

PHASE TWO
ENVIRONMENTAL
SITE ASSESSMENT
CREATIVE MILLWORK INC.
19 Tamblin Road
Orono, Ontario

LEGEND

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

Contaminant	Table 2	Table 4
PHC F4	3,300	5,900

Table 2 (ICC Property Use, Coarse Texture)

Table 4 (Sub-Surface; ICC Property Use, Coarse Texture)

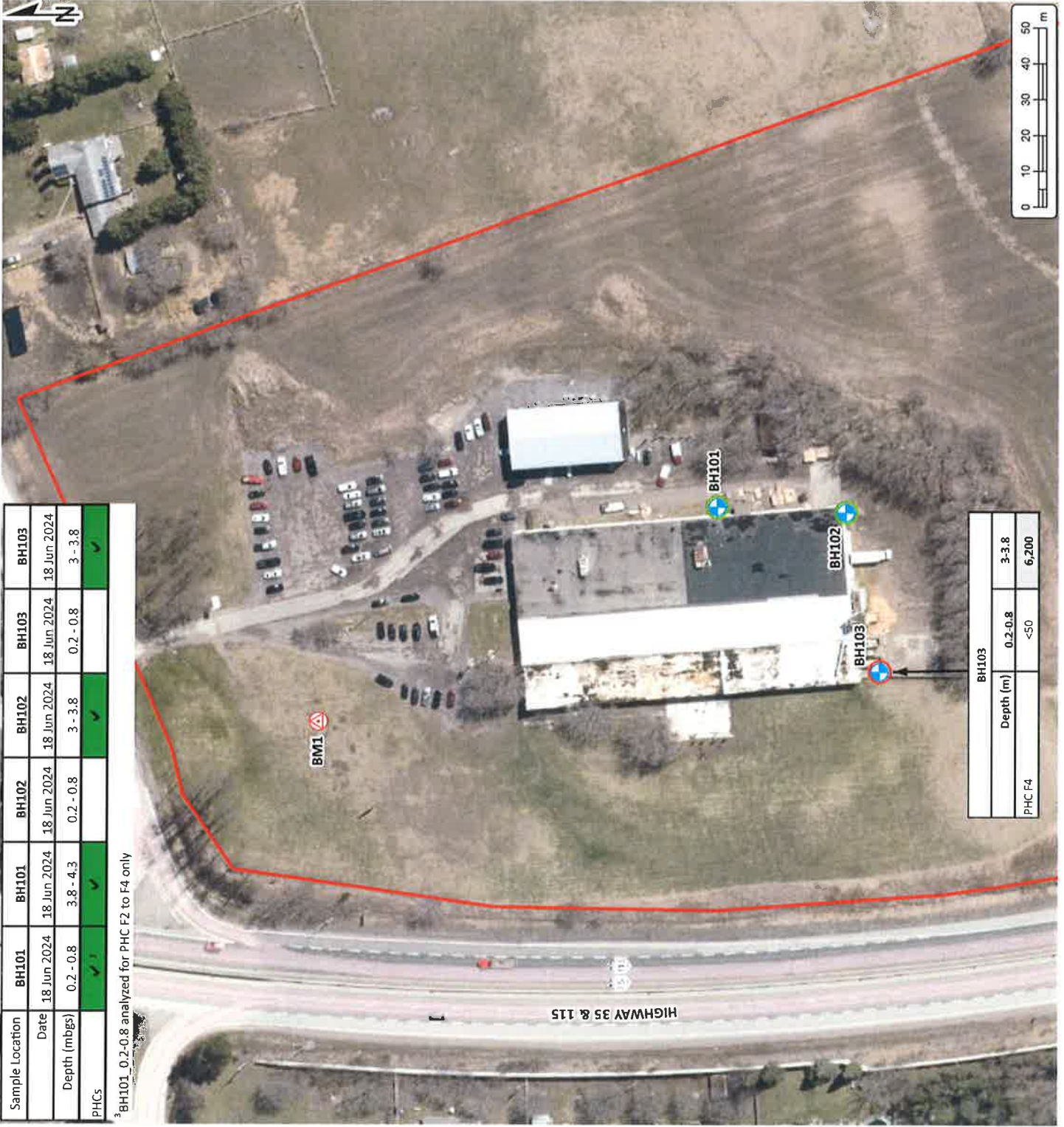
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SOIL QUALITY
PHCS

Project No.:	19462-001	Date:	August 2024
Scale:	1:1,500	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	CE
Figure:	7		



Sample Location	BH101	BH101	BH102	BH102	BH103	BH103
Date	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024
Depth (mbgs)	0.2 - 0.8	3.8 - 4.3	0.2 - 0.8	3 - 3.8	0.2 - 0.8	3 - 3.8
PHCs	✓	✓	✓	✓	✓	✓

³ BH101, 0.2-0.8 analyzed for PHC F2 to F4 only

BH103		
Depth (m)	0.2-0.8	3-3.8
PHC F4	<50	6,200

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CAMB IUM

SOIL QUALITY
VOCs, PAHs, PCBs
METALS, and ORPs

Project No.: 19462-001
Date: August 2024
Rev.:
Scale: 1:1,500
Projection: NAD 1983 UTM Zone 17N
Created by: TLC
Checked by: CE
Figure: 8

Sample Location	BH101	BH101	BH102	BH102	BH103	BH103
Date	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024	18 Jun 2024
Depth (m bgs)	0.2 - 0.8	3.8 - 4.3	0.2 - 0.8	3 - 3.8	0.2 - 0.8	3 - 3.8
VOCs	✓	✓	✓	✓	✓	✓
PAHs	✓	✓	✓	✓	✓	✓
PCBs	✓	✓	✓	✓	✓	✓
Metals ¹	✓	✓	✓	✓	✓	✓
Chromium VI	✓	✓	✓	✓	✓	✓
ORPs ²	✓	✓	✓	✓	✓	✓
pH	✓	✓	✓	✓	✓	✓

¹Metals include mercury

²ORPs include EC and SAR

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Site (approximate)

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CAMBIUM

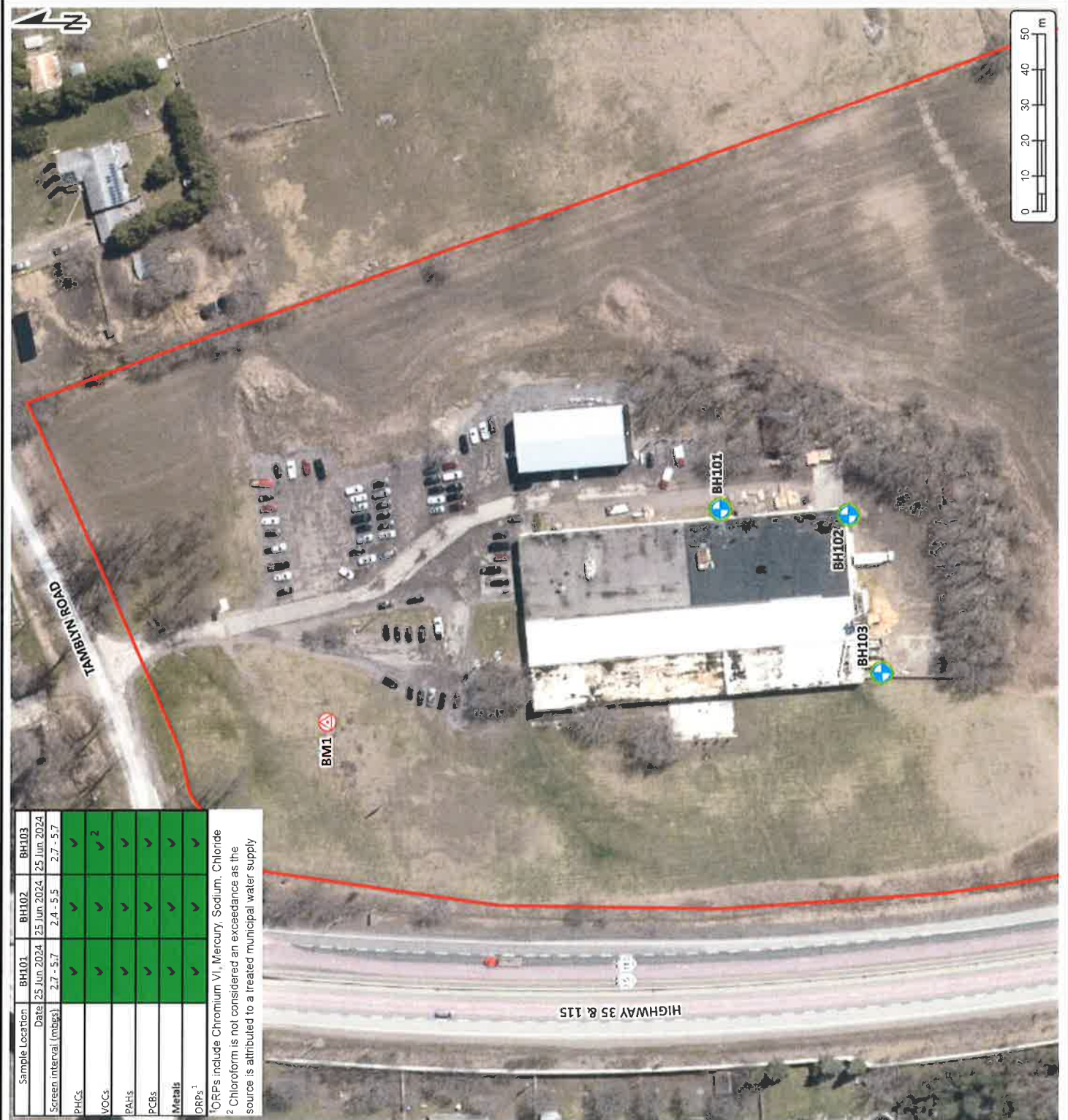
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GROUNDWATER QUALITY

Project No.: 19462-001 Date: August 2024

Scale: 1:1,500 Projection: NAD 1983 UTM Zone 17N

Created by: TLC Checked by: CE Figure: 9



Sample Location	BH101	BH102	BH103
Date	25 Jun 2024	25 Jun 2024	25 Jun 2024
Screen interval (mbsg)	2.7 - 5.7	2.4 - 5.5	2.7 - 5.7
PHCs	✓	✓	✓
VOCs	✓	✓	✓
PAHs	✓	✓	✓
PCBs	✓	✓	✓
Metals	✓	✓	✓
DRPs ¹	✓	✓	✓

¹ORPs include Chromium VI, Mercury, Sodium, Chloride

²Chloroform is not considered an exceedance as the source is attributed to a treated municipal water supply



DRAFT

Appended Tables



Table 1 - Potentially Contaminating Activities

PCA ID #	Potentially Contaminating Activity ¹	Location of PCA	PCA Description	APEC ³ (Yes/No)
1	PCA # Not Applicable - Salt Application	On-site: Driveway, parking area and walkways	Salt application for vehicle and pedestrian safety	Yes
2	PCA #39 Paints Manufacturing, Processing and Bulk Storage	On-site: East and northeast portion of Building A	Site has been used for custom millwork including spray painting since 1960	Yes
3	PCA # Not applicable - Waste Generation	On-site: East and northeast portion of Building A, and outdoor storage areas south of Building A	Various waste generation listings (paint, solvents and waste oils) from 1997 to 2022	Yes
4	PCA #40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off-site: 150 m northeast	Potential pesticide application at small historical orchard observed in the 1927 aerial image	No
5	PCA #40 Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Off-site: 50 m west	Potential pesticide application at small historical orchard observed in the 1927 aerial image	No
6	PCA #27 Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-site: 117 Mill Street, 185 m to the west	Automotive garage	No

Notes:

1. Potentially Contaminating Activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in the phase one study area.
2. Method groups as defined in Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011
3. Area of Potential Environmental Concern (APEC) means the area on, in, or under a phase one property where one or more contaminants are potentially present.



Table 2: Areas of Potential Environmental Concern

Area of Potential Environmental Concern ¹	Potentially Contaminating Activity ²		Location of APEC on the Phase One Property	Location of PCA	Contaminants of Potential Concern ³	Media Potentially Impacted
	1	2				
APEC 1	PCA # Not Applicable - Salt application for vehicle and pedestrian safety		On-site: Driveway, parking areas and walkways	On-site	EC and SAR Na and Cl	Soil Groundwater
APEC 2	PCA #39 Paints Manufacturing, Processing and Bulk Storage		On-site: East and northeast portion of Building A	On-site	PHCs, BTEX, VOCs, PCBs, PAHs, metals and hydride-forming metals	Soil and Groundwater
APEC 3	PCA # Not applicable - Waste Generation		On-site: East and northeast portion of Building A, and outdoor storage areas south of Building A	On-site	PHCs, BTEX, VOCs, PAHs, metals and hydride-forming metals	Soil and Groundwater

Notes:

1. Area of Potential Environmental Concern means the area on, in, or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment.
2. Potentially Contaminating Activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area.
3. Method groups as defined in Protocol for the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.



Table 3 - Groundwater Elevations

Location	UTM Coordinates		Ground Surface Elevation (masl)	Stick-up (m)	Depth of Well (mbgs)	Groundwater Depth (mbtop)		Groundwater Depth (mbgs) 6/20/2024		Groundwater Elevation (masl)	Groundwater Depth (mbtop)	Groundwater Depth (mbgs) 6/25/2024	Groundwater Elevation (masl)
BH101-24	17T	691404.5 m E, 4873058.5 m N	98.58	1.14	5.93	4.98		3.84		94.74	4.85	3.71	94.87
BH102-24	17T	691402.9 m E, 4873022.4 m N	97.71	-0.11	5.74	3.48		3.59		94.12	3.38	3.49	94.22
BH103-24	17T	691358.7 m E, 4873013.1 m N	97.16	1.26	5.55	4.49		3.23		93.93	4.20	2.94	94.22
BM	17T	691344.6 m E, 4873169.4 m N	100.00	-	-	-		-		-	-	-	-

N/A - Not measured
UTM - Universal Transverse Mercator
mREL - metres relative to bench mark (top of Bell pedestal)
mbtop - metres below top of pipe
mbgs - metres below ground surface



Table 4: Summary of Soil Quality

Location Code			BH01		BH02		BH03		BH04		BH05		BH06		BH07		BH08		BH09		BH10		BH11		BH12		BH13		BH14		BH15		BH16		BH17		BH18		BH19		BH20		BH21		BH22		BH23		BH24		BH25		BH26		BH27		BH28		BH29		BH30		BH31		BH32		BH33		BH34		BH35		BH36		BH37		BH38		BH39		BH40		BH41		BH42		BH43		BH44		BH45		BH46		BH47		BH48		BH49		BH50		BH51		BH52		BH53		BH54		BH55		BH56		BH57		BH58		BH59		BH60		BH61		BH62		BH63		BH64		BH65		BH66		BH67		BH68		BH69		BH70		BH71		BH72		BH73		BH74		BH75		BH76		BH77		BH78		BH79		BH80		BH81		BH82		BH83		BH84		BH85		BH86		BH87		BH88		BH89		BH90		BH91		BH92		BH93		BH94		BH95		BH96		BH97		BH98		BH99		BH100		BH101		BH102		BH103		BH104		BH105		BH106		BH107		BH108		BH109		BH110		BH111		BH112		BH113		BH114		BH115		BH116		BH117		BH118		BH119		BH120		BH121		BH122		BH123		BH124		BH125		BH126		BH127		BH128		BH129		BH130		BH131		BH132		BH133		BH134		BH135		BH136		BH137		BH138		BH139		BH140		BH141		BH142		BH143		BH144		BH145		BH146		BH147		BH148		BH149		BH150		BH151		BH152		BH153		BH154		BH155		BH156		BH157		BH158		BH159		BH160		BH161		BH162		BH163		BH164		BH165		BH166		BH167		BH168		BH169		BH170		BH171		BH172		BH173		BH174		BH175		BH176		BH177		BH178		BH179		BH180		BH181		BH182		BH183		BH184		BH185		BH186		BH187		BH188		BH189		BH190		BH191		BH192		BH193		BH194		BH195		BH196		BH197		BH198		BH199		BH200		BH201		BH202		BH203		BH204		BH205		BH206		BH207		BH208		BH209		BH210		BH211		BH212		BH213		BH214		BH215		BH216		BH217		BH218		BH219		BH220		BH221		BH222		BH223		BH224		BH225		BH226		BH227		BH228		BH229		BH230		BH231		BH232		BH233		BH234		BH235		BH236		BH237		BH238		BH239		BH240		BH241		BH242		BH243		BH244		BH245		BH246		BH247		BH248		BH249		BH250		BH251		BH252		BH253		BH254		BH255		BH256		BH257		BH258		BH259		BH260		BH261		BH262		BH263		BH264		BH265		BH266		BH267		BH268		BH269		BH270		BH271		BH272		BH273		BH274		BH275		BH276		BH277		BH278		BH279		BH280		BH281		BH282		BH283		BH284		BH285		BH286		BH287		BH288		BH289		BH290		BH291		BH292		BH293		BH294		BH295		BH296		BH297		BH298		BH299		BH300		BH301		BH302		BH303		BH304		BH305		BH306		BH307		BH308		BH309		BH310		BH311		BH312		BH313		BH314		BH315		BH316		BH317		BH318		BH319		BH320		BH321		BH322		BH323		BH324		BH325		BH326		BH327		BH328		BH329		BH330		BH331		BH332		BH333		BH334		BH335		BH336		BH337		BH338		BH339		BH340		BH341		BH342		BH343		BH344		BH345		BH346		BH347		BH348		BH349		BH350		BH351		BH352		BH353		BH354		BH355		BH356		BH357		BH358		BH359		BH360		BH361		BH362		BH363		BH364		BH365		BH366		BH367		BH368		BH369		BH370		BH371		BH372		BH373		BH374		BH375		BH376		BH377		BH378		BH379		BH380		BH381		BH382		BH383		BH384		BH385		BH386		BH387		BH388		BH389		BH390		BH391		BH392		BH393		BH394		BH395		BH396		BH397		BH398		BH399		BH400		BH401		BH402		BH403		BH404		BH405		BH406		BH407		BH408		BH409		BH410		BH411		BH412		BH413		BH414		BH415		BH416		BH417		BH418		BH419		BH420		BH421		BH422		BH423		BH424		BH425		BH426		BH427		BH428		BH429		BH430		BH431		BH432		BH433		BH434		BH435		BH436		BH437		BH438		BH439		BH440		BH441		BH442		BH443		BH444		BH445		BH446		BH447		BH448		BH449		BH450		BH451		BH452		BH453		BH454		BH455		BH456		BH457		BH458		BH459		BH460		BH461		BH462		BH463		BH464		BH465		BH466		BH467		BH468		BH469		BH470		BH471		BH472		BH473		BH474		BH475		BH476		BH477		BH478		BH479		BH480		BH481		BH482		BH483		BH484		BH485		BH486		BH487		BH488		BH489		BH490		BH491		BH492		BH493		BH494		BH495		BH496		BH497		BH498		BH499		BH500		BH501		BH502		BH503		BH504		BH505		BH506		BH507		BH508		BH509		BH510		BH511		BH512		BH513		BH514		BH515		BH516		BH517		BH518		BH519		BH520		BH521		BH522		BH523		BH524		BH525		BH526		BH527		BH528		BH529		BH530		BH531		BH532		BH533		BH534		BH535		BH536		BH537		BH538		BH539		BH540		BH541		BH542		BH543		BH544		BH545		BH546		BH547		BH548		BH549		BH550		BH551		BH552		BH553		BH554		BH555		BH556		BH557		BH558		BH559		BH560		BH561		BH562		BH563		BH564		BH565		BH566		BH567		BH568		BH569		BH570		BH571		BH572		BH573		BH574		BH575		BH576		BH577		BH578		BH579		BH580		BH581		BH582		BH583		BH584		BH585		BH586		BH587		BH588		BH589		BH590		BH591		BH592		BH593		BH594		BH595		BH596		BH597		BH598		BH599		BH600		BH601		BH602		BH603		BH604		BH605		BH606		BH607		BH608		BH609		BH610		BH611		BH612		BH613		BH614		BH615		BH616		BH617		BH618		BH619		BH620		BH621		BH622		BH623		BH624		BH625		BH626		BH627		BH628		BH629		BH630		BH631		BH632		BH633		BH634		BH635		BH636		BH637		BH638		BH639		BH640		BH641		BH642		BH643		BH644		BH645		BH646		BH647		BH648		BH649		BH650		BH651		BH652		BH653		BH654		BH655		BH656		BH657		BH658		BH659		BH660		BH661		BH662		BH663		BH664		BH665		BH666		BH667		BH668		BH669		BH670		BH671		BH672		BH673		BH674		BH675		BH676		BH677		BH678		BH679		BH680		BH681		BH682		BH683		BH684		BH685		BH686		BH687		BH688		BH689		BH690		BH691		BH692		BH693		BH694		BH695		BH696		BH697		BH698		BH699		BH700		BH701		BH702		BH703		BH704		BH705		BH706		BH707		BH708		BH709		BH710		BH711		BH712		BH713		BH714		BH715		BH716		BH717		BH718		BH719		BH720		BH721		BH722		BH723		BH724		BH725		BH726		BH727		BH7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Table 5: Summary of Groundwater
Quality

		Location Code		BH101	BH102	BH103
		Field ID	Date	BH101	BH102	BH103
				25 Jun 2024	25 Jun 2024	25 Jun 2024
		Unit	EOL	Table 2 - concrete cell	Table 4 - concrete cell	Table 4 - concrete cell
BTEX						
Benzene	µg/L	0.17	8	5	<0.17	<0.17
Toluene	µg/L	0.2	24	24	<0.20	<0.20
Ethylbenzene	µg/L	0.2	2.4	2.4	<0.20	<0.20
Xylene Total	µg/L	0.2	300 ^{A1}	300 ^{A1}	<0.20	<0.20
PHCs						
F1	µg/L	25	750 ^{A1}	750 ^{A1}	<25	<25
F1 minus BTEX	µg/L	25	750 ^{A1}	750 ^{A1}	<25	<25
F2	µg/L	100	150 ^{A1}	150 ^{A1}	<100	<100
F3	µg/L	200	600 ^{A1}	600 ^{A1}	<200	<200
F4	µg/L	200	600	600	<200	<200
PAHs						
Acenaphthene	µg/L	0.06	4.1	4.1	<0.060	<0.060
Acenaphthylene	µg/L	0.06	1	1	<0.060	<0.060
Anthracene	µg/L	0.06	2.4	2.4	<0.060	<0.060
Benzo[a]anthracene	µg/L	0.06	1	1	<0.060	<0.060
Benzo[a]pyrene	µg/L	0.003	0.01	0.01	<0.0030	<0.0030
Benzo[b]fluoranthene	µg/L	0.06	0.1 ^{A5}	0.1 ^{A5}	<0.060	<0.060
Benzo[k]fluoranthene	µg/L	0.06	0.2	0.2	<0.060	<0.060
Benzo[e]pyrene	µg/L	0.06	0.1	0.1	<0.060	<0.060
Chrysene	µg/L	0.06	0.1	0.1	<0.060	<0.060
Dibenz[a,h]anthracene	µg/L	0.06	0.2	0.2	<0.060	<0.060
Fluorene	µg/L	0.06	0.41	0.41	<0.060	<0.060
Fluorene	µg/L	0.06	120	120	<0.060	<0.060
Indeno[1,2,3-c,d]pyrene	µg/L	0.06	0.2	0.2	<0.060	<0.060
Methylanthracene 1 & 2	µg/L	0.01	3.2 ^{A5}	3.2 ^{A5}	<0.011	<0.011
Triphenylene	µg/L	0.06	11	11	<0.060	<0.060
Thianthrene	µg/L	0.06	1	1	<0.060	<0.060
Phenanthrene	µg/L	0.06	4.1	4.1	<0.060	<0.060
PCBs						
PCBs total	µg/L	0.05	2 ^{A1}	2 ^{A1}	<0.05	<0.05
Asesor 1242	µg/L	0.05			<0.05	<0.05
Asesor 1243	µg/L	0.05			<0.05	<0.05
Asesor 1254	µg/L	0.05			<0.05	<0.05
Asesor 1260	µg/L	0.05			<0.05	<0.05
VOCs						
Acetone	µg/L	10	2,700	2,700	<10	<10
Bromomethane	µg/L	0.5	0.80	0.80	<0.50	<0.50
Bromochloromethane	µg/L	1	25	25	<1.0	<1.0
Carbon tetrachloride	µg/L	0.5	16	16	<0.50	<0.50
Chlorobenzene	µg/L	0.2	0.79	0.79	<0.20	<0.20
Chloroethane	µg/L	0.2	20	20	<0.20	<0.20
Chloroform	µg/L	0.2	2.4	2.4	<0.20	<0.20
Dichloromethane, 1,2	µg/L	0.2	0.2	0.2	<0.20	<0.20
Dichloroethane, 1,2	µg/L	0.5	3	3	<0.50	<0.50
Dichloroethane, 1,3	µg/L	0.5	88	88	<0.50	<0.50
Dichloroethane, 1,4	µg/L	0.5	1	1	<0.50	<0.50
Dichlorofluoromethane	µg/L	1	800	800	<1.0	<1.0
Dichloromethane, 1,1	µg/L	0.2	5	5	<0.20	<0.20
Dichloromethane, 1,3	µg/L	0.5	1.6	1.6	<0.50	<0.50
Dichloroethylene, 1,1	µg/L	0.2	1.6	1.6	<0.20	<0.20
Dichloroethylene, 1,2 trans	µg/L	0.5	1.6	1.6	<0.50	<0.50
Dichloroethylene, 1,2 cis	µg/L	0.5	1.6	1.6	<0.50	<0.50
Dichloromethane	µg/L	2	90	90	<2.0	<2.0
Dichloropropane, 1,3	µg/L	0.2	5	5	<0.20	<0.20
Dichloropropane, 1,3 cis & trans	µg/L	0.5	0.8	0.8	<0.50	<0.50
Dibromochloromethane	µg/L	0.5	25	25	<0.50	<0.50
Heptane	µg/L	1	81	81	<1.0	<1.0
Methyl Ethyl Ketone	µg/L	10	1,800	1,800	<10	<10
Methyl Iso Butyl Ketone	µg/L	5	940	940	<5.0	<5.0
MIBK	µg/L	0.5	18	18	<0.50	<0.50
Styrene	µg/L	0.5	8.4	8.4	<0.50	<0.50
Tetrachloroethylene	µg/L	0.2	1.6	1.6	<0.20	<0.20
Tetrachloroethane, 1,1,1,2	µg/L	0.5	1.1	1.1	<0.50	<0.50
Tetrachloroethane, 1,1,2,2	µg/L	0.5	1	1	<0.50	<0.50
Trichloroethylene, 1,1,1	µg/L	0.2	200	200	<0.20	<0.20
Trichloroethylene, 1,1,2	µg/L	0.5	4.7	4.7	<0.50	<0.50
Trichloroethylene, 1,1,3	µg/L	0.2	1.6	1.6	<0.20	<0.20
Trichlorofluoromethane	µg/L	0.5	190	190	<0.50	<0.50
Vinyl chloride	µg/L	0.2	0.8	0.8	<0.20	<0.20
Metals						
Antimony (filtered)	µg/L	0.5	6	6	<0.50	<0.50
Arsenic (filtered)	µg/L	1	25	25	<1.0	<1.0
Barium (filtered)	µg/L	2	1,000	1,000	270	44
Beryllium (filtered)	µg/L	0.4	1	1	<0.40	<0.40
Boron (filtered)	µg/L	10	6,000	6,000	81	52
Cadmium (filtered)	µg/L	0.08	2.7	2.7	<0.080	<0.080
Chromium (H+V) (filtered)	µg/L	5	60	60	<5.0	<5.0
Cobalt (filtered)	µg/L	0.5	3.8	3.8	<0.50	<0.50
Copper (filtered)	µg/L	0.9	87	87	3.4	1.3
Lead (filtered)	µg/L	0.5	10	10	<0.50	<0.50
Molybdenum (filtered)	µg/L	0.5	70	70	2.1	1.3
Nickel (filtered)	µg/L	1	100	100	3.5	<1.0
Selenium (filtered)	µg/L	2	10	10	<2.0	<2.0
Silver (filtered)	µg/L	0.09	1.4	1.4	<0.090	<0.090
Titanium (filtered)	µg/L	0.06	2	2	<0.060	<0.060
Uranium (filtered)	µg/L	0.1	20	20	0.89	0.43
Vanadium (filtered)	µg/L	0.5	8.3	8.3	0.58	<0.50
Zinc (filtered)	µg/L	5	1,100	1,100	7.9	<5.0
DPHs						
Chromium (hexavalent)	µg/L	0.5	25	25	<1.0 ^{A6}	<0.50
Mercury	µg/L	0.1	0.29	0.29	<0.10	<0.10
Chloride (filtered)	µg/L	1,000	790,000	790,000	51,000	68,000
Sodium (filtered)	µg/L	100	880,000	880,000	48,000	32,000

Comments

A1 Standard is applicable to total xylenes; m & p xylenes and o xylenes should be summed for comparison

A2 Standard is applicable to PHC in the F1 range minus BTEX

A3 Standard is applicable to PHC F2 minus naphthalene. If naphthalene is not analyzed the standard is applied to F2

A4 Standard is applicable to PHC F3 minus PAHs (other than naphthalene). If PAHs have not been measured, the standard is applied to F3

A5 Standard is for benzo[b]fluoranthene; however, the laboratory can not distinguish between benzo[b]fluoranthene and benzo[k]fluoranthene

A6 Standard is applicable to Methylpropylketone, 1 and Methylisobutylketone, 2. If both are detected, the sum of the two must not exceed the standard

A7 Standard is applicable to total PCBs. Individual analytes should be added for comparison

A8 Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly



DRAFT

Appendix A

Sampling and Analysis Plan
