



Phase Two Environmental Site Assessment - 1675 and 1695 Bayly Street, Pickering, Ontario

September 25, 2025

Prepared for:
Kirby Structures

Cambium Reference: 22852-001

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1.0 Executive Summary

Kirby Structures ("Client") retained Cambium Inc. (Cambium) to complete a Phase Two Environmental Site Assessment (ESA) at 1675 and 1695 Bayly Street in Pickering, Ontario ('Site' or 'Phase Two Property'). The Phase Two ESA will be used to support a Site Plan Application (SPA) application in Durham Region, and was completed consistent with Ontario Regulation (O.Reg.) 153/04.

The roughly 1.14 ha Site is on the south side of Bayly Street and extends to the west side of Brock Road. The Site is currently used for commercial purposes as a car dealership with associated repair shop and parking lot. The first developed land use at the Site at 1695 Bayly Street was for commercial purposes as a retail fuel outlet (RFO) around 1980, and the first developed use at the Site at 1675 Bayly Street was for commercial purposes as an automotive dealership in 2007. The SPA is in support of a building extension on the existing site building and parking lot re-paving.

The Phase One ESA identified 37 potentially contaminating activities (PCAs), 5 on-site and 32 off-site, within the phase one study area. The on-site PCAs and three off-site PCAs contributed to areas of potential environmental concern (APECs) at the Site. The related contaminants of potential concern (COPCs) were volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, xylenes (BTEX), petroleum hydrocarbons fractions F1 to F4 (PHCs), polycyclic aromatic hydrocarbons (PAHs), metals and hydride-forming metals, and other regulated parameters (ORPs) including mercury (Hg), hexavalent chromium (CrVI), cyanide (CN-), hot water soluble boron (B-HWS), electrical conductivity (EC), and sodium adsorption ratio (SAR). Potentially contaminated media were soil and groundwater.

A Phase Two ESA work program was developed to investigate COPCs in soil and groundwater. The Phase Two ESA included four boreholes, three of which were instrumented with groundwater monitoring wells.

Concentrations of COPCs met the Table 2 Site Condition Standards (SCS) in the analyzed soil and groundwater samples with the exception of minor exceedances of PHC F1 in soil from 2.3 to 2.9 mbgs in BH103-25 and BH110-25.



Based on a risk-based evaluation of the minor PHC F1 impacts in soil, it is Cambium's opinion that no unacceptable risks to human health or the environment are present, provided the property continues to be used for commercial purposes.



2.0 Introduction

The Client retained Cambium to complete a Phase Two ESA at 1675 and 1695 Bayly Street in Pickering, Ontario. The Phase Two ESA was completed to meet the requirements of Ontario Regulation (O.Reg.) 153/04 and will be used to support a SPA application in Durham Region for a building extension and parking lot re-paving. No record of site condition (RSC) is anticipated to be filed.

2.1 Site Description

The Site is on the southwest corner of the intersection at Bayly Street and Brock Road in Pickering, Ontario. The municipal addresses are 1675 and 1695 Bayly Street. Site information and property owner information are summarized below.

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

Site Identification Information

Municipal Address	1675 Bayly Street, Pickering, Ontario 1695 Bayly Street, Pickering, Ontario
Historical Land Use	Commercial
Current Land Use	Commercial
Future Land Use	Commercial
PINs	26327-0127 (LT) and 26327-0087 (LT)
Universal Transverse Mercator Coordinates*	Zone 17T 655297 m E, 4855053 m N
Legal Description	Part 2, Plan 40R-24339 Part of Lot 19, Range 3 Broken Front Concession
Site Area	≈1.14 ha (2.8 acres)

* The Universal Transverse Mercator measurements were obtained from Google Earth Pro.



2.2 Property Ownership

Property Owner	Contact Information
Bessada Kia 1675 Bayly St, Pickering, ON L1W 2Z1	Dave Shaw Kirby Structures Phone: 905 259-4706 Email: daves@kirbystructures.com

2.3 Current and Proposed Future Uses

The Phase Two Property is currently used for commercial purposes as a car dealership with associated repair shop. The Client intends to add building extensions on the west and east sides of the existing structure, and re-pave the east portion of the Site for a parking lot.

2.4 Applicable Site Condition Standards

The *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (MOE, 2011) were used to determine the applicable SCS for the Site. The following site characteristics were considered when choosing which standards should be applied:

- The proposed future use of the Site is commercial use.
- The area being investigated is not within 30 m of a water body as defined in O.Reg. 153/04. As such, Section 43.1 of O.Reg. 153/04 does not apply to the Site.
- For a property to be considered non-potable groundwater, all properties within 250 m of the property must be supplied by a municipal drinking water system that does not obtain its water from a groundwater source. The property and surrounding area are municipally serviced for drinking water; however, as the Site is within the Durham Region, potable standards have been applied as the application of non-potable standards requires approval from the Region.
- The property is not 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.



- The stratigraphy consisted of clayey silt with some sand underlain by weathered shale bedrock. Top of bedrock was encountered at depths ranging from 7.16 to 7.67 m below ground surface (mbgs). Based on field observations and grain size analysis, SCS for fine/medium-grained soil were considered appropriate.
- The average depth to groundwater was less than 3 mbgs; therefore, the SCS for shallow soil were considered applicable to account for potential decreased biodegradation and groundwater dilution and increased vapour to indoor air migration.
- No area of natural significance, as defined in Section 1 of O.Reg. 153/04, is in whole or in part within the Phase Two study area. On-site soil pH was within the acceptable ranges for surface (≤ 1.5 mbgs) and sub-surface (> 1.5 mbgs) soil. As such, the Site is not environmentally sensitive as per Section 41 of O.Reg. 153/04.

Based on the above information, the applicable SCS for the Site were the Table 2 Full Depth Generic SCS in a Potable Ground Water Condition. Due to the shallow groundwater depth at the Site (less than 3 mbgs), soil and groundwater results were also compared to Table 6 Generic SCS for Shallow Soils in a Potable Ground Water Condition. Commercial property use and fine/medium soil texture were selected to determine concentration exceedances for the analyzed parameters.

2.5 General Objectives

The general objectives of the Phase Two ESA were to determine the location and concentration of contaminants in the soil or water on, in or under the Phase Two Property; and subsequently determine if the SCS for contaminants on, in or under the Phase Two Property were met. These objectives were achieved by developing an understanding of the geological and hydrogeological conditions at the Phase Two Property and conducting field investigations for the identified COPCs. The Phase Two ESA included a soil and groundwater investigation.



3.0 Background Information

3.1 Physical Setting

The Site is generally flat with a slight slope down to towards the south. Regionally, the topography decreases to the southwest.

The Site is within the Iroquois Plain physiographic region (Chapman & Putnam, 1984), characterized by clay plains. In the general area, the overburden is fine-textured glaciolacustrine deposits of silt and clay with minor sand and gravel (OGS, 2010). The soils overlie Blue Mountain formation shale with minor limestone (OGS, 2011).

The closest water body to the Site is an unnamed wetland about 460 m northeast of the Site. Lake Ontario is about 2.3 km southwest of the Site. Based on the calculated groundwater flow direction collected on July 12, 2018 during a previous Phase Two ESA for 1675 Bayly Street (Terrapex, 2019), the groundwater flow direction is southeast. No areas of natural significance, as defined in Section 1 of O.Reg. 153/04, were identified in whole or in part within the Phase One study area (MNRF, 2025).

The phase one study area is municipally serviced for drinking water. No drinking water wells were observed on the Site and no records of drinking water wells at the Site were identified by the records review. The phase one study area is not within a well-head protection area. The City of Pickering obtains drinking water from surface water, from Lake Ontario.

A search of the Ministry Water Well Information System by ERIS identified 1 record for an on-site water well and 34 water well records within the phase one study area ranging from about 31 m to 250 m from the Site. The wells were identified as observation wells and monitoring and test holes. Stratigraphy in the on-site well was sand to 1.5 mbgs, silt and sand to 6.1 mbgs, and clay to 9.1 mbgs. Stratigraphy in the off-site wells within 100 m of the Site was generally clayey silt, clay, silty sand and clay, silt and sand, sand and clay, silty sand, sand and gravel, and till. Bedrock was not encountered in the wells.

3.2 Past Investigations

The following reports were reviewed by Cambium.



Phase One ESA (Terrapex, 2018)

Terrapex Environmental Ltd. (Terrapex) indicated that the Phase One ESA was completed in general accordance with Part VII and Schedule D of O.Reg. 153/04. The Phase One ESA included a review of readily available historical and regulatory records, a site reconnaissance, interviews, and an evaluation of information and reporting.

The Phase One ESA identified 61 PCAs (1 on-site and 60 off-site) within the phase one study area. The majority of off-site PCAs did not result in APECs as they were determined to be unlikely to impact the Site. The Phase One ESA identified the following APECs at 1695 Bayly Street:

- APEC 1 - Gasoline and Associated Products Storage in Fixed Tanks (associated with a historical retail gasoline fuel tank and distribution infrastructure) located on the northern portion of the Site;
- APEC 2 - Gasoline and Associated Products Storage in Fixed Tanks (associated with a historical off-site retail gasoline fuel tank and distribution infrastructure) located on the northeast corner of the Site; Vehicles and Associated parts Manufacturing (associated with off-site vehicle parts manufacturing operation) north of the site; Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood (associated with off-site wood manufacturing operation) north of the Site; Paints manufacturing Processing and Bulk Storage (associated with off-site paint operation) north of the Site; Salvage Yard, including automotive wrecking (associated with off-site operation of wrecking yard) north of the Site; Ink Manufacturing, Processing and Bulk Storage north of the site; Electronic and Computer Equipment Manufacturing north of the Site; and Metal Fabrication north of the Site;
- APEC 3 – Storage, Maintenance, Fuelling, and Repair of Equipment, Vehicles and Material Used to Maintain Transportation Systems (associated with an off-site Kia Dealership operation) located west of the Site; and,
- APEC 4 - Gasoline and Associated Products Storage in Fixed Tanks (associated with a historical off-site private fuel oil tank), Electronic and Computer equipment Manufacturing (associated with off-site electronic manufacturing operation), Metal Fabrication (associated



with off-site industrial machinery manufacturing operations), and Ink manufacturing Processing and Bulk (associated with off-site printing facility operation) located on the southwest corner of the Site.

Terrapex recommended that a Phase Two ESA be conducted at the Site.

Phase Two ESA (Terrapex, 2019)

The Phase Two ESA was completed following the removal of the RFO underground storage tanks (USTs) from the Site, overseen by Terrapex, including confirmatory soil sampling. PHC impacts were reportedly observed along the walls of the former UST nests.

The Phase Two ESA included the advancement of four boreholes, eight monitoring wells, and ten test pits. The boreholes ranged in depths from approximately 4.6 to 9.8 m below ground surface (mbgs) and test pit depths ranged from approximately 0.9 to 4.5 mbgs. Previous investigation locations are included on Figure 4.

The COPCs included VOCs, BTEX, PHCs, PAHs, metals and hydride-forming metals, EC, SAR, CN-, B-HWS, Hg, and CrVI.

The following soil samples (including duplicate samples) were submitted as part of the soil sampling program:

- 38 soil samples analyzed for BTEX and PHCs
- 10 soil samples analyzed for VOCs
- 6 soil samples analyzed for PAHs
- 8 soil samples analyzed for metals and ORPs

The following groundwater samples (including duplicate samples) were submitted as part of the groundwater sampling program:

- 9 groundwater samples analyzed for BTEX and PHCs
- 10 groundwater samples analyzed for VOCs
- 5 groundwater samples analyzed for PAHs
- 7 groundwater samples analyzed for metals and hydride-forming metals and ORPs



The findings of the Phase Two ESA (with Cambium commentary in *italics*) indicated the following:

- Terrapex compared the soil and groundwater analysis results to the Table 2 Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition (MOE, 2011), for industrial/commercial/community (ICC) land use and medium/fine textured soil.
- The soil profile generally consisted of sandy silt with varying amounts of clay and gravel. Bedrock was encountered at a depth of 7.6 mbgs.
- Depth to groundwater ranged from 1.7 to 2.3 mbgs. Groundwater flow direction was calculated to be southeast on July 12, 2018.
- PHC F1 and/or BTEX impacts in soil greater than the Table 2 SCS were identified between 2 to 4 mbgs in BH112, and test pits TP102, TP106, TP107, TP108, and TP109. Groundwater analysis met the Table 2 SCS for all COPCs.
- Impacted soil was remediated in 2018 which included:
 - Two remediated areas including Excavation Area 1 of 135 m², extending to depths between 2.9 to 4.0 mbgs; and Excavation Area 2 of 513 m², extending to depths between 2.3 to 3.7 mbgs. Soil above 2.3 mbgs was stockpiled for re-use as backfill.
 - The removal of about 238.45 tonnes of PHC impacted soil, and 26,500 L of groundwater/rainwater within the excavation footprint.
 - Laboratory analysis of 11 soil confirmatory samples collected from the floors of the excavations, 17 soil samples collected from the walls of the excavations, and 38 soil samples collected from the segregated soil stockpiles re-used for backfill.
 - Confirmatory soil samples met the Table 2 SCS with the exception of a sample along the west sidewall of Excavation 2 (CS-344) in line with the west property boundary at 2.6 mbgs. As it was at the property boundary, Terrapex considered this exceedance off-site. *As this is within the Phase One Property of this Phase One ESA, this is considered a PCA that contributes to an APEC.*
- No groundwater treatment was required.



Terrapex concluded the APECs were successfully investigated and soil exceeding the Table 2 SCS were removed from the subject property (1695 Bayly Street); therefore, an RSC was filed at 1695 Bayly Street. *APECs 1 to 4 identified by Terrapex were investigated in 2019. Therefore, on-site and off-site PCAs prior to 2019 are not considered to be contributing to APECs, with the exception of soil exceeding the Table 2 SCS identified on the west wall of Excavation Area 2, which is on the Site (1675 Bayly Street). This soil exceedance is considered a PCA contributing to an APEC.*



4.0 Scope of the Investigation

4.1 Overview of the Site Investigation

The proposed scope of work for the Phase Two ESA was based on the requirements of O.Reg. 153/04 and the findings of the Phase One ESA. Soil and groundwater samples were submitted to Paracel, an accredited analytical laboratory. The Phase Two ESA was subject to a Quality Assurance/Quality Control (QA/QC) program, including analysis of blind duplicate soil and groundwater samples and trip blanks.

The Phase Two ESA was completed concurrently with a Geotechnical Investigation. Cambium coordinated all subcontractors required to complete the work, including utility locators, a licensed well drilling contractor, and the laboratory. Prior to conducting field work, Cambium prepared a Health and Safety Plan (HASP) tailored to the known and possible on-site contaminants, physical site hazards, and the type of work to be conducted. Included in the HASP was a detailed map showing the transportation route to the nearest hospital, emergency contact numbers, and other pertinent information required for work on potentially contaminated sites. All persons entering the Site, as contractors or otherwise, were required to review and sign the HASP prior to their admission.

Cambium arranged for underground services to be located and marked by public and private utility companies prior to starting intrusive investigations. The proposed borehole locations were clear of utilities.

A sampling and analysis plan (SAP) was prepared to address the identified APECs and is included in Appendix A.

4.2 Media Investigated

The Phase Two ESA investigated soil and groundwater. As no water bodies exist on the Site, surface water and sediment sampling were not applicable. Soil quality at the Site was investigated through drilling and soil sampling. Monitoring wells were installed in the drilled boreholes for groundwater sampling.



4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is required to assist the Qualified Person (QP) in illustrating the results of the Phase One ESA and to provide a basis for further work, if required. The Phase One CSM Study Area is shown on Figure 2. The Phase One CSM Site Plan is shown on Figure 3. The following descriptions and discussion supplement the figures, and together comprise the CSM.

4.3.1 Site Description

The Site is on the south side of Bayly Street and extends to the west side of Brock Road.

Site Identification Information

Municipal Address	1675 Bayly Street, Pickering, Ontario 1695 Bayly Street, Pickering, Ontario
Historical Land Use	Commercial
Current Land Use	Commercial
Future Land Use	Commercial
PINs	26327-0127 and 26327-0087
Universal Transverse Mercator Coordinates*	Zone 17T 655297 m E, 4855053 m N
Legal Description	Part 2, Plan 40R-24339 Part of Lot 19, Range 3 Broken Front Concession
Site Area	≈1.14 ha (2.8 acres)

Property use surrounding the Site is as follows.

- North – Commercial (multi-tenant commercial, automotive servicing and repairs)
- South – Commercial (Britannia Printers, automotive servicing, bike depot)
- East – Commercial (multi-tenant commercial, hardware supply)
- West – Commercial (commercial development in progress)



4.3.2 Existing Buildings and Structures

One building was present on-site, currently occupied by a Kia dealership. The building was reportedly constructed around 2007.

4.3.3 Water Bodies and Areas of Natural Significance

The closest water body to the Site is an unnamed wetland about 460 m to the northeast, and Lake Ontario is about 2.3 km southwest of the Site. The Natural Heritage Information Centre (NHIC) identified the potential presence of habitat for the following threatened or endangered species within the 1 km grid overlapping the Site (MNR, 2025).

- Wood Thrush (*Hylocichla mustelina*) – threatened
- Eastern Meadowlark (*Sturnella magna*) – threatened
- Henslow's Sparrow (*Centronyx henslowii*) – endangered

As defined in Section 1 of O.Reg. 153/04, an area that contains habitat for endangered or threatened species is considered an area of natural significance. The Site is located in an industrial area surrounded by commercial and industrial buildings, and the majority of the greenspaces are landscaped grass or manicured gardens; therefore, there is unlikely to be suitable habitat for the identified species at risk within the phase one study area.

Based on this review, no areas of natural significance were identified in the phase one study area.

4.3.4 Drinking Water Wells

The phase one study area is municipally serviced for drinking water. No drinking water wells were observed on the Site and no records of drinking water wells at the Site were identified by the records review.

A search of the Ministry Water Well Information System by ERIS identified 1 record for an on-site water well and 34 water well records within the phase one study area ranging from about 31 m to 250 m from the Site. The wells were identified as observation wells and monitoring and test holes.



4.3.5 Potentially Contaminating Activities

Based on the records review, site reconnaissance, and interviews, 37 PCAs (5 on-site and 32 off-site) were identified within the phase one study area. Refer to Embedded Table 1 for further description of the identified PCAs and Figure 2 for locations of the identified PCAs.

Embedded Table 1 Potentially Contaminating Activity

PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 1	Not Applicable – Salting	On-site: driveways and walkways of Site	Salting for pedestrian safety	Yes
PCA 2	Not Applicable – impacted soil remaining on-site	On-site: central portion of Site	Soil exceedance of PHC F1 at 2.6 mbgs identified at 1675 Bayly Street east property boundary during previous Phase Two ESA.	Yes
PCA 3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	Inground hoist with minor staining	Yes
PCA 4	PCA 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	Oil water separator	Yes
PCA 5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-site: south of Site Building	Used oil storage AST	Yes
PCA 6	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1652 Bayly Street (65 m to the northwest)	Automotive maintenance operations	No
PCA 7	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1644 Bayly Street (100 m to the northwest)	Marine vehicle maintenance operations	No
PCA 8	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site: 1740 Bayly Street (170 m to the northeast)	RFO	No



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 9	PCA #34 - Metal Fabrication	Off-Site: 992 Dillingham Road (adjacent to the south)	Industrial machinery operations	Yes
PCA 10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 992 Dillingham Road (adjacent to the south)	Former printing operations	Yes
PCA 11	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 998 Dillingham Road (adjacent to the south)	Automotive parts manufacturing operation	Yes
PCA 12	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 970 Brock Road South (95 m to the south)	Automotive maintenance operations	No
PCA 13	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1010 Brock Road South (45 m to the north)	Automotive maintenance/repair operations	No
PCA 14	PCA #34 - Metal Fabrication	Off-Site: 968 Dillingham Road (180 m to the southwest)	Former metal fabrication	No
PCA 15	PCA #55 - Transformer Manufacturing, Processing and Use	Off-Site: 968 Dillingham Road (180 m to the southwest)	Ongoing industrial transformer manufacturing operation	No
PCA 16	PCA #19 - Electronic and Computer Equipment Manufacturing	Off-Site: 968 Dillingham Road (95 m to the south)	Former electrical manufacturing operations	No
PCA 17	Not Applicable – minor spill	Off-Site: Bayly Street and Brock Road South (adjacent to the northeast of the Site)	Minor oil spill noted in roadway	No



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 18	PCA #19 - Electronic and Computer Equipment Manufacturing	Off-Site: 975 Dillingham Road (95 m south of the Site)	Electronic manufacturing	No
PCA 19	Not Applicable – waste generation	Off-Site: 975 Dillingham Road (95 m south of the Site)	Waste generation	No
PCA 20	PCA #23 - Fire Retardant Manufacturing, Processing and Bulk Storage	Off-Site: 1616 Bayly Street (195 m northwest, up- to cross-gradient)	Fire training and bulk storage associated with the Pickering No. 5 Fire Station	No
PCA 21	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1755 Plummer Street (230 m northwest, up-gradient)	Vehicle maintenance operations	No
PCA 22	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 956 Dillingham Road (240 m southwest)	Durham Hino Truck and Equipment dealership	No
PCA 23	Not Applicable – waste generation	Off-Site: 1698 Bayly Street (45 m northwest)	Waste generation	No
PCA 24	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site: 1030 Salk Road (220 m northwest)	Fuel oil AST	No
PCA 25	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 1648 Bayly Street (65 m northwest)	Hotspot Auto Parts reclaim	No
PCA 26	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 1635 Bayly Street (110 m west)	The printing house	No
PCA 27	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 979 Brock Road South (75 m southeast)	Automotive repair operations	No



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 28	Not Applicable – waste generation	Off-Site: 1735 Bayly Street (120 m east)	Waste generation	No
PCA 29	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 973 Brock Road (95 m southeast)	Automotive repair operations	No
PCA 30	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 961 Dillingham Road (200 m southwest)	Automotive repair operations and waste generation	No
PCA 31	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 960 Brock Road - (240 m southeast)	Automotive repair operations and waste generation	No
PCA 32	PCA #34 - Metal Fabrication	Off-Site: 1020 Brock Road (150 m north)	Industrial metal manufacturing operations and waste generation	No
PCA 33	PCA #34 - Metal Fabrication	Off-Site: 1018 Salk Road (155 m northwest)	Metal fabrication operations and waste generation	No
PCA 34	Not Applicable – waste generation	Off-Site: 1702 Bayly Street (70 m northeast)	Waste generation	No
PCA 35	Not Applicable – spill	Off-Site: 1742 Bayly Street (185 m northeast)	Minor spill	No
PCA 36	Not Applicable – spill	Off-Site: Dillingham Road south of Bayly Street (75 m south)	Minor spill	No
PCA 37	PCA #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off-Site: Bayly Street (180 m northwest)	Former orchards	No



4.3.6 Areas of Potential Environmental Concern

As required by O.Reg. 153/04, all on-site PCAs contributed to an APEC. Based on a review of potential to result in contamination at the Site, three of the off-site PCAs contributed to APECs. Refer to Embedded Table 2 for APEC details and Figure 3 for APEC locations.

Embedded Table 2 Areas of Potential Concern

APEC ¹	Location of APEC on the Phase One Property	PCA ²		Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (ground water, soil, and/or sediment)
APEC 1	Driveways and walkways	1	Not Applicable - Salt use for de-icing	On-site: driveways and walkways	EC, SAR	soil
APEC 2	Central portion of Site, at former west excavation wall of 1695 Bayly Street	2	Not Applicable – impacted soil remaining on-site	On-site: central portion of Site	BTEX, PHCs	soil and groundwater
APEC 3	South central portion of building	3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	VOCs, PHCs, PAHs	soil and groundwater
APEC 4	South central portion of building	4	PCA 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	soil and groundwater
APEC 5	South central portion of building	5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-site: south of Site Building	BTEX, PHCs, PAHs	soil and groundwater



APEC ¹	Location of APEC on the Phase One Property	PCA ²		Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (ground water, soil, and/or sediment)
APEC 6	Southwest property boundary	9	PCA #34 - Metal Fabrication	Off-Site: 992 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	soil and groundwater
APEC 7	Southwest property boundary	10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 992 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals	
APEC 8	Southwest property boundary	11	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 998 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	

The qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice at the Site. As such, the exemption set out in paragraph 1 of section 49.1 of O.Reg. 153/04 was relied upon.

4.3.7 Contaminants of Potential Concern

COPCs were identified for each PCA contributing to an APEC. The COPCs specific to each APEC are summarized in Embedded Table 2. VOCs, BTEX, PHCs, PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS, EC, and SAR were identified as COPCs related to the current and historical on and off-site PCAs.

4.3.8 Contaminant Distribution and Transport

Underground utilities are present at the Site. Contaminant distribution and transport may be influenced by the presence of existing and historical utility trenches on the Site. Water level



data reviewed for the Site indicated that the water table is at about 1.7 to 2.3 mbgs within a fill or sand layer, which would likely have similar properties as trench backfill. Therefore, it is considered unlikely that preferential migration of contaminants would occur via historical utility trenches.

No specific climatic or meteorological conditions were observed that may influence the distribution or migration of contaminants.

4.3.9 Geological and Hydrogeological Setting

Topographic maps of the study area provided information regarding the regional topography, inferred groundwater flow direction, and general development in the area surrounding the Site.

The Site is generally flat with a slight slope down to toward the south. Regionally, the topography decreases to the southwest. The closest water body to the Site is an unnamed wetland about 460 m northeast of the Site, and Lake Ontario is about 2.3 km southwest of the Site.

The Site is within the Iroquois Plain physiographic region (Chapman & Putnam, 1984), characterized by clay plains. In the general area, the overburden is fine-textured glaciolacustrine deposits of silt and clay with minor sand and gravel (OGS, 2010). The soils overlie Blue Mountain formation shale with minor limestone (OGS, 2011). A review of the Ministry of the Environment, Conservation and Parks (Ministry) water well records (MECP, 2025) for boreholes within 200 m of the Site indicated that the local stratigraphy consisted of sandy silt, with trace clay. Review of the well records indicated that bedrock was not encountered in any of the investigations listed.

The soil profile encountered on the east portion of the Site by Terrapex during the Phase Two ESA for 1695 Bayly Street (Terrapex, 2019) generally consisted of sandy silt with varying amounts of clay and gravel. Bedrock was encountered at a depth of 7.6 mbgs. Depth to groundwater ranged from 1.7 to 2.3 mbgs and groundwater flow direction was calculated to be southeast on July 12, 2018.



4.3.10 Uncertainty or Absence of Information

All aspects of the Phase One ESA were conducted consistent with O.Reg. 153/04, and as such, the Site was investigated thoroughly. As access to the entire Site was possible, and adequate historical information was available through the interviewees, records review, and FOI requests uncertainty or absence of information is not expected to result in environmental concerns at the Site. While the placement of historical on and off-site structures and PCAs based on FIPs may be of low accuracy, investigations completed during the Phase Two ESA can account for this uncertainty.

4.4 Deviations From Sampling and Analysis Plan

No deviations were made from the SAP for the Phase Two ESA, with the exception of the following.

The absence of the analysis of a duplicate sample for VOCs in soil. This was missed in error; however, based on the results, it is not anticipated to affect the conclusions of the Phase Two ESA.

The absence of the analysis of EC and SAR in soil. However, as the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice at the Site. The exemption set out in paragraph 1 of section 49.1 of O.Reg. 153/04 was relied upon and therefore the absence of this analysis does not impact the conclusions of the Phase Two ESA.

Sodium analysis in groundwater was mistakenly added by the laboratory. While sodium was not indicated as a COPC, the results of the analyses are included in relevant sections and figures.

Based on the impacts identified in BH110-25, an additional soil sample was submitted for horizontal delineation from geotechnical borehole BH103-25.

4.5 Impediments

No physical impediments or denial of access were encountered during the Phase Two ESA.



5.0 Investigation Method

5.1 General

The following sections provide a detailed description of the subsurface investigations. Soil and groundwater samples were analyzed for one or more of VOCs, BTEX, PHCs, PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, and B-HWS.

As indicated in Section 2.4, based on the site characteristics as well as the proposed future use of the Site, the applicable standards for the Site are Table 2 SCS. Commercial property use and fine/medium soil texture were selected to identify analyzed parameters present on the Site at concentrations exceeding the SCS. Additionally, due to the shallow groundwater depth at the Site (less than 3 mbgs), soil and groundwater results were also compared to Table 6 SCS. As the standards for the analysed parameters are the same for both Table 2 and Table 6, comparison of the soil results to Table 6 did not result in any additional exceedances.

5.2 Soil: Drilling

The drilling investigation was completed on July 21 and 22, 2025, concurrently with the Geotechnical Investigation. Drilltech Drilling Limited (Drilltech) advanced four boreholes into overburden to a maximum depth of 8.2 mbgs (BH103-25 and BH108-25 to BH110-25) for the Phase Two ESA, and six boreholes into overburden to a maximum depth of 9.2 mbgs (BH101-25, BH102-25, and BH104-25 to BH107-25) for the Geotechnical Investigation. Borehole locations are shown on Figure 5.

5.3 Soil: Sampling

During the drilling program, soil samples were collected continuously in boreholes BH108-25 to BH110-25. In BH103-25, soil samples were collected continuously to a depth of 3.7 mbgs, after which soil samples were collected through geotechnical sampling intervals with 1.5 m augered sections to the final depth of 8.2 mbgs. Each sample was handled solely by the Cambium field technician using dedicated nitrile gloves to reduce the potential for cross-contamination.



Soil samples were logged for soil type, moisture content, presence of odour, and signs of impacts such as staining, consistent with standard geotechnical and environmental soil descriptions and nomenclature. The samples were divided on-site, a portion was placed in dedicated sample jars for submission to the laboratory, with the remainder placed in sealed plastic sample bags and used to screen for combustible and/or organic vapours present in the soil headspace. The field screening observations were used to determine which samples to submit for laboratory analysis. Samples to be submitted for analysis of volatile parameters were collected applying the appropriate techniques, as per O.Reg. 153/04 (i.e., pre-calibrated syringe sampler and methanol preserved vial).

5.4 Field Screening Measurements

Olfactory and visual observations of the soil samples were documented immediately upon extraction for soil characteristics and potential indicators of environmental contamination. Soil samples were screened using an RKI Eagle 2 portable gas detector for concentrations of combustible soil vapour (CSV) and organic vapour (OV), calibrated to hexane and isobutylene, respectively. After agitating the sample, the peak reading was recorded by inserting the meter probe into the sample bag. Refer to the borehole logs in Appendix B for the recorded vapour readings.

5.5 Groundwater: Monitoring Well Installation

Monitoring wells were installed in three of the boreholes (BH108-25 to BH110-25) and were constructed using 50 mm inner diameter, flush threaded PVC well pipe with a section of screen at the base of the well. The annular space was filled with washed silica sand filter pack to 0.3 m above the top of the screen and the wells were completed with bentonite (seal) and native soil cuttings to at least 0.3 mbgs. The monitoring wells were completed with flush-mount steel protective covers. Borehole logs illustrating the monitoring well installation details are included in Appendix B. Monitoring wells were installed such that the well screen intersected the surface of the shallowest water-bearing unit identified during drilling.

Following installation of each monitoring well, a minimum of three well volumes of groundwater, if present, was purged to remove sediment from the well, stabilize and grade the filter pack, improve connectivity between the well and the formation, and restore groundwater



that may have been disturbed during the drilling process. Each groundwater monitoring well was purged using dedicated polyethylene tubing and an inertial lift foot valve. The volume of water to be purged from each well was calculated on-site during the monitoring events using the measured water levels and the well diameter.

5.6 Groundwater: Sampling

Groundwater sampling was conducted on July 28, 2025, consistent with O.Reg. 153/04 under the supervision of a QP.

Prior to sampling, the static water level was recorded at each of the monitoring wells using an interface probe, which can accurately measure the depth to groundwater and the thickness of dense and light non-aqueous phase liquids (DNAPL & LNAPL).

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

Technicians wore nitrile gloves while collecting the groundwater samples and replaced the glove set between each sample location.

5.7 Analytical Testing

All samples potentially requiring laboratory analysis were placed in a cooler and kept at less than 10°C for transport to the laboratory.

Samples were submitted for analysis of one or more of the COPCs. The analytical results are discussed in Section 6.0 and copies of the laboratory Certificates of Analysis as received from the analytical laboratory are included in Appendix C. The following samples were submitted for analysis.

- Based on field observations and screening, the following soil samples were submitted for analysis:



- Five samples for BTEX
- Six samples for PHCs
- Two samples for VOCs
- Two samples for PAHs
- Two samples for metals, hydride-forming metals, Hg, CrVI, CN-, B-HWS, EC, and SAR
- Two samples for pH
- The following groundwater samples were submitted for analysis:
 - Three samples for BTEX and PHCs
 - Two samples for VOCs
 - Two samples for PAHs
 - Two samples for metals, hydride-forming metals, Hg, CrVI, sodium
- One water trip blank was submitted for analysis of VOCs.

5.8 Residue Management Procedures

Soil cuttings from the drilling program, and purge water from well development, were placed in drums and left on-site for later disposal.

5.9 Elevation Surveying

Ground surface and top of pipe elevations were surveyed at the boreholes and monitoring wells. Elevations were determined relative to a catch basin east of Site Building, as illustrated and described in the notes on Figure 5.

5.10 Quality Assurance and Quality Control Measures

As part of the QA/QC program, blind duplicate soil and groundwater samples were submitted at a rate of one duplicate sample for every ten samples analyzed. Blind duplicate samples were collected at the same time as the parent sample and placed into a separate container; split sampling methodology was used to ensure that the sampling was completed using the



same method for both parent and duplicate samples. Refer to Section 6.8 for the results of the QA/QC program.

A trip blank was prepared by the laboratory and submitted for analysis of VOCs together with the groundwater samples. A trip blank is a sample of laboratory grade water that has negligible or immeasurable amounts of the substance of interest, and is transported to and from the sampling location, and carried through the entire sampling and analytical process.

Equipment and tools used to obtain soil samples were cleaned with Alconox[®] and rinsed with distilled water before the collection of each sample. Technicians wore dedicated nitrile gloves, which were replaced for each sample.



6.0 Review and Evaluation

6.1 Geology

The physiography and geology of the Site has been discussed previously in Section 3.1 and a detailed description of the subsurface soils can be found on the borehole logs in Appendix B. These logs present detailed descriptions of the soils and their associated characteristics to the maximum depth of investigation. Borehole and monitoring well locations are shown on Figure 5.

The stratigraphy consisted of gravelly sand fill to about 0.4 mbgs, followed by a native clayey silt/sandy clayey silt to depths of about 7.2 mbgs overlying weathered shale bedrock. Cross-section locations are shown on Figure 5 and the stratigraphy is presented on Figure 7 and Figure 8.

6.2 Groundwater: Elevations and Flow Direction

To determine the relative groundwater elevation, and the horizontal gradient, water level measurements were recorded on July 28, 2025 as summarized in Table 1. Groundwater depth ranged from 2.23 mbgs to 2.58 mbgs. The location of the wells installed by Cambium resulted in a linear configuration which is not conducive to determining groundwater flow direction. However, based on the calculated groundwater flow direction collected on July 12, 2018 during the previous Phase Two ESA for 1675 Bayly Street (Terrapex, 2019), the groundwater flow direction is southeast.

Groundwater flow direction can be influenced by seasonal fluctuation, utility services, and other subsurface features and can only be confirmed with long term monitoring.

6.3 Groundwater: Hydraulic Gradients and Conductivity

The horizontal hydraulic gradient was 6.7×10^{-4} m/m based on groundwater levels measured on July 28, 2025.

Based on the predominant soil type in the saturated zone (silt) observed during the field investigation, subsurface hydraulic conductivity in the shallow water-bearing silt layer likely ranges from 1×10^{-9} to 1×10^{-5} m/s (Cherry & Freeze, 1979).



6.4 Coarse Soil Texture

Soil samples were collected from the only soil unit identified at the Site. Based on grain size results the soil was fine/medium-textured. The laboratory certificates of analysis for the grain size analyses are included in Appendix C.

6.5 Soil: Field Screening

Refer to the detailed borehole logs included with this report as Appendix B for the results of field soil screening. Minor CSV and OV concentrations were detected in most soil samples except for BH103-25 and BH110-25 where maximum concentrations of 1,600 ppm and 1,200 ppm of CSV, respectively, and maximum concentrations of 236 ppm and 264 ppm of OV, respectively were detected. Elevated CSV and OV concentrations were identified from about 2.3 to 2.9 mbgs in both boreholes and were collected for laboratory analysis.

6.6 Soil Quality

A general discussion of the submission and analysis of soil samples obtained during the subsurface investigation was presented Section 5.7.

Samples were submitted for analysis of one or more of the following: VOCs, BTEX, PHCs, PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS, EC, and SAR. Soil analysis results are presented in Table 2. Laboratory Certificates of Analysis are included in Appendix C.

6.6.1 PHCs

Six soil samples were submitted for analysis of PHCs. Concentrations were less than the Table 2 SCS in the analyzed soil samples with the exception of PHC F1 concentrations from 2.3 to 2.9 mbgs in BH103-25 and BH110-25 as shown on Figure 6 to Figure 8. The PHC exceedance was vertically delineated in BH110-25 to 3.0 to 3.7 mbgs.

6.6.2 BTEX

Five soil samples were submitted for analysis of BTEX, and six soil samples were submitted for analysis of PHCs. Concentrations were less than the Table 2 SCS in the analyzed soil samples as shown on Figure 9.



6.6.3 VOCs

Two soil samples were submitted for analysis of VOCs. Concentrations were less than the Table 2 SCS in the analyzed soil samples, as shown on Figure 10.

6.6.4 PAHs

Two soil samples were submitted for analysis of PAHs. Concentrations were less than the Table 2 SCS in the analyzed soil samples, as shown on Figure 11.

6.6.5 Metals and ORPs, and pH

Two soil samples were submitted for analysis of metals, hydride-forming metals, Hg, CrVI, CN, and B-HWS. Concentrations were less than the Table 2 SCS in the analyzed soil samples, as shown on Figure 12.

Two samples were analyzed for pH. On-site soil pH was within the acceptable ranges for surface (≤ 1.5 mbgs) and sub-surface (> 1.5 mbgs) soil.

6.7 Groundwater Quality

A general discussion of the submission and analysis of groundwater samples obtained during the investigation was presented in Section 5.7.

Groundwater samples were collected from three monitoring wells. Samples were submitted for analysis of one or more of the following: BTEX, PHCs, VOCs, PAHs, metals, hydride-forming metals, Hg, CrVI, and sodium. Groundwater analysis results are presented in Table 3. Laboratory Certificates of Analysis are included in Appendix C.

6.7.1 BTEX and PHCs

Three monitoring wells were sampled for analysis of BTEX and PHCs. Concentrations were less than the Table 2 SCS in the analyzed groundwater samples, as shown on Figure 13.

6.7.2 VOCs

Two monitoring wells were sampled for analysis of VOCs. Concentrations were less than the Table 2 SCS in the analyzed groundwater samples, as shown on Figure 14.



6.7.3 PAHs

Two monitoring wells were sampled for analysis of PAHs. Concentrations were less than the Table 2 SCS in the analyzed groundwater samples, as shown on Figure 15.

6.7.4 Metals and ORPs

Two monitoring wells were sampled for analysis of metals, hydride-forming metals, Hg, CrVI, and sodium. Concentrations were less than the Table 2 SCS in the analyzed groundwater samples, except for sodium in BH109-25. However, as sodium is related to salt application for the safety of vehicular or pedestrian traffic under conditions of snow or ice at the Site, this is not considered an exceedance under the exemption set out in paragraph 1 of section 49.1 of O.Reg. 153/04. Groundwater results are shown on Figure 16.

6.8 Quality Assurance and Quality Control

Two blind duplicate soil samples and one blind duplicate groundwater samples were collected for each parameter group (except VOCs in soil as noted in Section 4.4) as follows:

- QAQC101 is a duplicate of BH110-25 from 2.3-2.9 mbgs and analyzed for BTEX and PHCs in soil
- QAQC102 is a duplicate of BH110-25 from 2.3-2.9 mbgs and analyzed for PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, and B-HWS in soil
- QAQC1 is a duplicate of BH108-25 and analyzed for VOCs, PHCs, PAHs, metals and hydride-forming metals, CrVI, Hg, and sodium in groundwater

Where analytical parameters were detected in both the parent and the duplicate samples at more than five times the detection limits, relative percent difference (RPD) was calculated to assess the precision of the analytical data. The calculated RPD results were compared to the data quality objectives (DQOs) for each parameter group as outlined in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality* (MECP, 2021). RPD was calculated as follows:



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

Where: x_1 = parent sample result

x_2 = duplicate sample result

x_m = arithmetic mean of initial and duplicate sample results

RPD is more sensitive to low concentrations; as such, RPDs were not calculated where the parameter concentration in the parent and/or duplicate sample was less than five times the laboratory reportable detection limit (RDL).

RPDs met the DQO for soil except for barium, boron, and nickel which were 38%, 31%, and 32%, respectively. RPDs met the DQO for groundwater except for copper and silver which were 58% and 40%, respectively. The variances in RPD are likely attributed to sample homogeneity, and the parameter concentrations of both the numbered sample and its duplicate were less than the applicable Table 2 SCS in all cases. Accordingly, the soil and groundwater analysis results were considered acceptable and indicated that the analytical data were suitable for use in evaluating soil and groundwater quality at the Site.

The trip blank sample was submitted for analysis of VOCs with the groundwater sampling event to determine whether VOCs may have been introduced into a sample during transport to and from the laboratory. The analysis results indicated that VOCs were not present at concentrations greater than the laboratory RDLs in the trip blank.

Certificates of Analysis received for each submitted sample are included in Appendix C. All laboratory Certificates of Analysis pursuant to clause 47 (2) (b) of O.Reg. 153/04 comply with subsection 47(3) of the regulation.

Based on the results of the QA/QC program, the analytical results discussed herein can be interpreted with confidence.

6.9 Phase Two Conceptual Site Model

As per Table 1 of Schedule E of O.Reg. 153/04, a CSM is required for a Phase Two ESA to assist the QP in illustrating the results of the Phase Two ESA, demonstrating the current



condition of the Phase Two Property, or where remedial actions have been undertaken, the condition of the Phase Two Property before the remedial actions were undertaken.

The following sections describe in detail the Phase Two CSM and provide the requisite narrative that assists in describing the attached figures.

6.9.1 Site Description and Ownership

The Site is on the southwest corner of the intersection at Bayly Street and Brock Road in Pickering, Ontario. The municipal addresses are 1675 and 1695 Bayly Street. Site information and property owner information are summarized below.

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

Site Identification Information

Municipal Address	1675 Bayly Street, Pickering, Ontario 1695 Bayly Street, Pickering, Ontario
Historical Land Use	Commercial
Current Land Use	Commercial
Future Land Use	Commercial
PINs	26327-0127 (LT) and 26327-0087 (LT)
Universal Transverse Mercator Coordinates*	Zone 17T 655297 m E, 4855053 m N
Legal Description	Part 2, Plan 40R-24339 Part of Lot 19, Range 3 Broken Front Concession
Site Area	≈1.14 ha (2.8 acres)

* The Universal Transverse Mercator measurements were obtained from Google Earth Pro.

Property use surrounding the Site is as follows.

- North – Commercial (multi-tenant commercial, automotive servicing and repairs)
- South – Commercial (Britannia Printers, automotive servicing, bike depot)
- East – Commercial (multi-tenant commercial, hardware supply)
- West – Commercial (commercial development in progress)



One building was present on-site, currently occupied by a Kia dealership. The building was reportedly constructed in approximately 2007.

6.9.2 Potentially Contaminating Activities

Based on the records review, site reconnaissance, and interviews, 37 PCAs (5 on-site and 32 off-site) were identified within the phase one study area. Refer to Embedded Table 1 for further description of the identified PCAs and Figure 2 for locations of the identified PCAs.



Embedded Table 1 Potentially Contaminating Activity

PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 1	Not Applicable – Salting	On-site: driveways and walkways of Site	Salting for pedestrian safety	Yes
PCA 2	Not Applicable – impacted soil remaining on-site	On-site: central portion of Site	Soil exceedance of PHC F1 at 2.6 mbgs identified at 1675 Bayly Street east property boundary during previous Phase Two ESA.	Yes
PCA 3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	Inground hoist with minor staining	Yes
PCA 4	PCA 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	Oil water separator	Yes
PCA 5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-site: south of Site Building	Used oil storage AST	Yes
PCA 6	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1652 Bayly Street (65 m to the northwest)	Automotive maintenance operations	No
PCA 7	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1644 Bayly Street (100 m to the northwest)	Marine vehicle maintenance operations	No
PCA 8	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site: 1740 Bayly Street (170 m to the northeast)	RFO	No
PCA 9	PCA #34 - Metal Fabrication	Off-Site: 992 Dillingham Road (adjacent to the south)	Industrial machinery operations	Yes
PCA 10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 992 Dillingham Road	Former printing operations	Yes



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
		(adjacent to the south)		
PCA 11	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 998 Dillingham Road (adjacent to the south)	Automotive parts manufacturing operation	Yes
PCA 12	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 970 Brock Road South (95 m to the south)	Automotive maintenance operations	No
PCA 13	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1010 Brock Road South (45 m to the north)	Automotive maintenance/repair operations	No
PCA 14	PCA #34 - Metal Fabrication	Off-Site: 968 Dillingham Road (180 m to the southwest)	Former metal fabrication	No
PCA 15	PCA #55 - Transformer Manufacturing, Processing and Use	Off-Site: 968 Dillingham Road (180 m to the southwest)	Ongoing industrial transformer manufacturing operation	No
PCA 16	PCA #19 - Electronic and Computer Equipment Manufacturing	Off-Site: 968 Dillingham Road (95 m to the south)	Former electrical manufacturing operations	No
PCA 17	Not Applicable – minor spill	Off-Site: Bayly Street and Brock Road South (adjacent to the northeast of the Site)	Minor oil spill noted in roadway	No
PCA 18	PCA #19 - Electronic and Computer Equipment Manufacturing	Off-Site: 975 Dillingham Road (95 m south of the Site)	Electronic manufacturing	No
PCA 19	Not Applicable – waste generation	Off-Site: 975 Dillingham Road (95 m south of the Site)	Waste generation	No



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
PCA 20	PCA #23 - Fire Retardant Manufacturing, Processing and Bulk Storage	Off-Site: 1616 Bayly Street (195 m northwest, up- to cross-gradient)	Fire training and bulk storage associated with the Pickering No. 5 Fire Station	No
PCA 21	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 1755 Plummer Street (230 m northwest, up-gradient)	Vehicle maintenance operations	No
PCA 22	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 956 Dillingham Road (240 m southwest)	Durham Hino Truck and Equipment dealership	No
PCA 23	Not Applicable – waste generation	Off-Site: 1698 Bayly Street (45 m northwest)	Waste generation	No
PCA 24	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site: 1030 Salk Road (220 m northwest)	Fuel oil AST	No
PCA 25	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 1648 Bayly Street (65 m northwest)	Hotspot Auto Parts reclaim	No
PCA 26	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 1635 Bayly Street (110 m west)	The printing house	No
PCA 27	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 979 Brock Road South (75 m southeast)	Automotive repair operations	No
PCA 28	Not Applicable – waste generation	Off-Site: 1735 Bayly Street (120 m east)	Waste generation	No
PCA 29	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 973 Brock Road (95 m southeast)	Automotive repair operations	No
PCA 30	PCA #27 - Garages and Maintenance and Repair of	Off-Site: 961 Dillingham Road (200 m southwest)	Automotive repair operations and waste generation	No



PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ² (Yes/No)
	Railcars, Marine Vehicles and Aviation Vehicles			
PCA 31	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site: 960 Brock Road - (240 m southeast)	Automotive repair operations and waste generation	No
PCA 32	PCA #34 - Metal Fabrication	Off-Site: 1020 Brock Road (150 m north)	Industrial metal manufacturing operations and waste generation	No
PCA 33	PCA #34 - Metal Fabrication	Off-Site: 1018 Salk Road (155 m northwest)	Metal fabrication operations and waste generation	No
PCA 34	Not Applicable – waste generation	Off-Site: 1702 Bayly Street (70 m northeast)	Waste generation	No
PCA 35	Not Applicable – spill	Off-Site: 1742 Bayly Street (185 m northeast)	Minor spill	No
PCA 36	Not Applicable – spill	Off-Site: Dillingham Road south of Bayly Street (75 m south)	Minor spill	No
PCA 37	PCA #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off-Site: Bayly Street (180 m northwest)	Former orchards	No

The qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice at the Site. As such, the exemption set out in paragraph 1 of section 49.1 of O.Reg. 153/04 was relied upon.



6.9.3 Areas of Potential Environmental Concern

As required by O.Reg. 153/04, all on-site PCAs contributed to an APEC. Based on a review of potential to result in contamination at the Site, three of the off-site PCAs contributed to APECs. Refer to Embedded Table 2 for APEC details and Figure 3 for APEC locations.

Embedded Table 2 Areas of Potential Concern

APEC ¹	Location of APEC on the Phase One Property	PCA ²		Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (ground water, soil, and/or sediment)
APEC 1	Driveways and walkways	1	Not Applicable - Salt use for deicing	On-site: driveways and walkways	EC, SAR	soil
APEC 2	Central portion of Site, at former west excavation wall of 1695 Bayly Street	2	Not Applicable – impacted soil remaining on-site	On-site: central portion of Site	BTEX, PHCs	soil and groundwater
APEC 3	South central portion of building	3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	VOCs, PHCs, PAHs	soil and groundwater
APEC 4	South central portion of building	4	PCA 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-site: south-central portion of Site Building	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	soil and groundwater
APEC 5	South central portion of building	5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-site: south of Site Building	BTEX, PHCs, PAHs	soil and groundwater



APEC ¹	Location of APEC on the Phase One Property	PCA ²		Location of PCA (on-site or off-site)	Contaminants of Potential Concern ³	Media Potentially Impacted (ground water, soil, and/or sediment)
APEC 6	Southwest property boundary	9	PCA #34 - Metal Fabrication	Off-Site: 992 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	soil and groundwater
APEC 7	Southwest property boundary	10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage	Off-Site: 992 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals	soil and groundwater
APEC 8	Southwest property boundary	11	PCA #57 - Vehicles and Associated Parts Manufacturing	Off-Site: 998 Dillingham Road (adjacent to the south)	VOCs, PHCs, PAHs, Metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS	soil and groundwater

The qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice at the Site. As such, the exemption set out in paragraph 1 of section 49.1 of O.Reg. 153/04 was relied upon.

The SAP was designed to assess the APECs. The following list documents how the investigation sufficiently characterized the APECs. Samples for analysis of volatile parameters such as VOCs and PHCs were selected based primarily on soil screening results and proximity to the water table. Samples for analysis of all other parameters were selected based primarily on visual observation and depth. Monitoring wells were installed such that the screened portion of the well intersected the shallow water-bearing unit.

The following boreholes were completed to assess the APECs.

- BH108-25 investigated APEC 6,7, and 8



- BH109-25 investigated APEC 3,4, and 5
- BH110-25 and BH103-25 investigated APEC 2

Refer to Figure 3 for borehole and monitoring well locations.

6.9.4 Subsurface Structures and Utilities

Underground utilities are present at the Site. Contaminant distribution and transport may be influenced by the presence of existing and historical utility trenches on the Site, as well as the remedial excavation previously conducted at the Site. The building is not constructed with a basement.

6.9.5 Stratigraphy

The stratigraphy consisted of gravelly sand fill to about 0.4 mbgs, followed by a native clayey silt/sandy clayey silt to depths of about 7.2 mbgs overlying weathered shale bedrock. Cross-section locations are shown on Figure 5 and the stratigraphy is presented on Figure 7 and Figure 8.

Fill material was reportedly brought to the east portion of the Site (1695 Bayly Street) to backfill remedial soil excavations on the property in 2018. The Phase Two ESA (Terrapex, 2019) indicated that the fill materials used on-site were imported clear stone and soil originating from on-site stockpiles. The soil taken from the on-site stockpiles was analysed for PHC F1 to F4 and BTEX and met the Table 2 SCS. Given that the fill materials imported to the Site were unimpacted and from a known source, the importation of fill to the Site is not considered to be a PCA.

6.9.6 Hydrogeological Characteristics and Groundwater Elevations

To determine the relative groundwater elevation, and the horizontal gradient, water level measurements were recorded on July 28, 2025 as summarized in Table 1. Groundwater depth ranged from 2.23 mbgs to 2.58 mbgs. The location of the wells installed by Cambium are linear and therefore are not conducive to determining groundwater flow direction. However, based on the calculated groundwater direction collected on July 12, 2018 during the previous Phase Two ESA/RSC on 1675 Bayly Street (Terrapex, 2019), the groundwater flow direction is southeast.



Groundwater flow direction can be influenced by seasonal fluctuation, utility services, and other subsurface features and can only be confirmed with long term monitoring.

The horizontal hydraulic gradient was 6.7×10^{-4} m/m based on groundwater levels measured on July 28, 2025.

6.9.7 Applicable Site Condition Standards

The *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (MOE, 2011) were used to determine the applicable SCS for the Site. The following site characteristics were considered when choosing which standards should be applied:

- The proposed future use of the Site is commercial use.
- The area being investigated is not within 30 m of a water body as defined in O.Reg. 153/04. As such, Section 43.1 of O.Reg. 153/04 does not apply to the Site.
- For a property to be considered non-potable groundwater, all properties within 250 m of the property must be supplied by a municipal drinking water system that does not obtain its water from a groundwater source. However, as the Site is within the Durham Region potable standards have been applied.
- The property is not 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.
- The stratigraphy consisted of clayey silt with some sand, and weathered shale bedrock. Top of bedrock was encountered at depths ranging from 7.16 to 7.67 m below ground surface (mbgs). Based on field observations and grain size analysis, SCS for fine/medium-grained soil were considered appropriate.
- The average depth to groundwater was less than 3 mbgs; therefore, the SCS for shallow soil were considered applicable to account for potential decreased biodegradation and groundwater dilution and increased vapour to indoor air migration.
- No area of natural significance, as defined in Section 1 of O.Reg. 153/04, is in whole or in part within the Phase Two study area. On-site soil pH was within the acceptable ranges for



surface (≤ 1.5 mbgs) and sub-surface (> 1.5 mbgs) soil. As such, the Site is not environmentally sensitive as per Section 41 of O.Reg. 153/04.

Based on the above information, the applicable SCS for the Site were the Table 2 Full Depth Generic SCS in a Potable Ground Water Condition (Table 2 SCS). Due to the shallow groundwater depth at the Site (less than 3 mbgs), groundwater was also compared to Table 6 Generic SCS for Shallow Soils in a Potable Ground Water Condition (Table 6 SCS). Commercial property use and fine/medium soil texture were selected to determine concentration exceedances for the analyzed parameters.

6.9.8 Contaminant Identification and Distribution

Site features/sampling locations are shown on Figure 3 and cross-section locations are shown on Figure 5. Stratigraphy is shown on Figure 7 and Figure 8.

Concentrations of all COPCs were less than the Table 2 SCS in the analyzed soil and groundwater samples with the exception of minor PHC F1 concentrations in soil from 2.3 to 2.9 mbgs in BH103-25 and BH110-25 as shown on Figure 6 to Figure 8. The PHC F1 exceedance was vertically delineated in BH110-25 to 3.0 to 3.7 mbgs. No exceedances were identified in groundwater.

6.9.9 Contaminant Migration and Transport

Concentrations of PHC F1 minorly exceeded in soil from 2.3 to 2.9 mbgs. However, PHC F1 concentrations in groundwater met the Table 2 SCS. As such, contaminant migration is not anticipated.

6.9.10 Exposure Pathways and Receptors

The closest water body to the Site is an unnamed wetland about 460 m northeast of the Site. However, on-site groundwater concentrations met the Table 2 SCS. As such, migration of PHC F1 contamination in soil to off-site surface water is not anticipated.

The site is developed with a car dealership and associated repair shop with planned extensions. As such, soil vapour intrusion from the PHC F1 contamination in soil may be considered a risk.



Soil contamination at BH103-25 and BH110-25 is covered with asphalt surfacing. As such, direct contact and/or ingestion of PHC F1 contaminated soil is not considered a risk.

6.9.11 Location of Buildings and Structures

The proposed building extension on the property includes a building addition off the southeast and southwest portions of the existing site building.

6.9.12 Areas of Contamination on the Property

Concentrations of all COPCs were less than the Table 2 SCS in the analyzed soil and groundwater samples with the exception of minor PHC F1 concentrations in soil from 2.3 to 2.9 mbgs in BH103-25 and BH110-25 as shown on Figure 6 to Figure 8.



7.0 Risk-Based Evaluation of Results

Given the exceedances of PHC F1 identified in soil at BH103-25 and BH110-25 from 2.3 to 2.9 mbgs, a risk-based evaluation of these impacts was conducted to determine the potential for risks to human health and the natural environment. Both human health and ecological risks were assessed qualitatively using screening tools (i.e., risk-based component values) provided by the Ministry in the 2016 Modified Generic Risk Assessment (MGRA) 'Approved Model' (MECP, 2016), as updated with recent toxicological reference values endorsed by the Ministry (MECP, 2024).

In the development of generic SCS, the Ministry considered multiple receptors (both human and ecological) and exposure pathways associated with a given property use. Component values are soil and groundwater concentrations of contaminants that provide protection to a receptor or group of receptors for a specific pathway. The final SCSs were determined by selecting the lowest component values for a given land use. As a result, these component values can be used to support the evaluation of potential risks to human receptors from exposure to soil and groundwater impacts by only considering component values related to human health.

As the applicable SCS for the Site were identified as the Table 2 SCS, the soil component values relied upon for the evaluation of the minor PHC F1 impacts on-site were the soil components for Table 2 (full depth, potable water scenario) for ICC land use and medium/fine textured soils. It is noted that screening against Table 6 SCS is only relevant for groundwater inventory, and thus since no exceedances were identified in groundwater, only component values related to Table 2 SCS were considered herein for risk-based screening.

The risk-based soil component values protective of both human and ecological receptors at the Site are as follows:

- Soil Contact S2: Direct contact exposure to soil COCs via soil ingestion and dermal contact, protective of an outdoor worker in commercial/industrial scenario; and,
- Soil Contact S3: Direct contact exposure to soil COCs via soil ingestion and dermal contact, protective a construction/subsurface worker in a commercial/industrial scenario.



- S-IA (Commercial): Inhalation of vapours in indoor air (vapour intrusion) sourced from volatile COCs in soil, protective of adult indoor workers;
- Outdoor Air: Inhalation of vapours in outdoor air (aboveground) sourced from volatile COCs in groundwater, protective of outdoor workers and visitors.
- Plants and Soil Organisms: Direct and indirect contact with COCs in soil for terrestrial plants and soil organisms; and,
- Mammals and Birds: Direct and indirect contact (soil ingestion, dermal contact and ingestion of vegetation and prey) with COCs in soil for terrestrial mammals and birds;

The risk-based component value screening for PHC F1 in soil is presented in Embedded Table 3 below (all concentrations in µg/g).

Embedded Table 3 Component Value Screening

COC	Maximum Concentration	Soil Contact (S2)	Soil Contact (S3)	Indoor Air (S-IA)	Outdoor Air	Plants and Soil Organisms	Mammals and Birds
PHC F1	107	47000	100000	420	15000	320	NV

NV – No value recommended by the Ministry

Based on the results of the component value screening presented in Embedded Table 3, the maximum concentration of PHC F1 identified at the site is below all of the available Ministry risk-based component values. Therefore, the soil impacts identified at the site do not suggest the potential for risks to human or ecological receptors at the site, assuming the continued commercial use and configuration of the property.



8.0 Conclusions

Conclusions regarding the current environmental conditions at the Site are based solely on the results of the Phase One ESA and this Phase Two ESA.

Based on a risk-based evaluation of the minor PHC F1 impacts in soil, it is Cambium's opinion that no unacceptable risks to human health or the environment are present, provided the property continues to be used for commercial purposes.

8.1 Environmental Conditions

A Phase Two ESA work program was developed to investigate COPCs (VOCs, BTEX, PHCs, PAHs, metals, hydride-forming metals, Hg, CrVI, CN-, B-HWS, EC, and SAR) in soil and groundwater. The Phase Two ESA included four boreholes, three of which were instrumented with groundwater monitoring wells.

Concentrations of all COPCs were less than the Table 2 SCS in all soil and groundwater samples with the exception of minor PHC F1 concentrations in soil from 2.3 to 2.9 mbgs in BH103-25 and BH110-25 as shown on Figure 6 to Figure 8. Based on a risk-based evaluation of the minor PHC F1 impacts in soil, it is Cambium's opinion that no unacceptable risks to human health or the environment are present, provided the property continues to be used for commercial purposes.

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

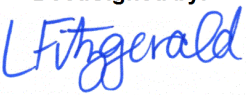


8.2 Signatures

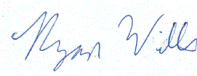
This Phase Two ESA was completed under the supervision of Mr. Ryan Wills, P.Eng. (QP), as per O.Reg. 153/04, as amended. Information presented in this report is true and accurate to the best of the assessors' knowledge.

Respectfully submitted,

Cambium Inc.

DocuSigned by:

422DC6BAA41B4EA...

Laura Fitzgerald, M.Sc.
Project Manager – Team Lead

DocuSigned by:

5207EAA31A5243D...

Ryan Wills, P.Eng., QP
Project Manager

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Terrapex. (2019). *Phase Two Environmental Site Assessment - 1695 Bayly Street, Pickering*. Terrapex Environmental Ltd.



10.0 Standard Limitation

Limited Warranty

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A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

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Appended Figures

**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

-  Highway
-  Major Road
-  Minor Road
-  Railway
-  Watercourse
-  Federal Protected Areas
-  Water Area
-  Wooded Area
-  Built Up Area

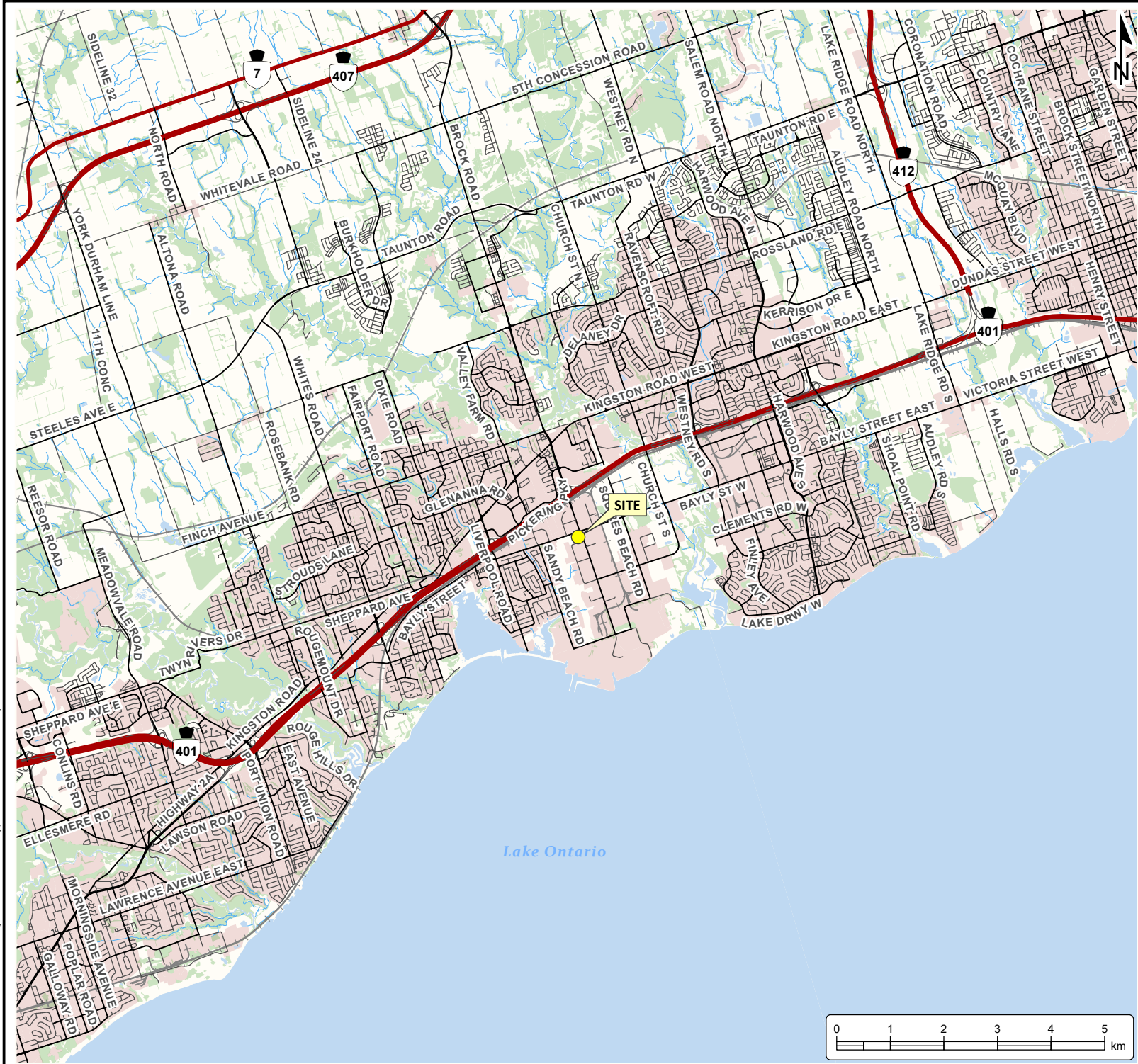
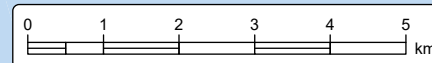
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SITE LOCATION PLAN

Project No.:	22852-001	Date:	August 2025
Scale:	1:100,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			1



PCA ID #	Potentially Contaminating Activity
PCA 1	Not Applicable - Salting
PCA 2	Not Applicable - impacted soil remaining on-site
PCA 3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 4	PCA 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 6	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 7	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 8	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 9	PCA #34 - Metal Fabrication
PCA 10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage
PCA 11	PCA #57 - Vehicles and Associated Parts Manufacturing
PCA 12	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 13	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 14	PCA #34 - Metal Fabrication
PCA 15	PCA #55 - Transformer Manufacturing, Processing and Use
PCA 16	PCA #19 - Electronic and Computer Equipment Manufacturing
PCA 17	Not Applicable - minor spill
PCA 18	PCA #19 - Electronic and Computer Equipment Manufacturing
PCA 19	Not Applicable - waste generation
PCA 20	PCA #23 - Fire Retardant Manufacturing, Processing and Bulk Storage
PCA 21	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 22	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 23	Not Applicable - waste generation
PCA 24	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks
PCA 25	PCA #57 - Vehicles and Associated Parts Manufacturing
PCA 26	PCA #39 - Paints Manufacturing, Processing and Bulk Storage
PCA 27	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 28	Not Applicable - waste generation
PCA 29	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 30	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 31	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA 32	PCA #34 - Metal Fabrication
PCA 33	PCA #34 - Metal Fabrication
PCA 34	Not Applicable - waste generation
PCA 35	Not Applicable - spill
PCA 36	Not Applicable - spill
PCA 37	PCA #40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications



PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
KIRBY STRUCTURES LTD.
 1675 & 1695 Bayly Street
 Pickering, Ontario

LEGEND

- Site (approximate)
- 250m Study Area

Potentially Contaminating Activity:

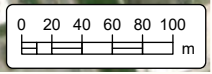
- Does Not Contribute to APEC
- Contributes to APEC
- ← Groundwater Flow Direction July 12, 2018

Notes:
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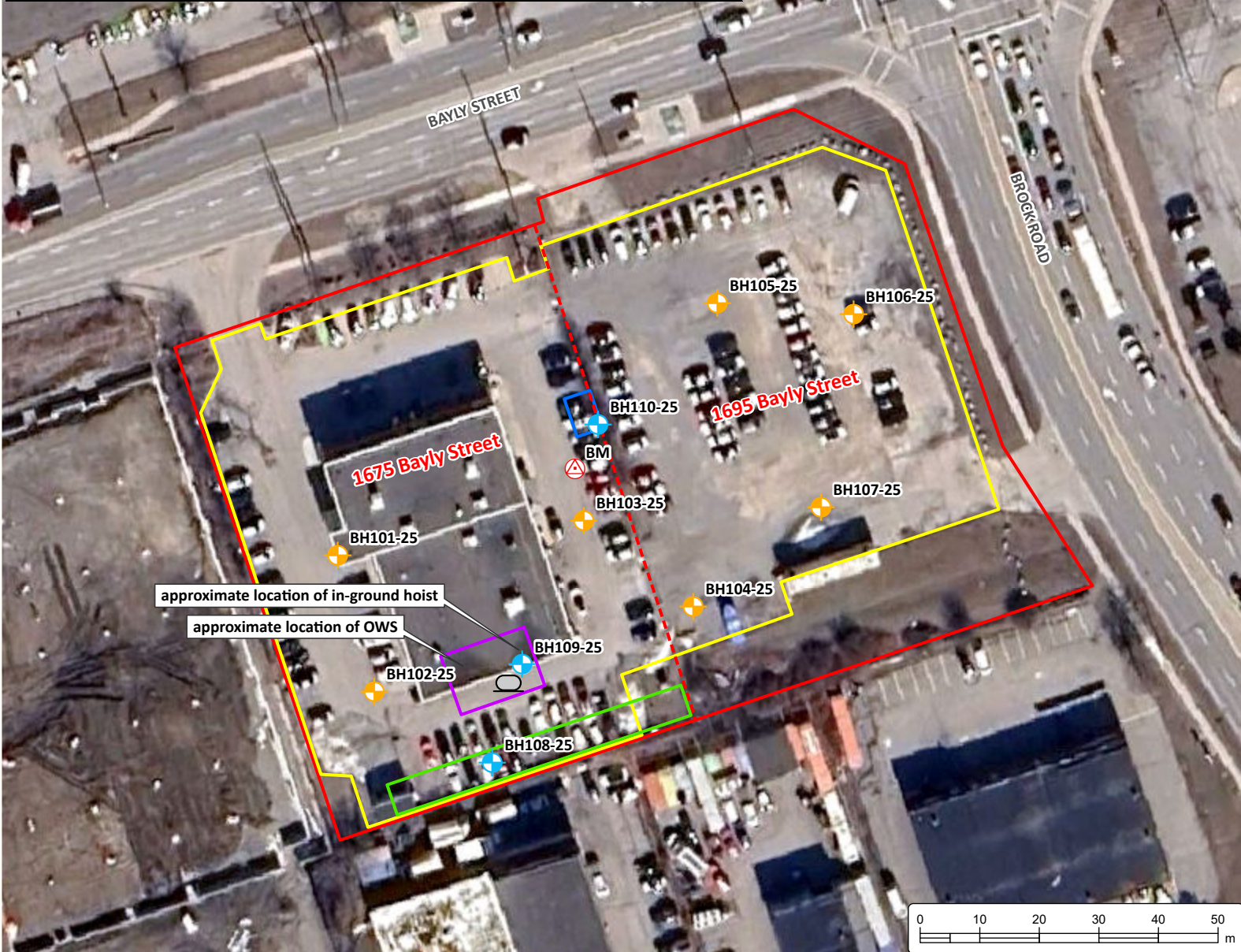
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CONCEPTUAL SITE MODEL STUDY AREA AND POTENTIALLY CONTAMINATING ACTIVITIES

Project No.:	22852-001	Date:	September 2025
Scale:	1:5,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			2



APEC	PCA	
APEC 1	1	Not Applicable - Salt use for deicing
APEC 2	2	Not Applicable - impacted soil remaining on-site
APEC 3	3	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
APEC 4	4	PCA #27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
APEC 5	5	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks
APEC 6	9	PCA #34 - Metal Fabrication
APEC 7	10	PCA #39 - Paints Manufacturing, Processing and Bulk Storage
APEC 8	11	PCA #57 - Vehicles and Associated Parts Manufacturing



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- AST
- Benchmark
- Borehole
- Monitoring Well
- Site (approximate)

Areas of Potential Environmental Concern:

- APEC 1
- APEC 2
- APEC 3, 4, 5
- APEC 6, 7, 8

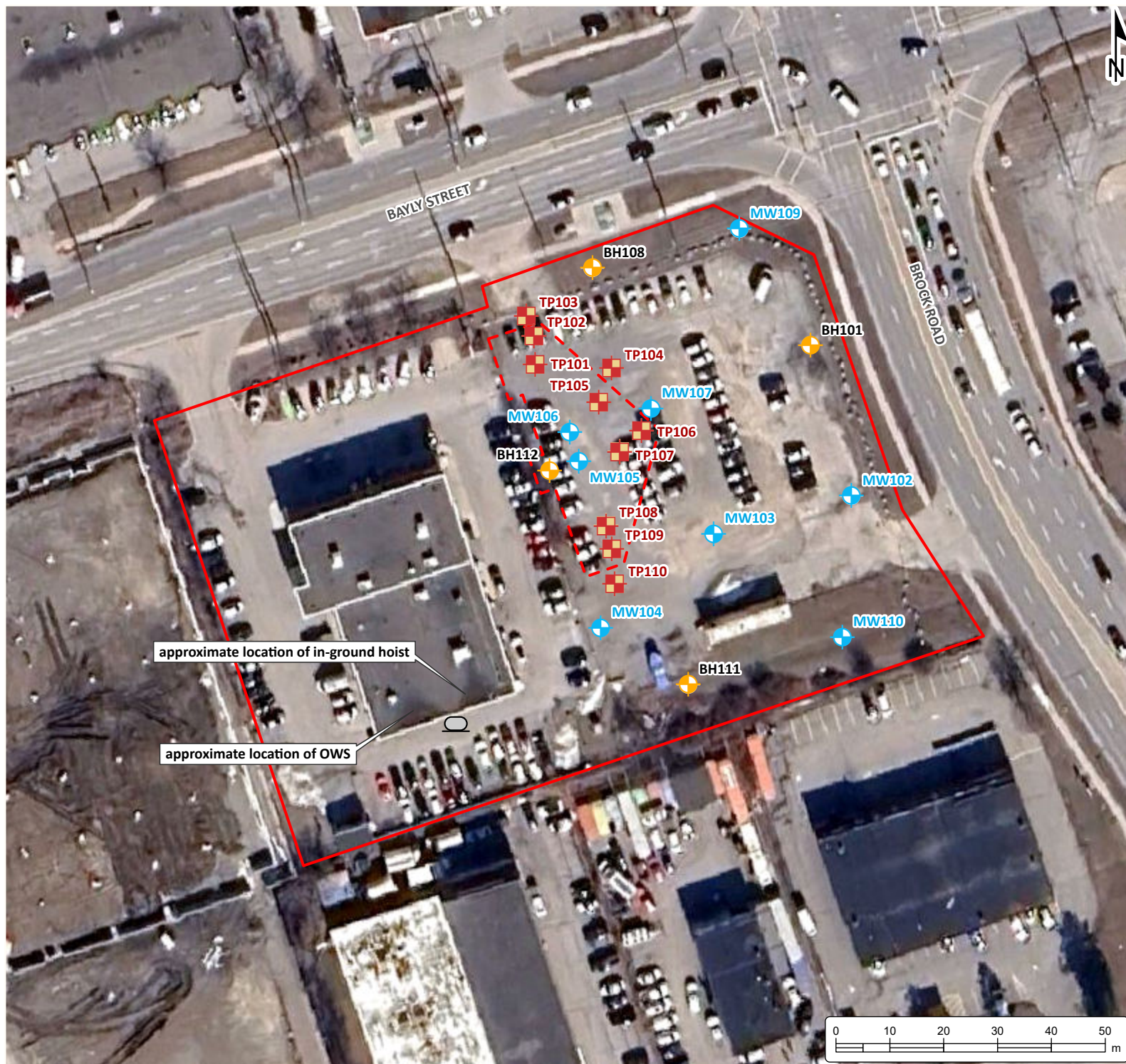
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**CONCEPTUAL SITE MODEL
AREAS OF POTENTIAL
ENVIRONMENTAL CONCERN**

Project No.:	22852-001	Date:	September 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			3



**PHASE ONE
ENVIRONMENTAL SITE
ASSESSMENT**
KIRBY STRUCTURES
1675 and 1695 Bayly Street
Pickering, Ontario

LEGEND

- AST
- Previous Borehole Location
- Previous Monitoring Well Location
- Previous Test Pit Location
- Remedial Excavation Footprint
- Site (approximate)

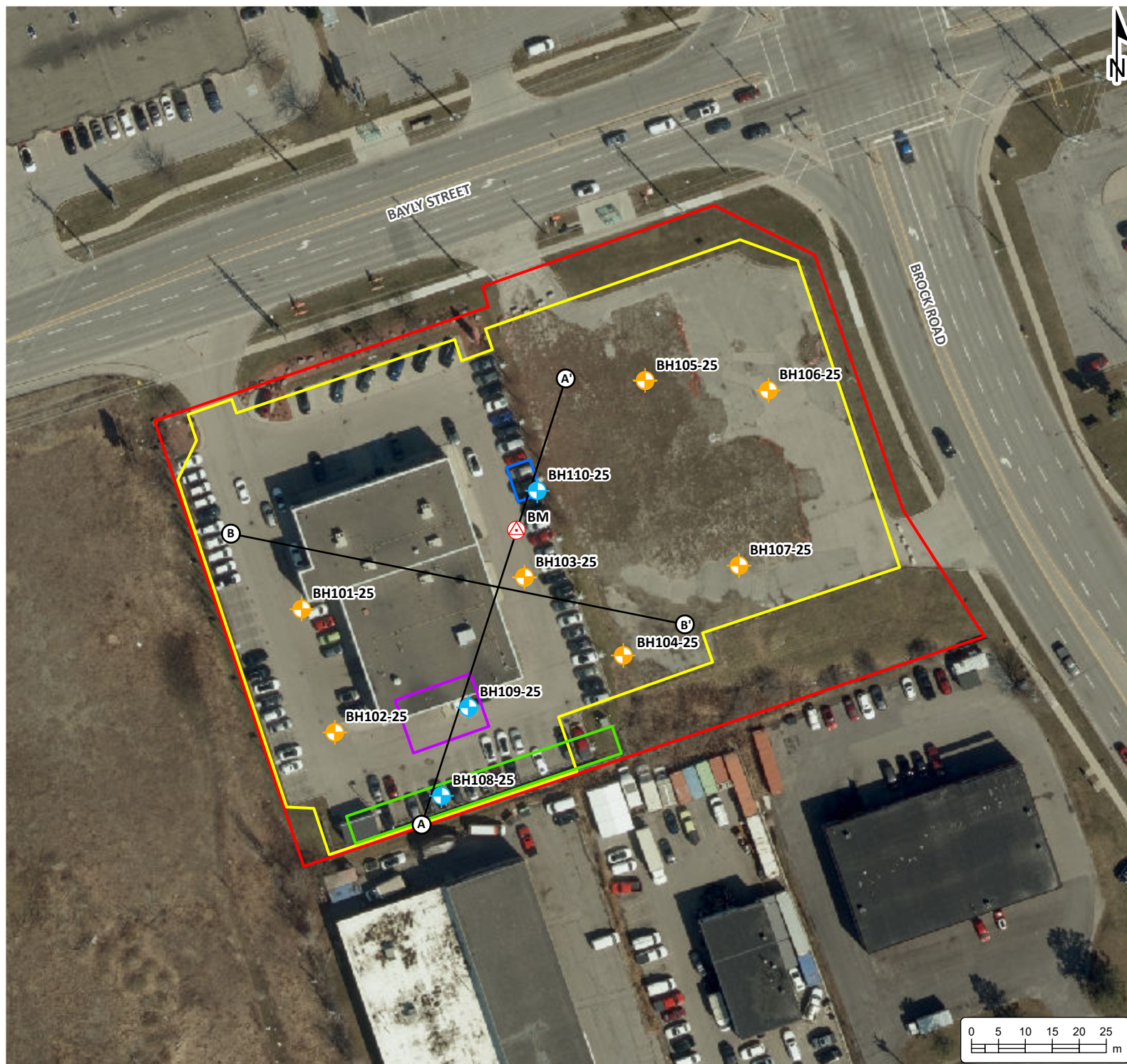
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**PREVIOUS
INVESTIGATION LOCATIONS**

Project No.:	22852-001	Date:	September 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			4



PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
KIRBY STRUCTURES LTD.
 1675 & 1695 Bayly Street
 Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Site (approximate)

Areas of Potential Environmental Concern:

- APEC 1
- APEC 2
- APEC 3, 4, 5
- APEC 6, 7, 8

- Cross Section Location

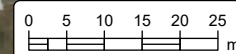
Notes:
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INVESTIGATION LOCATIONS AND CROSS SECTION LOCATIONS

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			5



Sample Location	BH103-25	BH108-25	BH108-25	BH109-25	BH110-25	BH110-25	BH110-25
Depth (mbgs)	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025
PHCs	✗	-	✓	✓	✗	✓	✓



PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 KIRBY STRUCTURES LTD.
 1675 & 1695 Bayly Street
 Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Contaminant	Standard (µg/g)
PHC F1	55

Table 2 (ICC Property Use, Coarse Texture)



BH110-25	
Depth (m)	2.3 - 2.9
PHC F1	66

BH103-25		
Depth (m)	2.3 - 2.9	5.5 - 6.1
PHC F1	107	< 7

Notes:
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







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SOIL QUALITY PHCs

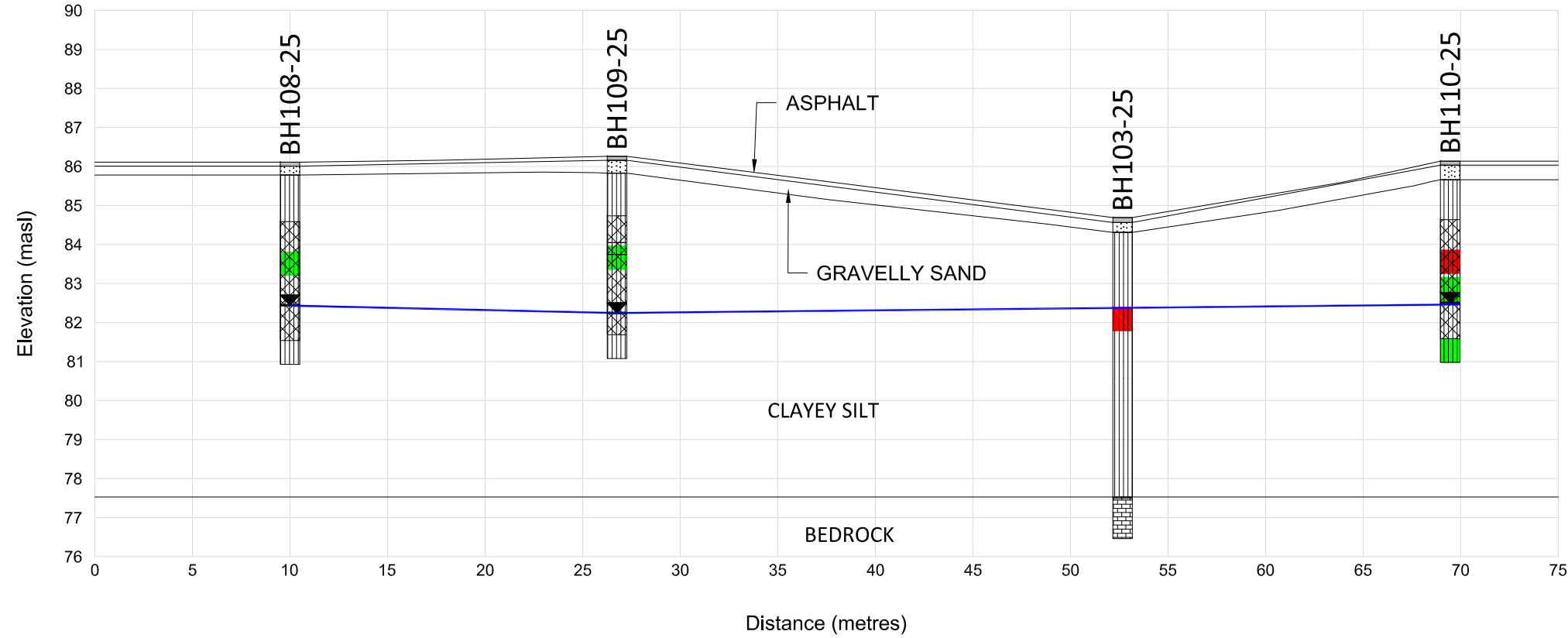
Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			6

**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

-  Water Level - July 28 2025 Monitoring Well
-  Asphalt
-  Gravelly Sand
-  Clayey Silt
-  Gravel
-  Bedrock
-  Well Casing
-  Meets Table 2 ICC
-  Exceeds Table 2 ICC
-  Well Screen

Cross Section A-A'



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







**CROSS SECTION A-A'
PHCs IN SOIL**

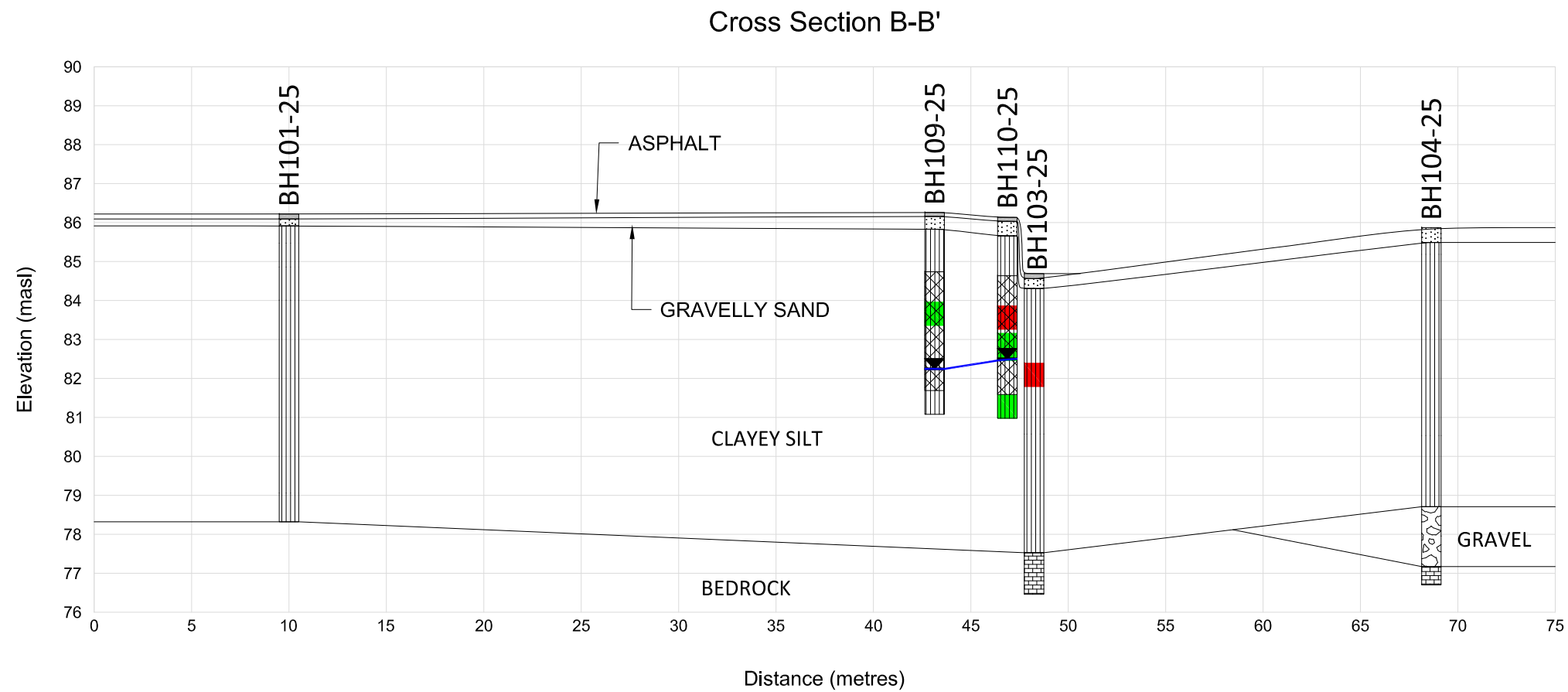
Project No.:	22852-001	Date:	September 2025
Horizontal Scale:	1:300	Vertical Scale:	1:150 (2x)
Drawn By:	TLC	Checked By:	LF
			Figure: 7

C:\GIS\MapDocs\22852-001\Kirby Structures -NSP- 1675 Bayly St\2025-09-09 Phase Two - Cross Section.dwg

**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

-  Water Level - July 28 2025 Monitoring Well
-  Asphalt
-  Gravelly Sand
-  Clayey Silt
-  Gravel
-  Bedrock
-  Well Casing
-  Meets Table 2 ICC
-  Exceeds Table 2 ICC
-  Well Screen



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**CROSS SECTION B-B'
PHCs IN SOIL**

Project No.:	22852-001	Date:	September 2025
Horizontal Scale:	1:300	Vertical Scale:	1:150 (2x)
Drawn By:	TLC	Checked By:	LF
			8

Sample Location	BH103-25	BH108-25	BH108-25	BH109-25	BH110-25	BH110-25	BH110-25
Depth (mbgs)	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025
BTEX	-	-	✓	-	✓	✓	✓



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Notes:
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**SOIL QUALITY
BTEX**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			9

Sample Location	BH103-25	BH108-25	BH108-25	BH109-25	BH110-25	BH110-25	BH110-25
Depth (mbgs)	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025
VOCs	-	-	✓	✓	-	-	-



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

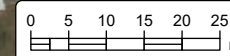
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**SOIL QUALITY
VOCs**

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Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			Figure: 10



Sample Location	BH103-25	BH108-25	BH108-25	BH109-25	BH110-25	BH110-25	BH110-25
Depth (mbgs)	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025
PAHs	-	-	✓	✓	-	-	-



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

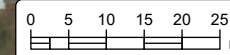
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**SOIL QUALITY
PAHs**

Project No.:	22852-001	Date:	August 2025
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Created by:	TLC	Checked by:	LF
			Figure: 11



Sample Location	BH103-25	BH108-25	BH108-25	BH109-25	BH110-25	BH110-25	BH110-25
Depth (mbgs)	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025
Metals & Hydride-forming metals	-	-	✓	✓	-	-	-
ORPs*	-	-	✓	✓	-	-	-

*ORPs include: hot water-soluble boron (<1.5mbgs), hexavalent chromium, mercury, cyanide, and pH



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Notes:
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**SOIL QUALITY
METALS AND ORPs**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			Figure: 12

Sample Location	BH108-25	BH109-25	BH110-25
Screen interval (mbgs)	1.5 - 4.6	1.5 - 4.6	1.5 - 4.6
Date	28 Jul 2025	28 Jul 2025	28 Jul 2025
PHCs/BTEX	✓	✓	✓



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Notes:
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**GROUNDWATER QUALITY
PHCs/BTEX**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			13

Sample Location	BH108-25	BH109-25	BH110-25
Screen interval (mbgs)	1.5 - 4.6	1.5 - 4.6	1.5 - 4.6
Date	28 Jul 2025	28 Jul 2025	28 Jul 2025
VOCs	✓	✓	-



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Notes:
 - Benchmark is a catch basin.
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**GROUNDWATER QUALITY
VOCs**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			Figure: 14

Sample Location	BH108-25	BH109-25	BH110-25
Screen interval (mbgs)	1.5 - 4.6	1.5 - 4.6	1.5 - 4.6
Date	28 Jul 2025	28 Jul 2025	28 Jul 2025
PAHs	✓	✓	-



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

Notes:
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**GROUNDWATER QUALITY
PAHs**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			Figure: 15

Sample Location	BH108-25	BH109-25	BH110-25
Screen interval (mbgs)	1.5 - 4.6	1.5 - 4.6	1.5 - 4.6
Date	28 Jul 2025	28 Jul 2025	28 Jul 2025
Metals & Hydride-forming Metals	✓	✓	-
ORPs*	✓	✓	-

*ORPs include hexavalent chromium, mercury, and sodium



**PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT**
KIRBY STRUCTURES LTD.
1675 & 1695 Bayly Street
Pickering, Ontario

LEGEND

- Benchmark
- Borehole
- Monitoring Well
- Meets Table 2 ICC
- Exceeds Table 2 ICC
- Site (approximate)

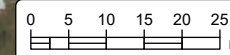
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**GROUNDWATER QUALITY
METALS AND ORPs**

Project No.:	22852-001	Date:	August 2025
Scale:	1:1,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	LF
			16





Appended Tables



Table 1 - Groundwater Elevations

Location	UTM Zone	Easting	Northing	RAW Ground Surface Elevation NOT ADJUSTED (m.Rel)	Ground Surface Elevation (masl)	Top of Pipe Elevation (masl)	Riser Height (m)	Measured Depth of Well (mbtp)	Measured Depth of Well (mbgs)	Screen Length (m)	Screen Depth Top (mbgs)	Screen Depth Bottom (mbgs)	Screen elevation (top) (masl)	Screen Elevation (Bottom) (masl)	GW Depth (mbtop)	GW Depth (mbgs)	GW Elevation (m.Rel)
															July 28, 2025		
BH108-25	17N	655301.969	4855019.54	84.96	84.96	84.85	0.11	4.48	4.6	3.0	1.6	4.6	83.37	80.37	2.39	2.50	82.46
BH109-25	17N	655276.153	4855021.14	84.87	84.87	84.77	0.10	4.48	4.6	3.0	1.6	4.6	83.29	80.29	2.48	2.58	82.29
BH110-25	17N	655271.139	4855004.73	84.73	84.73	84.63	0.10	4.56	4.7	3.0	1.7	4.7	83.07	80.07	2.13	2.23	82.50

Bench Mark (BM) - catch basin east of car dealership building (BM elevation is 85.828 m.asl.)

UTM - Universal Transverse Mercator

mbtop - metres below top of pipe

mbgs - metres below ground surface

masl - meters above sea level

Riser Height - negative value if stick-up monument well casing or positive value if flushmount well casing



Table 2 - Soil Quality

Location Code	Table 2 - ICC, fine/medium soil										
	Field ID	BH103-25	BH108-25	BH108-25		BH109-25	BH110-25		BH110-25	BH110-25	
	Depth	BH103-25 2.3-2.9	BH108-25 0.8-1.4	BH108-25 2.3-2.9	QAQC102	BH109-25 2.3-2.9	BH110-25 2.3-2.9	QAQC101	BH110-25 3.0-3.7	BH110-25 4.6-5.2	
Date	2.3 - 2.9	0.8 - 1.4	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	2.3 - 2.9	3.0 - 3.7	4.6 - 5.2	
Date	22 Jul 2025	22 Jul 2025	22 Jul 2025	22 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	21 Jul 2025	
Unit	EQL										
BTEX											
Benzene	µg/g	0.02	0.4	-	-	<0.02	-	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	0.05	9	-	-	<0.05	-	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	0.05	1.6	-	-	<0.05	-	<0.05	0.27	<0.05	<0.05
Xylene Total	µg/g	0.05	30 ^{#1}	-	-	<0.05	-	<0.05	0.14	<0.05	<0.05
PHCs											
F1	µg/g	7	65 ^{#2}	107	-	<7	-	<7	66	<7	<7
F2	µg/g	4	250 ^{#3}	<4	-	<4	-	<4	13	16	<4
F3	µg/g	8	2,500 ^{#4}	<8	-	<8	-	<8	<8	<8	<8
F4	µg/g	6	6,600	<6	-	<6	-	<6	<6	<6	<6
PAHs											
Acenaphthene	µg/g	0.02	29	-	-	<0.02	<0.02	<0.02	-	-	-
Acenaphthylene	µg/g	0.02	0.17	-	-	<0.02	<0.02	<0.02	-	-	-
Anthracene	µg/g	0.02	0.74	-	-	<0.02	<0.02	<0.02	-	-	-
Benzo(a)anthracene	µg/g	0.02	0.96	-	-	<0.02	<0.02	<0.02	-	-	-
Benzo(a)pyrene	µg/g	0.02	0.3	-	-	<0.02	<0.02	<0.02	-	-	-
Benzo(b)fluoranthene	µg/g	0.02	0.96	-	-	<0.02	<0.02	<0.02	-	-	-
Benzo(k)fluoranthene	µg/g	0.02	0.96 ^{#5}	-	-	<0.02	<0.02	<0.02	-	-	-
Chrysene	µg/g	0.02	9.6	-	-	<0.02	<0.02	<0.02	-	-	-
Dibenz(a,h)anthracene	µg/g	0.02	0.1	-	-	<0.02	<0.02	<0.02	-	-	-
Fluoranthene	µg/g	0.02	9.6	-	-	<0.02	<0.02	<0.02	-	-	-
Fluorene	µg/g	0.02	69	-	-	<0.02	<0.02	<0.02	-	-	-
Indeno(1,2,3-c,d)pyrene	µg/g	0.02	0.95	-	-	<0.02	<0.02	<0.02	-	-	-
Methylanthracene-1	µg/g	0.02	42 ^{#6}	-	-	<0.02	<0.02	<0.02	-	-	-
Methylanthracene-2	µg/g	0.02	42 ^{#6}	-	-	<0.02	<0.02	<0.02	-	-	-
Methylanthracene 1 & 2	µg/g	0.03	42 ^{#6}	-	-	<0.03	<0.03	<0.03	-	-	-
Naphthalene	µg/g	0.01	28	-	-	<0.01	<0.01	<0.01	-	-	-
Phenanthrene	µg/g	0.02	16	-	-	<0.02	<0.02	<0.02	-	-	-
Pyrene	µg/g	0.02	96	-	-	<0.02	<0.02	<0.02	-	-	-
VOCs											
Acetone	µg/g	0.5	28	-	-	<0.50	-	<0.50	-	-	-
Bromomethane	µg/g	0.05	0.05	-	-	<0.05	-	<0.05	-	-	-
Bromoforn	µg/g	0.05	1.7	-	-	<0.05	-	<0.05	-	-	-
Bromodichloromethane	µg/g	0.05	1.9	-	-	<0.05	-	<0.05	-	-	-
Carbon tetrachloride	µg/g	0.05	0.71	-	-	<0.05	-	<0.05	-	-	-
Chlorobenzene	µg/g	0.05	2.7	-	-	<0.05	-	<0.05	-	-	-
Chloroform	µg/g	0.05	0.18	-	-	<0.05	-	<0.05	-	-	-
Dibromomethane, 1,2-	µg/g	0.05	0.05	-	-	<0.05	-	<0.05	-	-	-
Dichlorobenzene, 1,2-	µg/g	0.05	1.7	-	-	<0.05	-	<0.05	-	-	-
Dichlorobenzene, 1,3-	µg/g	0.05	12	-	-	<0.05	-	<0.05	-	-	-
Dichlorobenzene, 1,4-	µg/g	0.05	0.57	-	-	<0.05	-	<0.05	-	-	-
Dichlorodifluoromethane	µg/g	0.05	25	-	-	<0.05	-	<0.05	-	-	-
Dichloroethane, 1,1-	µg/g	0.05	0.6	-	-	<0.05	-	<0.05	-	-	-
Dichloroethane, 1,2-	µg/g	0.05	0.05	-	-	<0.05	-	<0.05	-	-	-
Dichloroethylene, 1,1-	µg/g	0.05	0.48	-	-	<0.05	-	<0.05	-	-	-
Dichloroethylene, 1,2-trans-	µg/g	0.05	2.5	-	-	<0.05	-	<0.05	-	-	-
Dichloroethylene, 1,2-cis-	µg/g	0.05	2.5	-	-	<0.05	-	<0.05	-	-	-
Dichloromethane	µg/g	0.05	2	-	-	<0.05	-	<0.05	-	-	-
Dichloropropane, 1,2-	µg/g	0.05	0.68	-	-	<0.05	-	<0.05	-	-	-
Dichloropropane, 1,3-cis	µg/g	0.05	NV	-	-	<0.05	-	<0.05	-	-	-
Dichloropropane, 1,3-trans	µg/g	0.05	NV	-	-	<0.05	-	<0.05	-	-	-
Dichloropropane, 1,3-cis & trans	µg/g	0.05	0.081 ^{#7}	-	-	<0.05	-	<0.05	-	-	-
Dibromochloromethane	µg/g	0.05	2.9	-	-	<0.05	-	<0.05	-	-	-
Hexane	µg/g	0.05	88	-	-	<0.05	-	<0.05	-	-	-
Methyl Ethyl Ketone	µg/g	0.5	88	-	-	<0.50	-	<0.50	-	-	-
Methyl Iso-Butyl Ketone	µg/g	0.5	210	-	-	<0.50	-	<0.50	-	-	-
MIBK	µg/g	0.05	2.3	-	-	<0.05	-	<0.05	-	-	-
Styrene	µg/g	0.05	43	-	-	<0.05	-	<0.05	-	-	-
Tetrachloroethylene	µg/g	0.05	2.5	-	-	<0.05	-	<0.05	-	-	-
Tetrachloroethane, 1,1,1,2-	µg/g	0.05	0.11	-	-	<0.05	-	<0.05	-	-	-
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	0.094	-	-	<0.05	-	<0.05	-	-	-
Trichloroethane, 1,1,1-	µg/g	0.05	12	-	-	<0.05	-	<0.05	-	-	-
Trichloroethane, 1,1,2-	µg/g	0.05	0.11	-	-	<0.05	-	<0.05	-	-	-
Trichloroethylene	µg/g	0.05	0.61	-	-	<0.05	-	<0.05	-	-	-
Trichlorofluoromethane	µg/g	0.05	5.8	-	-	<0.05	-	<0.05	-	-	-
Vinyl chloride	µg/g	0.02	0.25	-	-	<0.02	-	<0.02	-	-	-
Metals											
Antimony	µg/g	1	50	-	-	<1.0	<1.0	<1.0	-	-	-
Arsenic	µg/g	1	18	-	-	4.3	3.6	4.1	-	-	-
Barium	µg/g	1	670	-	-	174	118	143	-	-	-
Beryllium	µg/g	0.5	10	-	-	0.8	0.7	0.9	-	-	-
Boron	µg/g	5	120 ^{#8}	-	-	12.3	9.0	10.8	-	-	-
Cadmium	µg/g	0.5	1.9	-	-	<0.5	<0.5	<0.5	-	-	-
Chromium (total)	µg/g	5	160	-	-	38.3	28.4	32.0	-	-	-
Cobalt	µg/g	1	100	-	-	11.4	8.8	9.6	-	-	-
Copper	µg/g	5	300	-	-	18.4	14.3	20.4	-	-	-
Lead	µg/g	1	120	-	-	9.3	7.4	10.7	-	-	-
Molybdenum	µg/g	1	40	-	-	<1.0	<1.0	<1.0	-	-	-
Nickel	µg/g	5	340	-	-	23.8	17.3	21.8	-	-	-
Selenium	µg/g	1	5.5	-	-	<1.0	<1.0	<1.0	-	-	-
Silver	µg/g	0.3	50	-	-	<0.3	<0.3	<0.3	-	-	-
Thallium	µg/g	1	3.3	-	-	<1.0	<1.0	<1.0	-	-	-
Uranium	µg/g	1	33	-	-	<1.0	<1.0	<1.0	-	-	-
Vanadium	µg/g	10	86	-	-	52.9	42.2	47.9	-	-	-
Zinc	µg/g	20	340	-	-	62.9	52.3	66.6	-	-	-
ORPs											
Boron (hot water soluble)	µg/g	0.5	2 ^{#9}	-	-	<0.5	<0.5	0.9	-	-	-
Chromium (VI)	µg/g	0.2	10	-	-	<0.2	0.3	<0.2	-	-	-
Cyanide (Free)	µg/g	0.03	0.051	-	-	<0.03	<0.03	<0.03	-	-	-
Mercury	µg/g	0.1	20	-	-	<0.1	<0.1	<0.1	-	-	-
pH (Lab)	pH	0.05	5-9	-	-	7.48	7.06	-	-	-	-

Comments
 #1 Standard is applicable to total xylenes; m & p-xylenes and o-xylenes should be summed for comparison.
 #2 Standard is applicable to PHC in the F1 range minus BTEX.
 #3 Standard is applicable to PHC F2 minus naphthalene. If naphthalene is not analyzed, the standard is applied to F2.
 #4 Standard is applicable to PHC F3 minus PAHs (other than naphthalene). If PAHs have not been measured, the standard is applied to F3.
 #5 Standard is for benzo(b)fluoranthene; however, the laboratory can not distinguish between benzo(b)fluoranthene and benzo(k)fluoranthene.
 #6 Standard is applicable to Methylanthracene, 1- and Methylanthracene, 2-. If both are detected, the sum of the two must not exceed the standard.
 #7 Standard is applicable to 1,3-Dichloropropane. Individual isomers (cis + trans) should be added for comparison.
 #8 Total Boron standard is for sub-surface soil (<1.5 m).
 #9 HWS Boron standard is for surface soil (<1.5 m).



Appendix A
Sampling and Analysis Plan



Sampling and Analysis Plan - 1675 and 1695 Bayly Street, Pickering, Ontario

August 28, 2025

Prepared for:
Kirby Structures

Cambium Reference: 22852-001

CAMBIUM INC.

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1.0 Introduction

This document outlines the Sampling and Analysis Plan (SAP) for the field work proposed for the Phase Two Environmental Site Assessment (ESA) being completed at 1675 and 1695 Bayly Street, Pickering, Ontario (the Site). The Site is currently used for commercial purposes as a car dealership with associated repair shop and parking lot. The Phase Two ESA will be used to support a Site Plan Application (SPA) application in Durham Region. The SPA is in support of a building extension on the existing site building and parking lot re-paving.

This SAP establishes a quality assurance and quality control (QA/QC) program, data quality objectives, standard operating procedures, and a description of potential physical impediments that may limit the ability to conduct sampling and analysis.

1.1 Objectives

Cambium Inc. (Cambium) completed a Phase One ESA for the Site (Cambium, 2025) which identified areas of potential environmental concern (APECs) at the Site.

The purpose of the soil characterization will be to investigate soil and groundwater quality in the identified APEC through the drilling of boreholes, the installation of monitoring wells, and the collection of soil and groundwater samples.

The contaminants of potential concern (COPCs) associated with the APECs include volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, xylenes (BTEX), petroleum hydrocarbons fractions F1 to F4 (PHCs), polycyclic aromatic hydrocarbons (PAHs), metals and hydride-forming metals, and other regulated parameters (ORPs) including mercury (Hg), hexavalent chromium (CrVI), cyanide (CN-), hot water soluble boron (B-HWS), sodium, electrical conductivity (EC), and sodium adsorption ratio (SAR).

The overall objective of the Phase Two work program is to identify areas of contamination at the Phase Two property, if any, to support of a SPA in accordance with Ontario Regulation (O.Reg.) 153/04.



2.0 Work Proposed

Proposed boreholes and monitoring well locations and rationale are included in the following table:

Location ID	Rationale	Proposed Sample Depth	COPCs
BH108-25	Investigate APEC 6,7, and 8	Around water table, anticipated to be between 2 to 3 mbgs	VOCs, PHCs, PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS
BH109-25	Investigate APEC 3,4, and 5	Around water table, anticipated to be between 2 to 3 mbgs	VOCs, PHCs, PAHs, metals and hydride-forming metals, Hg, CrVI, CN-, B-HWS
BH110-25	Investigate APEC 2	Around depth of previous exceedance 2.6 mbgs	BTEX, PHCs

To meet the objectives outlined above, the Phase Two ESA work program will generally consist of the following:

- Advance boreholes at least to the depth of the water table;
- Collect soil samples continuously at regular intervals (0.76 metres) using a split spoon sampling system;
- Instrument each borehole with a monitoring well; and,
- Collect groundwater samples using a low-flow sampling method.

2.1 Quality Assurance

Cambium will maintain the following quality control measures throughout the Phase Two work program:

- Non-dedicated sampling and monitoring equipment will be decontaminated following each use and between each sampling location.
- A minimum of one (1) duplicate sample will be collected for every ten samples collected, for both soil and groundwater.



- Groundwater trip blanks will be submitted for analysis of VOCs with every groundwater VOC sample submission.

Paracel, an accredited analytical laboratory, will be utilized, and the laboratory will complete additional quality control measures (i.e. duplicates, method spikes) as required by its accreditation.

All laboratory certificates of analysis will be reviewed by Cambium for data integrity and quality control. If anomalies in the reported data are identified, Cambium will resample or collect additional samples, where possible and as required.

2.2 Sampling Methods

Boreholes will be advanced using a track-mounted drill rig. Retrieved soil samples will be inspected for visible and olfactory evidence of contamination. Soil samples will be divided, with half or more of the sample placed in a dedicated polyethylene sample bag and sealed for field screening, and the remaining sample placed in dedicated sample jars or vials for analytical submission. Samples to be submitted for analysis of PHC F1 and/or VOCs will be collected using a pre-calibrated syringe sampler and methanol preserved vial.

Two-inch monitoring wells will be installed by a licensed well contractor. Monitoring wells will generally consist of a 3.1 m length of PVC screen with riser to the top of the well. Wells will be completed with either a flush-mount casing or a protective steel monument casing.

Groundwater samples will be collected following development of the well to ensure representative formation waters. Samples from each well will be collected using a low-flow peristaltic pump, with dedicated tubing installed in each of the monitoring wells. Groundwater samples requiring filtration will be field filtered using an in-line filter attached to the end of the polyethylene tubing.

Each sample will be handled by a Cambium field technician using dedicated nitrile gloves to minimize the potential for cross-contamination.



2.2.1 Sample Handling and Custody

Samples will be collected in laboratory-supplied sample containers, with preservative as necessary. All samples requiring laboratory analysis will be placed in a cooler and maintained at less than 10°C prior to and during transport to the laboratory.

Samples will be labelled with a unique sample ID, sampling date, and project number. All samples will be shipped to the laboratory under chain of custody protocols.

2.2.2 Instrumentation

The Phase Two work program will require the use of the following non-dedicated instrumentation and equipment: RKI Eagle 2 portable gas detector, field water quality kit, peristaltic pump, and interface probe. Equipment will be inspected daily for damage or defects, and appropriate measures will be taken if necessary, prior to commencing field work.

An RKI Eagle 2 portable gas detector will be used to screen the soil samples for concentrations of combustible soil vapour (CSV) and organic vapour (OV). The RKI will be calibrated to hexane and isobutylene standards. After agitating the sample, the peak concentration will be recorded by inserting the RKI probe into the sample bag.

The interface probe will be decontaminated between monitoring wells using an Alconox wash, and rinsed with distilled water

2.3 Quality Control

2.3.1 Verification and Validation Methods

To validate the integrity of the laboratory analytical data as well as sampling methods, Cambium will determine the relative percent difference (RPD) of QA/QC duplicate samples and the corresponding numbered samples. Cambium will also review the analysis of trip blanks and laboratory completed matrix spikes.

RPD is calculated using the following formula:



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

Where: x_1 = parent sample result

x_2 = duplicate sample result

x_m = arithmetic mean of parent and duplicate sample results

Low concentrations are more sensitive to RPD values; as such, RPDs will not be calculated where the parameter concentration in the sample and/or duplicate is less than five (5) times the laboratory RDL.

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

If an RPD is calculated above the allowable limits, Cambium will attempt to determine the source of the variance, and will assess whether the elevated RPD affects the integrity and usability of the data.

If detectable contaminant concentrations are identified in the trip blank, Cambium will assess the chain of custody protocols and sample transport procedures, and determine if there are impacts to the integrity of the data.



Appendix B
Borehole Logs



Client: Kirby Structures Ltd.
Contractor: DrillTech Drilling Ltd
Project No.: 22852-001
Location: 1695 Bayly Street,
 Pickering ON

Project Name: 1695 Bayly Street
Method: Truck Mounted Solid Stem Auger
Elevation: 84.69 mASL
UTM: 17T N: 4855045.00 E: 655288.00

Log of Borehole: BH103-25
Page: 1 of 2
Date Completed: July 22, 2025

SUBSURFACE PROFILE				SAMPLE										Well Installation	Log Notes				
Elevation (m)	Depth	Lithology	Description	Elevation	Depth	Number	Type	CSV (ppm)	OV (ppm)	% Recovery	SPT (N)/DCPT	Atterberg Limits (%)				Shear Strength Cu, kPa			
												LL	PL			PI	20	40	60
84.7	0		ASPHALT: ~ 125 mm thick	84.56															
			(SP) gravelly SAND: some fines; brown; non-cohesive, moist, compact [Granular FILL]. No odour, no staining.	0.13		1A	SS	5	<2				7.7%						
84.2	0.5			84.31		1B	SS	10	<2	83	18		16.3%					18	
			(ML) CLAYEY SILT: some sand; grey to brown; cohesive, DTPL to WTPL, very stiff to firm. No odour, no staining.	0.38															
83.7	1					2	SS	10	<2	83	14		17.2%					14	
83.2	1.5		No odour, no staining										11.2%	27.9					
82.7	2					3	SS	10	<3	75	6		60.5%					6	
82.2	2.5		Strong petroleum odour, no staining			4	SS	1600	236	83	8		32.8%					8	
81.7	3		Faint petroleum odour, no staining			5	SS	40	8	100	7		31.6%					7	
81.2	3.5																		
80.7	4			80.58															
			(ML) sandy CLAYEY SILT: brown to grey; cohesive, APL to WTPL, firm to very soft	4.11															
80.2	4.5		No odour, no staining			6	SS	15	<2	100	4		20%					4	
79.7	5																		
79.2	5.5																		
78.7	6		No odour, no staining			7	SS	25	<2	83	1		13.9%					1	
78.2	6.5																		
77.7	7			77.53															
			Shale: pieces of weathered shale	7.16															
77.2				77.19															
				7.50															

BH103_2.3-2.9: PHCs
 Groundwater level measured in borehole at a depth of ~ 2.7 mbgs upon completion of drilling.

Borehole caved to a depth of ~ 7.3 mbgs upon completion of drilling.

GRAINSIZE [SAMPLE] GRAVEL | SAND | SILT | CLAY DISTRIBUTION



Client: Kirby Structures Ltd.
Contractor: DrillTech Drilling Ltd
Project No.: 22852-001
Location: 1695 Bayly Street,
 Pickering ON

Project Name: 1695 Bayly Street
Method: Truck Mounted Solid Stem Auger
Elevation: 84.69 mASL
UTM: 17T **N:** 4855045.00 **E:** 655288.00

Log of Borehole: BH103-25
Page: 2 of 2
Date Completed: July 22, 2025

SUBSURFACE PROFILE				SAMPLE										Well Installation	Log Notes												
Elevation (m)	Depth	Lithology	Description	Elevation / Depth	Number	Type	CSV (ppm)	OV (ppm)	% Recovery	SPT (N)/DCPT	Atterberg Limits (%)					Shear Strength Cu, kPa				% Moisture	SPT (N) / DCPT						
											LL	PL	PI			nat. V.	rem. V.	20	40		60	80	20	40	60	80	
77.2	7.5	Shale: pieces of weathered shale No odour, no staining		76.46	8	SS	15	<2	67	18	9.7%																
76.7	8																										
76.2	8.5	Borehole terminated @ 8.2 mbsgs due to target depth achieved.		8.23																							
75.7	9																										
75.2	9.5																										
74.7	10																										
74.2	10.5																										
73.7	11																										
73.2	11.5																										
72.7	12																										
72.2	12.5																										
71.7	13																										
71.2	13.5																										
70.7	14																										
70.2	14.5																										
69.7																											

GRAINSIZE DISTRIBUTION [SAMPLE] GRAVEL | SAND | SILT | CLAY



Client: Kirby Structures Ltd.
Contractor: DrillTech Drilling Ltd
Project No.: 22852-001
Location: 1695 Bayly Street,
 Pickering ON

Project Name: 1695 Bayly Street
Method: Truck Mounted Solid Stem Auger
Elevation: 86.11 mASL
UTM: 17T N: 4855005.00 E: 655273.00

Log of Borehole: BH108-25
 Page: 1 of 1
Date Completed: July 22, 2025

SUBSURFACE PROFILE				SAMPLE										Well Installation	Log Notes										
Elevation (m)	Depth	Lithology	Description	Elevation Depth	Number	Type	CSV (ppm)	OV (ppm)	% Recovery	SPT (N)/DCPT	Atterberg Limits (%)					Shear Strength Cu, kPa									
											LL	PL	PI			20	40	60	80						
86.1	0		ASPHALT: ~ 100 mm thick	86.01																					
			(SP) gravelly SAND: some fines; brown; non-cohesive, moist, compact [Granular FILL]. No odour, no staining.	0.10	1A	SS	<5	<2				7.9%													
85.6	0.5			85.78	1B	SS	<5	<2	83	10		15.5%													
			(ML) sandy CLAYEY SILT: brown; cohesive, DTPL, stiff to firm. No odour, no staining.	0.33																					
85.1	1				2	SS	<5	<2	75	7		20.6%													
84.6	1.5		No odour, no staining.																						
84.1	2				3	SS	<5	<2	75	13		15.4%													
			(ML) CLAYEY SILT: some sand; black, some organics; cohesive, DTPL, firm. No odour, no staining.	2.21	4A	SS	<5	<2																	
83.6	2.5			83.70	4B	SS	<5	<2	88	5															
			(ML) CLAYEY SILT: some sand; brown, oxidation staining; cohesive, APL, firm. No odour, no staining.	2.41																					
83.1	3		No odour, no staining.		5	SS	<5	<2	100	5		36.5%													
82.6	3.5																								
82.1	4																								
81.6	4.5																								
81.1	5		No odour, no staining.		6	SS	<5	<2	92	7		31%													
			(ML) CLAYEY SILT: some sand; black, some organics; cohesive, DTPL, firm. No odour, no staining.	5.18																					
80.6	5.5		Borehole terminated @ 5.2 mbgs due to target depth achieved.	5.18																					
80.1	6																								
79.6	6.5																								
79.1	7																								
78.6																									

GRAINSIZE [SAMPLE] GRAVEL SAND SILT CLAY DISTRIBUTION



Appendix C
Laboratory Certificates of Analysis



TRUSTED.
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1-800-749-1947
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Certificate of Analysis

Cambium Inc. (Whitby)

223 Brock Street North, Unit 7

Whitby, ON L1N 4N6

Attn: Laura Fitzgerald

Client PO: 22852-001

Project: 22852-001

Custody: 148543

Report Date: 1-Aug-2025

Order Date: 22-Jul-2025

Revised Report

Order #: 2530159

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

Parcel ID	Client ID
2530159-01	BH109-25_2.3-2.9
2530159-03	BH110-25_2.3-2.9
2530159-04	BH110-25_3.0-3.7
2530159-05	BH110-25_4.6-5.2
2530159-06	QAQC101

Approved By:

A handwritten signature in black ink, appearing to read 'Alex Enfield', is written over a light green rectangular background.

Alex Enfield, MSc

Lab Manager



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Boron, available	MOE (HWE), EPA 200.8 - ICP-MS	25-Jul-25	25-Jul-25
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	25-Jul-25	28-Jul-25
Chromium, hexavalent - soil	MOE E3056 - Extraction, colourimetric	24-Jul-25	24-Jul-25
Cyanide, free	MOE E3015 - Auto Colour, water extraction	24-Jul-25	24-Jul-25
Mercury by CVAA	EPA 7471B - CVAA, digestion	24-Jul-25	25-Jul-25
PHC F1	CWS Tier 1 - P&T GC-FID	25-Jul-25	28-Jul-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	23-Jul-25	25-Jul-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	25-Jul-25	25-Jul-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	23-Jul-25	25-Jul-25
REG 153: VOCs by P&T GC-MS	EPA 8260 - P&T GC-MS	25-Jul-25	28-Jul-25
Solids, %	CWS Tier 1 - Gravimetric	24-Jul-25	25-Jul-25

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Summary of Criteria Exceedances

(If this page is blank then there are no exceedances)

Only those criteria that a sample exceeds will be highlighted in red

Regulatory Comparison:

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

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T2 Ind/Com, coarse	-
BH110-25_2.3-2.9	F1 PHCs (C6-C10)	7 ug/g	66	55 ug/g	-

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria:
Sample Date:	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530159-01	2530159-03	2530159-04	2530159-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Physical Characteristics

% Solids	0.1 % by Wt.	77.2	77.6	74.8	85.0	-	-
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General Inorganics

Cyanide, free	0.03 ug/g	<0.03	-	-	-	0.051 ug/g	-
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Metals

Antimony	1.0 ug/g	<1.0	-	-	-	40 ug/g	-
Arsenic	1.0 ug/g	4.1	-	-	-	18 ug/g	-
Barium	1.0 ug/g	143	-	-	-	670 ug/g	-
Beryllium	0.5 ug/g	0.9	-	-	-	8 ug/g	-
Boron	5.0 ug/g	10.8	-	-	-	120 ug/g	-
Boron, available	0.5 ug/g	0.9	-	-	-	2 ug/g	-
Cadmium	0.5 ug/g	<0.5	-	-	-	1.9 ug/g	-
Chromium (VI)	0.2 ug/g	<0.2	-	-	-	8 ug/g	-
Chromium	5.0 ug/g	32.0	-	-	-	160 ug/g	-
Cobalt	1.0 ug/g	9.6	-	-	-	80 ug/g	-
Copper	5.0 ug/g	20.4	-	-	-	230 ug/g	-
Lead	1.0 ug/g	10.7	-	-	-	120 ug/g	-
Mercury	0.1 ug/g	<0.1	-	-	-	3.9 ug/g	-
Molybdenum	1.0 ug/g	<1.0	-	-	-	40 ug/g	-
Nickel	5.0 ug/g	21.8	-	-	-	270 ug/g	-
Selenium	1.0 ug/g	<1.0	-	-	-	5.5 ug/g	-
Silver	0.3 ug/g	<0.3	-	-	-	40 ug/g	-
Thallium	1.0 ug/g	<1.0	-	-	-	3.3 ug/g	-
Uranium	1.0 ug/g	<1.0	-	-	-	33 ug/g	-
Vanadium	10.0 ug/g	47.9	-	-	-	86 ug/g	-
Zinc	20.0 ug/g	66.6	-	-	-	340 ug/g	-

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria:
Sample Date:	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	Reg 153/04 -T2 Ind/Com, coarse -
Sample ID:	2530159-01	2530159-03	2530159-04	2530159-05	
Matrix:	Soil	Soil	Soil	Soil	
MDL/Units					

Volatiles

Compound	MDL/Units	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria
Acetone	0.50 ug/g	<0.50	-	-	-	16 ug/g -
Benzene	0.02 ug/g	<0.02	-	-	-	0.32 ug/g -
Bromodichloromethane	0.05 ug/g	<0.05	-	-	-	1.5 ug/g -
Bromoform	0.05 ug/g	<0.05	-	-	-	0.61 ug/g -
Bromomethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g -
Carbon Tetrachloride	0.05 ug/g	<0.05	-	-	-	0.21 ug/g -
Chlorobenzene	0.05 ug/g	<0.05	-	-	-	2.4 ug/g -
Chloroform	0.05 ug/g	<0.05	-	-	-	0.47 ug/g -
Dibromochloromethane	0.05 ug/g	<0.05	-	-	-	2.3 ug/g -
Dichlorodifluoromethane	0.05 ug/g	<0.05	-	-	-	16 ug/g -
1,2-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	1.2 ug/g -
1,3-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	9.6 ug/g -
1,4-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	0.2 ug/g -
1,1-Dichloroethane	0.05 ug/g	<0.05	-	-	-	0.47 ug/g -
1,2-Dichloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g -
1,1-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	0.064 ug/g -
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	1.9 ug/g -
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	1.3 ug/g -
1,2-Dichloropropane	0.05 ug/g	<0.05	-	-	-	0.16 ug/g -
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	-	- -
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	-	- -
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	-	-	0.059 ug/g -
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	1.1 ug/g -
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	-	-	0.05 ug/g -
Hexane	0.05 ug/g	<0.05	-	-	-	46 ug/g -

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria:
Sample Date:	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	Reg 153/04 -T2 Ind/Com, coarse
Sample ID:	2530159-01	2530159-03	2530159-04	2530159-05	
Matrix:	Soil	Soil	Soil	Soil	
MDL/Units					

Volatiles

Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	-	-	-	70 ug/g	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	-	-	-	31 ug/g	-
Methyl tert-butyl ether	0.05 ug/g	<0.05	-	-	-	1.6 ug/g	-
Methylene Chloride	0.05 ug/g	<0.05	-	-	-	1.6 ug/g	-
Styrene	0.05 ug/g	<0.05	-	-	-	34 ug/g	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	-	0.087 ug/g	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Tetrachloroethylene	0.05 ug/g	<0.05	-	-	-	1.9 ug/g	-
Toluene	0.05 ug/g	<0.05	-	-	-	6.4 ug/g	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	-	-	-	6.1 ug/g	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Trichloroethylene	0.05 ug/g	<0.05	-	-	-	0.55 ug/g	-
Trichlorofluoromethane	0.05 ug/g	<0.05	-	-	-	4 ug/g	-
Vinyl chloride	0.02 ug/g	<0.02	-	-	-	0.032 ug/g	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	26 ug/g	-
4-Bromofluorobenzene	Surrogate	101%	-	-	-	-	-
Dibromofluoromethane	Surrogate	82.4%	-	-	-	-	-
Toluene-d8	Surrogate	99.8%	-	-	-	-	-
Benzene	0.02 ug/g	-	<0.02	<0.02	<0.02	0.32 ug/g	-
Ethylbenzene	0.05 ug/g	-	0.27	<0.05	<0.05	1.1 ug/g	-
Toluene	0.05 ug/g	-	<0.05	<0.05	<0.05	6.4 ug/g	-
m,p-Xylenes	0.05 ug/g	-	0.14	<0.05	<0.05	-	-
o-Xylene	0.05 ug/g	-	<0.05	<0.05	<0.05	-	-

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria:
Sample Date:	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530159-01	2530159-03	2530159-04	2530159-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Volatiles

Xylenes, total	0.05 ug/g	-	0.14	<0.05	<0.05	26 ug/g	-
Toluene-d8	Surrogate	-	120%	102%	102%	-	-

Hydrocarbons

F1 PHCs (C6-C10)	7 ug/g	<7	66	<7	<7	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	<4	13	<4	<4	230 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	<8	<8	<8	<8	1700 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	<6	<6	3300 ug/g	-

Semi-Volatiles

Acenaphthene	0.02 ug/g	<0.02	-	-	-	21 ug/g	-
Acenaphthylene	0.02 ug/g	<0.02	-	-	-	0.15 ug/g	-
Anthracene	0.02 ug/g	<0.02	-	-	-	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	<0.02	-	-	-	0.96 ug/g	-
Benzo [a] pyrene	0.02 ug/g	<0.02	-	-	-	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	-	-	-	0.96 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	-	-	-	9.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	-	-	-	0.96 ug/g	-
Chrysene	0.02 ug/g	<0.02	-	-	-	9.6 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	-	-	-	0.1 ug/g	-
Fluoranthene	0.02 ug/g	<0.02	-	-	-	9.6 ug/g	-
Fluorene	0.02 ug/g	<0.02	-	-	-	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	-	-	-	0.76 ug/g	-
1-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	30 ug/g	-
2-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	30 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	<0.03	-	-	-	30 ug/g	-
Naphthalene	0.01 ug/g	<0.01	-	-	-	9.6 ug/g	-



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	BH109-25_2.3-2.9	BH110-25_2.3-2.9	BH110-25_3.0-3.7	BH110-25_4.6-5.2	Criteria:
Sample Date:	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	21-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530159-01	2530159-03	2530159-04	2530159-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Semi-Volatiles

Phenanthrene	0.02 ug/g	<0.02	-	-	-	12 ug/g	-
Pyrene	0.02 ug/g	<0.02	-	-	-	96 ug/g	-
2-Fluorobiphenyl	Surrogate	80.4%	-	-	-	-	-
Terphenyl-d14	Surrogate	72.6%	-	-	-	-	-



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Client ID:	QAQC101					Criteria:
Sample Date:	21-Jul-25 00:00					Reg 153/04 -T2
Sample ID:	2530159-06					Ind/Com, coarse
Matrix:	Soil					-
MDL/Units						

Physical Characteristics

% Solids	0.1 % by Wt.	78.6	-	-	-	-
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Volatiles

Benzene	0.02 ug/g	<0.02	-	-	-	0.32 ug/g	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	1.1 ug/g	-
Toluene	0.05 ug/g	<0.05	-	-	-	6.4 ug/g	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	26 ug/g	-
Toluene-d8	Surrogate	98.4%	-	-	-	-	-

Hydrocarbons

F1 PHCs (C6-C10)	7 ug/g	<7	-	-	-	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	16	-	-	-	230 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	<8	-	-	-	1700 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	<6	-	-	-	3300 ug/g	-



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Blank

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

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.03	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	0.393		%	77.9	50-140			
Surrogate: Terphenyl-d14	0.369		%	73.1	50-140			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethane	ND	0.05	ug/g					
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	8.17		%	102	50-140			
Surrogate: Dibromofluoromethane	8.38		%	104	50-140			
Surrogate: Toluene-d8	8.48		%	106	50-140			



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	8.48		%	106	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	ND	0.03	ug/g	ND			NC	35	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	13	8	ug/g	13			1.8	30	
F4 PHCs (C34-C50)	ND	6	ug/g	ND			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	2.1	1.0	ug/g	2.3			9.2	30	
Barium	41.8	1.0	ug/g	43.5			4.1	30	
Beryllium	ND	0.5	ug/g	ND			NC	30	
Boron, available	0.79	0.5	ug/g	0.71			10.7	35	
Boron	ND	5.0	ug/g	ND			NC	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium (VI)	ND	0.2	ug/g	ND			NC	35	
Chromium	12.7	5.0	ug/g	13.9			9.6	30	
Cobalt	3.8	1.0	ug/g	4.1			7.3	30	
Copper	7.0	5.0	ug/g	7.6			8.3	30	
Lead	7.1	1.0	ug/g	7.8			9.3	30	
Mercury	ND	0.1	ug/g	ND			NC	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	8.2	5.0	ug/g	9.0			9.6	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	20.3	10.0	ug/g	22.2			9.1	30	
Zinc	35.3	20.0	ug/g	34.6			1.9	30	
Physical Characteristics									
% Solids	83.3	0.1	% by Wt.	82.0			1.6	25	

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.02	ug/g	ND			NC	40	
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	ND	0.02	ug/g	ND			NC	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	ND	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	0.336		%		57.1	50-140			
Surrogate: Terphenyl-d14	0.442		%		75.3	50-140			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Duplicate

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



Order #: 2530159

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<i>Surrogate: 4-Bromofluorobenzene</i>	7.00		%		101	50-140			
<i>Surrogate: Dibromofluoromethane</i>	7.03		%		101	50-140			
<i>Surrogate: Toluene-d8</i>	7.20		%		104	50-140			
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
<i>Surrogate: Toluene-d8</i>	7.20		%		104	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	0.379	0.03	ug/g	ND	109	70-130			
Hydrocarbons									
F1 PHCs (C6-C10)	54	7	ug/g	ND	86.2	0-200			
F2 PHCs (C10-C16)	68	4	ug/g	ND	57.7	60-140			QM-07
F3 PHCs (C16-C34)	172	8	ug/g	13	63.6	60-140			
F4 PHCs (C34-C50)	135	6	ug/g	ND	77.2	60-140			
Metals									
Antimony	43.1	1.0	ug/g	ND	86.3	70-130			
Arsenic	51.4	1.0	ug/g	ND	101	70-130			
Barium	69.4	1.0	ug/g	17.4	104	70-130			
Beryllium	52.5	0.5	ug/g	ND	105	70-130			
Boron, available	4.90	0.5	ug/g	0.71	83.8	70-122			
Boron	54.8	5.0	ug/g	ND	106	70-130			
Cadmium	51.8	0.5	ug/g	ND	103	70-130			
Chromium (VI)	4.5	0.2	ug/g	ND	90.5	70-130			
Chromium	59.2	5.0	ug/g	5.6	107	70-130			
Cobalt	53.0	1.0	ug/g	1.6	103	70-130			
Copper	55.3	5.0	ug/g	ND	105	70-130			
Lead	52.7	1.0	ug/g	3.1	99.2	70-130			
Mercury	1.51	0.1	ug/g	ND	101	70-130			
Molybdenum	51.9	1.0	ug/g	ND	104	70-130			
Nickel	55.6	5.0	ug/g	ND	104	70-130			
Selenium	50.4	1.0	ug/g	ND	100	70-130			
Silver	50.9	0.3	ug/g	ND	102	70-130			
Thallium	53.0	1.0	ug/g	ND	106	70-130			
Uranium	50.1	1.0	ug/g	ND	99.9	70-130			
Vanadium	62.4	10.0	ug/g	ND	107	70-130			
Zinc	78.2	20.0	ug/g	ND	129	70-130			
Semi-Volatiles									
Acenaphthene	0.532	0.02	ug/g	ND	91.5	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Acenaphthylene	0.588	0.02	ug/g	ND	101	50-140			
Anthracene	0.639	0.02	ug/g	ND	110	50-140			
Benzo [a] anthracene	0.574	0.02	ug/g	ND	98.6	50-140			
Benzo [a] pyrene	0.621	0.02	ug/g	ND	107	50-140			
Benzo [b] fluoranthene	0.561	0.02	ug/g	ND	96.4	50-140			
Benzo [g,h,i] perylene	0.546	0.02	ug/g	ND	93.8	50-140			
Benzo [k] fluoranthene	0.477	0.02	ug/g	ND	81.9	50-140			
Chrysene	0.492	0.02	ug/g	ND	84.6	50-140			
Dibenzo [a,h] anthracene	0.535	0.02	ug/g	ND	92.0	50-140			
Fluoranthene	0.665	0.02	ug/g	ND	114	50-140			
Fluorene	0.571	0.02	ug/g	ND	98.1	50-140			
Indeno [1,2,3-cd] pyrene	0.608	0.02	ug/g	ND	104	50-140			
1-Methylnaphthalene	0.592	0.02	ug/g	ND	102	50-140			
2-Methylnaphthalene	0.513	0.02	ug/g	ND	88.2	50-140			
Naphthalene	0.557	0.01	ug/g	ND	95.6	50-140			
Phenanthrene	0.610	0.02	ug/g	ND	105	50-140			
Pyrene	0.494	0.02	ug/g	ND	84.8	50-140			
<i>Surrogate: 2-Fluorobiphenyl</i>	<i>0.454</i>		%		<i>77.3</i>	<i>50-140</i>			
<i>Surrogate: Terphenyl-d14</i>	<i>0.478</i>		%		<i>81.3</i>	<i>50-140</i>			
Volatiles									
Acetone	7.85	0.50	ug/g	ND	87.4	50-140			
Benzene	3.06	0.02	ug/g	ND	85.1	50-140			
Bromodichloromethane	3.05	0.05	ug/g	ND	84.3	50-140			
Bromoform	2.94	0.05	ug/g	ND	81.9	50-140			
Bromomethane	2.29	0.05	ug/g	ND	63.0	50-140			
Carbon Tetrachloride	2.55	0.05	ug/g	ND	70.7	50-140			
Chlorobenzene	3.25	0.05	ug/g	ND	90.1	50-140			
Chloroform	3.14	0.05	ug/g	ND	87.5	50-140			
Dibromochloromethane	2.94	0.05	ug/g	ND	81.5	50-140			
Dichlorodifluoromethane	4.43	0.05	ug/g	ND	110	50-140			
1,2-Dichlorobenzene	3.34	0.05	ug/g	ND	92.4	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	3.41	0.05	ug/g	ND	95.0	50-140			
1,4-Dichlorobenzene	3.19	0.05	ug/g	ND	88.4	50-140			
1,1-Dichloroethane	3.13	0.05	ug/g	ND	87.1	50-140			
1,2-Dichloroethane	3.31	0.05	ug/g	ND	92.2	50-140			
1,1-Dichloroethylene	3.92	0.05	ug/g	ND	109	50-140			
cis-1,2-Dichloroethylene	3.02	0.05	ug/g	ND	84.1	50-140			
trans-1,2-Dichloroethylene	2.79	0.05	ug/g	ND	77.6	50-140			
1,2-Dichloropropane	3.17	0.05	ug/g	ND	87.7	50-140			
cis-1,3-Dichloropropylene	2.91	0.05	ug/g	ND	80.6	50-140			
trans-1,3-Dichloropropylene	3.09	0.05	ug/g	ND	86.1	50-140			
Ethylbenzene	3.33	0.05	ug/g	ND	92.6	50-140			
Ethylene dibromide (dibromoethane, 1,2-)	3.14	0.05	ug/g	ND	87.5	50-140			
Hexane	2.45	0.05	ug/g	ND	68.3	50-140			
Methyl Ethyl Ketone (2-Butanone)	8.51	0.50	ug/g	ND	94.7	50-140			
Methyl Isobutyl Ketone	8.16	0.50	ug/g	ND	90.9	50-140			
Methyl tert-butyl ether	6.27	0.05	ug/g	ND	69.5	50-140			
Methylene Chloride	4.28	0.05	ug/g	ND	119	50-140			
Styrene	3.68	0.05	ug/g	ND	103	50-140			
1,1,1,2-Tetrachloroethane	2.81	0.05	ug/g	ND	78.2	50-140			
1,1,2,2-Tetrachloroethane	3.02	0.05	ug/g	ND	84.2	50-140			
Tetrachloroethylene	3.17	0.05	ug/g	ND	87.7	50-140			
Toluene	3.31	0.05	ug/g	ND	91.6	50-140			
1,1,1-Trichloroethane	2.73	0.05	ug/g	ND	76.1	50-140			
1,1,2-Trichloroethane	3.29	0.05	ug/g	ND	91.5	50-140			
Trichloroethylene	3.06	0.05	ug/g	ND	85.3	50-140			
Trichlorofluoromethane	4.02	0.05	ug/g	ND	111	50-140			
Vinyl chloride	4.93	0.02	ug/g	ND	137	50-140			
m,p-Xylenes	6.84	0.05	ug/g	ND	94.9	50-140			
o-Xylene	3.39	0.05	ug/g	ND	94.4	50-140			
Surrogate: 4-Bromofluorobenzene	6.72		%		93.2	50-140			
Surrogate: Dibromofluoromethane	7.17		%		99.5	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<i>Surrogate: Toluene-d8</i>	7.04		%		97.6	50-140			
Benzene	3.06	0.02	ug/g	ND	85.1	50-140			
Ethylbenzene	3.33	0.05	ug/g	ND	92.6	50-140			
Toluene	3.31	0.05	ug/g	ND	91.6	50-140			
m,p-Xylenes	6.84	0.05	ug/g	ND	94.9	50-140			
o-Xylene	3.39	0.05	ug/g	ND	94.4	50-140			
<i>Surrogate: Toluene-d8</i>	7.04		%		97.6	50-140			

Certificate of Analysis

Report Date: 01-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 22-Jul-2025

Client PO: 22852-001

Project Description: 22852-001

Qualifier Notes:**QC Qualifiers:**

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

Sample Data Revisions:

None

Work Order Revisions / Comments:

REVISION 1 - This report includes additional analysis as per the client.

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.



Parcel ID: 2530159



Parcel Order Number
(Lab Use Only)

2530159

Chain of Custody

(Lab Use Only)

No 148543

Client Name: Cambium
 Contact Name: Laura Fitzgerald
 Address: 223 Brock St. N Unit 7
Whitby, ON L2N 4N6
 Telephone: 905-725-6280

Project Ref: 22852-001
 Quote #
 PO # 22852-001
 E-mail: Laura.Fitzgerald@Cambium-inc.com
Sarah.Elliott@Cambium-inc.com
Meaghan.Haligowski@Cambium-inc.com

Page 1 of 1
 Turnaround Time
 1 Day 3 Day
 2 day Regular
 Date Required: _____

REG 153/04 REG 406/19 Other Regulation

Table 1 Agri/other Med/Fine REG 558 PWQO
 Table 2 Res/Park Coarse CCME MISA
 Table 3 Ind/Comm SU - Sani SU - Storm
 Table _____ Mun: _____
 For RSC: Yes No other: _____

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

Required Analysis

Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken		PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CWI	B (HWS)	CN-	HOLD
					Date	Time									
1 BH109-25-2.3-2.9	S		3		July 21/2025		X	X	X	X	X	X	X	X	
2 BH109-25-3.0-3.7	S		3		↓		X	X	X	X	X	X	X	X	
3 BH110-25-2.3-2.9	S		3			X									
4 BH110-25-3.0-3.7	S		3			X								X	
5 BH110-25-4.6-5.2	S		3			X								X	
6 QAQC 101	S		2			X									
7															
8															
9															
10															

Comments: _____ Method of Delivery: Robbex

Relinquished By (Sign): _____ Received at Depot: [Signature] Received at Lab: [Signature] Verified By: [Signature]

Relinquished By (Print): Sarah Elliott Date/Time: 22 July 25 1150 Date/Time: 7/23/25 1122 Date/Time: 22 July 25 1610

Date/Time: July 22/2025 Temperature: 7.8 °C Temperature: 5.7 °C pH Verified: By: _____



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Certificate of Analysis

Cambium Inc. (Whitby)

223 Brock Street North, Unit 7

Whitby, ON L1N 4N6

Attn: Laura Fitzgerald

Client PO:

Project: 22852-001

Custody: 147113

Report Date: 5-Aug-2025

Order Date: 23-Jul-2025

Revised Report

Order #: 2530260

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

Parcel ID	Client ID
2530260-01	BH103-25_2.3-2.9
2530260-02	BH108-25_2.3-2.9
2530260-04	QAQC102
2530260-05	BH108-25_0.8-1.4

Approved By:

A handwritten signature in black ink, appearing to read 'Alex Enfield', is written over a light green rectangular background.

Alex Enfield, MSc

Lab Manager

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Boron, available	MOE (HWE), EPA 200.8 - ICP-MS	26-Jul-25	26-Jul-25
Chromium, hexavalent - soil	MOE E3056 - Extraction, colourimetric	25-Jul-25	28-Jul-25
Cyanide, free	MOE E3015 - Auto Colour, water extraction	25-Jul-25	25-Jul-25
Mercury by CVAA	EPA 7471B - CVAA, digestion	25-Jul-25	26-Jul-25
PHC F1	CWS Tier 1 - P&T GC-FID	1-Aug-25	5-Aug-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	30-Jul-25	1-Aug-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	26-Jul-25	26-Jul-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	28-Jul-25	29-Jul-25
REG 153: pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	25-Jul-25	25-Jul-25
REG 153: VOCs by P&T GC-MS	EPA 8260 - P&T GC-MS	25-Jul-25	28-Jul-25
Solids, %	CWS Tier 1 - Gravimetric	31-Jul-25	1-Aug-25



Order #: 2530260

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Summary of Criteria Exceedances

(If this page is blank then there are no exceedances)

Only those criteria that a sample exceeds will be highlighted in red

Regulatory Comparison:

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

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T2 Ind/Com, coarse	-
BH103-25_2.3-2.9	F1 PHCs (C6-C10)	7 ug/g	107	55 ug/g	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH103-25_2.3-2.9	BH108-25_2.3-2.9	QAQC102	BH108-25_0.8-1.4	Criteria:
Sample Date:	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530260-01	2530260-02	2530260-04	2530260-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Physical Characteristics

% Solids	0.1 % by Wt.	75.4	78.5	77.5	-	-
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General Inorganics

Cyanide, free	0.03 ug/g	-	<0.03	<0.03	-	0.051 ug/g	-
pH	0.05 pH Units	-	7.06	-	7.48	5.00 - 9.00 pH Units	-

Metals

Antimony	1.0 ug/g	-	<1.0	<1.0	-	40 ug/g	-
Arsenic	1.0 ug/g	-	4.3	3.6	-	18 ug/g	-
Barium	1.0 ug/g	-	174	118	-	670 ug/g	-
Beryllium	0.5 ug/g	-	0.8	0.7	-	8 ug/g	-
Boron	5.0 ug/g	-	12.3	9.0	-	120 ug/g	-
Boron, available	0.5 ug/g	-	<0.5	<0.5	-	2 ug/g	-
Cadmium	0.5 ug/g	-	<0.5	<0.5	-	1.9 ug/g	-
Chromium (VI)	0.2 ug/g	-	<0.2	0.3	-	8 ug/g	-
Chromium	5.0 ug/g	-	38.3	28.4	-	160 ug/g	-
Cobalt	1.0 ug/g	-	11.4	8.8	-	80 ug/g	-
Copper	5.0 ug/g	-	18.4	14.3	-	230 ug/g	-
Lead	1.0 ug/g	-	9.3	7.4	-	120 ug/g	-
Mercury	0.1 ug/g	-	<0.1	<0.1	-	3.9 ug/g	-
Molybdenum	1.0 ug/g	-	<1.0	<1.0	-	40 ug/g	-
Nickel	5.0 ug/g	-	23.8	17.3	-	270 ug/g	-
Selenium	1.0 ug/g	-	<1.0	<1.0	-	5.5 ug/g	-
Silver	0.3 ug/g	-	<0.3	<0.3	-	40 ug/g	-
Thallium	1.0 ug/g	-	<1.0	<1.0	-	3.3 ug/g	-
Uranium	1.0 ug/g	-	<1.0	<1.0	-	33 ug/g	-
Vanadium	10.0 ug/g	-	52.9	42.2	-	86 ug/g	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH103-25_2.3-2.9	BH108-25_2.3-2.9	QAQC102	BH108-25_0.8-1.4	Criteria:
Sample Date:	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530260-01	2530260-02	2530260-04	2530260-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Metals

Zinc	20.0 ug/g	-	62.9	52.3	-	340 ug/g	-
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Volatiles

Acetone	0.50 ug/g	-	<0.50	-	-	16 ug/g	-
Benzene	0.02 ug/g	-	<0.02	-	-	0.32 ug/g	-
Bromodichloromethane	0.05 ug/g	-	<0.05	-	-	1.5 ug/g	-
Bromoform	0.05 ug/g	-	<0.05	-	-	0.61 ug/g	-
Bromomethane	0.05 ug/g	-	<0.05	-	-	0.05 ug/g	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	-	-	0.21 ug/g	-
Chlorobenzene	0.05 ug/g	-	<0.05	-	-	2.4 ug/g	-
Chloroform	0.05 ug/g	-	<0.05	-	-	0.47 ug/g	-
Dibromochloromethane	0.05 ug/g	-	<0.05	-	-	2.3 ug/g	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	-	-	16 ug/g	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	1.2 ug/g	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	9.6 ug/g	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	0.2 ug/g	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	-	-	0.47 ug/g	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	-	-	0.05 ug/g	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	0.064 ug/g	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	1.9 ug/g	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	1.3 ug/g	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	-	-	0.16 ug/g	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	-	-	0.059 ug/g	-
Ethylbenzene	0.05 ug/g	-	<0.05	-	-	1.1 ug/g	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH103-25_2.3-2.9	BH108-25_2.3-2.9	QAQC102	BH108-25_0.8-1.4	Criteria:
Sample Date:	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530260-01	2530260-02	2530260-04	2530260-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Volatiles

Ethylene dibromide (dibromoethane)	0.05 ug/g	-	<0.05	-	-	0.05 ug/g	-
Hexane	0.05 ug/g	-	<0.05	-	-	46 ug/g	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	-	-	70 ug/g	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	-	-	31 ug/g	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	-	-	1.6 ug/g	-
Methylene Chloride	0.05 ug/g	-	<0.05	-	-	1.6 ug/g	-
Styrene	0.05 ug/g	-	<0.05	-	-	34 ug/g	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	0.087 ug/g	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	0.05 ug/g	-
Tetrachloroethylene	0.05 ug/g	-	<0.05	-	-	1.9 ug/g	-
Toluene	0.05 ug/g	-	<0.05	-	-	6.4 ug/g	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	-	-	6.1 ug/g	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	-	-	0.05 ug/g	-
Trichloroethylene	0.05 ug/g	-	<0.05	-	-	0.55 ug/g	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	-	-	4 ug/g	-
Vinyl chloride	0.02 ug/g	-	<0.02	-	-	0.032 ug/g	-
m,p-Xylenes	0.05 ug/g	-	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	-	-	26 ug/g	-
Toluene-d8	Surrogate	-	98.5%	-	-	-	-
Dibromofluoromethane	Surrogate	-	65.2%	-	-	-	-
4-Bromofluorobenzene	Surrogate	-	102%	-	-	-	-

Hydrocarbons

F1 PHCs (C6-C10)	7 ug/g	107	<7	-	-	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	-	-	230 ug/g	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH103-25_2.3-2.9	BH108-25_2.3-2.9	QAQC102	BH108-25_0.8-1.4	Criteria:
Sample Date:	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	22-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2530260-01	2530260-02	2530260-04	2530260-05	Ind/Com, coarse
Matrix:	Soil	Soil	Soil	Soil	-
MDL/Units					

Hydrocarbons

F3 PHCs (C16-C34)	8 ug/g	<8	<8	-	-	1700 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	-	-	3300 ug/g	-

Semi-Volatiles

Acenaphthene	0.02 ug/g	-	<0.02	<0.02	-	21 ug/g	-
Acenaphthylene	0.02 ug/g	-	<0.02	<0.02	-	0.15 ug/g	-
Anthracene	0.02 ug/g	-	<0.02	<0.02	-	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	-	<0.02	<0.02	-	0.96 ug/g	-
Benzo [a] pyrene	0.02 ug/g	-	<0.02	<0.02	-	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	-	<0.02	<0.02	-	0.96 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	-	<0.02	<0.02	-	9.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	-	<0.02	<0.02	-	0.96 ug/g	-
Chrysene	0.02 ug/g	-	<0.02	<0.02	-	9.6 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	<0.02	<0.02	-	0.1 ug/g	-
Fluoranthene	0.02 ug/g	-	<0.02	<0.02	-	9.6 ug/g	-
Fluorene	0.02 ug/g	-	<0.02	<0.02	-	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	-	<0.02	<0.02	-	0.76 ug/g	-
1-Methylnaphthalene	0.02 ug/g	-	<0.02	<0.02	-	30 ug/g	-
2-Methylnaphthalene	0.02 ug/g	-	<0.02	<0.02	-	30 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	-	<0.03	<0.03	-	30 ug/g	-
Naphthalene	0.01 ug/g	-	<0.01	<0.01	-	9.6 ug/g	-
Phenanthrene	0.02 ug/g	-	<0.02	<0.02	-	12 ug/g	-
Pyrene	0.02 ug/g	-	<0.02	<0.02	-	96 ug/g	-
2-Fluorobiphenyl	Surrogate	-	62.2%	70.1%	-	-	-
Terphenyl-d14	Surrogate	-	80.3%	77.6%	-	-	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

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

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.03	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	0.427		%	84.6	50-140			
Surrogate: Terphenyl-d14	0.408		%	80.8	50-140			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethane	ND	0.05	ug/g					
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	7.63		%	95.0	50-140			
Surrogate: Dibromofluoromethane	5.15		%	64.1	50-140			
Surrogate: Toluene-d8	8.03		%	99.9	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	ND	0.03	ug/g	ND			NC	35	
pH	7.12	0.05	pH Units	7.15			0.4	10	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	31	8	ug/g	27			14.4	30	
F4 PHCs (C34-C50)	21	6	ug/g	26			20.1	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	4.5	1.0	ug/g	4.3			3.8	30	
Barium	179	1.0	ug/g	174			2.9	30	
Beryllium	0.8	0.5	ug/g	0.8			0.4	30	
Boron, available	0.62	0.5	ug/g	0.52			16.8	35	
Boron	12.3	5.0	ug/g	12.3			0.4	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium (VI)	ND	0.2	ug/g	ND			NC	35	
Chromium	38.7	5.0	ug/g	38.3			0.9	30	
Cobalt	11.5	1.0	ug/g	11.4			0.8	30	
Copper	18.8	5.0	ug/g	18.4			2.0	30	
Lead	9.0	1.0	ug/g	9.3			3.5	30	
Mercury	ND	0.1	ug/g	ND			NC	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	24.3	5.0	ug/g	23.8			1.8	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	54.1	10.0	ug/g	52.9			2.2	30	
Zinc	62.0	20.0	ug/g	62.9			1.5	30	

Physical Characteristics

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
% Solids	98.0	0.1	% by Wt.	98.0			0.0	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	0.023	0.02	ug/g	0.021			11.3	40	
Benzo [b] fluoranthene	0.021	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	0.028	0.02	ug/g	0.023			19.2	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	0.020	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	0.020	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	0.365		%		60.8	50-140			
Surrogate: Terphenyl-d14	0.375		%		62.5	50-140			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

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

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	22.8		%		94.1	50-140			
Surrogate: Dibromofluoromethane	14.6		%		60.4	50-140			
Surrogate: Toluene-d8	23.9		%		98.8	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	0.372	0.03	ug/g	ND	122	70-130			
Hydrocarbons									
F1 PHCs (C6-C10)	187	7	ug/g	ND	94.0	0-200			
F2 PHCs (C10-C16)	104	4	ug/g	ND	81.3	60-140			
F3 PHCs (C16-C34)	265	8	ug/g	27	86.9	60-140			
F4 PHCs (C34-C50)	256	6	ug/g	26	121	60-140			
Metals									
Antimony	42.9	1.0	ug/g	ND	85.8	70-130			
Arsenic	52.9	1.0	ug/g	1.7	102	70-130			
Barium	124	1.0	ug/g	69.5	109	70-130			
Beryllium	46.5	0.5	ug/g	ND	92.4	70-130			
Boron, available	4.76	0.5	ug/g	0.52	84.9	70-122			
Boron	56.0	5.0	ug/g	ND	102	70-130			
Cadmium	50.5	0.5	ug/g	ND	101	70-130			
Chromium (VI)	4.0	0.2	ug/g	ND	78.5	70-130			
Chromium	68.6	5.0	ug/g	15.3	107	70-130			
Cobalt	55.7	1.0	ug/g	4.6	102	70-130			
Copper	58.3	5.0	ug/g	7.4	102	70-130			
Lead	54.2	1.0	ug/g	3.7	101	70-130			
Mercury	1.67	0.1	ug/g	ND	111	70-130			
Molybdenum	52.0	1.0	ug/g	ND	104	70-130			
Nickel	61.1	5.0	ug/g	9.5	103	70-130			
Selenium	50.4	1.0	ug/g	ND	100	70-130			
Silver	47.8	0.3	ug/g	ND	95.5	70-130			
Thallium	53.2	1.0	ug/g	ND	106	70-130			
Uranium	50.4	1.0	ug/g	ND	100	70-130			
Vanadium	74.7	10.0	ug/g	21.2	107	70-130			
Zinc	78.4	20.0	ug/g	25.2	106	70-130			
Semi-Volatiles									
Acenaphthene	0.524	0.02	ug/g	ND	88.1	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Acenaphthylene	0.571	0.02	ug/g	ND	96.1	50-140			
Anthracene	0.636	0.02	ug/g	ND	107	50-140			
Benzo [a] anthracene	0.560	0.02	ug/g	ND	94.1	50-140			
Benzo [a] pyrene	0.558	0.02	ug/g	0.021	90.3	50-140			
Benzo [b] fluoranthene	0.464	0.02	ug/g	ND	78.1	50-140			
Benzo [g,h,i] perylene	0.453	0.02	ug/g	ND	76.2	50-140			
Benzo [k] fluoranthene	0.408	0.02	ug/g	ND	68.5	50-140			
Chrysene	0.477	0.02	ug/g	ND	80.2	50-140			
Dibenzo [a,h] anthracene	0.477	0.02	ug/g	ND	80.2	50-140			
Fluoranthene	0.646	0.02	ug/g	0.023	105	50-140			
Fluorene	0.549	0.02	ug/g	ND	92.2	50-140			
Indeno [1,2,3-cd] pyrene	0.543	0.02	ug/g	ND	91.3	50-140			
1-Methylnaphthalene	0.530	0.02	ug/g	ND	89.1	50-140			
2-Methylnaphthalene	0.523	0.02	ug/g	ND	87.9	50-140			
Naphthalene	0.527	0.01	ug/g	ND	88.5	50-140			
Phenanthrene	0.578	0.02	ug/g	ND	97.1	50-140			
Pyrene	0.474	0.02	ug/g	ND	79.6	50-140			
<i>Surrogate: 2-Fluorobiphenyl</i>	<i>0.451</i>		%		<i>75.0</i>	<i>50-140</i>			
<i>Surrogate: Terphenyl-d14</i>	<i>0.425</i>		%		<i>70.7</i>	<i>50-140</i>			
Volatiles									
Acetone	55.0	0.50	ug/g	ND	110	50-140			
Benzene	18.4	0.02	ug/g	ND	91.4	50-140			
Bromodichloromethane	18.1	0.05	ug/g	ND	89.8	50-140			
Bromoform	17.8	0.05	ug/g	ND	88.6	50-140			
Bromomethane	11.9	0.05	ug/g	ND	58.8	50-140			
Carbon Tetrachloride	15.7	0.05	ug/g	ND	77.9	50-140			
Chlorobenzene	19.5	0.05	ug/g	ND	96.7	50-140			
Chloroform	18.0	0.05	ug/g	ND	89.8	50-140			
Dibromochloromethane	18.4	0.05	ug/g	ND	91.0	50-140			
Dichlorodifluoromethane	3.96	0.05	ug/g	ND	98.6	50-140			
1,2-Dichlorobenzene	18.9	0.05	ug/g	ND	93.9	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	19.7	0.05	ug/g	ND	98.1	50-140			
1,4-Dichlorobenzene	18.4	0.05	ug/g	ND	91.0	50-140			
1,1-Dichloroethane	17.8	0.05	ug/g	ND	88.8	50-140			
1,2-Dichloroethane	19.2	0.05	ug/g	ND	95.9	50-140			
1,1-Dichloroethylene	20.5	0.05	ug/g	ND	102	50-140			
cis-1,2-Dichloroethylene	17.6	0.05	ug/g	ND	87.8	50-140			
trans-1,2-Dichloroethylene	16.3	0.05	ug/g	ND	81.4	50-140			
1,2-Dichloropropane	19.2	0.05	ug/g	ND	95.2	50-140			
cis-1,3-Dichloropropylene	17.2	0.05	ug/g	ND	85.3	50-140			
trans-1,3-Dichloropropylene	18.2	0.05	ug/g	ND	90.7	50-140			
Ethylbenzene	19.5	0.05	ug/g	ND	97.2	50-140			
Ethylene dibromide (dibromoethane, 1,2-)	19.1	0.05	ug/g	ND	95.2	50-140			
Hexane	13.6	0.05	ug/g	ND	67.7	50-140			
Methyl Ethyl Ketone (2-Butanone)	54.9	0.50	ug/g	ND	109	50-140			
Methyl Isobutyl Ketone	49.4	0.50	ug/g	ND	98.5	50-140			
Methyl tert-butyl ether	41.3	0.05	ug/g	ND	82.0	50-140			
Methylene Chloride	24.3	0.05	ug/g	ND	121	50-140			
Styrene	22.0	0.05	ug/g	ND	110	50-140			
1,1,1,2-Tetrachloroethane	17.0	0.05	ug/g	ND	84.6	50-140			
1,1,2,2-Tetrachloroethane	16.7	0.05	ug/g	ND	83.3	50-140			
Tetrachloroethylene	19.2	0.05	ug/g	ND	95.0	50-140			
Toluene	19.6	0.05	ug/g	ND	97.1	50-140			
1,1,1-Trichloroethane	16.4	0.05	ug/g	ND	81.9	50-140			
1,1,2-Trichloroethane	19.7	0.05	ug/g	ND	97.9	50-140			
Trichloroethylene	19.9	0.05	ug/g	ND	99.2	50-140			
Trichlorofluoromethane	20.4	0.05	ug/g	ND	101	50-140			
Vinyl chloride	25.9	0.02	ug/g	ND	128	50-140			
m,p-Xylenes	40.7	0.05	ug/g	ND	101	50-140			
o-Xylene	20.3	0.05	ug/g	ND	101	50-140			
Surrogate: 4-Bromofluorobenzene	38.1		%		94.5	50-140			
Surrogate: Dibromofluoromethane	37.8		%		93.9	50-140			



Order #: 2530260

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Toluene-d8	38.9		%		96.6	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 23-Jul-2025

Client PO:

Project Description: 22852-001

Qualifier Notes:**Sample Data Revisions:**

None

Work Order Revisions / Comments:

REVISION 1 - This report includes additional analysis as per the client.

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.



Parcel ID: 2530260



Parcel Order Number
(Lab Use Only)

2530260

Chain of Custody

(Lab Use Only)

No 147113

Client Name: *Cambium*
 Contact Name: *Laura Fitzgerald*
 Address: *223 Brock St. N Unit 7,
 Whitby, ON L2N 4N6.*
 Telephone: *905-725-6280*

Project Ref: *22852-001*
 Quote #
 PO # *22852-001*
 E-mail: *Laura.Fitzgerald@Cambium-inc.com*
Sarah.elliott@Cambium-inc.com

Page *1* of *1*
 Turnaround Time
 1 Day 3 Day
 2 day Regular
 Date Required:

REG 153/04 REG 406/19 Other Regulation

Table 1 Agri/other Med/Fine REG 558 PWQO

Table 2 Res/Park Coarse CCME MISA

Table 3 Ind/Comm SU - Sani SU - Storm

Table _____ Mun: _____

For RSC: Yes No other:

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

Required Analysis

Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken		PHCs F1-F4+BTEX	VOCS	PAHs	Metals by ICP	Hg	C-M	B (HWS)	CN-	HOLD	PH
					Date	Time										
1 <i>BH103-25-2.3-2.9</i>	<i>S</i>		<i>3</i>		<i>22-July-2025</i>		<i>X</i>								<i>X</i>	
2 <i>-BH108-25-2.3-2.9</i>	<i>S</i>		<i>3</i>				<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>		<i>X</i>
3 <i>BH108-25-3.0-3.7</i>	<i>S</i>		<i>3</i>				<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>		
4 <i>QAQC102</i>	<i>S</i>		<i>2</i>					<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>	<i>X</i>			
5 <i>BH108-25-0.8-1.4</i>	<i>S</i>		<i>1</i>													<i>X</i>
6																
7																
8																
9																
10																

Comments: _____ Method of Delivery: *Rubber*

Relinquished By (Sign): *[Signature]* Received at Depot: *Rachel Shaul* Received at Lab: *Km* Verified By: *RH*

Relinquished By (Print): *Sarah Elliott* Date/Time: *23-July-2025 11:10* Date/Time: *7/24/25 11:13* Date/Time: *7/24/25 11:13*

Date/Time: *July 23/2025* Temperature: *8.5* °C Temperature: *12.2* °C pH Verified: By: *NA*



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Certificate of Analysis

Cambium Inc. (Whitby)

223 Brock Street North, Unit 7
Whitby, ON L1N 4N6
Attn: Laura Fitzgerald

Client PO:
Project: 22852-001
Custody: 145911

Report Date: 5-Aug-2025
Order Date: 29-Jul-2025

Order #: 2531211

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

Parcel ID	Client ID
2531211-01	BH108-25
2531211-02	BH109-25
2531211-03	BH110-25
2531211-04	QAQC1
2531211-05	Trip Blank

Approved By:

A handwritten signature in black ink, appearing to read 'Alex Enfield', is written over a light green rectangular background.

Alex Enfield, MSc

Lab Manager



Order #: 2531211

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 624 - P&T GC-MS	1-Aug-25	1-Aug-25
Chromium, hexavalent - water	MOE E3056 - colourimetric	1-Aug-25	5-Aug-25
PHC F1	CWS Tier 1 - P&T GC-FID	31-Jul-25	1-Aug-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	31-Jul-25	1-Aug-25
REG 153: Mercury by CVAA	EPA 245.2 - Cold Vapour AA	31-Jul-25	5-Aug-25
REG 153: Metals by ICP/MS, water	EPA 200.8 - ICP-MS	1-Aug-25	1-Aug-25
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	31-Jul-25	31-Jul-25
REG 153: VOCs by P&T GC-MS	EPA 624 - P&T GC-MS	1-Aug-25	1-Aug-25

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Summary of Criteria Exceedances

(If this page is blank then there are no exceedances)

Only those criteria that a sample exceeds will be highlighted in red

Regulatory Comparison:

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

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T2 Potable Groundwater, coarse	-
BH109-25	Sodium	200 ug/L	582000	490000 ug/L	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH108-25	BH109-25	BH110-25	QAQC1	Criteria:
Sample Date:	28-Jul-25 11:55	28-Jul-25 13:05	28-Jul-25 10:44	28-Jul-25 00:00	Reg 153/04 -T2 Potable Groundwater, coarse
Sample ID:	2531211-01	2531211-02	2531211-03	2531211-04	
Matrix:	Ground Water	Ground Water	Ground Water	Ground Water	
MDL/Units					

Metals

Metals	MDL/Units	BH108-25	BH109-25	BH110-25	QAQC1	Criteria
Mercury	0.1 ug/L	<0.1	<0.1	-	<0.1	0.29 ug/L -
Antimony	0.5 ug/L	<0.5	<0.5	-	<0.5	6 ug/L -
Arsenic	1.0 ug/L	<1.0	<1.0	-	<1.0	25 ug/L -
Barium	1.0 ug/L	343	586	-	322	1000 ug/L -
Beryllium	0.5 ug/L	<0.5	<0.5	-	<0.5	4 ug/L -
Boron	10.0 ug/L	39.9	41.3	-	41.0	5000 ug/L -
Cadmium	0.2 ug/L	<0.2	<0.2	-	<0.2	2.7 ug/L -
Chromium	1.0 ug/L	<1.0	<1.0	-	<1.0	50 ug/L -
Chromium (VI)	10 ug/L	<10	<10	-	<10	25 ug/L -
Cobalt	0.5 ug/L	3.1	1.6	-	3.0	3.8 ug/L -
Copper	0.5 ug/L	2.0	1.8	-	1.1	87 ug/L -
Lead	0.2 ug/L	<0.2	<0.2	-	<0.2	10 ug/L -
Molybdenum	0.5 ug/L	<0.5	<0.5	-	<0.5	70 ug/L -
Nickel	1.0 ug/L	4.1	5.1	-	3.9	100 ug/L -
Selenium	1.0 ug/L	<1.0	<1.0	-	<1.0	10 ug/L -
Silver	0.2 ug/L	0.2	0.4	-	0.3	1.5 ug/L -
Sodium	200 ug/L	407000	582000	-	392000	490000 ug/L -
Thallium	0.5 ug/L	<0.5	<0.5	-	<0.5	2 ug/L -
Uranium	0.2 ug/L	0.8	0.8	-	0.8	20 ug/L -
Vanadium	0.5 ug/L	0.7	1.1	-	0.6	6.2 ug/L -
Zinc	5.0 ug/L	6.8	<5.0	-	<5.0	1100 ug/L -

Volatiles

Volatiles	MDL/Units	BH108-25	BH109-25	BH110-25	QAQC1	Criteria
Acetone	5.0 ug/L	<5.0	<5.0	-	<5.0	2700 ug/L -
Benzene	0.5 ug/L	<0.5	<0.5	-	<0.5	5 ug/L -
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	-	<0.5	16 ug/L -

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH108-25	BH109-25	BH110-25	QAQC1	Criteria:
Sample Date:	28-Jul-25 11:55	28-Jul-25 13:05	28-Jul-25 10:44	28-Jul-25 00:00	Reg 153/04 -T2 Potable Groundwater, coarse
Sample ID:	2531211-01	2531211-02	2531211-03	2531211-04	
Matrix:	Ground Water	Ground Water	Ground Water	Ground Water	
MDL/Units					

Volatiles

Compound	BH108-25	BH109-25	BH110-25	QAQC1	Criteria		
Bromoform	0.5 ug/L	<0.5	<0.5	-	<0.5	25 ug/L	-
Bromomethane	0.5 ug/L	<0.5	<0.5	-	<0.5	0.89 ug/L	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	-	<0.2	0.79 ug/L	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	-	<0.5	30 ug/L	-
Chloroform	0.5 ug/L	<0.5	<0.5	-	<0.5	2.4 ug/L	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	-	<0.5	25 ug/L	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	-	<1.0	590 ug/L	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	<0.5	3 ug/L	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	<0.5	59 ug/L	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	<0.5	1 ug/L	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	5 ug/L	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	-	<0.5	5 ug/L	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	-	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	-	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	-	<0.5	0.5 ug/L	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	-	<0.2	0.2 ug/L	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	-	<0.5	2.4 ug/L	-
Hexane	1.0 ug/L	<1.0	<1.0	-	<1.0	51 ug/L	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	-	<5.0	1800 ug/L	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	-	<5.0	640 ug/L	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	-	<2.0	15 ug/L	-

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH108-25	BH109-25	BH110-25	QAQC1	Criteria:
Sample Date:	28-Jul-25 11:55	28-Jul-25 13:05	28-Jul-25 10:44	28-Jul-25 00:00	Reg 153/04 -T2 Potable Groundwater, coarse
Sample ID:	2531211-01	2531211-02	2531211-03	2531211-04	
Matrix:	Ground Water	Ground Water	Ground Water	Ground Water	
MDL/Units					

Volatiles

Methylene Chloride	5.0 ug/L	<5.0	<5.0	-	<5.0	50 ug/L	-
Styrene	0.5 ug/L	<0.5	<0.5	-	<0.5	5.4 ug/L	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	1.1 ug/L	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	1 ug/L	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
Toluene	0.5 ug/L	<0.5	<0.5	-	<0.5	24 ug/L	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	200 ug/L	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	-	<0.5	4.7 ug/L	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	-	<0.5	1.6 ug/L	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	-	<1.0	150 ug/L	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	-	<0.5	0.5 ug/L	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	-	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	-	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	-	<0.5	300 ug/L	-
4-Bromofluorobenzene	Surrogate	110%	111%	-	113%	-	-
Dibromofluoromethane	Surrogate	73.1%	81.2%	-	85.7%	-	-
Toluene-d8	Surrogate	103%	104%	-	106%	-	-
Benzene	0.5 ug/L	-	-	<0.5	-	5 ug/L	-
Ethylbenzene	0.5 ug/L	-	-	<0.5	-	2.4 ug/L	-
Toluene	0.5 ug/L	-	-	<0.5	-	24 ug/L	-
m,p-Xylenes	0.5 ug/L	-	-	<0.5	-	-	-
o-Xylene	0.5 ug/L	-	-	<0.5	-	-	-
Xylenes, total	0.5 ug/L	-	-	<0.5	-	300 ug/L	-
Toluene-d8	Surrogate	-	-	102%	-	-	-

Hydrocarbons

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH108-25	BH109-25	BH110-25	QAQC1	Criteria:
Sample Date:	28-Jul-25 11:55	28-Jul-25 13:05	28-Jul-25 10:44	28-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2531211-01	2531211-02	2531211-03	2531211-04	Potable
Matrix:	Ground Water	Ground Water	Ground Water	Ground Water	Groundwater, coarse
MDL/Units					-

Hydrocarbons

F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	<25	750 ug/L	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	<100	150 ug/L	-
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	<100	500 ug/L	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	<100	500 ug/L	-

Semi-Volatiles

Acenaphthene	0.05 ug/L	<0.05	<0.05	-	<0.05	4.1 ug/L	-
Acenaphthylene	0.05 ug/L	<0.05	<0.05	-	<0.05	1 ug/L	-
Anthracene	0.01 ug/L	<0.01	<0.01	-	<0.01	2.4 ug/L	-
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	-	<0.01	1 ug/L	-
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	-	<0.01	0.01 ug/L	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.1 ug/L	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.2 ug/L	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.1 ug/L	-
Chrysene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.1 ug/L	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.2 ug/L	-
Fluoranthene	0.01 ug/L	<0.01	<0.01	-	<0.01	0.41 ug/L	-
Fluorene	0.05 ug/L	<0.05	<0.05	-	<0.05	120 ug/L	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	-	<0.05	0.2 ug/L	-
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	-	<0.05	3.2 ug/L	-
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	-	<0.05	3.2 ug/L	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	-	<0.10	3.2 ug/L	-
Naphthalene	0.05 ug/L	<0.05	<0.05	-	<0.05	11 ug/L	-
Phenanthrene	0.05 ug/L	<0.05	<0.05	-	<0.05	1 ug/L	-
Pyrene	0.01 ug/L	<0.01	<0.01	-	<0.01	4.1 ug/L	-
2-Fluorobiphenyl	Surrogate	74.4%	73.6%	-	76.3%	-	-



Order #: 2531211

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	BH108-25	BH109-25	BH110-25	QAQC1	Criteria:
Sample Date:	28-Jul-25 11:55	28-Jul-25 13:05	28-Jul-25 10:44	28-Jul-25 00:00	Reg 153/04 -T2
Sample ID:	2531211-01	2531211-02	2531211-03	2531211-04	-
Matrix:	Ground Water	Ground Water	Ground Water	Ground Water	Potable
MDL/Units					Groundwater, coarse

Semi-Volatiles

Terphenyl-d14	Surrogate	78.6%	78.3%	-	84.0%	-	-
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Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	Trip Blank					Criteria:
Sample Date:	23-Jul-25 12:15					Reg 153/04 -T2
Sample ID:	2531211-05					Potable
Matrix:	Ground Water					Groundwater,
MDL/Units						coarse

Volatiles

Compound	MDL/Units	Result	Criteria
Acetone	5.0 ug/L	<5.0	2700 ug/L
Benzene	0.5 ug/L	<0.5	5 ug/L
Bromodichloromethane	0.5 ug/L	<0.5	16 ug/L
Bromoform	0.5 ug/L	<0.5	25 ug/L
Bromomethane	0.5 ug/L	<0.5	0.89 ug/L
Carbon Tetrachloride	0.2 ug/L	<0.2	0.79 ug/L
Chlorobenzene	0.5 ug/L	<0.5	30 ug/L
Chloroform	0.5 ug/L	<0.5	2.4 ug/L
Dibromochloromethane	0.5 ug/L	<0.5	25 ug/L
Dichlorodifluoromethane	1.0 ug/L	<1.0	590 ug/L
1,2-Dichlorobenzene	0.5 ug/L	<0.5	3 ug/L
1,3-Dichlorobenzene	0.5 ug/L	<0.5	59 ug/L
1,4-Dichlorobenzene	0.5 ug/L	<0.5	1 ug/L
1,1-Dichloroethane	0.5 ug/L	<0.5	5 ug/L
1,2-Dichloroethane	0.5 ug/L	<0.5	1.6 ug/L
1,1-Dichloroethylene	0.5 ug/L	<0.5	1.6 ug/L
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	1.6 ug/L
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	1.6 ug/L
1,2-Dichloropropane	0.5 ug/L	<0.5	5 ug/L
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	0.5 ug/L
Ethylbenzene	0.5 ug/L	<0.5	2.4 ug/L
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	0.2 ug/L
Hexane	1.0 ug/L	<1.0	51 ug/L



Order #: 2531211

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Client ID:	Trip Blank					Criteria:
Sample Date:	23-Jul-25 12:15					Reg 153/04 -T2
Sample ID:	2531211-05					-
Matrix:	Ground Water					Potable
MDL/Units						Groundwater,
						coarse

Volatiles

Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	-	-	-	1800 ug/L	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	-	-	-	640 ug/L	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	-	-	-	15 ug/L	-
Methylene Chloride	5.0 ug/L	<5.0	-	-	-	50 ug/L	-
Styrene	0.5 ug/L	<0.5	-	-	-	5.4 ug/L	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	1.1 ug/L	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	1 ug/L	-
Tetrachloroethylene	0.5 ug/L	<0.5	-	-	-	1.6 ug/L	-
Toluene	0.5 ug/L	<0.5	-	-	-	24 ug/L	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	-	-	-	200 ug/L	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	-	-	-	4.7 ug/L	-
Trichloroethylene	0.5 ug/L	<0.5	-	-	-	1.6 ug/L	-
Trichlorofluoromethane	1.0 ug/L	<1.0	-	-	-	150 ug/L	-
Vinyl chloride	0.5 ug/L	<0.5	-	-	-	0.5 ug/L	-
m,p-Xylenes	0.5 ug/L	<0.5	-	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	-	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	-	-	-	300 ug/L	-
4-Bromofluorobenzene	Surrogate	113%	-	-	-	-	-
Dibromofluoromethane	Surrogate	85.2%	-	-	-	-	-
Toluene-d8	Surrogate	106%	-	-	-	-	-

Hydrocarbons

F1 PHCs (C6-C10)	25 ug/L	<25	-	-	-	750 ug/L	-
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Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Metals								
Mercury	ND	0.1	ug/L					
Antimony	ND	0.5	ug/L					
Arsenic	ND	1.0	ug/L					
Barium	ND	1.0	ug/L					
Beryllium	ND	0.5	ug/L					
Boron	ND	10.0	ug/L					
Cadmium	ND	0.2	ug/L					
Chromium (VI)	ND	10	ug/L					
Chromium	ND	1.0	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.2	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1.0	ug/L					
Selenium	ND	1.0	ug/L					
Silver	ND	0.2	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.5	ug/L					
Uranium	ND	0.2	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5.0	ug/L					
Semi-Volatiles								
Acenaphthene	ND	0.05	ug/L					
Acenaphthylene	ND	0.05	ug/L					
Anthracene	ND	0.01	ug/L					
Benzo [a] anthracene	ND	0.01	ug/L					
Benzo [a] pyrene	ND	0.01	ug/L					

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [b] fluoranthene	ND	0.05	ug/L					
Benzo [g,h,i] perylene	ND	0.05	ug/L					
Benzo [k] fluoranthene	ND	0.05	ug/L					
Chrysene	ND	0.05	ug/L					
Dibenzo [a,h] anthracene	ND	0.05	ug/L					
Fluoranthene	ND	0.01	ug/L					
Fluorene	ND	0.05	ug/L					
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L					
1-Methylnaphthalene	ND	0.05	ug/L					
2-Methylnaphthalene	ND	0.05	ug/L					
Methylnaphthalene (1&2)	ND	0.10	ug/L					
Naphthalene	ND	0.05	ug/L					
Phenanthrene	ND	0.05	ug/L					
Pyrene	ND	0.01	ug/L					
Surrogate: 2-Fluorobiphenyl	6.32		%	62.6	50-140			
Surrogate: Terphenyl-d14	7.38		%	73.1	50-140			
Volatiles								
Acetone	ND	5.0	ug/L					
Benzene	ND	0.5	ug/L					
Bromodichloromethane	ND	0.5	ug/L					
Bromoform	ND	0.5	ug/L					
Bromomethane	ND	0.5	ug/L					
Carbon Tetrachloride	ND	0.2	ug/L					
Chlorobenzene	ND	0.5	ug/L					
Chloroform	ND	0.5	ug/L					
Dibromochloromethane	ND	0.5	ug/L					
Dichlorodifluoromethane	ND	1.0	ug/L					
1,2-Dichlorobenzene	ND	0.5	ug/L					
1,3-Dichlorobenzene	ND	0.5	ug/L					
1,4-Dichlorobenzene	ND	0.5	ug/L					
1,1-Dichloroethane	ND	0.5	ug/L					
1,2-Dichloroethane	ND	0.5	ug/L					

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethylene	ND	0.5	ug/L					
cis-1,2-Dichloroethylene	ND	0.5	ug/L					
trans-1,2-Dichloroethylene	ND	0.5	ug/L					
1,2-Dichloropropane	ND	0.5	ug/L					
cis-1,3-Dichloropropylene	ND	0.5	ug/L					
trans-1,3-Dichloropropylene	ND	0.5	ug/L					
1,3-Dichloropropene, total	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L					
Hexane	ND	1.0	ug/L					
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L					
Methyl Isobutyl Ketone	ND	5.0	ug/L					
Methyl tert-butyl ether	ND	2.0	ug/L					
Methylene Chloride	ND	5.0	ug/L					
Styrene	ND	0.5	ug/L					
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L					
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L					
Tetrachloroethylene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
1,1,1-Trichloroethane	ND	0.5	ug/L					
1,1,2-Trichloroethane	ND	0.5	ug/L					
Trichloroethylene	ND	0.5	ug/L					
Trichlorofluoromethane	ND	1.0	ug/L					
Vinyl chloride	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>88.3</i>		<i>%</i>	<i>110</i>	<i>50-140</i>			
<i>Surrogate: Dibromofluoromethane</i>	<i>58.3</i>		<i>%</i>	<i>72.6</i>	<i>50-140</i>			
<i>Surrogate: Toluene-d8</i>	<i>82.4</i>		<i>%</i>	<i>102</i>	<i>50-140</i>			
Benzene	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Toluene	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: Toluene-d8	82.4		%	102	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Mercury	ND	0.1	ug/L	ND			NC	20	
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1.0	ug/L	ND			NC	20	
Barium	338	1.0	ug/L	343			1.5	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	40.8	10.0	ug/L	39.9			2.3	20	
Cadmium	ND	0.2	ug/L	ND			NC	20	
Chromium (VI)	ND	10	ug/L	ND			NC	20	
Chromium	ND	1.0	ug/L	ND			NC	20	
Cobalt	3.0	0.5	ug/L	3.1			0.7	20	
Copper	2.0	0.5	ug/L	2.0			1.6	20	
Lead	ND	0.2	ug/L	ND			NC	20	
Molybdenum	ND	0.5	ug/L	ND			NC	20	
Nickel	4.0	1.0	ug/L	4.1			2.3	20	
Selenium	ND	1.0	ug/L	ND			NC	20	
Silver	ND	0.2	ug/L	0.2			NC	20	
Sodium	346000	200	ug/L	407000			16.2	20	
Thallium	ND	0.5	ug/L	ND			NC	20	
Uranium	0.8	0.2	ug/L	0.8			1.8	20	
Vanadium	0.7	0.5	ug/L	0.7			0.3	20	
Zinc	ND	5.0	ug/L	6.8			NC	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	ND	0.5	ug/L	ND			NC	30	
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

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

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>88.0</i>		%		<i>110</i>	<i>50-140</i>			
<i>Surrogate: Dibromofluoromethane</i>	<i>65.4</i>		%		<i>81.5</i>	<i>50-140</i>			
<i>Surrogate: Toluene-d8</i>	<i>82.2</i>		%		<i>102</i>	<i>50-140</i>			
Benzene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
<i>Surrogate: Toluene-d8</i>	<i>82.2</i>		%		<i>102</i>	<i>50-140</i>			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: LCS Dup

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F2 PHCs (C10-C16)	2140	100	ug/L	ND	106	60-140	21.5	200	
F3 PHCs (C16-C34)	5050	100	ug/L	ND	117	60-140	10.3	200	
F4 PHCs (C34-C50)	3580	100	ug/L	ND	119	60-140	1.58	200	
Semi-Volatiles									
Acenaphthene	7.18	0.05	ug/L	ND	71.8	50-140	10.4	200	
Acenaphthylene	8.34	0.05	ug/L	ND	83.4	50-140	9.94	200	
Anthracene	9.16	0.01	ug/L	ND	91.6	50-140	3.53	200	
Benzo [a] anthracene	10.4	0.01	ug/L	ND	104	50-140	5.54	200	
Benzo [a] pyrene	10.2	0.01	ug/L	ND	102	50-140	11.9	200	
Benzo [b] fluoranthene	10.4	0.05	ug/L	ND	104	50-140	13.6	200	
Benzo [g,h,i] perylene	8.88	0.05	ug/L	ND	88.8	50-140	10.5	200	
Benzo [k] fluoranthene	11.3	0.05	ug/L	ND	113	50-140	10.1	200	
Chrysene	11.2	0.05	ug/L	ND	112	50-140	5.57	200	
Dibenzo [a,h] anthracene	8.67	0.05	ug/L	ND	86.7	50-140	0.185	200	
Fluoranthene	8.89	0.01	ug/L	ND	88.9	50-140	1.13	200	
Fluorene	8.55	0.05	ug/L	ND	85.5	50-140	9.37	200	
Indeno [1,2,3-cd] pyrene	10.2	0.05	ug/L	ND	102	50-140	7.96	200	
1-Methylnaphthalene	6.67	0.05	ug/L	ND	66.7	50-140	15.7	200	
2-Methylnaphthalene	6.62	0.05	ug/L	ND	66.2	50-140	15.3	200	
Naphthalene	6.80	0.05	ug/L	ND	68.0	50-140	15.8	200	
Phenanthrene	9.34	0.05	ug/L	ND	93.4	50-140	6.21	200	
Pyrene	9.71	0.01	ug/L	ND	97.1	50-140	7.48	200	

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	574	25	ug/L	ND	81.2	0-200			
F2 PHCs (C10-C16)	1730	100	ug/L	ND	85.4	60-140			
F3 PHCs (C16-C34)	4560	100	ug/L	ND	105	60-140			
F4 PHCs (C34-C50)	3520	100	ug/L	ND	117	60-140			
Metals									
Mercury	2.71	0.1	ug/L	ND	90.3	70-130			
Antimony	45.0	0.5	ug/L	0.5	89.1	70-130			
Arsenic	52.8	1.0	ug/L	ND	104	70-130			
Barium	385	1.0	ug/L	343	82.8	70-130			
Beryllium	47.1	0.5	ug/L	ND	94.1	70-130			
Boron	74.9	10.0	ug/L	39.9	70.1	70-130			
Cadmium	43.8	0.2	ug/L	ND	87.3	70-130			
Chromium (VI)	206	10	ug/L	ND	103	70-130			
Chromium	53.7	1.0	ug/L	ND	107	70-130			
Cobalt	52.1	0.5	ug/L	3.1	98.0	70-130			
Copper	46.3	0.5	ug/L	2.0	88.6	70-130			
Lead	44.6	0.2	ug/L	ND	89.0	70-130			
Molybdenum	51.8	0.5	ug/L	ND	103	70-130			
Nickel	49.6	1.0	ug/L	4.1	91.0	70-130			
Selenium	47.7	1.0	ug/L	ND	95.0	70-130			
Silver	36.7	0.2	ug/L	0.2	73.0	70-130			
Sodium	398000	200	ug/L	407000	-88.4	70-130			QM-07
Thallium	43.7	0.5	ug/L	ND	87.2	70-130			
Uranium	48.4	0.2	ug/L	0.8	95.1	70-130			
Vanadium	59.3	0.5	ug/L	0.7	117	70-130			
Zinc	44.0	5.0	ug/L	6.8	74.3	70-130			
Semi-Volatiles									
Acenaphthene	6.47	0.05	ug/L	ND	64.7	50-140			
Acenaphthylene	7.55	0.05	ug/L	ND	75.5	50-140			
Anthracene	8.84	0.01	ug/L	ND	88.4	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] anthracene	9.87	0.01	ug/L	ND	98.7	50-140			
Benzo [a] pyrene	9.07	0.01	ug/L	ND	90.7	50-140			
Benzo [b] fluoranthene	9.09	0.05	ug/L	ND	90.9	50-140			
Benzo [g,h,i] perylene	7.99	0.05	ug/L	ND	79.9	50-140			
Benzo [k] fluoranthene	10.2	0.05	ug/L	ND	102	50-140			
Chrysene	10.6	0.05	ug/L	ND	106	50-140			
Dibenzo [a,h] anthracene	8.65	0.05	ug/L	ND	86.5	50-140			
Fluoranthene	8.79	0.01	ug/L	ND	87.9	50-140			
Fluorene	7.79	0.05	ug/L	ND	77.9	50-140			
Indeno [1,2,3-cd] pyrene	9.40	0.05	ug/L	ND	94.0	50-140			
1-Methylnaphthalene	5.70	0.05	ug/L	ND	57.0	50-140			
2-Methylnaphthalene	5.68	0.05	ug/L	ND	56.8	50-140			
Naphthalene	5.81	0.05	ug/L	ND	58.1	50-140			
Phenanthrene	8.77	0.05	ug/L	ND	87.7	50-140			
Pyrene	9.01	0.01	ug/L	ND	90.1	50-140			
<i>Surrogate: 2-Fluorobiphenyl</i>	7.56		%		74.9	50-140			
<i>Surrogate: Terphenyl-d14</i>	8.35		%		82.6	50-140			
Volatiles									
Acetone	84.8	5.0	ug/L	ND	84.8	50-140			
Benzene	42.0	0.5	ug/L	ND	105	50-140			
Bromodichloromethane	39.0	0.5	ug/L	ND	96.9	50-140			
Bromoform	42.7	0.5	ug/L	ND	107	50-140			
Bromomethane	42.8	0.5	ug/L	ND	106	50-140			
Carbon Tetrachloride	39.9	0.2	ug/L	ND	99.2	50-140			
Chlorobenzene	41.7	0.5	ug/L	ND	104	50-140			
Chloroform	40.8	0.5	ug/L	ND	102	50-140			
Dibromochloromethane	43.2	0.5	ug/L	ND	107	50-140			
Dichlorodifluoromethane	51.6	1.0	ug/L	ND	128	50-140			
1,2-Dichlorobenzene	41.0	0.5	ug/L	ND	102	50-140			
1,3-Dichlorobenzene	41.5	0.5	ug/L	ND	104	50-140			
1,4-Dichlorobenzene	40.4	0.5	ug/L	ND	101	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethane	35.8	0.5	ug/L	ND	89.5	50-140			
1,2-Dichloroethane	40.1	0.5	ug/L	ND	100	50-140			
1,1-Dichloroethylene	37.4	0.5	ug/L	ND	93.0	50-140			
cis-1,2-Dichloroethylene	39.3	0.5	ug/L	ND	98.2	50-140			
trans-1,2-Dichloroethylene	37.6	0.5	ug/L	ND	94.0	50-140			
1,2-Dichloropropane	40.5	0.5	ug/L	ND	101	50-140			
cis-1,3-Dichloropropylene	38.2	0.5	ug/L	ND	94.9	50-140			
trans-1,3-Dichloropropylene	38.7	0.5	ug/L	ND	96.7	50-140			
Ethylbenzene	42.2	0.5	ug/L	ND	105	50-140			
Ethylene dibromide (dibromoethane, 1,2-)	41.1	0.2	ug/L	ND	103	50-140			
Hexane	39.6	1.0	ug/L	ND	98.9	50-140			
Methyl Ethyl Ketone (2-Butanone)	94.4	5.0	ug/L	ND	94.4	50-140			
Methyl Isobutyl Ketone	98.5	5.0	ug/L	ND	98.5	50-140			
Methyl tert-butyl ether	87.3	2.0	ug/L	ND	87.0	50-140			
Methylene Chloride	41.8	5.0	ug/L	ND	104	50-140			
Styrene	43.6	0.5	ug/L	ND	109	50-140			
1,1,1,2-Tetrachloroethane	39.6	0.5	ug/L	ND	99.1	50-140			
1,1,2,2-Tetrachloroethane	39.3	0.5	ug/L	ND	98.3	50-140			
Tetrachloroethylene	43.2	0.5	ug/L	ND	107	50-140			
Toluene	41.8	0.5	ug/L	ND	104	50-140			
1,1,1-Trichloroethane	41.7	0.5	ug/L	ND	104	50-140			
1,1,2-Trichloroethane	37.9	0.5	ug/L	ND	94.9	50-140			
Trichloroethylene	41.8	0.5	ug/L	ND	105	50-140			
Trichlorofluoromethane	38.1	1.0	ug/L	ND	94.9	50-140			
Vinyl chloride	45.1	0.5	ug/L	ND	112	50-140			
m,p-Xylenes	85.5	0.5	ug/L	ND	107	50-140			
o-Xylene	41.7	0.5	ug/L	ND	104	50-140			
Surrogate: 4-Bromofluorobenzene	78.0		%		97.1	50-140			
Surrogate: Dibromofluoromethane	78.1		%		97.2	50-140			
Surrogate: Toluene-d8	78.9		%		98.0	50-140			
Benzene	42.0	0.5	ug/L	ND	105	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Ethylbenzene	42.2	0.5	ug/L	ND	105	50-140			
Toluene	41.8	0.5	ug/L	ND	104	50-140			
m,p-Xylenes	85.5	0.5	ug/L	ND	107	50-140			
o-Xylene	41.7	0.5	ug/L	ND	104	50-140			
Surrogate: Toluene-d8	78.9		%		98.0	50-140			

Certificate of Analysis

Report Date: 05-Aug-2025

Client: Cambium Inc. (Whitby)

Order Date: 29-Jul-2025

Client PO:

Project Description: 22852-001

Qualifier Notes:**QC Qualifiers:**

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

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

Any use of these results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work.



Parcel ID: 2531211



Parcel Order Number
(Lab Use Only)

Chain of Custody
(Lab Use Only)

No 145911

Client Name: **Cambium**
 Contact Name: **Laura Fitzgerald**
 Address: **223 Brock St. N Unit 7.**
 Telephone: **905-809-4928**

Project Ref: **22852-001**
 Quote #:
 PO #:
 E-mail: **Laura.Fitzgerald@Cambium-inc.com**
Sarah.Elliott@Cambium-inc.com

Page **1** of **1**
Turnaround Time
 1 day 3 day
 2 day Regular
 Date Required:

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

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

Required Analysis

Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken		PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CMI	B (HWS)							
				Date	Time														
1 BH108-25	GW		7	28-July-25	11:55	X	X	X	X	X	X								
2 BH109-25	↓		7	↓	13:05	X	X	X	X	X	X								
3 BH110-25	↓		3	↓	10:44	X													
4 QAQC	↓		7	↓	—	X	X	X	X	X	X								
5 Trip Blank	↓		2	28-July-2025	—	X	X												
6																			
7																			
8																			
9																			
10																			

Comments: _____ Method of Delivery: **Rubber**

Relinquished By (Sign): *[Signature]*
 Relinquished By (Print): **Ryan Ajo**
 Date/Time: **28-July-2025 / 2:46pm**

Received at Depot: **Rachel Shawl**
 Date/Time: **28-July-2025 15:50**
 Temperature: **7.3 °C**

Received at Lab: **Km**
 Date/Time: **7/30/25 14:08**
 Temperature: **10.9 °C**

Verified By: **Km**
 Date/Time: **7/30/25 14:15**
 pH Verified: By: **Km**