calibrated to n hexane and operated in “methane elimination” mode. The Eagle can measure combustible organic compounds to a nominal detection level of 5 ppm, with an accuracy of $\pm 5\%$.

The Eagle were calibrated according to the manufacturer's instructions and Terrapex Standard Operating Procedures before the field investigation.

“Worst-case” soil samples from each borehole were identified on the basis of vapour screening, visual and olfactory evidence of contamination, and sample location in relation to potential point sources of impact.

5.4 GROUNDWATER

5.4.1 Monitoring Well Installation

Monitoring well installation services for this work program were provided by Strata, under contract with Terrapex. In order to facilitate monitoring well installation, the drill rigs were equipped with hollow stem augers and HQ coring equipment.

As part of the Phase Two ESA, groundwater quality was assessed through the installation of monitoring wells screened to intersect the water table generally located within the bedrock. Impacts to groundwater, if any, from the COPCs from the identified APECs would be expected to be in the shallowest groundwater zone encountered and, as such, the groundwater quality within the unconfined aquifer was assessed during the Phase Two ESA.

A monitoring well was installed in select boreholes, as shown on Figure 5. Note that monitoring wells MW201, MW202 and MW203 were installed to assess groundwater conditions related to APEC 2B, 2A and 2C, respectively. Monitoring wells MW204 and MW208 were installed as part of the hydrogeological investigation.

The monitoring wells were constructed using 50 mm inside diameter schedule 40 PVC well pipe and #10 slot screen interval. The annulus of each monitoring well was backfilled with washed # 2 silica well sand to a depth of approximately 0.3 m above the screened interval. A hydrated bentonite seal was placed above the sand pack to prevent infiltration of surface water into the monitoring well. A flush-mount well casing was cemented in place over each monitoring well for protection. Well installation details are provided within the borehole logs in Appendix IV.

The depths to the bottom of the screened intervals of the monitoring wells varied from 2.0 m bgs to 6.1 m bgs (note that monitoring wells MW201 and MW202 were installed in the basement of the main school building). The screened interval depths were established to assess the surface of the groundwater table for the potential on-Site sources of contamination and/or to meet the requirements of the hydrogeological investigation.

Prior to developing and sampling, the monitoring wells were monitored for combustible vapours in the well headspace, and depths to water and to the bottom were measured in each well. The estimated volume of water in each well and its annulus were calculated based on the depth measurements, diameter of the well standpipe and annulus, and an assumed annulus porosity of 30%.

The monitoring wells were then subsequently developed in accordance with Terrapex's SOPs in order to remove entrained particulate in the well standpipe, well screen and filter pack as well as surrounding formation materials. Development of each monitoring well was conducted with a dedicated inertial sampler comprising low density polyethylene (LDPE) tubing and a LDPE foot valve, and summarized in the table below.

SUMMARY OF WELL DEVELOPMENT ACTIVITIES

Well ID	Screen Interval (m bgs)	Date of Well Development	Water Volume Removed (L)	Remarks
MW201	1.1 – 2.6	March 13, 2026	6	Purged dry 3 times and clear
MW202	1.1 – 2.0	March 13, 2026	3.5	Purged dry 3 times and clear
MW203	1.8 – 4.9	March 13, 2026	17.5	Purged dry 3 times and clear

Note that monitoring wells MW204 and MW208 were not developed as they were not intended for groundwater sampling as part of the Phase Two ESA (i.e., installed as part of the hydrogeological investigation).

5.4.2 Field Measurements of Water Quality Parameters

Prior to conducting groundwater sampling activities, vapour levels at all monitoring wells (including MW204 and MW205) were measured within the headspace of each monitoring using a PID and/or Eagle. The depth to groundwater and apparent thickness, if any, of any light non aqueous phase liquids (LNAPL) were then measured using a Heron Instruments interface probe.

Water quality parameters (i.e., temperature, pH, specific conductivity, dissolved oxygen, and oxidation reduction potential) were measured in monitoring wells prior to sampling activities using a flow-through cell and a YSI 556 water quality sensor, in accordance with Terrapex SOPs.

5.4.3 Groundwater Sampling

Low flow sampling was conducted from monitoring wells MW201, MW202 and MW203 in order to minimize drawdown of the water table. After water quality parameters stabilized, groundwater samples from the monitoring wells were collected. Sampling was conducted using “low-flow” methodology using a peristaltic pump and dedicated sample tubing, as per Terrapex SOPs. Groundwater samples to be analysed for metals were field filtered using 0.45-micron inline water filters prior to being collected into the dedicated sample bottles.

Groundwater samples were collected directly into pre cleaned, laboratory supplied sampling bottles, packed in a cooler with ice, and shipped under a signed chain of custody to the analytical laboratory for analysis.

5.5 SEDIMENT

Sediment sampling was not completed as sediment is not present at the Site.

5.6 ANALYTICAL TESTING

Laboratory analytical services for this work program involving soil and groundwater media were provided by Bureau Vista (BV) facility in Ottawa, Ontario, under contract with Terrapex. BV's Ottawa facility is accredited to International Standard ISO/IEC 17025:2017, *General Requirements for the Competence of Testing and Calibration Laboratories* for the parameters included in the analytical program.

Soil and groundwater samples were analysed as per the sampling and analysis plan to address the identified APECs from the Phase One ESA.

5.7 RESIDUE MANAGEMENT

Soil cuttings and purged water generated during the work program were contained on-Site and disposed of off-Site at a licenced waste disposal facility. A copy of Bill of Landing is included in Appendix IX.

5.8 ELEVATION SURVEYING

A Trimble Catalyst DA2 Global Navigation Satellite System (GNSS) Receiver was used to establish geodetic elevations with reference to NAD 1983. Note that due to poor reception in the basement of the main school building, monitoring wells MW201 and MW202 could not be included in the survey.

5.9 QUALITY ASSURANCE AND QUALITY CONTROL MEASURES

Quality Assurance and Quality Control (QA/QC) measures were implemented during the Phase Two ESA in accordance with Terrapex Standard Operating Procedures. A summary of these measures follows.

5.9.1 Sample Collection Avoidance of Cross-Contamination

During drilling, to mitigate cross-contamination, dual tube sample liners were disposed and split spoons were cleaned after the collection of each sample. Fresh nitrile gloves were worn for the handling of each sample.

During groundwater sampling, dedicated sampling equipment was used at each monitoring well location. Multiple containers (including duplicate samples) were drawn concurrently, not sequentially. To mitigate cross-contamination, the interface probe was washed with a liquid solution of Alconox detergent and rinsed with potable water between each monitoring well. A fresh pair of nitrile gloves was donned at each well location.

Pre-cleaned groundwater sample containers for the specific parameters of interest were provided by the laboratory and used at each borehole and monitoring well location for the collection of soil and groundwater samples. Samples for analyses were placed in an enclosed cooler with loose ice and shipped under a signed chain of custody and custody seals to the laboratory for chemical analysis.

5.9.2 Field Quality Assurance Sampling

The following type of Quality Assurance (QA) field sampling was conducted by Terrapex during the execution of field programs:

SUMMARY FIELD QA SAMPLING

QA Sample Type	Field QA Sampling
Field Duplicate	A second sample concurrently collected from the same location as another sample and submitted for duplicated analyses.
Field Blank (Soil)	A sample comprising a container pre-charged with methanol preservative into which no soil is placed and subsequently submitted for laboratory analyses
Field Blank (Water)	A sample of analyte-free water prepared in the field and submitted for laboratory analyses.
Trip Blank	A sample prepared by the contract laboratory using analyte-free water that accompanies Terrapex during execution of sampling programs but remains unopened.
Trip Spike	A sample prepared by the contract laboratory using water containing known concentrations of target parameters.

With the exception of samples prepared by the laboratory, the laboratory was not informed of the nature or number of the field QA/QC samples outlined above. Notwithstanding, the nature of the field blank for soil (namely, a soil sampling container into which no soil has been placed) was likely obvious to the laboratory at sample reception.

5.9.3 Laboratory Quality Assurance Sampling

Commercial contract laboratories will have their own internal quality assurance and quality control programs. These programs typically include quality assurance samples in analytical runs, the results of which are provided (in summary form) in the Certificate of Analysis documenting analytical results for a sample submission. Examples of Laboratory QA sample types are summarized below.

TYPICAL LABORATORY QA SAMPLING

QA Sample Type	Field QA Sampling
Method Blank	An aliquot prepared using analyte-free water and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Blank Spike	An aliquot prepared using water containing known concentrations of target parameters and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Matrix Spike	A second aliquot from an analytical sample that is fortified with known concentrations of the target parameters and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Laboratory Duplicate	A second aliquot from an analytical sample that is included in the analytical run for comparison to results from the corresponding sampling pair.
Certificate Reference Material (CRM)	An aliquot that has been certified by a recognized agency to contain specific concentrations of target parameters and which is included in the analytical run.
Surrogate Recovery	Surrogates are parameters not normally found in nature but that behave chemically and physically similar to the analytical run target parameters, and that are introduced into the aliquot of an analytical sample

6.0 REVIEW AND EVALUATION

6.1 GEOLOGY

6.1.1 Background

The Site is located in a physiographic region known as Iroquois Plain. The Iroquois Plain comprises shallow-water deposits of sand and silty sand. Quaternary geology mapping confirms that the Site is located in an area of predominantly sand and gravel of nearshore and beach deposits.

Bedrock geology consists of Upper Ordovician, limestone, dolostone, shale, arkose and sandstone of the Georgian Bay Formation. Bedrock was encountered during field investigations completed by Terrapex.

6.1.2 Encountered Stratigraphy

The Phase Two ESA fieldwork programs encountered three hydro stratigraphic units at the Site, as summarized in the following table.

SUMMARY OF HYDRO STRATIGRAPHIC UNITS ENCOUNTERED BENEATH THE SITE

Stratigraphic Unit	General Description	Depth Range (m bgs)	Hydrogeological Condition
Fill (Heterogeneous)	silty sand or sand and gravel	0 – 3.0	Moist
Native	Silty Sand with varying amounts of clay and gravel	1.5 – 2.0	Moist
Bedrock	Fractured Shale Limestone	1.4 – 2.6 2.6- 4.9	Water table at between approximately 2.1 and 3.3 m bgs

No aquitards were encountered during the intrusive investigations.

The general soil stratigraphy at the Site is shown on the borehole logs in Appendix IV.

6.2 GROUNDWATER ELEVATIONS AND FLOW DIRECTION

Five groundwater monitoring wells were installed at the Site March 2026. All of the monitoring wells were screened within the bedrock. Monitoring wells MW201 and MW202 were installed within the basement of the main school building with screened intervals between 1.0 and 2.6 m below the bottom of the basement floor. Monitoring wells MW203, MW204 and MW208 were screened between 1.85 and 6.10 m bgs.

One groundwater monitoring events have been conducted at the Site on March 27, 2026. The depth to groundwater was identified between 2.12 m (MW208) and 3.19 m bgs (MW203).

The findings of the March, 2026 monitoring event indicated that the groundwater flow is towards the southwest. The groundwater monitoring data is summarised in Table 4 (appended) and the interpreted groundwater elevation contours are shown on Figure 6.

Free-product or non-aqueous phase liquid (NAPL) was not encountered during monitoring, purging, or sampling of the monitoring wells during the Phase Two ESA work programs.

6.3 SOIL TEXTURE

The soil texture was determined to be coarse-textured per the definitions of O. Reg. 153/04, based on field observations.

6.4 SOIL FIELD SCREENING

All soil material exposed to anthropogenic interaction or disturbance may be classified as fill material, including soil that is essentially reworked (or turned-over) native soil. The identification of fill material at the Site does not directly infer potential chemical impairment, unless it is known to have been imported to the Site. In this regard, Terrapex considers the physical composition of a fill material to be a prime indicator of potential chemical impairment, and as such field screening includes a visual inspection for the presence of deleterious components (fragments of wood, brick, ash, asphalt, concrete, and similar materials).

Heterogeneous fill material was encountered in the majority of the boreholes from surface to depths of up to 3.0 m bgs. The fill material was generally described as silty sand or sand and gravel. No deleterious material was observed in the fill material.

In addition, potential impacts associated with spills, leaks, or other releases were screened by measuring TOV and CV concentrations in the headspace of the portion of recovered soil samples.

During the Phase Two ESA, the following headspace vapour screening measurements were recorded:

- CV concentrations ranged from less than 5 ppm

The CV concentrations measured for each soil sample are included on the borehole logs (Appendix IV).

6.5 SOIL QUALITY

Laboratory results for the soil samples submitted for analyses of metals, HFMs and ORPs, PAHs, BTEX and PHC F1-F4, are summarized in the appended Tables 5 through 7, respectively, with the laboratory Certificates of Analysis enclosed in Appendix V. As indicated in the tables, the majority of soil samples met the applicable Table 6 SCS for the parameters analysed., except for the following:

- EC and SAR in soil samples BH209-1, BH210-1 and BH212-1.

It is noted that the above soil samples were collected from the parking lot area. The QP_{ESA} has determined that the levels of EC and SAR in soil exceeded the applicable SCS solely due to the application of road salt for the purposes of ensuring the safety of vehicular or pedestrian traffic under snowy and/or icy conditions.

As a result, per Paragraph 1 of Section 49.1 of O. Reg. 153/04, the applicable SCS for EC and SAR in soil have not been deemed to be exceeded for the purpose of the Environmental Protection Act, and as a result, have not been considered COPCs. Notwithstanding, exceedances have been noted on Table 5.

6.6 GROUNDWATER QUALITY

Laboratory results for the groundwater samples submitted for analyses of metals, HFMs and ORPs, and BTEX and PHC F1-F4 are summarized in the appended Tables 8 and 9, respectively, with the laboratory Certificates of Analysis enclosed in Appendix V. As indicated in the tables, the majority of groundwater samples met the applicable Table 5 SCS for the parameters analysed, except for the following:

- Cobalt and MW201.

Based on the results at MW202 and MW203 (generally located downgradient of MW201) indicating concentrations of cobalt less than the Table 6 SCS, the cobalt impacts at MW201 appear to be localized.

6.7 SEDIMENT QUALITY

The environmental quality of sediment was not investigated as sediment is not present at the Site.

6.8 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

Quality assurance samples involving comparisons of actual results to expected results are evaluated on the basis of Recovery, or recovery percentage. Note that Recovery does not necessarily relate to the ability to provide consistent (similar) quantitations between successive analyses.

Recovery is calculated as follows:

$$\text{Recovery} = \frac{\text{reported concentration}}{\text{actual (expected) concentration}} \times 100\%$$

Quality assurance samples involving comparisons of 'duplicate' analysis are evaluated on the basis of **Relative Percent Difference (RPD)**. RPD provides a measure of the ability to provide consistent results on successive analyses, but does not necessarily relate to the ability to provide results that are representative of the actual concentration of the target parameter (e.g., the expected result when comparing against a known standard).

RPD is calculated as follows:

$$\text{RPD} = \left| \frac{\text{result}_1 - \text{result}_2}{\frac{1}{2} \times (\text{result}_1 + \text{result}_2)} \right| \times 100\%$$

RPD values should not be calculated where one or both results do not yield quantifiable results (i.e., non-detect findings), or where one or both results are less than five times the reported detection limits. RPD values should not be calculated for parameters which are based on calculations using raw data (e.g., sodium adsorption ratio, total xylenes); instead, where applicable, RPD values should be calculated for the 'raw' data (e.g., the m&p-xylenes, o-xylenes parameters).

Note that the mere absence of a calculated RPD is not considered a quality assurance failure, but simply a situation where alert criteria cannot be quantifiably evaluated. Similarly, the absence of a RPD value is not necessarily considered to be an acceptable field quality assurance result.

6.8.1 Field Quality Control Objectives

A summary of the field quality control objectives for sampling and analysis conducted as part of the Phase Two ESA is provided in the table below.

FIELD QC OBJECTIVES

Metric	QC Objective	QC Objectives Satisfied
Sample Integrity	No deviations from SOPs recorded within field notes	Yes
	No significant variance in field screening results (if applicable) recorded within field notes between duplicate samples	Yes
	Laboratory reports average sample temperature at time of receipt less than 10°C	Yes
	Correct sampling containers employed	Yes
	No broken or leaking sampling container(s) reported by laboratory	Yes
	Laboratory does not report excessive particulate within received water sample(s)	Yes
Sample Identification Integrity	No reported discrepancies between samples listed on Chain of Custodies and those actually received (as per sampling container labels)	Yes
	No unlabelled samples received by laboratory (sample identification missing)	Yes
Chain Of Custody Integrity	Custody seal present, intact, undamaged	N/A
	Chain of Custody form present, intact, legible	Yes
	Date/time of sample recovery recorded on Chain of Custody form	Yes
Sample Storage (Hold Time) Integrity	Preservative applied within 24 hours of recorded sample collection (or 48 hours for samples collected and maintained in hermetic sampling devices), or prior to filtration (if filtration is required)	Yes
	Field-preserved soil/sediment samples for analysis of BTEX / PHCs (F1) / THMs / VOCs / Bromomethane received by laboratory such that sample preparation/analysis is within 14 days of recorded sample collection	Yes
	Un-preserved soil/sediment samples collected and maintained in hermetic sampling devices for analysis of BTEX / PHCs (F1) / THMs / VOCs / Bromomethane received and extracted by laboratory within 48 hours of recorded sample collection	Yes
	Samples for analysis other than BTEX / PHCs (F1) / THMs / VOCs / Bromomethane received by laboratory such that sample preparation/analysis is within the hold-time applicable for the required parameter	Yes

6.8.2 Field Quality Assurance Objectives

Analytical concentrations for soil and groundwater field duplicate, blank and spike samples, together with the calculated RPDs are presented in the tables included as Appendix VII. A summary of the field quality assurance objectives is provided below.

FIELD QA OBJECTIVES

QA Sample Type	Field QA Sampling
Field Duplicate	Acceptable correlation of parameter concentrations between parent field duplicate and its parent sample, expressed as RPD
Field Blank	All concentrations for parameters analysed should be less than detection.

QA Sample Type	Field QA Sampling
Trip Blank	All concentrations for parameters analysed should be less than detection.
Equipment Blank	All concentrations for parameters analysed should be less than detection.
Trip Spike	Acceptable recoveries of the target parameters were reported by the laboratory.

The following field QA samples were collected by Terrapex as part of the Phase Two investigation program:

SUMMARY FIELD QA SAMPLING

QA Sample Type	QA Sample ID & (Parent Sample ID)	Sample Date	Scope of Analysis	QA Objectives Satisfied
Soil Duplicates	BH-2000 (BH213-1)	March 19, 2026	Metals, HFMs, ORPs	No
Groundwater Duplicates	MW2003 (MW203)	March 20, 2026	PHC's BTEX F1-F4	Yes
Trip Blanks	Trip Blank	March 19, 2026	PHCs, BTEX/F1	Yes
	Trip Blank (TBLEX-VOC/F1BTEX-26-00112)	March 20, 2026	PHCs, BTEX/F1	Yes
Trip Spike	SPIKE	March 13, 2026	BTEX	Yes

The RPD for EC exceeded the alert criteria in between sample BH213-1 and duplicate BH-2000. This is likely due to the heterogeneity of the fill material and is not considered a concern.

6.8.3 Laboratory Quality Assurance Objectives

The laboratory's QA/QC program consisted of the analysis of laboratory replicates, method and spiked blanks, process percent recoveries, matrix spikes, and surrogate percent recoveries, as appropriate for the particular analysis protocol.

The QA section(s) of the laboratory Certificates of Analyses were reviewed to identify any contraventions to the following QA objectives:

LABORATORY QA OBJECTIVES

Laboratory QA Objectives	Objective Satisfied	Remarks
QA/QC samples within QC limits.	Confirmed	N/A

Laboratory QA Objectives	Objective Satisfied	Remarks
RPDs for laboratory duplicates within acceptable limits.	No concerns identified	N/A
Trip spike recoveries within acceptable limits.	No concerns identified	N/A
Variation of Detection limits.	Lab report # C629142 Detection limits for PAHs were increased for sample BH210-1, due to the level of analytes.	Not deemed a concern. All detection limits were below the applicable SCS.
Deviation from standard protocol	No concerns identified	N/A

6.8.4 Summary of QA/QC Results

Based on the above analysis of the QA/QC program, no concerns regarding the adequacy or representativeness of the sampling and analytical program were identified and, as a result, the decision-making was not affected, and the overall objectives of the investigation and the assessment were met.

7.0 CONCLUSIONS

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site does not meet the Table 6 SCS. Therefore, a RSC cannot be filed for the Site unless a full-depth soil remediation and/or a risk assessment is completed in accordance with the requirements of O. Reg. 153/04.

Cobalt was found to exceed the Table 6 SCS at monitoring well MW201 (located within the basement of the main school building. Based on the groundwater results at MW202 and MW203 (generally located downgradient of MW201) indicating concentrations of cobalt less than the Table 6 SCS, the cobalt impacts at MW201 appear to be localized and to not represent a risk to the school staff or students (i.e., the school does not use groundwater for potable purposes).

7.1 SIGNATURES

This report has been completed in accordance with the terms of reference for this project as agreed upon by Elmwood School (Client) and Terrapex Environmental Ltd. (Terrapex) and generally accepted engineering or environmental consulting practices in this area.

The reported information is believed to provide a reasonable representation of the general environmental conditions at the site; however, studies of this nature have inherent limitations. The data were collected at specific locations and conditions may vary at other locations, or with the passage of time. The assessment was also limited to a study of those chemical parameters specifically addressed in this report.

Terrapex has relied in good faith on information and representations obtained from the Client and third parties and, except where specifically identified, has made no attempt to verify such information. Terrapex accepts no responsibility for any deficiency or inaccuracy in this report as a result of any misstatement, omission, misrepresentation, or fraudulent act of those providing information. Terrapex shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time of the study.

This report has been prepared for the sole use of Elmwood School . Terrapex accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than Elmwood School.

The objectives and requirements set out in Schedule E of O. Reg. 153/04 have been applied in carrying out this environmental site assessment.

Respectfully submitted,
TERRAPEX ENVIRONMENTAL LTD.

Gabriel Diotte-Joly, B.Sc.
Environmental Scientist

Keith Brown, P.Eng., QP_{ESA}
Senior Project Manager



8.0 REFERENCES

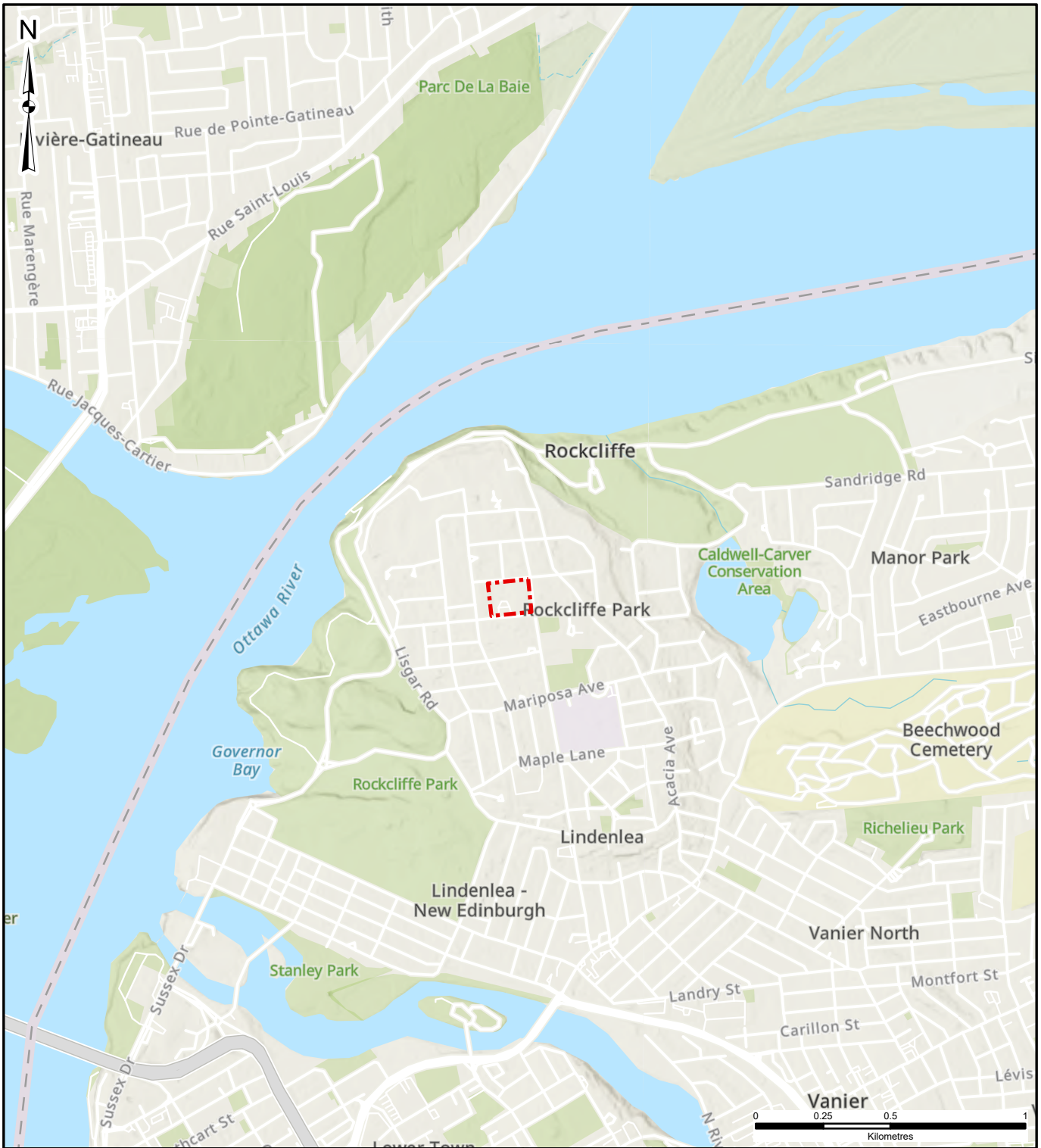
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Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act.

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

Phase One Environmental Site Assessment, 261 Buena Vista Road, Ottawa, Ontario. Terrapex. April 17, 2026.

FIGURES



LEGEND SITE BOUNDARY	CLIENT: ELMWOOD SCHOOL INCORPORATED		
	SITE LOCATION: 261 BUENA VISTA ROAD OTTAWA, ONTARIO		
	TITLE: SITE LOCATION		
	DRAWN BY: JS	PROJECT NO.: CO680.02	CHECKED BY: KB
DATA SOURCE: ESRI MAP PROJECTION: NAD 1983 UTM Zone 18N			REVISION: 00 DATE: FEBRUARY 2026 FIGURE: 1

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LEGEND
 SITE BOUNDARY



0 20 40 60
Metres

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO



TITLE:

SITE FEATURES

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO680.02	KB
REVISION:	DATE:	FIGURE:
00	FEBRUARY 2026	2



LEGEND

- SITE BOUNDARY
- STUDY AREA
- POTABLE WELL

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TITLE:

**CONCEPTUAL SITE MODEL -
PHASE ONE STUDY AREA**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SW	CO680.02	KB
REVISION:	DATE:	FIGURE:
00	APRIL 2026	3



LEGEND

SITE BOUNDARY

STUDY AREA

ASTs/USTs LOCATIONS

POTENTIALLY CONTAMINATING ACTIVITIES

ON-SITE PCA LEADING TO APEC

OFF-SITE PCA NOT LEADING TO APEC

POTENTIALLY CONTAMINATING ACTIVITY TYPES

28. GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS

30. IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

OT1. OTHER - SPILL

OT2. OTHER - WASTE GENERATION

OT3. OTHER - DE-ICING ACTIVITIES

050100150

Metres

DATA SOURCE: CITY OF OTTAWA

MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TERRAPEX

TITLE:

CONCEPTUAL SITE MODEL AND
POTENTIALLY CONTAMINATING ACTIVITIES

DRAWN BY:

PROJECT NO.:

CHECKED BY:

JS/SF/SW

CO680.02

KWB

REVISION:

DATE:

FIGURE:

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APRIL 2026

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LEGEND

SITE BOUNDARY

POTENTIALLY CONTAMINATING ACTIVITIES

- ON-SITE PCA LEADING TO APEC

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

- APEC 1A/4A
- APEC 1B/4B
- APEC 2A
- APEC 2B
- APEC 2C
- APEC 3

APEC	PCA ID	PCA TYPE	DESCRIPTION
1A	1A	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
1B	1A	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
2A	2A	28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
2B	2B	28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
2C	2C	28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
3	3	OT1	SPILL
4A	4A	OT3	DE-ICING ACTIVITIES
4B	4B	OT3	DE-ICING ACTIVITIES

01020304050

Metres

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

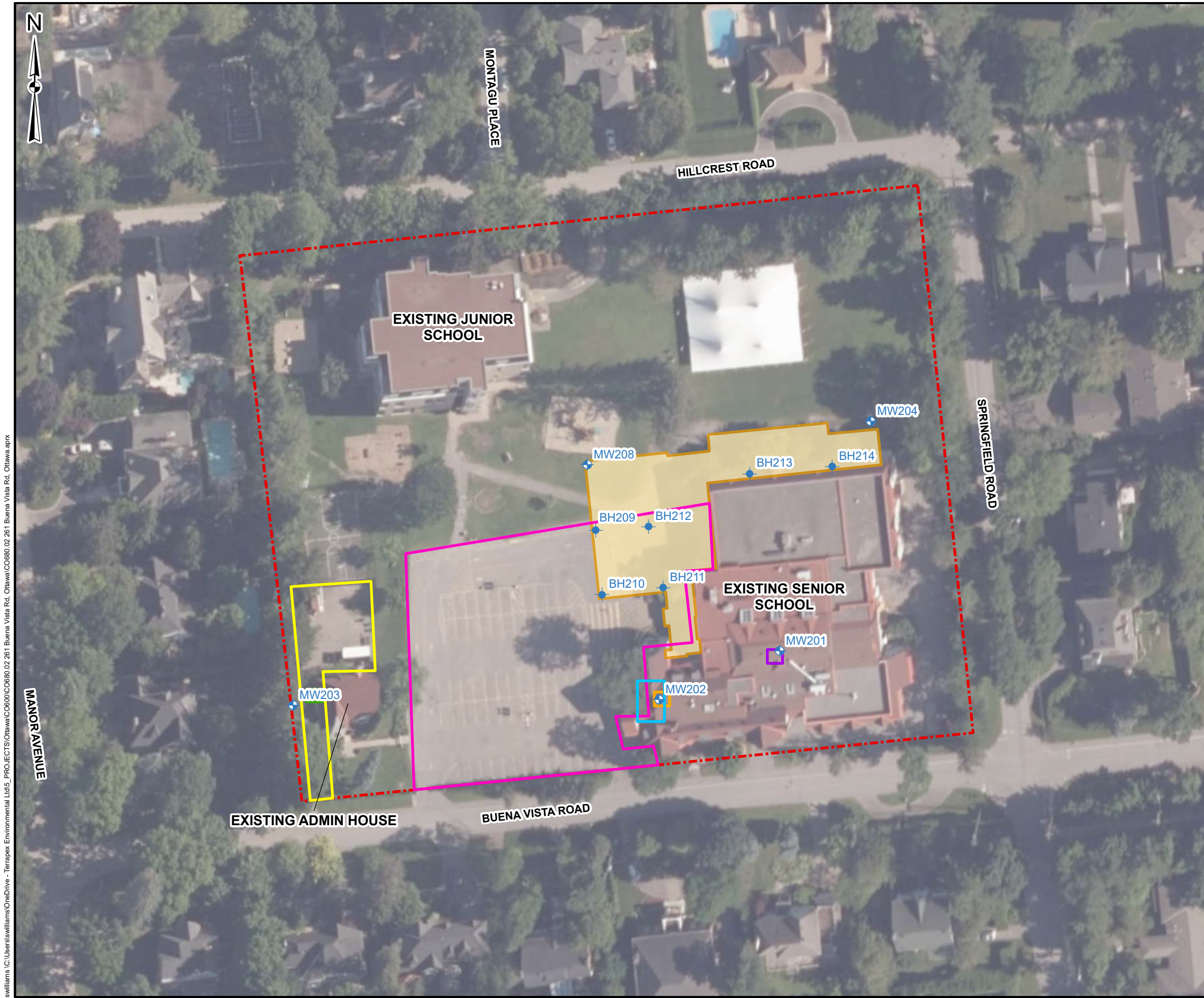
SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TITLE:

CONCEPTUAL SITE MODEL - AREAS OF
POTENTIAL ENVIRONMENTAL CONCERN

DRAWN BY: JS/SF/SW	PROJECT NO.: CO680.02	CHECKED BY: KWB
REVISION: 00	DATE: APRIL 2026	FIGURE: 5A



LEGEND

- SITE BOUNDARY
- PROPOSED ADDITION
- BOREHOLE
- + MONITORING WELL

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

- APEC 1A/4A
- APEC 1B/4B
- APEC 2A
- APEC 2B
- APEC 2C
- APEC 3

0

20

40

60

Metres

DATA SOURCE: CITY OF OTTAWA

MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO



TITLE:

SITE FEATURES

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SW	CO680.02	KB
REVISION:	DATE:	FIGURE:
00	APRIL 2026	5B



LEGEND

- SITE BOUNDARY
- PROPOSED ADDITION
- BOREHOLE
- MONITORING WELL
- GROUNDWATER FLOW DIRECTION
- GROUNDWATER CONTOUR
- 74.51 STATIC WATER LEVEL (27 Mar. 2026) (m ASL)

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

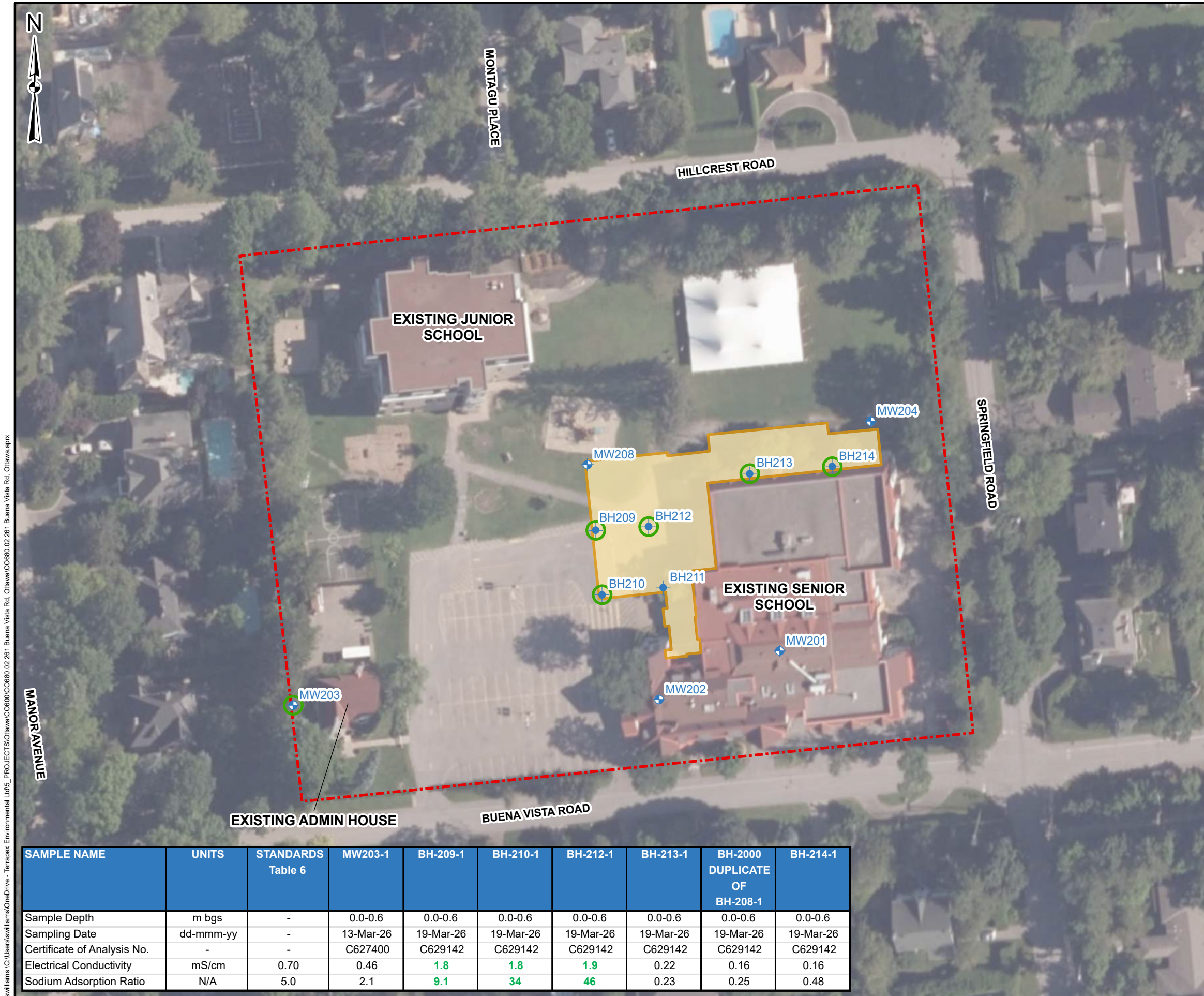
SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TITLE:

**INTERPRETED GROUNDWATER FLOW
(AS OF MARCH 27, 2026)**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SW	CO680.02	KB
REVISION:	DATE:	FIGURE:
00	APRIL 2026	6



LEGEND

SITE BOUNDARY

PROPOSED ADDITION

BOREHOLE

MONITORING WELL

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 6 SCS

STANDARD INFORMATION

MECP TABLE 6: GENERIC SCS FOR SHALLOW SOILS IN A POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/ INSTITUTIONAL PROPERTY USE WITH COARSE TEXTURED SOIL.

VALUE

GREATER THAN SCS

VALUE

LESS THAN OR EQUAL TO SCS

VALUE

DEEMED TO MEET SITE CONDITION STANDARD PER SECTION 49.1 OF O.REG 153/04

0204060

Metres

DATA SOURCE: CITY OF OTTAWA

MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TERRAPEX

TITLE:

SUMMARY OF SOIL ANALYTICAL RESULTS
METALS, HFMS & OTHER REGULATED PARAMETERS

DRAWN BY:

PROJECT NO.:

CHECKED BY:

JS/SW

CO680.02

KB

REVISION:

DATE:

FIGURE:

00

APRIL 2026

7A

swilliams (C:\Users\swilliams\OneDrive - Terrapex Environmental Ltd\5_projects\Ottawa\CO680\CO680.02 261 Buena Vista Rd, Ottawa\CO680.02 261 Buena Vista Rd, Ottawa.aprx

swilliams (C:\Users\swilliams\OneDrive - Terrapex Environmental Ltd\5 - PROJECTS\Ottawa\CO680.02 261 Buena Vista Rd, Ottawa\CO680.02 261 Buena Vista Rd, Ottawa.aprx



LEGEND

SITE BOUNDARY

PROPOSED ADDITION

BOREHOLE

MONITORING WELL

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 6 SCS

STANDARD INFORMATION

MECP TABLE 6: GENERIC SCS FOR SHALLOW SOILS IN A POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/ INSTITUTIONAL PROPERTY USE WITH COARSE TEXTURED SOIL.

VALUE GREATER THAN SCS

VALUE LESS THAN OR EQUAL TO SCS

0204060

Metres

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TERRAPEX

TITLE:

SUMMARY OF SOIL
ANALYTICAL RESULTS - PAHS

DRAWN BY:

JS/SW

PROJECT NO.:

CO680.02

CHECKED BY:

KB

REVISION:

00

DATE:

APRIL 2026

FIGURE:

7B



LEGEND

SITE BOUNDARY

PROPOSED ADDITION

BOREHOLE

MONITORING WELL

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 6 SCS

STANDARD INFORMATION

MECP TABLE 6: GENERIC SCS FOR SHALLOW SOILS IN A POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/ INSTITUTIONAL PROPERTY USE WITH COARSE TEXTURED SOIL.

VALUE GREATER THAN SCS

VALUE LESS THAN OR EQUAL TO SCS

0204060

Metres

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TITLE:

SUMMARY OF SOIL
ANALYTICAL RESULTS - BTEX & PHCS

DRAWN BY:

JS/SW

PROJECT NO.:

CO680.02

CHECKED BY:

KB

REVISION:

00

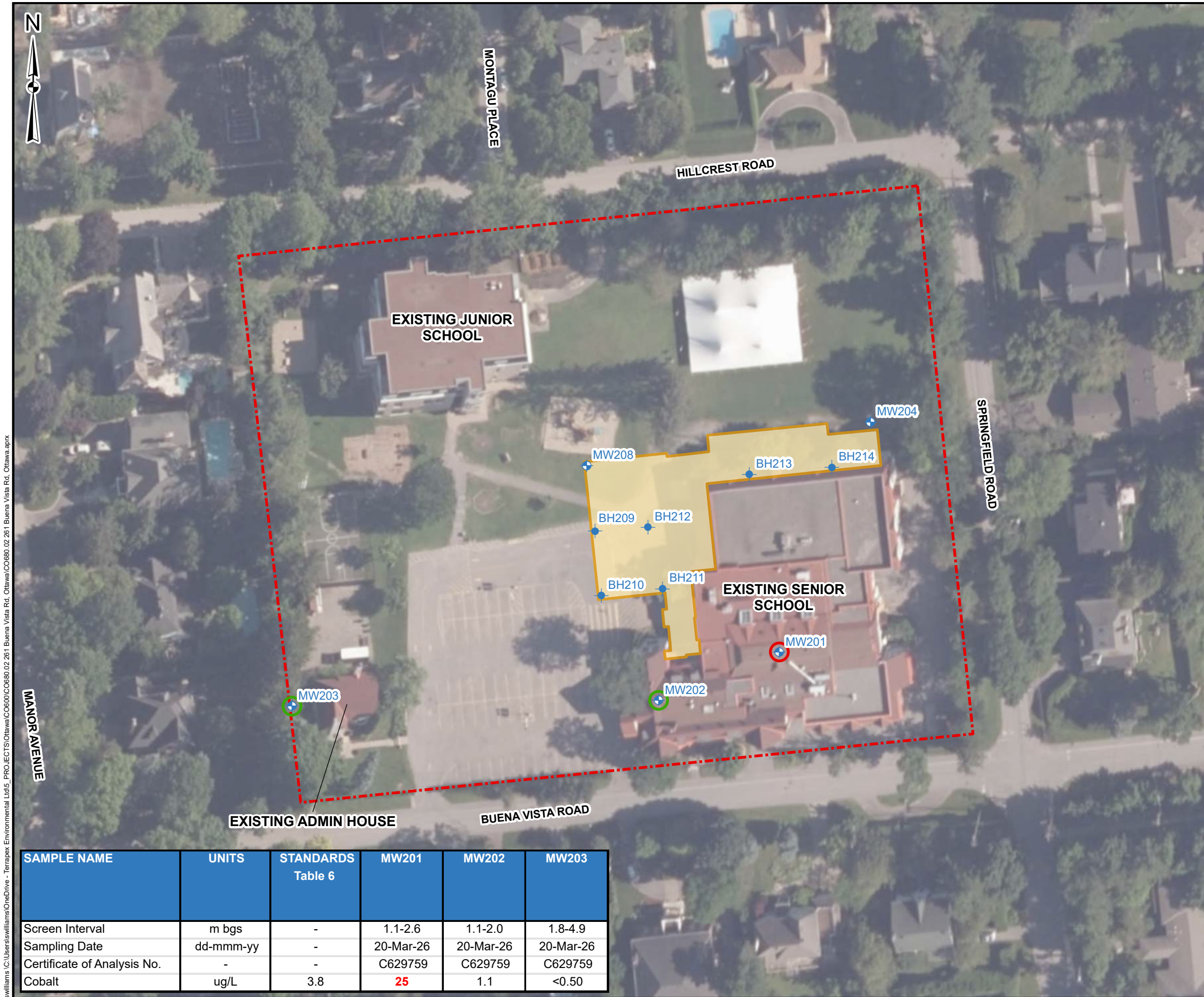
DATE:

APRIL 2026

FIGURE:

7C

SAMPLE NAME	UNITS	MW203-2	BH-209-1	BH-210-1	BH-212-1	BH-213-1	BH-214-1
Sample Depth	m bgs	0.6-1.2	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6
Sampling Date	dd-mm-yy	13-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26
Certificate of Analysis No.	-	C627400	C629142	C629142	C629142	C629142	C629142



LEGEND

SITE BOUNDARY

PROPOSED ADDITION

BOREHOLE

MONITORING WELL

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 6 SCS

GREATER THAN TABLE 6 SCS

STANDARD INFORMATION

MECP TABLE 6: GENERIC SCS FOR SHALLOW SOILS IN A POTABLE GROUND WATER CONDITION FOR ALL TYPES OF PROPERTY USE WITH ANY SOIL TEXTURE.

VALUE GREATER THAN SCS

VALUE LESS THAN OR EQUAL TO SCS

0204060

Metres

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TITLE:

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
METALS, HFMS, & OTHER REGULATED PARAMETERS

DRAWN BY:

JS/SW

PROJECT NO.:

C0680.02

CHECKED BY:

KB

REVISION:

00

DATE:

APRIL 2026

FIGURE:

8A

SAMPLE NAME	UNITS	STANDARDS Table 6	MW201	MW202	MW203
Screen Interval	m bgs	-	1.1-2.6	1.1-2.0	1.8-4.9
Sampling Date	dd-mmm-yy	-	20-Mar-26	20-Mar-26	20-Mar-26
Certificate of Analysis No.	-	-	C629759	C629759	C629759
Cobalt	ug/L	3.8	25	1.1	<0.50



LEGEND

SITE BOUNDARY

PROPOSED ADDITION

BOREHOLE

MONITORING WELL

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 6 SCS

STANDARD INFORMATION

MECP TABLE 6: GENERIC SCS FOR SHALLOW SOILS IN A POTABLE GROUND WATER CONDITION FOR ALL TYPES OF PROPERTY USE WITH ANY SOIL TEXTURE.

VALUE GREATER THAN SCS

VALUE LESS THAN OR EQUAL TO SCS

0204060

Metres

DATA SOURCE: CITY OF OTTAWA

MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

ELMWOOD SCHOOL INCORPORATED

SITE LOCATION:

261 BUENA VISTA ROAD
OTTAWA, ONTARIO

TERRAPEX

TITLE:

SUMMARY OF GROUNDWATER
ANALYTICAL RESULTS - BTEX & PHCS

DRAWN BY:

JS/SW

PROJECT NO.:

C0680.02

CHECKED BY:

KB

REVISION:

00

DATE:

APRIL 2026

FIGURE:

8B

SAMPLE NAME	UNITS	MW201	MW202	MW203	MW2003 DUPLICATE OF MW203
Screen Interval	m bgs	1.1-2.6	1.1-2.0	1.8-4.9	1.8-4.9
Sampling Date	dd-mmm-yy	20-Mar-26	20-Mar-26	20-Mar-26	20-Mar-26
Certificate of Analysis No.	-	C629759	C629759	C629759	C629759

TABLES

TABLE 1: TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Pre-1915	Unknown	Farm / Agricultural	Agricultural or Other Use	No supporting information is available from this time period
1915-2026	Elmwood School Inc. (Current Owner)	Elmwood School	Institutional Use	1928 Aerial Photograph - The main school building is visible 1946 Aerial Photograph – The main school building appears to have been expanded - The parcel register indicated that the owner of the Site as of 1965 was Elmwood School Inc. 1983 Aerial Photograph - The main school building appears to have been further expanded 1991 Aerial Photograph - The main school building appears to have been further expanded 2002 Aerial Photograph - The junior school building had been constructed

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:

Agriculture or other use | Commercial use | Community use | Industrial use | Institutional use | Parkland use | Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

TABLE 2: POTENTIALLY CONTAMINATING ACTIVITIES ON, IN OR UNDER THE PHASE ONE PROPERTY AND STUDY AREA

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 1A	30 - Importation of Fill Material of Unknown Quality	The Site	Suspected importation of fill material to the Site during the construction of the main parking lot in the south-central portion of the Site between 1976-1983.	Aerial Photographs Site Reconnaissance	Possible	High. No information regarding the quantity or quality of fill is available.	APEC 1A
PCA 1B	30 - Importation of Fill Material of Unknown Quality	The Site	Suspected importation of fill material to the Site during the construction of the secondary parking lot in the western portion of the Site between 1991-2002.	Aerial Photographs Site Reconnaissance	Possible	High. No information regarding the quantity or quality of fill is available.	APEC 1B
PCA 2A	28 - Gasoline and Associated Products Storage in Fixed Tanks	The Site – along the western wall of the main school basement	Suspected location of former ASTs in the basement of the main school building	Site Reconnaissance Building Plan Previous Report	Possible	High. No documentation is available for the removal of the ASTs	APEC 2A
PCA 2B	28 - Gasoline and Associated Products Storage in Fixed Tanks	The Site	Suspected location of former ASTs in the basement of the main school building	Site Reconnaissance Previous Report	Possible	High. High. No documentation is available for the removal of the ASTs.	APEC 2B
PCA 2C	28 - Gasoline and Associated Products Storage in Fixed Tanks	The Site	Suspected location of a former USTs for the heating of the administrative building	Site Reconnaissance	Possible	High. High. No documentation is available for the removal of the USTs	APEC 2C

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 3	Other - Spill	The Site – along the western wall of the main school	10 L of furnace oil leaked to the ground – overfilled tank in 1990	ERIS	Possible	Low. The date, volume, and substance of the spill are all recorded, although the exact location of the spill was not provided.	APEC 3
PCA 4A	Other – De-Icing Activities	The Site – Main Parking Lot	Placement of salt in the parking lot area for de-icing during winter months.	Site Inspection	Possible	Low. Historical de-icing activities are unknown	APEC 4A
PCA 4B	Other – De-Icing Activities	The Site – Secondary Parking Lot	Placement of salt in the parking lot area for de-icing during winter months.	Site Inspection	Possible	Low. Historical de-icing activities are unknown	APCE 4B
PCA 5	Other – Waste Generation	541 Acacia Avenue 162 m to the northwest	Property was identified as a waste generator of light fuels from 2012 to 2013	ERIS	Unlikely, due to large intervening distance and is situated in the apparent cross gradient position	High. No additional information is provided.	No
PCA 6	Other – Waste Generation	350 Buena Vista Road 187 m to the east	The property was identified as a waste generator of a variety of wastes	ERIS	Unlikely, due to large intervening distance and is situated downgradient.	High, the specific wastes and quantities that were generated were not provided.	No
PCA 7	Other - Spill	350 Springfield Road 215 m to the southeast	45 L of hydraulic oil spilled onto the parking lot due to equipment failure.	ERIS	Unlikely due to the location being downgradient and the small volume of the spill.	Low. The date, volume, and substance of the spill are all recorded.	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 8	Other - Spill	290 Park Road 223 m to the southeast	An unknown amount of furnace oil leaked to the ground and in the basement.	ERIS	Unlikely due to the location being downgradient.	High. No additional information is provided.	No
PCA 9	28 - Gasoline and Associated Products Storage in Fixed Tanks	11 Crescent Road 175 m to the northeast		HLUI	Unlikely due to the distance from the Site	High. No additional information is provided.	No

¹ As shown on Figure 4.

² As set out in Table 2 in Schedule D of O. Reg. 153/04.

TABLE 3: TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of Potential Environmental Concern ¹	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity ²	Location of PCA (On-Site Or Off-Site)	Contaminants Of Potential Concern ^{3,4}	Media Potentially Impacted (Ground water, Soil, and/or Sediment)
APEC 1A	The entirety of the main parking lot	30 - Importation of Fill Material of Unknown Quality	On-Site (PCA 1A)	- PHCs - BTEX - Metals and Inorganics - PAHs	- Soil
APEC 1B	The entirety of the secondary parking lot and driveway	30 - Importation of Fill Material of Unknown Quality	On-Site (PCA 1B)	- PHCs - BTEX - Metals and Inorganics - PAHs	- Soil
APEC 2A	Along the western wall near the southwest corner of the main school building.	28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site (PCA 2A)	- PHCs - BTEX	- Soil - Groundwater
APEC 2B	In the central location of the main school building (former boiler room)	28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site (PCA 2B)	- PHCs - BTEX	- Soil - Groundwater
APEC 2C	To the west of the administrative building	28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site (PCA 2C)	- PHCs - BTEX	- Soil - Groundwater
APEC 3	Along the western wall near the southwest corner of the main school building.	O - Spill	On-Site (PCA 3)	- PHCs - BTEX	- Soil - Groundwater
APEC 4A	The entirety of the main parking lot	O – De-Icing Activities	On-Site (PCA 4A)	- SAR - EC - Na - Cl-	- Soil - Groundwater
APEC 4B	The entirety of the secondary parking lot and driveway	O – De-Icing Activities	On-Site (PCA 4B)	- SAR - EC - Na - Cl-	- Soil - Groundwater

1 - Areas of potential environmental concern means the area on, in or under a Phase One Property where one or more contaminants are potentially present, as determined through the Phase One environmental site assessment, including through,

(a) identification of past or present uses on, in or under the Phase One Property, and

(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One study area.

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011 and as of February 19, 2021, as specified below:

List of Method Groups:

ABNs	Dioxins/Furans, PCDDs/PCDFs	PCBs	VOCs	Metals	B- HWS	EC	Methyl Mercury
CPs	OCs	PAHs	BTEX	As, Sb, Se	Cl ⁻	Cr (VI)	Low or high pH
1,4-Dioxane	PHCs	THMs	Bromomethane	Na	CN ⁻	Hg	SAR

4 - Where an identified contaminant of potential concern is not listed in the table that sets out the applicable site conditions standards in the Soil, Ground Water and Sediment Standards for which sampling and analysis is performed and is associated with potentially contaminating activity, the qualified person is referred to Subsection 43(3) of the Regulation.

5 - When submitting a record of site condition for filing, a copy of this table must be attached.

TABLE 4: GROUNDWATER MONITORING DATA
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

WELL ID	WELL CONSTRUCTION				WELL MONITORING					
	GROUND ELEVATION ¹	T.O.P. ELEVATION ²	SCREEN INTERVAL	BOTTOM OF SCREEN ³	DATE	CV ⁴	DEPTH TO WATER FROM T.O.P.	DEPTH TO WATER FROM GROUND	GROUNDWATER ELEVATION ⁵	LNAPL THICKNESS ⁶
	(m)	(m)	(m bgs)	(m)			(m)	(m)	(m)	(m)
MW201*	-	-	1.00	2.60	27-Mar-26	<5 ppm	1.43	-	-	None
MW202*	-	76.54	1.10	2.00	27-Mar-26	<5 ppm	1.50	-	75.04	None
MW203	75.08	74.97	1.85	4.90	27-Mar-26	25 ppm	3.19	3.30	71.78	None
MW204	76.34	76.23	2.30	5.40	27-Mar-26	<5 ppm	2.77	2.89	73.46	None
MW208	75.42	75.33	3.10	6.10	27-Mar-26	<5 ppm	2.03	2.12	73.30	None

NOTES

- * Note that monitoring wells MW201 and MW202 were installed within the basement of the main school building.
- ¹ Elevation of ground surface at well location, relative to site benchmark
- ² Elevation of highest point of well pipe ("top of pipe"), relative to site benchmark
- ³ Elevation of bottom of well screened interval, relative to site benchmark
- ⁴ Combustible vapour concentration in well headspace in parts per million by volume (ppm) or percent of lower explosive limit (%LEL)
- ⁵ Static water level elevation, relative to site benchmark
- ⁶ Measured thickness of light, non-aqueous phase liquid, if any

TABLE 5: SUMMARY OF SOIL ANALYTICAL RESULTS - METALS, HFMS AND OTHER REGULATED PARAMETERS
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 6	MW203-1	BH209-1	BH210-1	BH212-1	BH213-1	BH-2000 DUPLICATE OF BH213-1	BH214-1
Vapour Reading	see note	-	<5 ppm	-	-	-	-	-	-
Sample Depth	m bgs	-	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6
Sampling Date	dd-mmm-yy	-	13-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	24-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26
Certificate of Analysis No.	-	-	C627400	C629142	C629142	C629142	C629142	C629142	C629142
METALS									
Barium	ug/g	390	62	140	55	110	190	180	93
Beryllium	ug/g	4.0	0.25	0.41	<0.20	0.25	0.31	0.34	0.34
Boron (Total)	ug/g	120	<5.0	6.9	<5.0	<5.0	6.1	6.0	5.1
Cadmium	ug/g	1.2	0.10	0.38	<0.10	0.10	0.12	0.12	0.20
Chromium Total	ug/g	160	15	23	6.4	14	17	15	24
Cobalt	ug/g	22	4.8	7.8	5.1	4.4	5.6	5.5	6.3
Copper	ug/g	140	11	27	6.4	11	11	10	15
Lead	ug/g	120	13	99	11	11	26	29	39
Molybdenum	ug/g	6.9	1.1	1.7	2.6	1.7	0.61	0.54	1.8
Nickel	ug/g	100	12	19	9.8	11	12	12	16
Silver	ug/g	20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Thallium	ug/g	1.0	0.11	0.21	0.090	0.15	0.13	0.13	0.14
Uranium	ug/g	23	0.43	0.60	0.34	0.54	0.44	0.39	0.63
Vanadium	ug/g	86	16	31	9.6	17	20	19	25
Zinc	ug/g	340	27	100	17	29	39	36	52
HYDRIDE-FORMING METALS									
Antimony	ug/g	7.5	<0.20	1.3	<0.20	<0.20	<0.20	<0.20	<0.20
Arsenic	ug/g	18	3.6	4.2	4.7	3.2	3.0	3.2	3.6
Selenium	ug/g	2.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
OTHER REGULATED PARAMETERS (ORPs)									
Boron (Hot Water Soluble) ¹	ug/g	1.5	0.21	0.46	0.17	0.17	0.088	0.091	0.16
Cyanide (CN-)	ug/g	0.051	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Chromium VI	ug/g	8.0	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Mercury	ug/g	0.27	<0.050	0.071	<0.050	<0.050	0.11	0.098	0.12
pH	pH	5-9* or 5-11**	7.72	7.81	8.02	8.00	7.85	7.83	7.68
Electrical Conductivity	mS/cm	0.70	0.46	1.8	1.8	1.9	0.22	0.16	0.16
Sodium Adsorption Ratio	N/A	5.0	2.1	9.1	34	46	0.23	0.25	0.48

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 6: Generic SCS for Shallow Soils in a Potable Ground Water Condition

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

-
- Parameter not analyzed
- m bgs
- meters below ground surface
- ppm
- parts per million by volume
- % LEL
- percent of the lower explosive limit
- NV
- No Value; no standard established
- NA
- Not Applicable; no standard established because a standard is not required
- *
- Surface soil (<1.5m bgs) acceptable pH range
- **
- Subsurface soil (>1.5m bgs) acceptable pH range

Value Exceeds applicable site condition standard

Value Detection limit exceeds standard

¹ Hot water soluble boron applies to surface soils (<1.5 m bg).

² Analysis for methyl mercury only applies when mercury standard is exceeded

TABLE 6: SUMMARY OF SOIL ANALYTICAL RESULTS - PAHs
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 6	MW203-2	BH209-1	BH210-1	BH212-1	BH213-1	BH214-1
Vapour Reading	see note	-	<5 ppm	-	-	-	-	-
Sample Depth	m bgs	-	0.6-1.2	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6
Sampling Date	dd-mmm-yy	-	13-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	24-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26
Certificate of Analysis No.	-	-	C627400	C629142	C629142	C629142	C629142	C629142
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)								
Acenaphthene	ug/g	7.9	<0.0050	<0.0050	<0.050	<0.0050	<0.0050	0.025
Acenaphthylene	ug/g	0.15	<0.0050	0.015	<0.050	0.012	<0.0050	0.0091
Anthracene	ug/g	0.67	<0.0050	0.0082	<0.050	0.0058	<0.0050	0.070
Benz[a]anthracene	ug/g	0.50	<0.0050	0.046	<0.050	0.033	0.011	0.14
Benzo[a]pyrene	ug/g	0.30	<0.0050	0.066	<0.050	0.049	0.012	0.14
Benzo[b]fluoranthene	ug/g	0.78	<0.0050	0.089	<0.050	0.069	0.016	0.16
Benzo[ghi]perylene	ug/g	6.6	<0.0050	0.051	<0.050	0.038	0.0074	0.079
Benzo[k]fluoranthene	ug/g	0.78	<0.0050	0.031	<0.050	0.024	0.0053	0.058
Chrysene	ug/g	7.0	<0.0050	0.057	<0.050	0.039	0.015	0.13
Dibenz[a h]anthracene	ug/g	0.10	<0.0050	0.012	<0.050	0.010	<0.0050	0.022
Fluoranthene	ug/g	0.69	<0.0050	0.095	<0.050	0.071	0.021	0.31
Fluorene	ug/g	62	<0.0050	<0.0050	<0.050	<0.0050	<0.0050	0.024
Indeno[1 2 3-cd]pyrene	ug/g	0.38	<0.0050	0.052	<0.050	0.039	0.0076	0.082
Methlynaphthalene, 1-	ug/g	0.99	<0.0050	0.0071	<0.050	<0.0050	<0.0050	0.0096
Methlynaphthalene, 2-	ug/g	0.99	<0.0050	0.0080	<0.050	<0.0050	<0.0050	0.011
Methlynaphthalene, 2-(1-) ¹	ug/g	0.99	<0.0071	0.015	<0.071	<0.0071	<0.0071	0.021
Naphthalene	ug/g	0.60	<0.0050	<0.0050	<0.050	<0.0050	<0.0050	0.022
Phenanthrene	ug/g	6.2	<0.0050	0.038	<0.050	0.028	0.019	0.27
Pyrene	ug/g	78	<0.0050	0.083	<0.050	0.063	0.020	0.25

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 6: Generic SCS for Shallow Soils in a Potable Ground Water Condition

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

- Parameter not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value** Exceeds applicable site condition standard
- Value Detection limit exceeds standard
- ¹ the sum of 1-methylnaphthalene and 2- methylnaphthalene

TABLE 7: SUMMARY OF SOIL ANALYTICAL RESULTS - BTEX AND PHCs
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 6	MW203-2	BH209-1	BH210-1	BH212-1	BH213-1	BH214-1
Vapour Reading	see note	-	<5 ppm	-	-	-	-	-
Sample Depth	m bgs	-	0.6-1.2	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6	0.0-0.6
Sampling Date	dd-mmm-yy	-	13-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26	19-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	24-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26	27-Mar-26
Certificate of Analysis No.	-	-	C627400	C629142	C629142	C629142	C629142	C629142
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)								
Benzene	ug/g	0.21	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Toluene	ug/g	2.3	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Ethylbenzene	ug/g	1.1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
m-Xylene & p-Xylene	ug/g	NA	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
o-Xylene	ug/g	NA	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Xylenes (Total)	ug/g	3.1	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
PETROLEUM HYDROCARBONS (PHCs)								
Petroleum Hydrocarbons F1-BTEX	ug/g	55	<10	<10	<13	<10	<10	<10
Petroleum Hydrocarbons F2	ug/g	98	<7.0	7.9	<7.0	<7.0	<7.0	<7.0
Petroleum Hydrocarbons F3	ug/g	300	<50	140	120	<50	<50	80
Petroleum Hydrocarbons F4	ug/g	2,800	<50	320	530	<50	<50	<50
Petroleum Hydrocarbons F4G	ug/g	2,800	-	1300	1800	-	-	-

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 6: Generic SCS for Shallow Soils in a Potable Ground Water Condition

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

- Not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value Exceeds applicable site condition standard
- Value Detection limit exceeds standard

TABLE 8: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - METALS, HFMs AND OTHER REGULATED PARAMETERS
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 6	MW201	MW202	MW203
Vapour Reading	see note	-	<5 ppm	<5 ppm	6% LEL
Screen Interval	m bgs	-	1.1-2.6	1.1-2.0	1.8-4.9
Sampling Date	dd-mmm-yy	-	20-Mar-26	20-Mar-26	20-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	30-Mar-26	30-Mar-26	30-Mar-26
Certificate of Analysis No.	-	-	C629759	C629759	C629759
METALS					
Barium	ug/L	1,000	130	170	260
Beryllium	ug/L	4.0	<0.40	<0.40	<0.40
Boron (Total)	ug/L	5,000	39	<10	19
Cadmium	ug/L	2.1	<0.090	<0.090	<0.090
Chromium Total	ug/L	50	<5.0	<5.0	<5.0
Cobalt	ug/L	3.8	25	1.1	<0.50
Copper	ug/L	69	5.6	1.2	<0.90
Lead	ug/L	10	<0.50	0.57	<0.50
Molybdenum	ug/L	70	0.59	<0.50	<0.50
Nickel	ug/L	100	3.5	<1.0	1.8
Silver	ug/L	1.2	<0.090	<0.090	<0.090
Thallium	ug/L	2.0	0.11	<0.050	<0.050
Uranium	ug/L	20	0.66	0.19	0.89
Vanadium	ug/L	6.2	<0.50	0.61	<0.50
Zinc	ug/L	890	<5.0	<5.0	<5.0
HYDRIDE-FORMING METALS					
Antimony	ug/L	6.0	<0.50	<0.50	<0.50
Arsenic	ug/L	25	<1.0	<1.0	<1.0
Selenium	ug/L	10	<2.0	<2.0	<2.0
OTHER REGULATED PARAMETERS (ORPs)					
Cyanide (CN-)	ug/L	52	<1	1	2
Chromium VI	ug/L	25	<0.50	<0.50	<0.50
Mercury	ug/L	0.10	<0.10	<0.10	<0.10
Chloride	mg/L	790	170	46	770
Sodium	ug/L	490,000	74000	9600	430000

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 6: Generic SCS for Shallow Soils in a Potable Ground Water Condition

All Types of Property-Use, Any Soil Texture

- Parameter not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- * Surface soil (<1.5m bgs) acceptable pH range
- ** Subsurface soil (>1.5m bgs) acceptable pH range

ValueExceeds applicable site condition standard

ValueDetection limit exceeds standard

1Hot water soluble boron applies to surface soils (<1.5 m bg).

2Analysis for methyl mercury only applies when mercury standard is exceeded



TABLE 9: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - BTEX AND PHCs
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 6	MW201	MW202	MW203	MW2003 DUPLICATE OF MW203
Vapour Reading	see note	-	<5 ppm	<5 ppm	6% LEL	-
Screen Interval	m bgs	-	1.1-2.6	1.1-2.0	1.8-4.9	1.8-4.9
Sampling Date	dd-mmm-yy	-	20-Mar-26	20-Mar-26	20-Mar-26	20-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	30-Mar-26	30-Mar-26	30-Mar-26	30-Mar-26
Certificate of Analysis No.	-	-	C629759	C629759	C629759	C629759
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)						
Benzene	ug/L	0.50	0.47	<0.20	<0.20	<0.20
Toluene	ug/L	24	3.5	1.0	0.96	<0.20
Ethylbenzene	ug/L	2.4	<0.20	<0.20	<0.20	<0.20
m-Xylene & p-Xylene	ug/L	NA	0.76	<0.40	<0.40	<0.40
o-Xylene	ug/L	NA	0.31	<0.20	<0.20	<0.20
Xylenes (Total)	ug/L	72	1.1	<0.40	<0.40	<0.40
PETROLEUM HYDROCARBONS (PHCs)						
Petroleum Hydrocarbons F1-BTEX	ug/L	420	<25	<25	<25	<25
Petroleum Hydrocarbons F2	ug/L	150	<90	<90	<90	<90
Petroleum Hydrocarbons F3	ug/L	500	<200	<200	<200	<200
Petroleum Hydrocarbons F4	ug/L	500	<200	<200	<200	<200

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 6: Generic SCS for Shallow Soils in a Potable Ground Water Condition

All Types of Property-Use, Any Soil Texture

-	Not analyzed
m bgs	meters below ground surface
ppm	parts per million by volume
% LEL	percent of the lower explosive limit
NV	No Value; no standard established
NA	Not Applicable; no standard established because a standard is not required
Value	Exceeds applicable site condition standard
Value	Detection limit exceeds standard

APPENDIX I

PLAN OF SURVEY

A current plan of survey that has been prepared, signed and sealed by an Ontario-licensed surveyor was not available at the time of preparing this report.

APPENDIX II

CORRESPONDENCE REGARDING NON-POTABLE STANDARDS

Site Condition Standards applicable for a potable groundwater condition have been applied.

APPENDIX III

SAMPLING AND ANALYSIS PLAN



SAMPLING AND ANALYSIS PLAN PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

Site: 261 Buena Vista Drive, Ottawa, Ontario

Project No: CO680.02

Date: March 6, 2026

OBJECTIVES

On behalf of Elmwood School, Terrapex Environmental Ltd. (Terrapex) has prepared this sampling and analysis plan for a Phase Two Environmental Site Assessment (ESA) at 261 Buena Vista Drive, Ottawa, Ontario, the "Phase Two Property". The Phase Two ESA is to be conducted for the purposes of filing a Record of Site Condition per Ontario Regulation (O. Reg.) 153/04, *Records of Site Condition - Part XV.1 of the Act* on the basis of future development for residential use. The objective of this ESA is to determine the location and concentration of contaminants in the land or water on, in or under the Phase Two Property.

The Phase Two ESA will investigate all Areas of Potential Environmental Concern (APECs) which were identified in a Phase One ESA of the property conducted by Terrapex. The APECs are shown on Figure 1 and listed in Table 1.

SAMPLING PROGRAM

The media to be investigated and the contaminants of concern have been determined based on findings from previous investigations and potential environmental concerns identified from on-site and off-site activities. The media, contaminants, investigation and sampling methods are summarized on Table 2. The rationale for each sampling location, and the proposed laboratory analytical program for each location, is shown on Table 3. Modifications may be made to the program during the course of implementation, based on field observations, and will be documented in the Phase Two ESA report.

STANDARD OPERATING PROCEDURES

The following Terrapex Standard Operating Procedures (SOPs) will be used:

SOP E01.00 – Field Meter Calibration

SOP E03.03 – Borehole Advancement Using Direct Push Methodology

SOP E03.05 – Borehole Advancement into Bedrock using Diamond Drilling

SOP E04.00 – Monitoring Well Installation

SOP E05.00 – Monitoring Well Development

SOP E06.00 – Groundwater Monitoring

SOP E07.01 – Groundwater Sampling, Low Volume Purge, Using Peristaltic Pump

SOP E07.03 – Groundwater Sampling using Bailer

SOP E09.00 – Soil Sample Handling

SOP E10.00 – Soil Classification

SOP E12.00 – Field Program Quality Assurance & Quality Control

SOP E14.00 – Hydraulic Conductivity Slug Testing

DATA QUALITY OBJECTIVES

The investigation will be completed following Terrapex *SOP E12.00 - Field Program Quality Assurance & Quality Control*, which specifies requirements for minimizing cross-contamination, record-keeping, sample storage, sample submission, field QA/QC samples and data quality objectives. If the data quality objectives are not met, the Qualified Person for the project will review the results and determine whether the deviation affects decision-making or the overall objectives of the investigation.

LABORATORY PROGRAM

Project Laboratory: Bureau Veritas

Accreditation: Standards Council of Canada (SCC) and Canadian Association for Laboratory Accreditation Inc. (CALA) in accordance with the International Standard ISO/IEC17025-2005 – *General Requirements for the Competence of Testing and Calibration Laboratories*

Proposed Analytical Program: See Table 3, attached.

Analytical Methods: The laboratory will use the methods specified in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011 (Analytical Protocol)*.

Sample Containers and Preservatives: See Table 4, attached.

Bureau Veritas' Quality Assurance/Quality Control (QA/QC) program will consist of the analysis of method blanks, laboratory control samples, matrix spikes, sample duplicates, and surrogates, as appropriate for the particular analysis protocol and as specified in the Analytical Protocol.

SUB-CONTRACTORS

All sub-contractors used in the Phase Two ESA will be approved suppliers according to Terrapex's supplier approval process. The following sub-contractors will be retained for this project:

Private utility locates: Geo Daylighting Inc.

Borehole drilling and well installation: Strata Drilling Group

Laboratory analyses: Bureau Veritas

Waste disposal: Badger Daylighting

Attachments:

- Figure 1: Areas of Potential Environmental Concern and Proposed Sampling Locations
- Table 1: Areas of Potential Environmental Concern
- Table 2: Media to be Investigated and Chemicals of Concern
- Table 3: Proposed Sampling Plan
- Table 4: Sample Containers and Preservation Plan

TABLE 1 PROPOSED SAMPLING PLAN AND RATIONALE
261 Buena Vista Road, Ottawa, ON

Borehole No.	Location	APEC	Depth (m)	Screened Interval (m)	Rationale							
						Soil					Groundwater	
						BTEX, F1-F4	Inorg.	pH	Particle Size	PAHs	BTEX, F1-F4	Inorg.
MW-A	Headmistress Residence	APEC 1B APEC 2C	4.5	1.5-4.5	Assess soil and groundwater conditions in the vicinity of the suspected former UST Assess fill material within the parking lot area	1	1	1		1	1	1
MW-B	Main School Building	APEC 2A APEC 3	4.5	3.0-4.5	Assess soil and groundwater conditions in the vicinity of the suspected former AST and spill	1					1	1
MW-C	Main School Building	APEC 2B	4.5	3.0-4.5	Assess soil and groundwater conditions in the vicinity of the suspected former AST	1					1	1
BH-E	Parking Lot	APEC 1B	1.8	N/A	Assess fill material within the parking lot area	1	1	1		1		
BH-F	Parking Lot	APEC 1B	1.8	N/A	Assess fill material within the parking lot area	1	1	1		1		
BH-G	Parking Lot	APEC 1B	1.8	N/A	Assess fill material within the parking lot area	1	1	1		1		
Total Before QA/QC Samples						6	4	4	0	4	3	3
QA/QC field duplicate					One duplicate per 10 samples	1						
QA/QC field blank (methanol blank for soil, deionized water blank for water)					One per sampling round (volatiles only)	1					1	
QA/QC trip blank					One per sampling round (volatiles in groundwater only)						1	
QA/QC trip spike					One per sampling round (volatiles in groundwater only)							
Total Laboratory Analyses						8	4	4	0	4	5	3

Notes: APEC = Area of Potential Concern, refer to phase one ESA
VOCs = volatile organic compounds (O. Reg. 153/04)
BTEX/F1-F4 = benzene, toluene, ethylbenzene, xylenes and petroleum hydrocarbons in the F1 to F4 fractions
Inorg. = metals and general inorganic parameters (O. Reg. 153/04)
PAHs = polycyclic aromatic hydrocarbons (O. Reg. 153/04)
PCBs = polychlorinated biphenyls

TABLE 2 - MEDIA INVESTIGATED, CONTAMINANTS OF CONCERN AND METHODS

Media	Contaminants of Concern	Investigation Method	Equipment	Sample Collection Method
Soil	Petroleum hydrocarbons Polycyclic aromatic hydrocarbons Benzene, toluene, ethylbenzene, xylenes Metals, metal hydrides Mercury Cyanide Chromium VI Hot water soluble boron Electrical conductivity Sodium absorption ratio (SAR)	Boreholes	Direct Push drill rig	Dedicated PVC dual tube sampling method, continuous sampling
Groundwater	Petroleum hydrocarbons Benzene, toluene, ethylbenzene, xylenes Metals, metal hydrides Mercury Cyanide Chromium VI Sodium, chloride	Monitoring wells	Direct Push drill rig	Low-flow sampling using peristaltic pump, target top 0.5 m of water column

TABLE 3 - SAMPLE CONTAINERS AND PRESERVATION

Media	Analytical Parameter	Field Filtered	Sample Container	Preservation	Holding Time (preserved)
Soil	Metals, metal hydrides, hot water soluble boron, chromium VI, SAR, EC, pH	Not applicable	250 mL glass jar	5 ± 3 °C	180 days
	Cyanide	Not applicable	250 mL glass jar, teflon lined lid	5 ± 3 °C	14 days
	BTEX, PHC F1	Not applicable	40 mL glass vial and 60 mL glass jar, no headspace	10 mL methanol, 5 ± 3 °C	14 days
	PHCs F2-F4	Not applicable	120 mL glass jar, teflon lined lid	5 ± 3 °C	14 days
	PAHs	Not applicable	120 mL glass jar, teflon lined lid	5 ± 3 °C	60 days
Groundwater	Metals, metal hydrides, sodium	Yes	250 mL HDPE bottle	HNO ₃ to pH < 2 5 ± 3 °C	60 days
	Mercury	Yes	125 mL clear glass bottle	HCl to pH < 2 5 ± 3 °C	28 days
	Chromium VI	Yes	250 mL HDPE bottle	(NH ₄) ₂ SO ₄ /HN ₄ OH 5 ± 3 °C	28 days
	Cyanide	No	250 mL HDPE bottle	NaOH to pH > 12 5 ± 3 °C	14 days
	BTEX, PHC F1	No	3 x 40 mL clear glass septum vial, no headspace	NaHSO ₄ to pH < 2 5 ± 3 °C	14 days
	PHCs F2-F4	No	2 x 500 mL amber glass bottle	NaHSO ₄ to pH < 2 5 ± 3 °C	40 days

APPENDIX IV

BOREHOLE LOGS

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: MW201											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m):		EASTING (m):		ELEV. (m)											
CONTRACTOR: STRATA DRILLING INC.				METHOD: ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): 3		SCREEN SLOT #: 10		SAND TYPE: #2		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE		☐ SHELBY		☐ SPLIT SPOON ☐ GRAB													
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) ●				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm) ▲				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		brown SHALE BEDROCK very fractured	0																
			0.5																
			1										1	25					TCR = 22.5% RQD = 0
			1.5										2	60					TCR = 57% RQD = 44%
		brown/grey LIMESTONE BEDROCK	2										3	80					TCR = 8% RQD = 45%
			2.5										4	100					TCR = 100% RQD = 27%
		END OF BOREHOLE																	
					LOGGED BY: GDJ				DRILLING DATE: 12-MAR-2026										
					INPUT BY: SAF				MONITORING DATE:										
					REVIEWED BY:				PAGE 1 OF 1										

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: MW202											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033310.29		EASTING (m): 446808.64		ELEV. (m) 76.64											
CONTRACTOR: STRATA DRILLING INC.				METHOD: ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): 3		SCREEN SLOT #: 10		SAND TYPE: #2		SEALANT TYPE: BENTONITE											
SAMPLE TYPE ☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐ SPLIT SPOON ☐ GRAB																			
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) ●				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm) ▲				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		CONCRETE	0	76.5															
		brown SHALE BEDROCK	0.5	76															
		grey LIMESTONE BEDROCK	1	75.5															TCR = 93.3% RQD = 71.1%
		brown SHALE BEDROCK fractured	1.5	75															TCR = 88.5% RQD = 23.1%
		END OF BOREHOLE	2																
				LOGGED BY: GDJ				DRILLING DATE: 13-MAR-2026											
				INPUT BY: SAF				MONITORING DATE:											
				REVIEWED BY:				PAGE 1 OF 1											

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF:											
ADDRESS: 261 BUENA VISTA ROAD				STATION:				MW203											
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033298.64		EASTING (m): 446732.13		ELEV. (m) 75.08											
CONTRACTOR: STRATA DRILLING INC.				METHOD: DIRECT PUSH/ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): 3		SCREEN SLOT #: 10		SAND TYPE: #2		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		☐ AUGER ☒ DRIVEN ☒ CORING ☐		DYNAMIC CONE		☐		☐ SHELBY		☐ SPLIT SPOON ☐ GRAB									
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160											
					20	40	60	80	20	40	60	80							
		FILL	0	75															
		dry, brown SAND	0.5	74.5									1	70	<5		M&I		
		moist, brown SILTY SAND	1	74									2	100	<5		PAHs, BTEX, PHCs		
		dark grey SHALE BEDROCK fractured	1.5	73.5									1	95					TCR = 67.1% RQD = 18.9%
			2	73															
		grey LIMESTONE BEDROCK	2.5	72.5															
			3	72															
			3.5	71.5									2	90					TCR = 80.3% RQD = 58.6%
			4	71															
			4.5	70.5									3						TCR = 87.9% RQD = 76.6%
		END OF BOREHOLE																	
										LOGGED BY: AH		DRILLING DATE: 11-MAR-2026							
										INPUT BY: SAF		MONITORING DATE:							
										REVIEWED BY:		PAGE 1 OF 1							

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF:											
ADDRESS: 261 BUENA VISTA ROAD				STATION:				MW204											
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033361.41		EASTING (m): 446859.92		ELEV. (m) 76.34											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING/ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): 3		SCREEN SLOT #: 10		SAND TYPE: #2		SEALANT TYPE: BENTONITE											
SAMPLE TYPE ☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐ SPLIT SPOON ☒ GRAB																			
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		TOPSOIL (50 mm)	0																
		FILL very dense, moist, brown silty sand and gravel some organics	0.5	76										1	50	-	M&I, PAHs, BTEX, PHCs		
		FILL dense, moist, brown silty sand trace clay, gravel, rootlets	1	75.5										2	80	-			
			1.5	75										3	10	-			
		SHALE/LIMESTONE BEDROCK weathered	2	74.5										1	100				Hammer Bouncing TCR = 100% RQD = 47%
			2.5	74										2	100				TCR = 100% RQD = 0
			3	73.5										3	100				TCR = 100% RQD = 55%
			3.5	73										4	100				TCR = 100% RQD = 85.9%
			4	72.5										5	100				TCR = 100% RQD = 41.7%
			4.5	72										6	100				TCR = 100% RQD = 14%
			5	71.5															
			5.5	71															
			6	70.5															
		END OF BOREHOLE																	
										LOGGED BY: HM				DRILLING DATE: 9-MAR-2026					
										INPUT BY: SAF				MONITORING DATE:					
										REVIEWED BY:				PAGE 1 OF 1					

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: MW208											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033351.81		EASTING (m): 446797.23		ELEV. (m) 75.42											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING/ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): 3		SCREEN SLOT #: 10		SAND TYPE: #2		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		AUGER		DRIVEN		CORING		DYNAMIC CONE		SHELBY		SPLIT SPOON		GRAB					
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		TOPSOIL (30 mm)	0																
		FILL dense, wet, brown sand and gravel some organics, rootlets	0.5	75					46				24.6		1	65	-	M&I, PAHs, BTEX, PHCs	
			1	74.5					43				10.0		2	100	-		
		FILL hard, dark grey silty clay some gravel, rock fragments	1.5	74															
			2	73.5					35				11.5		3	25	-		
		very dense, weathered ROCK FRAGMENTS	2.5	73					50+				6.6		4				
		SHALE/LIMESTONE BEDROCK weathered	3	72.5											1	100			TCR = 100% RQD = 62.6%
			3.5	72															
			4	71.5											2	100			TCR = 100% RQD = 44%
			4.5	71															
			5	70.5															
		SHALE/LIMESTONE BEDROCK	5.5	70											3	100			TCR = 100% RQD = 57.2%
			6	69.5															
		END OF BOREHOLE																	



LOGGED BY: HM

INPUT BY: SAF

REVIEWED BY:

DRILLING DATE: 10-MAR-2026

MONITORING DATE:

PAGE 1 OF 1

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: BH209											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033336.44		EASTING (m): 446798.32		ELEV. (m) 77.20											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): -		SCREEN SLOT #: -		SAND TYPE: -		SEALANT TYPE: BENTONITE											
SAMPLE TYPE ☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐ SPLIT SPOON ☐ GRAB																			
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160											
					20	40	60	80	20	40	60	80							
		ASPHALT (40 mm)	0	77	18				25.4				1		60				
		FILL	0.5	76.5															
		compact, moist, brown silty sand trace gravel, asphalt																	
		END OF BOREHOLE AUGER REFUSAL ON INFERRED BEDROCK @0.8 m bgs																	
					LOGGED BY: HM				DRILLING DATE: 10-MAR-2026										
					INPUT BY: SAF				MONITORING DATE:										
					REVIEWED BY:				PAGE 1 OF 1										

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: BH210											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033323.67		EASTING (m): 446801.41		ELEV. (m) 77.56											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): -		SCREEN SLOT #: -		SAND TYPE: -		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		☐ AUGER	☒ DRIVEN	☒ CORING	☐ DYNAMIC CONE	☐ SHELBY	☐ SPLIT SPOON	☐ GRAB											
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		ASPHALT (40 mm)	0	77.5															
		FILL																	
		compact, moist, dark grey																	
		silty sand																	
		some gravel, trace clay, pieces of asphalt																	
		FILL																	
		very dense, moist, brown																	
		sandy silt																	
		trace gravel																	
		FILL																	
		moist, brown																	
		silt																	
		trace gravel, sand																	
		END OF BOREHOLE																	
		AUGER REFUSAL ON INFERRED																	
		BEDROCK @1.22 m bgs																	
				LOGGED BY: HM				DRILLING DATE: 10-MAR-2026											
				INPUT BY: SAF				MONITORING DATE:											
				REVIEWED BY:				PAGE 1 OF 1											

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: BH211											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 446812.65		EASTING (m): 5033324.32		ELEV. (m) 77.89											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING/ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): -		SCREEN SLOT #: -		SAND TYPE: -		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐ SPLIT SPOON ☐ GRAB																	
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
					40	80	120	160	20	40	60	80							
		INTERLOCK PAVER (60 mm)	0																
		FILL	0.5	77.5	31				17.6				1		80				
		dense, moist, brown silty sand																	
		some gravel, trace clay																	
		rock fragments	1	77	41				11.1				2		45				
			1.5	76.5															
		very dense, moist, brown SILTY SAND																	
		some gravel, rock fragments																	
		SHALE/LIMESTONE BEDROCK	2	76	50				11.7				3		80				
		weathered																	
			2.5	75.5									1		25				TCR = 68.9% RQD = 41.2%
			3	75															
			3.5	74.5															
			4	74									2		95				TCR = 93% RQD = 59.6%
			4.5	73.5															
			5	73									3		90				TCR = 86.8% RQD = 48.4%
			5.5	72.5									4		90				TCR = 88.2% RQD = 57%
		SHALE/LIMESTONE BEDROCK		72															
		END OF BOREHOLE																	
				LOGGED BY: HM				DRILLING DATE: 13-MAR-2026											
				INPUT BY: SAF				MONITORING DATE:											
				REVIEWED BY:				PAGE 1 OF 1											

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF: BH212											
ADDRESS: 261 BUENA VISTA ROAD				STATION:															
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033337.70		EASTING (m): 446810.66		ELEV. (m) 77.37											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING/ROCK CORING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): -		SCREEN SLOT #: -		SAND TYPE: -		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐ SPLIT SPOON ☐ GRAB																	
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
		ASPHALT (30 mm)	0																
		FILL																	
		compact, moist, brown sand and gravel trace clay, asphalt	0.5	77	16					11.5				1	60				
		moist, brown SILTY SAND some gravel, trace clay (possible boulder)	1	76.5		70				22.7				2	50				
		very dense, grey/brown ROCK FRAGMENTS trace sand, silt	1.5	76										3	25				
		SHALE/LIMESTONE BEDROCK weathered interbedded clay	2	75.5		50				13.7				1					
			2.5	75										2	90				TCR = 86.3% RQD = 18.4%
			3	74.5										3	100				
			3.5	74										4	90				TCR = 87.9% RQD = 53%
			4	73.5															
			4.5	73															
			5	72.5															
			5.5	72										5	100				TCR = 98.8% RQD = 87.6%
			6	71.5															
		END OF BOREHOLE																	
										LOGGED BY: HM		DRILLING DATE: 12-MAR-2026							
										INPUT BY: SAF		MONITORING DATE:							
										REVIEWED BY:		PAGE 1 OF 1							

CLIENT: ELMWOOD SCHOOL						PROJECT NO.: CO680.02						RECORD OF:																	
ADDRESS: 261 BUENA VISTA ROAD						STATION:						BH213																	
CITY/PROVINCE: OTTAWA, ONTARIO						NORTHING (m): 5033352.93						EASTING (m): 446833.40						ELEV. (m) 77.91											
CONTRACTOR: STRATA DRILLING INC.												METHOD: SPLIT SPOON SAMPLING/ROCK CORING																	
BOREHOLE DIAMETER (cm): 10						WELL DIAMETER (cm): -						SCREEN SLOT #: -						SAND TYPE: -						SEALANT TYPE: BENTONITE					
SAMPLE TYPE ☐ AUGER ☒ DRIVEN ☒ CORING ☐ DYNAMIC CONE ☐ SHELBY ☐												SPLIT SPOON ☐ GRAB ☐																	
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS																
		TOPSOIL (100 mm)	0																										
		FILL medium dense, moist, brown silty sand rock fragments	0.5	77.5	33	21.9	1		100																				
		compact	1	77	11	10.7	2		40																				
		dense	1.5	76.5	34	4.3	3		75																				
		compact	2	76			4		0																				
		wet	2.5	75.5	21		5		85																				
		(Possible Native) compact SILTY SAND	3	75	11	13.5	6		100																				
		SHALE/LIMESTONE BEDROCK weathered	3.5	74.5	12	4.2	1	X					TCR = 70.4% RQD = 0																
			4	74			2	X	90				TCR = 90.1% RQD = 34.1%																
			4.5	73.5			3	X	100				TCR = 100% RQD = 49.8%																
			5	73			4	X	90				TCR = 88.5% RQD = 46.3%																
		END OF BOREHOLE																											
						LOGGED BY: HM						DRILLING DATE: 19-MAR-2026																	
						INPUT BY: SAF						MONITORING DATE:																	
						REVIEWED BY:						PAGE 1 OF 1																	

CLIENT: ELMWOOD SCHOOL				PROJECT NO.: CO680.02				RECORD OF:											
ADDRESS: 261 BUENA VISTA ROAD				STATION:				BH214											
CITY/PROVINCE: OTTAWA, ONTARIO				NORTHING (m): 5033355.02		EASTING (m): 446850.75		ELEV. (m) 77.97											
CONTRACTOR: STRATA DRILLING INC.				METHOD: SPLIT SPOON SAMPLING															
BOREHOLE DIAMETER (cm): 10		WELL DIAMETER (cm): -		SCREEN SLOT #: -		SAND TYPE: -		SEALANT TYPE: BENTONITE											
SAMPLE TYPE		AUGER		DRIVEN		CORING		DYNAMIC CONE		SHELBY		SPLIT SPOON		GRAB					
GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa)				WATER CONTENT (%)				SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
					N-VALUE (Blows/300mm)				PL W.C. LL										
		TOPSOIL (152 mm)	0																
		FILL																	
		very dense, moist, grey silty sand	0.5	77.5															
		trace clay, gravel, organics																	
		FILL																	
		compact, wet, brown sand and gravel	1	77															
		FILL																	
		compact, moist, brown/grey silty sand and gravel	1.5	76.5															
		---	2	76															
		very dense																	
		rock fragments																	
		---	2.5	75.5															
		compact																	
		END OF BOREHOLE	3	75															
					LOGGED BY: HM				DRILLING DATE: 19-MAR-2026										
					INPUT BY: SAF				MONITORING DATE:										
					REVIEWED BY:				PAGE 1 OF 1										

APPENDIX V

CHEMICAL LABORATORY CERTIFICATES OF ANALYSIS



Your Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Your C.O.C. #: C#1094322-03-01

Attention: Keith Brown

Terrapex Environmental Ltd
1-20 Gurdwara Rd.
Ottawa, ON
CANADA K2E 8B3

Report Date: 2026/03/24
Report #: R8713088
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C627400

Received: 2026/03/17, 16:03

Sample Matrix: Soil
Samples Received: 2

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum (1)	1	N/A	2026/03/22	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron (1)	1	2026/03/23	2026/03/23	CAM SOP-00408	R153 Ana. Prot. 2011
Free (WAD) Cyanide (1)	1	2026/03/21	2026/03/23	CAM SOP-00457	OMOE E3015 m
Conductivity (1)	1	2026/03/23	2026/03/23	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1, 2)	1	2026/03/20	2026/03/20	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (1, 3)	1	N/A	2026/03/22	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (1, 4)	1	2026/03/20	2026/03/20	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS (1)	1	2026/03/23	2026/03/23	CAM SOP-00447	EPA 6020B m
Moisture (1)	1	N/A	2026/03/19	CAM SOP-00445	Carter 2nd ed 70.2 m
Moisture (1)	1	N/A	2026/03/20	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM) (1)	1	2026/03/20	2026/03/20	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT (1)	1	2026/03/23	2026/03/23	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR) (1)	1	N/A	2026/03/24	CAM SOP-00102	EPA 6010C

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.



Your Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Your C.O.C. #: C#1094322-03-01

Attention: Keith Brown

Terrapex Environmental Ltd
1-20 Gurdwara Rd.
Ottawa, ON
CANADA K2E 8B3

Report Date: 2026/03/24
Report #: R8713088
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C627400

Received: 2026/03/17, 16:03

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

- (1) This test was performed by Bureau Veritas Mississauga, 6740 Campobello Rd, Mississauga, ON, L5N 2L8
- (2) Soils are reported on a dry weight basis unless otherwise specified.
- (3) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
- (4) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:

Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

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This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



Bureau Veritas Job #: C627400
Report Date: 2026/03/24

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		BAWD73			BAWD74		
Sampling Date		2026/03/13 12:00			2026/03/13 12:05		
COC Number		C#1094322-03-01			C#1094322-03-01		
	UNITS	MW203-1	RDL	QC Batch	MW203-2	RDL	QC Batch
Calculated Parameters							
Sodium Adsorption Ratio	N/A	2.1		A117422			
Inorganics							
Conductivity	mS/cm	0.46	0.002	A119656			
Moisture	%	12	1.0	A118627	21	1.0	A118978
Available (CaCl ₂) pH	pH	7.72		A119685			
WAD Cyanide (Free)	ug/g	<0.01	0.01	A119442			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							



ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BAWD73		
Sampling Date		2026/03/13 12:00		
COC Number		C#1094322-03-01		
	UNITS	MW203-1	RDL	QC Batch
Inorganics				
Chromium (VI)	ug/g	<0.18	0.18	A118670
Metals				
Hot Water Ext. Boron (B)	ug/g	0.21	0.050	A119893
Acid Extractable Antimony (Sb)	ug/g	<0.20	0.20	A119616
Acid Extractable Arsenic (As)	ug/g	3.6	1.0	A119616
Acid Extractable Barium (Ba)	ug/g	62	0.50	A119616
Acid Extractable Beryllium (Be)	ug/g	0.25	0.20	A119616
Acid Extractable Boron (B)	ug/g	<5.0	5.0	A119616
Acid Extractable Cadmium (Cd)	ug/g	0.10	0.10	A119616
Acid Extractable Chromium (Cr)	ug/g	15	1.0	A119616
Acid Extractable Cobalt (Co)	ug/g	4.8	0.10	A119616
Acid Extractable Copper (Cu)	ug/g	11	0.50	A119616
Acid Extractable Lead (Pb)	ug/g	13	1.0	A119616
Acid Extractable Molybdenum (Mo)	ug/g	1.1	0.50	A119616
Acid Extractable Nickel (Ni)	ug/g	12	0.50	A119616
Acid Extractable Selenium (Se)	ug/g	<0.50	0.50	A119616
Acid Extractable Silver (Ag)	ug/g	<0.20	0.20	A119616
Acid Extractable Thallium (Tl)	ug/g	0.11	0.050	A119616
Acid Extractable Uranium (U)	ug/g	0.43	0.050	A119616
Acid Extractable Vanadium (V)	ug/g	16	5.0	A119616
Acid Extractable Zinc (Zn)	ug/g	27	5.0	A119616
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.050	A119616
RDL = Reportable Detection Limit QC Batch = Quality Control Batch				



SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		BAWD74		
Sampling Date		2026/03/13 12:05		
COC Number		C#1094322-03-01		
	UNITS	MW203-2	RDL	QC Batch
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	A117202
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.0050	0.0050	A118654
Acenaphthylene	ug/g	<0.0050	0.0050	A118654
Anthracene	ug/g	<0.0050	0.0050	A118654
Benzo(a)anthracene	ug/g	<0.0050	0.0050	A118654
Benzo(a)pyrene	ug/g	<0.0050	0.0050	A118654
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	A118654
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	A118654
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	A118654
Chrysene	ug/g	<0.0050	0.0050	A118654
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	A118654
Fluoranthene	ug/g	<0.0050	0.0050	A118654
Fluorene	ug/g	<0.0050	0.0050	A118654
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	A118654
1-Methylnaphthalene	ug/g	<0.0050	0.0050	A118654
2-Methylnaphthalene	ug/g	<0.0050	0.0050	A118654
Naphthalene	ug/g	<0.0050	0.0050	A118654
Phenanthrene	ug/g	<0.0050	0.0050	A118654
Pyrene	ug/g	<0.0050	0.0050	A118654
Surrogate Recovery (%)				
D10-Anthracene	%	91		A118654
D14-Terphenyl (FS)	%	94		A118654
D8-Acenaphthylene	%	84		A118654
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BAWD74		
Sampling Date		2026/03/13 12:05		
COC Number		C#1094322-03-01		
	UNITS	MW203-2	RDL	QC Batch
BTEX & F1 Hydrocarbons				
Benzene	ug/g	<0.020	0.020	A119145
Toluene	ug/g	<0.020	0.020	A119145
Ethylbenzene	ug/g	<0.020	0.020	A119145
o-Xylene	ug/g	<0.020	0.020	A119145
p+m-Xylene	ug/g	<0.040	0.040	A119145
Total Xylenes	ug/g	<0.040	0.040	A119145
F1 (C6-C10)	ug/g	<10	10	A119145
F1 (C6-C10) - BTEX	ug/g	<10	10	A119145
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	7.0	A118698
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	A118698
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	A118698
Reached Baseline at C50	ug/g	Yes		A118698
Surrogate Recovery (%)				
1,4-Difluorobenzene	%	109		A119145
4-Bromofluorobenzene	%	93		A119145
D10-o-Xylene	%	97		A119145
D4-1,2-Dichloroethane	%	109		A119145
o-Terphenyl	%	97		A118698
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



Bureau Veritas Job #: C627400
Report Date: 2026/03/24

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

TEST SUMMARY

Bureau Veritas ID: BAWD73
Sample ID: MW203-1
Matrix: Soil

Collected: 2026/03/13
Shipped:
Received: 2026/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A119893	2026/03/23	2026/03/23	Japneet Gill
Free (WAD) Cyanide	TECH	A119442	2026/03/21	2026/03/23	Prgya Panchal
Conductivity	AT	A119656	2026/03/23	2026/03/23	Surinder Rai
Hexavalent Chromium in Soil by IC	IC/SPEC	A118670	2026/03/20	2026/03/20	Rupinder Sihota
Acid Extractable Metals by ICPMS	ICP/MS	A119616	2026/03/23	2026/03/23	Daniel Teclu
Moisture	BAL	A118627	N/A	2026/03/19	Vaishnavi Suthar
pH CaCl2 EXTRACT	AT	A119685	2026/03/23	2026/03/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	A117422	N/A	2026/03/24	Automated Statchk

Bureau Veritas ID: BAWD74
Sample ID: MW203-2
Matrix: Soil

Collected: 2026/03/13
Shipped:
Received: 2026/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A117202	N/A	2026/03/22	Automated Statchk
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A119145	N/A	2026/03/22	Abdikarim Ali
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A118698	2026/03/20	2026/03/20	Agnieszka Brzuzy-Snopko
Moisture	BAL	A118978	N/A	2026/03/20	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A118654	2026/03/20	2026/03/20	Jett Wu



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GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	4.0°C
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Results relate only to the items tested.



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Terrapex Environmental Ltd
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QUALITY ASSURANCE REPORT

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A118627	VSU	RPD		Moisture	2026/03/19	4.8		%	20
A118654	JET	Matrix Spike		D10-Anthracene	2026/03/20		89	%	50 - 130
				D14-Terphenyl (FS)	2026/03/20		94	%	50 - 130
				D8-Acenaphthylene	2026/03/20		82	%	50 - 130
				Acenaphthene	2026/03/20		89	%	50 - 130
				Acenaphthylene	2026/03/20		90	%	50 - 130
				Anthracene	2026/03/20		95	%	50 - 130
				Benzo(a)anthracene	2026/03/20		97	%	50 - 130
				Benzo(a)pyrene	2026/03/20		91	%	50 - 130
				Benzo(b/j)fluoranthene	2026/03/20		93	%	50 - 130
				Benzo(g,h,i)perylene	2026/03/20		81	%	50 - 130
				Benzo(k)fluoranthene	2026/03/20		92	%	50 - 130
				Chrysene	2026/03/20		97	%	50 - 130
				Dibenzo(a,h)anthracene	2026/03/20		87	%	50 - 130
				Fluoranthene	2026/03/20		92	%	50 - 130
				Fluorene	2026/03/20		97	%	50 - 130
				Indeno(1,2,3-cd)pyrene	2026/03/20		82	%	50 - 130
				1-Methylnaphthalene	2026/03/20		75	%	50 - 130
				2-Methylnaphthalene	2026/03/20		77	%	50 - 130
				Naphthalene	2026/03/20		57	%	50 - 130
				Phenanthrene	2026/03/20		96	%	50 - 130
				Pyrene	2026/03/20		87	%	50 - 130
A118654	JET	Spiked Blank		D10-Anthracene	2026/03/20		96	%	50 - 130
				D14-Terphenyl (FS)	2026/03/20		101	%	50 - 130
				D8-Acenaphthylene	2026/03/20		94	%	50 - 130
				Acenaphthene	2026/03/20		100	%	50 - 130
				Acenaphthylene	2026/03/20		98	%	50 - 130
				Anthracene	2026/03/20		98	%	50 - 130
				Benzo(a)anthracene	2026/03/20		101	%	50 - 130
				Benzo(a)pyrene	2026/03/20		96	%	50 - 130
				Benzo(b/j)fluoranthene	2026/03/20		100	%	50 - 130
				Benzo(g,h,i)perylene	2026/03/20		88	%	50 - 130
				Benzo(k)fluoranthene	2026/03/20		101	%	50 - 130
				Chrysene	2026/03/20		102	%	50 - 130
				Dibenzo(a,h)anthracene	2026/03/20		94	%	50 - 130
				Fluoranthene	2026/03/20		98	%	50 - 130
				Fluorene	2026/03/20		103	%	50 - 130
				Indeno(1,2,3-cd)pyrene	2026/03/20		90	%	50 - 130
				1-Methylnaphthalene	2026/03/20		99	%	50 - 130
				2-Methylnaphthalene	2026/03/20		103	%	50 - 130
				Naphthalene	2026/03/20		90	%	50 - 130
				Phenanthrene	2026/03/20		104	%	50 - 130
				Pyrene	2026/03/20		94	%	50 - 130
A118654	JET	Method Blank		D10-Anthracene	2026/03/20		99	%	50 - 130
				D14-Terphenyl (FS)	2026/03/20		101	%	50 - 130
				D8-Acenaphthylene	2026/03/20		94	%	50 - 130
				Acenaphthene	2026/03/20	<0.0050		ug/g	
				Acenaphthylene	2026/03/20	<0.0050		ug/g	
				Anthracene	2026/03/20	<0.0050		ug/g	
				Benzo(a)anthracene	2026/03/20	<0.0050		ug/g	
				Benzo(a)pyrene	2026/03/20	<0.0050		ug/g	
				Benzo(b/j)fluoranthene	2026/03/20	<0.0050		ug/g	
				Benzo(g,h,i)perylene	2026/03/20	<0.0050		ug/g	



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Terrapex Environmental Ltd
Client Project #: CO680.02
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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A118654	JET	RPD	Benzo(k)fluoranthene	2026/03/20	<0.0050		ug/g	
			Chrysene	2026/03/20	<0.0050		ug/g	
			Dibenzo(a,h)anthracene	2026/03/20	<0.0050		ug/g	
			Fluoranthene	2026/03/20	<0.0050		ug/g	
			Fluorene	2026/03/20	<0.0050		ug/g	
			Indeno(1,2,3-cd)pyrene	2026/03/20	<0.0050		ug/g	
			1-Methylnaphthalene	2026/03/20	<0.0050		ug/g	
			2-Methylnaphthalene	2026/03/20	<0.0050		ug/g	
			Naphthalene	2026/03/20	<0.0050		ug/g	
			Phenanthrene	2026/03/20	<0.0050		ug/g	
			Pyrene	2026/03/20	<0.0050		ug/g	
			Acenaphthene	2026/03/20	NC		%	40
			Acenaphthylene	2026/03/20	NC		%	40
			Anthracene	2026/03/20	NC		%	40
			Benzo(a)anthracene	2026/03/20	NC		%	40
			Benzo(a)pyrene	2026/03/20	NC		%	40
			Benzo(b/j)fluoranthene	2026/03/20	NC		%	40
			Benzo(g,h,i)perylene	2026/03/20	NC		%	40
			Benzo(k)fluoranthene	2026/03/20	NC		%	40
			Chrysene	2026/03/20	NC		%	40
			Dibenzo(a,h)anthracene	2026/03/20	NC		%	40
			Fluoranthene	2026/03/20	NC		%	40
			Fluorene	2026/03/20	NC		%	40
			Indeno(1,2,3-cd)pyrene	2026/03/20	NC		%	40
			1-Methylnaphthalene	2026/03/20	NC		%	40
			2-Methylnaphthalene	2026/03/20	NC		%	40
			Naphthalene	2026/03/20	NC		%	40
			Phenanthrene	2026/03/20	NC		%	40
			Pyrene	2026/03/20	NC		%	40
A118670	RSU	Matrix Spike	Chromium (VI)	2026/03/20		92	%	70 - 130
A118670	RSU	Spiked Blank	Chromium (VI)	2026/03/20		93	%	80 - 120
A118670	RSU	Method Blank	Chromium (VI)	2026/03/20	<0.18		ug/g	
A118670	RSU	RPD	Chromium (VI)	2026/03/20	NC		%	35
A118698	ABS	Matrix Spike	o-Terphenyl	2026/03/20		87	%	60 - 140
A118698	ABS	Spiked Blank	F2 (C10-C16 Hydrocarbons)	2026/03/20		84	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2026/03/20		87	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2026/03/20		87	%	60 - 140
			o-Terphenyl	2026/03/20		93	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/20		90	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2026/03/20		92	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2026/03/20		89	%	80 - 120
A118698	ABS	Method Blank	o-Terphenyl	2026/03/20		99	%	60 - 140
A118698	ABS	RPD	F2 (C10-C16 Hydrocarbons)	2026/03/20	<7.0		ug/g	
			F3 (C16-C34 Hydrocarbons)	2026/03/20	<50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2026/03/20	<50		ug/g	
			F2 (C10-C16 Hydrocarbons)	2026/03/20	NC		%	30
A118698	ABS	RPD	F3 (C16-C34 Hydrocarbons)	2026/03/20	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2026/03/20	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2026/03/20	NC		%	30
A118978	VSU	RPD	Moisture	2026/03/20	1.3		%	20
A119145	AAI	Matrix Spike	1,4-Difluorobenzene	2026/03/22		102	%	60 - 140
A119145	AAI	Matrix Spike	4-Bromofluorobenzene	2026/03/22		96	%	60 - 140
			D10-o-Xylene	2026/03/22		92	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/22		109	%	60 - 140



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Terrapex Environmental Ltd
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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A119145	AAI	Spiked Blank	Benzene	2026/03/22		95	%	50 - 140
			Toluene	2026/03/22		90	%	50 - 140
			Ethylbenzene	2026/03/22		103	%	50 - 140
			o-Xylene	2026/03/22		102	%	50 - 140
			p+m-Xylene	2026/03/22		95	%	50 - 140
			F1 (C6-C10)	2026/03/22		97	%	60 - 140
			1,4-Difluorobenzene	2026/03/22		106	%	60 - 140
			4-Bromofluorobenzene	2026/03/22		95	%	60 - 140
			D10-o-Xylene	2026/03/22		93	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/22		104	%	60 - 140
			Benzene	2026/03/22		96	%	50 - 140
			Toluene	2026/03/22		92	%	50 - 140
			Ethylbenzene	2026/03/22		107	%	50 - 140
			o-Xylene	2026/03/22		103	%	50 - 140
			p+m-Xylene	2026/03/22		99	%	50 - 140
A119145	AAI	Method Blank	F1 (C6-C10)	2026/03/22		107	%	80 - 120
			1,4-Difluorobenzene	2026/03/22		107	%	60 - 140
			4-Bromofluorobenzene	2026/03/22		94	%	60 - 140
			D10-o-Xylene	2026/03/22		95	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/22		109	%	60 - 140
			Benzene	2026/03/22	<0.020		ug/g	
			Toluene	2026/03/22	<0.020		ug/g	
			Ethylbenzene	2026/03/22	<0.020		ug/g	
			o-Xylene	2026/03/22	<0.020		ug/g	
			p+m-Xylene	2026/03/22	<0.040		ug/g	
			Total Xylenes	2026/03/22	<0.040		ug/g	
			F1 (C6-C10)	2026/03/22	<10		ug/g	
			F1 (C6-C10) - BTEX	2026/03/22	<10		ug/g	
A119145	AAI	RPD	Benzene	2026/03/22	NC		%	50
			Toluene	2026/03/22	NC		%	50
			Ethylbenzene	2026/03/22	NC		%	50
			o-Xylene	2026/03/22	NC		%	50
			p+m-Xylene	2026/03/22	NC		%	50
			Total Xylenes	2026/03/22	NC		%	50
			F1 (C6-C10)	2026/03/22	NC		%	30
			F1 (C6-C10) - BTEX	2026/03/22	NC		%	30
A119442	GYA	Matrix Spike	WAD Cyanide (Free)	2026/03/23		106	%	75 - 125
A119442	GYA	Spiked Blank	WAD Cyanide (Free)	2026/03/23		111	%	80 - 120
A119442	GYA	Method Blank	WAD Cyanide (Free)	2026/03/23	<0.01		ug/g	
A119442	GYA	RPD	WAD Cyanide (Free)	2026/03/23	NC		%	35
A119616	DT1	Matrix Spike	Acid Extractable Antimony (Sb)	2026/03/23		111	%	75 - 125
			Acid Extractable Arsenic (As)	2026/03/23		113	%	75 - 125
			Acid Extractable Barium (Ba)	2026/03/23		104	%	75 - 125
			Acid Extractable Beryllium (Be)	2026/03/23		108	%	75 - 125
			Acid Extractable Boron (B)	2026/03/23		103	%	75 - 125
			Acid Extractable Cadmium (Cd)	2026/03/23		110	%	75 - 125
			Acid Extractable Chromium (Cr)	2026/03/23		109	%	75 - 125
			Acid Extractable Cobalt (Co)	2026/03/23		107	%	75 - 125
			Acid Extractable Copper (Cu)	2026/03/23		107	%	75 - 125
			Acid Extractable Lead (Pb)	2026/03/23		104	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2026/03/23		110	%	75 - 125
			Acid Extractable Nickel (Ni)	2026/03/23		110	%	75 - 125
			Acid Extractable Selenium (Se)	2026/03/23		111	%	75 - 125



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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A119616	DT1	Spiked Blank		Acid Extractable Silver (Ag)	2026/03/23		114	%	75 - 125
				Acid Extractable Thallium (Tl)	2026/03/23		105	%	75 - 125
				Acid Extractable Uranium (U)	2026/03/23		112	%	75 - 125
				Acid Extractable Vanadium (V)	2026/03/23		107	%	75 - 125
				Acid Extractable Zinc (Zn)	2026/03/23		110	%	75 - 125
				Acid Extractable Mercury (Hg)	2026/03/23		107	%	75 - 125
				Acid Extractable Antimony (Sb)	2026/03/23		106	%	80 - 120
				Acid Extractable Arsenic (As)	2026/03/23		105	%	80 - 120
				Acid Extractable Barium (Ba)	2026/03/23		105	%	80 - 120
				Acid Extractable Beryllium (Be)	2026/03/23		99	%	80 - 120
				Acid Extractable Boron (B)	2026/03/23		94	%	80 - 120
				Acid Extractable Cadmium (Cd)	2026/03/23		103	%	80 - 120
				Acid Extractable Chromium (Cr)	2026/03/23		100	%	80 - 120
				Acid Extractable Cobalt (Co)	2026/03/23		100	%	80 - 120
				Acid Extractable Copper (Cu)	2026/03/23		103	%	80 - 120
				Acid Extractable Lead (Pb)	2026/03/23		101	%	80 - 120
				Acid Extractable Molybdenum (Mo)	2026/03/23		101	%	80 - 120
				Acid Extractable Nickel (Ni)	2026/03/23		103	%	80 - 120
				Acid Extractable Selenium (Se)	2026/03/23		105	%	80 - 120
				Acid Extractable Silver (Ag)	2026/03/23		107	%	80 - 120
				Acid Extractable Thallium (Tl)	2026/03/23		100	%	80 - 120
				Acid Extractable Uranium (U)	2026/03/23		102	%	80 - 120
				Acid Extractable Vanadium (V)	2026/03/23		100	%	80 - 120
				Acid Extractable Zinc (Zn)	2026/03/23		103	%	80 - 120
A119616	DT1	Method Blank		Acid Extractable Mercury (Hg)	2026/03/23		98	%	80 - 120
				Acid Extractable Antimony (Sb)	2026/03/23	<0.20		ug/g	
				Acid Extractable Arsenic (As)	2026/03/23	<1.0		ug/g	
				Acid Extractable Barium (Ba)	2026/03/23	<0.50		ug/g	
				Acid Extractable Beryllium (Be)	2026/03/23	<0.20		ug/g	
				Acid Extractable Boron (B)	2026/03/23	<5.0		ug/g	
				Acid Extractable Cadmium (Cd)	2026/03/23	<0.10		ug/g	
				Acid Extractable Chromium (Cr)	2026/03/23	<1.0		ug/g	
				Acid Extractable Cobalt (Co)	2026/03/23	<0.10		ug/g	
				Acid Extractable Copper (Cu)	2026/03/23	<0.50		ug/g	
				Acid Extractable Lead (Pb)	2026/03/23	<1.0		ug/g	
				Acid Extractable Molybdenum (Mo)	2026/03/23	<0.50		ug/g	
				Acid Extractable Nickel (Ni)	2026/03/23	<0.50		ug/g	
				Acid Extractable Selenium (Se)	2026/03/23	<0.50		ug/g	
				Acid Extractable Silver (Ag)	2026/03/23	<0.20		ug/g	
				Acid Extractable Thallium (Tl)	2026/03/23	<0.050		ug/g	
				Acid Extractable Uranium (U)	2026/03/23	<0.050		ug/g	
				Acid Extractable Vanadium (V)	2026/03/23	<5.0		ug/g	
				Acid Extractable Zinc (Zn)	2026/03/23	<5.0		ug/g	
				Acid Extractable Mercury (Hg)	2026/03/23	<0.050		ug/g	
A119616	DT1	RPD		Acid Extractable Antimony (Sb)	2026/03/23	NC		%	30
				Acid Extractable Arsenic (As)	2026/03/23	2.9		%	30
				Acid Extractable Barium (Ba)	2026/03/23	3.9		%	30
				Acid Extractable Beryllium (Be)	2026/03/23	NC		%	30
				Acid Extractable Boron (B)	2026/03/23	NC		%	30
				Acid Extractable Cadmium (Cd)	2026/03/23	NC		%	30
				Acid Extractable Chromium (Cr)	2026/03/23	3.8		%	30
				Acid Extractable Cobalt (Co)	2026/03/23	0.84		%	30
				Acid Extractable Copper (Cu)	2026/03/23	3.4		%	30



Bureau Veritas Job #: C627400
Report Date: 2026/03/24

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Lead (Pb)	2026/03/23	4.9		%	30
			Acid Extractable Molybdenum (Mo)	2026/03/23	NC		%	30
			Acid Extractable Nickel (Ni)	2026/03/23	1.6		%	30
			Acid Extractable Selenium (Se)	2026/03/23	NC		%	30
			Acid Extractable Silver (Ag)	2026/03/23	NC		%	30
			Acid Extractable Thallium (Tl)	2026/03/23	NC		%	30
			Acid Extractable Uranium (U)	2026/03/23	3.6		%	30
			Acid Extractable Vanadium (V)	2026/03/23	4.2		%	30
			Acid Extractable Zinc (Zn)	2026/03/23	0.43		%	30
			Acid Extractable Mercury (Hg)	2026/03/23	NC		%	30
A119656	SAU	Spiked Blank	Conductivity	2026/03/23		102	%	90 - 110
A119656	SAU	Method Blank	Conductivity	2026/03/23	<0.002		mS/cm	
A119656	SAU	RPD	Conductivity	2026/03/23	1.6		%	10
A119685	SAU	Spiked Blank	Available (CaCl ₂) pH	2026/03/23		100	%	97 - 103
A119685	SAU	RPD	Available (CaCl ₂) pH	2026/03/23	0.0025		%	N/A
A119893	JGC	Matrix Spike	Hot Water Ext. Boron (B)	2026/03/23		97	%	75 - 125
A119893	JGC	Spiked Blank	Hot Water Ext. Boron (B)	2026/03/23		99	%	75 - 125
A119893	JGC	Method Blank	Hot Water Ext. Boron (B)	2026/03/23	<0.050		ug/g	
A119893	JGC	RPD	Hot Water Ext. Boron (B)	2026/03/23	4.6		%	40

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



Bureau Veritas Job #: C627400
Report Date: 2026/03/24

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in black ink that reads "Louise A. Harding".

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

C627400
2026/03/17 16:03

Bureau Veritas
36 Antares Dr Unit 100, Nepean, Ontario Canada K2E 7W6 Tel: (613) 274-0573 Toll-free 800-563-6296 Fax: (613) 274-0274 www.bvna.com

Received in Ottawa

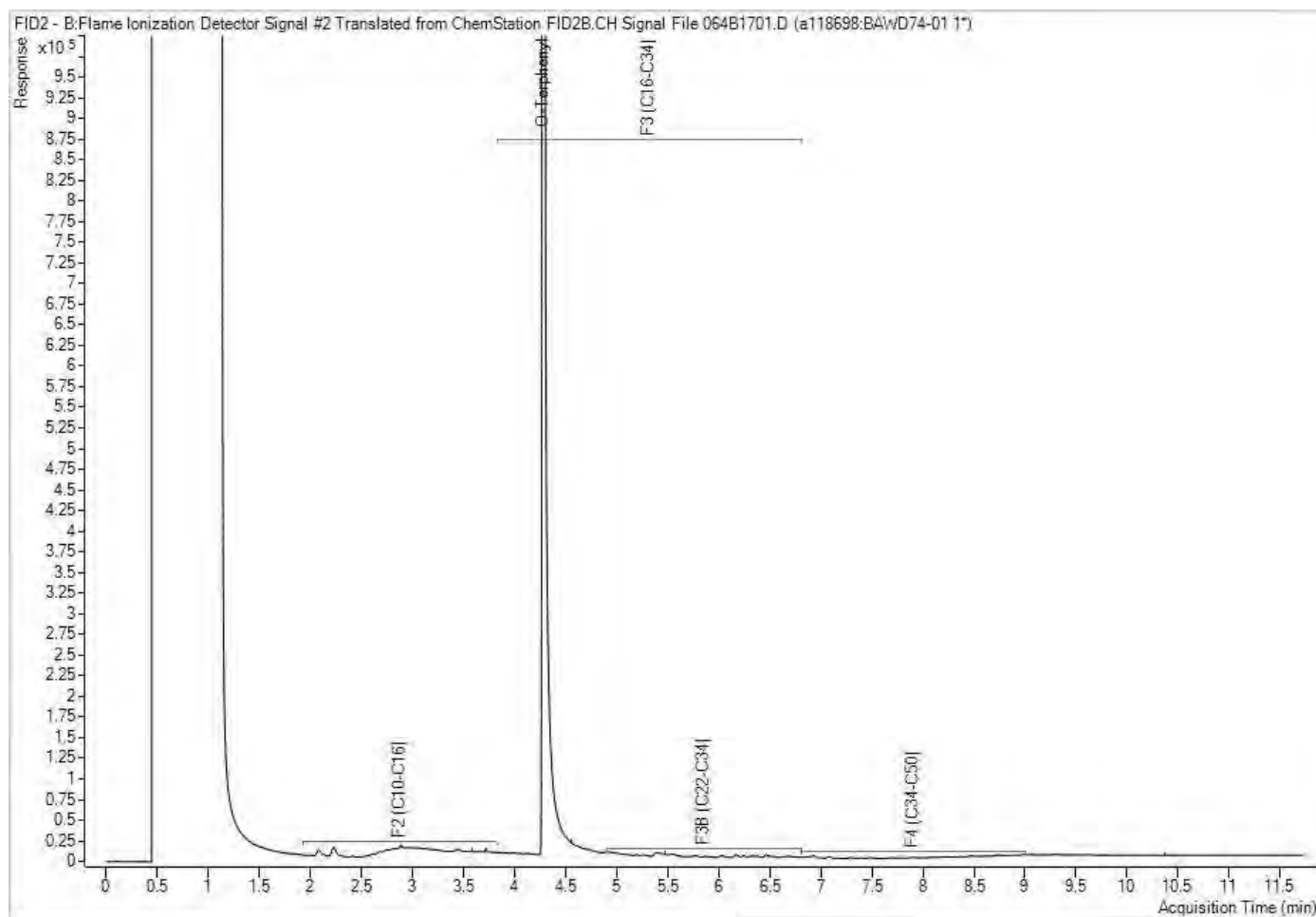
CHAIN OF CUSTODY RECORD

Page 1 of 1

Invoice To:		Report To:		PROJECT INFORMATION:		Laboratory Use Only:	
Company:	#12638 Terrapex Environmental Ltd	Company:	Keith Brown	Quotation #:	C45738	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:		P.O. #:	CO680.02		1094322
Address:	1-20 Gurdwara Rd.	Address:		Project:	Elmwood School	COC #:	Project Manager:
	Ottawa ON K2E 8B3			Site #:	6-4H		Katherine Szorda
Tel:	(613) 745-6471	Fax:	(613) 745-0796	Sampled By:			
Email:	accounts.payable@terrapex.com, K.Brown@terrapex.c	Email:	k.brown@terrapex.com, EDD@terrapex.com				
NOTE: REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY.				Turnaround Time (TAT) Required: Please provide advance notice for rush projects.			
Regulation 152 (2011)		Other Regulations		Special Instructions		Regular (Standard) TAT: (will be applied if Rush TAT is not specified) Standard TAT = 5-7 Working days for most tests. Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details. Job Specific Rush TAT (if applies to entire submission) Rush Required: ☐ Time Required: ☐ Rush Confirmation Number:	
☐ Table 1	☒ Table 2	☐ CCME	☐ Sanitary Sewer Bylaw			☒	
☐ Table 2	☐ Table 3	☐ Reg 558	☐ Storm Sewer Bylaw				
☐ Table 3	☐ Table 4	☐ MISA	☐ Municipality				
☐ Table 4	☐ Table 5	☐ PWOD	☐ Reg 400 Table				
☐ Table 5	☐ Table 6	☐ Other					
Include Criteria on Certificate of Analysis (Y/N)?							
Sample ID	Sample Location/Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / kg / Cr / V	Analysis Requested (Please be Specific): Reg 153 PHOS, BTEX, PFAS Reg 153 Metals & Inorganics Reg 153 PAHs B/C/C/D EXTRACT Sewer / Storm	# of Samples
1	MW203-1	13/03/2026	12:00	S	24	✓	3
2	MW203-2	13/03/2026	12:05	S	✓		1
3							
4							
5							
6							
7							
8							
9							
10							
* Relinquished By (Print):		Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)		Date: (YY/MM/DD)	Time
Gabriel Bole-Adju		2026/03/17	12:00	Leen Asad		2026/03/17	12:03
# Jars Used and not submitted		Time Sensitive		Laboratory Use Only		Custody Seal	
						Present	
						Intact	
						Yes	
						No	
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COCS-TERMS-AND-CONDITIONS.				SAMPLER MUST BE KEPT COOL (< 10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS			
** IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.				White: Bureau Veritas. Yellow: Client			
** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS							

Bureau Veritas Canada (2019) Inc.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.



Your Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Your C.O.C. #: C#1094322-02-01

Attention: Keith Brown

Terrapex Environmental Ltd
1-20 Gurdwara Rd.
Ottawa, ON
CANADA K2E 8B3

Report Date: 2026/04/15
Report #: R8724274
Version: 4 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C629142

Received: 2026/03/20, 14:36

Sample Matrix: Soil
Samples Received: 7

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	5	N/A	2026/03/25	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	6	2026/03/26	2026/03/27	CAM SOP-00408	R153 Ana. Prot. 2011
Free (WAD) Cyanide	6	2026/03/26	2026/03/26	CAM SOP-00457	OMOE E3015 m
Conductivity	5	2026/03/27	2026/03/27	CAM SOP-00414	OMOE E3530 v1 m
Conductivity	1	2026/03/30	2026/03/30	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	6	2026/03/26	2026/03/26	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	6	N/A	2026/03/25	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	5	2026/03/24	2026/03/24	CAM SOP-00316	CCME CWS m
F4G (CCME Hydrocarbons Gravimetric)	2	2026/03/26	2026/03/26	CAM SOP-00316	CCME PHC-CWS m
Acid Extractable Metals by ICPMS	6	2026/03/26	2026/03/26	CAM SOP-00447	EPA 6020B m
Moisture	1	N/A	2026/03/23	CAM SOP-00445	Carter 2nd ed 70.2 m
Moisture	5	N/A	2026/03/24	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	5	2026/03/24	2026/03/24	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	6	2026/03/29	2026/03/29	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	6	N/A	2026/03/30	CAM SOP-00102	EPA 6010C

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.



Your Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Your C.O.C. #: C#1094322-02-01

Attention: Keith Brown

Terrapex Environmental Ltd
1-20 Gurdwara Rd.
Ottawa, ON
CANADA K2E 8B3

Report Date: 2026/04/15
Report #: R8724274
Version: 4 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C629142

Received: 2026/03/20, 14:36

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Soils are reported on a dry weight basis unless otherwise specified.

(2) No lab extraction date is given for F1BTX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.

(3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:

Katherine Szozda, Project Manager

Email: Katherine.Szozda@bureauveritas.com

Phone# (613)274-0573 Ext:7063633

=====

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		BAZO78	BAZO79	BAZO80			BAZO80		
Sampling Date		2026/03/19 15:20	2026/03/19 15:35	2026/03/19 15:55			2026/03/19 15:55		
COC Number		C#1094322-02-01	C#1094322-02-01	C#1094322-02-01			C#1094322-02-01		
	UNITS	BH210-1	BH209-1	BH212-1	RDL	QC Batch	BH212-1 Lab-Dup	RDL	QC Batch

Calculated Parameters									
Sodium Adsorption Ratio	N/A	34	9.1	46		A119377			
Inorganics									
Conductivity	mS/cm	1.8	1.8	1.9	0.002	A123284	1.9	0.002	A123284
Moisture	%	11	18	14	1.0	A121043			
Available (CaCl ₂) pH	pH	8.02	7.81	8.00		A123816			
WAD Cyanide (Free)	ug/g	<0.01	<0.01	<0.01	0.01	A122055			
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Lab-Dup = Laboratory Initiated Duplicate									

Bureau Veritas ID		BAZO81	BAZO82		BAZO83		
Sampling Date		2026/03/19 13:05	2026/03/19 09:30		2026/03/19 09:30		
COC Number		C#1094322-02-01	C#1094322-02-01		C#1094322-02-01		
	UNITS	BH214-1	BH213-1	QC Batch	BH-2000	RDL	QC Batch

Calculated Parameters							
Sodium Adsorption Ratio	N/A	0.48	0.23 (1)	A119377	0.25 (1)		A119377
Inorganics							
Conductivity	mS/cm	0.16	0.22	A123284	0.16	0.002	A124019
Moisture	%	13	7.6	A121043	8.4	1.0	A120175
Available (CaCl ₂) pH	pH	7.68	7.85	A123816	7.83		A123816
WAD Cyanide (Free)	ug/g	<0.01	<0.01	A122055	<0.01	0.01	A122055
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
(1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.							



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BAZO78	BAZO79			BAZO79		
Sampling Date		2026/03/19 15:20	2026/03/19 15:35			2026/03/19 15:35		
COC Number		C#1094322-02-01	C#1094322-02-01			C#1094322-02-01		
	UNITS	BH210-1	BH209-1	RDL	QC Batch	BH209-1 Lab-Dup	RDL	QC Batch
Inorganics								
Chromium (VI)	ug/g	<0.18	<0.18	0.18	A122039			
Metals								
Hot Water Ext. Boron (B)	ug/g	0.17	0.46	0.050	A122525	0.46	0.050	A122525
Acid Extractable Antimony (Sb)	ug/g	<0.20	1.3	0.20	A122531			
Acid Extractable Arsenic (As)	ug/g	4.7	4.2	1.0	A122531			
Acid Extractable Barium (Ba)	ug/g	55	140	0.50	A122531			
Acid Extractable Beryllium (Be)	ug/g	<0.20	0.41	0.20	A122531			
Acid Extractable Boron (B)	ug/g	<5.0	6.9	5.0	A122531			
Acid Extractable Cadmium (Cd)	ug/g	<0.10	0.38	0.10	A122531			
Acid Extractable Chromium (Cr)	ug/g	6.4	23	1.0	A122531			
Acid Extractable Cobalt (Co)	ug/g	5.1	7.8	0.10	A122531			
Acid Extractable Copper (Cu)	ug/g	6.4	27	0.50	A122531			
Acid Extractable Lead (Pb)	ug/g	11	99	1.0	A122531			
Acid Extractable Molybdenum (Mo)	ug/g	2.6	1.7	0.50	A122531			
Acid Extractable Nickel (Ni)	ug/g	9.8	19	0.50	A122531			
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	A122531			
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	A122531			
Acid Extractable Thallium (Tl)	ug/g	0.090	0.21	0.050	A122531			
Acid Extractable Uranium (U)	ug/g	0.34	0.60	0.050	A122531			
Acid Extractable Vanadium (V)	ug/g	9.6	31	5.0	A122531			
Acid Extractable Zinc (Zn)	ug/g	17	100	5.0	A122531			
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.071	0.050	A122531			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								



ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BAZO80	BAZO81			BAZO81		
Sampling Date		2026/03/19 15:55	2026/03/19 13:05			2026/03/19 13:05		
COC Number		C#1094322-02-01	C#1094322-02-01			C#1094322-02-01		
	UNITS	BH212-1	BH214-1	RDL	QC Batch	BH214-1 Lab-Dup	RDL	QC Batch
Inorganics								
Chromium (VI)	ug/g	<0.18	<0.18	0.18	A122039			
Metals								
Hot Water Ext. Boron (B)	ug/g	0.17	0.16	0.050	A122525			
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	0.20	A122531	0.24	0.20	A122531
Acid Extractable Arsenic (As)	ug/g	3.2	3.6	1.0	A122531	3.7	1.0	A122531
Acid Extractable Barium (Ba)	ug/g	110	93	0.50	A122531	90	0.50	A122531
Acid Extractable Beryllium (Be)	ug/g	0.25	0.34	0.20	A122531	0.36	0.20	A122531
Acid Extractable Boron (B)	ug/g	<5.0	5.1	5.0	A122531	<5.0	5.0	A122531
Acid Extractable Cadmium (Cd)	ug/g	0.10	0.20	0.10	A122531	0.19	0.10	A122531
Acid Extractable Chromium (Cr)	ug/g	14	24	1.0	A122531	24	1.0	A122531
Acid Extractable Cobalt (Co)	ug/g	4.4	6.3	0.10	A122531	6.3	0.10	A122531
Acid Extractable Copper (Cu)	ug/g	11	15	0.50	A122531	14	0.50	A122531
Acid Extractable Lead (Pb)	ug/g	11	39	1.0	A122531	39	1.0	A122531
Acid Extractable Molybdenum (Mo)	ug/g	1.7	1.8	0.50	A122531	1.8	0.50	A122531
Acid Extractable Nickel (Ni)	ug/g	11	16	0.50	A122531	15	0.50	A122531
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	A122531	<0.50	0.50	A122531
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	A122531	<0.20	0.20	A122531
Acid Extractable Thallium (Tl)	ug/g	0.15	0.14	0.050	A122531	0.14	0.050	A122531
Acid Extractable Uranium (U)	ug/g	0.54	0.63	0.050	A122531	0.62	0.050	A122531
Acid Extractable Vanadium (V)	ug/g	17	25	5.0	A122531	24	5.0	A122531
Acid Extractable Zinc (Zn)	ug/g	29	52	5.0	A122531	51	5.0	A122531
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.12	0.050	A122531	0.13	0.050	A122531
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BAZO82	BAZO83		
Sampling Date		2026/03/19 09:30	2026/03/19 09:30		
COC Number		C#1094322-02-01	C#1094322-02-01		
	UNITS	BH213-1	BH-2000	RDL	QC Batch
Inorganics					
Chromium (VI)	ug/g	<0.18	<0.18	0.18	A122039
Metals					
Hot Water Ext. Boron (B)	ug/g	0.088	0.091	0.050	A122525
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	0.20	A122531
Acid Extractable Arsenic (As)	ug/g	3.0	3.2	1.0	A122531
Acid Extractable Barium (Ba)	ug/g	190	180	0.50	A122531
Acid Extractable Beryllium (Be)	ug/g	0.31	0.34	0.20	A122531
Acid Extractable Boron (B)	ug/g	6.1	6.0	5.0	A122531
Acid Extractable Cadmium (Cd)	ug/g	0.12	0.12	0.10	A122531
Acid Extractable Chromium (Cr)	ug/g	17	15	1.0	A122531
Acid Extractable Cobalt (Co)	ug/g	5.6	5.5	0.10	A122531
Acid Extractable Copper (Cu)	ug/g	11	10	0.50	A122531
Acid Extractable Lead (Pb)	ug/g	26	29	1.0	A122531
Acid Extractable Molybdenum (Mo)	ug/g	0.61	0.54	0.50	A122531
Acid Extractable Nickel (Ni)	ug/g	12	12	0.50	A122531
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	A122531
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	A122531
Acid Extractable Thallium (Tl)	ug/g	0.13	0.13	0.050	A122531
Acid Extractable Uranium (U)	ug/g	0.44	0.39	0.050	A122531
Acid Extractable Vanadium (V)	ug/g	20	19	5.0	A122531
Acid Extractable Zinc (Zn)	ug/g	39	36	5.0	A122531
Acid Extractable Mercury (Hg)	ug/g	0.11	0.098	0.050	A122531
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		BAZO78		BAZO79	BAZO80	BAZO81		
Sampling Date		2026/03/19 15:20		2026/03/19 15:35	2026/03/19 15:55	2026/03/19 13:05		
COC Number		C#1094322-02-01		C#1094322-02-01	C#1094322-02-01	C#1094322-02-01		
	UNITS	BH210-1	RDL	BH209-1	BH212-1	BH214-1	RDL	QC Batch

Calculated Parameters

Methylnaphthalene, 2-(1-)	ug/g	<0.071	0.071	0.015	<0.0071	0.021	0.0071	A119373
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Polyaromatic Hydrocarbons

Acenaphthene	ug/g	<0.050	0.050	<0.0050	<0.0050	0.025	0.0050	A120861
Acenaphthylene	ug/g	<0.050	0.050	0.015	0.012	0.0091	0.0050	A120861
Anthracene	ug/g	<0.050	0.050	0.0082	0.0058	0.070	0.0050	A120861
Benzo(a)anthracene	ug/g	<0.050	0.050	0.046	0.033	0.14	0.0050	A120861
Benzo(a)pyrene	ug/g	<0.050	0.050	0.066	0.049	0.14	0.0050	A120861
Benzo(b,j)fluoranthene	ug/g	<0.050	0.050	0.089	0.069	0.16	0.0050	A120861
Benzo(g,h,i)perylene	ug/g	<0.050	0.050	0.051	0.038	0.079	0.0050	A120861
Benzo(k)fluoranthene	ug/g	<0.050	0.050	0.031	0.024	0.058	0.0050	A120861
Chrysene	ug/g	<0.050	0.050	0.057	0.039	0.13	0.0050	A120861
Dibenzo(a,h)anthracene	ug/g	<0.050	0.050	0.012	0.010	0.022	0.0050	A120861
Fluoranthene	ug/g	<0.050	0.050	0.095	0.071	0.31	0.0050	A120861
Fluorene	ug/g	<0.050	0.050	<0.0050	<0.0050	0.024	0.0050	A120861
Indeno(1,2,3-cd)pyrene	ug/g	<0.050	0.050	0.052	0.039	0.082	0.0050	A120861
1-Methylnaphthalene	ug/g	<0.050	0.050	0.0071	<0.0050	0.0096	0.0050	A120861
2-Methylnaphthalene	ug/g	<0.050	0.050	0.0080	<0.0050	0.011	0.0050	A120861
Naphthalene	ug/g	<0.050	0.050	<0.0050	<0.0050	0.022	0.0050	A120861
Phenanthrene	ug/g	<0.050	0.050	0.038	0.028	0.27	0.0050	A120861
Pyrene	ug/g	<0.050	0.050	0.083	0.063	0.25	0.0050	A120861

Surrogate Recovery (%)

D10-Anthracene	%	92		96	99	98		A120861
D14-Terphenyl (FS)	%	82		88	91	88		A120861
D8-Acenaphthylene	%	89		94	94	93		A120861

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		BAZO82		
Sampling Date		2026/03/19 09:30		
COC Number		C#1094322-02-01		
	UNITS	BH213-1	RDL	QC Batch
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	A119373
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.0050	0.0050	A120861
Acenaphthylene	ug/g	<0.0050	0.0050	A120861
Anthracene	ug/g	<0.0050	0.0050	A120861
Benzo(a)anthracene	ug/g	0.011	0.0050	A120861
Benzo(a)pyrene	ug/g	0.012	0.0050	A120861
Benzo(b,j)fluoranthene	ug/g	0.016	0.0050	A120861
Benzo(g,h,i)perylene	ug/g	0.0074	0.0050	A120861
Benzo(k)fluoranthene	ug/g	0.0053	0.0050	A120861
Chrysene	ug/g	0.015	0.0050	A120861
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	A120861
Fluoranthene	ug/g	0.021	0.0050	A120861
Fluorene	ug/g	<0.0050	0.0050	A120861
Indeno(1,2,3-cd)pyrene	ug/g	0.0076	0.0050	A120861
1-Methylnaphthalene	ug/g	<0.0050	0.0050	A120861
2-Methylnaphthalene	ug/g	<0.0050	0.0050	A120861
Naphthalene	ug/g	<0.0050	0.0050	A120861
Phenanthrene	ug/g	0.019	0.0050	A120861
Pyrene	ug/g	0.020	0.0050	A120861
Surrogate Recovery (%)				
D10-Anthracene	%	99		A120861
D14-Terphenyl (FS)	%	92		A120861
D8-Acenaphthylene	%	94		A120861
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BAZO78			BAZO78		
Sampling Date		2026/03/19 15:20			2026/03/19 15:20		
COC Number		C#1094322-02-01			C#1094322-02-01		
	UNITS	BH210-1	RDL	QC Batch	BH210-1 Lab-Dup	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
Toluene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
Ethylbenzene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
o-Xylene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
p+m-Xylene	ug/g	<0.040	0.040	A121261	<0.040	0.040	A121261
Total Xylenes	ug/g	<0.040	0.040	A121261	<0.040	0.040	A121261
F1 (C6-C10)	ug/g	<13 (1)	13	A121261	13	10	A121261
F1 (C6-C10) - BTEX	ug/g	<13 (2)	13	A121261	13	13	A121261
F2-F4 Hydrocarbons							
F4G-sg (Grav. Heavy Hydrocarbons)	ug/g	1800	100	A122034			
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	7.0	A120394			
F3 (C16-C34 Hydrocarbons)	ug/g	120	50	A120394			
F4 (C34-C50 Hydrocarbons)	ug/g	530	50	A120394			
Reached Baseline at C50	ug/g	No		A120394			
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	102		A121261	108		A121261
4-Bromofluorobenzene	%	98		A121261	106		A121261
D10-o-Xylene	%	127		A121261	145 (3)		A121261
D4-1,2-Dichloroethane	%	91		A121261	97		A121261
o-Terphenyl	%	92		A120394			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate (1) F1/BTEX Analysis: Detection limit of F1(C6-C10)was raised due to background interference. (2) F1/BTEX Analysis: Detection limit of F1(C6-C10)-BTEXwas raised due to background interference. (3) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.							



PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BAZO79			BAZO80	BAZO81		
Sampling Date		2026/03/19 15:35			2026/03/19 15:55	2026/03/19 13:05		
COC Number		C#1094322-02-01			C#1094322-02-01	C#1094322-02-01		
	UNITS	BH209-1	RDL	QC Batch	BH212-1	BH214-1	RDL	QC Batch
BTEX & F1 Hydrocarbons								
Benzene	ug/g	<0.020	0.020	A121261	<0.020	<0.020	0.020	A121261
Toluene	ug/g	<0.020	0.020	A121261	<0.020	<0.020	0.020	A121261
Ethylbenzene	ug/g	<0.020	0.020	A121261	<0.020	<0.020	0.020	A121261
o-Xylene	ug/g	<0.020	0.020	A121261	<0.020	<0.020	0.020	A121261
p+m-Xylene	ug/g	<0.040	0.040	A121261	<0.040	<0.040	0.040	A121261
Total Xylenes	ug/g	<0.040	0.040	A121261	<0.040	<0.040	0.040	A121261
F1 (C6-C10)	ug/g	<10	10	A121261	<10	<10	10	A121261
F1 (C6-C10) - BTEX	ug/g	<10	10	A121261	<10	<10	10	A121261
F2-F4 Hydrocarbons								
F4G-sg (Grav. Heavy Hydrocarbons)	ug/g	1300	100	A122034				
F2 (C10-C16 Hydrocarbons)	ug/g	7.9	7.0	A120394	<7.0	<7.0	7.0	A120394
F3 (C16-C34 Hydrocarbons)	ug/g	140	50	A120394	<50	80	50	A120394
F4 (C34-C50 Hydrocarbons)	ug/g	320	50	A120394	<50	<50	50	A120394
Reached Baseline at C50	ug/g	No		A120394	Yes	Yes		A120394
Surrogate Recovery (%)								
1,4-Difluorobenzene	%	107		A121261	106	99		A121261
4-Bromofluorobenzene	%	105		A121261	104	96		A121261
D10-o-Xylene	%	131		A121261	114	120		A121261
D4-1,2-Dichloroethane	%	99		A121261	101	90		A121261
o-Terphenyl	%	92		A120394	94	91		A120394
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BAZO82			BAZO84		
Sampling Date		2026/03/19 09:30			2026/03/19		
COC Number		C#1094322-02-01			C#1094322-02-01		
	UNITS	BH213-1	RDL	QC Batch	TRIP BLANK	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
Toluene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
Ethylbenzene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
o-Xylene	ug/g	<0.020	0.020	A121261	<0.020	0.020	A121261
p+m-Xylene	ug/g	<0.040	0.040	A121261	<0.040	0.040	A121261
Total Xylenes	ug/g	<0.040	0.040	A121261	<0.040	0.040	A121261
F1 (C6-C10)	ug/g	<10	10	A121261	<10	10	A121261
F1 (C6-C10) - BTEX	ug/g	<10	10	A121261	<10	10	A121261
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	7.0	A120394			
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	A120394			
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	A120394			
Reached Baseline at C50	ug/g	Yes		A120394			
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	96		A121261	109		A121261
4-Bromofluorobenzene	%	95		A121261	103		A121261
D10-o-Xylene	%	110		A121261	140		A121261
D4-1,2-Dichloroethane	%	90		A121261	96		A121261
o-Terphenyl	%	96		A120394			
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

TEST SUMMARY

Bureau Veritas ID: BAZO78
Sample ID: BH210-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A119373	N/A	2026/03/25	Automated Statchk
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A120394	2026/03/24	2026/03/24	Agnieszka Brzuzy-Snopko
F4G (CCME Hydrocarbons Gravimetric)	BAL	A122034	2026/03/26	2026/03/26	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A121043	N/A	2026/03/24	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A120861	2026/03/24	2026/03/24	Mitesh Raj
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk

Bureau Veritas ID: BAZO78 Dup
Sample ID: BH210-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu

Bureau Veritas ID: BAZO79
Sample ID: BH209-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A119373	N/A	2026/03/25	Automated Statchk
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A120394	2026/03/24	2026/03/24	Agnieszka Brzuzy-Snopko
F4G (CCME Hydrocarbons Gravimetric)	BAL	A122034	2026/03/26	2026/03/26	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A121043	N/A	2026/03/24	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A120861	2026/03/24	2026/03/24	Mitesh Raj
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

TEST SUMMARY

Bureau Veritas ID: BAZO79 Dup
Sample ID: BH209-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul

Bureau Veritas ID: BAZO80
Sample ID: BH212-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A119373	N/A	2026/03/25	Automated Statchk
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A120394	2026/03/24	2026/03/24	Agnieszka Brzuzy-Snopko
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A121043	N/A	2026/03/24	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A120861	2026/03/24	2026/03/24	Mitesh Raj
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk

Bureau Veritas ID: BAZO80 Dup
Sample ID: BH212-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He

Bureau Veritas ID: BAZO81
Sample ID: BH214-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A119373	N/A	2026/03/25	Automated Statchk
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A120394	2026/03/24	2026/03/24	Agnieszka Brzuzy-Snopko
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A121043	N/A	2026/03/24	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A120861	2026/03/24	2026/03/24	Mitesh Raj
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

TEST SUMMARY

Bureau Veritas ID: BAZO81 Dup
Sample ID: BH214-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu

Bureau Veritas ID: BAZO82
Sample ID: BH213-1
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A119373	N/A	2026/03/25	Automated Statchk
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A123284	2026/03/27	2026/03/27	Helen He
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A120394	2026/03/24	2026/03/24	Agnieszka Brzuzy-Snopko
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A121043	N/A	2026/03/24	Vaishnavi Suthar
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A120861	2026/03/24	2026/03/24	Mitesh Raj
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk

Bureau Veritas ID: BAZO83
Sample ID: BH-2000
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A122525	2026/03/26	2026/03/27	Indira HarryPaul
Free (WAD) Cyanide	TECH	A122055	2026/03/26	2026/03/26	Prgya Panchal
Conductivity	AT	A124019	2026/03/30	2026/03/30	Surinder Rai
Hexavalent Chromium in Soil by IC	IC/SPEC	A122039	2026/03/26	2026/03/26	Furneesh Kumar
Acid Extractable Metals by ICPMS	ICP/MS	A122531	2026/03/26	2026/03/26	Daniel Teclu
Moisture	BAL	A120175	N/A	2026/03/23	Vaishnavi Suthar
pH CaCl2 EXTRACT	AT	A123816	2026/03/29	2026/03/29	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A119377	N/A	2026/03/30	Automated Statchk

Bureau Veritas ID: BAZO84
Sample ID: TRIP BLANK
Matrix: Soil

Collected: 2026/03/19
Shipped:
Received: 2026/03/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	A121261	N/A	2026/03/25	Haibin Wu



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	9.3°C
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Revised Report [2026/04/15]: Sample IDs revised to BH209-1 and BH210-1 per client request.

Revised Report [2026/04/14]: Sample IDs revised per client request.

Sample BAZO78 [BH210-1] : PAH Analysis: Due to the sample matrix, sample required dilution. Detection limit was adjusted accordingly.

Results relate only to the items tested.



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
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QUALITY ASSURANCE REPORT

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A120175	VSU	RPD		Moisture	2026/03/23	3.1		%	20
A120394	ABS	Matrix Spike		o-Terphenyl	2026/03/24		106	%	60 - 140
				F2 (C10-C16 Hydrocarbons)	2026/03/24		100	%	60 - 140
				F3 (C16-C34 Hydrocarbons)	2026/03/24		104	%	60 - 140
				F4 (C34-C50 Hydrocarbons)	2026/03/24		102	%	60 - 140
A120394	ABS	Spiked Blank		o-Terphenyl	2026/03/24		100	%	60 - 140
				F2 (C10-C16 Hydrocarbons)	2026/03/24		94	%	80 - 120
				F3 (C16-C34 Hydrocarbons)	2026/03/24		97	%	80 - 120
				F4 (C34-C50 Hydrocarbons)	2026/03/24		95	%	80 - 120
A120394	ABS	Method Blank		o-Terphenyl	2026/03/24		94	%	60 - 140
				F2 (C10-C16 Hydrocarbons)	2026/03/24	<7.0		ug/g	
				F3 (C16-C34 Hydrocarbons)	2026/03/24	<50		ug/g	
				F4 (C34-C50 Hydrocarbons)	2026/03/24	<50		ug/g	
A120394	ABS	RPD		F2 (C10-C16 Hydrocarbons)	2026/03/24	NC		%	30
				F3 (C16-C34 Hydrocarbons)	2026/03/24	NC		%	30
				F4 (C34-C50 Hydrocarbons)	2026/03/24	NC		%	30
A120861	RAJ	Matrix Spike		D10-Anthracene	2026/03/24		96	%	50 - 130
				D14-Terphenyl (FS)	2026/03/24		88	%	50 - 130
				D8-Acenaphthylene	2026/03/24		93	%	50 - 130
				Acenaphthene	2026/03/24		102	%	50 - 130
				Acenaphthylene	2026/03/24		99	%	50 - 130
				Anthracene	2026/03/24		103	%	50 - 130
				Benzo(a)anthracene	2026/03/24		100	%	50 - 130
				Benzo(a)pyrene	2026/03/24		91	%	50 - 130
				Benzo(b/j)fluoranthene	2026/03/24		88	%	50 - 130
				Benzo(g,h,i)perylene	2026/03/24		85	%	50 - 130
				Benzo(k)fluoranthene	2026/03/24		98	%	50 - 130
				Chrysene	2026/03/24		104	%	50 - 130
				Dibenzo(a,h)anthracene	2026/03/24		95	%	50 - 130
				Fluoranthene	2026/03/24		90	%	50 - 130
				Fluorene	2026/03/24		103	%	50 - 130
				Indeno(1,2,3-cd)pyrene	2026/03/24		95	%	50 - 130
				1-Methylnaphthalene	2026/03/24		104	%	50 - 130
				2-Methylnaphthalene	2026/03/24		105	%	50 - 130
				Naphthalene	2026/03/24		91	%	50 - 130
				Phenanthrene	2026/03/24		107	%	50 - 130
				Pyrene	2026/03/24		90	%	50 - 130
A120861	RAJ	Spiked Blank		D10-Anthracene	2026/03/24		102	%	50 - 130
				D14-Terphenyl (FS)	2026/03/24		93	%	50 - 130
				D8-Acenaphthylene	2026/03/24		98	%	50 - 130
				Acenaphthene	2026/03/24		104	%	50 - 130
				Acenaphthylene	2026/03/24		108	%	50 - 130
				Anthracene	2026/03/24		107	%	50 - 130
				Benzo(a)anthracene	2026/03/24		114	%	50 - 130
				Benzo(a)pyrene	2026/03/24		106	%	50 - 130
				Benzo(b/j)fluoranthene	2026/03/24		105	%	50 - 130
				Benzo(g,h,i)perylene	2026/03/24		107	%	50 - 130
				Benzo(k)fluoranthene	2026/03/24		106	%	50 - 130
				Chrysene	2026/03/24		121	%	50 - 130
				Dibenzo(a,h)anthracene	2026/03/24		94	%	50 - 130
				Fluoranthene	2026/03/24		111	%	50 - 130
				Fluorene	2026/03/24		100	%	50 - 130
				Indeno(1,2,3-cd)pyrene	2026/03/24		110	%	50 - 130



Bureau Veritas Job #: C629142
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Terrapex Environmental Ltd
Client Project #: CO680.02
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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A120861	RAJ	Method Blank	1-Methylnaphthalene	2026/03/24		109	%	50 - 130
			2-Methylnaphthalene	2026/03/24		108	%	50 - 130
			Naphthalene	2026/03/24		97	%	50 - 130
			Phenanthrene	2026/03/24		117	%	50 - 130
			Pyrene	2026/03/24		115	%	50 - 130
			D10-Anthracene	2026/03/24		104	%	50 - 130
			D14-Terphenyl (FS)	2026/03/24		88	%	50 - 130
			D8-Acenaphthylene	2026/03/24		99	%	50 - 130
			Acenaphthene	2026/03/24	<0.0050		ug/g	
			Acenaphthylene	2026/03/24	<0.0050		ug/g	
			Anthracene	2026/03/24	<0.0050		ug/g	
			Benzo(a)anthracene	2026/03/24	<0.0050		ug/g	
			Benzo(a)pyrene	2026/03/24	<0.0050		ug/g	
			Benzo(b/j)fluoranthene	2026/03/24	<0.0050		ug/g	
			Benzo(g,h,i)perylene	2026/03/24	<0.0050		ug/g	
			Benzo(k)fluoranthene	2026/03/24	<0.0050		ug/g	
			Chrysene	2026/03/24	<0.0050		ug/g	
			Dibenzo(a,h)anthracene	2026/03/24	<0.0050		ug/g	
			Fluoranthene	2026/03/24	<0.0050		ug/g	
			Fluorene	2026/03/24	<0.0050		ug/g	
			Indeno(1,2,3-cd)pyrene	2026/03/24	<0.0050		ug/g	
			1-Methylnaphthalene	2026/03/24	<0.0050		ug/g	
			2-Methylnaphthalene	2026/03/24	<0.0050		ug/g	
			Naphthalene	2026/03/24	<0.0050		ug/g	
			Phenanthrene	2026/03/24	<0.0050		ug/g	
			Pyrene	2026/03/24	<0.0050		ug/g	
A120861	RAJ	RPD	Acenaphthene	2026/03/24	39		%	40
			Acenaphthylene	2026/03/24	6.2		%	40
			Anthracene	2026/03/24	14		%	40
			Benzo(a)anthracene	2026/03/24	5.8		%	40
			Benzo(a)pyrene	2026/03/24	5.2		%	40
			Benzo(b/j)fluoranthene	2026/03/24	2.7		%	40
			Benzo(g,h,i)perylene	2026/03/24	2.4		%	40
			Benzo(k)fluoranthene	2026/03/24	16		%	40
			Chrysene	2026/03/24	5.7		%	40
			Dibenzo(a,h)anthracene	2026/03/24	0.65		%	40
			Fluoranthene	2026/03/24	6.4		%	40
			Fluorene	2026/03/24	NC		%	40
			Indeno(1,2,3-cd)pyrene	2026/03/24	1.7		%	40
			1-Methylnaphthalene	2026/03/24	3.3		%	40
			2-Methylnaphthalene	2026/03/24	1.8		%	40
			Naphthalene	2026/03/24	1.0		%	40
			Phenanthrene	2026/03/24	15		%	40
			Pyrene	2026/03/24	3.1		%	40
A121043	VSU	RPD	Moisture	2026/03/24	0		%	20
A121261	H_W	Matrix Spike [BAZO78-03]	1,4-Difluorobenzene	2026/03/25		107	%	60 - 140
			4-Bromofluorobenzene	2026/03/25		103	%	60 - 140
			D10-o-Xylene	2026/03/25		122	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/25		97	%	60 - 140
			Benzene	2026/03/25		94	%	50 - 140
			Toluene	2026/03/25		92	%	50 - 140
			Ethylbenzene	2026/03/25		107	%	50 - 140
			o-Xylene	2026/03/25		101	%	50 - 140



Bureau Veritas Job #: C629142
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Terrapex Environmental Ltd
Client Project #: CO680.02
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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A121261	H_W	Spiked Blank	p+m-Xylene	2026/03/25		100	%	50 - 140
			F1 (C6-C10)	2026/03/25		84	%	60 - 140
			1,4-Difluorobenzene	2026/03/25		107	%	60 - 140
			4-Bromofluorobenzene	2026/03/25		100	%	60 - 140
			D10-o-Xylene	2026/03/25		119	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/25		89	%	60 - 140
			Benzene	2026/03/25		91	%	50 - 140
			Toluene	2026/03/25		96	%	50 - 140
			Ethylbenzene	2026/03/25		107	%	50 - 140
			o-Xylene	2026/03/25		103	%	50 - 140
A121261	H_W	Method Blank	p+m-Xylene	2026/03/25		102	%	50 - 140
			F1 (C6-C10)	2026/03/25		103	%	80 - 120
			1,4-Difluorobenzene	2026/03/25		101	%	60 - 140
			4-Bromofluorobenzene	2026/03/25		96	%	60 - 140
			D10-o-Xylene	2026/03/25		113	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/25		87	%	60 - 140
			Benzene	2026/03/25	<0.020		ug/g	
			Toluene	2026/03/25	<0.020		ug/g	
			Ethylbenzene	2026/03/25	<0.020		ug/g	
			o-Xylene	2026/03/25	<0.020		ug/g	
A121261	H_W	RPD [BAZO78-03]	p+m-Xylene	2026/03/25	<0.040		ug/g	
			Total Xylenes	2026/03/25	<0.040		ug/g	
			F1 (C6-C10)	2026/03/25	<10		ug/g	
			F1 (C6-C10) - BTEX	2026/03/25	<10		ug/g	
			Benzene	2026/03/25	NC		%	50
			Toluene	2026/03/25	NC		%	50
			Ethylbenzene	2026/03/25	NC		%	50
			o-Xylene	2026/03/25	NC		%	50
			p+m-Xylene	2026/03/25	NC		%	50
			Total Xylenes	2026/03/25	NC		%	50
A122034	RDU	Matrix Spike [BAZO79-02]	F1 (C6-C10)	2026/03/25	0.78		%	30
			F1 (C6-C10) - BTEX	2026/03/25	NC		%	30
			F4G-sg (Grav. Heavy Hydrocarbons)	2026/03/26		90	%	65 - 135
			F4G-sg (Grav. Heavy Hydrocarbons)	2026/03/26		102	%	65 - 135
			F4G-sg (Grav. Heavy Hydrocarbons)	2026/03/26	<100		ug/g	
			F4G-sg (Grav. Heavy Hydrocarbons)	2026/03/26	5.5		%	50
			Chromium (VI)	2026/03/26		85	%	70 - 130
			Chromium (VI)	2026/03/26		88	%	80 - 120
			Chromium (VI)	2026/03/26	<0.18		ug/g	
			Chromium (VI)	2026/03/26	NC		%	35
A122055	GYA	Matrix Spike	WAD Cyanide (Free)	2026/03/26		104	%	75 - 125
			WAD Cyanide (Free)	2026/03/26		108	%	80 - 120
			WAD Cyanide (Free)	2026/03/26	<0.01		ug/g	
			WAD Cyanide (Free)	2026/03/26	NC		%	35
A122525	IHP	Matrix Spike [BAZO79-01]	Hot Water Ext. Boron (B)	2026/03/27		94	%	75 - 125
			Hot Water Ext. Boron (B)	2026/03/27		103	%	75 - 125
			Hot Water Ext. Boron (B)	2026/03/27	<0.050		ug/g	
			Hot Water Ext. Boron (B)	2026/03/27	0.69		%	40
A122531	DT1	Matrix Spike [BAZO81-01]	Acid Extractable Antimony (Sb)	2026/03/26		96	%	75 - 125
			Acid Extractable Arsenic (As)	2026/03/26		98	%	75 - 125
			Acid Extractable Barium (Ba)	2026/03/26		NC	%	75 - 125
			Acid Extractable Beryllium (Be)	2026/03/26		96	%	75 - 125
			Acid Extractable Boron (B)	2026/03/26		92	%	75 - 125



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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A122531	DT1	Spiked Blank		Acid Extractable Cadmium (Cd)	2026/03/26		100	%	75 - 125
				Acid Extractable Chromium (Cr)	2026/03/26		96	%	75 - 125
				Acid Extractable Cobalt (Co)	2026/03/26		97	%	75 - 125
				Acid Extractable Copper (Cu)	2026/03/26		100	%	75 - 125
				Acid Extractable Lead (Pb)	2026/03/26		NC	%	75 - 125
				Acid Extractable Molybdenum (Mo)	2026/03/26		99	%	75 - 125
				Acid Extractable Nickel (Ni)	2026/03/26		103	%	75 - 125
				Acid Extractable Selenium (Se)	2026/03/26		101	%	75 - 125
				Acid Extractable Silver (Ag)	2026/03/26		103	%	75 - 125
				Acid Extractable Thallium (Tl)	2026/03/26		97	%	75 - 125
				Acid Extractable Uranium (U)	2026/03/26		101	%	75 - 125
				Acid Extractable Vanadium (V)	2026/03/26		97	%	75 - 125
				Acid Extractable Zinc (Zn)	2026/03/26		NC	%	75 - 125
				Acid Extractable Mercury (Hg)	2026/03/26		99	%	75 - 125
				Acid Extractable Antimony (Sb)	2026/03/26		100	%	80 - 120
				Acid Extractable Arsenic (As)	2026/03/26		97	%	80 - 120
				Acid Extractable Barium (Ba)	2026/03/26		97	%	80 - 120
				Acid Extractable Beryllium (Be)	2026/03/26		95	%	80 - 120
				Acid Extractable Boron (B)	2026/03/26		93	%	80 - 120
				Acid Extractable Cadmium (Cd)	2026/03/26		98	%	80 - 120
				Acid Extractable Chromium (Cr)	2026/03/26		96	%	80 - 120
				Acid Extractable Cobalt (Co)	2026/03/26		97	%	80 - 120
				Acid Extractable Copper (Cu)	2026/03/26		98	%	80 - 120
				Acid Extractable Lead (Pb)	2026/03/26		96	%	80 - 120
				Acid Extractable Molybdenum (Mo)	2026/03/26		97	%	80 - 120
				Acid Extractable Nickel (Ni)	2026/03/26		102	%	80 - 120
				Acid Extractable Selenium (Se)	2026/03/26		99	%	80 - 120
				Acid Extractable Silver (Ag)	2026/03/26		101	%	80 - 120
				Acid Extractable Thallium (Tl)	2026/03/26		98	%	80 - 120
				Acid Extractable Uranium (U)	2026/03/26		99	%	80 - 120
				Acid Extractable Vanadium (V)	2026/03/26		98	%	80 - 120
				Acid Extractable Zinc (Zn)	2026/03/26		98	%	80 - 120
				Acid Extractable Mercury (Hg)	2026/03/26		96	%	80 - 120
A122531	DT1	Method Blank		Acid Extractable Antimony (Sb)	2026/03/26	<0.20		ug/g	
				Acid Extractable Arsenic (As)	2026/03/26	<1.0		ug/g	
				Acid Extractable Barium (Ba)	2026/03/26	<0.50		ug/g	
				Acid Extractable Beryllium (Be)	2026/03/26	<0.20		ug/g	
				Acid Extractable Boron (B)	2026/03/26	<5.0		ug/g	
				Acid Extractable Cadmium (Cd)	2026/03/26	<0.10		ug/g	
				Acid Extractable Chromium (Cr)	2026/03/26	<1.0		ug/g	
				Acid Extractable Cobalt (Co)	2026/03/26	<0.10		ug/g	
				Acid Extractable Copper (Cu)	2026/03/26	<0.50		ug/g	
				Acid Extractable Lead (Pb)	2026/03/26	<1.0		ug/g	
				Acid Extractable Molybdenum (Mo)	2026/03/26	<0.50		ug/g	
				Acid Extractable Nickel (Ni)	2026/03/26	<0.50		ug/g	
				Acid Extractable Selenium (Se)	2026/03/26	<0.50		ug/g	
				Acid Extractable Silver (Ag)	2026/03/26	<0.20		ug/g	
				Acid Extractable Thallium (Tl)	2026/03/26	<0.050		ug/g	
				Acid Extractable Uranium (U)	2026/03/26	<0.050		ug/g	
				Acid Extractable Vanadium (V)	2026/03/26	<5.0		ug/g	
				Acid Extractable Zinc (Zn)	2026/03/26	<5.0		ug/g	
				Acid Extractable Mercury (Hg)	2026/03/26	<0.050		ug/g	
A122531	DT1	RPD [BAZO81-01]		Acid Extractable Antimony (Sb)	2026/03/26	20		%	30



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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Arsenic (As)	2026/03/26	3.2		%	30
			Acid Extractable Barium (Ba)	2026/03/26	4.0		%	30
			Acid Extractable Beryllium (Be)	2026/03/26	4.5		%	30
			Acid Extractable Boron (B)	2026/03/26	2.7		%	30
			Acid Extractable Cadmium (Cd)	2026/03/26	9.2		%	30
			Acid Extractable Chromium (Cr)	2026/03/26	0.15		%	30
			Acid Extractable Cobalt (Co)	2026/03/26	1.3		%	30
			Acid Extractable Copper (Cu)	2026/03/26	0.97		%	30
			Acid Extractable Lead (Pb)	2026/03/26	0.029		%	30
			Acid Extractable Molybdenum (Mo)	2026/03/26	0.19		%	30
			Acid Extractable Nickel (Ni)	2026/03/26	0.70		%	30
			Acid Extractable Selenium (Se)	2026/03/26	NC		%	30
			Acid Extractable Silver (Ag)	2026/03/26	NC		%	30
			Acid Extractable Thallium (Tl)	2026/03/26	0.73		%	30
			Acid Extractable Uranium (U)	2026/03/26	0.33		%	30
			Acid Extractable Vanadium (V)	2026/03/26	2.1		%	30
			Acid Extractable Zinc (Zn)	2026/03/26	1.4		%	30
			Acid Extractable Mercury (Hg)	2026/03/26	4.8		%	30
A123284	HH	Spiked Blank	Conductivity	2026/03/27		104	%	90 - 110
A123284	HH	Method Blank	Conductivity	2026/03/27	<0.002		mS/cm	
A123284	HH	RPD [BAZO80-01]	Conductivity	2026/03/27	1.0		%	10
A123816	HH	Spiked Blank	Available (CaCl ₂) pH	2026/03/29		100	%	97 - 103
A123816	HH	RPD	Available (CaCl ₂) pH	2026/03/29	1.1		%	N/A
A124019	SAU	Spiked Blank	Conductivity	2026/03/30		101	%	90 - 110
A124019	SAU	Method Blank	Conductivity	2026/03/30	<0.002		mS/cm	
A124019	SAU	RPD	Conductivity	2026/03/30	1.2		%	10

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



Bureau Veritas Job #: C629142
Report Date: 2026/04/15

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: AH

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in cursive script that reads "Louise A. Harding".

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

C629142
2026/03/20 14:36

Bureau Veritas
36 Antares Dr Unit 100, Nepean, Ontario Canada K2E 7W5 Tel: (613) 274-0573 Toll-free 800-563-6266 Fax: (613) 274-0574 www.bvna.com

Received in Ottawa

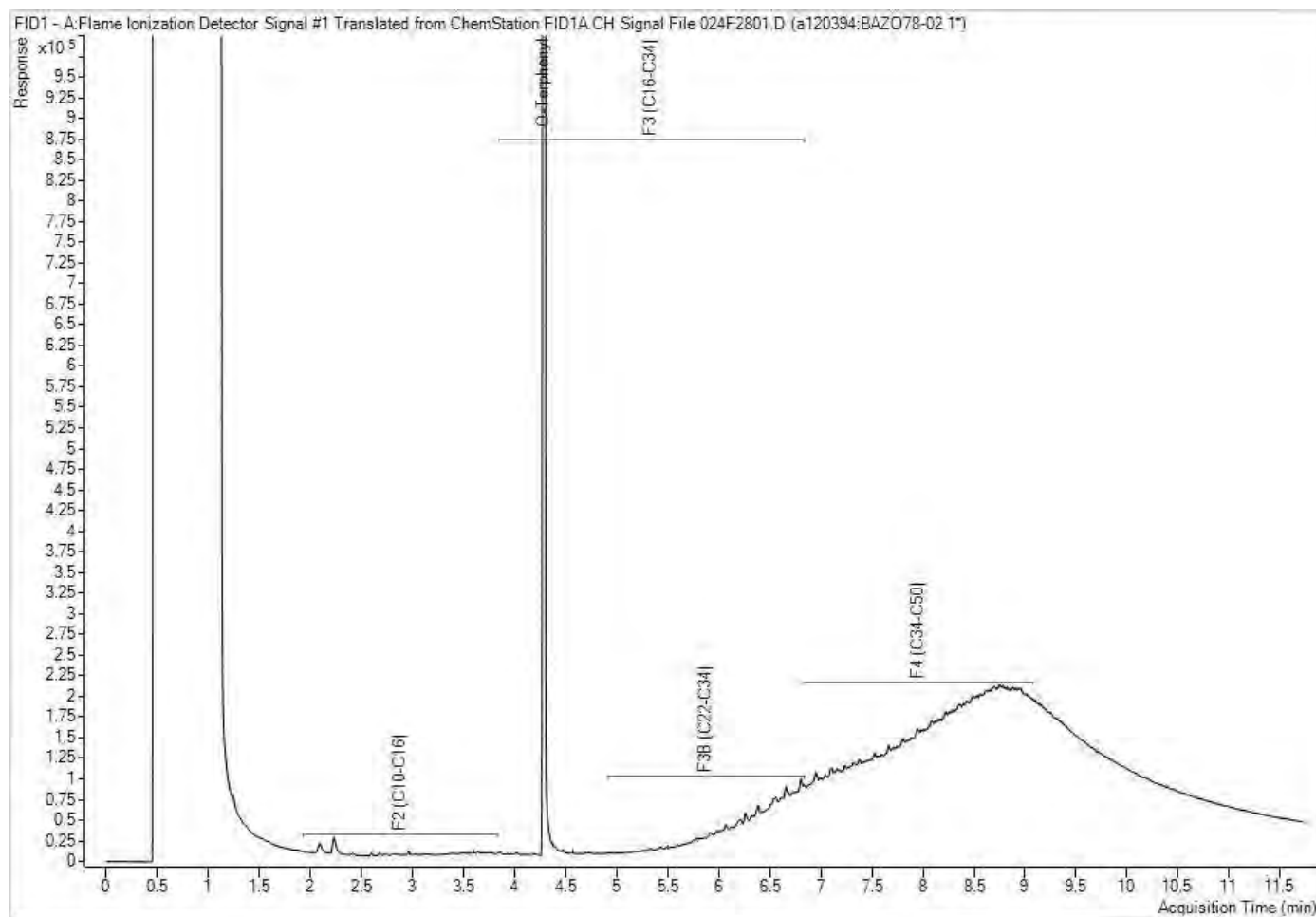
CHAIN OF CUSTODY RECORD

Page 1 of 1

Invoice To:		Report To:		PROJECT INFORMATION:		Laboratory Use Only:	
Company:	#12638 Terrapex Environmental Ltd	Company:	TPEX	Quotation #:	C45738	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:	Keith Brown	P.O. #:			
Address:	1-20 Gurdwara Rd.	Address:		Project:	CO680.02		
	Ottawa ON K2E 8B3			Project Name:	Elmwood School	COC #:	Project Manager:
Tel:	(613) 745-6471	Tel:	(613) 745-6471 Ext: 225	Site #:			Katherine Szozda
Email:	accounts.payable@terrapex.com, K.Brown@terrapex.c	Email:	k.brown@terrapex.com, EDD@terrapex.com	Sampled By:	AK		
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				ANALYSIS REQUESTED (PLEASE BE SPECIFIC):			
Regulation 153 (2011)		Other Regulations		Special Instructions		Turnaround Time (TAT) Required:	
☐ Table 1	☐ Res/Park	☐ CCME	☐ Sanitary Sewer Bylaw			Regular (Standard) TAT:	
☐ Table 2	☐ Ind/Comm	☐ Reg 558	☐ Storm Sewer Bylaw			(will be applied if Rush TAT is not spec'd)	
☐ Table 3	☐ Agr/Other	☐ MISA	☐ Municipality			Standard TAT = 5-7 Working days for most tests.	
☒ Table 7	☐ For RSC	☐ PWQO	☐ Reg 406 Table			Please note: Standard TAT for certain tests such as BOD and Dissolved Solids are > 5 days - contact your Project Manager for details.	
		☐ Other				Job Specific Rush TAT (if applies to entire submission)	
						Date Required: Time Required:	
						Push Confirmation Number: (call 800-563-6266)	
Include Criteria on Certificate of Analysis (Y/N)?				# of Bottles:			
Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle) Metals / Hg / Cr VI	Q Reg 153 PHC's BTEX/F1-F4	Comments
1	BH-204-1	19/03/2026	3:20	Soil	N	✓	4
2	BH-205-1	19/03/2026	3:25	Soil	N	✓	4
3	BH-206-1	19/03/2026	3:55	Soil	N	✓	4
4	BH-207-1	19/03/2026	1:05	Soil	N	✓	4
5	BH-208-1	19/03/2026	9:30	Soil	N	✓	4
6	BH-2000	19/03/2026	9:30	Soil	N	✓	1
7	Strip Blank	19/03/2026	-		N		2
8							
9							
10							
* Relinquished By (Print): Ali Harris		Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# Jars used and not submitted
		26/07/20	2:00	Ali Harris	2026/03/20	14:36	
				Laboratory Use Only			
Time Sensitive		Temperature (°C) on Receipt	Custody Seal	Yes	No		
		5/11/12 (ice)	Intact		✓		
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.				SAMPLER MUST BE KEPT COOL (< 10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS.			
* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.				White: Bureau Veritas Yellow: Client			
** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCs.							

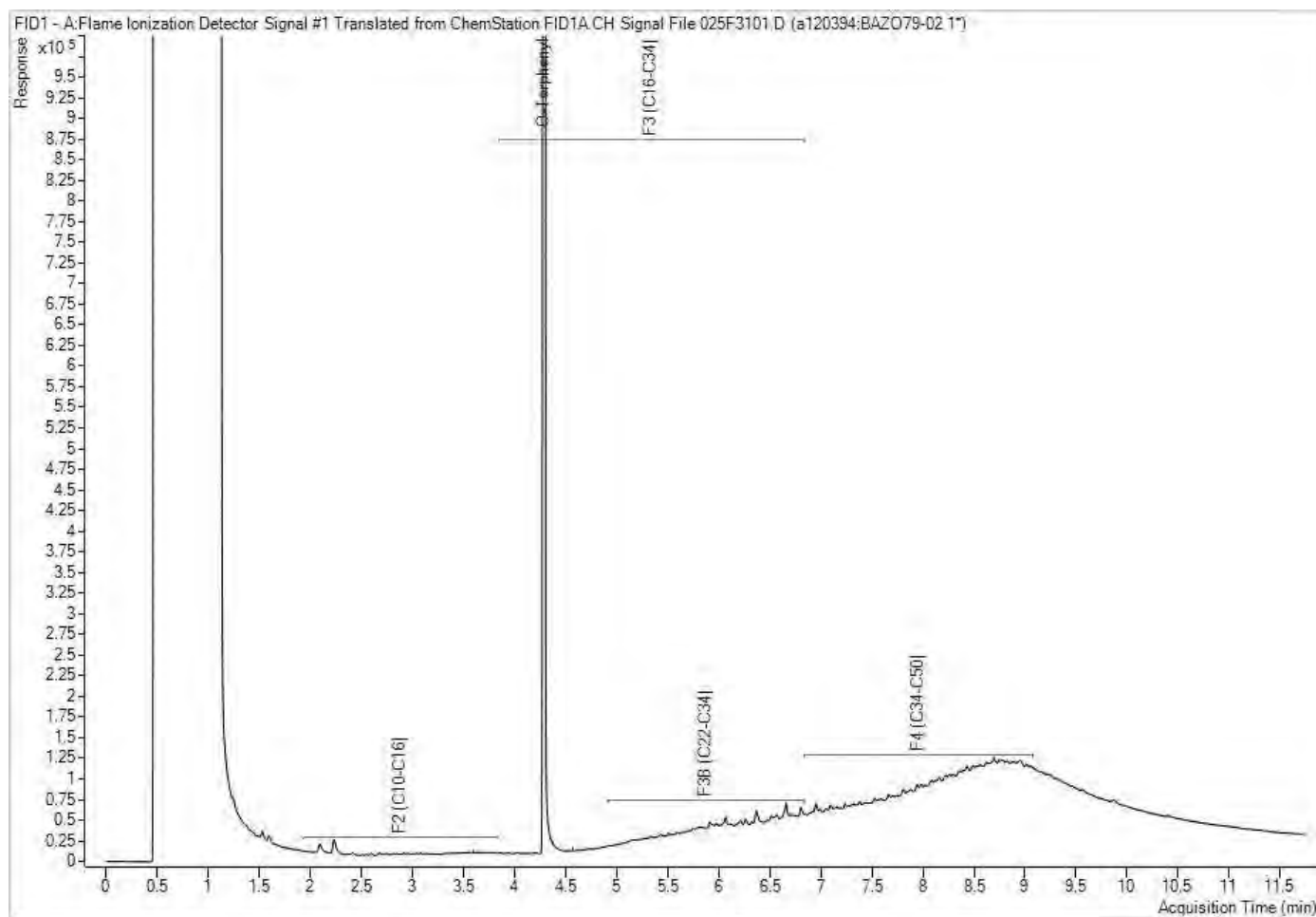
Bureau Veritas Canada (2019) Inc.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



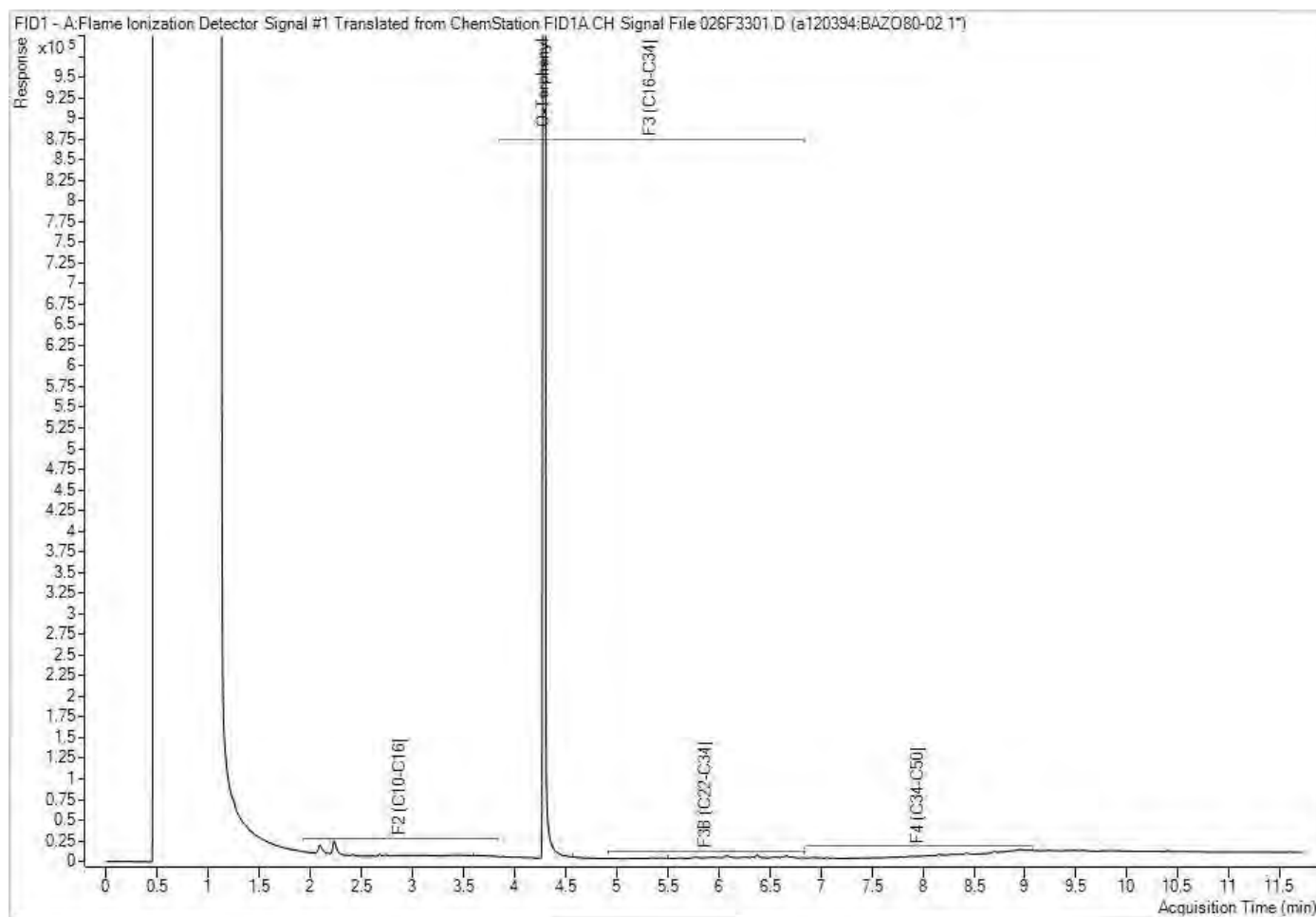
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



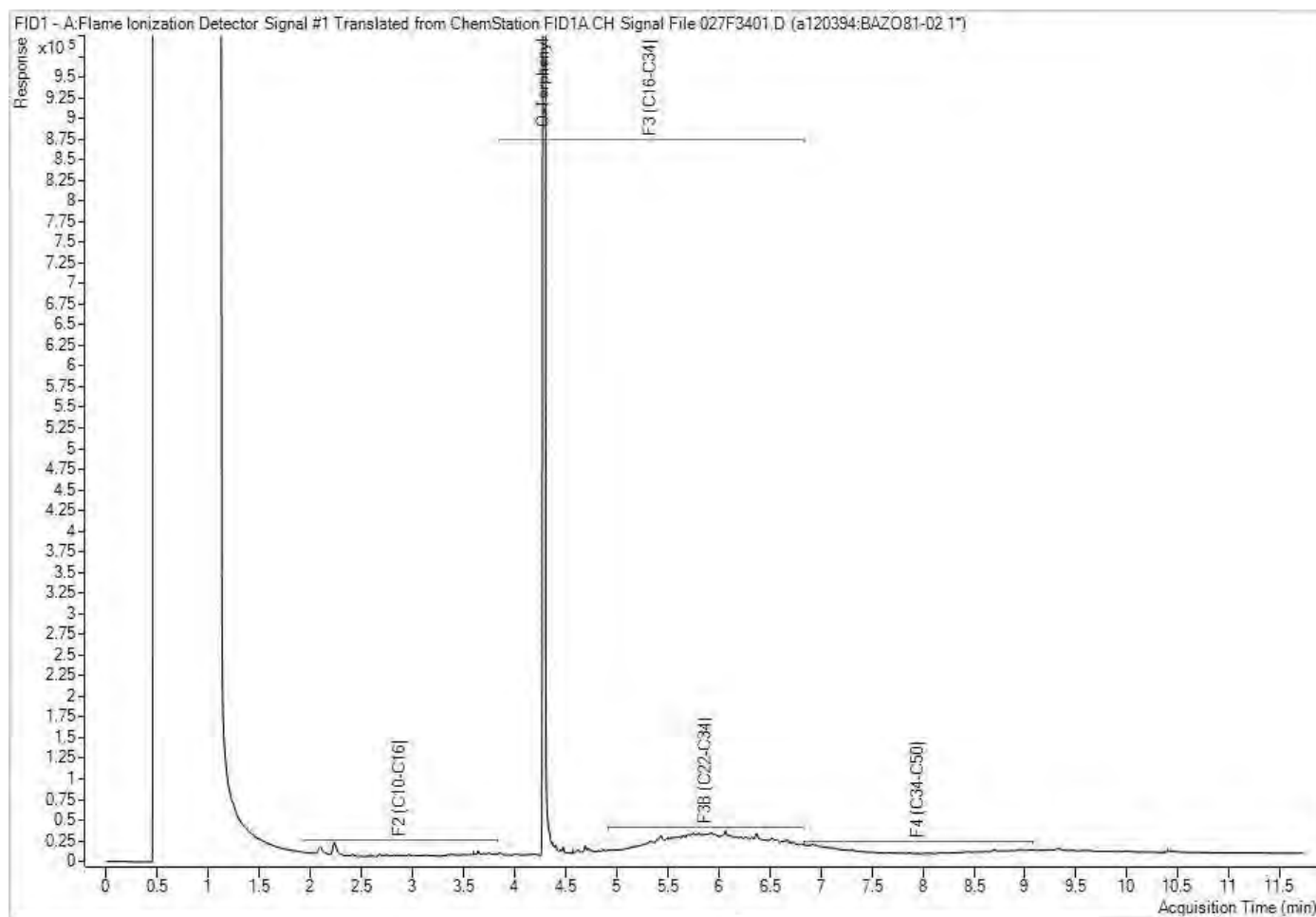
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



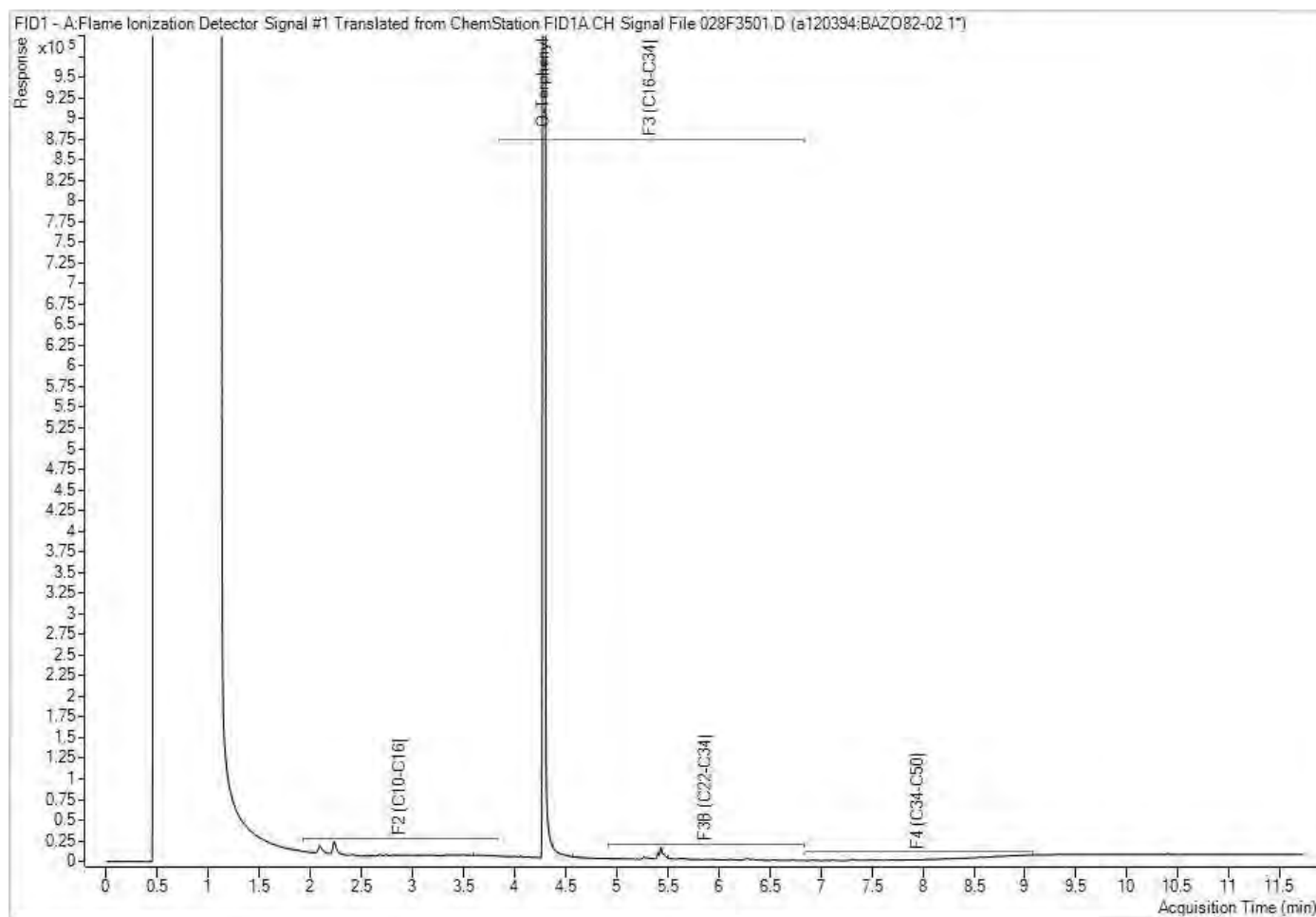
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.



Your Project #: CO680.02
 Site Location: ELMWOOD SCHOOL
 Your C.O.C. #: C#1097844-01-01

Attention: Keith Brown

Terrapex Environmental Ltd
 1-20 Gurdwara Rd.
 Ottawa, ON
 CANADA K2E 8B3

Report Date: 2026/03/30
 Report #: R8716068
 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C629759

Received: 2026/03/23, 16:25

Sample Matrix: Water
 # Samples Received: 6

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
Chloride by Automated Colourimetry (1)	3	N/A	2026/03/30	CAM SOP-00463	SM 24 4500-Cl E m
Chromium (VI) in Water (1)	3	N/A	2026/03/26	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide (1)	3	N/A	2026/03/27	CAM SOP-00457	OMOE E3015 m
Petroleum Hydro. CCME F1 & BTEX in Water (1)	5	N/A	2026/03/26	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Water (1)	1	N/A	2026/03/27	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1, 2)	4	2026/03/26	2026/03/26	CAM SOP-00316	CCME PHC-CWS m
Mercury (1)	3	2026/03/26	2026/03/26	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS (1)	3	N/A	2026/03/26	CAM SOP-00447	EPA 6020B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by Bureau Veritas Mississauga, 6740 Campobello Rd, Mississauga, ON, L5N 2L8

(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003".



Your Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Your C.O.C. #: C#1097844-01-01

Attention: Keith Brown

Terrapex Environmental Ltd
1-20 Gurdwara Rd.
Ottawa, ON
CANADA K2E 8B3

Report Date: 2026/03/30
Report #: R8716068
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C629759

Received: 2026/03/23, 16:25

Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:

Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

=====

This report has been generated and distributed using a secure automated process.

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Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

RESULTS OF ANALYSES OF WATER

Bureau Veritas ID		BBAV56		BBAV57		BBAV58		
Sampling Date		2026/03/20 14:30		2026/03/20 13:15		2026/03/20 11:00		
COC Number		C#1097844-01-01		C#1097844-01-01		C#1097844-01-01		
	UNITS	MW201	RDL	MW202	RDL	MW203	RDL	QC Batch
Inorganics								
WAD Cyanide (Free)	ug/L	<1	1	1	1	2	1	A122069
Dissolved Chloride (Cl-)	mg/L	170	3.0	46	1.0	770	12	A123186
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

ELEMENTS BY ATOMIC SPECTROSCOPY (WATER)

Bureau Veritas ID		BBAV56			BBAV56			BBAV57		
Sampling Date		2026/03/20 14:30			2026/03/20 14:30			2026/03/20 13:15		
COC Number		C#1097844-01-01			C#1097844-01-01			C#1097844-01-01		
	UNITS	MW201	RDL	QC Batch	MW201 Lab-Dup	RDL	QC Batch	MW202	RDL	QC Batch

Metals										
Chromium (VI)	ug/L	<0.50	0.50	A122736	<0.50	0.50	A122736	<0.50	0.50	A122736
Mercury (Hg)	ug/L	<0.10	0.10	A122374				<0.10	0.10	A122374
Dissolved Antimony (Sb)	ug/L	<0.50	0.50	A122101				<0.50	0.50	A122101
Dissolved Arsenic (As)	ug/L	<1.0	1.0	A122101				<1.0	1.0	A122101
Dissolved Barium (Ba)	ug/L	130	2.0	A122101				170	2.0	A122101
Dissolved Beryllium (Be)	ug/L	<0.40	0.40	A122101				<0.40	0.40	A122101
Dissolved Boron (B)	ug/L	39	10	A122101				<10	10	A122101
Dissolved Cadmium (Cd)	ug/L	<0.090	0.090	A122101				<0.090	0.090	A122101
Dissolved Chromium (Cr)	ug/L	<5.0	5.0	A122101				<5.0	5.0	A122101
Dissolved Cobalt (Co)	ug/L	25	0.50	A122101				1.1	0.50	A122101
Dissolved Copper (Cu)	ug/L	5.6	0.90	A122101				1.2	0.90	A122101
Dissolved Lead (Pb)	ug/L	<0.50	0.50	A122101				0.57	0.50	A122101
Dissolved Molybdenum (Mo)	ug/L	0.59	0.50	A122101				<0.50	0.50	A122101
Dissolved Nickel (Ni)	ug/L	3.5	1.0	A122101				<1.0	1.0	A122101
Dissolved Selenium (Se)	ug/L	<2.0	2.0	A122101				<2.0	2.0	A122101
Dissolved Silver (Ag)	ug/L	<0.090	0.090	A122101				<0.090	0.090	A122101
Dissolved Sodium (Na)	ug/L	74000	100	A122101				9600	100	A122101
Dissolved Thallium (Tl)	ug/L	0.11	0.050	A122101				<0.050	0.050	A122101
Dissolved Uranium (U)	ug/L	0.66	0.10	A122101				0.19	0.10	A122101
Dissolved Vanadium (V)	ug/L	<0.50	0.50	A122101				0.61	0.50	A122101
Dissolved Zinc (Zn)	ug/L	<5.0	5.0	A122101				<5.0	5.0	A122101

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate



ELEMENTS BY ATOMIC SPECTROSCOPY (WATER)

Bureau Veritas ID		BBAV58		
Sampling Date		2026/03/20 11:00		
COC Number		C#1097844-01-01		
	UNITS	MW203	RDL	QC Batch
Metals				
Chromium (VI)	ug/L	<0.50	0.50	A122736
Mercury (Hg)	ug/L	<0.10	0.10	A122374
Dissolved Antimony (Sb)	ug/L	<0.50	0.50	A122101
Dissolved Arsenic (As)	ug/L	<1.0	1.0	A122101
Dissolved Barium (Ba)	ug/L	260	2.0	A122101
Dissolved Beryllium (Be)	ug/L	<0.40	0.40	A122101
Dissolved Boron (B)	ug/L	19	10	A122101
Dissolved Cadmium (Cd)	ug/L	<0.090	0.090	A122101
Dissolved Chromium (Cr)	ug/L	<5.0	5.0	A122101
Dissolved Cobalt (Co)	ug/L	<0.50	0.50	A122101
Dissolved Copper (Cu)	ug/L	<0.90	0.90	A122101
Dissolved Lead (Pb)	ug/L	<0.50	0.50	A122101
Dissolved Molybdenum (Mo)	ug/L	<0.50	0.50	A122101
Dissolved Nickel (Ni)	ug/L	1.8	1.0	A122101
Dissolved Selenium (Se)	ug/L	<2.0	2.0	A122101
Dissolved Silver (Ag)	ug/L	<0.090	0.090	A122101
Dissolved Sodium (Na)	ug/L	430000	100	A122101
Dissolved Thallium (Tl)	ug/L	<0.050	0.050	A122101
Dissolved Uranium (U)	ug/L	0.89	0.10	A122101
Dissolved Vanadium (V)	ug/L	<0.50	0.50	A122101
Dissolved Zinc (Zn)	ug/L	<5.0	5.0	A122101
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BBAV56	BBAV57	BBAV58	BBAV59		
Sampling Date		2026/03/20 14:30	2026/03/20 13:15	2026/03/20 11:00	2026/03/20 11:00		
COC Number		C#1097844-01-01	C#1097844-01-01	C#1097844-01-01	C#1097844-01-01		
	UNITS	MW201	MW202	MW203	MW2003	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/L	0.47	<0.20	<0.20	<0.20	0.20	A122183
Toluene	ug/L	3.5	1.0	0.96	<0.20	0.20	A122183
Ethylbenzene	ug/L	<0.20	<0.20	<0.20	<0.20	0.20	A122183
o-Xylene	ug/L	0.31	<0.20	<0.20	<0.20	0.20	A122183
p+m-Xylene	ug/L	0.76	<0.40	<0.40	<0.40	0.40	A122183
Total Xylenes	ug/L	1.1	<0.40	<0.40	<0.40	0.40	A122183
F1 (C6-C10)	ug/L	<25	<25	<25	<25	25	A122183
F1 (C6-C10) - BTEX	ug/L	<25	<25	<25	<25	25	A122183
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/L	<90	<90	<90	<90	90	A122148
F3 (C16-C34 Hydrocarbons)	ug/L	<200	<200	<200	<200	200	A122148
F4 (C34-C50 Hydrocarbons)	ug/L	<200	<200	<200	<200	200	A122148
Reached Baseline at C50	ug/L	Yes	Yes	Yes	Yes		A122148
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	106	107	105	106		A122183
4-Bromofluorobenzene	%	94	93	94	100		A122183
D10-o-Xylene	%	98	98	97	93		A122183
D4-1,2-Dichloroethane	%	116	114	115	117		A122183
o-Terphenyl	%	98	99	97	98		A122148
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BBAV60			BBAV61		
Sampling Date		2026/03/20 15:30			2026/03/16		
COC Number		C#1097844-01-01			C#1097844-01-01		
	UNITS	TBLK-VOC/F1BTEX-26-0112	RDL	QC Batch	TSPK-VOC-26-0316	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/L	<0.20	0.20	A122183	100	0.20	A122183
Toluene	ug/L	<0.20	0.20	A122183	100	0.20	A122183
Ethylbenzene	ug/L	<0.20	0.20	A122183	94	0.20	A122183
o-Xylene	ug/L	<0.20	0.20	A122183	100	0.20	A122183
p+m-Xylene	ug/L	<0.40	0.40	A122183	97	0.40	A122183
Total Xylenes	ug/L	<0.40	0.40	A122183			
F1 (C6-C10)	ug/L	<25	25	A122183			
F1 (C6-C10) - BTEX	ug/L	<25	25	A122183			
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	106		A122183	103		A122183
4-Bromofluorobenzene	%	94		A122183	97		A122183
D10-o-Xylene	%	98		A122183	96		A122183
D4-1,2-Dichloroethane	%	113		A122183	115		A122183
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

TEST SUMMARY

Bureau Veritas ID: BBAV56
Sample ID: MW201
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chloride by Automated Colourimetry	SKAL	A123186	N/A	2026/03/30	Massarat Jan
Chromium (VI) in Water	IC	A122736	N/A	2026/03/26	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A122069	N/A	2026/03/27	Prgya Panchal
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/26	Ravinder Gaidhu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A122148	2026/03/26	2026/03/26	(Kent) Maolin Li
Mercury	CV/AA	A122374	2026/03/26	2026/03/26	Prabhdeep Kaur
Dissolved Metals by ICPMS	ICP/MS	A122101	N/A	2026/03/26	Prempal Bhatti

Bureau Veritas ID: BBAV56 Dup
Sample ID: MW201
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	A122736	N/A	2026/03/26	Furneesh Kumar

Bureau Veritas ID: BBAV57
Sample ID: MW202
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chloride by Automated Colourimetry	SKAL	A123186	N/A	2026/03/30	Massarat Jan
Chromium (VI) in Water	IC	A122736	N/A	2026/03/26	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A122069	N/A	2026/03/27	Prgya Panchal
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/26	Ravinder Gaidhu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A122148	2026/03/26	2026/03/26	(Kent) Maolin Li
Mercury	CV/AA	A122374	2026/03/26	2026/03/26	Prabhdeep Kaur
Dissolved Metals by ICPMS	ICP/MS	A122101	N/A	2026/03/26	Prempal Bhatti

Bureau Veritas ID: BBAV58
Sample ID: MW203
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chloride by Automated Colourimetry	SKAL	A123186	N/A	2026/03/30	Massarat Jan
Chromium (VI) in Water	IC	A122736	N/A	2026/03/26	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A122069	N/A	2026/03/27	Prgya Panchal
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/26	Ravinder Gaidhu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A122148	2026/03/26	2026/03/26	(Kent) Maolin Li
Mercury	CV/AA	A122374	2026/03/26	2026/03/26	Prabhdeep Kaur
Dissolved Metals by ICPMS	ICP/MS	A122101	N/A	2026/03/26	Prempal Bhatti



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

TEST SUMMARY

Bureau Veritas ID: BBAV59
Sample ID: MW2003
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/27	Ravinder Gaidhu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A122148	2026/03/26	2026/03/26	(Kent) Maolin Li

Bureau Veritas ID: BBAV60
Sample ID: TBLK-VOC/F1BTEX-26-0112
Matrix: Water

Collected: 2026/03/20
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/26	Ravinder Gaidhu

Bureau Veritas ID: BBAV61
Sample ID: TSPK-VOC-26-0316
Matrix: Water

Collected: 2026/03/16
Shipped:
Received: 2026/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	A122183	N/A	2026/03/26	Ravinder Gaidhu



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	3.7°C
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Sample BBAV61 [TSPK-VOC-26-0316] : F1/BTEX Analysis: Trip spike results are expressed as percent recovery.

Results relate only to the items tested.



Bureau Veritas Job #: C629759
Report Date: 2026/03/30

Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A122069	GYA	Matrix Spike	WAD Cyanide (Free)	2026/03/26		103	%	80 - 120
A122069	GYA	Spiked Blank	WAD Cyanide (Free)	2026/03/26		107	%	80 - 120
A122069	GYA	Method Blank	WAD Cyanide (Free)	2026/03/26	<1		ug/L	
A122069	GYA	RPD	WAD Cyanide (Free)	2026/03/26	6.7		%	20
A122101	PBA	Matrix Spike	Dissolved Antimony (Sb)	2026/03/26		119	%	80 - 120
			Dissolved Arsenic (As)	2026/03/26		107	%	80 - 120
			Dissolved Barium (Ba)	2026/03/26		NC	%	80 - 120
			Dissolved Beryllium (Be)	2026/03/26		115	%	80 - 120
			Dissolved Boron (B)	2026/03/26		113	%	80 - 120
			Dissolved Cadmium (Cd)	2026/03/26		104	%	80 - 120
			Dissolved Chromium (Cr)	2026/03/26		109	%	80 - 120
			Dissolved Cobalt (Co)	2026/03/26		107	%	80 - 120
			Dissolved Copper (Cu)	2026/03/26		117	%	80 - 120
			Dissolved Lead (Pb)	2026/03/26		95	%	80 - 120
			Dissolved Molybdenum (Mo)	2026/03/26		124 (1)	%	80 - 120
			Dissolved Nickel (Ni)	2026/03/26		98	%	80 - 120
			Dissolved Selenium (Se)	2026/03/26		100	%	80 - 120
			Dissolved Silver (Ag)	2026/03/26		93	%	80 - 120
			Dissolved Sodium (Na)	2026/03/26		NC	%	80 - 120
			Dissolved Thallium (Tl)	2026/03/26		96	%	80 - 120
			Dissolved Uranium (U)	2026/03/26		99	%	80 - 120
			Dissolved Vanadium (V)	2026/03/26		116	%	80 - 120
			Dissolved Zinc (Zn)	2026/03/26		93	%	80 - 120
A122101	PBA	Spiked Blank	Dissolved Antimony (Sb)	2026/03/26		101	%	80 - 120
			Dissolved Arsenic (As)	2026/03/26		98	%	80 - 120
			Dissolved Barium (Ba)	2026/03/26		97	%	80 - 120
			Dissolved Beryllium (Be)	2026/03/26		93	%	80 - 120
			Dissolved Boron (B)	2026/03/26		90	%	80 - 120
			Dissolved Cadmium (Cd)	2026/03/26		98	%	80 - 120
			Dissolved Chromium (Cr)	2026/03/26		96	%	80 - 120
			Dissolved Cobalt (Co)	2026/03/26		99	%	80 - 120
			Dissolved Copper (Cu)	2026/03/26		102	%	80 - 120
			Dissolved Lead (Pb)	2026/03/26		97	%	80 - 120
			Dissolved Molybdenum (Mo)	2026/03/26		101	%	80 - 120
			Dissolved Nickel (Ni)	2026/03/26		96	%	80 - 120
			Dissolved Selenium (Se)	2026/03/26		97	%	80 - 120
			Dissolved Silver (Ag)	2026/03/26		96	%	80 - 120
			Dissolved Sodium (Na)	2026/03/26		96	%	80 - 120
			Dissolved Thallium (Tl)	2026/03/26		97	%	80 - 120
			Dissolved Uranium (U)	2026/03/26		94	%	80 - 120
			Dissolved Vanadium (V)	2026/03/26		96	%	80 - 120
			Dissolved Zinc (Zn)	2026/03/26		96	%	80 - 120
A122101	PBA	Method Blank	Dissolved Antimony (Sb)	2026/03/26	<0.50		ug/L	
			Dissolved Arsenic (As)	2026/03/26	<1.0		ug/L	
			Dissolved Barium (Ba)	2026/03/26	<2.0		ug/L	
			Dissolved Beryllium (Be)	2026/03/26	<0.40		ug/L	
			Dissolved Boron (B)	2026/03/26	<10		ug/L	
			Dissolved Cadmium (Cd)	2026/03/26	<0.090		ug/L	
			Dissolved Chromium (Cr)	2026/03/26	<5.0		ug/L	
			Dissolved Cobalt (Co)	2026/03/26	<0.50		ug/L	
			Dissolved Copper (Cu)	2026/03/26	<0.90		ug/L	
			Dissolved Lead (Pb)	2026/03/26	<0.50		ug/L	
			Dissolved Molybdenum (Mo)	2026/03/26	<0.50		ug/L	



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Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A122101	PBA	RPD	Dissolved Nickel (Ni)	2026/03/26	<1.0		ug/L	
			Dissolved Selenium (Se)	2026/03/26	<2.0		ug/L	
			Dissolved Silver (Ag)	2026/03/26	<0.090		ug/L	
			Dissolved Sodium (Na)	2026/03/26	<100		ug/L	
			Dissolved Thallium (Tl)	2026/03/26	<0.050		ug/L	
			Dissolved Uranium (U)	2026/03/26	<0.10		ug/L	
			Dissolved Vanadium (V)	2026/03/26	<0.50		ug/L	
			Dissolved Zinc (Zn)	2026/03/26	<5.0		ug/L	
			Dissolved Antimony (Sb)	2026/03/26	NC		%	20
			Dissolved Arsenic (As)	2026/03/26	0.93		%	20
			Dissolved Barium (Ba)	2026/03/26	1.1		%	20
			Dissolved Beryllium (Be)	2026/03/26	NC		%	20
			Dissolved Boron (B)	2026/03/26	0.57		%	20
			Dissolved Cadmium (Cd)	2026/03/26	4.2		%	20
			Dissolved Chromium (Cr)	2026/03/26	NC		%	20
			Dissolved Cobalt (Co)	2026/03/26	1.8		%	20
			Dissolved Copper (Cu)	2026/03/26	9.2		%	20
			Dissolved Lead (Pb)	2026/03/26	NC		%	20
			Dissolved Molybdenum (Mo)	2026/03/26	0.13		%	20
			Dissolved Nickel (Ni)	2026/03/26	1.9		%	20
			Dissolved Selenium (Se)	2026/03/26	NC		%	20
			Dissolved Silver (Ag)	2026/03/26	NC		%	20
			Dissolved Sodium (Na)	2026/03/26	4.3		%	20
			Dissolved Thallium (Tl)	2026/03/26	NC		%	20
			Dissolved Uranium (U)	2026/03/26	4.6		%	20
			Dissolved Vanadium (V)	2026/03/26	0.24		%	20
			Dissolved Zinc (Zn)	2026/03/26	NC		%	20
A122148	KLI	Matrix Spike	o-Terphenyl	2026/03/26		100	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/26		94	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2026/03/26		103	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2026/03/26		98	%	60 - 140
A122148	KLI	Spiked Blank	o-Terphenyl	2026/03/26		102	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/26		94	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2026/03/26		104	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2026/03/26		96	%	60 - 140
A122148	KLI	Method Blank	o-Terphenyl	2026/03/26		101	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/26	<90		ug/L	
			F3 (C16-C34 Hydrocarbons)	2026/03/26	<200		ug/L	
			F4 (C34-C50 Hydrocarbons)	2026/03/26	<200		ug/L	
A122148	KLI	RPD	F2 (C10-C16 Hydrocarbons)	2026/03/26	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2026/03/26	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2026/03/26	NC		%	30
A122183	RGA	Matrix Spike	1,4-Difluorobenzene	2026/03/26		106	%	70 - 130
			4-Bromofluorobenzene	2026/03/26		99	%	70 - 130
			D10-o-Xylene	2026/03/26		103	%	70 - 130
			D4-1,2-Dichloroethane	2026/03/26		107	%	70 - 130
			Benzene	2026/03/26		98	%	50 - 140
			Toluene	2026/03/26		93	%	50 - 140
			Ethylbenzene	2026/03/26		109	%	50 - 140
			o-Xylene	2026/03/26		103	%	50 - 140
			p+m-Xylene	2026/03/26		99	%	50 - 140
			F1 (C6-C10)	2026/03/26		108	%	60 - 140
			1,4-Difluorobenzene	2026/03/26		104	%	70 - 130



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Terrapex Environmental Ltd
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Sampler Initials: GDJ

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A122183	RGA	Method Blank	4-Bromofluorobenzene	2026/03/26		97	%	70 - 130
			D10-o-Xylene	2026/03/26		100	%	70 - 130
			D4-1,2-Dichloroethane	2026/03/26		109	%	70 - 130
			Benzene	2026/03/26		98	%	50 - 140
			Toluene	2026/03/26		91	%	50 - 140
			Ethylbenzene	2026/03/26		105	%	50 - 140
			o-Xylene	2026/03/26		100	%	50 - 140
			p+m-Xylene	2026/03/26		97	%	50 - 140
			F1 (C6-C10)	2026/03/26		107	%	60 - 140
			1,4-Difluorobenzene	2026/03/26		108	%	70 - 130
			4-Bromofluorobenzene	2026/03/26		96	%	70 - 130
			D10-o-Xylene	2026/03/26		89	%	70 - 130
			D4-1,2-Dichloroethane	2026/03/26		111	%	70 - 130
			Benzene	2026/03/26	<0.20		ug/L	
			Toluene	2026/03/26	<0.20		ug/L	
			Ethylbenzene	2026/03/26	<0.20		ug/L	
			o-Xylene	2026/03/26	<0.20		ug/L	
			p+m-Xylene	2026/03/26	<0.40		ug/L	
			Total Xylenes	2026/03/26	<0.40		ug/L	
A122183	RGA	RPD	F1 (C6-C10)	2026/03/26	<25		ug/L	
			F1 (C6-C10) - BTEX	2026/03/26	<25		ug/L	
			Benzene	2026/03/26	NC		%	30
			Toluene	2026/03/26	NC		%	30
			Ethylbenzene	2026/03/26	NC		%	30
			o-Xylene	2026/03/26	NC		%	30
			p+m-Xylene	2026/03/26	NC		%	30
			Total Xylenes	2026/03/26	NC		%	30
			F1 (C6-C10)	2026/03/26	NC		%	30
			F1 (C6-C10) - BTEX	2026/03/26	NC		%	30
A122374	K2P	Matrix Spike	Mercury (Hg)	2026/03/26		102	%	75 - 125
A122374	K2P	Spiked Blank	Mercury (Hg)	2026/03/26		104	%	80 - 120
A122374	K2P	Method Blank	Mercury (Hg)	2026/03/26	<0.10		ug/L	
A122374	K2P	RPD	Mercury (Hg)	2026/03/26	NC		%	20
A122736	FKU	Matrix Spike [BBAV56-04]	Chromium (VI)	2026/03/26		93	%	80 - 120
A122736	FKU	Spiked Blank	Chromium (VI)	2026/03/26		101	%	80 - 120
A122736	FKU	Method Blank	Chromium (VI)	2026/03/26	<0.50		ug/L	
A122736	FKU	RPD [BBAV56-04]	Chromium (VI)	2026/03/26	NC		%	20
A123186	MJ1	Matrix Spike	Dissolved Chloride (Cl-)	2026/03/30		93	%	80 - 120
A123186	MJ1	Spiked Blank	Dissolved Chloride (Cl-)	2026/03/30		98	%	80 - 120
A123186	MJ1	Method Blank	Dissolved Chloride (Cl-)	2026/03/30	<1.0		mg/L	



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Terrapex Environmental Ltd
Client Project #: CO680.02
Site Location: ELMWOOD SCHOOL
Sampler Initials: GDJ

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC								
Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A123186	MJ1	RPD	Dissolved Chloride (Cl-)	2026/03/30	0.22		%	20
Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement. Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference. Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy. Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination. Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency. NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration) NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times \text{RDL}$). (1) Matrix Spike exceeds acceptance limits, probable matrix interference								



Bureau Veritas Job #: C629759
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Terrapex Environmental Ltd
Client Project #: CO680.02
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VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in cursive script that reads "Louise A. Harding".

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

2026/03/23 16:25

Bureau Veritas
36 Antares Dr Unit 100, Nepean, Ontario Canada K2E 7W5 Tel: (613) 274-0573 Toll-free 800-563-6266 Fax: (613) 274-0574 www.bvna.com

Received in Ottawa

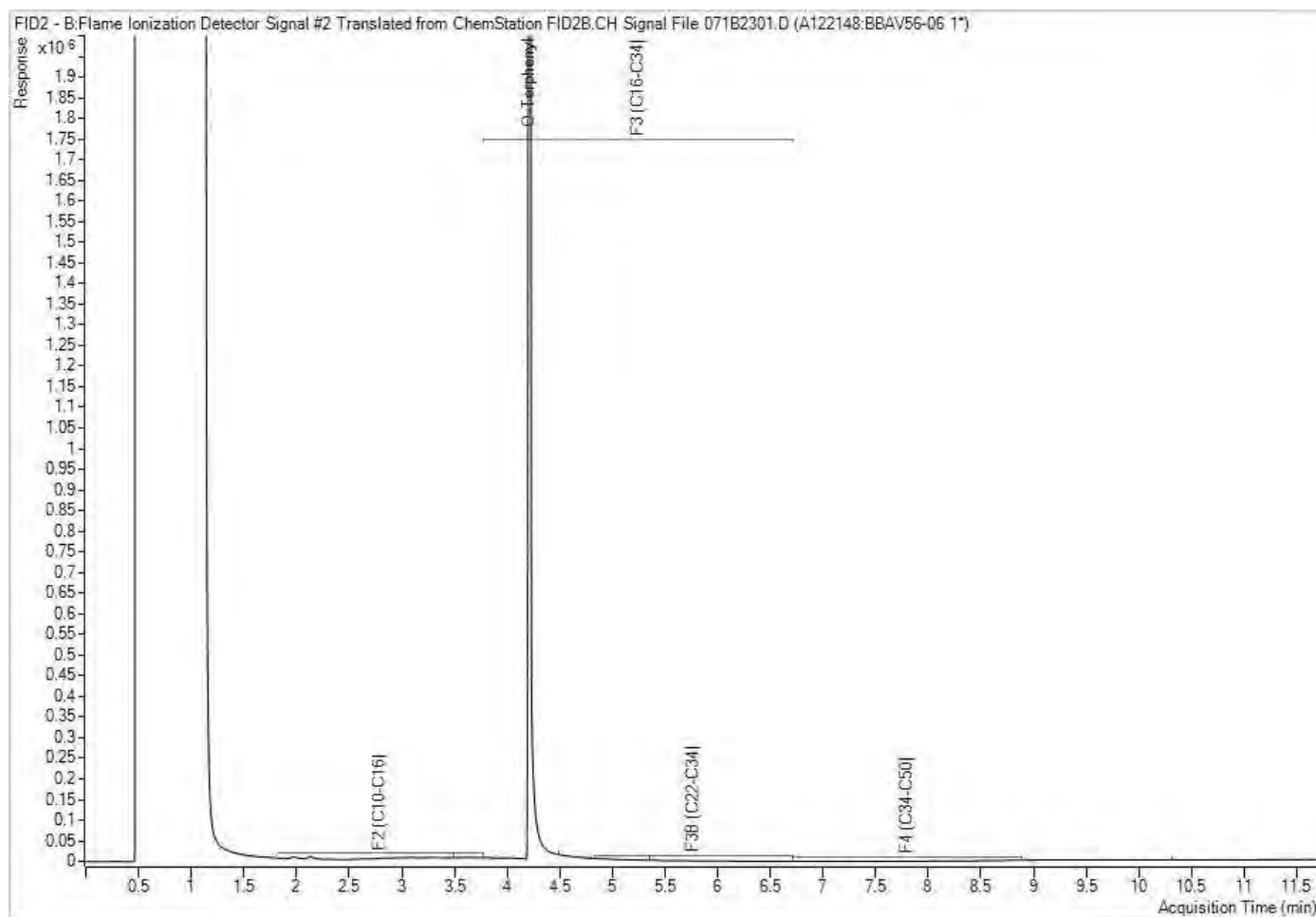
CHAIN OF CUSTODY RECORD

Page 1 of 1

BUREAU VERITAS		Report To:		PROJECT INFORMATION:		Laboratory Use Only:	
Invoice To: Company: #12638 Terrapex Environmental Ltd Attention: Accounts Payable Address: 1-20 Gurdwara Rd. Ottawa ON K2E 8B3 Tel: (613) 745-6471 Fax: (613) 745-0796 Email: accounts.payable@terrapex.com		Company: <u>Terrapex</u> Attention: <u>Keith Brown</u> Address: Tel: (613) 745-6471 Ext: 225 Fax: (613) 745-0796 Email: k.brown@terrapex.com, EDD@terrapex.com		Quotation #: C54721 P.O. #: Project: CO680.02 Project Name: <u>Elmwood School</u> Site #: Sampled By: <u>ADP</u>		Bureau Veritas Job #: Battle Order #: COC #: Project Manager: Katherine Szozda	
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				ANALYSIS REQUESTED (PLEASE BE SPECIFIC)			
Regulation 153 (2011) ☐ Table 1 ☒ Rev/Park ☐ Medium/Fine ☐ Table 2 ☐ Ind/Comm ☒ Coarse ☐ Table 3 ☐ Agri/Other ☐ For RSC ☒ Table <u>Z</u>		Other Regulations ☐ CCME ☐ Sanitary Sewer Bylaw ☐ Reg 558 ☐ Storm Sewer Bylaw ☐ MISA ☐ Sku/opacity ☐ PWDO ☐ Rug 406 Table ☐ Other		Specific Instructions Field Filtered (please circle): Metals / Hg / Cr / V BTEX / PAHs / PCBs BTEX		Turnaround Time (TAT) Required: Regular (Standard) TAT: (will be applied if Rush TAT is not specified) Standard TAT = 5-7 Working days for most tests. (Please note: Standard TAT for certain tests such as HOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.) Job Specific: Rush TAT (if applies to entire submission) Date Required: Time Required: Rush + Comments:	
Include Criteria on Certificate of Analysis? (Y/N)?		Sample (Location) Identification Date Sampled Time Sampled Matrix		# of Jars used and not submitted		Laboratory Use Only Time Sensitive: Temperature (°C) on Receipt: Custody Seal: Yes: No:	
Sample ID: <u>MW 201</u>		Date Sampled: <u>2026/03/20</u> Time Sampled: <u>14:30</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>1</u>		Laboratory Use Only: Temperature (°C) on Receipt: <u>3/4/4 (1, 1, 1)</u>	
Sample ID: <u>MW 202</u>		Date Sampled: <u>2026/03/20</u> Time Sampled: <u>13:15</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>1</u>		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>MW 203</u>		Date Sampled: <u>2026/03/20</u> Time Sampled: <u>11:00</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>1</u>		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>MW 2003</u>		Date Sampled: <u>2026/03/20</u> Time Sampled: <u>11:00</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>2</u>		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>TSBK-VOC/FIBTEX-26-031b</u>		Date Sampled: <u>2026/03/20</u> Time Sampled: <u>15:30</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>1</u>		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>TSBK-VOC-26-031b</u>		Date Sampled: <u>2026/03/16</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted: <u>1</u>		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>		Date Sampled: <u>—</u> Time Sampled: <u>—</u> Matrix: <u>GW</u>		# of Jars used and not submitted:		Laboratory Use Only: Temperature (°C) on Receipt:	
Sample ID: <u>GW</u>							

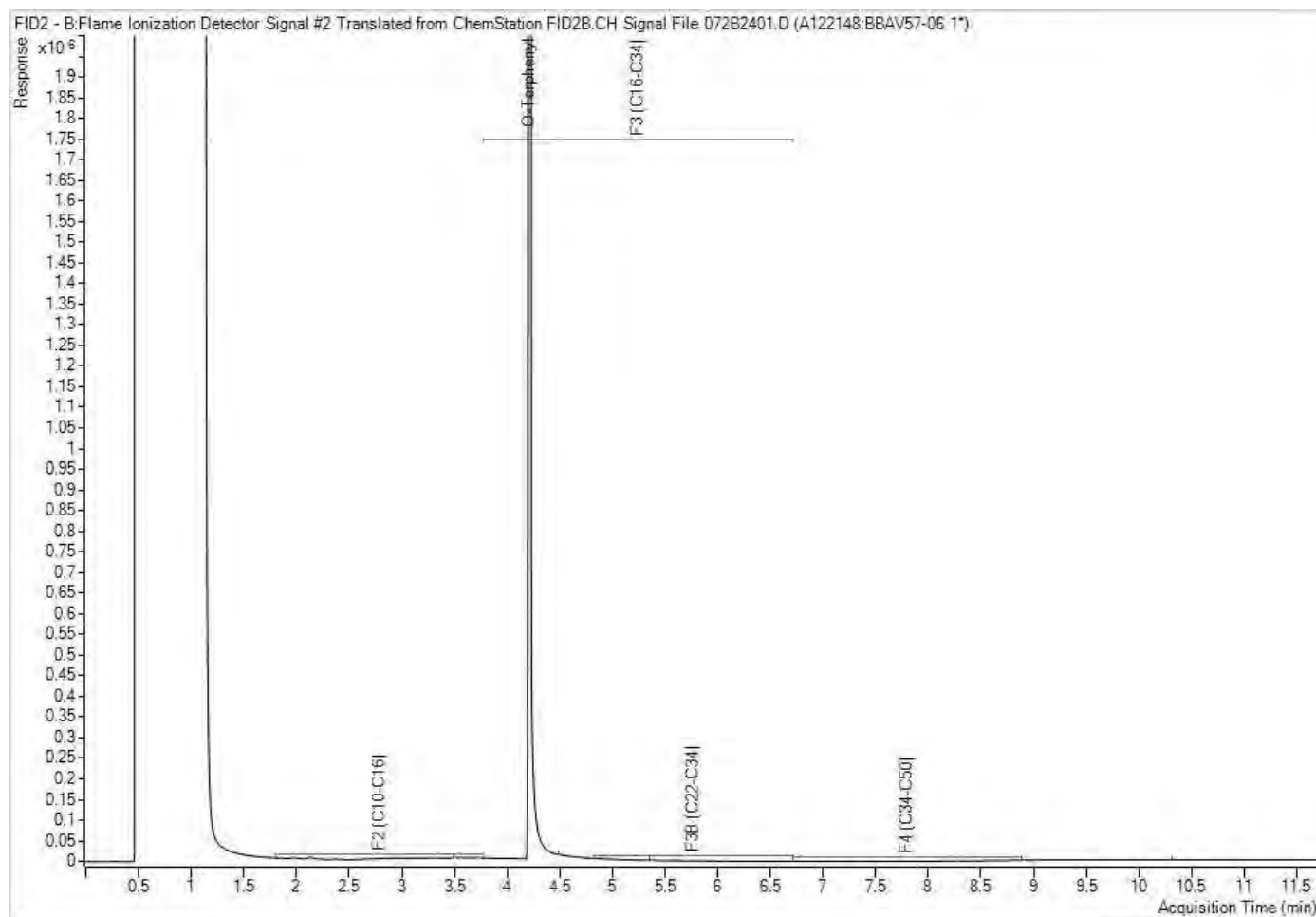
Bureau Veritas Canada (2019) Inc.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



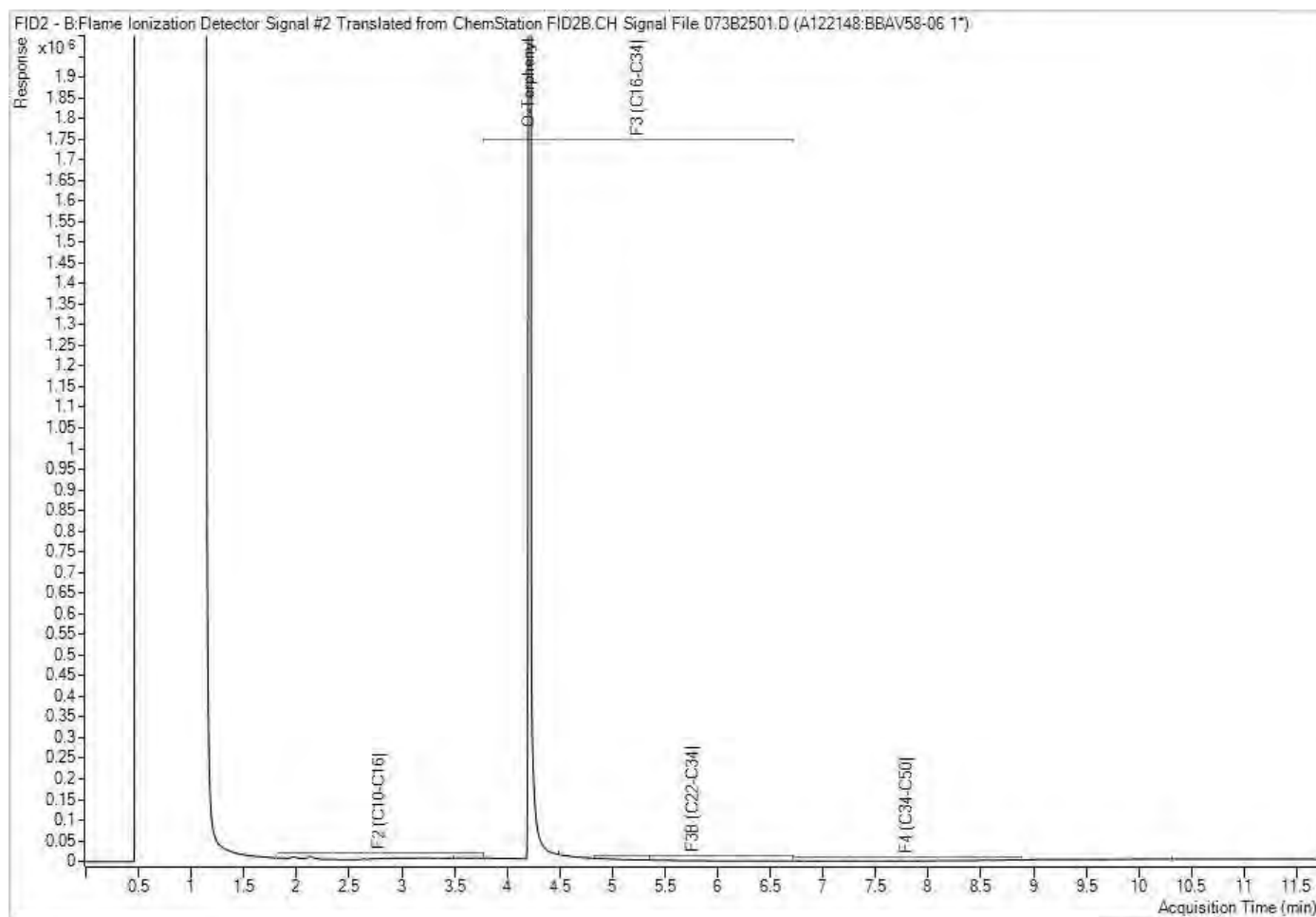
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



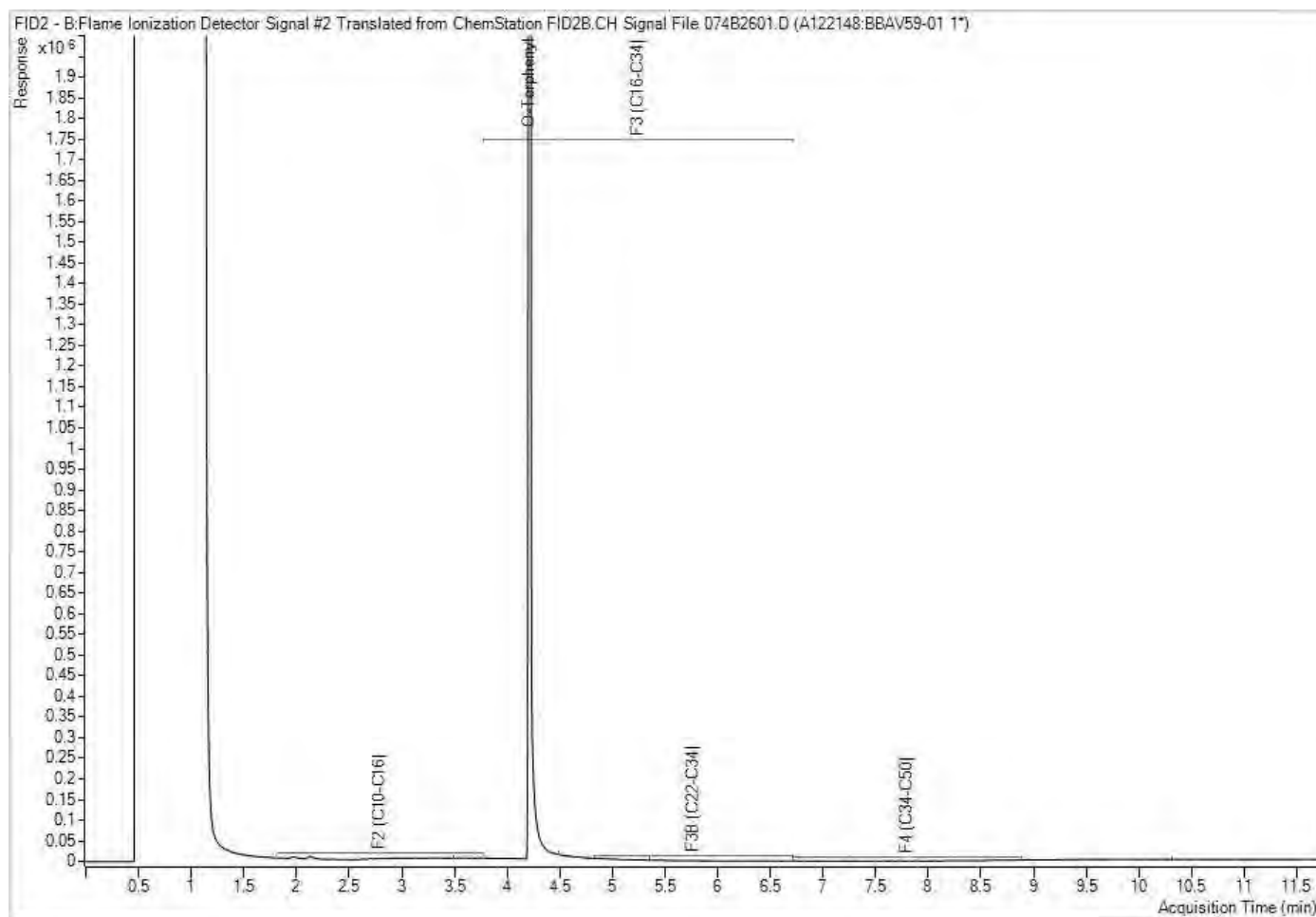
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

APPENDIX VII

GRAIN SIZE ANALYSIS

Grain size analysis has not been conducted; Site Condition Standards applicable to coarse-textured soils have been applied.

APPENDIX VII

QA/QC AND RPD CALCULATIONS

APPENDIX VII: SUMMARY OF QA/QC SAMPLES AND RPD CALCULATIONS - SOIL
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	SOIL ALERT CRITERIA				BH-213-1	BH-2000	RPD	TRIP BLANK
		FIELD DUPLICATE	BLANK	SPIKED RECOVERY					
				LOWER LIMIT	UPPER LIMIT				
Sample Type	-	-	-	-	-	PARENT	FIELD DUPLICATE	-	BLANK
Sample Depth	m bgs	-	-	-	-	0.0-0.6	0.0-0.6	-	-
Sampling Date	dd-mmm-yy	-	-	-	-	19-Mar-26	19-Mar-26	-	19-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	-	-	-	27-Mar-26	27-Mar-26	-	-
Certificate of Analysis No.	-	-	-	-	-	C629142	C629142	-	C629142
METALS									
Barium	ug/g	>30%	>RDL	<70%	>130%	190	180	5%	-
Beryllium	ug/g	>30%	>RDL	<70%	>130%	0.31	0.34	NC	-
Boron (Total)	ug/g	>30%	>RDL	<70%	>130%	6.1	6.0	NC	-
Cadmium	ug/g	>30%	>RDL	<70%	>130%	0.12	0.12	NC	-
Chromium Total	ug/g	>30%	>RDL	<70%	>130%	17	15	13%	-
Cobalt	ug/g	>30%	>RDL	<70%	>130%	5.6	5.5	2%	-
Copper	ug/g	>30%	>RDL	<70%	>130%	11	10	10%	-
Lead	ug/g	>30%	>RDL	<70%	>130%	26	29	11%	-
Molybdenum	ug/g	>30%	>RDL	<70%	>130%	0.61	0.54	NC	-
Nickel	ug/g	>30%	>RDL	<70%	>130%	12	12	0%	-
Silver	ug/g	>30%	>RDL	<70%	>130%	<0.20	<0.20	NC	-
Thallium	ug/g	>30%	>RDL	<70%	>130%	0.13	0.13	NC	-
Uranium	ug/g	>30%	>RDL	<70%	>130%	0.44	0.39	12%	-
Vanadium	ug/g	>30%	>RDL	<70%	>130%	20	19	NC	-
Zinc	ug/g	>30%	>RDL	<70%	>130%	39	36	8%	-
HYDRIDE-FORMING METALS									
Antimony	ug/g	>30%	>RDL	<70%	>130%	<0.20	<0.20	NC	-
Arsenic	ug/g	>30%	>RDL	<70%	>130%	3.0	3.2	NC	-
Selenium	ug/g	>30%	>RDL	<70%	>130%	<0.50	<0.50	NC	-
OTHER REGULATED PARAMETERS (ORPs)									
Boron (Hot Water Soluble)	ug/g	>40%	>RDL	<60%	>140%	0.088	0.091	NC	-
Cyanide (CN-)	ug/g	>35%	>RDL	<70%	>130%	<0.01	<0.01	NC	-
Chromium VI	ug/g	>35%	>RDL	<70%	>130%	<0.18	<0.18	NC	-
Mercury	ug/g	>30%	>RDL	<70%	>130%	0.11	0.098	NC	-
pH	pH	0.3	>RDL	-	-	7.85	7.83	NC	-
Electrical Conductivity	mS/cm	>10%	>RDL	-	-	0.22	0.16	32%	-
Sodium Adsorption Ratio	N/A	-	>RDL	-	-	0.23	0.25	NC	-
BENZENE, TOLUENE, ETHYBENZENE, XYLENES (BTEX)									
Benzene	ug/g	>50%	>RDL	<50%	>140%	<0.020	-	NC	<0.020
Toluene	ug/g	>50%	>RDL	<50%	>140%	<0.020	-	NC	<0.020
Ethylbenzene	ug/g	>50%	>RDL	<50%	>140%	<0.020	-	NC	<0.020
m-Xylene & p-Xylene	ug/g	>50%	>RDL	<50%	>140%	<0.040	-	NC	<0.040
o-Xylene	ug/g	>50%	>RDL	<50%	>140%	<0.020	-	NC	<0.020
Petroleum Hydrocarbons F1	ug/g	30%	>RDL	<60%	>140%	<10	-	NC	<10

- Not analyzed
m bgs meters below ground surface
RPD Relative percent difference
NC RPD not calculable due to results <5x RDL or one and/or both results are <RDL
RDL Reportable Detection Limit
Value Exceeds applicable alert criteria or recovery range

APPENDIX VII: SUMMARY OF QA/QC SAMPLES AND RPD CALCULATIONS - GROUNDWATER
261 BUENA VISTA ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	GROUNDWATER ALERT CRITERIA				MW203	MW2003	RPD	TBLK-VOC/F1BTEx-26-0112	TSPK-VOC-26-0316
		FIELD DUPLICATE	BLANK	SPIKED RECOVERY						
				LOWER LIMIT	UPPER LIMIT					
Sample Type	-	-	-	-	-	PARENT	FIELD DUPLICATE	-	BLANK	SPIKE
Screen Interval	m bgs	-	-	-	-	1.8-4.9	1.8-4.9	-	-	-
Sampling Date	dd-mmm-yy	-	-	-	-	20-Mar-26	20-Mar-26	-	20-Mar-26	16-Mar-26
Analysis Date (on or before)	dd-mmm-yy	-	-	-	-	30-Mar-26	30-Mar-26	-	-	-
Certificate of Analysis No.	-	-	-	-	-	C629759	C629759	-	C629759	C629759
BENZENE, TOLUENE, ETHYBENZENE, XYLENES (BTEx)										
Benzene	ug/L	>30%	>RDL	<50%	>140%	<0.20	<0.20	NC	<0.20	100
Toluene	ug/L	>30%	>RDL	<50%	>140%	0.96	<0.20	NC	<0.20	100
Ethylbenzene	ug/L	>30%	>RDL	<50%	>140%	<0.20	<0.20	NC	<0.20	94
m-Xylene & p-Xylene	ug/L	>30%	>RDL	<50%	>140%	<0.40	<0.40	NC	<0.40	97
o-Xylene	ug/L	>30%	>RDL	<50%	>140%	<0.20	<0.20	NC	<0.20	100
PETROLEUM HYDROCARBONS (PHCs)										
Petroleum Hydrocarbons F1	ug/L	30%	>RDL	<60%	>140%	<25	<25	NC	<25	-
Petroleum Hydrocarbons F2	ug/L	30%	>RDL	<60%	>140%	<90	<90	NC	-	-
Petroleum Hydrocarbons F3	ug/L	30%	>RDL	60%	140%	<200	<200	NC	-	-
Petroleum Hydrocarbons F4	ug/L	30%	>RDL	<60%	>140%	<200	<200	NC	-	-

- Not analyzed
m bgs meters below ground surface
RPD Relative percent difference
NC RPD not calculable due to results <5x RDL or one and/or both results are <RDL
RDL Reportable Detection Limit
Value Exceeds applicable alert criteria or recovery range

APPENDIX VIII

QUALIFICATIONS OF ASSESSORS

Education: B.Sc. (Eng) Environmental 2000 University of Guelph

Professional Associations: Association of Professional Engineers of Ontario

Safety Training: Standard First Aid and CPR
Petroleum Oriented Safety Training (POST)
Workplace Hazardous Materials Information System (WHMIS)
40-hour OSHA Training Course for Hazardous Waste Operations
General Construction Site Safety Course (CSST)

Continuing Education: Project Management Training (F&M Management Ltd.)

EXPERIENCE

2003 to Present – Terrapex Environmental Ltd., Ottawa, Ontario

Senior Project Manager

Responsible for management of Phase I/One, II/Two and III Environmental Site Assessments (ESAs), environmental monitoring programs, site remediations and designated substances surveys for various clients. Directly accountable to clients for successful completion of projects on time and on budget.

Duties and responsibilities included:

- Managing several standing offer agreements (SOAs) acting as the primary contact with selected clients and proving overall project management for projects arising from the SOAs
- Proposal and detailed cost estimate preparation
- Project management including development and implementation of environmental work plans, project scheduling and coordination, and preparation of site specific health and safety plans
- Supervision of field staff and subcontractors
- Data review and interpretation
- Preparation and submission of Record of Site Conditions (RSCs) as a Qualified Person
- Communication with clients providing updates on deliverables and budgets
- Liaison between client and regulatory authorities (when required)
- Preparation of factual environmental reports (Phase I, Phase II and Phase II ESA, DSS)
- Peer review of environmental reports
- Providing QA/QC and review of technical reports, proposals, and similar documents
- Business development
- Primary client contact for Parkland Corp. and Valero Energy Inc.

2000 to 2003 – Terrapex Environnement Ltée., Montreal, Quebec

Environmental Scientist

Duties and responsibilities included:

- Conduct Phase I Environmental Site Assessment (ESAs) site visits for commercial, industrial and residential sites, and historical research including City Directory searches, aerial photograph interpretation, Fire insurance Plans review and Freedom of Information requests
- Conduct Phase II Environmental Site Assessment (ESAs) including supervision of drilling, soil logging and sampling, installation of monitoring wells, hydrogeological assessment of groundwater movement and contaminant plumes
- Supervision of decommissioning of former petroleum retail service stations, including underground storage tank decommissioning and remedial excavations
- Monitoring of groundwater observation wells and remediation systems
- Environmental report preparation (Phase I and Phase II ESA and remediation)

SELECTED PROJECT EXPERIENCE**Phase I/One Environmental Site Assessments**

Various Clients: Completion/management of over 75 Phase I ESAs at various sites in Ontario and Quebec, including manufacturing facilities, industrial sites, commercial and residential properties and vacant lots. The Phase I ESAs were conducted in accordance with the Canadian Standards Association (CSA) Standard Z768-01 (2001, re-affirmed in 2012) including site inspection, historical research and records review, interviews and report preparation.

Various Clients: Completed/management as a Qualified Person (QC) of over twenty Phase One ESAs at various site in Ontario including commercial and industrial properties. The Phase One ESAs were conducted in accordance with the requirements of Ontario Regulation (O. Reg.) 153/04 (with amendments) under the Environmental Protection Act, *Records of Site Condition - Part XV.1 of the Act*, which included review of site information, site inspections, interviews, identifying Potentially Contaminating Activities (PCAs), Areas of Potential Concern (APECs), and Contaminants of Concern (COCs), as well as developing a written and visual Phase One Conceptual Site Model (CSM) for the site and surrounding area.

Phase II/Two Environmental Site Assessments

Various Clients: Supervision/management of over 200 Phase II ESAs at various sites in Ontario and Quebec. The Phase II ESAs typically include supervision of drilling, collection of split-spoon soil samples, logging of soil characteristics and installation of monitoring wells and subsequent groundwater sampling in order to collect soil and groundwater data for the site.

Various Clients: Completed/management as a Qualified Person (QC) of Phase Two ESAs at various site in Ontario including commercial and industrial properties. The Phase Two ESAs were conducted in accordance with the requirements of Ontario Regulation (O. Reg.) 153/04 (with amendments) under the Environmental Protection Act, *Records of Site Condition - Part XV.1 of the Act*, which included assessing all Areas of Potential Concern (APECs) for the identified Contaminants of Concern (COCs), as well as developing a written and visual Phase Two Conceptual Site Model (CSM) for the site and surrounding area.

Private Client: Completed extensive test pitting program to delineate observed surface petroleum hydrocarbon staining from an unknown source. Based on the finding of the assessment, the source of the observed hydrocarbon impacts in the soil was linked to an off-site source.

Various Clients: Collection of soil data using manual borehole techniques due to limited access. Soil was logged in the field to determine composition and soil sampling was conducted to assess level of contamination, in accordance with applicable provincial guidelines.

Private Client: Conducted a due diligence drilling program to collect soil and groundwater information in order to complete an environmental and geotechnical assessment for a proposed restaurant on a vacant property.

Private Client: Managed the completion of the Phase II ESA in a remote fly-in community in northern Ontario. The assessment included the advancement of boreholes using portable drilling equipment and the installation of monitoring wells to assess the groundwater quality. The project also included liaison with the local community, coordination of materials and supplies and preparation of a recommendations letter outlining remedial options.

Private Client: Managed the completion of a Phase II ESA in order to delineate previously identified soil and groundwater impacts on adjacent commercial and residential properties. The work program was developed to address data gaps following the review of previous assessment and remediation reports. Based on the results of the Phase II ESA, Terrapex reviewed remedial options to reduce the risk to downgradient residences. The preferred remedial option was subsequently implemented.

Private Client: Managed the completion of a multi-stage Phase II ESA in order to delineate a plume of volatile organic compounds (VOCs) in bedrock related to a former dry cleaner operation in order to develop risk management options for the client.

Petroleum Client: Managed and was the Qualified Person for the completion of a multi-stage Phase Two ESA as part of the proposed development of a bulk fuel. Mr. Brown reviewed the previously completed Phase One ESA to identify

any data gaps, developed the sampling and analysis plan to assess all the areas of potential environmental concern (APECs) for the identified contaminants of concern (COCs), directed the assessment work, reviewed the analytical results, developed the conceptual site model (CSM) and had overall responsibility for the Phase Two ESA in accordance with the requirements of O. Reg. 153/04.

Soil Vapour/Air Sampling

Private Client: Conducted air sampling at an operating drive-thru restaurant in order to assess potential risk to employees from identified sub-surface soil and groundwater contamination at the site. The project included sampling of the indoor air quality and from outdoor background locations for comparison to appropriate Occupational Health and Safety exposure limits.

Private Client: Conducted an air sampling program at an office building to assess the potential risk to employees following the replacement of carpet at the site. The project included sampling of the air quality and background locations for comparison to appropriate Occupational Health and Safety exposure limits.

Commercial Client: Conducted sub-slab vapour sampling to assess the potential risks of vapour intrusion into the retail store based on previously identified groundwater impacted with volatile organic compounds (VOCs) underneath the building. The project included discussing the work plan with the store operator to review the proposed work. Following initial screening, three probes were installed. Two round of sampling was conducted to assess seasonal/temporal variability).

Site Remediation

Private Client: Conducted confirmatory soil and drinking water samples at a residential property following the remediation of impacted soil the result of a heating oil spill/leak from an above-ground storage tank at a residence. The work included supervision of subcontractors, collection of confirmatory soil and drinking water samples, and preparation of a report providing the findings of the remediation.

Petroleum Client: Conducted on-going groundwater monitoring and sampling program as part of a Contaminant Management Plan (CMP) at an operating service station with groundwater impacted with hydrocarbon and VOCs in order to assess groundwater conditions. Injected a biostimulant (CleanEarth™) under a Certificate of Approval (C of A) from the Ministry of the Environment (MOE, now MECP) to enhance the groundwater remediation.

Petroleum Client: Performed a pilot testing at a site in order to determine the feasibility of using bioventing in conjunction with enhanced biodegradation to clean up gasoline impacted soils from underneath of a building. The pilot testing involved assessing airflow through the soil in order to determine the potential area of influence for a bioventing system.

Petroleum Client: Based on the findings of a Phase II ESA conducted by Terrapex that included both on- and off-site investigation, preparation and implementation of a CMP for the Technical Standards and Safety Authority (TSSA). The CMP involved long term groundwater monitoring and sampling to assess the effectiveness of natural attenuation at addressing groundwater impacts identified at the site. The project involves preparation of an annual report to the TSSA providing the results of the CMP and recommendation for further study.

Petroleum Client: Supervision of the remediation of impacted soil from a surface diesel fuel spill at an operation gasoline service station. The work program included the review of the incident and initial response to identify likely receptors. Remediation involved manual excavation of impacted surface soil and conducting confirmatory soil sampling to confirm that all contaminated soil had been removed.

Petroleum Client: Supervised the installation of a soil bioventing remediation system at an active bulk plant in order to remediate soil impacted with heating oil.

Petroleum Client: Supervised the remediation of impacted soil from a former gasoline service station. The project involved excavation and off-site disposal of over 4,000 tonnes of contaminated soil and the support of a corner of a building to allow for the removal of impacted soils from underneath the building.

Petroleum Client: Preparation and implementation of a CMP and C of A from the MOE to remediate off-site groundwater impact using enhanced bioremediation with Oxygen Release Compound™ (ORC™). As part of the CMP, conducted ongoing groundwater monitoring and sampling to assess the effectiveness of the groundwater remediation.

Petroleum Client: Installed and monitored a soil vapour extraction system with associated biofilter and activated carbon designed to remediate soil impacted with gasoline. Installation involved connecting the various injection and extraction wells to the blowers and assembling the biofilter. Responsible for on-going monitoring of the system and troubleshooting when required.

Petroleum Client: Preparation and implementation of a CMP using Terrapex's Mobile C of A from the MOE to remediate on- and off-site groundwater impact using Regenox™. As part of the CMP, conducted ongoing groundwater monitoring and sampling to assess the effectiveness of the groundwater remediation.

Petroleum Client: Supervised the remediation of impacted soil from a former gasoline service station. The project involved excavation and off-site disposal of approximately 950 tonnes of contaminated soil and subsequent soil and groundwater sampling. Following the completion of the remediation, a Record of Site Condition was submitted and accepted by the MOE.

Private Client: Following assessment work conducted by Terrapex, supervised the remediation of PAH-impacted soil from a former rail yard. The remediation included the excavation of approximately 384.50 tonnes of contaminated soil and subsequent confirmatory soil sampling. Following the completion of the remediation, a Record of Site Condition was submitted and accepted by the MOE.

Petroleum Client: Conducted on-going groundwater monitoring and sampling program as part of a Contaminant Management Plan (CMP) at an operating service station with groundwater impacted with hydrocarbon in order to assess groundwater conditions. Injected a biostimulant (Regenox™) with direct injection with a Geoprobe rig under a Certificate of Approval (C of A) from the Ministry of the Environment (MOE) to enhance the groundwater remediation.

Commercial Client: Supervised the remediation of impacted soil from a former gasoline service station/automotive service centre. The project involved excavation and off-site disposal of over 7000 tonnes of contaminated soil.

Private Client: Conducted necessary excavation around the perimeter of two adjacent residences to expose the foundation and to allow for removal of a waterproofing membrane previously applied by others that was linked to chemical odours in the residences. It was further determined that the waterproofing product had been diluted with a xylene-based solvent. The former waterproofing membrane was removed and necessary remediation was conducted, including excavation beneath the footing of one of the residences to excavate contaminated soil. In total 412.12 tonnes of soil and 3,620 L of water was pumped from the excavation as part of the remediation. Terrapex also assist with monitoring vapour concentrations inside the residences over the course of the project (indoor air sampling was conducted by another consultant).

Records of Site Condition

Records of Site Condition: A total of four Records of Site Condition prepared, submitted to and acknowledged by the MOEE, MOE, MOECC, or MECP since 2008 for various clients.

Designated Substances Survey

Various Clients: Supervision/management of over 20 Designated Substances Survey (DSS) at various sites in Ontario and Quebec. The DSSs typically include site inspection and sampling of various building materials suspected of containing asbestos, lead, mercury and/or other designated substances and preparation of a report providing the results in comparison to the appropriate regulations.

Petroleum Client: Conducted a Designated Substance Survey on a building to be demolished. The assessment included the sampling of various building material, logging of samples, comparison of the results to the appropriate regulations and report preparation. Based on the findings of the DSS, Terrapex prepared specifications for contractors in terms of the abatement required to address the identified asbestos and lead during the building demolitions.

Private Client: Conducted a Designated Substance Survey on a building under renovation following a Stop Work Order issued by the Ministry of Labour (MOL). The assessment included the sampling of various building material, logging of samples, comparison of the results to the appropriate regulations and report preparation. Terrapex also conducted liaison with the contractor following the completion of the DSS to inform them of the findings to outline abatement work required in order to lift the MOL Order.

Site Decommissioning

Various Clients: Supervision/management of the decommissioning of five bulk fuel depots at various sites in Ontario. The projects involved the supervision of the removal of the petroleum installations, collection of confirmatory soil sampling and subsequent remediation where required, and preparation of reports documenting the findings. Reports were submitted to appropriate regulatory authorities for the site closure.

Petroleum Client: Managed the removal of underground hoists from an automotive service garage. Evaluation of environmental quality of soil from the excavation following the removal of the hoists.

Petroleum Client: Managed the removal of equipment including underground hoists, oil-water separator and aboveground storage tanks during the decommissioning of an automotive service garage. The environmental quality of soil from the excavations were assessed following the removal of the equipment.

Environmental Management

Petroleum Client: Completed the application for a Permit to Take Water to dewater an excavation during construction. The application process included preparation of supporting documentation required for the PTTW. Designed and supervised a monitoring program during construction to ensure that the terms of the PTTW were upheld and there were no adverse effects on the natural environment and included liaison with the local municipality.

Petroleum Client: Responsible for the on-going management of environmental requirements at an operating bulk fuel depot. The work involves regular water sampling to ensure compliance with regulatory requirements and emergency response in the event of a spill or leak. As part of the services provided, Terrapex has prepared a spill response protocol to be used by the Terminal staff and the preparation of an application for a Permit to Take Water.

Private Client: Prepared in implemented a compliance program to assist a client in meeting the effluent discharge criteria of a municipal sewer use by-law. The compliance program included ongoing monitoring and sampling, data review and interpretation, liaison with the municipality, and development of best practices.

Peer Review

Private Client: Conducted a third party review of other consultants' work as part of a groundwater remediation by pump and treat. The scope of the peer review included the review of work-plans, reports, and field data in order to provide recommendations on the effectiveness of the remediation.

APPENDIX XI

RESIDUE MANAGEMENT



DAYLIGHTING™
613-831-9763

BILL OF LADING-OTTAWA

56559

Date: May 17/20 Time in: 10:00am Time out: 10:30am Job #: _____
Address: 261 Buena Vista RD Truck #/ Area: 41 PO #: _____
Customer: Terrapex
Dumped at: ☐ 2355 McGee Side Road ☒ Other Tomlinson

DESCRIPTION OF WORK

Soil Drum

TYPE OF MATERIAL: Non Regulated Waste ☐ Liquid ☐ Sludge ☐ Both ☐
Sand ☐ Soil ☒ UFill ☐ Granular ☐ Smell / Foul Odor ☐ Organics ☐

DISCOLOURATION OF MATERIAL ☐ SUSPECTED CONTAMINATION: Yes ☐ No ☐ (If yes, contact your area manager)

If Yes: _____

Other: _____

Estimate Volume: 1 Drum

[Signature]
Driver's Signature

Seamus Colley
Print Name

[Signature]
Customer's Signature

Guarneri Bob - 204
Print Name

WHITE - BADGER OFFICE COPY

YELLOW - RECEIVER SITE COPY

PINK - CLIENT COPY