REPORT ON
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
50 SPEERS ROAD
OAKVILLE, ONTARIO

REPORT NO.: 5557-21-EB
REPORT DATE: JUNE 20, 2023

PREPARED FOR
HELBERG PROPERTIES LIMITED
SUBMISSION V2

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1. EXECUTIVE SUMMARY

Toronto Inspection Ltd. was retained by Helberg Properties Limited (the client) to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) for the property identified as 50 Speers Road, Oakville, Ontario (hereinafter described as “the Site” or “the Phase Two Property”).

This Phase Two ESA was carried out in general accordance with Ontario Regulation 153/04, as amended, Records of Site Condition – Part XV.1 of the Environmental Protection Act, under the general supervision of a Qualified Person, Sajjad Din, PGeo.

The Site is a rectangular-shaped property located east of Speers Road and approximately 115 m north of Kerr Street in Oakville, Ontario. The Site is occupied by a seven (7) storey apartment building.

The objective of this Phase Two ESA was to assess the subsoil and groundwater condition at the Site, specifically addressing Areas of Potential Environmental Concern (APECs) identified in a Phase One ESA prepared by *Toronto Inspection Ltd*.

The Potentially Contaminating Activities (PCA) identified on the Site – importation of fill material of unknown quality, contributes to one (1) APEC at the Site. The remaining PCAs associated with off-Site sources of concern contribute to three (3) APECs at the Site.

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA # 30 – Importation of Fill Material of Unknown Quality	On-Site	- Metals - Metals, Hydride-Forming (As, Se and Sb) - PAHs	Soil
APEC-2	South Portion of the Site	PCA # 30 – Importation of Fill Material of Unknown Quality	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater
APEC-3	North Portion of Site	PCA#6 – Battery manufacturing, Recycling and Bulk Storage PCA#19 – Electronic and Computer Equipment Manufacturing PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#31 – Ink Manufacturing, processing and bulk storage PCA#33 – Metal treatment, Coating, Plating and Finishing PCA#54 – Textile Manufacturing and Processing PCA#57 – Vehicles and Associated Parts Manufacturing	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater

A total of seven boreholes were advanced at the Site, all of which completed as long term monitoring wells.

The soil stratigraphy at the boreholes generally consisted of a surface cover of asphalt over granular bases extending to depths of 0.3 m below grade. Underlying the surface cover a layer of fill generally consisting of clayey silt, sandy silt, silty sand was encountered. The fill material was underlain by a clayey silt formation at the location of borehole 21BH-1(MW). Weathered shale was encountered underlying the clayey silt deposit at the location of borehole 21BH-1(MW) location and underlying the fill at the locations of boreholes 21BH-2(MW) to 21BH-4(MW), at depths ranging from 1.2 m to 4.3 m below grade.

The following Site Condition Standard for the Phase Two property were used for evaluating the analytical test results for the Site:

> The Ministry of Environment, Conservation and Parks (MECP) Table 3 : Full Depth Generic Site Condition Standards for Use within in a Non-Potable Ground Water Condition, listed in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" document, dated April 15, 2011 for Residential/Parkland/ Institutional property use with coarse textured soils (MECP Table 3 SCS).

Soil samples were submitted for analysis of PHCs, BTEX, VOCs, Metals, Hydride-Forming As, Se, Sb and PAHs. Soil duplicates were collected during sampling activities as a duplicate ratio of 1 to 10 was maintained for each parameter group. Laboratory analytical results for testing for PHCs, VOCs, Metals, Hydride-Forming As, Se, Sb and PAHs parameters in the soil samples met the MECP Table 3 SCS.

Groundwater samples were submitted for analysis of PHCs, BTEX, VOCs, Metals and Hydride-Forming As, Se, Sb. Laboratory analytical results for testing for PHCs, BTEX, VOC, Metals, Hydride-Forming As, Se, Sb parameters in the groundwater samples met the MECP Table 3 SCS with the following exceptions:

21BH-4(MW)-2021:

- PHC Fraction F1 of 857 ug/L vs the MECP Table 3 SCS of 750 ug/L
- PHC Fraction F2 of 14200 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 8920 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-4(MW)-2023:

- PHC Fraction F2 of 47000 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 23000 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-102(MW)-2023:

- PHC Fraction F2 of 5700 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 2000 ug/L vs the MECP Table 3 SCS of 500 ug/L

The groundwater impacts appear to be localized in the northeast portion of the Site. It is recommended that the groundwater exceedance be addressed during the future redevelopment activities. Possible methods of treatment at that time may include chemical oxidation or pump and treat. Furthermore, as the source is likely offsite, engineering controls such as a permeable reactive barrier may also be considered as options for the Site.

If the monitoring wells on-Site are no longer required for further sampling or testing of the groundwater, the wells must be decommissioned as per the requirements of O. Reg. 903 “Wells”.

2. INTRODUCTION

Toronto Inspection Ltd. was retained by Helberg Properties Limited (the client) to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) for the property identified as 50 Speers Road, Oakville, Ontario (hereinafter described as “the Site” or “the Phase Two Property”).

The purpose of this Phase Two ESA was to investigate potential environmental concerns from the current and past activities on the Site and surrounding properties, specifically addressing Areas of Potential Environmental Concern identified in a Phase One ESA prepared by *Toronto Inspection Ltd.* This Phase Two ESA was carried out in general accordance with Ontario Regulation 153/04, as amended, Records of Site Condition – Part XV.1 of the Environmental Protection Act, under the general supervision of a Qualified Person, Sajjad Din, PGeo.

2.1. Site Description

The Site is a rectangular-shaped property located east of Speers Road and approximately 115 m north of Kerr Street in Oakville, Ontario. The Site is occupied by a seven (7) storey apartment building and it is described as follows:

Information pertaining to the Site is described as follows:

- Municipal Address: 50 Speers Road, Oakville, Ontario
- Legal Description (general): Part of Lots 15 and 16, Concession 3 Trafalgar, south of Dundas Street; PT RDAL Between Lots 15 & 16, Concession 3, south of Dundas Street, as is 274152; Oakville/Trafalgar
- Ownership: Helberg Properties Limited
- Site Area: 0.4180 hectares
- Property Coordinates (approximate centroid): Zone 17 606369.93m E 4811365.36m N
- Property Identification Number: 24817-0036 (LT)
- Current Zoning: Residential-High (RH)
- Current Land Use: Residential
- Proposed Land Use: Residential

The layout of the Phase Two Property is presented in Image No. 1, below.

Image No. 1: 2019 Aerial photograph showing subject site
(Source: Oakville Interactive Map)

2.2. Property Ownership

Helberg Properties Limited
c/o Arcanos Property Management Corporation
235 Carlaw Avenue, Suite 403
Toronto, Ontario M4S 2M7

Contact: Ali Saneinejad
Email: ali@collageworks.ca

2.3. Legal Description

A legal survey, dated March 2, 2020, completed by J.D. Barnes was provided by the Client. The Site was legally described as “Part of Lots 15 and 16 and Part of Road Allowance Between Lots 15 & 16, Concession 3, South of Dundas Street, Town of Oakville, Regional Municipality of Halton”.

2.4. Adjacent and Surrounding Areas

Adjacent Properties

Occupants and/or land usage of the adjacent and neighboring properties at the time of the site reconnaissance include the following:

Address / Orientation	Owner / Occupant	Observations	Potentially Contaminating Activity (PCA)
North of the Site *30 Speers Road*	Residential	Residential Apartment Building	No obvious evidence of PCA
East of the Site *357 Bartos Drive*	Oakwood Public School	School yard	No obvious evidence of PCA
South of the Site *80 Speers Road*	Residential	Residential Apartment Building	No obvious evidence of PCA
West of the Site *41 Speers Road (Beyond Speers Road)*	Residential	Residential Apartment Building	No obvious evidence of PCA

Neighboring Properties

The neighboring property uses (excluding rights-of-way) observed at the time of the site reconnaissance are summarized in the table below:

Observations of Neighbouring Properties

Location	Land Use	Observations
North	Residential	Residential developments. No obvious signs of potential environmental concerns were observed.
East	Residential and Institutional	Residential developments and school. No obvious signs of potential environmental concerns were observed.
South/Southwest	Residential and Commercial	Residential developments and Speedy Auto Service located at 112 Speers Road (160m south) (PCA#10).
West	Residential and Commercial	Residential and commercial plaza. No obvious signs of potential environmental concerns were observed.

2.5. General Hydrogeology

Based on the topographic map, Natural Resources of Canada – The Atlas of Canada – Toporama, local groundwater flow direction is inferred to be northeast towards Sixteen Mile Creek. The closest point of Sixteen Mile Creek in relation to the Site is located approximately 215 m north-west of the Site. Sixteen Mile Creek flows east and drains into Lake Ontario, which is located approximately 1.7 km east of the Site.

2.6. Current & Proposed Future Uses

At the time of this Phase Two ESA, the Site was a being used for residential purposes. Proposed redevelopment includes a residential apartment building.

2.7. Applicable Site Condition Standard

Toronto Inspection Ltd. has considered the following conditions to determine the applicable Site Condition Standard for the Phase Two property.

Condition	Evaluation
Current land use	Residential
Proposed land use	Residential
Area of natural significance	According to the on-line mapping application of the Ministry of Natural Resources and Forestry, no areas of natural significance are located within the Study Area.
Proximity to surface water body	The closest water body is Sixteen Mile Creek, located approximately 215m north of the Site.
Potable or Non Potable Ground Water	The Site was municipally serviced by the Town of Oakville, which supplies treated drinking water derived from Lake Ontario.
Soil pH	Accredited laboratory chemical test results indicated that the soil at the property had a pH value between 5 and 9. Therefore, Section 41 of the Regulation does not apply.
Depth to bedrock	Bedrock was encountered at depths greater than 1.5 m below grade for more than 2/3 of the Site.
Soil texture	Coarse textured soils were deemed applicable to the Site. Grain size analysis conducted on a soil sample collected from 21BH-4 at a depth of 1.1 m below grade indicated 79.9% coarse textured soils.

Based on the above evaluation, the Ministry of Environment, Conservation and Parks (MECP) Table 3 : Full Depth Generic Site Condition Standards for Use within in a Non-Potable Ground Water Condition, listed in the “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” document, dated April 15, 2011 (MECP Table 3 SCS) for Residential/Parkland/Institutional property use with coarse textured soils were determined to be applicable for the Site.

3. BACKGROUND INFORMATION

3.1. Physical Setting

3.1.1. Water Bodies and Area of Natural Significance

According to the on-line mapping application of the Ministry of Natural Resources and Forestry, no areas of natural significance are located within the Study Area. The closest water body is Sixteen Mile Creek, located approximately 215m north of the Site.

3.1.2. Site Drainage

Surface drainage is expected to flow into the catch basins located along Speers Road and infiltrate into the ground within the landscape areas.

3.1.3. Groundwater Flow

Groundwater flow is anticipated to be in northeast direction towards Sixteen Mile Creek, the closest water body located approximately 215 m from the Site boundary.

3.1.4. Topography

As indicated on the topographic map, the average elevation of the Site is approximately 100 m above mean sea level. The mapped contours for the Site and surrounding areas indicate downward slope to the northeast direction towards Sixteen Mile Creek.

3.2. Past Investigations

The following report was reviewed as part of this Phase II ESA:

"Report on Phase One Environmental Site Assessment, 50 Speers Road, Oakville, Ontario", Report No. 5557-21-EA, prepared by *Toronto Inspection Ltd*., dated July 6, 2021.

The following potential environmental concerns were identified:

- The potential presence of fill of unknown quality across the Site.
- Off-Site activities south of the Site including autobody shop, an underground tank leak of furnace oil and an off-Site underground storage tank (UST).
- Off-Site activities west of the Site including manufacturing, waste generation, the presence of USTs and previous remediation activities.

Based on these findings, a Phase II ESA was recommended to be conducted at the Site.

4. SCOPE OF INVESTIGATION

4.1. Overview of site investigation

The objective of this Phase Two ESA was to assess the subsoil and groundwater condition at the Site, specifically addressing Areas of Potential Environmental Concern identified in a Phase One ESA prepared by *Toronto Inspection Ltd*.

The following scope of work was developed and implemented at the Site :

- Developed a site-specific Sampling Analysis Plan (SAP);
- Ensured all public and private utilities at the Site were located and marked out prior to drilling;
- Drilled seven (7) boreholes 21BH-1(MW), 21BH-2(MW), 21BH-3(MW), 21BH-4(MW), 21BH-101(MW), 21BH-102(MW) and 21-BH104(MW) extending to depths ranging from 0.3 m to 11.1 m below grade;
- Collected soil samples during borehole drilling, and logged the soil samples for visual and olfactory characteristics, and evidence of petroleum hydrocarbon and/or chemical impact;
- Installed groundwater monitoring wells at all borehole locations;
- Measured soil head space vapour concentrations in the soil samples for field screening purposes;
- Submitted representative or “worst case” soil samples for laboratory analyses for Petroleum Hydrocarbons Fraction F1-F4 (PHCs), Volatile Organic Compounds (VOCs), Metals and Inorganics (M&Is) and Polycyclic Aromatic Hydrocarbons (PAHs);
- Inspected the monitoring wells for presence of Light Non-Aqueous Phase Liquid (LNAPL);
- Submitted representative groundwater samples for laboratory analyses for the parameters of PHCs, VOCs and M&Is.
- Determined the applicable Site Condition Standards (SCS) from the “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, dated April 15, 2011 and the Ontario Regulation (O. Reg.) 153/04 “Record of Site Condition – Part XV.1 of the Environmental Protection Act”; and
- Prepared a report that evaluated the laboratory analytical results with respect to the SCS; interpreted the findings of the Phase Two ESA, and evaluated the nature and amount of impact(s), if any.

4.2. Media Investigated

Soil and groundwater was investigated. There was no water body on-Site, therefore, no sediment or surface water sampling was undertaken.

4.3. Phase One Conceptual Site Model

A Conceptual Site Model (CSM) was developed during the Phase One ESA. The CSM consists of figures of the Phase One Study Area which include: the physical characteristics and PCAs identified within the Study Area, as well as APECs identified for the Site. The CSM also provides a description and assessment of any identified PCAs and APECs, contaminants of potential concern, pathways for distribution and potential migration of contaminants, geological and hydrogeological information.

4.3.1 Site Overview

The Site is a residential apartment building with underground parking garage constructed circa 1965. Prior to 1965 the site was undeveloped.

4.3.2 Physical Setting of Phase One Property

Regional Geological and Hydrogeological Information

Based on topography of the area, groundwater flow is anticipated to be in a southeast According to the Ontario Geophysical Survey “OGS Earth” application, the Phase One Study Area is situated within the physiographic region of Iroquois Plain, which consisted of sand plains. The surficial geology in the area was identified as Shale Plains. The Bedrock Geology of Ontario, Southern Sheet Map 2544 shows that the bedrock under the Phase One Property consists of Ordovician: upper Ordovician: shale, limestone, dolostone, siltstone of the Queenston Formation. The depth to the bedrock is approximately 6 m below ground surface.

Water Bodies and Areas of Natural Significance in Phase One Study Area

Based on information provided on the Ministry of Natural Resources and Forestry (MNRF) on-line application “Make A Map: Natural Heritage Areas”, the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.

The closest water body is Sixteen Mile Creek, which located approximately 215 m north of the Phase One Property at its closest point. Sixteen Mile Creek flows east and drains into Lake Ontario, which is located approximately 1.7 km east of the Phase One Property.

Phase One Property Topographic, Geologic, and Hydrogeologic Conditions

At the time of the site reconnaissance, the Phase One Property grade was observed to be relatively flat and generally at the same elevation in relation to neighbouring properties. Soil features were not possible to be determined due to asphalt-paved areas located to the west (driveway) and to the south (parking lot area). The Phase One Property was also provided with a landscaped area located at the west portion of the Site. Surface drainage is expected to flow towards the on-Site catch basins located at the parking lot area or towards the catch basins located along Speers Road.

The topographic features and surface gradient are expected to influence shallow groundwater flow at the Phase One Property and within adjacent/neighbouring lands. Also, groundwater flow at the Site may be influenced by underground utility corridors or structures.

Fill Materials

At the time of the site reconnaissance, no fill material was observed on the Phase One Property. However, due to the age of the development, and presence of paved areas, i.e., driveways and parking lot, it is possible that fill material may have been used on the property. No debris pile was observed on the Site.

Drinking Water Wells at the Phase One Property

No drinking water wells were identified on the Site.

Proposed Property Use at the Phase One Property

The proposed property use for the Site will be residential.

4.3.4 Sources of Contamination

Potentially Contaminating Activity

Numerous PCAs were identified within the Phase One Study Area. The locations of PCAs within the Site and the Phase One Study Area that may be contributing to an area of APEC are shown on Figure No. 2 and summarized in Table 4.2-1.

Table 4.3.4-1: Potentially Contaminating Activities Within the Phase One Study Area

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
50 Speers Road *Site*	Potential presence of fill material of unknown quality.	PCA#30 – Importation of Fill Material of Unknown Quality	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
80 Speers Road *Adjacent to the south of the Site*	A MECP incident report dated 8/13/1991 indicating an underground tank leak of 1,350L of furnace oil.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
533 Kerr Street *Approximately 90 m southwest of the Site*	A Record of Site condition was filed for the property in 2014, RSC ID: 212887. Historically, the property was occupied by an autobody/auto repair shop, automobile sales with an auto repair shop and residential dwellings. A Phase Two investigation was conducted on the property and a review of the chemical testing results indicated that soil and groundwater with concentrations of parameters exceeding the 2011 MOE Table 3 Standards were identified. The sources of contamination were attributed to the historical autobody and auto repairs activities on the property. As of September 20, 2013, all soil and shale bedrock to a depth of approximately 6 m below grade has been removed from areas of identified impacts on the property. After remediation, all soil and groundwater samples submitted for analysis met the MOE Table 3 RPI Standards released in 2011. Based on the 1967 FIP, the property was occupied by an auto repairs facility, one (1) UST was observed at the south portion of the property addressed previously as 557 Kerr Street.	PCA#10 Commercial Autobody Shop PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
66 Shepherd Avenue (Formerly 68 Shepherd Avenue) *Approximately 105 m west of the Site*	The address was listed as European Auto Centre – Automobile Parts and Supplies-Used & Rebuilt. The address was listed as Economy Performance - Automobile Parts and Supplies-Used & Rebuilt. The property was occupied by an auto repair facility based on the 1967 FIPs.	PCA#10 Commercial Autobody Shop	Yes
62 Shepherd Avenue (Formerly 60 Shepherd Avenue) *Approximately 110 m west of the Site*	The property was occupied by a Contractors Yard and an equipment repair facility. One (1) UST was observed at the north section of the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
58 Shepherd Avenue (Formerly 54 Shepherd Avenue) *Approximately 105 m west of the Site*	The address was listed as Lesmith Limited, an electronic components manufacturer established in 1973. Lesmith Ltd. was reported as a wasted generator of halogenated solvents, emulsified oils and aliphatic solvents (1988-2001). The address was listed as Ratelle Communications Ltd. an electronic parts and equipment manufacturer established in 1982. Ratelle Communications Ltd. (Battery Industry) was reported as waste generator of alkaline wastes – heavy metal (1996-1999) The address was listed as Kanopys Canada, a textile bag and canvas mills established in 1990. The property was occupied by an auto clutch manufacturing. One (1) UST was located at the south section of the property based on the 1967 FIP. A Record of Site Condition was filed for the property on January 01, 2017. Historically, the property was used for commercial/industrial purposes including metal manufacturing and battery recycling, electronic component manufacturing, printing company and various commercial companies, including the use of underground storage tank (UST). A Phase Two was performed on the property to investigate the quality of the soil and groundwater. The chemical analytical results indicated soil and groundwater with concentrations of parameters exceeding the 2011 MOECC Table 3 Standards. A remediation program started on February 1, 2016 and was completed on April 30, 2016. After remediation, all post-remediation soil and groundwater samples met the generic MOECC Table 3 standards.	PCA#6 – Battery manufacturing, Recycling and Bulk Storage PCA#19 – Electronic and Computer Equipment Manufacturing PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#31 – Ink Manufacturing, processing and bulk storage PCA#33 – Metal treatment, Coating, Plating and Finishing PCA#54 – Textile Manufacturing and Processing PCA#57 – Vehicles and Associated Parts Manufacturing	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
20 Shepherd Road *Approximately 115m northwest of the Site*	The address was listed as Nortec Industries. The facility was reported as a waste generator of paint/pigment/coating residues, aliphatic solvents, petroleum distillates and waste oils and lubricants (2000-2005)	PCA#39 – Paints, manufacturing, Processing and Bulk Storage PCA#43 – Plastics (including fiberglass) manufacturing and processing	***Anticipated to be low*** based on distance and trans/down gradient orientation.
33 Shepherd Road *Approximately 190 m northwest of Site*	The address was listed as Truso Ltd. – Perfume, cosmetic and toilet preparations manufacturer established in 1945. The address was listed as Group Four Furniture Inc. – a furniture (except wood) manufacturer established in 1981.	PCA#13 – Cosmetics Manufacturing, processing and Bulk Storage PCA#33 – Metal treatment, Coating, Plating and Finishing	***Anticipated to be low*** based on distance and trans/down gradient orientation.
40 Shepherd Road *Approximately 105 m northwest of Site*	This address was previously occupied by an air reconditioning, painting and welding facility.	PCA#33 – Metal treatment, Coating, Plating and Finishing	***Anticipated to be low*** based on distance and trans/down gradient orientation.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
485 Kerr Street (Formerly 479 Kerr Street) *Approximately 105 m northwest of Site*	The address was reported as Sunoco Inc. – through agent Pioneer Petroleums Mana. A private and retail fuel storage tank was listed for the property. A MECP (formerly MOE) spillage incident report dated 12/20/1997 indicated an underground tank leak due to pressure in the system. Amount of leak was not reported. A service station-gasoline, oil & natural gas was listed for the property. Five (5) distilled fuel tanks were listed for Pioneer Energy Management Inc. Record dated March 2012. Four (4) 22700-litres gasoline single wall steel USTs were installed on the property in 1973. A list of four (4) expired tanks were reported for the property. An auto service facility was observed at this address, one (1) UST was located to the south of the former auto service building. A Record of Site Condition was filed for the property on June 25, 2008. The property was remediated and as of January 29, 2008, based on confirmatory sampling, the property met the applicable full depth site condition standard.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and trans/down gradient orientation.
112 Speers Road Approximately 160 m south of the Site	Speedy Auto Service, an auto body shop.	PCA#10 Commercial Autobody Shop	***Anticipated to be low*** based on distance and trans/down gradient orientation.
Main intersection Kerr Street and Speers Road Approximately 120 m southwest of the Site	A MECP (formerly MOE) spillage incident report dated 6/11/2003 indicated a container leak from a trucks diesel tank. Reason not determined and amount of leak was not reported. A MECP (formerly MOE) spillage incident report dated 19/04/2012 indicated that 20 litres of hydraulic oil leaked to the ground.	Undefined PCA	***Anticipated to be low*** based on distance and trans/down gradient orientation.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
458 Kerr Street Approximately 150 m southeast of the Site	A MECP (formerly MOE) spillage incident report dated 6/7/1991 indicated a container leak of 118 litres of gasoline into valve box. The address was listed as Sunoco service station. A MECP (formerly MOE) spillage incident report dated 10/5/1989 indicated a leak of 600 litres of hydraulic oil to ground and road. A private and retail fuel storage tank was reported for the address. Imperial Oil Limited was listed as a waste generator of light fuels, oil skimming and sludges and waste oils and lubricants (2007-2014). Four (4) expired distilled fuel tanks were listed for John Pocrnic. Record dated March 2012. Three (3) 22700-litres gasoline single wall steel USTs were installed on the property in 1978. An auto service facility was observed at this address, one (1) UST was located to the north of the former auto service building. A Record of Site Condition was filed for the property on March 29, 2018. Historically, the property was developed as a retail fuel outlet and automobile repair facility. A Phase Two was performed to investigate the soil and groundwater on the property and based on the chemical analytical results, no contaminants were present at concentrations greater than the applicable standards.	PCA#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and down gradient orientation.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
461 Kerr Street (Formerly 459 Kerr Street) Approximately 95 m northwest of Site	A MECP (formerly MOE) spillage incident report dated 12/8/1992 indicated an underground tank leak. Gasoline was detected in boreholes. The address was occupied by Petro-Canada. A private and retail fuel storage tank was reported for the address. One (1) distilled fuel tank was listed for Allan Parkhill Holdings Ltd. Record dated May 2013. One (1) gasoline single wall steel UST was installed on the property in 1989. An auto service facility was observed at this address, one (1) UST was located to the north of the former auto service building.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and down gradient orientation.
506 Kerr Street Approximately 130m south of the Site	An auto service facility was observed at this address, one (1) UST was located at the northeast section of the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and trans/down gradient orientation.
550 Kerr Street Approximately 165 m southwest of the Site	Canadian Tire – auto supplies Store and automotive repair was listed as a waste generator of paint/pigment/ coating residues, halogenated solvents (2000-2011).	PCA#10 Commercial Autobody Shop	***Anticipated to be low*** based on distance and trans gradient orientation.

Areas of Potential Environmental Concern

The PCA identified on the Site – importation of fill material of unknown quality, contributes to one (1) APEC at the Site. The remaining PCAs associated with off-site sources of concern contribute to three (3) APECs at the Site. The locations of these APECs are shown on Figure No. 3 and summarized in Table 4.3.4-2.

Table 4.3.4-2 Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA # 30 – Importation of Fill Material of Unknown Quality	On-Site	- Metals - Metals, Hydride-Forming (As, Se and Sb) - PAHs	Soil
APEC-2	South Portion of the Site	PCA # 30 – Importation of Fill Material of Unknown Quality	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-3	North Portion of Site	PCA#6 – Battery manufacturing, Recycling and Bulk Storage PCA#19 – Electronic and Computer Equipment Manufacturing PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#31 – Ink Manufacturing, processing and bulk storage PCA#33 – Metal treatment, Coating, Plating and Finishing PCA#54 – Textile Manufacturing and Processing PCA#57 – Vehicles and Associated Parts Manufacturing	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater

4.3.5 Contaminants of Concerns

The contaminants of concerns associated with each APEC are provided in Table 4.3.4-2 *Areas of Potential Environmental Concern*.

4.3.6 Potential for Underground Utilities to Affect Contaminant Distribution and Transport

The presence of underground utility corridors or structures represents potential pathways which can affect the distribution and transport of potential contaminants of concern. Also, groundwater flow at the Site may be influenced by underground utility corridors or structures.

Also, preferential pathways in subsurface soils within developed areas and nearby catch basins connecting to the local storm sanitary network may influence shallow groundwater flow in the Study Area.

4.3.7 Uncertainty or Absence of Information

There is no known data gap identified that affects the findings of this Phase One ESA.

4.4. Deviations from Sampling and Analysis Plan (SAP)

The sampling and analysis plan was followed in regards to the soil and groundwater sampling.

4.5. Impediments

Generally, no impediments were encountered as part of this investigation.

5. INVESTIGATION METHOD

5.1. General

Prior to drilling at the Site, *Toronto Inspection Ltd*. contacted Ontario One Call to obtain clearance from public utility companies for borehole locations. In addition, *Toronto Inspection Ltd*. contracted a private locating company to clear the borehole locations of any private utilities at the Site.

A site-specific health and safety plan (HASP) was prepared by *Toronto Inspection Ltd.* prior to the field work. The HASP was reviewed by all workers including staff from *Toronto Inspection Ltd.* and subcontractors prior to the commencement of work on the Site.

5.2. Drilling

On May 11, 2021 and October 14 and 15, 2021, *Toronto Inspection Ltd*. retained a drilling contractor, with a Ministry of the Environment, Conservation and Parks (MECP) license for well installation, to advance seven boreholes at locations shown in Figure No. 4. The boreholes were drilled using a track-mounted CME-75 rig equipped with 150 mm solid stem augers for the exterior borehole locations and a Pionjar Drill for the interior borehole locations. The borehole locations were selected, with consideration of buried utility lines at the Site, to assess the potential environmental concerns from on-site as indicated in the Sampling and Analysis Plan. The interior borehole was installed with a hand-held Pionjar drilling equipment.

5.3. Soil Sampling

Soil samples were collected using a split spoon sampler during the drilling. Soil samples that were collected on Site were divided into two portions – one portion for visual examination/laboratory submission and the second portion for field vapour screening. Upon visual identification in the field, a portion of the sample was placed into a Ziploc™ Bag for later visual examination at *Toronto Inspection Ltd.* laboratory. Another portion of the sample was placed into laboratory supplied sample bottles and/or vials, as applicable, based on visual observations and field vapour screening results. The Ziploc™ Bags, laboratory supplied bottles and vials were labelled with the identified project location, borehole ID and sampling depth.

5.4. Field Screening Measurements

Soil samples for field vapour screening were placed in separately labelled clean plastic bags, broken into pieces, and set aside to come to ambient room temperature before conducting head space screening measurements. The soil vapour head space measurements were recorded on the field borehole logs, and documented in the finalized logs.

The vapour screening process was undertaken for the retrieved soil samples from the boreholes. The procedure was followed as outlined in “Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario” using an RKI Eagle 2 gas monitor meter. Specifics of the equipment are provided below :

Equipment	Parameters	Detection Limit	Accuracy	Calibration Standard	Calibration Frequency
RKI Eagle 2	Combustible gas	0-50,000 ppm	±5%	Hexane	Yearly by supplier (Maxim Environmental), and manufacturer instructions prior to field work
	VOC	0-2,000 ppm	±5%	Isobutylene	

5.5. Cross Contamination Mitigation

To avoid potential for cross contamination, disposable nitrile gloves were used during sampling. The gloves were changed between collection of each soil sample. Non-dedicated equipment such as split spoon sampler was washed between sampling rounds using Alconox™ detergent and distilled water. The augers were brushed clean and spoils were placed in sealed drums for removal off-Site.

5.6. Groundwater Monitoring Well Installation and Development

The groundwater monitoring wells were constructed with screens and solid stem piping consisted of 50 mm (37.5 mm for interior) diameter and Schedule 40 polyvinyl chloride (PVC) well piping. Silica sand was used to cover the section of the PVC screen and to a height of 600 mm above the screen. The remainder of the borehole was backfilled with bentonite pellet hole plug, placed above the silica sand and activated with distilled water. The top of the borehole/monitoring well was sealed with flush mounted well casing. The monitoring well screens were installed to intersect the groundwater table, and account for fluctuations.

The groundwater monitoring wells were monitored on May 21, 2021, May 25, 2021, October 26, 2021 and May 3, 2023.

5.7. Sediment Sampling

No sediment sampling was conducted as there was no surface water body present.

5.8. Soil Vapour Sampling

No vapour-related contaminants were identified in the soils at the Site. Therefore, soil vapour sampling was not conducted.

5.9. Analytical Testing

The soil samples were delivered to SGS Laboratories, a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited environmental laboratory located in Lakefield, Ontario, for analytical testing.

5.10. Residue Management Procedures

The spoils from drilling were temporarily stored on-Site in sealed drums for removal off-Site.

5.11. Elevation Surveying

The borehole/monitoring well locations were established in the field by our site personnel, shown on the attached Borehole Location Plan (Figure No. 3). The ground elevations at the borehole locations were determined using the topographic survey listed previously in this report.

5.12. Quality Assurance and Quality Control Measures

Soil sampling was conducted in accordance with procedures outlined in the previous sections. The following QA/QC measures were implemented during the scope of this investigation :

- The field personnel were briefed by the QP.
- QP and field personnel ensured all field work was conducted in accordance with the required procedures for drilling, soil and groundwater collection, sample preservation and delivery to the laboratory.
- Field personnel ensured that all soil samples were adequately identified with the following: Company Information, Project Number, Sample ID, Date Collected, Time Collected and Parameters to be Tested.
- Field personnel ensured that a Chain of Custody was completed for each round of submission to the laboratory by verifying the sample details and information on the Chain of Custody, to ensure the analytical parameters were correct.
- All samples were placed in a cooler packed with ice from the office and/or field, and transported to the laboratory.
- Field personnel ensured that sample containers were packed upright and not lying on their sides.
- QP and field personnel ensured that all samples were analyzed within the established protocol times for each parameter groups.
- A copy of the original chain of custody form was included with the cooler, with a copy obtained after delivery to the laboratory.

6. REVIEW AND EVALUATION

6.1. Geology

Ground Surface
Asphalt pavement, consisting of approximately 65 mm - 75 mm asphalt over granular bases, was contacted at the ground surface at borehole locations 21BH-1(MW), 21BH-2(MW), and 21BH-3(MW). Topsoil 100 mm in thickness was encountered as the surface cover at the location of borehole 21BH-4(MW). A concrete floor was encountered at the surface at the location of borehole 21BH-101(MW). Topsoil was encountered at the surface of the locations of boreholes 21BH-102(MW) and 21BH-103(MW), 250 mm and 200 mm in thickeness respectively.

Fill
Underlying the asphalt pavement structure or the topsoil at the borehole locations, a layer of fill was encountered. The fill consisted of a mixture of clayey silt, sandy silt, silty sand, trace to some gravel, occasional shale or limestone pieces, with occasional topsoil or rootlets. The fill extended to depths of 1.5 m, 1.2 m, 4.3 m and 2.3 m below grade at the locations of boreholes 21BH-1(MW) through 21BH-4(MW), respectively.

Clayey Silt
Native clayey silt deposit was encountered underlying the fill at the location of borehole 21BH-1(MW), at a depth of 1.5 m below grade. The deposit contained occasional layers of sandy silt, silty sand, some gravel, with occasional shale pieces close to the lower portion of the deposit. The clayey silt deposit extended to a depth of 2.3 m below grade.

Silty Sand
A native silty sand deposit was encountered under the granular fill (21BH-101) and topsoil (21BH-102 and 21BH-103). The silty sand was generally reddish brown, moist, fine grained and contained trace gravel.

Shale Bedrock
Weathered shale was encountered underlying the clayey silt deposit at the location of borehole 21BH-1(MW) location and underlying the fill at the locations of boreholes 21BH-2(MW) to 21BH-4(MW), at depths ranging from 1.2 m to 4.3 m below grade.

Borehole 21BH-4(MW) was terminated in the weathered shale at a depth of 6.2 m below grade. At the location of boreholes 21BH-1(MW) to 21BH-3(MW), the weathered shale extended to depths ranging from 5.6 m to 6.5 m below grade, where virtual refusal to auguring was encountered. The weathered shale was stratified, with seams of clayey silt.

A copy of the borehole logs showing the soil conditions encountered in the boreholes and measured soil head space vapour concentrations for the soil samples are presented in Appendix A.

6.2. Groundwater Elevations and Flow Direction

Groundwater elevations are summarized in Table 6.2-1 below.

Table 6.2-1: Groundwater Elevations

Monitoring Well Location	Date Measured	Water Depth (m bg)
21BH-1(MW)	05/25/21	7.89
	05/03/23	7.15
21BH-2(MW)	05/25/21	4.83
	05/03/23	3.96
21BH-3(MW)	05/25/21	4.89
	05/03/23	4.28
21BH-4(MW)	05/25/21	4.54
	05/03/23	3.87
21BH-101(MW)	10/26/21	0.63
	05/03/23	0.36
21BH-102(MW)	10/26/21	4.29
	05/03/23	4.32
21BH-103(MW)	10/26/21	3.46
	05/03/23	3.31

Groundwater flow direction was not ascertained during this investigation.

6.3. Groundwater : Hydraulic Gradients

6.3.1. Horizontal Gradient

The horizontal hydraulic gradient was not calculated as part of this Phase Two ESA.

6.3.2. Vertical Gradient

The vertical hydraulic gradient was not calculated as part of this Phase Two ESA.

6.4. Soil : Field Screening

Vapour concentrations measured in the soil samples collected during the drilling investigation were measured below 20 parts per million by volume (ppm). The readings are presented in the attached field logs.

6.5. Soil Quality

To address the APECs identified in the Phase One ESA, parameter groups of PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se, Sb) and PAHs were analzyed within the soil and shown in the table below:

Borehole or Well ID	Rationale	Sample Media	Investigation Depths or Screened Intervals* (m bg)	Test Parameters				
				PHCs	BTEX	VOCs	Metals and Hydride-Forming (As, Se, Sb)	PAHs
21BH-2(MW)	To investigate the potential presence of fill material.	Soil	0.3	x	x	x	x	x
21BH-3(MW)		Soil	0.3	x	x	x	x	x
21BH-101(MW)		Soil	0.3	x	x	x		
21BH-102(MW)	To investigate the off-site concerns to the north.	Soil	4.5	x	x	x		
21BH-103(MW)		Soil	2.3	x	x	x		
Dup	QA/QC	Soil	-	x	x	x	x	
Dup B	QA/QC	Soil	-					x

A minimum duplicate ratio of 1:10 was maintained for each parameter group during the soil analytical testing.

Laboratory analytical results for testing for PHCs, BTEX, VOCs, M&Is and PAH parameters in the soil samples met the MECP Table 3 SCS.

For safety of vehicular or pedestrian traffic under conditions of snow or ice (or both), de-icing salts may have been applied within the paved areas during the winter months. As such, salt-related parameters (Electrical Conductivity, Sodium Adsorption Ratio, Sodium and Chloride) are not considered potential contaminants of concern at the Site, as per Section 49.1 of O.Reg. 153/04.

The pH for near-surface soils (Surface to 1.5 m) and sub-surface soils (below 1.5 m) ranged from 7.59 to 8.00 in the analysed soil samples and were within the applicable ranges specified in O.Reg. 153/04.

6.6. Groundwater Quality

To address the APECs identified in the Phase One ESA, parameter groups of PHCs, BTEX, VOCs, Metals and Hydride-Forming Metals (As, Se, Sb) were analzyed within the groundwater and shown in the table below:

Borehole or Well ID	Rationale	Sample Media	Investigation Depths or Screened Intervals* (m bg)	Test Parameters				
				PHCs	BTEX	VOCs	Metals and Hydride-Forming (As, Se, Sb)	PAHs
21BH-1(MW)	To investigate the off-site concerns to the north.	GW	8.0 – 11.0	x	x	x	x	
21BH-2(MW)	To investigate the off-site concerns to the south.	GW	4.6 – 6.1	x	x	x	x	
21BH-3(MW)		GW	4.6 – 6.1	x	x	x		
21BH-4(MW)	To investigate the off-site concerns to the north.	GW	3.1 – 6.1	x	x	x		
21BH-102(MW)		GW	4.3 – 5.2	x	x	x		
21BH-103(MW)		GW	2.9 – 4.3	x	x	x		

Laboratory analytical results for testing for PHCs, BTEX, VOCs, M&Is and PAH parameters in the soil samples met the MECP Table 3 SCS with the following exceptions:

21BH-4(MW)-2021:

- PHC Fraction F1 of 857 ug/L vs the MECP Table 3 SCS of 750 ug/L
- PHC Fraction F2 of 14200 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 8920 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-4(MW)-2023:

- PHC Fraction F2 of 47000 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 23000 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-102(MW)-2023:

- PHC Fraction F2 of 5700 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 2000 ug/L vs the MECP Table 3 SCS of 500 ug/L

6.7. Sediment Quality

There was no water body on-Site, therefore, no sediment sampling was undertaken.

6.8. Soil Vapour

No soil vapour probes were installed. Therefore, this section is not applicable.

6.9. Quality Assurance and Quality Control Results

Field QA/QC procedures were followed by *Toronto Inspection Ltd.* field staff as outlined in Section 5.12, which included appropriate decontamination of sampling equipment, using dedicated samplers and laboratory supplied jars and vials. Duplicates for QA/QC included duplicate samples for every parameter group analyzed; maintaining a minimum ratio of 1 in 10.

All samples were analyzed within the holding time as prescribed in Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (Dec. 1996) and Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (March 9, 2004, amended as of July 1, 2011).

The soil and groundwater samples were analyzed by SGS Laboratories an independent laboratory in Lakefield, Ontario, which is accredited by CALA. The analytical results were performed under a Quality Assurance/Quality Control (QA/QC) program by the laboratory. The Certificate of Analysis signed by a Chartered Chemical Professional of SGS Laboratories are attached in Appendix C.

Relative Percentage Differences (RPD) were calculated to determine the variation of results between the original and duplicate samples. The RPD percentages were compared to limits provided in Protocol for Analytical Methods used in the Assessment of Properties under Par XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011. All RPD percentages were found to be within the acceptable tolerances.

6.10. Phase Two Conceptual Site Model

Description & Assessment

Condition	Evaluation
Current land use	Residential
Proposed land use	Residential
Area of natural significance	According to the on-line mapping application of the Ministry of Natural Resources and Forestry, no areas of natural significance are located within the Study Area.
Proximity to surface water body	The closest water body is Sixteen Mile Creek, located approximately 215 m north of the Site.
Potable or Non Potable Ground Water	The Site was municipally serviced by the Town of Oakville, which supplies treated drinking water derived from Lake Ontario.
Soil pH	Accredited laboratory chemical test results indicated that the soil at the property had a pH value between 5 and 9. Therefore, Section 41 of the Regulation does not apply.

Condition	Evaluation
Depth to bedrock	Bedrock was encountered at depths greater than 1.5 m below grade for more than 2/3 of the Site.
Soil texture	Coarse textured soils were deemed applicable to the Site. Grain size analysis conducted on a soil sample collected from 21BH-4 at a depth of 1.1 m below grade indicated 79.9% coarse textured soils.

Based on the above evaluation, the Ministry of Environment, Conservation and Parks (MECP) Table 3 : Full Depth Generic Site Condition Standards for Use within in a Non-Potable Ground Water Condition, listed in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" document, dated April 15, 2011 (MECP Table 3 SCS) for Residential/Parkland/Institutional property use with coarse textured soils were determined to be applicable for the Site.

Potential Contaminating Activities

Table of PCAs

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
50 Speers Road *Site*	Potential presence of fill material of unknown quality.	PCA#30 – Importation of Fill Material of Unknown Quality	Yes
80 Speers Road *Adjacent to the south of the Site*	A MECP incident report dated 8/13/1991 indicating an underground tank leak of 1,350L of furnace oil.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
533 Kerr Street *Approximately 90 m southwest of the Site*	A Record of Site condition was filed for the property in 2014, RSC ID: 212887. Historically, the property was occupied by an autobody/auto repair shop, automobile sales with an auto repair shop and residential dwellings. A Phase Two investigation was conducted on the property and a review of the chemical testing results indicated that soil and groundwater with concentrations of parameters exceeding the 2011 MOE Table 3 Standards were identified. The sources of contamination were attributed to the historical autobody and auto repairs activities on the property. As of September 20, 2013, all soil and shale bedrock to a depth of approximately 6 m below grade has been removed from areas of identified impacts on the property. After remediation, all soil and groundwater samples submitted for analysis met the MOE Table 3 RPI Standards released in 2011. Based on the 1967 FIP, the property was occupied by an auto repairs facility, one (1) UST was observed at the south portion of the property addressed previously as 557 Kerr Street.	PCA#10 Commercial Autobody Shop PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
66 Shepherd Avenue (Formerly 68 Shepherd Avenue) *Approximately 105 m west of the Site*	The address was listed as European Auto Centre – Automobile Parts and Supplies-Used & Rebuilt. The address was listed as Economy Performance - Automobile Parts and Supplies-Used & Rebuilt. The property was occupied by an auto repair facility based on the 1967 FIPs.	PCA#10 Commercial Autobody Shop	Yes
62 Shepherd Avenue (Formerly 60 Shepherd Avenue) *Approximately 110 m west of the Site*	The property was occupied by a Contractors Yard and an equipment repair facility. One (1) UST was observed at the north section of the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
58 Shepherd Avenue (Formerly 54 Shepherd Avenue) *Approximately 105 m west of the Site*	The address was listed as Lesmith Limited, an electronic components manufacturer established in 1973. Lesmith Ltd. was reported as a wasted generator of halogenated solvents, emulsified oils and aliphatic solvents (1988-2001). The address was listed as Ratelle Communications Ltd. an electronic parts and equipment manufacturer established in 1982. Ratelle Communications Ltd. (Battery Industry) was reported as waste generator of alkaline wastes – heavy metal (1996-1999) The address was listed as Kanopys Canada, a textile bag and canvas mills established in 1990. The property was occupied by an auto clutch manufacturing. One (1) UST was located at the south section of the property based on the 1967 FIP. A Record of Site Condition was filed for the property on January 01, 2017. Historically, the property was used for commercial/industrial purposes including metal manufacturing and battery recycling, electronic component manufacturing, printing company and various commercial companies, including the use of underground storage tank (UST). A Phase Two was performed on the property to investigate the quality of the soil and groundwater. The chemical analytical results indicated soil and groundwater with concentrations of parameters exceeding the 2011 MOE Table 3 Standards. A remediation program started on February 1, 2016 and was completed on April 30, 2016. After remediation, all post-remediation soil and groundwater samples met the generic MOECC Table 3 standards.	PCA#6 – Battery manufacturing, Recycling and Bulk Storage PCA#19 – Electronic and Computer Equipment Manufacturing PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#31 – Ink Manufacturing, processing and bulk storage PCA#33 – Metal treatment, Coating, Plating and Finishing PCA#54 – Textile Manufacturing and Processing PCA#57 – Vehicles and Associated Parts Manufacturing	Yes
20 Shepherd Road *Approximately 115m northwest of the Site*	The address was listed as Nortec Industries. The facility was reported as a waste generator of paint/pigment/coating residues, aliphatic solvents, petroleum distillates and waste oils and lubricants (2000-2005)	PCA#39 – Paints, manufacturing, Processing and Bulk Storage PCA#43 – Plastics (including fiberglass) manufacturing and processing	***Anticipated to be low*** based on distance and trans/down gradient orientation.
33 Shepherd Road *Approximately 190 m northwest of Site*	The address was listed as Truso Ltd. – Perfume, cosmetic and toilet preparations manufacturer established in 1945. The address was listed as Group Four Furniture Inc. – a furniture (except wood) manufacturer established in 1981.	PCA#13 – Cosmetics Manufacturing, processing and Bulk Storage PCA#33 – Metal treatment, Coating, Plating and Finishing	***Anticipated to be low*** based on distance and trans/down gradient orientation.
40 Shepherd Road *Approximately 105 m northwest of Site*	This address was previously occupied by an air reconditioning, painting and welding facility.	PCA#33 – Metal treatment, Coating, Plating and Finishing	***Anticipated to be low*** based on distance and trans/down gradient orientation.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
485 Kerr Street (Formerly 479 Kerr Street) *Approximately 105 m northwest of Site*	The address was reported as Sunoco Inc. – through agent Pioneer Petroleums Mana. A private and retail fuel storage tank was listed for the property. A MECP (formerly MOE) spillage incident report dated 12/20/1997 indicated an underground tank leak due to pressure in the system. Amount of leak was not reported. A service station-gasoline, oil & natural gas was listed for the property. Five (5) distilled fuel tanks were listed for Pioneer Energy Management Inc. Record dated March 2012. Four (4) 22700-litres gasoline single wall steel USTs were installed on the property in 1973. A list of four (4) expired tanks were reported for the property. An auto service facility was observed at this address, one (1) UST was located to the south of the former auto service building. A Record of Site Condition was filed for the property on June 25, 2008. The property was remediated and as of January 29, 2008, based on confirmatory sampling, the property met the applicable full depth site condition standard.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and trans/down gradient orientation.
112 Speers Road Approximately 160 m south of the Site	Speedy Auto Service, an auto body shop.	PCA#10 Commercial Autobody Shop	***Anticipated to be low*** based on distance and trans/down gradient orientation.
Main intersection Kerr Street and Speers Road Approximately 120 m southwest of the Site	A MECP (formerly MOE) spillage incident report dated 6/11/2003 indicated a container leak from a truck`s diesel tank. Reason not determined and amount of leak was not reported. A MECP (formerly MOE) spillage incident report dated 19/04/2012 indicated that 20 litres of hydraulic oil leaked to the ground.	Undefined PCA	***Anticipated to be low*** based on distance and trans/down gradient orientation.
458 Kerr Street Approximately 150 m southeast of the Site	A MECP (formerly MOE) spillage incident report dated 6/7/1991 indicated a container leak of 118 litres of gasoline into valve box. The address was listed as Sunoco service station. A MECP (formerly MOE) spillage incident report dated 10/5/1989 indicated a leak of 600 litres of hydraulic oil to ground and road. A private and retail fuel storage tank was reported for the address. Imperial Oil Limited was listed as a waste generator of light fuels, oil skimming and sludges and waste oils and lubricants (2007-2014). Four (4) expired distilled fuel tanks were listed for John Pocrnic. Record dated March 2012. Three (3) 22700-litres gasoline single wall steel USTs were installed on the property in 1978. An auto service facility was observed at this address, one (1) UST was located to the north of the former auto service building. A Record of Site Condition was filed for the property on March 29, 2018. Historically, the property was developed as a retail fuel outlet and automobile repair facility. A Phase Two was performed to investigate the soil and groundwater on the property and based on the chemical analytical results, no contaminants were present at concentrations greater than the applicable standards.	PCA#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and down gradient orientation.

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Potential to Impact Site
461 Kerr Street (Formerly 459 Kerr Street) Approximately 95 m northwest of Site	A MECP (formerly MOE) spillage incident report dated 12/8/1992 indicated an underground tank leak. Gasoline was detected in boreholes. The address was occupied by Petro-Canada. A private and retail fuel storage tank was reported for the address. One (1) distilled fuel tank was listed for Allan Parkhill Holdings Ltd. Record dated May 2013. One (1) gasoline single wall steel UST was installed on the property in 1989. An auto service facility was observed at this address, one (1) UST was located to the north of the former auto service building.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and down gradient orientation.
506 Kerr Street Approximately 130m south of the Site	An auto service facility was observed at this address, one (1) UST was located at the northeast section of the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	***Anticipated to be low*** based on distance and trans/down gradient orientation.
550 Kerr Street Approximately 165 m southwest of the Site	Canadian Tire – auto supplies Store and automotive repair was listed as a waste generator of paint/pigment/ coating residues, halogenated solvents (2000-2011).	PCA#10 Commercial Autobody Shop	***Anticipated to be low*** based on distance and trans gradient orientation.

Areas of Potential Environmental Concern

Table of APECs

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA # 30 – Importation of Fill Material of Unknown Quality	On-Site	- Metals - Metals, Hydride-Forming Metals (As, Se and Sb) - PAHs	Soil
APEC-2	South Portion of the Site	PCA # 30 – Importation of Fill Material of Unknown Quality	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater
APEC-3	North Portion of Site	PCA#6 – Battery manufacturing, Recycling and Bulk Storage PCA#19 – Electronic and Computer Equipment Manufacturing PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#31 – Ink Manufacturing, processing and bulk storage PCA#33 – Metal treatment, Coating, Plating and Finishing PCA#54 – Textile Manufacturing and Processing PCA#57 – Vehicles and Associated Parts Manufacturing	Off-Site	- PHCs - BTEX - VOCs	Soil and Groundwater

Subsurface Structures & Utilities

Gas, hydro, electric, water and sewer lines were present on the west side of the building and were connected to mains located within Speers Road.

Stratigraphy

Ground Surface
Asphalt pavement, consisting of approximately 65 mm - 75 mm asphalt over granular bases, was contacted at the ground surface at borehole locations 21BH-1(MW), 21BH-2(MW), and 21BH-3(MW). Topsoil 100 mm in thickness was encountered as the surface cover at the location of borehole 21BH-4(MW).

Fill
Underlying the asphalt pavement structure or the topsoil at the borehole locations, a layer of fill was encountered. The fill consisted of a mixture of clayey silt, sandy silt, silty sand, trace to some gravel, occasional shale or limestone pieces, with occasional topsoil or rootlets. The fill extended to depths of 1.5 m, 1.2 m, 4.3 m and 2.3 m below grade at the locations of boreholes 21BH-1(MW) through 21BH-4(MW), respectively.

Clayey Silt
Native clayey silt deposit was encountered underlying the fill at the location of borehole 21BH-1(MW), at a depth of 1.5 m below grade. The deposit contained occasional layers of sandy silt, silty sand, some gravel, with occasional shale pieces close to the lower portion of the deposit. The clayey silt deposit extended to a depth of 2.3 m below grade.

Silty Sand
A native silty sand deposit was encountered under the granular fill (21BH-101) and topsoil (21BH-102 and 21BH-103). The silty sand was generally reddish brown, moist, fine grained and contained trace gravel.

Shale Bedrock
Weathered shale was encountered underlying the clayey silt deposit at the location of borehole 21BH-1(MW) location and underlying the fill at the locations of boreholes 21BH-2(MW) to 21BH-4(MW), at depths ranging from 1.2 m to 4.3 m below grade.
Borehole 21BH-4(MW) was terminated in the weathered shale at a depth of 6.2 m below grade. At the location of boreholes 21BH-1(MW) to 21BH-3(MW), the weathered shale extended to depths ranging from 5.6 m to 6.5 m below grade, where virtual refusal to auguring was encountered. The weathered shale was stratified, with seams of clayey silt.

Hydrogeological Characteristics
Hydraulic gradients were not calculated.

Depth to Bedrock
Bedrock was generally encountered at depths between 2 m to 3 m below grade.

Depth of Water Table
The water table was generally encountered at depths between 3.46 m to 7.89 m below grade.

Soil From Another Property
Not applicable.

Proposed Buildings and Other Structures
A twenty-seven storey condominium tower is proposed for the Site.

Areas of Contamination

Contaminant Areas
Northeast property boundary portion of the Site.

Contaminants
Petroleum Hydrocarbon Fractions F2 and F3.

Medium Contaminated
Groundwater.

Description & Assessment

Soil Quality
The pH for near-surface soils (surface to 1.5 m) and sub-surface soils (below 1.5 m) ranged from 7.59 to 8.00 in the analysed soil samples and were within the applicable ranges specified in O.Reg. 153/04.

Laboratory analytical results for testing for PHCs, VOCs, PAHs and M&Is parameters in the soil samples met MECP Table 3 SCS.

Groundwater Quality
Laboratory analytical results for testing for PHCs, BTEX, VOCs, M&Is and PAH parameters in the soil samples met the MECP Table 3 SCS with the following exceptions:

21BH-4(MW)-2021:

- PHC Fraction F1 of 857 ug/L vs the MECP Table 3 SCS of 750 ug/L
- PHC Fraction F2 of 14200 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 8920 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-4(MW)-2023:

- PHC Fraction F2 of 47000 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 23000 ug/L vs the MECP Table 3 SCS of 500 ug/L

21BH-102(MW)-2023:

- PHC Fraction F2 of 5700 ug/L vs the MECP Table 3 SCS of 150 ug/L
- PHC Fraction F3 of 2000 ug/L vs the MECP Table 3 SCS of 500 ug/L

Distribution of Contamination
To be determined.

Reason for Contamination
Undetermined. Likely migration from off-site.

Climatic or Meteorological Conditions
Periods of higher amounts of precipitation may affect the water table at the Site through groundwater recharge. Such periods may affect the overall hydraulic gradient and groundwater flow direction at the Site. This may, during such times of increased precipitation, affect the overall contaminant transport. However, it is not expected that changes in climatic or meteorological conditions would significantly affect the migration of contaminants at the Site.

Contaminant Transport Pathway
Contaminants within the soil may leach into the groundwater table through surface runoff or stormwater percolating through the vadose zone soil. Further contaminant transport would occur through the movement of groundwater. Sewers are present in the vicinity of the identified impacts and could pose as a preferential pathway for migration.

7. CONCLUSION

The groundwater impacts appear to be localized in the northeast portion of the Site. It is recommended that the groundwater exceedances be addressed during future development activities. Possible methods of treatment at that time may include chemical oxidation or pump and treat. Futhermore, as the source is likely offsite, engineering controls such as a permeable reactive barrier may also be considered as options for the Site.

8. MONITORING WELL DECOMMISSIONING

If the monitoring wells on-Site are no longer required for further sampling or testing of the groundwater, the wells must be decommissioned as per the requirements of O. Reg. 903 “Wells”. It should be noted that the decommissioning of monitoring wells is not part of the current scope of work. *Toronto Inspection Ltd.* would be pleased to assist and arrange to perform this work upon request.

9. REFERENCES

1. Ontario Regulation 153/04, as amended Records of Site Condition – Part XV.1 of the Environmental Protection Act.
2. “Report on Phase One Environmental Site Assessment, 50 Speers Road, Oakville, Ontario”, Report No. 5557-21-EA, prepared by *Toronto Inspection Ltd.*, dated July 6, 2021.

10. GENERAL STATEMENT OF LIMITATION

The comments presented in this report are based on the soil and groundwater samples gathered from the borehole/monitoring well locations indicated on the plan of this report. There is no warranty expressed or implied or representations made by *Toronto Inspection Ltd.* that this program has discovered all potential environmental risks or liabilities associated with the subject site.

Although we consider this report to be representative of the subsurface conditions at the subject property in the areas investigated, any interpretation of factual data or unexpected soil conditions which exhibit noticeable discolouration, odour, etc. in areas not investigated in this report, should be discussed in consultation with us prior to any initiation of activity. Our responsibility is limited to an accurate assessment of the soil condition prevailing at the locations investigated at the time of the study.

To the fullest extent permitted by law, the clients maximum aggregate recovery against *Toronto Inspection Ltd.*, its directors, employees, sub-contractors and representatives, for any and all claims by Helberg Properties Limited for all causes including, but not limited to, claims of breach of contact, breach of warranty and/or negligence, shall be the amount of professional fees paid by the client.

Any use and/or interpretation of the data presented in this report, and any decisions made on it by the third party are responsibility of the third party. *Toronto Inspection Ltd.* accepts no responsibility for loss of time and damages, if any, suffered by the third party as a result of decisions or actions based on this report.

Any legal actions arising directly or indirectly from this work and/or *Toronto Inspection Ltd.'s* performance of the services shall be filed no longer than two years from the date of *Toronto Inspection Ltd.'s* substantial completion of the services. *Toronto Inspection Ltd.* shall not be responsible to the client for lost revenues, loss of profits, cost of content, claims of customers, or other special indirect, consequential, or punitive damages.

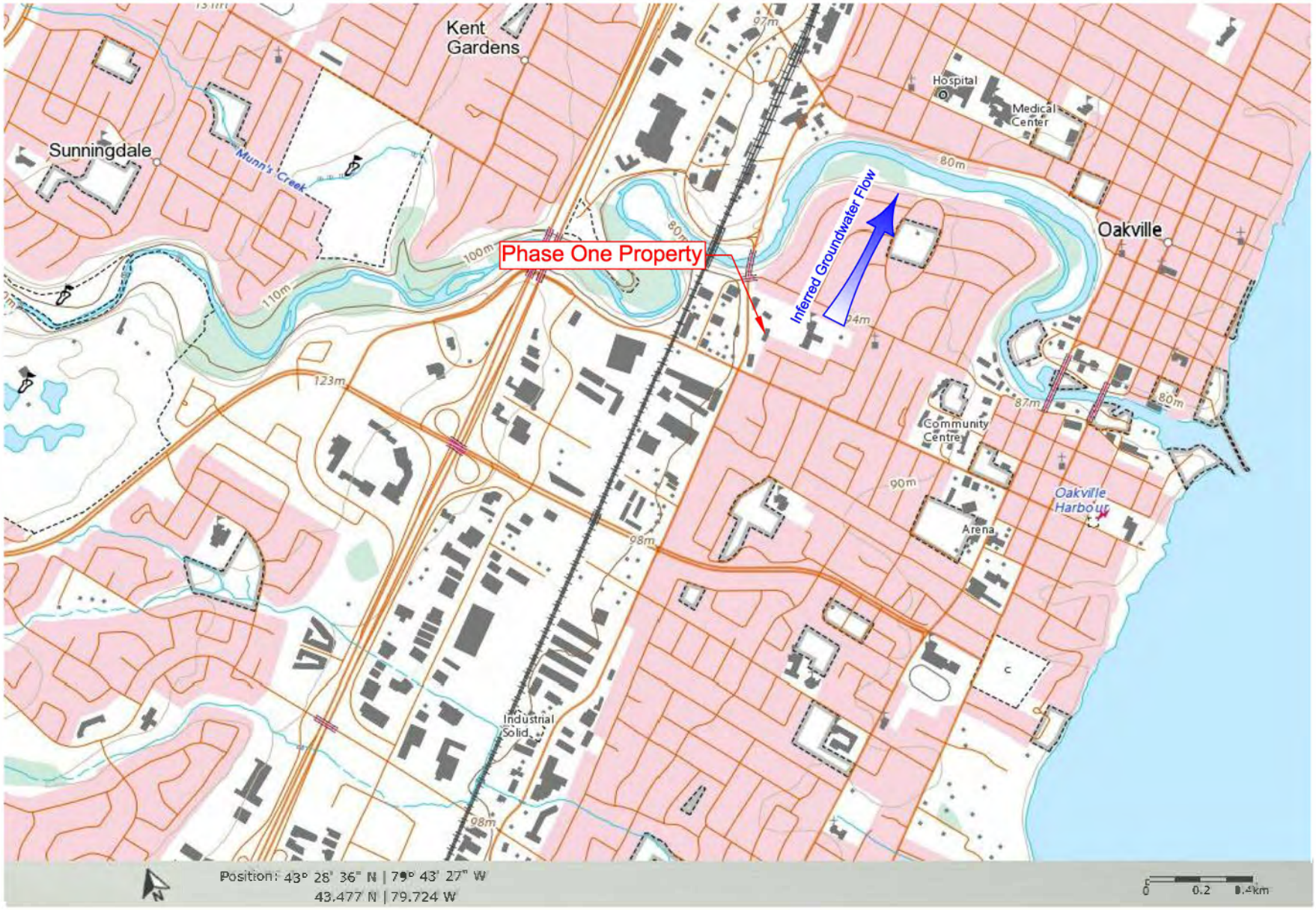
Yours truly,
Toronto Inspection Ltd.

Matthew Pietrzyk

Matthew Pietrzyk, BES
Environmental Project Manager

Sajjad Din, PGeo, CET, QP$_{ESA}$
Senior Geoscientist
Certified Engineering Technologist

FIGURES



Source: Toporama

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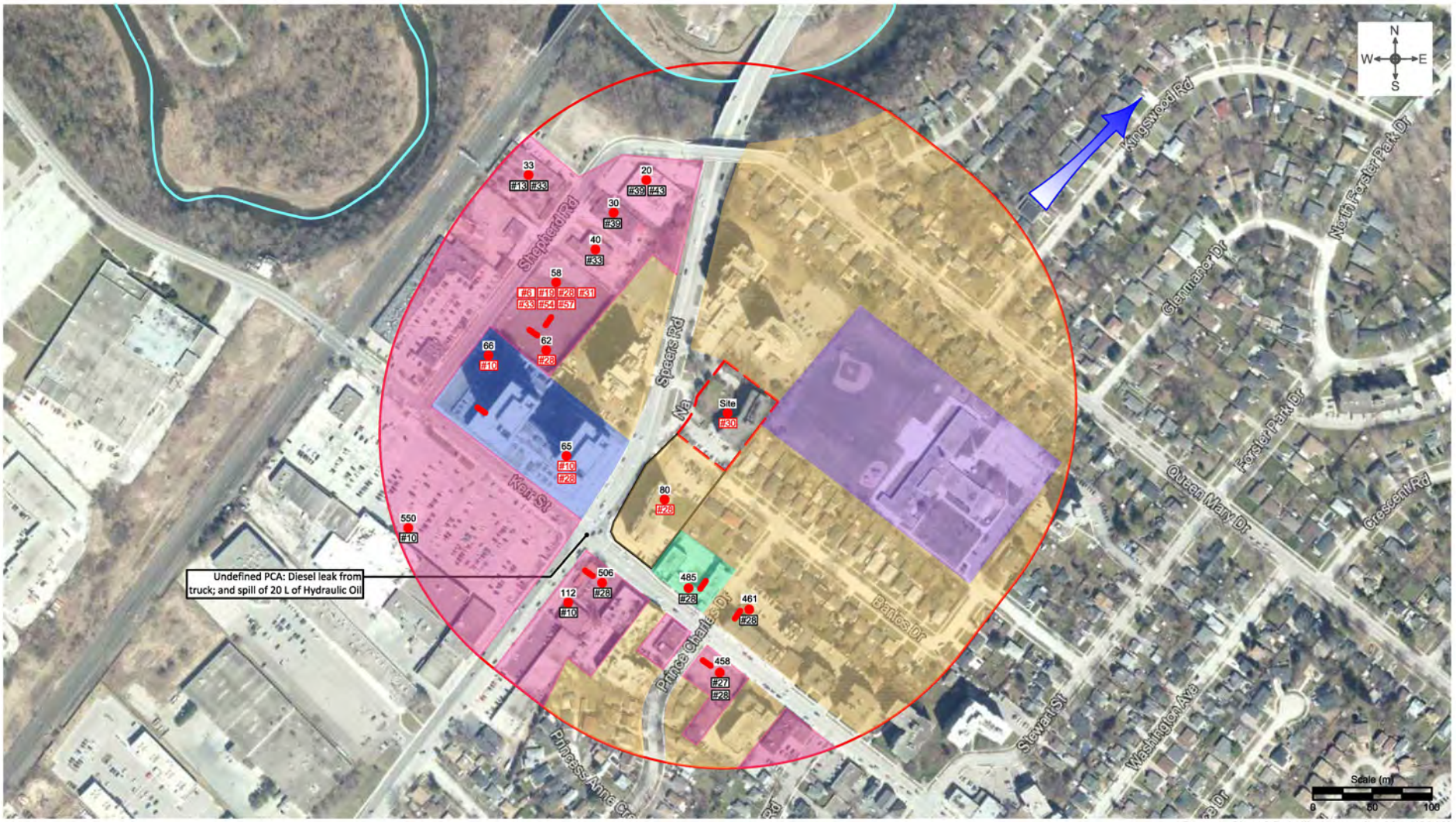
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Regional Topography and Site Location
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-21-EA
DATE :	June 2023
FIGURE NO. :	1



Source: City of Oakville Interactive Map (2019)

LEGEND:

- Phase One Property
- Phase I Study Area (250m)
- Residential
- Commercial
- Commercial & Residential
- Institutional
- Community
- Sixteen Mile Creek
- Inferred Groundwater Flow
- Historical UST

Potentially Contaminating Activities

#6 - Battery manufacturing, Recycling and Bulk Storage
#10 Commercial Autobody Shop
#13 - Cosmetics Manufacturing, processing and Bulk Storage
#19 - Electronic and Computer Equipment Manufacturing
#27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
#28 - Gasoline and Associated Products Storage in Fixed Tanks
#30 - Importation of Fill Material of Unknown Quality
#31 - Ink Manufacturing, processing and bulk storage
#33 - Metal treatment, Coating, Plating and Finishing
#39 - Paints, Manufacturing, Processing and Bulk Storage
#43 - Plastics (including fiberglass) Manufacturing and Processing
#54 - Textile Manufacturing and Processing
#57 - Vehicles and Associated Parts Manufacturing

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TITLE:	Phase One Conceptual Site Model - PCA Locations
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-21-EA
DATE :	June 2023
FIGURE NO :	2

Source: City of Oakville Interactive Map (2019)

LEGEND:

Phase One Property

Inferred Groundwater Flow

APEC 1

APEC 2

APEC 3

Scale (m)
0 10 20

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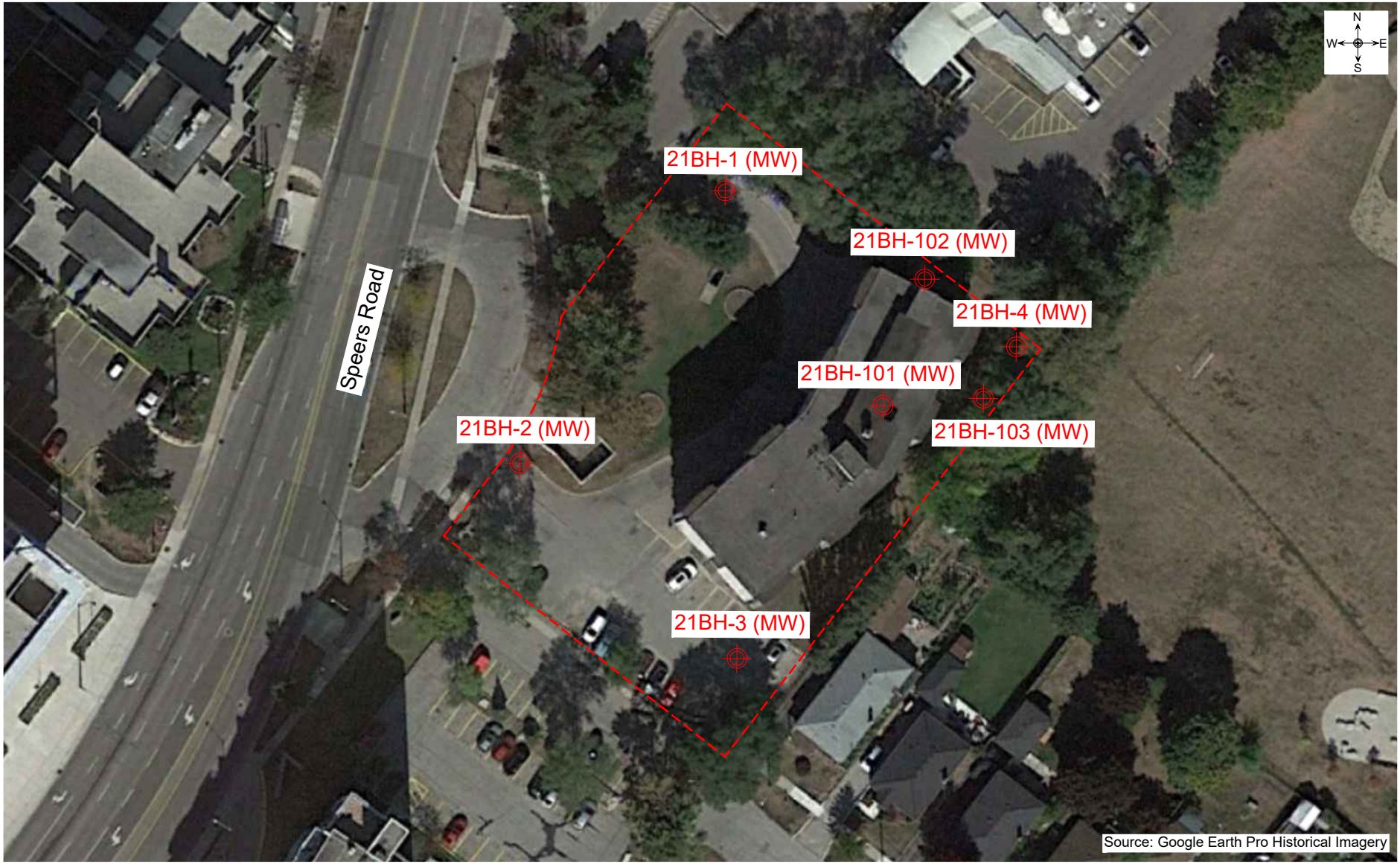
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Phase One Conceptual Site Model - APEC Locations
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-21-EA
DATE :	June 2023
FIGURE NO :	3



LEGEND:

Borehole and Monitoring Well Locations

Site Boundary

Scale (m)

0 10 20

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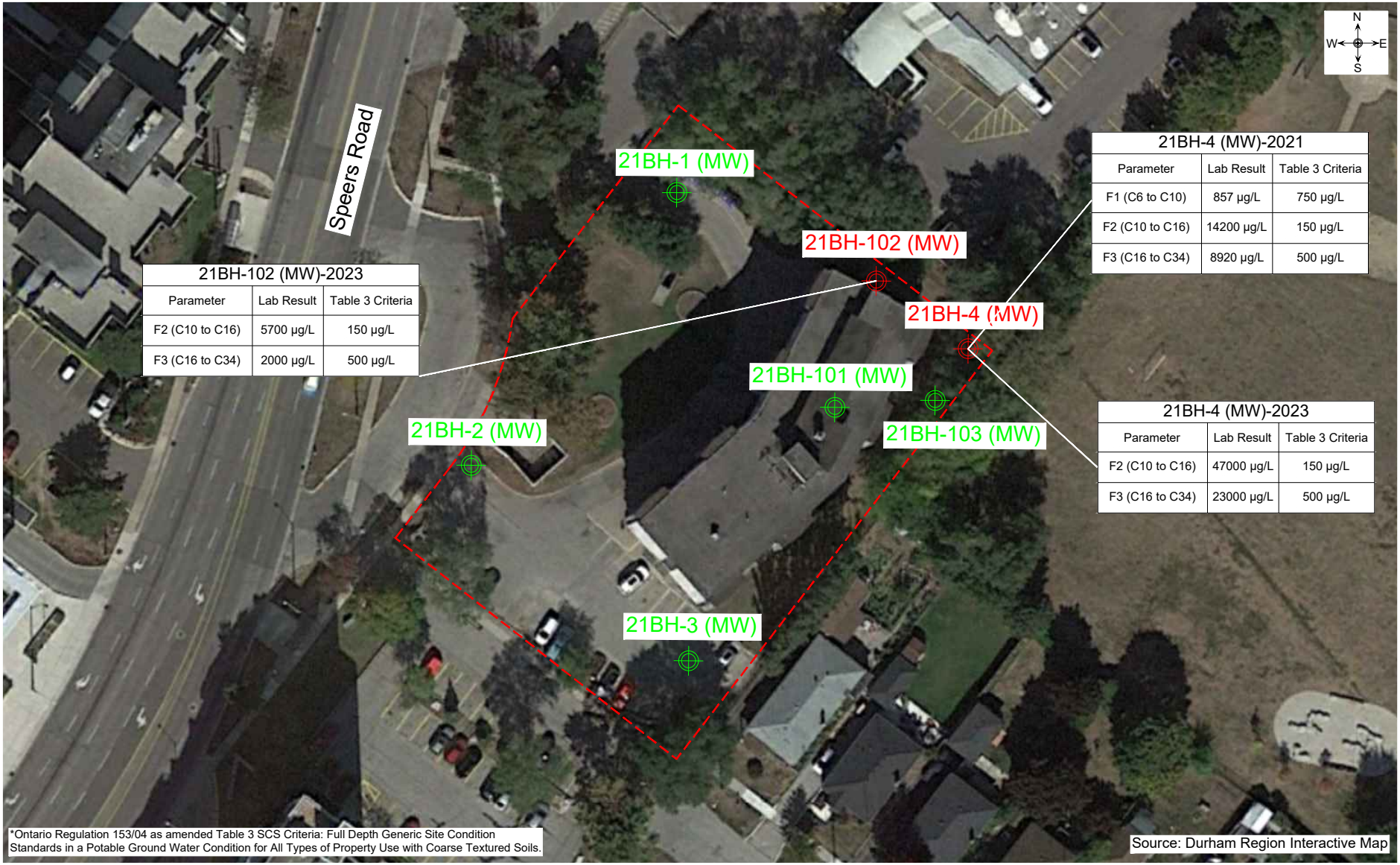
TITLE:	Borehole and Monitoring Well Location Plan
LOCATION:	50 Speers Road, Oakville, Ontario

PROJECT NO.	DATE :	FIGURE NO.
5557-23-EE	July 2023	4



LEGEND:

Indicates Sample Exceeds Table 3 Criteria

Indicates Sample Meets Table 3 Criteria

Site Boundary

Scale (m)

0 10 20

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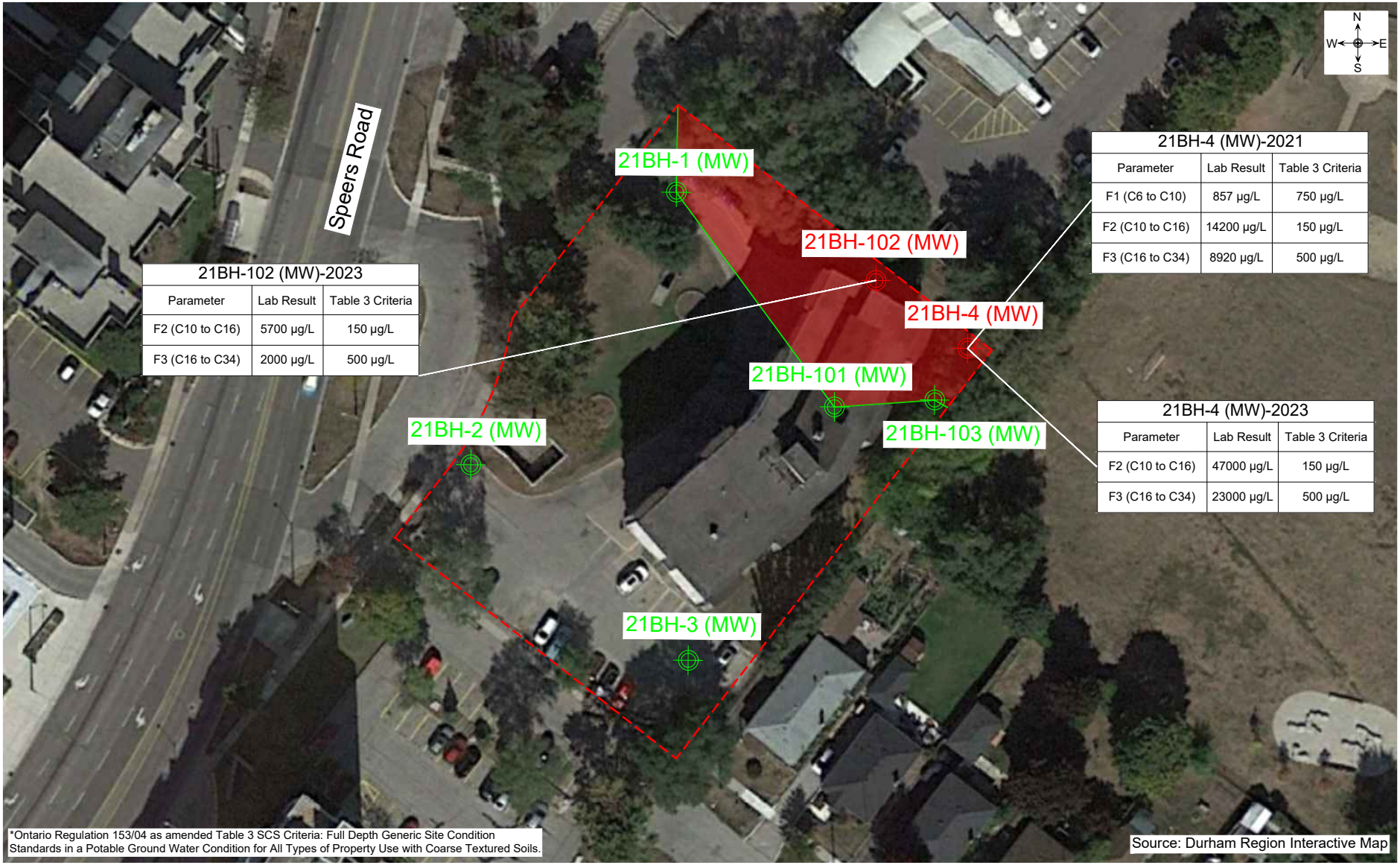
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Groundwater Exceedance Plan - PHCs
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	5a



LEGEND:

Indicates Sample Meets Table 3 Criteria

Indicates Sample Exceeds Table 3 Criteria

Impacted Groundwater Area

Site Boundary

Scale (m)

0 10 20

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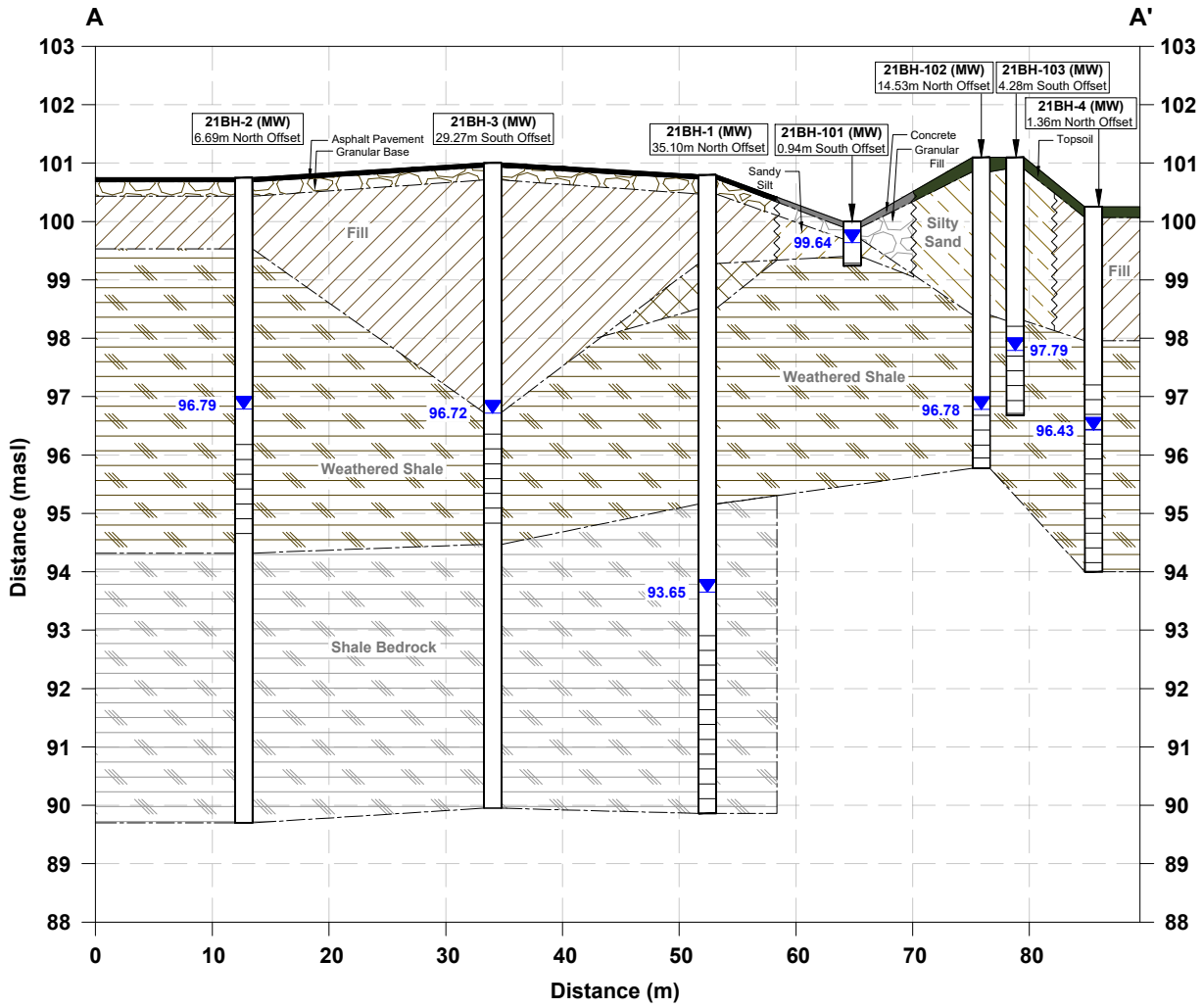
TITLE:	Groundwater Exceedance Plan - Delineation (PHCs)
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	5b



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section A-A'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023

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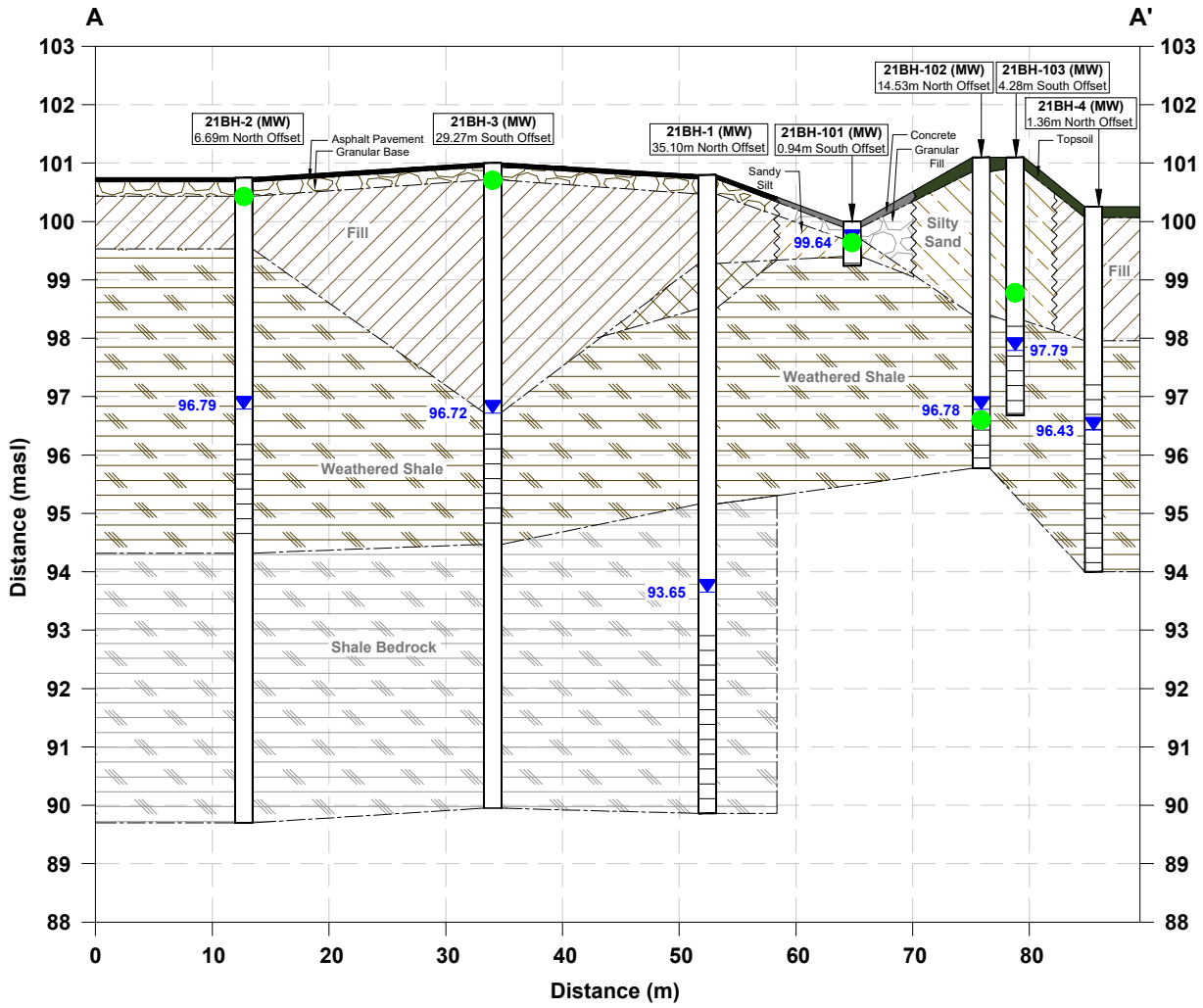
TITLE:	Section A-A'
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
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- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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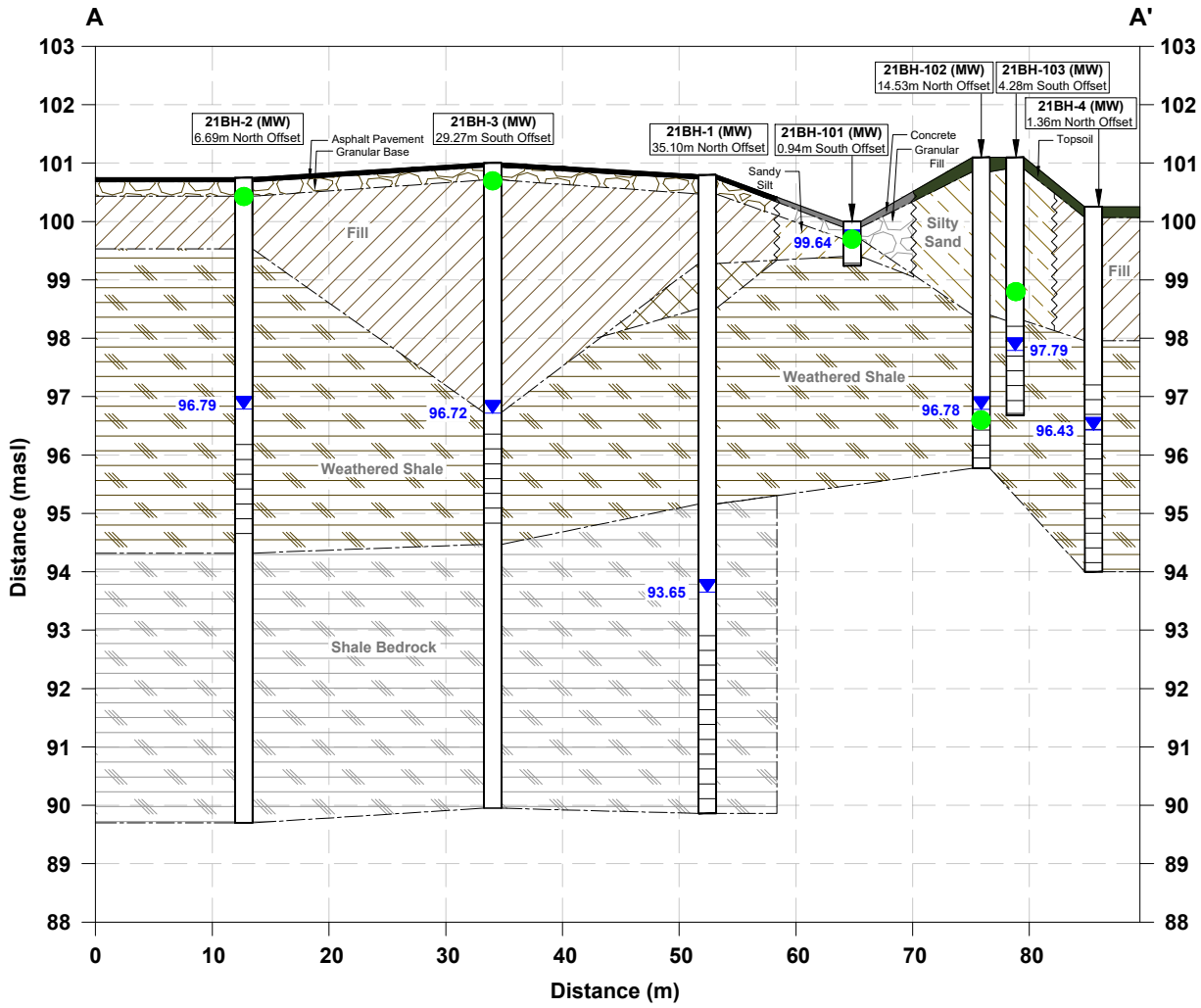
TITLE:	Section A-A' - PHCs and BTEX in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6a



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
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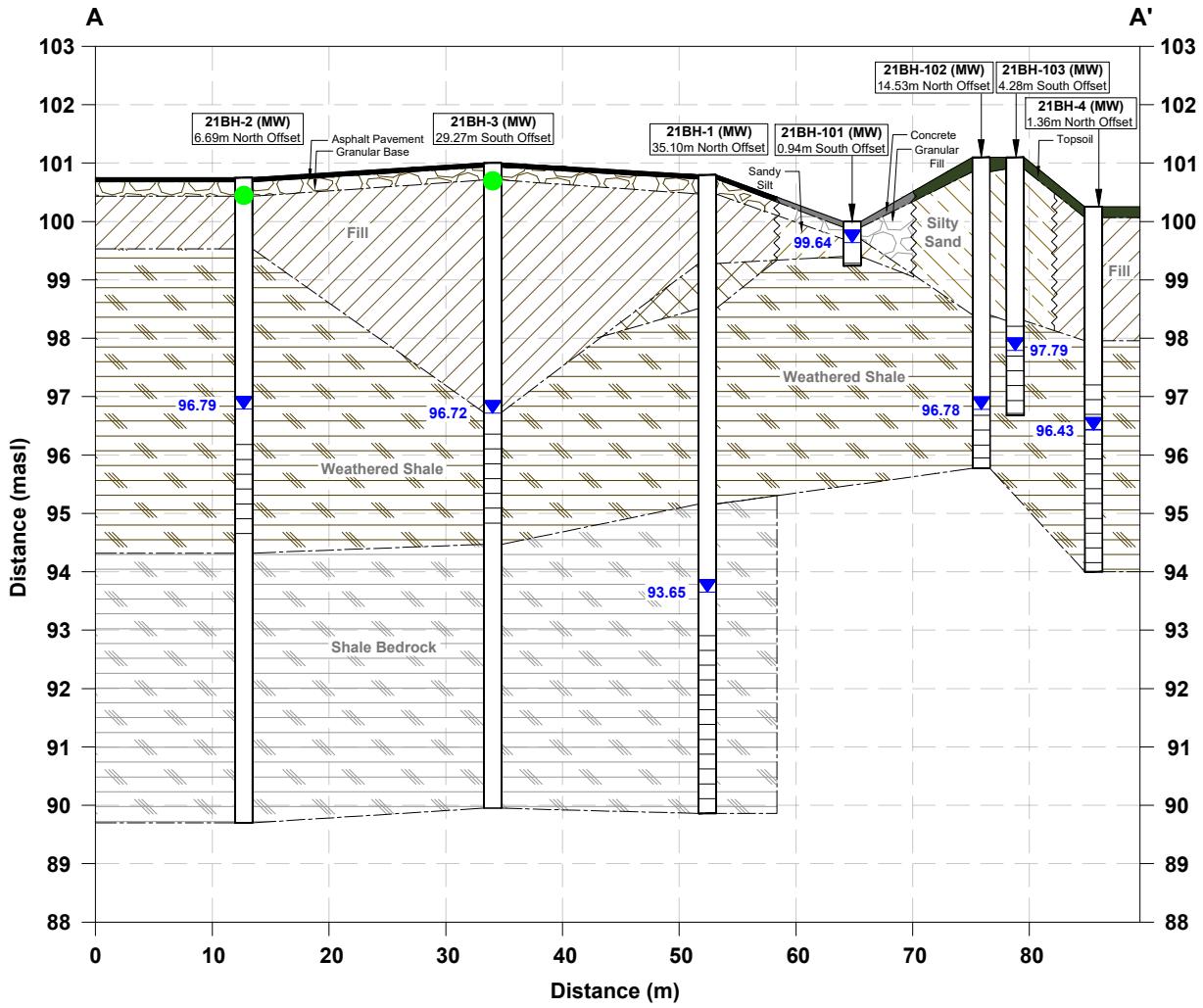
TITLE:	Section A-A' - VOCs in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6b



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section A-A'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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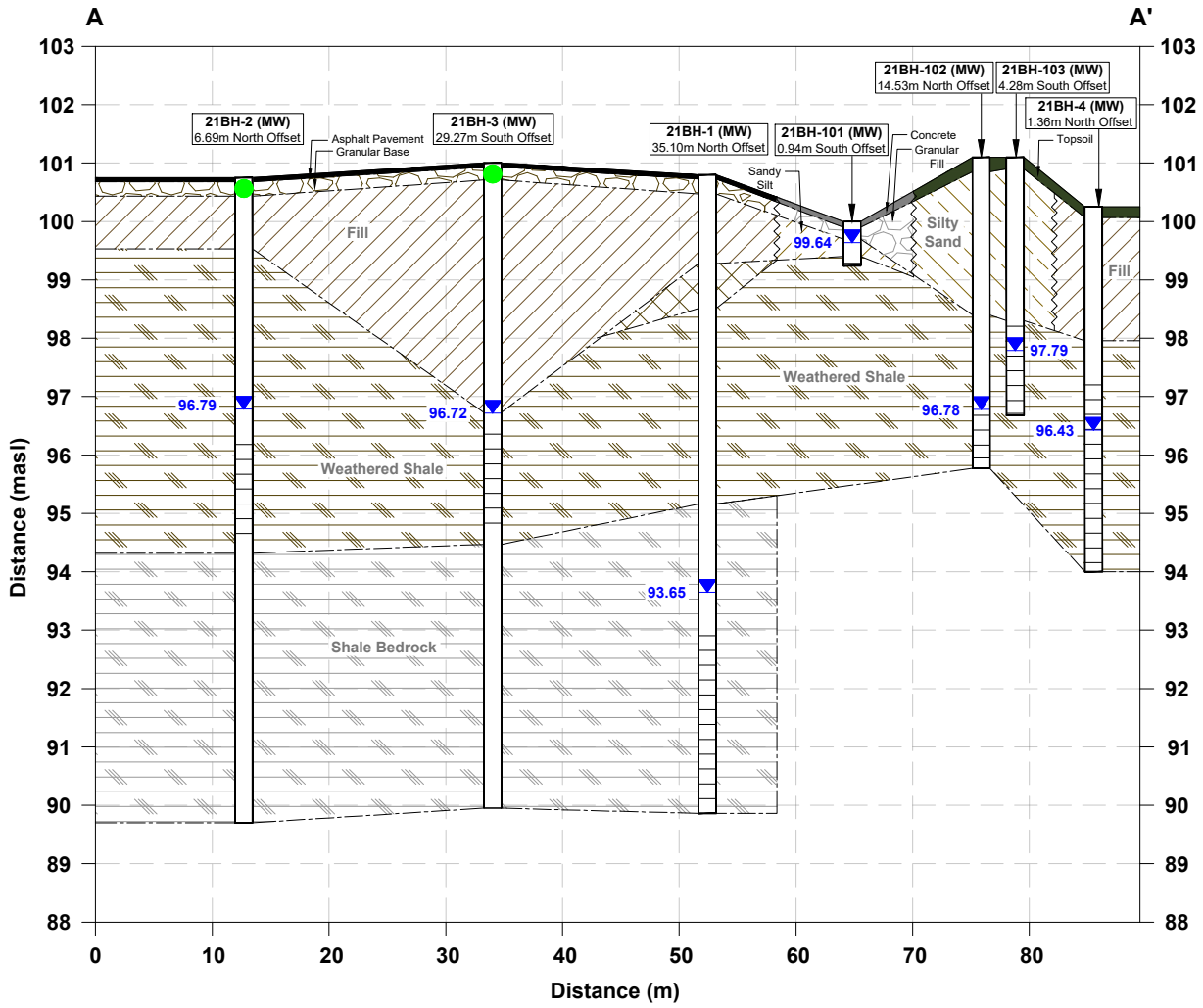
TITLE:	Section A-A' - Metals and Hyride-Forming (As, Se, Sb) in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6c



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
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- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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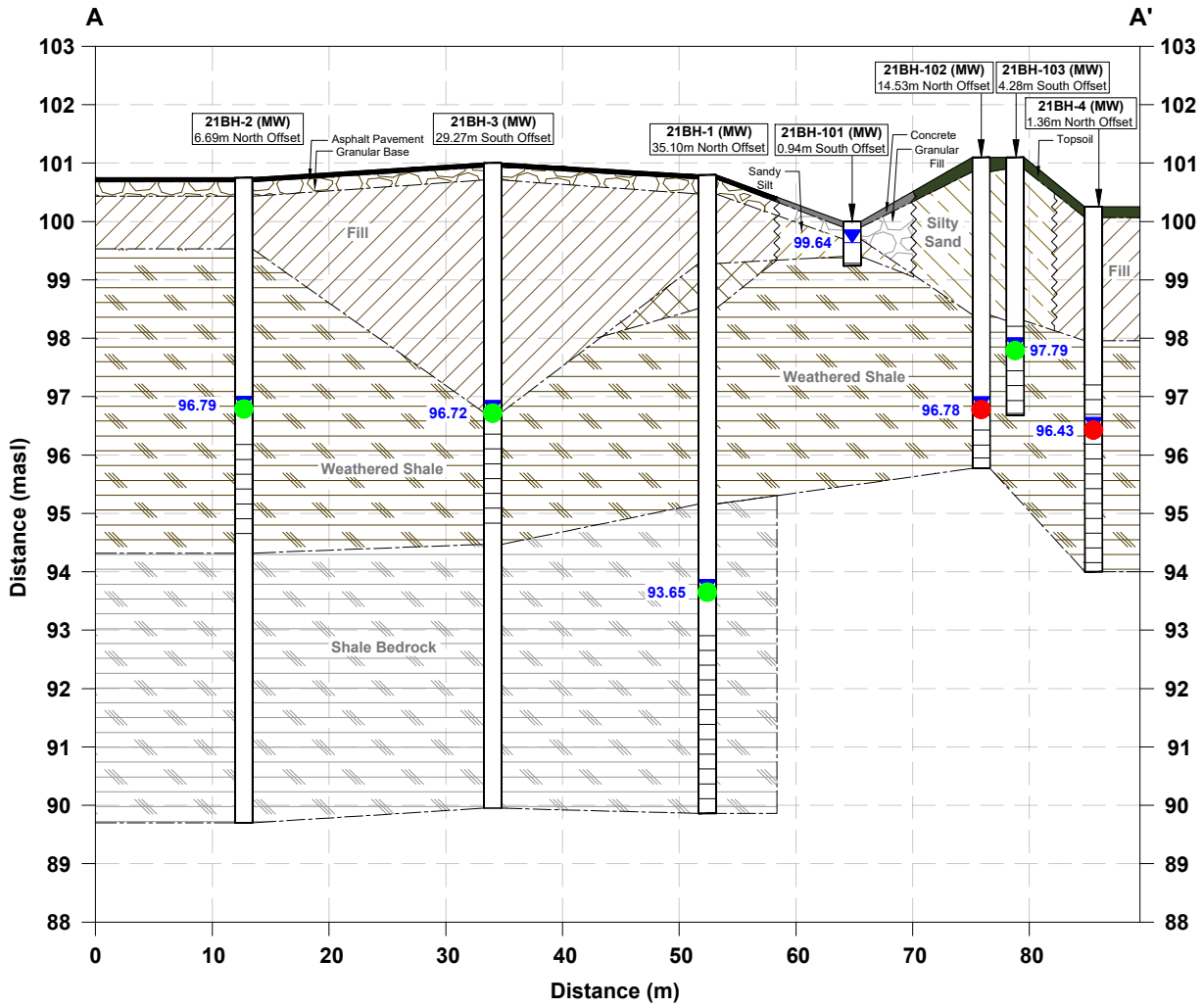
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section A-A' - PAHs in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6d



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
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- Water level Measurement (masl) measured on May 1, 2023
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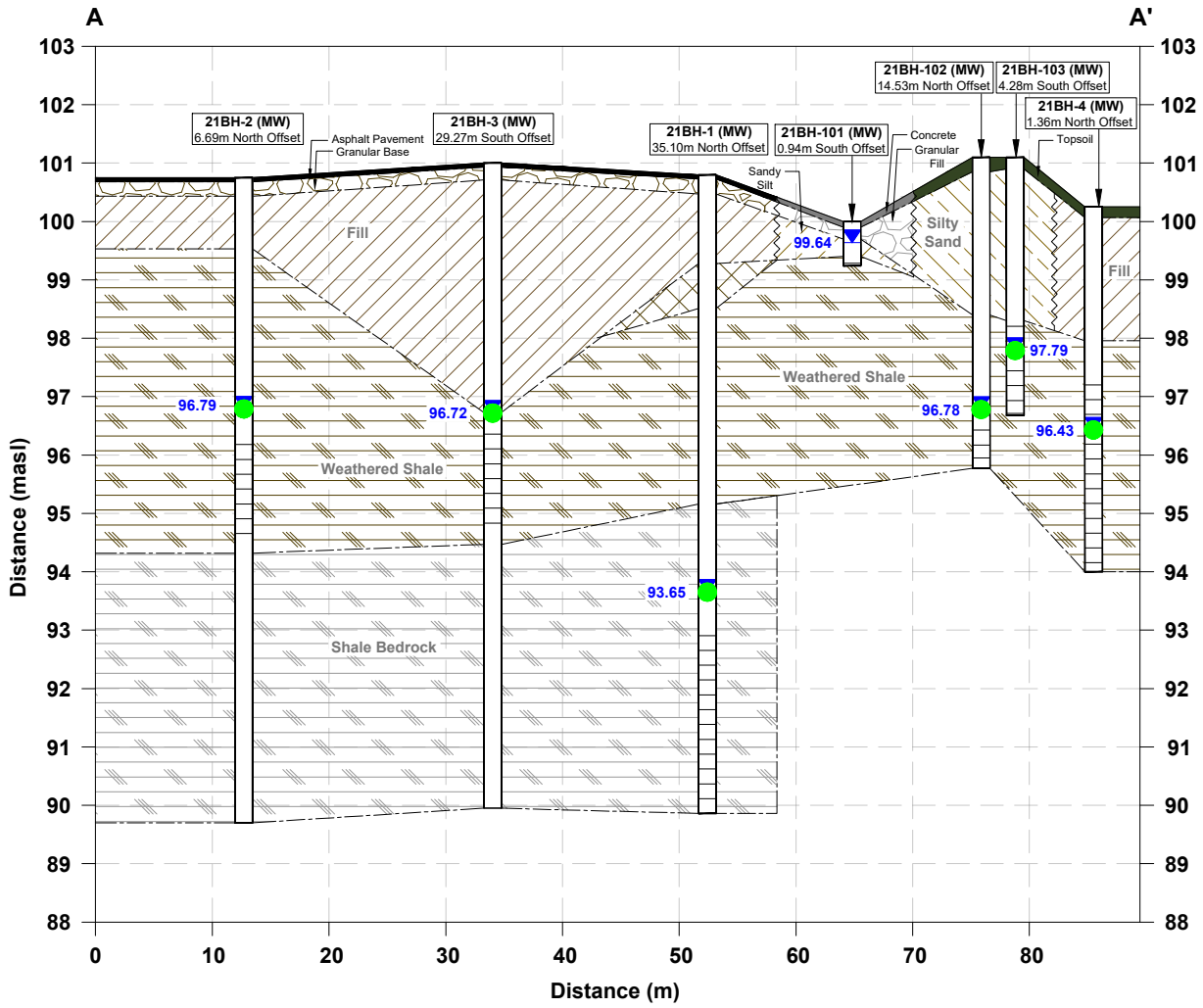
TITLE:	Section A-A' - PHCs and BTEX in Groundwater
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6e



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
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- Site Boundary
- Section A-A'
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- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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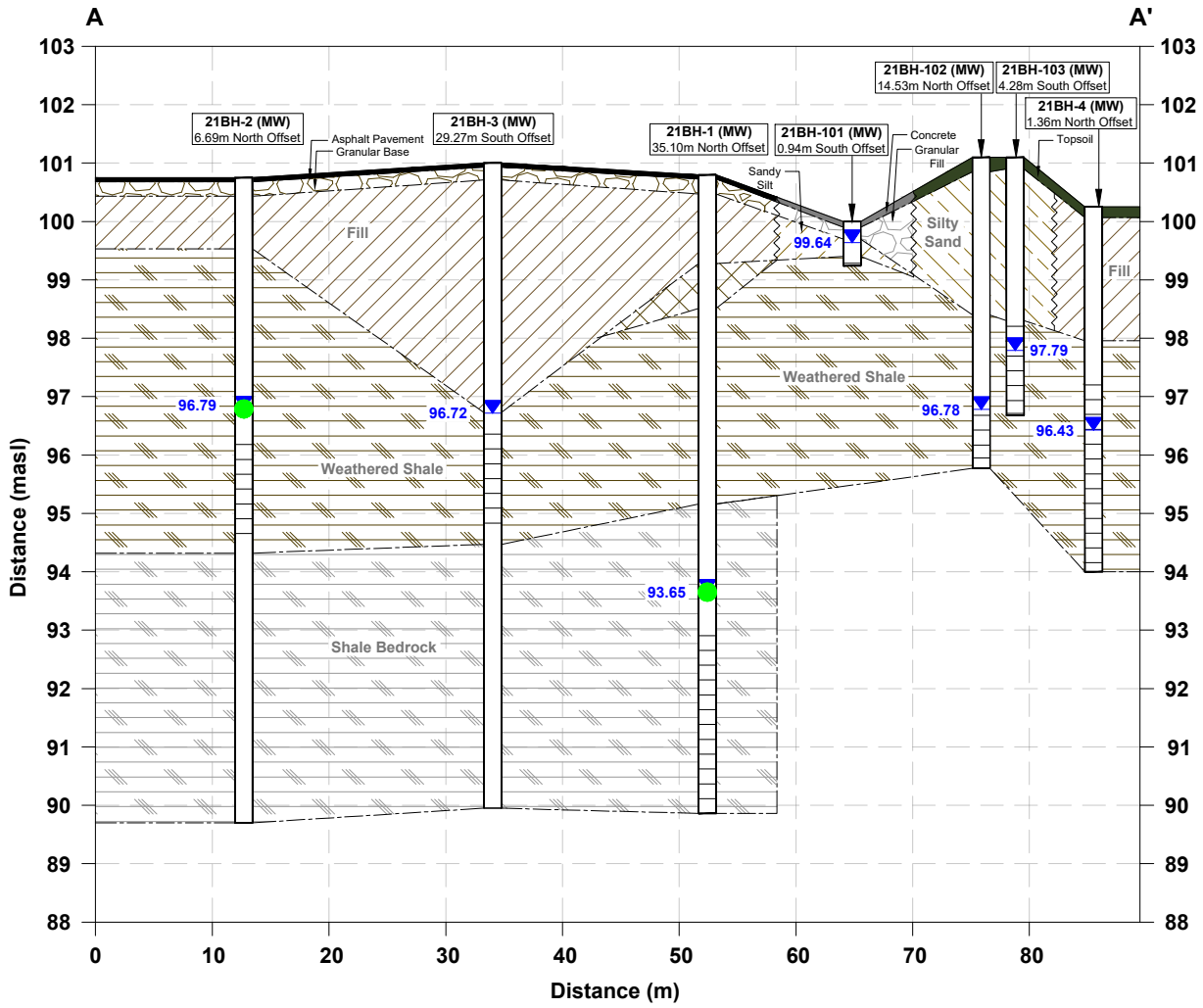
TITLE:	Section A-A' - VOCs in Groundwater
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6f



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
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- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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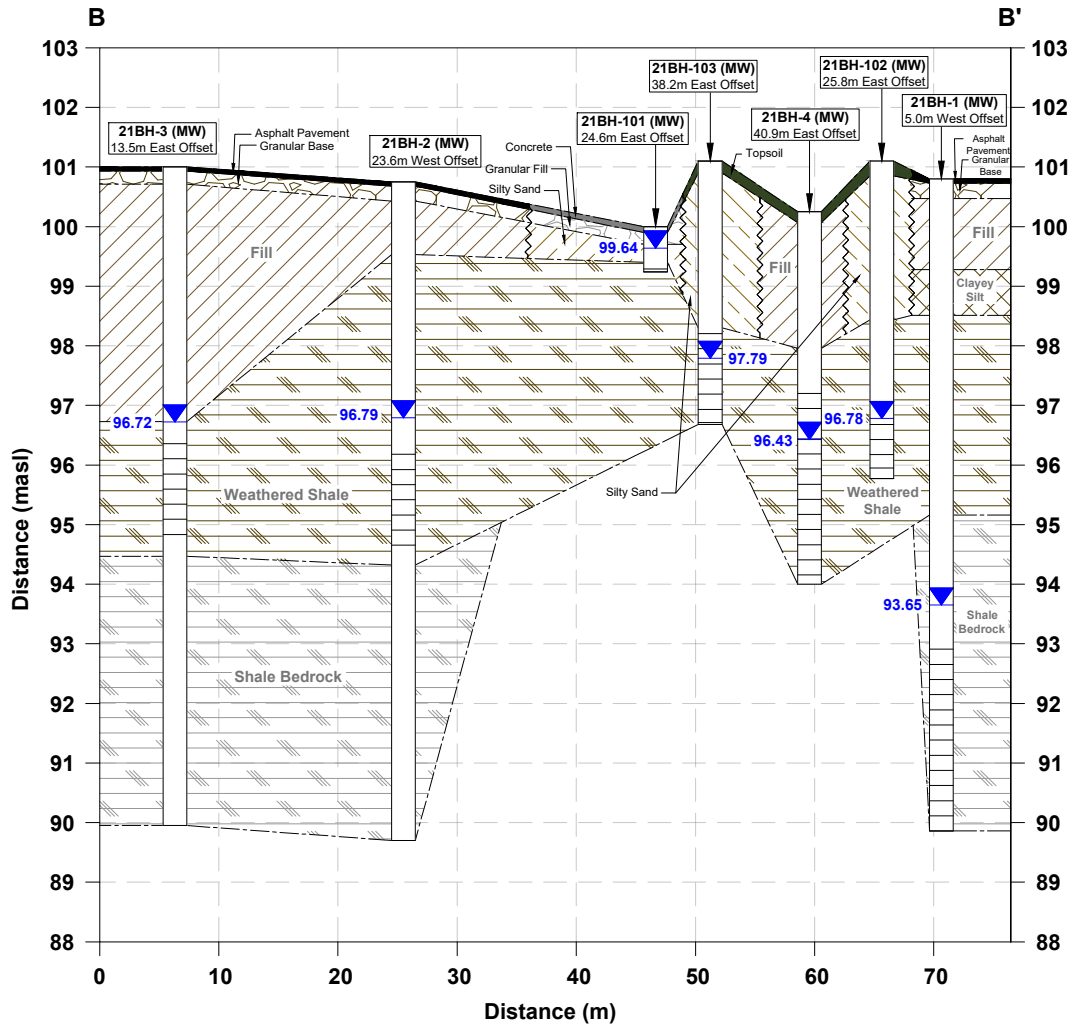
TITLE:	Section A-A' - Metals and Hyride-Forming (As, Se, Sb) in Groundwater
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	6g



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023

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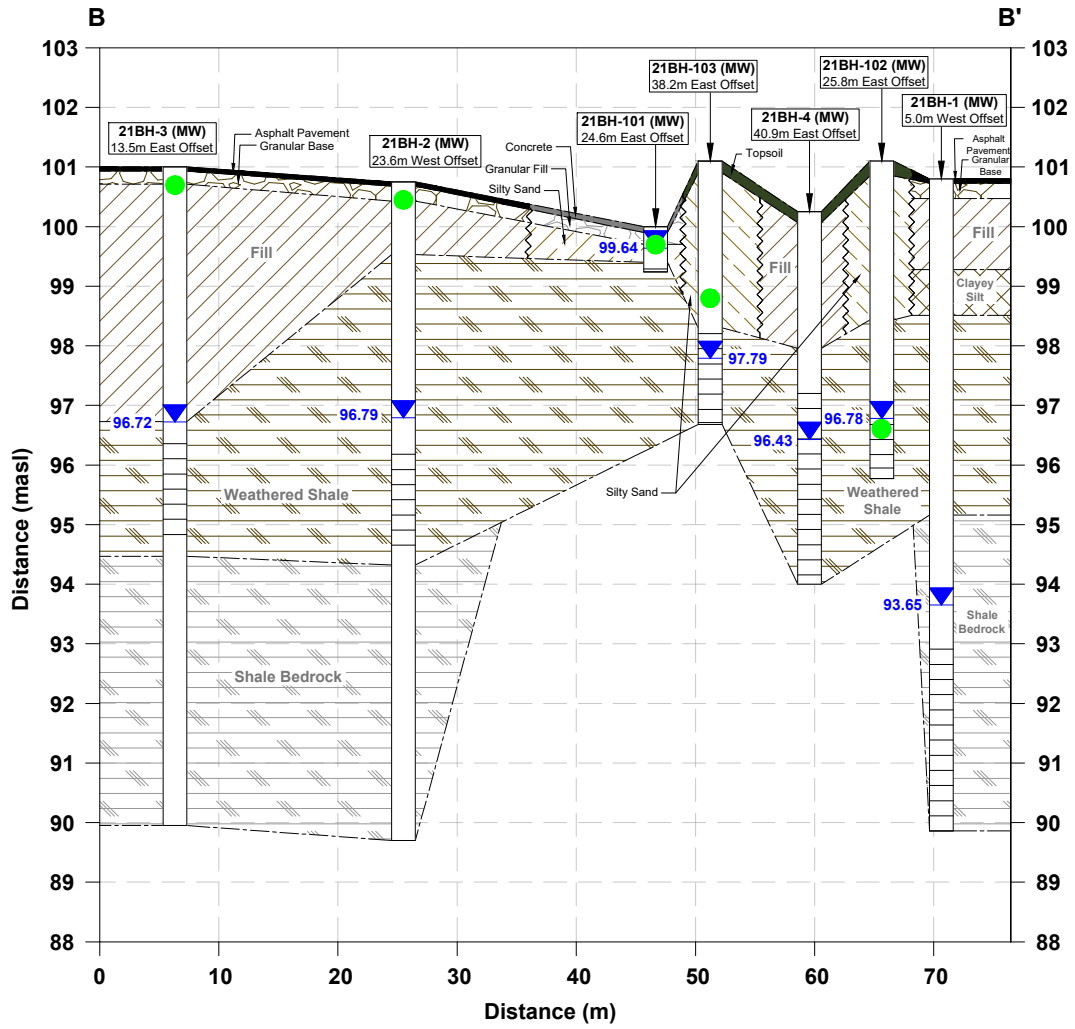
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B'		
LOCATION:	50 Speers Road, Oakville, Ontario		
PROJECT NO.	5557-23-EE	DATE : July 2023	FIGURE NO. 7



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
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- Section B-B'
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- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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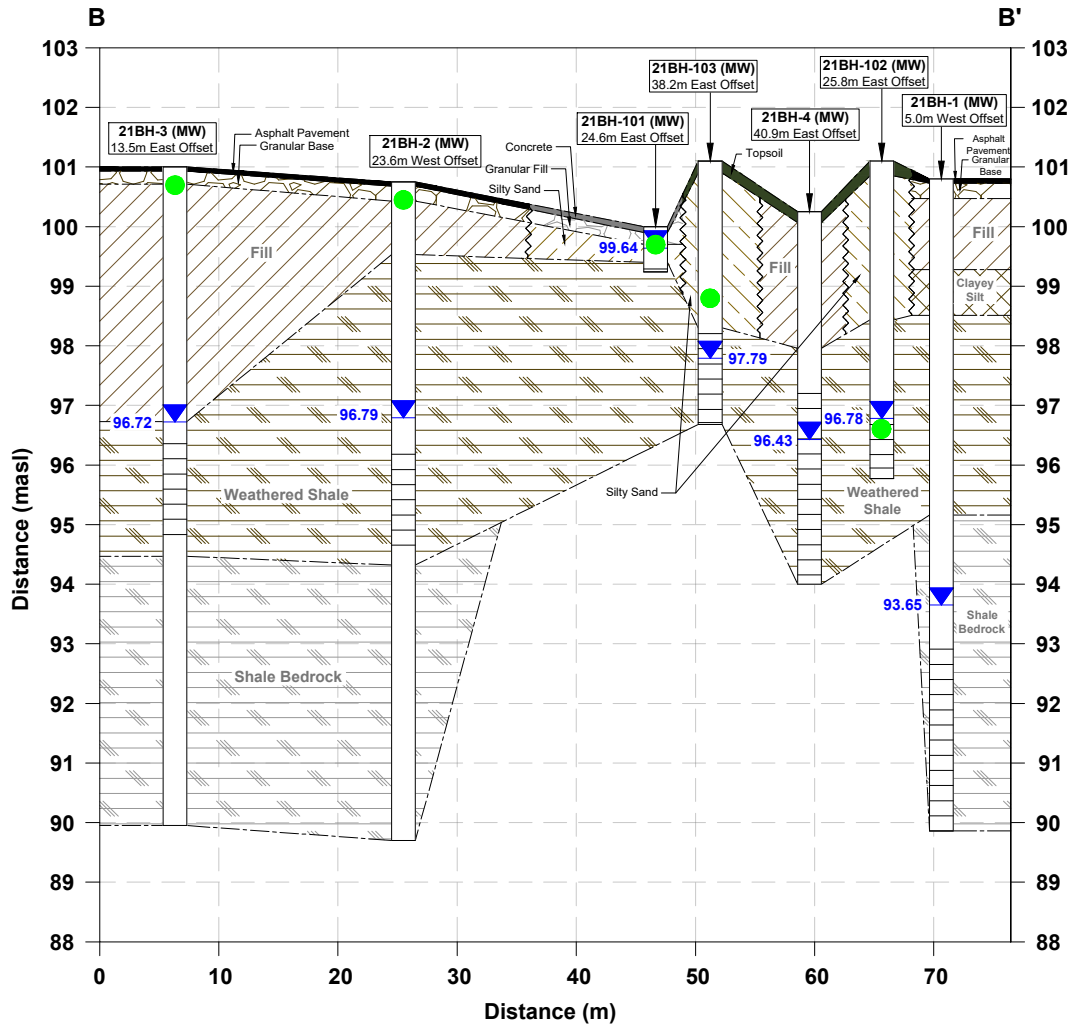
TITLE:	Section B-B' - PHCs and BTEX in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	7a



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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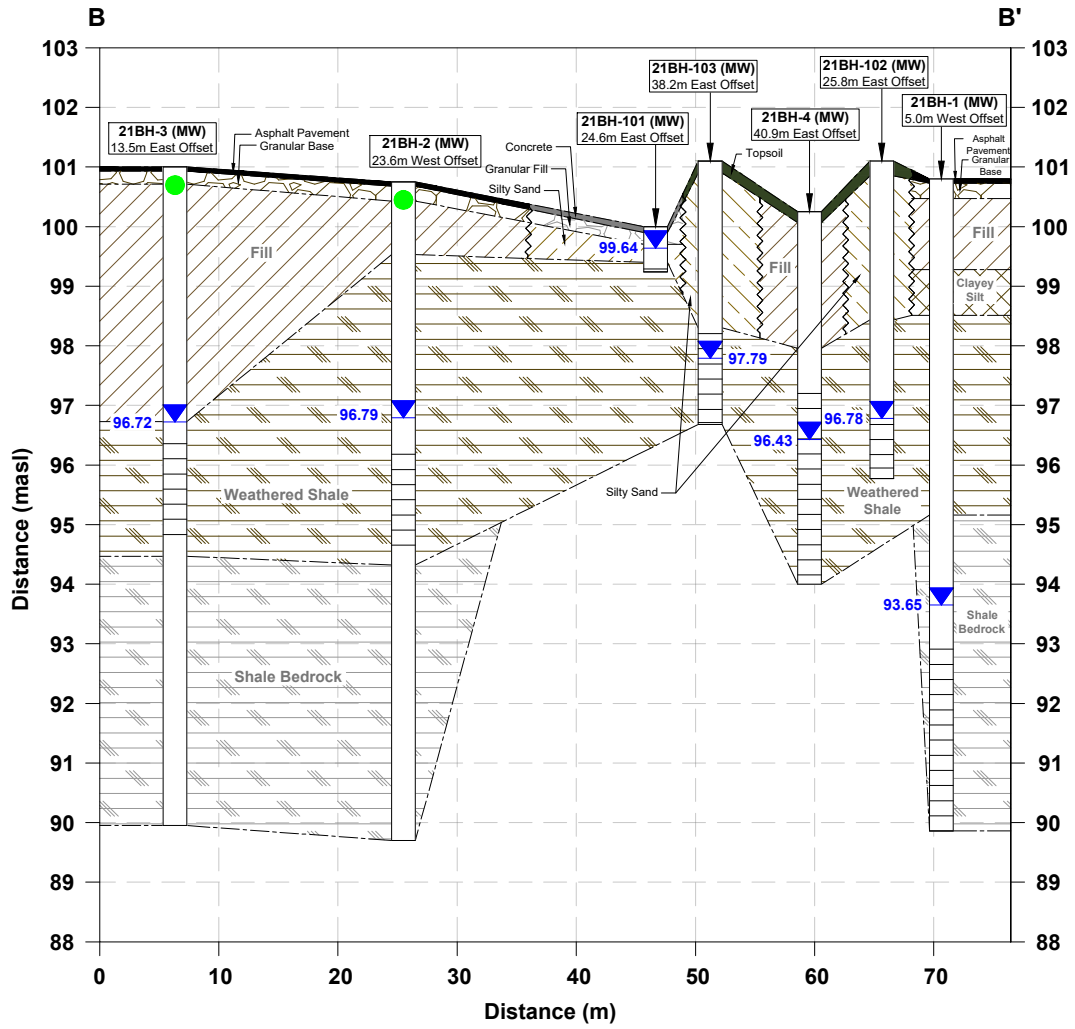
TITLE:	Section B-B' - VOCs in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	7b



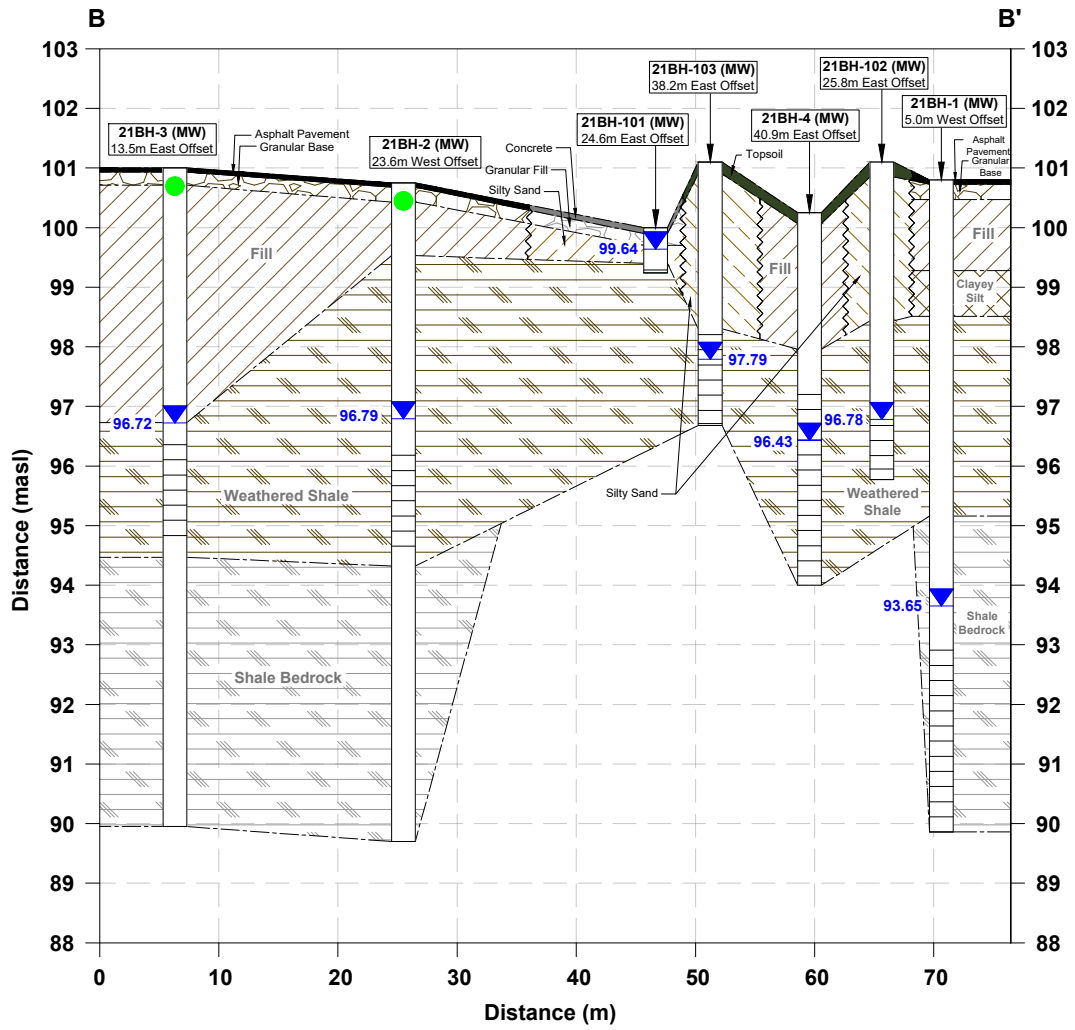
NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

Toronto Inspection LTD
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent, Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B' - Metals and Hyride-Forming (As, Se, Sb) in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	7c



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

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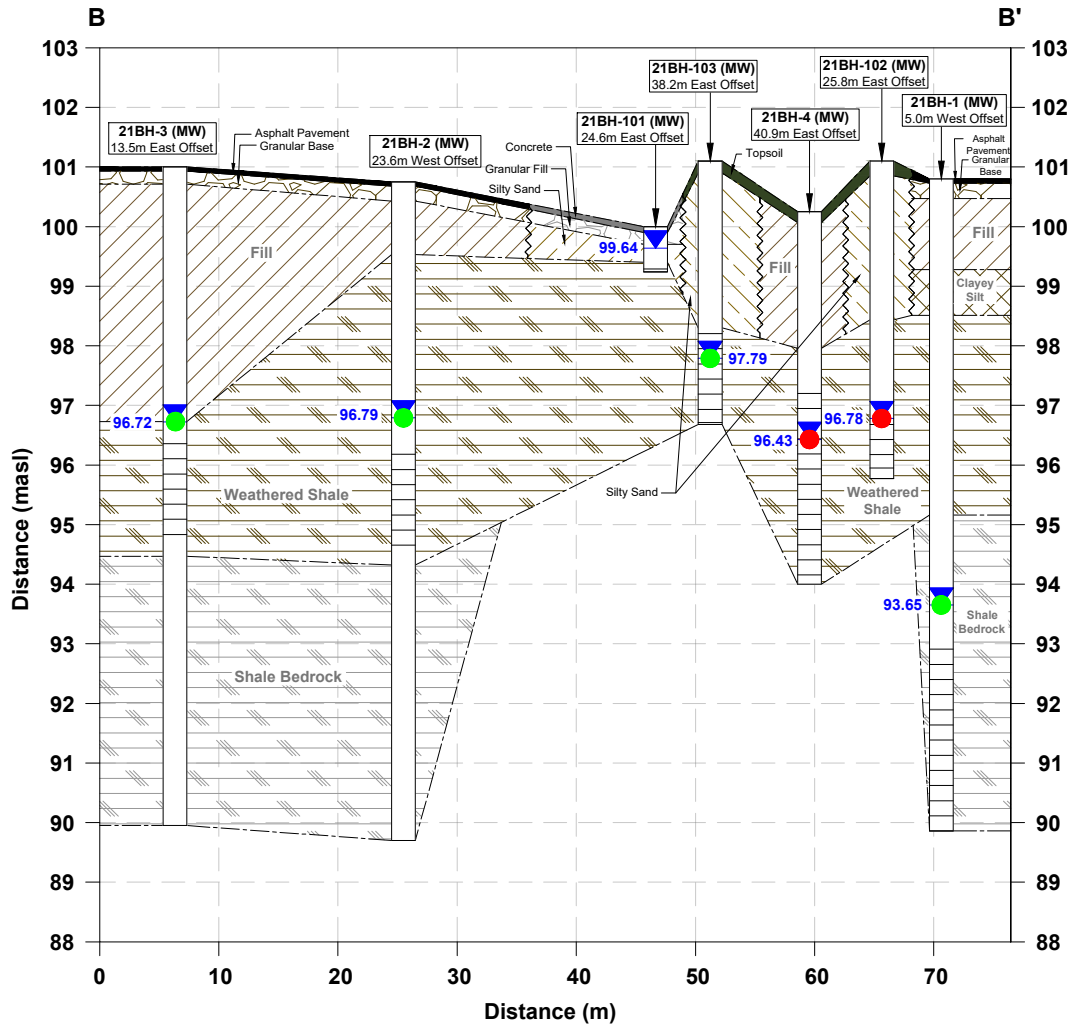
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent, Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B' - Metals and Hyride-Forming (As, Se, Sb) in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	7d



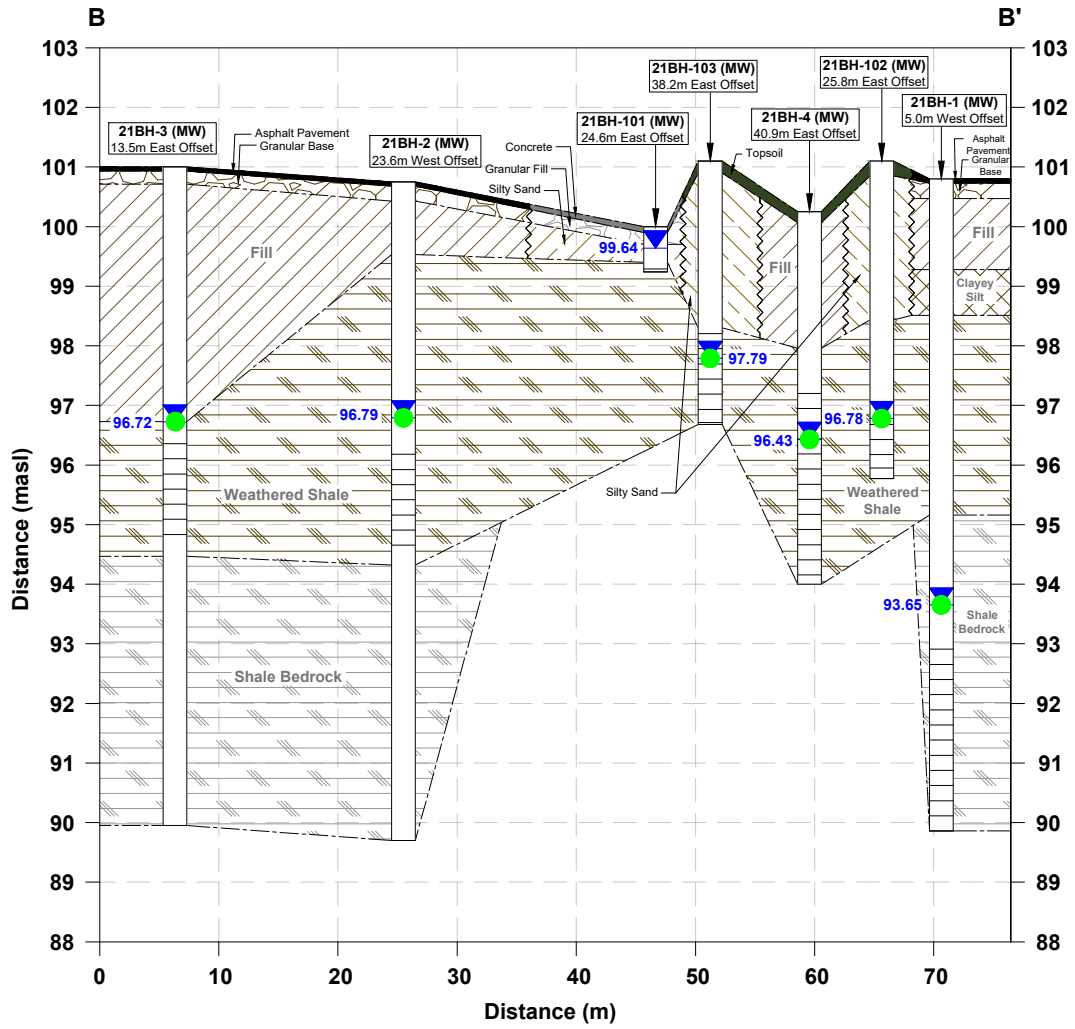
NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

Toronto Inspection LTD
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent, Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B' - PHCs and BTEX in Soil
LOCATION:	50 Speers Road, Oakville, Ontario
PROJECT NO.	5557-23-EE
DATE :	July 2023
FIGURE NO.	7e



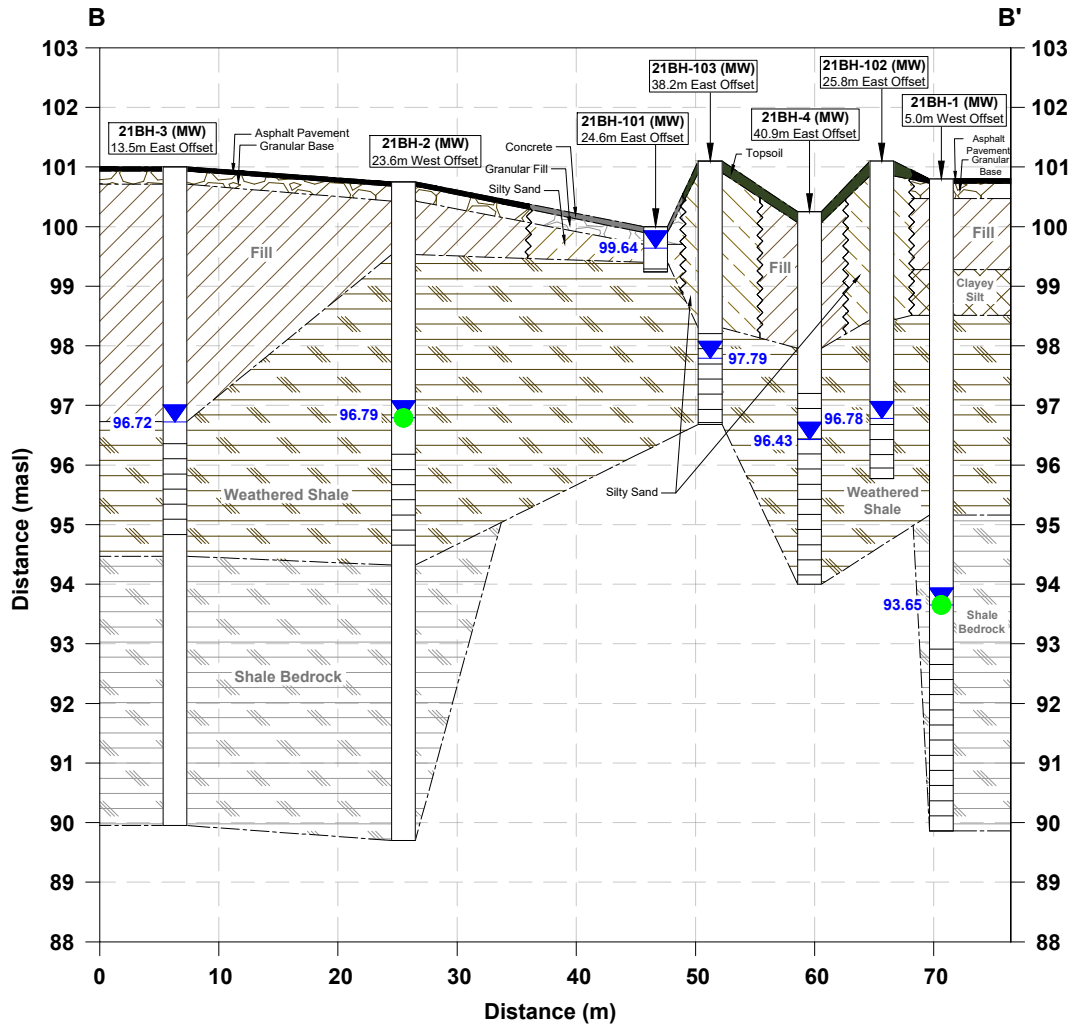
NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

Toronto Inspection LTD
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent, Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B' - VOCs in Soil		
LOCATION:	50 Speers Road, Oakville, Ontario		
PROJECT NO.	5557-23-EE	DATE : July 2023	FIGURE NO. 7f



NOTES:
Vertical Exaggeration: 5x

LEGEND:

- Topsoil
- Concrete Floor
- Asphalt Pavement
- Granular Fill
- Granular Base
- Fill
- Weathered Shale
- Shale Bedrock
- Clayey Silt
- Silty Sand
- Sandy Silt
- Monitoring Well Screen
- Site Boundary
- Section B-B'
- Borehole and Monitoring Well Locations
- Inferred Geological Boundary
- Water level Measurement (masl) measured on May 1, 2023
- Sample Exceeds Table 3 Criteria
- Sample Meets Table 3 Criteria

Toronto Inspection LTD
GEO-ENVIRONMENTAL CONSULTANTS
110 Konrad Crescent, Unit 16
Markham, Ontario
L3R 9X2
Tel: 905-940 8509 Fax: 905-940 8192 Email : TIL@torontoinspection.com

TITLE:	Section B-B' - VOCs in Soil		
LOCATION:	50 Speers Road, Oakville, Ontario		
PROJECT NO.	5557-23-EE	DATE : July 2023	FIGURE NO. 7g

APPENDICES

Project No. 5557-21-EB

Log of Borehole 21BH-1 (MW)

Dwg No. 2

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

Date Drilled: 5/11/21

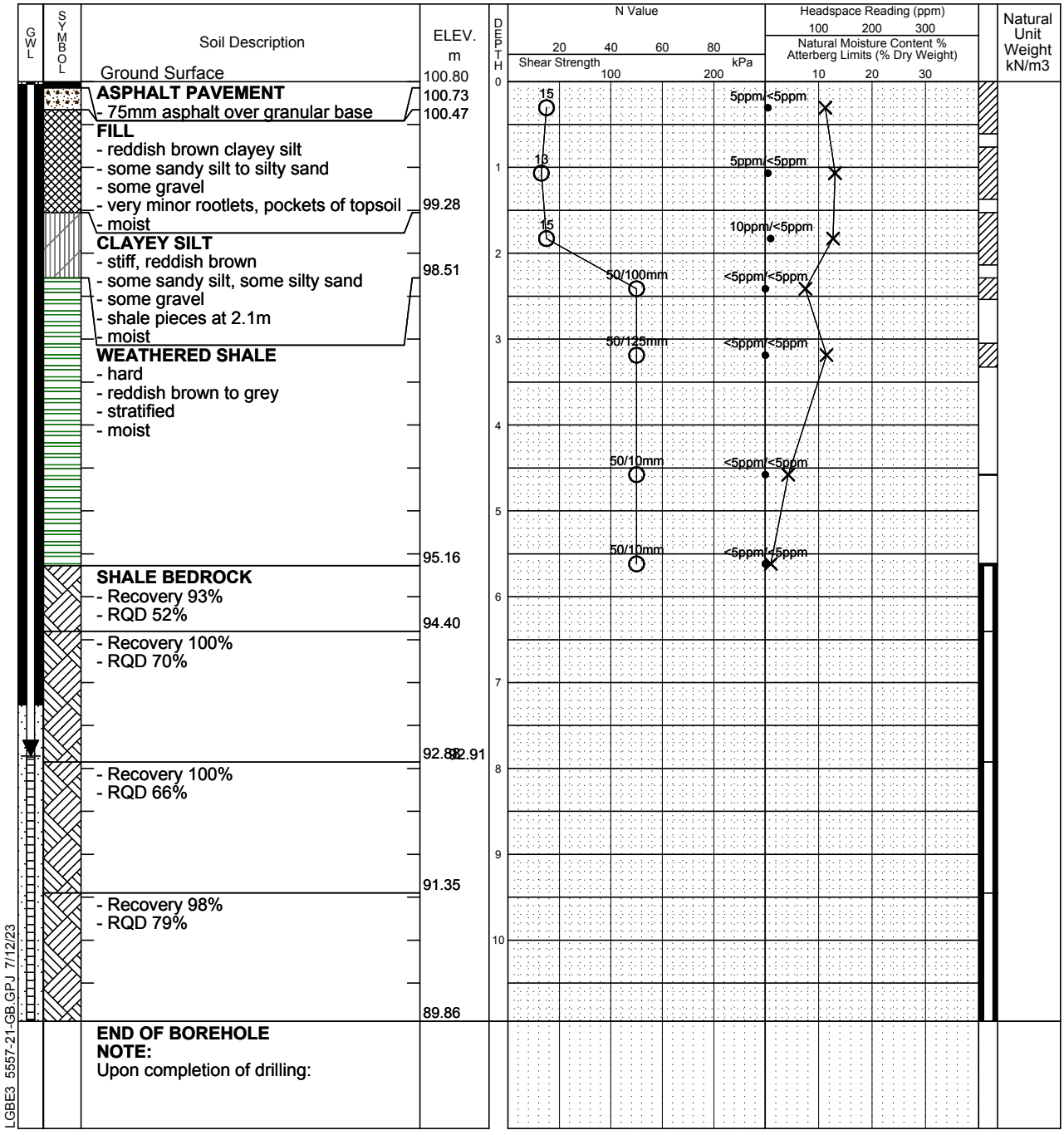
Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

Soil Description	ELEV. m
Ground Surface	100.80
ASPHALT PAVEMENT	100.73
- 75mm asphalt over granular base	100.47
FILL	
- reddish brown clayey silt	
- some sandy silt to silty sand	
- some gravel	
- very minor rootlets, pockets of topsoil	99.28
- moist	
CLAYEY SILT	
- stiff, reddish brown	98.51
- some sandy silt, some silty sand	
- some gravel	
- shale pieces at 2.1m	
- moist	
WEATHERED SHALE	
- hard	
- reddish brown to grey	
- stratified	
- moist	
	95.16
SHALE BEDROCK	
- Recovery 93%	
- RQD 52%	94.40
- Recovery 100%	
- RQD 70%	
	92.88 92.91
- Recovery 100%	
- RQD 66%	
	91.35
- Recovery 98%	
- RQD 79%	
	89.86
END OF BOREHOLE	
NOTE:	
Upon completion of drilling:	



Natural Unit Weight kN/m3

LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
May 21, 2021	5.56m	
May 25, 2021	7.89m	
May 1, 2023	7.15m	

Project No. 5557-21-EB

Log of Borehole 21BH-101 (MW)

Dwg No. 6

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

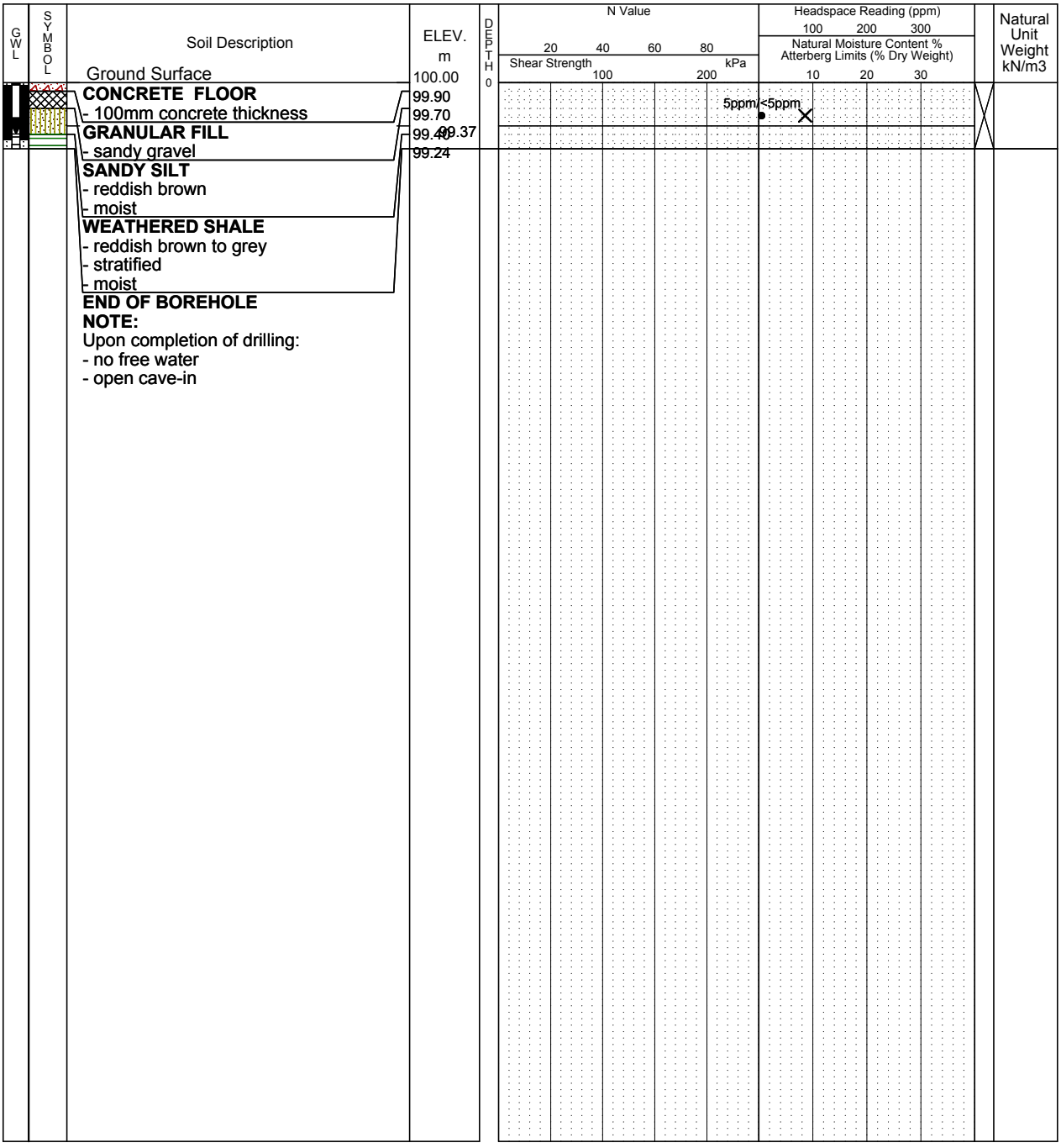
Date Drilled: 10/14/21

Drill Type: Pionjar Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer



LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	0.63m	
May 1, 2023	0.36m	

Project No. 5557-21-EB

Log of Borehole 21BH-102 (MW)

Dwg No. 7

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

Date Drilled: 10/15/21

Drill Type: Pionjar Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	101.10	0			
		TOPSOIL - 250mm topsoil thickness	100.85				
		SILTY SAND - brown - fine grained - trace gravel - moist		1		<5ppm/<5ppm	
				2		<5ppm/<5ppm	
			98.40			<5ppm/<5ppm	
		WEATHERED SHALE - reddish brown to grey - stratified - moist		3		<5ppm/<5ppm	
			96.81	4		<5ppm/38ppm	
			95.77	5			
		END OF BOREHOLE **NOTE:** Upon completion of drilling: - auger refusal at 5.3m - no free water - cave-in at 4.9m					

LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	4.29m	
May 1, 2023	4.32m	

Project No. 5557-21-EB

Log of Borehole 21BH-103 (MW)

Dwg No. 8

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

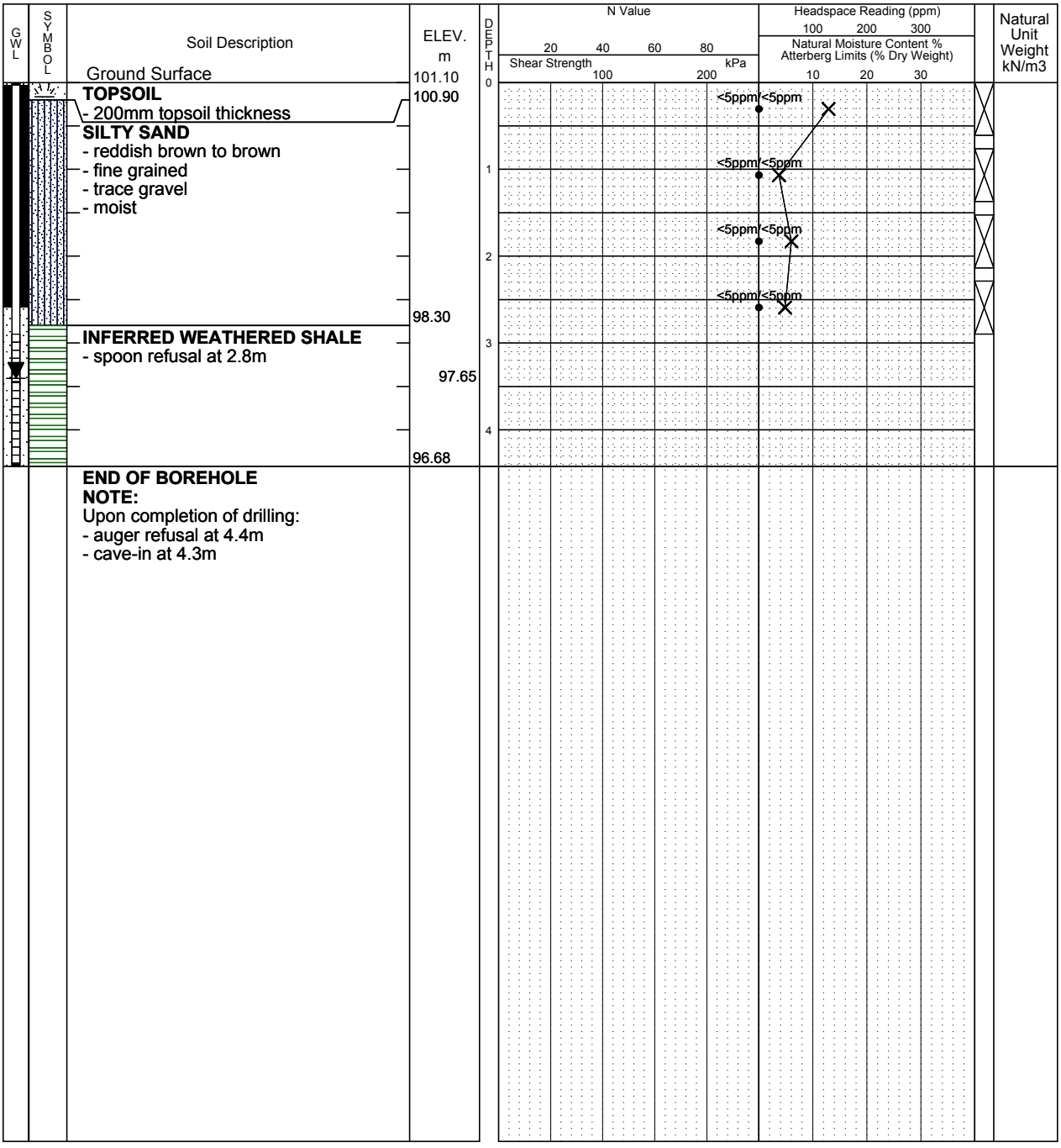
Date Drilled: 10/15/21

Drill Type: Pionjar Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer



LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	3.46m	
May 1, 2023	3.31m	

Project No. 5557-21-EB

Log of Borehole 21BH-2 (MW)

Dwg No. 3

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

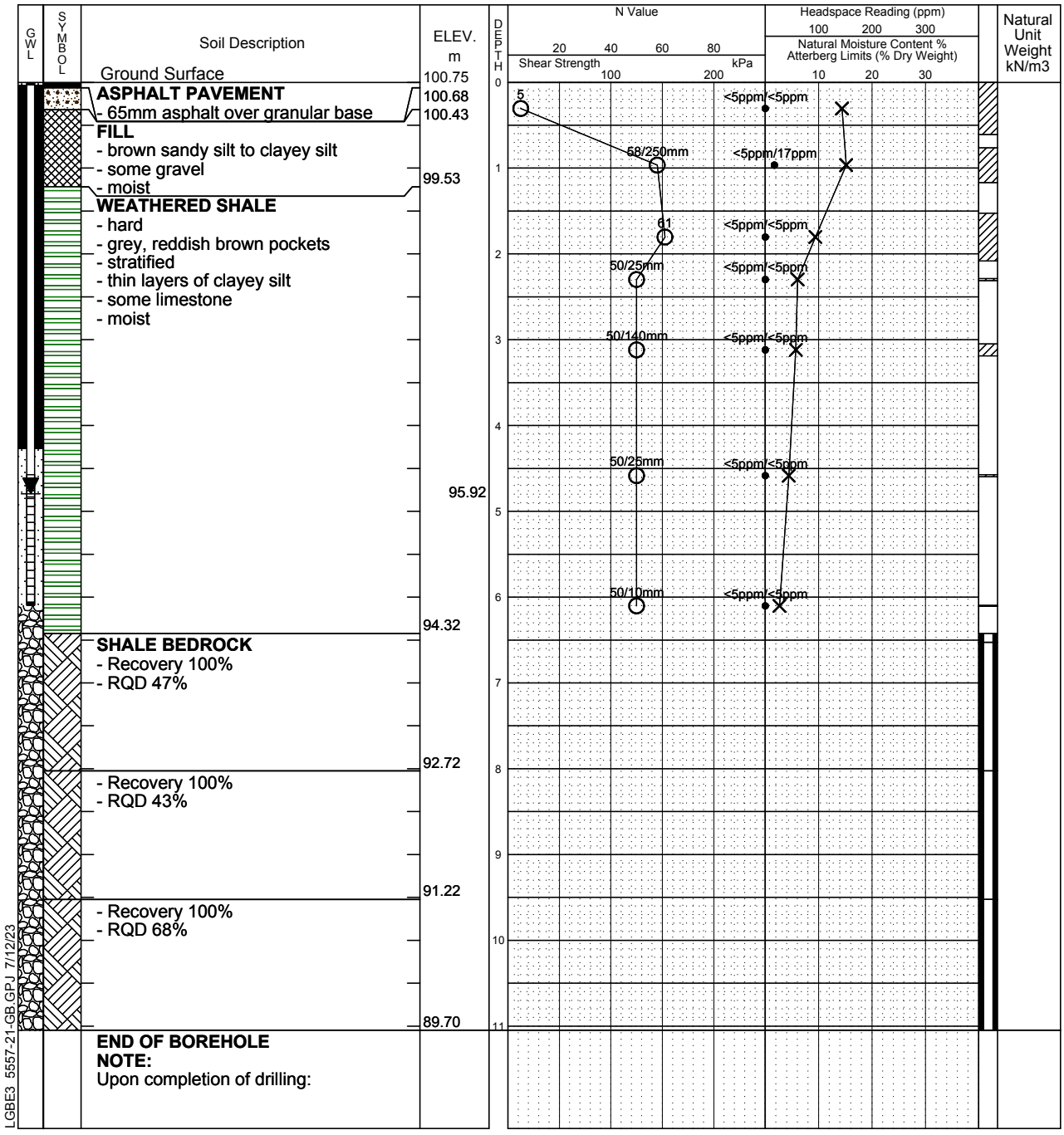
Date Drilled: 5/13/21

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample ☒
SPT (N) Value ○ ▨
Dynamic Cone Test —
Shelby Tube ■
Field Vane Test ✚ S

Headspace Reading (ppm) •
Natural Moisture ×
Plastic and Liquid Limit |—|
Unconfined Compression % Strain at Failure ⊗
Penetrometer ▲



LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
May 21, 2021	4.43m	
May 25, 2021	4.83m	
May 1, 2023	3.96m	

Project No. 5557-21-EB

Log of Borehole 21BH-3 (MW)

Dwg No. 4

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

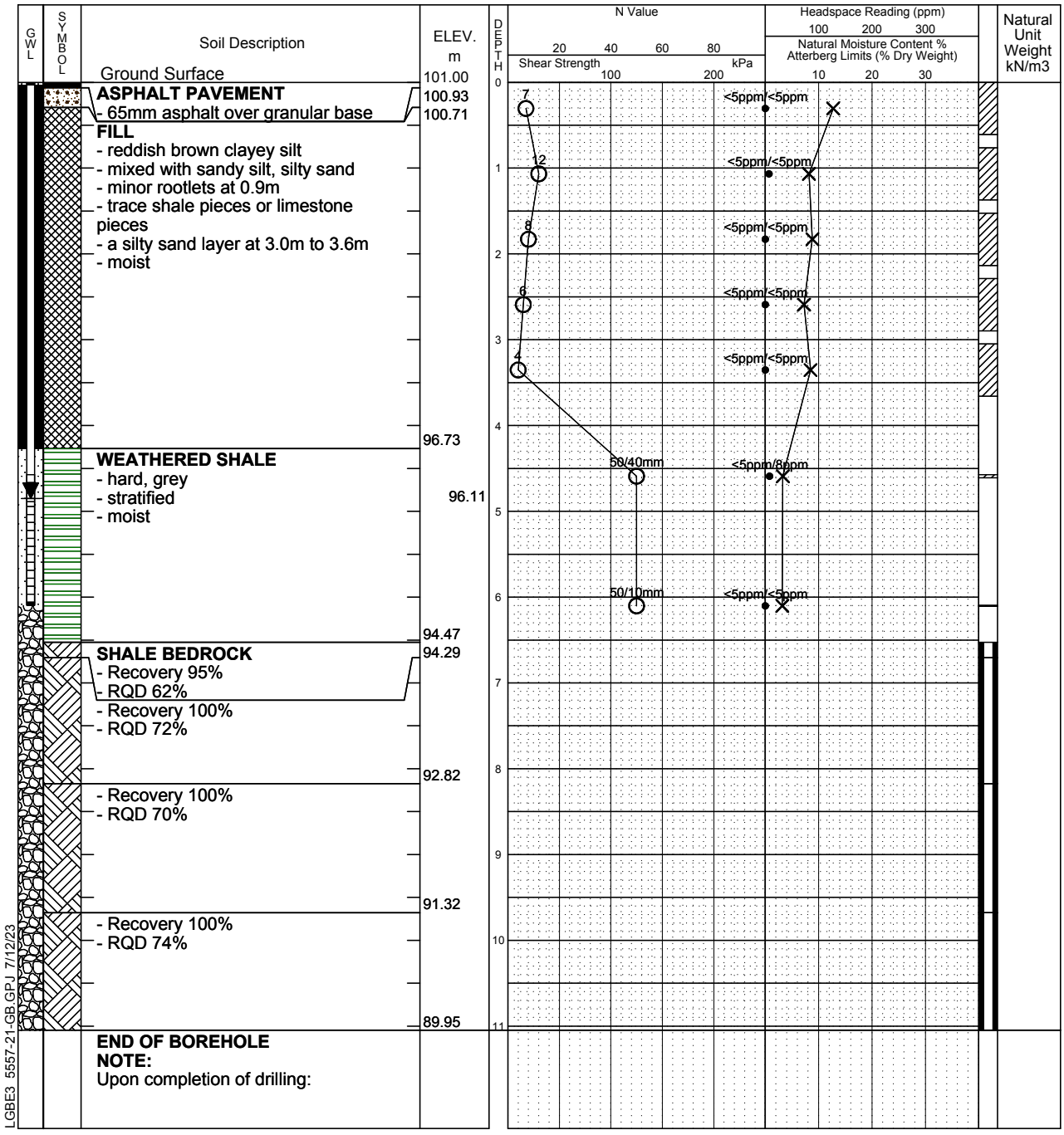
Date Drilled: 5/12/21

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer



LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
May 21, 2021	4.57m	
May 25, 2021	4.89m	
May 1, 2023	4.28m	

Project No. 5557-21-EB

Log of Borehole 21BH-4 (MW)

Dwg No. 5

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

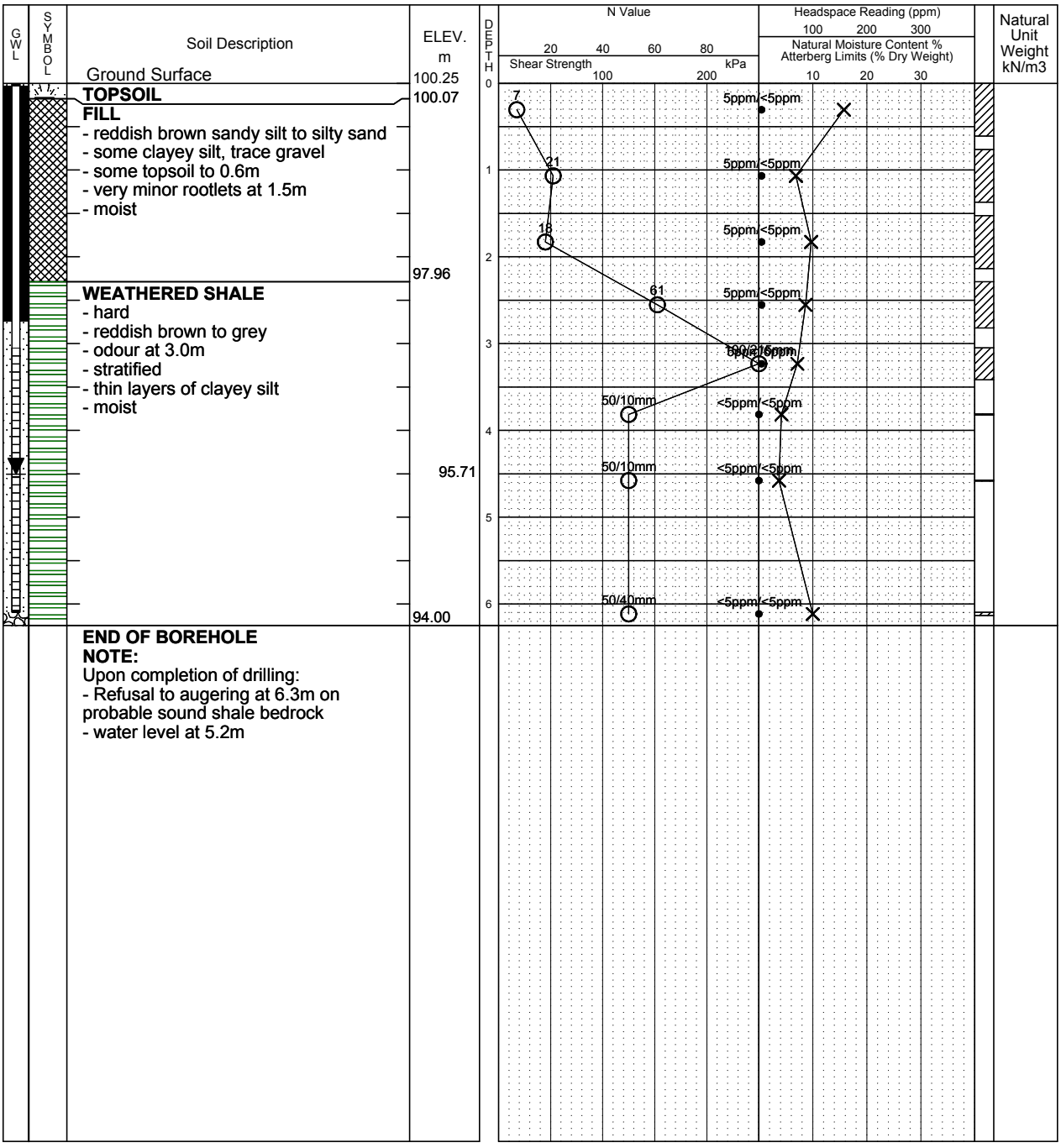
Date Drilled: 5/10/21

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

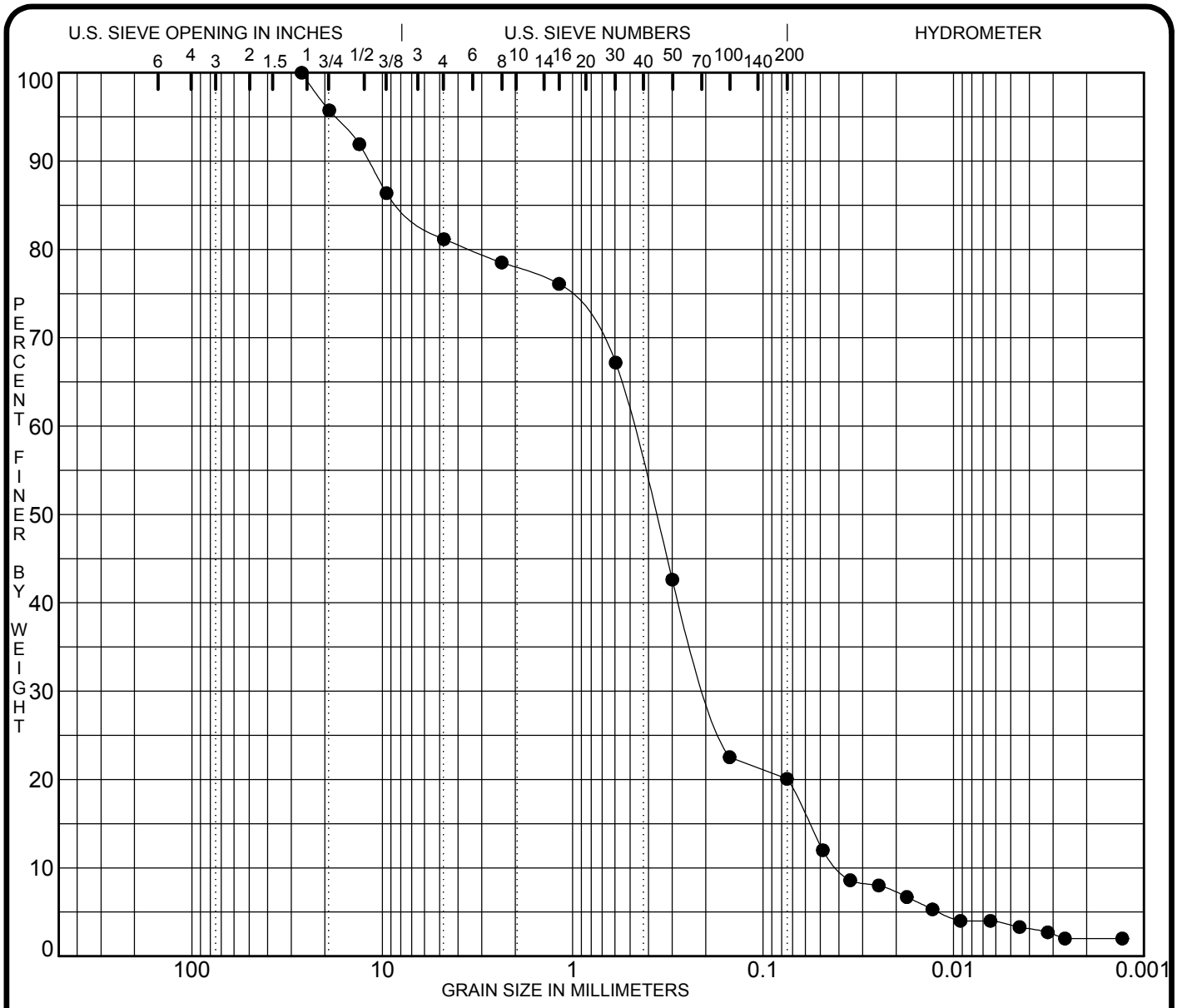


LGBE3 5557-21-GB.GPJ 7/12/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
May 21, 2021	4.39m	
May 25, 2021	4.54m	
May 1, 2023	3.87m	



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification	Classification	MC%	LL	PL	PI	Cc	Cu
●	**21BH-4 (MW) 1.1**						**1.93**	**12.2**

	Specimen Identification	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**21BH-4 (MW) 1.1**	**26.50**	**0.49**	**0.194**	**0.0400**	**18.8**	**61.1**	**16.6**	**3.5**

PROJECT **Geotechnical Investigation - 50 Speers Road, Oakville, Ontario**

JOB NO. **5557-21-GB**

DATE **5/28/21**

GRADATION CURVES

Toronto Inspection Ltd.

FINAL REPORT

CA14322-MAY21 R1

5557

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

CA14322-MAY21 R1

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Jill Campbell, B.Sc.,GISAS
		Laboratory	SGS Canada Inc.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada	Address	185 Concession St., Lakefield ON, K0L 2H0
Contact	Simran Panesar	Telephone	2165
Telephone	416-996-3214	Facsimile	705-652-6365
Facsimile	905 940 8192	Email	jill.campbell@sgs.com
Email	lab@torontoinspection.com;simran@torontoinspection.com	SGS Reference	CA14322-MAY21
Project	5557	Received	05/17/2021
Order Number		Approved	06/02/2021
Samples	Soil (4)	Report Number	CA14322-MAY21 R1
		Date Reported	06/03/2021

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 5 degrees C
Cooling Agent Present:YES
Custody Seal Present:YES

Chain of Custody Number:019226

PHC F3 (C16-C34) Duplicate RPD for F3 is outside control limits. The average of the two duplicates is less than five times the RL, therefore a greater uncertainty is expected.

Trichlorofluoromethane matrix spike; recovery for this parameter is outside control limits; the overall quality control for this analysis has been assessed and was determined to be acceptable.

SIGNATORIES

Jill Campbell, B.Sc.,GISAS

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - BTEX** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	10
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
BTEX							
Benzene	µg/g	0.02	0.21	0.17	< 0.02	< 0.02	< 0.02
Ethylbenzene	µg/g	0.05	2	1.6	< 0.05	< 0.05	< 0.05
Toluene	µg/g	0.05	2.3	6	< 0.05	< 0.05	< 0.05
Xylene (total)	µg/g	0.05	3.1	25	< 0.05	< 0.05	< 0.05
m/p-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05
o-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05

PACKAGE: **REG153 - Hydrides** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	10
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
Hydrides							
Antimony	µg/g	0.8	7.5	7.5	< 0.8	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	18	4.8	4.4	4.1
Selenium	µg/g	0.7	2.4	2.4	< 0.7	< 0.7	< 0.7

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - Metals and Inorganics**
(SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

Parameter	Units	RL	L1	L2	Sample Number	8	9	10	11
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP	DUP B
					Sample Matrix	Soil	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021	15/05/2021
						Result	**Result**	**Result**	**Result**
Metals and Inorganics									
Moisture Content	%	-				14.4	12.1	15.3	10.5
Barium	µg/g	0.1	390	390		130	97	130	
Beryllium	µg/g	0.02	4	5		0.75	0.58	0.71	
Boron	µg/g	1	120	120		11	9	10	
Cadmium	µg/g	0.02	1.2	1.2		0.07	0.19	0.09	
Chromium	µg/g	0.5	160	160		20	15	19	
Cobalt	µg/g	0.01	22	22		10	8.2	8.9	
Copper	µg/g	0.1	140	180		25	38	28	
Lead	µg/g	0.1	120	120		11	17	11	
Molybdenum	µg/g	0.1	6.9	6.9		0.8	0.8	0.6	
Nickel	µg/g	0.5	100	130		23	18	20	
Silver	µg/g	0.05	20	25		< 0.05	< 0.05	< 0.05	
Thallium	µg/g	0.02	1	1		0.11	0.11	0.10	
Uranium	µg/g	0.002	23	23		0.57	0.55	0.64	
Vanadium	µg/g	3	86	86		27	23	26	
Zinc	µg/g	0.7	340	340		54	56	49	
Water Soluble Boron	µg/g	0.5	1.5	1.5		< 0.5	< 0.5	< 0.5	

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - Other (ORP)** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	10
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
Other (ORP)							
Mercury	ug/g	0.05	0.27	1.8	< 0.05	< 0.05	< 0.05
Sodium Adsorption Ratio	No unit	0.2	5	5	22.5	3.3	19.1
SAR Calcium	mg/L	0.09			2.1	10.0	2.6
SAR Magnesium	mg/L	0.02			0.17	1.4	0.50
SAR Sodium	mg/L	0.15			126	41.8	128
Conductivity	mS/cm	0.002	0.7	0.7	0.58	0.24	0.53
pH	pH Units	0.05			7.86	7.78	7.70
Chromium VI	µg/g	0.2	8	10	< 0.2	< 0.2	< 0.2
Free Cyanide	µg/g	0.05	0.051	0.051	< 0.05	< 0.05	< 0.05

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - PAHs** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

					Sample Number	8	9	11
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP B
					Sample Matrix	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
PAHs							
Acenaphthene	µg/g	0.05	7.9	29	< 0.05	< 0.05	< 0.05
Acenaphthylene	µg/g	0.05	0.15	0.17	< 0.05	< 0.05	< 0.05
Anthracene	µg/g	0.05	0.67	0.74	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	µg/g	0.05	0.5	0.63	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	µg/g	0.05	0.3	0.3	< 0.05	< 0.05	< 0.05
Benzo(b+j)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	µg/g	0.1	6.6	7.8	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05
Chrysene	µg/g	0.05	7	7.8	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	0.1	< 0.06	< 0.06	< 0.06
Fluoranthene	µg/g	0.05	0.69	0.69	< 0.05	< 0.05	< 0.05
Fluorene	µg/g	0.05	62	69	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.38	0.48	< 0.1	< 0.1	< 0.1
1-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05
2-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-(1-)	µg/g	0.05	0.99	3.4	< 0.05	< 0.05	< 0.05
Naphthalene	µg/g	0.05	0.6	0.75	< 0.05	< 0.05	< 0.05
Phenanthrene	µg/g	0.05	6.2	7.8	< 0.05	< 0.05	< 0.05
Pyrene	µg/g	0.05	78	78	< 0.05	< 0.05	< 0.05

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - PHCs** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	10
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
PHCs							
F1 (C6-C10)	µg/g	10	55	65	< 10	< 10	< 10
F1-BTEX (C6-C10)	µg/g	10			< 10	< 10	< 10
F2 (C10-C16)	µg/g	10	98	150	< 10	< 10	< 10
F3 (C16-C34)	µg/g	50	300	1300	< 50	< 50	< 50
F4 (C34-C50)	µg/g	50	2800	5600	< 50	< 50	< 50
Chromatogram returned to baseline at nC50	Yes / No	-			YES	YES	YES

PACKAGE: **REG153 - SVOC Surrogates** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	11
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP B
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
SVOC Surrogates							
Surr Nitrobenzene-d5	Surr Rec %	-			69	93	86
Surr 2-Fluorobiphenyl	Surr Rec %	-			64	95	89
Surr 4-Terphenyl-d14	Surr Rec %	-			66	105	102
Surr 2-Fluorophenol	Surr Rec %	-			89	84	85
Surr Phenol-d6	Surr Rec %	-			81	90	90
Surr 2,4,6-Tribromophenol	Surr Rec %	-			51	81	79

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - THMs (VOC)** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

					Sample Number	8	9	10
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
					Sample Matrix	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
THMs (VOC)							
Bromodichloromethane	µg/g	0.05	13	1.9	< 0.05	< 0.05	< 0.05
Bromoform	µg/g	0.05	0.27	0.26	< 0.05	< 0.05	< 0.05
Dibromochloromethane	µg/g	0.05	9.4	2.9	< 0.05	< 0.05	< 0.05

PACKAGE: **REG153 - VOC Surrogates** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

					Sample Number	8	9	10
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
					Sample Matrix	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	-			109	83	100
Surr 4-Bromofluorobenzene	Surr Rec %	-			101	97	93
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-			91	92	70

PACKAGE: **REG153 - VOCs** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

					Sample Number	8	9	10
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
					Sample Matrix	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
VOCs							
Acetone	µg/g	0.5	16	28	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - VOCs** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

					Sample Number	8	9	10
					Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
					Sample Matrix	Soil	Soil	Soil
					Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
VOCs (continued)							
Bromomethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride	µg/g	0.05	0.05	0.12	< 0.05	< 0.05	< 0.05
Chlorobenzene	µg/g	0.05	2.4	2.7	< 0.05	< 0.05	< 0.05
Chloroform	µg/g	0.05	0.05	0.18	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	3.4	1.7	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	4.8	6	< 0.05	< 0.05	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.083	0.097	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	25	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane	µg/g	0.05	3.5	0.6	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	0.084	0.75	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	3.4	2.5	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane	µg/g	0.05	0.05	0.085	< 0.05	< 0.05	< 0.05
cis-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03
trans-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.05	0.081	< 0.05	< 0.05	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
n-Hexane	µg/g	0.05	2.8	34	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone	µg/g	0.5	16	44	< 0.5	< 0.5	< 0.5
Methyl isobutyl ketone	µg/g	0.5	1.7	4.3	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	0.75	1.4	< 0.05	< 0.05	< 0.05
Methylene Chloride	µg/g	0.05	0.1	0.96	< 0.05	< 0.05	< 0.05

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: A.

PACKAGE: **REG153 - VOCs** (SOIL)

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

L2 = REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED

				Sample Number	8	9	10
				Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
				Sample Matrix	Soil	Soil	Soil
				Sample Date	15/05/2021	15/05/2021	15/05/2021
Parameter	**Units**	**RL**	**L1**	**L2**	**Result**	**Result**	**Result**
VOCs (continued)							
Styrene	µg/g	0.05	0.7	2.2	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	µg/g	0.05	0.28	2.3	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.058	0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.38	3.4	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.061	0.52	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	5.8	< 0.05	< 0.05	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	0.022	< 0.02	< 0.02	< 0.02

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED L1	REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED L2
21BH-2 (MW) SS1					
Sodium Adsorption Ratio	MOE 4696e01/EPA 6010	No unit	22.5	5	5
DUP					
Sodium Adsorption Ratio	MOE 4696e01/EPA 6010	No unit	19.1	5	5

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0009-JUN21	mS/cm	0.002	<0.002	0	10	99	90	110	NA		

Cyanide by SFA

Method: SM 4500 | Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5095-MAY21	µg/g	0.05	<0.05	ND	20	109	80	120	91	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A | Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5108-MAY21	ug/g	0.2	<0.2	ND	20	90	80	120	93	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0003-JUN21	ug/g	0.05	<0.05	ND	20	104	80	120	94	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0002-JUN21	mg/L	0.09	<0.09	4	20	99	80	120	98	70	130
SAR Magnesium	ESG0002-JUN21	mg/L	0.02	<0.02	3	20	99	80	120	96	70	130
SAR Sodium	ESG0002-JUN21	mg/L	0.15	<0.15	14	20	101	80	120	100	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0003-JUN21	ug/g	0.05	<0.05	1	20	102	70	130	103	70	130
Arsenic	EMS0003-JUN21	µg/g	0.5	<0.5	16	20	99	70	130	96	70	130
Barium	EMS0003-JUN21	ug/g	0.1	<0.1	4	20	105	70	130	90	70	130
Beryllium	EMS0003-JUN21	µg/g	0.02	<0.02	8	20	101	70	130	96	70	130
Boron	EMS0003-JUN21	µg/g	1	<1	ND	20	107	70	130	97	70	130
Cadmium	EMS0003-JUN21	µg/g	0.02	<0.02	3	20	99	70	130	94	70	130
Cobalt	EMS0003-JUN21	µg/g	0.01	<0.01	6	20	100	70	130	99	70	130
Chromium	EMS0003-JUN21	µg/g	0.5	<0.5	4	20	102	70	130	99	70	130
Copper	EMS0003-JUN21	µg/g	0.1	<0.1	8	20	98	70	130	95	70	130
Molybdenum	EMS0003-JUN21	µg/g	0.1	<0.1	18	20	95	70	130	103	70	130
Nickel	EMS0003-JUN21	ug/g	0.5	<0.5	6	20	98	70	130	94	70	130
Lead	EMS0003-JUN21	µg/g	0.1	<0.1	ND	20	101	70	130	95	70	130
Antimony	EMS0003-JUN21	µg/g	0.8	<0.8	ND	20	100	70	130	82	70	130
Selenium	EMS0003-JUN21	µg/g	0.7	<0.7	ND	20	96	70	130	95	70	130
Thallium	EMS0003-JUN21	µg/g	0.02	<0.02	ND	20	101	70	130	91	70	130
Uranium	EMS0003-JUN21	µg/g	0.002	<0.002	3	20	105	70	130	95	70	130
Vanadium	EMS0003-JUN21	µg/g	3	<3	11	20	102	70	130	98	70	130
Zinc	EMS0003-JUN21	µg/g	0.7	<0.7	6	20	100	70	130	94	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0022-JUN21	µg/g	10	<10	ND	30	98	80	120	NV	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0436-MAY21	µg/g	10	<10	ND	30	108	80	120	103	60	140
F3 (C16-C34)	GCM0436-MAY21	µg/g	50	<50	114	30	108	80	120	103	60	140
F4 (C34-C50)	GCM0436-MAY21	µg/g	50	<50	ND	30	108	80	120	103	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0073-MAY21	pH Units	0.05		0	20	100	80	120			

QC SUMMARY

Semi-Volatile Organics

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENV]GC-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1-Methylnaphthalene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	95	50	140	98	50	140
2-Methylnaphthalene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	91	50	140	94	50	140
Acenaphthene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	98	50	140	103	50	140
Acenaphthylene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	100	50	140	105	50	140
Anthracene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	92	50	140	98	50	140
Benzo(a)anthracene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	96	50	140	105	50	140
Benzo(a)pyrene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	89	50	140	98	50	140
Benzo(b+j)fluoranthene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	89	50	140	96	50	140
Benzo(ghi)perylene	GCM0485-MAY21	µg/g	0.1	< 0.1	ND	40	89	50	140	102	50	140
Benzo(k)fluoranthene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	95	50	140	99	50	140
Chrysene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	97	50	140	99	50	140
Dibenzo(a,h)anthracene	GCM0485-MAY21	µg/g	0.06	< 0.06	ND	40	86	50	140	95	50	140
Fluoranthene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	97	50	140	104	50	140
Fluorene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	93	50	140	96	50	140
Indeno(1,2,3-cd)pyrene	GCM0485-MAY21	µg/g	0.1	< 0.1	ND	40	92	50	140	99	50	140
Naphthalene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	96	50	140	100	50	140
Phenanthrene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	97	50	140	100	50	140
Pyrene	GCM0485-MAY21	µg/g	0.05	< 0.05	ND	40	105	50	140	110	50	140

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	101	60	130	120	50	140
1,1,1-Trichloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	106	60	130	122	50	140
1,1,2,2-Tetrachloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	96	60	130	101	50	140
1,1,2-Trichloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	105	60	130	121	50	140
1,1-Dichloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	105	60	130	117	50	140
1,1-Dichloroethylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	123	60	130	137	50	140
1,2-Dichlorobenzene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	95	60	130	112	50	140
1,2-Dichloroethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	105	60	130	112	50	140
1,2-Dichloropropane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	102	60	130	99	50	140
1,3-Dichlorobenzene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	94	60	130	113	50	140
1,4-Dichlorobenzene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	99	60	130	113	50	140
Acetone	GCM0021-JUN21	µg/g	0.5	< 0.5	ND	50	104	50	140	127	50	140
Benzene	GCM0021-JUN21	µg/g	0.02	< 0.02	ND	50	101	60	130	110	50	140
Bromodichloromethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	105	60	130	114	50	140
Bromoform	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	97	60	130	112	50	140
Bromomethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	121	50	140	140	50	140
Carbon tetrachloride	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	108	60	130	123	50	140
Chlorobenzene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	104	60	130	120	50	140
Chloroform	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	99	60	130	113	50	140
cis-1,2-Dichloroethylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	100	60	130	115	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0021-JUN21	µg/g	0.03	< 0.03	ND	50	108	60	130	107	50	140
Dibromochloromethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	103	60	130	115	50	140
Dichlorodifluoromethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	131	50	140	98	50	140
Ethylbenzene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	106	60	130	138	50	140
Ethylenedibromide	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	109	60	130	131	50	140
n-Hexane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	119	60	130	51	50	140
m/p-xylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	106	60	130	NV	50	140
Methyl ethyl ketone	GCM0021-JUN21	µg/g	0.5	< 0.5	ND	50	85	50	140	118	50	140
Methyl isobutyl ketone	GCM0021-JUN21	µg/g	0.5	< 0.5	ND	50	100	50	140	128	50	140
Methyl-t-butyl Ether	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	109	60	130	126	50	140
Methylene Chloride	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	115	60	130	122	50	140
o-xylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	106	60	130	115	50	140
Styrene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	107	60	130	119	50	140
Tetrachloroethylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	105	60	130	117	50	140
Toluene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	108	60	130	110	50	140
trans-1,2-Dichloroethylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	117	60	130	132	50	140
trans-1,3-dichloropropene	GCM0021-JUN21	µg/g	0.03	< 0.03	ND	50	102	60	130	124	50	140
Trichloroethylene	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	83	60	130	125	50	140
Trichlorofluoromethane	GCM0021-JUN21	µg/g	0.05	< 0.05	ND	50	131	50	140	149	50	140
Vinyl Chloride	GCM0021-JUN21	µg/g	0.02	< 0.02	ND	50	123	50	140	127	50	140

QC SUMMARY

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0001-JUN21	µg/g	0.5	<0.5	ND	20	107	80	120	94	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Samples analysed as received. Solid samples expressed on a dry weight basis. “Temperature Upon Receipt” is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated. This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.sgs.com/terms_and_conditions.htm. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

-- End of Analytical Report --

FINAL REPORT

CA15852-MAY21 R

5557

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

CA15852-MAY21 R

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Brad Moore Hon. B.Sc
		Laboratory	SGS Canada Inc.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada	Address	185 Concession St., Lakefield ON, K0L 2H0
Contact	Simran Panesar	Telephone	705-652-2143
Telephone	416-996-3214	Facsimile	705-652-6365
Facsimile	905 940 8192	Email	brad.moore@sgs.com
Email	lab@torontoinspection.com;simran@torontoinspection.com	SGS Reference	CA15852-MAY21
Project	5557	Received	05/25/2021
Order Number		Approved	05/31/2021
Samples	Ground Water (3)	Report Number	CA15852-MAY21 R
		Date Reported	05/31/2021

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Temperature of Sample upon Receipt: 8 degrees C
Cooling Agent Present:YES
Custody Seal Present:YES

Chain of Custody Number:019231

SIGNATORIES

Brad Moore Hon. B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - BTEX** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

	Sample Number			7	8	9
	Sample Name			21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
	Sample Matrix			Ground Water	Ground Water	Ground Water
	Sample Date			25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
BTEX						
Benzene	µg/L	0.5	44	0.5	< 0.5	< 0.5
Ethylbenzene	µg/L	0.5	2300	< 0.5	< 0.5	< 0.5
Toluene	µg/L	0.5	18000	< 0.5	< 0.5	< 0.5
Xylene (total)	µg/L	0.5	4200	< 0.5	< 0.5	< 0.5
m/p-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5
o-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5

PACKAGE: **REG153 - Hydrides** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

	Sample Number			7	8
	Sample Name			21BH-1 (MW)	21BH-2 (MW)
	Sample Matrix			Ground Water	Ground Water
	Sample Date			25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**
Hydrides					
Antimony	µg/L	0.9	20000	1.0	1.7
Arsenic	µg/L	0.2	1900	2.1	11.6
Selenium	µg/L	0.04	63	0.15	3.77

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - Metals and Inorganics**
(WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

			Sample Number	7	8
			Sample Name	21BH-1 (MW)	21BH-2 (MW)
			Sample Matrix	Ground Water	Ground Water
			Sample Date	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**
Metals and Inorganics					
Barium	µg/L	0.02	29000	31.1	150
Beryllium	µg/L	0.007	67	< 0.007	< 0.007
Boron	µg/L	2	45000	2820	1930
Cadmium	µg/L	0.003	2.7	0.075	0.150
Chromium	µg/L	0.08	810	0.10	0.24
Cobalt	µg/L	0.004	66	0.049	0.161
Copper	µg/L	0.2	87	1.7	2.9
Lead	µg/L	0.09	25	< 0.09	< 0.09
Molybdenum	µg/L	0.04	9200	235	500
Nickel	µg/L	0.1	490	0.4	0.9
Silver	µg/L	0.05	1.5	< 0.05	< 0.05
Thallium	µg/L	0.005	510	0.024	0.024
Uranium	µg/L	0.002	420	1.47	4.15
Vanadium	µg/L	0.01	250	2.08	1.33
Zinc	µg/L	2	1100	5	3

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - Na** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number				7	8
Sample Name				21BH-1 (MW)	21BH-2 (MW)
Sample Matrix				Ground Water	Ground Water
Sample Date				25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**
Na					
Sodium	µg/L	10	2.3e+006	402000	212000

PACKAGE: **REG153 - Other (ORP)** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number				7	8
Sample Name				21BH-1 (MW)	21BH-2 (MW)
Sample Matrix				Ground Water	Ground Water
Sample Date				25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**
Other (ORP)					
Mercury (total)	µg/L	0.01	0.29	< 0.01	< 0.01
pH	No unit	0.05		8.24	7.67
Chloride	µg/L	1000	2.3e+006	240000	810000
Chromium VI	µg/L	0.2	140	< 0.2	< 0.2
Cyanide (free)	µg/L	2	66	< 2	< 2

PACKAGE: **REG153 - PHCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number				7	8	9
Sample Name				21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
Sample Matrix				Ground Water	Ground Water	Ground Water
Sample Date				25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
PHCs						
F1 (C6-C10)	µg/L	25	750	< 25	< 25	< 25
F1-BTEX (C6-C10)	µg/L	25		< 25	< 25	< 25

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - PHCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

			Sample Number	7	8	9
			Sample Name	21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
			Sample Matrix	Ground Water	Ground Water	Ground Water
			Sample Date	25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
PHCs (continued)						
F2 (C10-C16)	µg/L	100	150	< 100	< 100	< 100
F3 (C16-C34)	µg/L	200	500	< 200	< 200	< 200
F4 (C34-C50)	µg/L	200	500	< 200	< 200	< 200
Chromatogram returned to baseline at nC50	Yes / No	-		YES	YES	YES

PACKAGE: **REG153 - THMs (VOC)** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

			Sample Number	7	8	9
			Sample Name	21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
			Sample Matrix	Ground Water	Ground Water	Ground Water
			Sample Date	25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
THMs (VOC)						
Bromodichloromethane	µg/L	0.5	85000	< 0.5	< 0.5	< 0.5
Bromoform	µg/L	0.5	380	< 0.5	< 0.5	< 0.5
Dibromochloromethane	µg/L	0.5	82000	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - VOC Surrogates** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

			Sample Number	7	8	9
			Sample Name	21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
			Sample Matrix	Ground Water	Ground Water	Ground Water
			Sample Date	25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
VOC Surrogates						
Surr 1,2-Dichloroethane-d4	Surr Rec %	-		106	107	106
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-		94	93	96
Surr 4-Bromofluorobenzene	Surr Rec %	-		88	90	89

PACKAGE: **REG153 - VOCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

			Sample Number	7	8	9
			Sample Name	21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)
			Sample Matrix	Ground Water	Ground Water	Ground Water
			Sample Date	25/05/2021	25/05/2021	25/05/2021
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
VOCs						
Acetone	µg/L	30	130000	< 30	54	< 30
Bromomethane	µg/L	0.5	5.6	< 0.5	< 0.5	< 0.5
Carbon tetrachloride	µg/L	0.2	0.79	< 0.2	< 0.2	< 0.2
Chlorobenzene	µg/L	0.5	630	< 0.5	< 0.5	< 0.5
Chloroform	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5
1,2-Dichlorobenzene	µg/L	0.5	4600	< 0.5	< 0.5	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	9600	< 0.5	< 0.5	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	8	< 0.5	< 0.5	< 0.5
Dichlorodifluoromethane	µg/L	2.0	4400	< 2	< 2	< 2
1,1-Dichloroethane	µg/L	0.5	320	< 0.5	< 0.5	< 0.5
1,2-Dichloroethane	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5
1,1-Dichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5
trans-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Cameron

PACKAGE: **REG153 - VOCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

	Sample Number	7	8	9		
	Sample Name	21BH-1 (MW)	21BH-2 (MW)	21BH-3 (MW)		
	Sample Matrix	Ground Water	Ground Water	Ground Water		
	Sample Date	25/05/2021	25/05/2021	25/05/2021		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
VOCs (continued)						
cis-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5
1,2-Dichloropropane	µg/L	0.5	16	< 0.5	< 0.5	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5
trans-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5
1,3-dichloropropene (total)	µg/L	0.5	5.2	< 0.5	< 0.5	< 0.5
Ethylenedibromide	µg/L	0.2	0.25	< 0.2	< 0.2	< 0.2
n-Hexane	µg/L	1.0	51	< 1	< 1	< 1
Methyl ethyl ketone	µg/L	20	470000	< 20	< 20	< 20
Methyl Isobutyl Ketone	µg/L	20	140000	< 20	< 20	< 20
Methyl-t-butyl Ether	µg/L	2.0	190	< 2	< 2	< 2
Methylene Chloride	µg/L	0.5	610	< 0.5	< 0.5	< 0.5
Styrene	µg/L	0.5	1300	< 0.5	< 0.5	< 0.5
Tetrachloroethylene (perchloroethylene)	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	3.3	< 0.5	< 0.5	< 0.5
1,1,2,2-Tetrachloroethane	µg/L	0.5	3.2	< 0.5	< 0.5	< 0.5
1,1,1-Trichloroethane	µg/L	0.5	640	< 0.5	< 0.5	< 0.5
1,1,2-Trichloroethane	µg/L	0.5	4.7	< 0.5	< 0.5	< 0.5
Trichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5
Trichlorofluoromethane	µg/L	5.0	2500	< 5	< 5	< 5
Vinyl Chloride	µg/L	0.2	0.5	< 0.2	< 0.2	< 0.2

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Anions by discrete analyzer

Method: US EPA 325.2 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-026

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chloride	DIO5083-MAY21	ug/L	1000	<1000	ND	20	102	80	120	108	75	125

Cyanide by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Cyanide (free)	SKA0260-MAY21	µg/L	2	<2	ND	10	99	90	110	100	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A I Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA0261-MAY21	ug/L	0.2	<0.2	ND	20	102	80	120	97	75	125

QC SUMMARY

Mercury by CVAAS

Method: SM 3112/SM 3112B | Internal ref.: ME-CA-[ENV]SPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury (total)	EHG0026-MAY21	ug/L	0.01	<0.01	11	20	109	80	120	118	70	130

QC SUMMARY

Metals in aqueous samples - ICP-MS

Method: SM 3030/EPA 200.8 | Internal ref.: ME-CA-IENVISPE-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0136-MAY21	ug/L	0.05	<0.05	ND	20	105	90	110	94	70	130
Arsenic	EMS0136-MAY21	µg/L	0.2	<0.2	2	20	106	90	110	104	70	130
Barium	EMS0136-MAY21	µg/L	0.02	<0.02	1	20	102	90	110	97	70	130
Beryllium	EMS0136-MAY21	µg/L	0.007	<0.07	0	20	92	90	110	81	70	130
Boron	EMS0136-MAY21	µg/L	2	<2	2	20	102	90	110	94	70	130
Cadmium	EMS0136-MAY21	µg/L	0.003	<0.003	ND	20	104	90	110	94	70	130
Cobalt	EMS0136-MAY21	µg/L	0.004	<0.004	3	20	105	90	110	102	70	130
Chromium	EMS0136-MAY21	ug/L	0.08	<0.08	2	20	104	90	110	109	70	130
Copper	EMS0136-MAY21	ug/L	0.2	<0.2	4	20	103	90	110	92	70	130
Molybdenum	EMS0136-MAY21	ug/L	0.04	<0.04	0	20	106	90	110	105	70	130
Sodium	EMS0136-MAY21	ug/L	10	<0.01	6	20	98	90	110	87	70	130
Nickel	EMS0136-MAY21	µg/L	0.1	<0.1	2	20	103	90	110	96	70	130
Lead	EMS0136-MAY21	ug/L	0.09	<0.01	9	20	109	90	110	97	70	130
Antimony	EMS0136-MAY21	ug/L	0.9	<0.9	ND	20	95	90	110	103	70	130
Selenium	EMS0136-MAY21	µg/L	0.04	<0.04	16	20	104	90	110	101	70	130
Thallium	EMS0136-MAY21	µg/L	0.005	<0.005	0	20	105	90	110	100	70	130
Uranium	EMS0136-MAY21	µg/L	0.002	<0.002	0	20	92	90	110	84	70	130
Vanadium	EMS0136-MAY21	µg/L	0.01	< 0.001	4	20	102	90	110	102	70	130
Zinc	EMS0136-MAY21	µg/L	2	<0.002	1	20	104	90	110	85	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0460-MAY21	µg/L	25	<25	ND	30	90	60	140	92	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0446-MAY21	µg/L	100	<100	ND	30	87	60	140	86	60	140
F3 (C16-C34)	GCM0446-MAY21	µg/L	200	<200	ND	30	87	60	140	86	60	140
F4 (C34-C50)	GCM0446-MAY21	µg/L	200	<200	ND	30	87	60	140	86	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	EWL0490-MAY21	No unit	0.05	NA	0		100			NA		

QC SUMMARY

Volatile Organics

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENV]GC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	100	60	130	108	50	140
1,1,1-Trichloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	112	50	140
1,1,2,2-Tetrachloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	104	50	140
1,1,2-Trichloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	108	50	140
1,1-Dichloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	111	50	140
1,1-Dichloroethylene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	100	60	130	114	50	140
1,2-Dichlorobenzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	111	50	140
1,2-Dichloroethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	109	50	140
1,2-Dichloropropane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	101	60	130	109	50	140
1,3-Dichlorobenzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	101	60	130	113	50	140
1,4-Dichlorobenzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	113	50	140
Acetone	GCM0434-MAY21	µg/L	30	<30	ND	30	99	60	130	101	50	140
Benzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	114	50	140
Bromodichloromethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	108	50	140
Bromoform	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	104	50	140
Bromomethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	96	50	140	104	50	140
Carbon tetrachloride	GCM0434-MAY21	µg/L	0.2	<0.2	ND	30	100	60	130	115	50	140
Chlorobenzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	101	60	130	112	50	140
Chloroform	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	109	50	140
cis-1,2-Dichloroethene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	112	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	110	50	140
Dibromochloromethane	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	99	60	130	105	50	140
Dichlorodifluoromethane	GCM0434-MAY21	µg/L	2.0	<2	ND	30	69	50	140	79	50	140
Ethylbenzene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	115	50	140
Ethylenedibromide	GCM0434-MAY21	µg/L	0.2	<0.2	ND	30	105	60	130	111	50	140
n-Hexane	GCM0434-MAY21	µg/L	1.0	<1	ND	30	84	60	130	96	50	140
m/p-xylene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	114	50	140
Methyl ethyl ketone	GCM0434-MAY21	ug/L	20	<20	ND	30	100	60	130	100	50	140
Methyl Isobutyl Ketone	GCM0434-MAY21	µg/L	20	<20	ND	30	100	50	140	101	50	140
Methyl-t-butyl Ether	GCM0434-MAY21	µg/L	2.0	<2	ND	30	99	60	130	102	50	140
Methylene Chloride	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	111	50	140
o-xylene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	116	50	140
Styrene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	115	50	140
Tetrachloroethylene (perchloroethylene)	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	104	60	130	117	50	140
Toluene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	102	60	130	115	50	140
trans-1,2-Dichloroethene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	115	50	140
trans-1,3-Dichloropropene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	100	60	130	107	50	140
Trichloroethylene	GCM0434-MAY21	µg/L	0.5	<0.5	ND	30	103	60	130	113	50	140
Trichlorofluoromethane	GCM0434-MAY21	µg/L	5.0	<5	ND	30	95	50	140	108	50	140
Vinyl Chloride	GCM0434-MAY21	µg/L	0.2	<0.2	ND	30	93	60	130	103	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.
Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.
LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.
Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.
Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.
RL: Reporting limit
RPD: Relative percent difference
AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.
Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.
Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Samples analysed as received. Solid samples expressed on a dry weight basis. “Temperature Upon Receipt” is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated. This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.sgs.com/terms_and_conditions.htm. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

-- End of Analytical Report --

FINAL REPORT

CA14826-JUN21 R

5557

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

CA14826-JUN21 R

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Brad Moore Hon. B.Sc
		Laboratory	SGS Canada Inc.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada	Address	185 Concession St., Lakefield ON, K0L 2H0
Contact	Simran Panesar	Telephone	705-652-2143
Telephone	416-996-3214	Facsimile	705-652-6365
Facsimile	905 940 8192	Email	brad.moore@sgs.com
Email	lab@torontoinspection.com;simran@torontoinspection.com	SGS Reference	CA14826-JUN21
Project	5557	Received	06/08/2021
Order Number		Approved	06/14/2021
Samples	Ground Water (1)	Report Number	CA14826-JUN21 R
		Date Reported	06/14/2021

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Temperature of Sample upon Receipt: 8 degrees C

Cooling Agent Present:Yes

Custody Seal Present:Yes

Chain of Custody Number:021543

SIGNATORIES

Brad Moore Hon. B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Peining Gram

PACKAGE: **REG153 - BTEX** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED
L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
BTEX					
Benzene	µg/L	0.5	44	430	1.0
Ethylbenzene	µg/L	0.5	2300	2300	6.2
Toluene	µg/L	0.5	18000	18000	< 0.5
Xylene (total)	µg/L	0.5	4200	4200	17.5
m/p-xylene	µg/L	0.5			14.7
o-xylene	µg/L	0.5			2.8

PACKAGE: **REG153 - PHCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED
L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
PHCs					
F1 (C6-C10)	µg/L	25	750	750	857
F1-BTEX (C6-C10)	µg/L	25			832
F2 (C10-C16)	µg/L	100	150	150	14200
F3 (C16-C34)	µg/L	200	500	500	8920
F4 (C34-C50)	µg/L	200	500	500	< 200
Chromatogram returned to baseline at nC50	Yes / No	-			YES

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Peining Gram

PACKAGE: **REG153 - THMs (VOC)** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED
L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
THMs (VOC)					
Bromodichloromethane	µg/L	0.5	85000	85000	< 0.5
Bromoform	µg/L	0.5	380	770	< 0.5
Dibromochloromethane	µg/L	0.5	82000	82000	< 0.5

PACKAGE: **REG153 - VOC Surrogates** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED
L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
VOC Surrogates					
Surr 1,2-Dichloroethane-d4	Surr Rec %	-			102
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-			92
Surr 4-Bromofluorobenzene	Surr Rec %	-			97

PACKAGE: **REG153 - VOCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED
L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
VOCs					
Acetone	µg/L	30	130000	130000	< 30
Bromomethane	µg/L	0.5	5.6	56	< 0.5
Carbon tetrachloride	µg/L	0.2	0.79	8.4	< 0.2
Chlorobenzene	µg/L	0.5	630	630	< 0.5

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Peining Gram

PACKAGE: **REG153 - VOCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

VOCs (continued)

Parameter	Units	RL	L1	L2	Result
Chloroform	µg/L	0.5	2.4	22	< 0.5
1,2-Dichlorobenzene	µg/L	0.5	4600	9600	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	9600	9600	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	8	67	< 0.5
Dichlorodifluoromethane	µg/L	2.0	4400	4400	< 2
1,1-Dichloroethane	µg/L	0.5	320	3100	< 0.5
1,2-Dichloroethane	µg/L	0.5	1.6	12	< 0.5
1,1-Dichloroethylene	µg/L	0.5	1.6	17	< 0.5
trans-1,2-Dichloroethene	µg/L	0.5	1.6	17	< 0.5
cis-1,2-Dichloroethene	µg/L	0.5	1.6	17	< 0.5
1,2-Dichloropropane	µg/L	0.5	16	140	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5			< 0.5
trans-1,3-Dichloropropene	µg/L	0.5			< 0.5
1,3-dichloropropene (total)	µg/L	0.5	5.2	45	< 0.5
Ethylenedibromide	µg/L	0.2	0.25	0.83	< 0.2
n-Hexane	µg/L	1.0	51	520	< 1
Methyl ethyl ketone	µg/L	20	470000	1.5e+006	< 20
Methyl Isobutyl Ketone	µg/L	20	140000	580000	< 20
Methyl-t-butyl Ether	µg/L	2.0	190	1400	< 2
Methylene Chloride	µg/L	0.5	610	5500	< 0.5
Styrene	µg/L	0.5	1300	9100	< 0.5
Tetrachloroethylene (perchloroethylene)	µg/L	0.5	1.6	17	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	3.3	28	< 0.5

Client: Toronto Inspection Ltd.
Project: 5557
Project Manager: Simran Panesar
Samplers: Peining Gram

PACKAGE: **REG153 - VOCs** (WATER)

L1 = REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED

L2 = REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED

Sample Number	7
Sample Name	21BH-4(MW)
Sample Matrix	Ground Water
Sample Date	08/06/2021

Parameter	Units	RL	L1	L2	Result
VOCs (continued)					
1,1,2,2-Tetrachloroethane	µg/L	0.5	3.2	15	< 0.5
1,1,1-Trichloroethane	µg/L	0.5	640	6700	< 0.5
1,1,2-Trichloroethane	µg/L	0.5	4.7	30	< 0.5
Trichloroethylene	µg/L	0.5	1.6	17	< 0.5
Trichlorofluoromethane	µg/L	5.0	2500	2500	< 5
Vinyl Chloride	µg/L	0.2	0.5	1.7	< 0.2

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	REG153 / GROUND WATER / COARSE - TABLE 3 - All Types of Property Uses - UNDEFINED L1	REG153 / GROUND WATER / FINE - TABLE 3 - All Types of Property Uses - UNDEFINED L2
21BH-4(MW)					
F1 (C6 to C10)	CCME Tier 1	µg/L	857	750	750
F2 (C10 to C16)	CCME Tier 1	µg/L	14200	150	150
F3 (C16 to C34)	CCME Tier 1	µg/L	8920	500	500

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0154-JUN21	µg/L	25	<25	ND	30	91	60	140	NV	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0199-JUN21	µg/L	100	<100	ND	30	90	60	140	98	60	140
F3 (C16-C34)	GCM0199-JUN21	µg/L	200	<200	ND	30	90	60	140	98	60	140
F4 (C34-C50)	GCM0199-JUN21	µg/L	200	<200	ND	30	90	60	140	98	60	140

QC SUMMARY

Volatile Organics

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Benzene	GCM0154-JUN21	µg/L	0.5	<0.5	ND	30	84	60	130	91	50	140
Ethylbenzene	GCM0154-JUN21	µg/L	0.5	<0.5	ND	30	93	60	130	90	50	140
m/p-xylene	GCM0154-JUN21	µg/L	0.5	<0.5	ND	30	98	60	130	89	50	140
o-xylene	GCM0154-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	94	50	140
Toluene	GCM0154-JUN21	µg/L	0.5	<0.5	ND	30	88	60	130	92	50	140
1,1,1,2-Tetrachloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	94	60	130	97	50	140
1,1,1-Trichloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	100	50	140
1,1,2,2-Tetrachloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	99	50	140
1,1,2-Trichloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	98	50	140
1,1-Dichloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	98	50	140
1,1-Dichloroethylene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	98	50	140
1,2-Dichlorobenzene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	97	60	130	102	50	140
1,2-Dichloroethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	98	60	130	99	50	140
1,2-Dichloropropane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	98	50	140
1,3-Dichlorobenzene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	100	50	140
1,4-Dichlorobenzene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	101	50	140
Acetone	GCM0161-JUN21	µg/L	30	<30	ND	30	92	60	130	92	50	140
Bromodichloromethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	94	60	130	97	50	140
Bromoform	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	94	60	130	97	50	140
Bromomethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	90	50	140	94	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Carbon tetrachloride	GCM0161-JUN21	µg/L	0.2	<0.2	ND	30	95	60	130	101	50	140
Chlorobenzene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	99	50	140
Chloroform	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	99	50	140
cis-1,2-Dichloroethene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	97	60	130	99	50	140
cis-1,3-Dichloropropene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	97	50	140
Dibromochloromethane	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	94	60	130	96	50	140
Dichlorodifluoromethane	GCM0161-JUN21	µg/L	2.0	<2	ND	30	80	50	140	82	50	140
Ethylenedibromide	GCM0161-JUN21	µg/L	0.2	<0.2	ND	30	96	60	130	99	50	140
n-Hexane	GCM0161-JUN21	µg/L	1.0	<1	ND	30	90	60	130	94	50	140
Methyl ethyl ketone	GCM0161-JUN21	ug/L	20	<20	ND	30	90	60	130	94	50	140
Methyl Isobutyl Ketone	GCM0161-JUN21	µg/L	20	<20	ND	30	89	50	140	94	50	140
Methyl-t-butyl Ether	GCM0161-JUN21	µg/L	2.0	<2	ND	30	92	60	130	96	50	140
Methylene Chloride	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	99	50	140
Styrene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	96	60	130	102	50	140
Tetrachloroethylene (perchloroethylene)	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	101	50	140
trans-1,2-Dichloroethene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	97	60	130	100	50	140
trans-1,3-Dichloropropene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	98	60	130	99	50	140
Trichloroethylene	GCM0161-JUN21	µg/L	0.5	<0.5	ND	30	95	60	130	100	50	140
Trichlorofluoromethane	GCM0161-JUN21	µg/L	5.0	<5	ND	30	90	50	140	95	50	140
Vinyl Chloride	GCM0161-JUN21	µg/L	0.2	<0.2	ND	30	88	60	130	92	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Samples analysed as received. Solid samples expressed on a dry weight basis. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated. This document is issued, on the Client's behalf, by the Company under its General Conditions of Service available on request and accessible at http://www.sgs.com/terms_and_conditions.htm. The Client's attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein. Any other holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client and this document does not exonerate parties to a transaction from exercising all their rights and obligations under the transaction documents.

-- End of Analytical Report --

Your Project #: 5557
Your C.O.C. #: 924072-38-01

Attention: Reporting Group

Toronto Inspection Ltd
110 Konrad Cres
Unit 16
Markham, ON
CANADA L3R 9X2

Report Date: 2023/05/11
Report #: R7625145
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3C6927
Received: 2023/05/04, 16:06

Sample Matrix: Water
Samples Received: 6

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
1,3-Dichloropropene Sum	1	N/A	2023/05/10		EPA 8260C m
1,3-Dichloropropene Sum	5	N/A	2023/05/09		EPA 8260C m
Chloride by Automated Colourimetry	5	N/A	2023/05/10	CAM SOP-00463	SM 23 4500-Cl E m
Chromium (VI) in Water	5	N/A	2023/05/08	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	5	N/A	2023/05/08	CAM SOP-00457	OMOE E3015 m
Petroleum Hydrocarbons F2-F4 in Water (1)	4	2023/05/10	2023/05/10	CAM SOP-00316	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	1	2023/05/10	2023/05/11	CAM SOP-00316	CCME PHC-CWS m
Mercury	5	2023/05/08	2023/05/08	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	1	N/A	2023/05/10	CAM SOP-00447	EPA 6020B m
Dissolved Metals by ICPMS	4	N/A	2023/05/09	CAM SOP-00447	EPA 6020B m
Volatile Organic Compounds and F1 PHCs	5	N/A	2023/05/08	CAM SOP-00230	EPA 8260C m
Volatile Organic Compounds in Water	1	N/A	2023/05/10	CAM SOP-00228	EPA 8260D

Remarks:

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Your Project #: 5557
Your C.O.C. #: 924072-38-01

Attention: Reporting Group

Toronto Inspection Ltd
110 Konrad Cres
Unit 16
Markham, ON
CANADA L3R 9X2

Report Date: 2023/05/11
Report #: R7625145
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3C6927

Received: 2023/05/04, 16:06

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

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

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

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Ankita Bhalla, Project Manager
Email: Ankita.Bhalla@bureauveritas.com
Phone# (905) 817-5700

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

O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN541	VSN541	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	RDL	QC Batch
Inorganics								
WAD Cyanide (Free)	ug/L	66	66	ND	N/A	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	310	N/A	870	5.0	8651019
Metals								
Chromium (VI)	ug/L	140	140	ND	ND	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	N/A	ND	0.10	8651744
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	N/A	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	6.7	N/A	12	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	100	N/A	430	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	N/A	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	4400	N/A	440	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	N/A	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	N/A	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	ND	N/A	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	ND	N/A	1.2	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	N/A	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	12	N/A	9.7	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	ND	N/A	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	N/A	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	N/A	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	140000	N/A	380000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	N/A	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	0.86	N/A	9.3	0.10	8650898
Dissolved Vanadium (V)	ug/L	250	250	ND	N/A	0.65	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	ND	N/A	ND	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN543			VSN544		
Sampling Date				2023/05/03 12:00			2023/05/03 11:00		
COC Number				924072-38-01			924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	RDL	QC Batch	21BH-103 (MW)	RDL	QC Batch
Inorganics									
WAD Cyanide (Free)	ug/L	66	66	ND	1	8651267	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	1300	10	8651023	420	5.0	8651023
Metals									
Chromium (VI)	ug/L	140	140	ND	1.0	8651598	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	0.10	8651408	ND	0.10	8651744
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	0.50	8650898	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	4.7	1.0	8650898	2.1	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	1400	2.0	8650898	240	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	0.40	8650898	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	190	10	8650898	3400	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	0.090	8650898	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	5.0	8650898	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	1.1	0.50	8650898	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	2.4	0.90	8650898	1.8	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	0.50	8650898	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	2.8	0.50	8650898	8.6	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	1.5	1.0	8650898	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	2.0	8650898	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	0.090	8650898	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	580000	500	8650898	91000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	0.050	8650898	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	2.8	0.10	8650898	1.8	0.10	8650898
Dissolved Vanadium (V)	ug/L	250	250	ND	0.50	8650898	ND	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	14	5.0	8650898	9.7	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN545		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	DUP	RDL	QC Batch
Inorganics						
WAD Cyanide (Free)	ug/L	66	66	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	300	2.0	8651023
Metals						
Chromium (VI)	ug/L	140	140	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	0.10	8651408
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	7.2	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	97	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	4400	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	0.90	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	12	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	140000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	0.75	0.10	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN545		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	DUP	RDL	QC Batch
Dissolved Vanadium (V)	ug/L	250	250	ND	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	ND	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	N/A	ND	N/A	0.50	8649346
Volatile Organics									
Acetone (2-Propanone)	ug/L	130000	130000	ND	ND	12	N/A	10	8650718
Benzene	ug/L	44	430	ND	ND	1.6	N/A	0.17	8650718
Bromodichloromethane	ug/L	85000	85000	ND	ND	ND	N/A	0.50	8650718
Bromoform	ug/L	380	770	ND	ND	ND	N/A	1.0	8650718
Bromomethane	ug/L	5.6	56	ND	ND	ND	N/A	0.50	8650718
Carbon Tetrachloride	ug/L	0.79	8.4	ND	ND	ND	N/A	0.20	8650718
Chlorobenzene	ug/L	630	630	ND	ND	ND	N/A	0.20	8650718
Chloroform	ug/L	2.4	22	ND	ND	ND	N/A	0.20	8650718
Dibromochloromethane	ug/L	82000	82000	ND	ND	ND	N/A	0.50	8650718
1,2-Dichlorobenzene	ug/L	4600	9600	ND	ND	ND	N/A	0.50	8650718
1,3-Dichlorobenzene	ug/L	9600	9600	ND	ND	ND	N/A	0.50	8650718
1,4-Dichlorobenzene	ug/L	8	67	ND	ND	ND	N/A	0.50	8650718
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	ND	ND	N/A	1.0	8650718
1,1-Dichloroethane	ug/L	320	3100	ND	ND	ND	N/A	0.20	8650718
1,2-Dichloroethane	ug/L	1.6	12	ND	ND	ND	N/A	0.50	8650718
1,1-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.50	8650718
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.50	8650718
1,2-Dichloropropane	ug/L	16	140	ND	ND	ND	N/A	0.20	8650718
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	ND	N/A	0.30	8650718
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	ND	N/A	0.40	8650718
Ethylbenzene	ug/L	2300	2300	ND	ND	11	N/A	0.20	8650718
Ethylene Dibromide	ug/L	0.25	0.83	ND	ND	ND	N/A	0.20	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Hexane	ug/L	51	520	ND	ND	ND	N/A	1.0	8650718
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	ND	ND	N/A	2.0	8650718
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	ND	ND	N/A	10	8650718
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	ND	ND	N/A	5.0	8650718
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	ND	ND	N/A	0.50	8650718
Styrene	ug/L	1300	9100	ND	ND	ND	N/A	0.50	8650718
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	ND	ND	N/A	0.50	8650718
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	ND	ND	N/A	0.50	8650718
Tetrachloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
Toluene	ug/L	18000	18000	ND	ND	0.44	N/A	0.20	8650718
1,1,1-Trichloroethane	ug/L	640	6700	ND	ND	ND	N/A	0.20	8650718
1,1,2-Trichloroethane	ug/L	4.7	30	ND	ND	ND	N/A	0.50	8650718
Trichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	ND	ND	N/A	0.50	8650718
Vinyl Chloride	ug/L	0.5	1.7	ND	ND	ND	N/A	0.20	8650718
p+m-Xylene	ug/L	-	-	ND	ND	13	N/A	0.20	8650718
o-Xylene	ug/L	-	-	ND	ND	5.8	N/A	0.20	8650718
Total Xylenes	ug/L	4200	4200	ND	ND	19	N/A	0.20	8650718
F1 (C6-C10)	ug/L	750	750	ND	ND	670	N/A	25	8650718
F1 (C6-C10) - BTEX	ug/L	750	750	ND	ND	630	N/A	25	8650718
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	ND	N/A	47000	39000	100	8655806
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	ND	N/A	23000	19000	200	8655806
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	ND	N/A	ND	ND	200	8655806
Reached Baseline at C50	ug/L	-	-	Yes	N/A	Yes	Yes	N/A	8655806

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	99	N/A	87	100	N/A	8655806
4-Bromofluorobenzene	%	-	-	102	102	101	N/A	N/A	8650718
D4-1,2-Dichloroethane	%	-	-	104	105	105	N/A	N/A	8650718
D8-Toluene	%	-	-	95	96	96	N/A	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	ND	8649346	ND	0.50	8650002
Volatile Organics									
Acetone (2-Propanone)	ug/L	130000	130000	ND	ND	8650718	ND	10	8650718
Benzene	ug/L	44	430	15	ND	8650718	ND	0.17	8650718
Bromodichloromethane	ug/L	85000	85000	ND	ND	8650718	ND	0.50	8650718
Bromoform	ug/L	380	770	ND	ND	8650718	ND	1.0	8650718
Bromomethane	ug/L	5.6	56	ND	ND	8650718	ND	0.50	8650718
Carbon Tetrachloride	ug/L	0.79	8.4	ND	ND	8650718	ND	0.20	8650718
Chlorobenzene	ug/L	630	630	ND	ND	8650718	ND	0.20	8650718
Chloroform	ug/L	2.4	22	ND	ND	8650718	ND	0.20	8650718
Dibromochloromethane	ug/L	82000	82000	ND	ND	8650718	ND	0.50	8650718
1,2-Dichlorobenzene	ug/L	4600	9600	ND	ND	8650718	ND	0.50	8650718
1,3-Dichlorobenzene	ug/L	9600	9600	ND	ND	8650718	ND	0.50	8650718
1,4-Dichlorobenzene	ug/L	8	67	ND	ND	8650718	ND	0.50	8650718
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	ND	8650718	ND	1.0	8650718
1,1-Dichloroethane	ug/L	320	3100	ND	ND	8650718	ND	0.20	8650718
1,2-Dichloroethane	ug/L	1.6	12	ND	ND	8650718	ND	0.50	8650718
1,1-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.50	8650718
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.50	8650718
1,2-Dichloropropane	ug/L	16	140	ND	ND	8650718	ND	0.20	8650718
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	8650718	ND	0.30	8650718
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	8650718	ND	0.40	8650718
Ethylbenzene	ug/L	2300	2300	4.9	ND	8650718	ND	0.20	8650718
Ethylene Dibromide	ug/L	0.25	0.83	ND	ND	8650718	ND	0.20	8650718
Hexane	ug/L	51	520	ND	ND	8650718	ND	1.0	8650718

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	ND	8650718	ND	2.0	8650718
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	ND	8650718	ND	10	8650718
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	ND	8650718	ND	5.0	8650718
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	ND	8650718	ND	0.50	8650718
Styrene	ug/L	1300	9100	ND	ND	8650718	ND	0.50	8650718
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	ND	8650718	ND	0.50	8650718
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	ND	8650718	ND	0.50	8650718
Tetrachloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
Toluene	ug/L	18000	18000	ND	ND	8650718	ND	0.20	8650718
1,1,1-Trichloroethane	ug/L	640	6700	ND	ND	8650718	ND	0.20	8650718
1,1,2-Trichloroethane	ug/L	4.7	30	ND	ND	8650718	ND	0.50	8650718
Trichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	ND	8650718	ND	0.50	8650718
Vinyl Chloride	ug/L	0.5	1.7	ND	ND	8650718	ND	0.20	8650718
p+m-Xylene	ug/L	-	-	8.7	ND	8650718	ND	0.20	8650718
o-Xylene	ug/L	-	-	1.6	ND	8650718	ND	0.20	8650718
Total Xylenes	ug/L	4200	4200	10	ND	8650718	ND	0.20	8650718
F1 (C6-C10)	ug/L	750	750	320	ND	8650718	ND	25	8650718
F1 (C6-C10) - BTEX	ug/L	750	750	290	ND	8650718	ND	25	8650718
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	5700	ND	8655806	ND	100	8655806
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	2000	ND	8655806	ND	200	8655806
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	ND	ND	8655806	ND	200	8655806
Reached Baseline at C50	ug/L	-	-	Yes	Yes	8655806	Yes	N/A	8655806
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	98	98	8655806	98	N/A	8655806
4-Bromofluorobenzene	%	-	-	101	102	8650718	103	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
D4-1,2-Dichloroethane	%	-	-	104	103	8650718	102	N/A	8650718
D8-Toluene	%	-	-	97	95	8650718	95	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
N/A = Not Applicable

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID				VSN546		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	TRIP BLANK	RDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	0.50	8650003
Volatile Organics						
Acetone (2-Propanone)	ug/L	130000	130000	ND	10	8650742
Benzene	ug/L	44	430	ND	0.20	8650742
Bromodichloromethane	ug/L	85000	85000	ND	0.50	8650742
Bromoform	ug/L	380	770	ND	1.0	8650742
Bromomethane	ug/L	5.6	56	ND	0.50	8650742
Carbon Tetrachloride	ug/L	0.79	8.4	ND	0.19	8650742
Chlorobenzene	ug/L	630	630	ND	0.20	8650742
Chloroform	ug/L	2.4	22	ND	0.20	8650742
Dibromochloromethane	ug/L	82000	82000	ND	0.50	8650742
1,2-Dichlorobenzene	ug/L	4600	9600	ND	0.40	8650742
1,3-Dichlorobenzene	ug/L	9600	9600	ND	0.40	8650742
1,4-Dichlorobenzene	ug/L	8	67	ND	0.40	8650742
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	1.0	8650742
1,1-Dichloroethane	ug/L	320	3100	ND	0.20	8650742
1,2-Dichloroethane	ug/L	1.6	12	ND	0.49	8650742
1,1-Dichloroethylene	ug/L	1.6	17	ND	0.20	8650742
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	0.50	8650742
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	0.50	8650742
1,2-Dichloropropane	ug/L	16	140	ND	0.20	8650742
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	0.30	8650742
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	0.40	8650742
Ethylbenzene	ug/L	2300	2300	ND	0.20	8650742
Ethylene Dibromide	ug/L	0.25	0.83	ND	0.19	8650742
Hexane	ug/L	51	520	ND	1.0	8650742

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID				VSN546		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	TRIP BLANK	RDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	2.0	8650742
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	10	8650742
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	5.0	8650742
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	0.50	8650742
Styrene	ug/L	1300	9100	ND	0.40	8650742
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	0.50	8650742
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	0.40	8650742
Tetrachloroethylene	ug/L	1.6	17	ND	0.20	8650742
Toluene	ug/L	18000	18000	ND	0.20	8650742
1,1,1-Trichloroethane	ug/L	640	6700	ND	0.20	8650742
1,1,2-Trichloroethane	ug/L	4.7	30	ND	0.40	8650742
Trichloroethylene	ug/L	1.6	17	ND	0.20	8650742
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	0.50	8650742
Vinyl Chloride	ug/L	0.5	1.7	ND	0.20	8650742
p+m-Xylene	ug/L	-	-	ND	0.20	8650742
o-Xylene	ug/L	-	-	ND	0.20	8650742
Total Xylenes	ug/L	4200	4200	ND	0.20	8650742
Surrogate Recovery (%)						
4-Bromofluorobenzene	%	-	-	97	N/A	8650742
D4-1,2-Dichloroethane	%	-	-	103	N/A	8650742
D8-Toluene	%	-	-	95	N/A	8650742

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

N/A = Not Applicable

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GENERAL COMMENTS

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

Package 1	3.7°C

Sample VSN543 [21BH-102 (MW)] : Hexavalent Chromium: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650718	4-Bromofluorobenzene	2023/05/08	102	70 - 130	104	70 - 130	101	%		
8650718	D4-1,2-Dichloroethane	2023/05/08	104	70 - 130	100	70 - 130	100	%		
8650718	D8-Toluene	2023/05/08	98	70 - 130	98	70 - 130	98	%		
8650742	4-Bromofluorobenzene	2023/05/09	98	70 - 130	100	70 - 130	99	%		
8650742	D4-1,2-Dichloroethane	2023/05/09	102	70 - 130	100	70 - 130	101	%		
8650742	D8-Toluene	2023/05/09	99	70 - 130	99	70 - 130	96	%		
8655806	o-Terphenyl	2023/05/10	99	60 - 130	95	60 - 130	99	%		
8650718	1,1,1,2-Tetrachloroethane	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1,1-Trichloroethane	2023/05/08	97	70 - 130	98	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,1,2,2-Tetrachloroethane	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1,2-Trichloroethane	2023/05/08	99	70 - 130	94	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1-Dichloroethane	2023/05/08	90	70 - 130	91	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,1-Dichloroethylene	2023/05/08	96	70 - 130	97	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,2-Dichlorobenzene	2023/05/08	96	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,2-Dichloroethane	2023/05/08	94	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,2-Dichloropropane	2023/05/08	95	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,3-Dichlorobenzene	2023/05/08	96	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,4-Dichlorobenzene	2023/05/08	108	70 - 130	104	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Acetone (2-Propanone)	2023/05/08	109	60 - 140	102	60 - 140	ND, RDL=10	ug/L	NC	30
8650718	Benzene	2023/05/08	88	70 - 130	89	70 - 130	ND, RDL=0.17	ug/L	NC	30
8650718	Bromodichloromethane	2023/05/08	98	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Bromoform	2023/05/08	94	70 - 130	92	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650718	Bromomethane	2023/05/08	97	60 - 140	97	60 - 140	ND, RDL=0.50	ug/L	NC	30
8650718	Carbon Tetrachloride	2023/05/08	96	70 - 130	96	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Chlorobenzene	2023/05/08	94	70 - 130	92	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Chloroform	2023/05/08	94	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	cis-1,2-Dichloroethylene	2023/05/08	97	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	cis-1,3-Dichloropropene	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.30	ug/L	NC	30
8650718	Dibromochloromethane	2023/05/08	95	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Dichlorodifluoromethane (FREON 12)	2023/05/08	75	60 - 140	86	60 - 140	ND, RDL=1.0	ug/L	NC	30
8650718	Ethylbenzene	2023/05/08	88	70 - 130	87	70 - 130	ND, RDL=0.20	ug/L	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650718	Ethylene Dibromide	2023/05/08	91	70 - 130	87	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	F1 (C6-C10) - BTEX	2023/05/08					ND, RDL=25	ug/L	NC	30
8650718	F1 (C6-C10)	2023/05/08	84	60 - 140	86	60 - 140	ND, RDL=25	ug/L	NC	30
8650718	Hexane	2023/05/08	93	70 - 130	96	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650718	Methyl Ethyl Ketone (2-Butanone)	2023/05/08	97	60 - 140	93	60 - 140	ND, RDL=10	ug/L	NC	30
8650718	Methyl Isobutyl Ketone	2023/05/08	102	70 - 130	100	70 - 130	ND, RDL=5.0	ug/L	NC	30
8650718	Methyl t-butyl ether (MTBE)	2023/05/08	90	70 - 130	89	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Methylene Chloride(Dichloromethane)	2023/05/08	92	70 - 130	91	70 - 130	ND, RDL=2.0	ug/L	NC	30
8650718	o-Xylene	2023/05/08	92	70 - 130	90	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	p+m-Xylene	2023/05/08	90	70 - 130	89	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Styrene	2023/05/08	100	70 - 130	99	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Tetrachloroethylene	2023/05/08	89	70 - 130	88	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Toluene	2023/05/08	86	70 - 130	85	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Total Xylenes	2023/05/08					ND, RDL=0.20	ug/L	NC	30
8650718	trans-1,2-Dichloroethylene	2023/05/08	95	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	trans-1,3-Dichloropropene	2023/05/08	101	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650718	Trichloroethylene	2023/05/08	101	70 - 130	101	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Trichlorofluoromethane (FREON 11)	2023/05/08	97	70 - 130	99	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Vinyl Chloride	2023/05/08	90	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1,1,2-Tetrachloroethane	2023/05/09	99	70 - 130	98	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	1,1,1-Trichloroethane	2023/05/09	94	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1,2,2-Tetrachloroethane	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,1,2-Trichloroethane	2023/05/09	99	70 - 130	98	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,1-Dichloroethane	2023/05/09	91	70 - 130	90	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1-Dichloroethylene	2023/05/09	92	70 - 130	91	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,2-Dichlorobenzene	2023/05/09	91	70 - 130	92	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,2-Dichloroethane	2023/05/09	94	70 - 130	92	70 - 130	ND, RDL=0.49	ug/L	NC	30
8650742	1,2-Dichloropropane	2023/05/09	95	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,3-Dichlorobenzene	2023/05/09	87	70 - 130	88	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,4-Dichlorobenzene	2023/05/09	100	70 - 130	101	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Acetone (2-Propanone)	2023/05/09	107	60 - 140	102	60 - 140	ND, RDL=10	ug/L	11	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650742	Benzene	2023/05/09	89	70 - 130	88	70 - 130	ND, RDL=0.20	ug/L	0.50	30
8650742	Bromodichloromethane	2023/05/09	95	70 - 130	93	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Bromoform	2023/05/09	102	70 - 130	100	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650742	Bromomethane	2023/05/09	103	60 - 140	96	60 - 140	ND, RDL=0.50	ug/L	NC	30
8650742	Carbon Tetrachloride	2023/05/09	98	70 - 130	97	70 - 130	ND, RDL=0.19	ug/L	NC	30
8650742	Chlorobenzene	2023/05/09	93	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Chloroform	2023/05/09	96	70 - 130	95	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	cis-1,2-Dichloroethylene	2023/05/09	98	70 - 130	96	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	cis-1,3-Dichloropropene	2023/05/09	93	70 - 130	87	70 - 130	ND, RDL=0.30	ug/L	NC	30
8650742	Dibromochloromethane	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Dichlorodifluoromethane (FREON 12)	2023/05/09	104	60 - 140	102	60 - 140	ND, RDL=1.0	ug/L	NC	30
8650742	Ethylbenzene	2023/05/09	84	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Ethylene Dibromide	2023/05/09	97	70 - 130	95	70 - 130	ND, RDL=0.19	ug/L	NC	30
8650742	Hexane	2023/05/09	93	70 - 130	91	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650742	Methyl Ethyl Ketone (2-Butanone)	2023/05/09	95	60 - 140	93	60 - 140	ND, RDL=10	ug/L	NC	30
8650742	Methyl Isobutyl Ketone	2023/05/09	96	70 - 130	96	70 - 130	ND, RDL=5.0	ug/L	NC	30
8650742	Methyl t-butyl ether (MTBE)	2023/05/09	86	70 - 130	88	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Methylene Chloride(Dichloromethane)	2023/05/09	95	70 - 130	92	70 - 130	ND, RDL=2.0	ug/L	NC	30
8650742	o-Xylene	2023/05/09	83	70 - 130	85	70 - 130	ND, RDL=0.20	ug/L	0.83	30
8650742	p+m-Xylene	2023/05/09	85	70 - 130	86	70 - 130	ND, RDL=0.20	ug/L	2.6	30
8650742	Styrene	2023/05/09	96	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Tetrachloroethylene	2023/05/09	83	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Toluene	2023/05/09	86	70 - 130	86	70 - 130	ND, RDL=0.20	ug/L	0.64	30
8650742	Total Xylenes	2023/05/09					ND, RDL=0.20	ug/L	1.3	30
8650742	trans-1,2-Dichloroethylene	2023/05/09	93	70 - 130	93	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	trans-1,3-Dichloropropene	2023/05/09	94	70 - 130	83	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Trichloroethylene	2023/05/09	98	70 - 130	98	70 - 130	ND, RDL=0.20	ug/L	0.34	30
8650742	Trichlorofluoromethane (FREON 11)	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Vinyl Chloride	2023/05/09	97	70 - 130	96	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650898	Dissolved Antimony (Sb)	2023/05/09	100	80 - 120	98	80 - 120	ND, RDL=0.50	ug/L	14	20
8650898	Dissolved Arsenic (As)	2023/05/09	101	80 - 120	99	80 - 120	ND, RDL=1.0	ug/L	NC	20

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650898	Dissolved Barium (Ba)	2023/05/09	95	80 - 120	94	80 - 120	ND, RDL=2.0	ug/L	0.75	20
8650898	Dissolved Beryllium (Be)	2023/05/09	100	80 - 120	96	80 - 120	ND, RDL=0.40	ug/L	NC	20
8650898	Dissolved Boron (B)	2023/05/09	99	80 - 120	95	80 - 120	ND, RDL=10	ug/L	NC	20
8650898	Dissolved Cadmium (Cd)	2023/05/09	98	80 - 120	97	80 - 120	ND, RDL=0.090	ug/L	NC	20
8650898	Dissolved Chromium (Cr)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=5.0	ug/L	NC	20
8650898	Dissolved Cobalt (Co)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	7.3	20
8650898	Dissolved Copper (Cu)	2023/05/09	99	80 - 120	97	80 - 120	ND, RDL=0.90	ug/L	0.38	20
8650898	Dissolved Lead (Pb)	2023/05/09	101	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	3.2	20
8650898	Dissolved Molybdenum (Mo)	2023/05/09	102	80 - 120	101	80 - 120	ND, RDL=0.50	ug/L	NC	20
8650898	Dissolved Nickel (Ni)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=1.0	ug/L	2.4	20
8650898	Dissolved Selenium (Se)	2023/05/09	104	80 - 120	100	80 - 120	ND, RDL=2.0	ug/L	NC	20
8650898	Dissolved Silver (Ag)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=0.090	ug/L	NC	20
8650898	Dissolved Sodium (Na)	2023/05/09	103	80 - 120	103	80 - 120	ND, RDL=100	ug/L	1.7	20
8650898	Dissolved Thallium (Tl)	2023/05/09	104	80 - 120	103	80 - 120	ND, RDL=0.050	ug/L	NC	20
8650898	Dissolved Uranium (U)	2023/05/09	104	80 - 120	103	80 - 120	ND, RDL=0.10	ug/L	4.8	20
8650898	Dissolved Vanadium (V)	2023/05/09	100	80 - 120	99	80 - 120	ND, RDL=0.50	ug/L	8.0	20
8650898	Dissolved Zinc (Zn)	2023/05/09	101	80 - 120	100	80 - 120	ND, RDL=5.0	ug/L	NC	20
8651019	Dissolved Chloride (Cl-)	2023/05/10	84	80 - 120	90	80 - 120	ND, RDL=1.0	mg/L	NC	20
8651023	Dissolved Chloride (Cl-)	2023/05/10	NC	80 - 120	89	80 - 120	ND, RDL=1.0	mg/L	0.13	20
8651267	WAD Cyanide (Free)	2023/05/08	101	80 - 120	100	80 - 120	ND,RDL=1	ug/L	NC	20
8651408	Mercury (Hg)	2023/05/08	96	75 - 125	104	80 - 120	ND, RDL=0.10	ug/L	NC	20
8651598	Chromium (VI)	2023/05/08	100	80 - 120	104	80 - 120	ND, RDL=0.50	ug/L	NC	20
8651744	Mercury (Hg)	2023/05/08	88	75 - 125	101	80 - 120	ND, RDL=0.10	ug/L	NC	20
8655806	F2 (C10-C16 Hydrocarbons)	2023/05/11	97	60 - 130	93	60 - 130	ND, RDL=100	ug/L	18	30
8655806	F3 (C16-C34 Hydrocarbons)	2023/05/11	101	60 - 130	98	60 - 130	ND, RDL=200	ug/L	19	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8655806	F4 (C34-C50 Hydrocarbons)	2023/05/11	101	60 - 130	97	60 - 130	ND, RDL=200	ug/L	NC	30

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

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

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

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

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

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

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

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VALIDATION SIGNATURE PAGE

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

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by {0}, {1} responsible for {2} {3} laboratory operations.

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Exceedance Summary Table – Reg153/04 T3-GW-C

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
21 BH-4 (MW)	VSN542-06-Lab Dup	F2 (C10-C16 Hydrocarbons)	150	39000	100	ug/L
21 BH-4 (MW)	VSN542-06	F2 (C10-C16 Hydrocarbons)	150	47000	100	ug/L
21 BH-4 (MW)	VSN542-06-Lab Dup	F3 (C16-C34 Hydrocarbons)	500	19000	200	ug/L
21 BH-4 (MW)	VSN542-06	F3 (C16-C34 Hydrocarbons)	500	23000	200	ug/L
21BH-102 (MW)	VSN543-06	F2 (C10-C16 Hydrocarbons)	150	5700	100	ug/L
21BH-102 (MW)	VSN543-06	F3 (C16-C34 Hydrocarbons)	500	2000	200	ug/L

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-GW-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
21 BH-4 (MW)	VSN542-06-Lab Dup	F2 (C10-C16 Hydrocarbons)	150	39000	100	ug/L
21 BH-4 (MW)	VSN542-06	F2 (C10-C16 Hydrocarbons)	150	47000	100	ug/L
21 BH-4 (MW)	VSN542-06-Lab Dup	F3 (C16-C34 Hydrocarbons)	500	19000	200	ug/L
21 BH-4 (MW)	VSN542-06	F3 (C16-C34 Hydrocarbons)	500	23000	200	ug/L
21BH-102 (MW)	VSN543-06	F2 (C10-C16 Hydrocarbons)	150	5700	100	ug/L
21BH-102 (MW)	VSN543-06	F3 (C16-C34 Hydrocarbons)	500	2000	200	ug/L

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

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Your Project #: 5557
Your C.O.C. #: 924072-38-01

Attention: Reporting Group

Toronto Inspection Ltd
110 Konrad Cres
Unit 16
Markham, ON
CANADA L3R 9X2

Report Date: 2023/05/11
Report #: R7625145
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3C6927
Received: 2023/05/04, 16:06

Sample Matrix: Water
Samples Received: 6

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
1,3-Dichloropropene Sum	1	N/A	2023/05/10		EPA 8260C m
1,3-Dichloropropene Sum	5	N/A	2023/05/09		EPA 8260C m
Chloride by Automated Colourimetry	5	N/A	2023/05/10	CAM SOP-00463	SM 23 4500-Cl E m
Chromium (VI) in Water	5	N/A	2023/05/08	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	5	N/A	2023/05/08	CAM SOP-00457	OMOE E3015 m
Petroleum Hydrocarbons F2-F4 in Water (1)	4	2023/05/10	2023/05/10	CAM SOP-00316	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	1	2023/05/10	2023/05/11	CAM SOP-00316	CCME PHC-CWS m
Mercury	5	2023/05/08	2023/05/08	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	1	N/A	2023/05/10	CAM SOP-00447	EPA 6020B m
Dissolved Metals by ICPMS	4	N/A	2023/05/09	CAM SOP-00447	EPA 6020B m
Volatile Organic Compounds and F1 PHCs	5	N/A	2023/05/08	CAM SOP-00230	EPA 8260C m
Volatile Organic Compounds in Water	1	N/A	2023/05/10	CAM SOP-00228	EPA 8260D

Remarks:

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Your Project #: 5557
Your C.O.C. #: 924072-38-01

Attention: Reporting Group

Toronto Inspection Ltd
110 Konrad Cres
Unit 16
Markham, ON
CANADA L3R 9X2

Report Date: 2023/05/11
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Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

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

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

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Ankita Bhalla, Project Manager
Email: Ankita.Bhalla@bureauveritas.com
Phone# (905) 817-5700

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

O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN541	VSN541	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	RDL	QC Batch
Inorganics								
WAD Cyanide (Free)	ug/L	66	66	ND	N/A	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	310	N/A	870	5.0	8651019
Metals								
Chromium (VI)	ug/L	140	140	ND	ND	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	N/A	ND	0.10	8651744
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	N/A	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	6.7	N/A	12	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	100	N/A	430	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	N/A	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	4400	N/A	440	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	N/A	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	N/A	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	ND	N/A	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	ND	N/A	1.2	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	N/A	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	12	N/A	9.7	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	ND	N/A	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	N/A	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	N/A	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	140000	N/A	380000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	N/A	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	0.86	N/A	9.3	0.10	8650898
Dissolved Vanadium (V)	ug/L	250	250	ND	N/A	0.65	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	ND	N/A	ND	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN543			VSN544		
Sampling Date				2023/05/03 12:00			2023/05/03 11:00		
COC Number				924072-38-01			924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	RDL	QC Batch	21BH-103 (MW)	RDL	QC Batch
Inorganics									
WAD Cyanide (Free)	ug/L	66	66	ND	1	8651267	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	1300	10	8651023	420	5.0	8651023
Metals									
Chromium (VI)	ug/L	140	140	ND	1.0	8651598	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	0.10	8651408	ND	0.10	8651744
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	0.50	8650898	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	4.7	1.0	8650898	2.1	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	1400	2.0	8650898	240	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	0.40	8650898	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	190	10	8650898	3400	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	0.090	8650898	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	5.0	8650898	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	1.1	0.50	8650898	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	2.4	0.90	8650898	1.8	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	0.50	8650898	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	2.8	0.50	8650898	8.6	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	1.5	1.0	8650898	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	2.0	8650898	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	0.090	8650898	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	580000	500	8650898	91000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	0.050	8650898	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	2.8	0.10	8650898	1.8	0.10	8650898
Dissolved Vanadium (V)	ug/L	250	250	ND	0.50	8650898	ND	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	14	5.0	8650898	9.7	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
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Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN545		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	DUP	RDL	QC Batch
Inorganics						
WAD Cyanide (Free)	ug/L	66	66	ND	1	8651267
Dissolved Chloride (Cl-)	mg/L	2300	2300	300	2.0	8651023
Metals						
Chromium (VI)	ug/L	140	140	ND	0.50	8651598
Mercury (Hg)	ug/L	0.29	2.8	ND	0.10	8651408
Dissolved Antimony (Sb)	ug/L	20000	20000	ND	0.50	8650898
Dissolved Arsenic (As)	ug/L	1900	1900	7.2	1.0	8650898
Dissolved Barium (Ba)	ug/L	29000	29000	97	2.0	8650898
Dissolved Beryllium (Be)	ug/L	67	67	ND	0.40	8650898
Dissolved Boron (B)	ug/L	45000	45000	4400	10	8650898
Dissolved Cadmium (Cd)	ug/L	2.7	2.7	ND	0.090	8650898
Dissolved Chromium (Cr)	ug/L	810	810	ND	5.0	8650898
Dissolved Cobalt (Co)	ug/L	66	66	ND	0.50	8650898
Dissolved Copper (Cu)	ug/L	87	87	0.90	0.90	8650898
Dissolved Lead (Pb)	ug/L	25	25	ND	0.50	8650898
Dissolved Molybdenum (Mo)	ug/L	9200	9200	12	0.50	8650898
Dissolved Nickel (Ni)	ug/L	490	490	ND	1.0	8650898
Dissolved Selenium (Se)	ug/L	63	63	ND	2.0	8650898
Dissolved Silver (Ag)	ug/L	1.5	1.5	ND	0.090	8650898
Dissolved Sodium (Na)	ug/L	2300000	2300000	140000	100	8650898
Dissolved Thallium (Tl)	ug/L	510	510	ND	0.050	8650898
Dissolved Uranium (U)	ug/L	420	420	0.75	0.10	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
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Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
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Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID				VSN545		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	DUP	RDL	QC Batch
Dissolved Vanadium (V)	ug/L	250	250	ND	0.50	8650898
Dissolved Zinc (Zn)	ug/L	1100	1100	ND	5.0	8650898

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	N/A	ND	N/A	0.50	8649346
Volatile Organics									
Acetone (2-Propanone)	ug/L	130000	130000	ND	ND	12	N/A	10	8650718
Benzene	ug/L	44	430	ND	ND	1.6	N/A	0.17	8650718
Bromodichloromethane	ug/L	85000	85000	ND	ND	ND	N/A	0.50	8650718
Bromoform	ug/L	380	770	ND	ND	ND	N/A	1.0	8650718
Bromomethane	ug/L	5.6	56	ND	ND	ND	N/A	0.50	8650718
Carbon Tetrachloride	ug/L	0.79	8.4	ND	ND	ND	N/A	0.20	8650718
Chlorobenzene	ug/L	630	630	ND	ND	ND	N/A	0.20	8650718
Chloroform	ug/L	2.4	22	ND	ND	ND	N/A	0.20	8650718
Dibromochloromethane	ug/L	82000	82000	ND	ND	ND	N/A	0.50	8650718
1,2-Dichlorobenzene	ug/L	4600	9600	ND	ND	ND	N/A	0.50	8650718
1,3-Dichlorobenzene	ug/L	9600	9600	ND	ND	ND	N/A	0.50	8650718
1,4-Dichlorobenzene	ug/L	8	67	ND	ND	ND	N/A	0.50	8650718
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	ND	ND	N/A	1.0	8650718
1,1-Dichloroethane	ug/L	320	3100	ND	ND	ND	N/A	0.20	8650718
1,2-Dichloroethane	ug/L	1.6	12	ND	ND	ND	N/A	0.50	8650718
1,1-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.50	8650718
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.50	8650718
1,2-Dichloropropane	ug/L	16	140	ND	ND	ND	N/A	0.20	8650718
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	ND	N/A	0.30	8650718
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	ND	N/A	0.40	8650718
Ethylbenzene	ug/L	2300	2300	ND	ND	11	N/A	0.20	8650718
Ethylene Dibromide	ug/L	0.25	0.83	ND	ND	ND	N/A	0.20	8650718

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Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
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Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Hexane	ug/L	51	520	ND	ND	ND	N/A	1.0	8650718
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	ND	ND	N/A	2.0	8650718
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	ND	ND	N/A	10	8650718
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	ND	ND	N/A	5.0	8650718
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	ND	ND	N/A	0.50	8650718
Styrene	ug/L	1300	9100	ND	ND	ND	N/A	0.50	8650718
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	ND	ND	N/A	0.50	8650718
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	ND	ND	N/A	0.50	8650718
Tetrachloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
Toluene	ug/L	18000	18000	ND	ND	0.44	N/A	0.20	8650718
1,1,1-Trichloroethane	ug/L	640	6700	ND	ND	ND	N/A	0.20	8650718
1,1,2-Trichloroethane	ug/L	4.7	30	ND	ND	ND	N/A	0.50	8650718
Trichloroethylene	ug/L	1.6	17	ND	ND	ND	N/A	0.20	8650718
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	ND	ND	N/A	0.50	8650718
Vinyl Chloride	ug/L	0.5	1.7	ND	ND	ND	N/A	0.20	8650718
p+m-Xylene	ug/L	-	-	ND	ND	13	N/A	0.20	8650718
o-Xylene	ug/L	-	-	ND	ND	5.8	N/A	0.20	8650718
Total Xylenes	ug/L	4200	4200	ND	ND	19	N/A	0.20	8650718
F1 (C6-C10)	ug/L	750	750	ND	ND	670	N/A	25	8650718
F1 (C6-C10) - BTEX	ug/L	750	750	ND	ND	630	N/A	25	8650718
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	ND	N/A	47000	39000	100	8655806
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	ND	N/A	23000	19000	200	8655806
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	ND	N/A	ND	ND	200	8655806
Reached Baseline at C50	ug/L	-	-	Yes	N/A	Yes	Yes	N/A	8655806

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN541	VSN541	VSN542	VSN542		
Sampling Date				2023/05/03 10:30	2023/05/03 10:30	2023/05/03 11:30	2023/05/03 11:30		
COC Number				924072-38-01	924072-38-01	924072-38-01	924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-3 (MW)	21BH-3 (MW) Lab-Dup	21 BH-4 (MW)	21 BH-4 (MW) Lab-Dup	RDL	QC Batch
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	99	N/A	87	100	N/A	8655806
4-Bromofluorobenzene	%	-	-	102	102	101	N/A	N/A	8650718
D4-1,2-Dichloroethane	%	-	-	104	105	105	N/A	N/A	8650718
D8-Toluene	%	-	-	95	96	96	N/A	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	ND	8649346	ND	0.50	8650002
Volatile Organics									
Acetone (2-Propanone)	ug/L	130000	130000	ND	ND	8650718	ND	10	8650718
Benzene	ug/L	44	430	15	ND	8650718	ND	0.17	8650718
Bromodichloromethane	ug/L	85000	85000	ND	ND	8650718	ND	0.50	8650718
Bromoform	ug/L	380	770	ND	ND	8650718	ND	1.0	8650718
Bromomethane	ug/L	5.6	56	ND	ND	8650718	ND	0.50	8650718
Carbon Tetrachloride	ug/L	0.79	8.4	ND	ND	8650718	ND	0.20	8650718
Chlorobenzene	ug/L	630	630	ND	ND	8650718	ND	0.20	8650718
Chloroform	ug/L	2.4	22	ND	ND	8650718	ND	0.20	8650718
Dibromochloromethane	ug/L	82000	82000	ND	ND	8650718	ND	0.50	8650718
1,2-Dichlorobenzene	ug/L	4600	9600	ND	ND	8650718	ND	0.50	8650718
1,3-Dichlorobenzene	ug/L	9600	9600	ND	ND	8650718	ND	0.50	8650718
1,4-Dichlorobenzene	ug/L	8	67	ND	ND	8650718	ND	0.50	8650718
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	ND	8650718	ND	1.0	8650718
1,1-Dichloroethane	ug/L	320	3100	ND	ND	8650718	ND	0.20	8650718
1,2-Dichloroethane	ug/L	1.6	12	ND	ND	8650718	ND	0.50	8650718
1,1-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.50	8650718
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.50	8650718
1,2-Dichloropropane	ug/L	16	140	ND	ND	8650718	ND	0.20	8650718
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	8650718	ND	0.30	8650718
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	ND	8650718	ND	0.40	8650718
Ethylbenzene	ug/L	2300	2300	4.9	ND	8650718	ND	0.20	8650718
Ethylene Dibromide	ug/L	0.25	0.83	ND	ND	8650718	ND	0.20	8650718
Hexane	ug/L	51	520	ND	ND	8650718	ND	1.0	8650718

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	ND	8650718	ND	2.0	8650718
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	ND	8650718	ND	10	8650718
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	ND	8650718	ND	5.0	8650718
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	ND	8650718	ND	0.50	8650718
Styrene	ug/L	1300	9100	ND	ND	8650718	ND	0.50	8650718
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	ND	8650718	ND	0.50	8650718
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	ND	8650718	ND	0.50	8650718
Tetrachloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
Toluene	ug/L	18000	18000	ND	ND	8650718	ND	0.20	8650718
1,1,1-Trichloroethane	ug/L	640	6700	ND	ND	8650718	ND	0.20	8650718
1,1,2-Trichloroethane	ug/L	4.7	30	ND	ND	8650718	ND	0.50	8650718
Trichloroethylene	ug/L	1.6	17	ND	ND	8650718	ND	0.20	8650718
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	ND	8650718	ND	0.50	8650718
Vinyl Chloride	ug/L	0.5	1.7	ND	ND	8650718	ND	0.20	8650718
p+m-Xylene	ug/L	-	-	8.7	ND	8650718	ND	0.20	8650718
o-Xylene	ug/L	-	-	1.6	ND	8650718	ND	0.20	8650718
Total Xylenes	ug/L	4200	4200	10	ND	8650718	ND	0.20	8650718
F1 (C6-C10)	ug/L	750	750	320	ND	8650718	ND	25	8650718
F1 (C6-C10) - BTEX	ug/L	750	750	290	ND	8650718	ND	25	8650718
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	5700	ND	8655806	ND	100	8655806
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	2000	ND	8655806	ND	200	8655806
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	ND	ND	8655806	ND	200	8655806
Reached Baseline at C50	ug/L	-	-	Yes	Yes	8655806	Yes	N/A	8655806
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	98	98	8655806	98	N/A	8655806
4-Bromofluorobenzene	%	-	-	101	102	8650718	103	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.
N/A = Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID				VSN543	VSN544		VSN545		
Sampling Date				2023/05/03 12:00	2023/05/03 11:00		2023/05/03		
COC Number				924072-38-01	924072-38-01		924072-38-01		
	UNITS	Criteria	Criteria-2	21BH-102 (MW)	21BH-103 (MW)	QC Batch	DUP	RDL	QC Batch
D4-1,2-Dichloroethane	%	-	-	104	103	8650718	102	N/A	8650718
D8-Toluene	%	-	-	97	95	8650718	95	N/A	8650718

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil
N/A = Not Applicable

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID				VSN546		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	TRIP BLANK	RDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	5.2	45	ND	0.50	8650003
Volatile Organics						
Acetone (2-Propanone)	ug/L	130000	130000	ND	10	8650742
Benzene	ug/L	44	430	ND	0.20	8650742
Bromodichloromethane	ug/L	85000	85000	ND	0.50	8650742
Bromoform	ug/L	380	770	ND	1.0	8650742
Bromomethane	ug/L	5.6	56	ND	0.50	8650742
Carbon Tetrachloride	ug/L	0.79	8.4	ND	0.19	8650742
Chlorobenzene	ug/L	630	630	ND	0.20	8650742
Chloroform	ug/L	2.4	22	ND	0.20	8650742
Dibromochloromethane	ug/L	82000	82000	ND	0.50	8650742
1,2-Dichlorobenzene	ug/L	4600	9600	ND	0.40	8650742
1,3-Dichlorobenzene	ug/L	9600	9600	ND	0.40	8650742
1,4-Dichlorobenzene	ug/L	8	67	ND	0.40	8650742
Dichlorodifluoromethane (FREON 12)	ug/L	4400	4400	ND	1.0	8650742
1,1-Dichloroethane	ug/L	320	3100	ND	0.20	8650742
1,2-Dichloroethane	ug/L	1.6	12	ND	0.49	8650742
1,1-Dichloroethylene	ug/L	1.6	17	ND	0.20	8650742
cis-1,2-Dichloroethylene	ug/L	1.6	17	ND	0.50	8650742
trans-1,2-Dichloroethylene	ug/L	1.6	17	ND	0.50	8650742
1,2-Dichloropropane	ug/L	16	140	ND	0.20	8650742
cis-1,3-Dichloropropene	ug/L	5.2	45	ND	0.30	8650742
trans-1,3-Dichloropropene	ug/L	5.2	45	ND	0.40	8650742
Ethylbenzene	ug/L	2300	2300	ND	0.20	8650742
Ethylene Dibromide	ug/L	0.25	0.83	ND	0.19	8650742
Hexane	ug/L	51	520	ND	1.0	8650742

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID				VSN546		
Sampling Date				2023/05/03		
COC Number				924072-38-01		
	UNITS	Criteria	Criteria-2	TRIP BLANK	RDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/L	610	5500	ND	2.0	8650742
Methyl Ethyl Ketone (2-Butanone)	ug/L	470000	1500000	ND	10	8650742
Methyl Isobutyl Ketone	ug/L	140000	580000	ND	5.0	8650742
Methyl t-butyl ether (MTBE)	ug/L	190	1400	ND	0.50	8650742
Styrene	ug/L	1300	9100	ND	0.40	8650742
1,1,1,2-Tetrachloroethane	ug/L	3.3	28	ND	0.50	8650742
1,1,2,2-Tetrachloroethane	ug/L	3.2	15	ND	0.40	8650742
Tetrachloroethylene	ug/L	1.6	17	ND	0.20	8650742
Toluene	ug/L	18000	18000	ND	0.20	8650742
1,1,1-Trichloroethane	ug/L	640	6700	ND	0.20	8650742
1,1,2-Trichloroethane	ug/L	4.7	30	ND	0.40	8650742
Trichloroethylene	ug/L	1.6	17	ND	0.20	8650742
Trichlorofluoromethane (FREON 11)	ug/L	2500	2500	ND	0.50	8650742
Vinyl Chloride	ug/L	0.5	1.7	ND	0.20	8650742
p+m-Xylene	ug/L	-	-	ND	0.20	8650742
o-Xylene	ug/L	-	-	ND	0.20	8650742
Total Xylenes	ug/L	4200	4200	ND	0.20	8650742
Surrogate Recovery (%)						
4-Bromofluorobenzene	%	-	-	97	N/A	8650742
D4-1,2-Dichloroethane	%	-	-	103	N/A	8650742
D8-Toluene	%	-	-	95	N/A	8650742

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non- Potable Ground Water - All Types of Property Uses - Coarse Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil

ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

N/A = Not Applicable

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GENERAL COMMENTS

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

Package 1	3.7°C

Sample VSN543 [21BH-102 (MW)] : Hexavalent Chromium: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650718	4-Bromofluorobenzene	2023/05/08	102	70 - 130	104	70 - 130	101	%		
8650718	D4-1,2-Dichloroethane	2023/05/08	104	70 - 130	100	70 - 130	100	%		
8650718	D8-Toluene	2023/05/08	98	70 - 130	98	70 - 130	98	%		
8650742	4-Bromofluorobenzene	2023/05/09	98	70 - 130	100	70 - 130	99	%		
8650742	D4-1,2-Dichloroethane	2023/05/09	102	70 - 130	100	70 - 130	101	%		
8650742	D8-Toluene	2023/05/09	99	70 - 130	99	70 - 130	96	%		
8655806	o-Terphenyl	2023/05/10	99	60 - 130	95	60 - 130	99	%		
8650718	1,1,1,2-Tetrachloroethane	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1,1-Trichloroethane	2023/05/08	97	70 - 130	98	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,1,2,2-Tetrachloroethane	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1,2-Trichloroethane	2023/05/08	99	70 - 130	94	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,1-Dichloroethane	2023/05/08	90	70 - 130	91	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,1-Dichloroethylene	2023/05/08	96	70 - 130	97	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,2-Dichlorobenzene	2023/05/08	96	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,2-Dichloroethane	2023/05/08	94	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,2-Dichloropropane	2023/05/08	95	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	1,3-Dichlorobenzene	2023/05/08	96	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	1,4-Dichlorobenzene	2023/05/08	108	70 - 130	104	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Acetone (2-Propanone)	2023/05/08	109	60 - 140	102	60 - 140	ND, RDL=10	ug/L	NC	30
8650718	Benzene	2023/05/08	88	70 - 130	89	70 - 130	ND, RDL=0.17	ug/L	NC	30
8650718	Bromodichloromethane	2023/05/08	98	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Bromoform	2023/05/08	94	70 - 130	92	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650718	Bromomethane	2023/05/08	97	60 - 140	97	60 - 140	ND, RDL=0.50	ug/L	NC	30
8650718	Carbon Tetrachloride	2023/05/08	96	70 - 130	96	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Chlorobenzene	2023/05/08	94	70 - 130	92	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Chloroform	2023/05/08	94	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	cis-1,2-Dichloroethylene	2023/05/08	97	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	cis-1,3-Dichloropropene	2023/05/08	97	70 - 130	95	70 - 130	ND, RDL=0.30	ug/L	NC	30
8650718	Dibromochloromethane	2023/05/08	95	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Dichlorodifluoromethane (FREON 12)	2023/05/08	75	60 - 140	86	60 - 140	ND, RDL=1.0	ug/L	NC	30
8650718	Ethylbenzene	2023/05/08	88	70 - 130	87	70 - 130	ND, RDL=0.20	ug/L	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650718	Ethylene Dibromide	2023/05/08	91	70 - 130	87	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	F1 (C6-C10) - BTEX	2023/05/08					ND, RDL=25	ug/L	NC	30
8650718	F1 (C6-C10)	2023/05/08	84	60 - 140	86	60 - 140	ND, RDL=25	ug/L	NC	30
8650718	Hexane	2023/05/08	93	70 - 130	96	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650718	Methyl Ethyl Ketone (2-Butanone)	2023/05/08	97	60 - 140	93	60 - 140	ND, RDL=10	ug/L	NC	30
8650718	Methyl Isobutyl Ketone	2023/05/08	102	70 - 130	100	70 - 130	ND, RDL=5.0	ug/L	NC	30
8650718	Methyl t-butyl ether (MTBE)	2023/05/08	90	70 - 130	89	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Methylene Chloride(Dichloromethane)	2023/05/08	92	70 - 130	91	70 - 130	ND, RDL=2.0	ug/L	NC	30
8650718	o-Xylene	2023/05/08	92	70 - 130	90	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	p+m-Xylene	2023/05/08	90	70 - 130	89	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Styrene	2023/05/08	100	70 - 130	99	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Tetrachloroethylene	2023/05/08	89	70 - 130	88	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Toluene	2023/05/08	86	70 - 130	85	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Total Xylenes	2023/05/08					ND, RDL=0.20	ug/L	NC	30
8650718	trans-1,2-Dichloroethylene	2023/05/08	95	70 - 130	95	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	trans-1,3-Dichloropropene	2023/05/08	101	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650718	Trichloroethylene	2023/05/08	101	70 - 130	101	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650718	Trichlorofluoromethane (FREON 11)	2023/05/08	97	70 - 130	99	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650718	Vinyl Chloride	2023/05/08	90	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1,1,2-Tetrachloroethane	2023/05/09	99	70 - 130	98	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	1,1,1-Trichloroethane	2023/05/09	94	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1,2,2-Tetrachloroethane	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,1,2-Trichloroethane	2023/05/09	99	70 - 130	98	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,1-Dichloroethane	2023/05/09	91	70 - 130	90	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,1-Dichloroethylene	2023/05/09	92	70 - 130	91	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,2-Dichlorobenzene	2023/05/09	91	70 - 130	92	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,2-Dichloroethane	2023/05/09	94	70 - 130	92	70 - 130	ND, RDL=0.49	ug/L	NC	30
8650742	1,2-Dichloropropane	2023/05/09	95	70 - 130	94	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	1,3-Dichlorobenzene	2023/05/09	87	70 - 130	88	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	1,4-Dichlorobenzene	2023/05/09	100	70 - 130	101	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Acetone (2-Propanone)	2023/05/09	107	60 - 140	102	60 - 140	ND, RDL=10	ug/L	11	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650742	Benzene	2023/05/09	89	70 - 130	88	70 - 130	ND, RDL=0.20	ug/L	0.50	30
8650742	Bromodichloromethane	2023/05/09	95	70 - 130	93	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Bromoform	2023/05/09	102	70 - 130	100	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650742	Bromomethane	2023/05/09	103	60 - 140	96	60 - 140	ND, RDL=0.50	ug/L	NC	30
8650742	Carbon Tetrachloride	2023/05/09	98	70 - 130	97	70 - 130	ND, RDL=0.19	ug/L	NC	30
8650742	Chlorobenzene	2023/05/09	93	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Chloroform	2023/05/09	96	70 - 130	95	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	cis-1,2-Dichloroethylene	2023/05/09	98	70 - 130	96	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	cis-1,3-Dichloropropene	2023/05/09	93	70 - 130	87	70 - 130	ND, RDL=0.30	ug/L	NC	30
8650742	Dibromochloromethane	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Dichlorodifluoromethane (FREON 12)	2023/05/09	104	60 - 140	102	60 - 140	ND, RDL=1.0	ug/L	NC	30
8650742	Ethylbenzene	2023/05/09	84	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Ethylene Dibromide	2023/05/09	97	70 - 130	95	70 - 130	ND, RDL=0.19	ug/L	NC	30
8650742	Hexane	2023/05/09	93	70 - 130	91	70 - 130	ND, RDL=1.0	ug/L	NC	30
8650742	Methyl Ethyl Ketone (2-Butanone)	2023/05/09	95	60 - 140	93	60 - 140	ND, RDL=10	ug/L	NC	30
8650742	Methyl Isobutyl Ketone	2023/05/09	96	70 - 130	96	70 - 130	ND, RDL=5.0	ug/L	NC	30
8650742	Methyl t-butyl ether (MTBE)	2023/05/09	86	70 - 130	88	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Methylene Chloride(Dichloromethane)	2023/05/09	95	70 - 130	92	70 - 130	ND, RDL=2.0	ug/L	NC	30
8650742	o-Xylene	2023/05/09	83	70 - 130	85	70 - 130	ND, RDL=0.20	ug/L	0.83	30
8650742	p+m-Xylene	2023/05/09	85	70 - 130	86	70 - 130	ND, RDL=0.20	ug/L	2.6	30
8650742	Styrene	2023/05/09	96	70 - 130	97	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Tetrachloroethylene	2023/05/09	83	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650742	Toluene	2023/05/09	86	70 - 130	86	70 - 130	ND, RDL=0.20	ug/L	0.64	30
8650742	Total Xylenes	2023/05/09					ND, RDL=0.20	ug/L	1.3	30
8650742	trans-1,2-Dichloroethylene	2023/05/09	93	70 - 130	93	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	trans-1,3-Dichloropropene	2023/05/09	94	70 - 130	83	70 - 130	ND, RDL=0.40	ug/L	NC	30
8650742	Trichloroethylene	2023/05/09	98	70 - 130	98	70 - 130	ND, RDL=0.20	ug/L	0.34	30
8650742	Trichlorofluoromethane (FREON 11)	2023/05/09	99	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
8650742	Vinyl Chloride	2023/05/09	97	70 - 130	96	70 - 130	ND, RDL=0.20	ug/L	NC	30
8650898	Dissolved Antimony (Sb)	2023/05/09	100	80 - 120	98	80 - 120	ND, RDL=0.50	ug/L	14	20
8650898	Dissolved Arsenic (As)	2023/05/09	101	80 - 120	99	80 - 120	ND, RDL=1.0	ug/L	NC	20

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8650898	Dissolved Barium (Ba)	2023/05/09	95	80 - 120	94	80 - 120	ND, RDL=2.0	ug/L	0.75	20
8650898	Dissolved Beryllium (Be)	2023/05/09	100	80 - 120	96	80 - 120	ND, RDL=0.40	ug/L	NC	20
8650898	Dissolved Boron (B)	2023/05/09	99	80 - 120	95	80 - 120	ND, RDL=10	ug/L	NC	20
8650898	Dissolved Cadmium (Cd)	2023/05/09	98	80 - 120	97	80 - 120	ND, RDL=0.090	ug/L	NC	20
8650898	Dissolved Chromium (Cr)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=5.0	ug/L	NC	20
8650898	Dissolved Cobalt (Co)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	7.3	20
8650898	Dissolved Copper (Cu)	2023/05/09	99	80 - 120	97	80 - 120	ND, RDL=0.90	ug/L	0.38	20
8650898	Dissolved Lead (Pb)	2023/05/09	101	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	3.2	20
8650898	Dissolved Molybdenum (Mo)	2023/05/09	102	80 - 120	101	80 - 120	ND, RDL=0.50	ug/L	NC	20
8650898	Dissolved Nickel (Ni)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=1.0	ug/L	2.4	20
8650898	Dissolved Selenium (Se)	2023/05/09	104	80 - 120	100	80 - 120	ND, RDL=2.0	ug/L	NC	20
8650898	Dissolved Silver (Ag)	2023/05/09	100	80 - 120	100	80 - 120	ND, RDL=0.090	ug/L	NC	20
8650898	Dissolved Sodium (Na)	2023/05/09	103	80 - 120	103	80 - 120	ND, RDL=100	ug/L	1.7	20
8650898	Dissolved Thallium (Tl)	2023/05/09	104	80 - 120	103	80 - 120	ND, RDL=0.050	ug/L	NC	20
8650898	Dissolved Uranium (U)	2023/05/09	104	80 - 120	103	80 - 120	ND, RDL=0.10	ug/L	4.8	20
8650898	Dissolved Vanadium (V)	2023/05/09	100	80 - 120	99	80 - 120	ND, RDL=0.50	ug/L	8.0	20
8650898	Dissolved Zinc (Zn)	2023/05/09	101	80 - 120	100	80 - 120	ND, RDL=5.0	ug/L	NC	20
8651019	Dissolved Chloride (Cl-)	2023/05/10	84	80 - 120	90	80 - 120	ND, RDL=1.0	mg/L	NC	20
8651023	Dissolved Chloride (Cl-)	2023/05/10	NC	80 - 120	89	80 - 120	ND, RDL=1.0	mg/L	0.13	20
8651267	WAD Cyanide (Free)	2023/05/08	101	80 - 120	100	80 - 120	ND,RDL=1	ug/L	NC	20
8651408	Mercury (Hg)	2023/05/08	96	75 - 125	104	80 - 120	ND, RDL=0.10	ug/L	NC	20
8651598	Chromium (VI)	2023/05/08	100	80 - 120	104	80 - 120	ND, RDL=0.50	ug/L	NC	20
8651744	Mercury (Hg)	2023/05/08	88	75 - 125	101	80 - 120	ND, RDL=0.10	ug/L	NC	20
8655806	F2 (C10-C16 Hydrocarbons)	2023/05/11	97	60 - 130	93	60 - 130	ND, RDL=100	ug/L	18	30
8655806	F3 (C16-C34 Hydrocarbons)	2023/05/11	101	60 - 130	98	60 - 130	ND, RDL=200	ug/L	19	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8655806	F4 (C34-C50 Hydrocarbons)	2023/05/11	101	60 - 130	97	60 - 130	ND, RDL=200	ug/L	NC	30

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

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

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

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

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

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

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

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VALIDATION SIGNATURE PAGE

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

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by {0}, {1} responsible for {2} {3} laboratory operations.

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Exceedance Summary Table – Reg153/04 T3-GW-C

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
21 BH-4 (MW)	VSN542-06-Lab Dup	F2 (C10-C16 Hydrocarbons)	150	39000	100	ug/L
21 BH-4 (MW)	VSN542-06	F2 (C10-C16 Hydrocarbons)	150	47000	100	ug/L
21 BH-4 (MW)	VSN542-06-Lab Dup	F3 (C16-C34 Hydrocarbons)	500	19000	200	ug/L
21 BH-4 (MW)	VSN542-06	F3 (C16-C34 Hydrocarbons)	500	23000	200	ug/L
21BH-102 (MW)	VSN543-06	F2 (C10-C16 Hydrocarbons)	150	5700	100	ug/L
21BH-102 (MW)	VSN543-06	F3 (C16-C34 Hydrocarbons)	500	2000	200	ug/L

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-GW-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
21 BH-4 (MW)	VSN542-06-Lab Dup	F2 (C10-C16 Hydrocarbons)	150	39000	100	ug/L
21 BH-4 (MW)	VSN542-06	F2 (C10-C16 Hydrocarbons)	150	47000	100	ug/L
21 BH-4 (MW)	VSN542-06-Lab Dup	F3 (C16-C34 Hydrocarbons)	500	19000	200	ug/L
21 BH-4 (MW)	VSN542-06	F3 (C16-C34 Hydrocarbons)	500	23000	200	ug/L
21BH-102 (MW)	VSN543-06	F2 (C10-C16 Hydrocarbons)	150	5700	100	ug/L
21BH-102 (MW)	VSN543-06	F3 (C16-C34 Hydrocarbons)	500	2000	200	ug/L

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