

Phase Two Environmental Site Assessment

118, 122, 126, 128, and 132 Cross Avenue
Oakville, Ontario

Prepared For:

Batory Planning and Management

DS Project No: 25-315-100

Date: 2026-05-20

Revised: 2026-08-14



DS CONSULTANTS LTD.
6221 Highway 7, Unit 16
Vaughan, Ontario, L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Executive Summary

DS Consultants Ltd. (DS) was retained by Batory Planning and Management (the “Client”) to conduct a Phase Two Environmental Site Assessment (ESA) of the Property located at 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario, herein referred to as the “Phase Two Property,” “Property,” or the “Site.” DS understands that this Phase Two ESA may be used to support the filing of a Record of Site Condition (RSC) and to satisfy the Official Plan Amendment and Zoning By-Law Amendment submission to the Town of Oakville as part of the proposed redevelopment of the Phase Two Property for residential purposes. The proposed redevelopment will consist of constructing a high-rise building up to 38 storeys with three (3) levels of underground parking, and a road widening of Cross Avenue.

It is the opinion of DS that the intended future residential property use constitutes a more sensitive property use, as defined under O.Reg. 153/04 (as amended). Given that the proposed change in property use is to a more sensitive property use than the current commercial property use, the filing of a Record of Site Condition (RSC) with the Ontario Ministry of Environment, Conservation and Parks (MECP) will be mandated under O.Reg. 153/04.

The Phase Two ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase Two ESA as described in Ontario Regulation 153/04 (as amended). The objective of this Phase Two ESA is to confirm whether contaminants are present, and at what concentration are they present on the Phase Two Property, as related to the Areas of Potential Environmental Concern (APEC) identified in the Phase One ESA.

The Phase Two Property is a 0.2485 hectares (0.614 acres) parcel of land situated within a mixed residential, commercial, and industrial area in the Town of Oakville, Ontario. The Phase Two Property is located approximately 40 m east of the intersection of Cross Avenue and Lyons Lane. At the time of this investigation, the Property was occupied by one (1) residential house which has been converted to a commercial optometrist office at 118 Cross Avenue, and four (4) residential structures at 122, 126, 128 and 132 Cross Avenue, and a storage shed at 128 Cross Avenue.

The Phase One ESA completed in November 2025 indicated that the Phase Two Property was first developed for residential purposes prior to 1954. The portion of the Property

located at 118 Cross Avenue has been used for commercial purposes since approximately 2012 to present day. A total of 43 Potentially Contaminating Activities (PCAs) were identified in the Phase One ESA, of which, 17 were considered to be contributing to six (6) APECs on the Phase Two Property. A summary of the APECs, associated PCAs, and Contaminants of Potential Concern (COPCs) identified is presented in the table below:

Table E-1: Summary of APECs

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Eastern portion of the Phase One Property	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site PCA-2	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Soil, Groundwater
		N/S - Waste Generator	Off-Site PCA-7	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater
		#33 - Metal Treatment, Coating, Plating and Finishing	Off-Site PCA-15A	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
		#32 - Iron and Steel Manufacturing and Processing	Off-Site PCA-15B	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
APEC-2	Western portion of the Phase One Property	N/S - Waste Generator	Off-Site PCA-4	Metals, PHCs, VOCs, BTEX, PCBs	Soil, Groundwater
		#18 - Electricity Generation, Transformation and Power Stations	Off-Site PCA-16	PHCs, BTEX, PCBs	Soil, Groundwater
APEC-3	Northeast corner of Phase One Property	N/S- Waste Generator	PCA-9 Off-Site	Metals, PHCs, BTEX, VOCs,	Groundwater
		#28 – Gasoline and Associated Products Storage in Fixed Tanks	PCA-13A, PCA-13B, PCA-13C Off-Site	PHCs, BTEX, VOCs, Metals, PAHs	Groundwater

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-22 Off-Site	VOCs	Groundwater
		N/S - Scott's Manufacturing Directory	PCA-24 Off-Site	Metals, VOCs	Groundwater
		#10 - Commercial Autobody Shops	PCA-25 Off-Site	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-26 Off-Site	VOCs	Groundwater
APEC-4	Paved, gravel and grass surfaces on the Phase One Property, adjacent to Cross Avenue	N/S - Inferred application of de-icing agent*	PCA-27 On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-5	Northwest portion of 132 Cross Avenue	N/S - Structure Fire	PCA-28	PAHs	Soil
APEC-6	Entire Property	#30 - Importation of Fill Material of Unknown Quality	PCA-30	PHCs, BTEX, Metals, As, Sb, Se, B-HWS, CN-, Cr (VI), Hg, PAHs	Soil

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

* - The area is subject to application of de-icing salts for road safety purposes. Per Section 49.1 (1) of O.Reg. 407/19, published December 4, 2019 "If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act": "...that a substance has been applied to surfaces for

the safety of vehicular or pedestrian traffic under conditions of snow or ice or both". Any potential impacts associated with EC and/or SAR in soil, and sodium and/or chloride in groundwater will be deemed not to exceed the MECP Site Conditions Standards for the area identified in APEC-4.

Based on the findings of the Phase One ESA it was concluded that a Phase Two ESA is warranted in order to assess the soil and groundwater conditions on the Phase Two Property.

The Phase Two ESA was completed concurrently with geotechnical and hydrogeological investigations and involved the advancement of six (6) boreholes, which were completed on October 21 and 22, 2025. The boreholes were advanced to a maximum depth of 11.1 metres below ground surface (mbgs) under the supervision of DS personnel. Groundwater monitoring wells were installed in three (3) of the boreholes to facilitate the collection of groundwater samples and the assessment of groundwater flow direction. DS returned to the Site on March 20, 2026, to install an additional monitoring well to further support the characterization of the groundwater flow direction and groundwater quality at the Property. The borehole locations were determined based on the findings of the Phase One ESA.

All APECs were investigated with boreholes and/or monitoring wells in accordance with the requirements of O.Reg. 153/04 (as amended). Soil and groundwater samples were collected and submitted for analysis of all COPCs, including: Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX), Volatile Organic Compounds (VOCs), Metals and Other Regulated Parameters (ORPs – Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), Sodium (Na), Chloride (Cl-), Mercury (Hg), Boron – Hot Water Soluble (B-HWS), Cyanide (CN-), Chromium (VI) (Cr (VI)), hydride-forming metals (Arsenic (As), Antimony (Sb), Selenium (Se)), Polychlorinated Biphenyls (PCBs), and Polycyclic Aromatic Hydrocarbons (PAHs).

The soil and groundwater analytical results were compared to the "Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition for Residential/Parkland/Institutional Property Use" provided in the MECP document entitled, *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act"* dated April 15, 2011 (Table 2 SCS) for coarse-textured soils.

Based on the findings of the Phase Two ESA, DS presents the following findings:

- ◆ A total of seven (7) boreholes (BH/MW25-1 to BH25-6, and MW26-1) were advanced on the Property to a maximum depth of 11.1 metres below ground surface (mbgs). Fill material was found underlaying the asphalt/organic/granular layers at all boreholes, excluding BH/MW25-1 and BH25-2 where it is encountered at the surface. The fill material extended to a maximum depth of 2.3 mbgs and consisted of clayey silt, and sandy silt. Native clayey silt till and/or sandy silt till and till/shale complex was encountered below the fill layers, to the underlying or shale bedrock. Shale bedrock of the Georgian Bay Formation was encountered in all boreholes advanced excluding BH25-6, at approximate depths ranging from 4.6 to 9.5 mbgs.
- ◆ The depth to groundwater was measured in four (4) monitoring wells installed during the course of this investigation. The monitoring wells were screened to intercept the groundwater water table. Groundwater levels ranged between 2.7 and 6.1 mbgs, with corresponding elevations ranging from 99.90 to 96.71 masl, on April 8, 2026. Based on the groundwater elevations, the shallow groundwater flow direction is inferred to be south towards a portion of Sixteen Mile Creek located approximately 310 m south of the Property. It is possible that the groundwater levels may vary seasonally. The groundwater levels may also be impacted by other factors such as historical infilling activities, subsurface utility trenches, and similar subsurface anomalies. The groundwater flow direction can only be confirmed through long term monitoring.
- ◆ Soil samples were collected from the boreholes advanced on the Phase Two Property and submitted for analysis of metals and ORPs, PAHs, PCBs, PHCs, BTEX, and VOCs. The results of the chemical analyses conducted indicated that all samples analyzed met the applicable Table 2 SCS.
- ◆ Groundwater samples were collected from three (3) of the monitoring wells installed on the Phase Two Property and submitted for analysis of metals and ORPs, PAHs, PCBs, VOCs, PHCs and BTEX. The results of the chemical analyses conducted indicated that all samples analyzed met the applicable Table 2 SCS.

Based on a review of the findings of this Phase Two ESA, DS presents the following conclusions and recommendations:

- ◆ The results of the chemical analyses conducted on soil and groundwater samples indicate that the applicable Site Condition Standards have been met,
- ◆ Based on the findings of this Phase Two ESA, a Record of Site Condition may be filed for the Phase Two Property.
- ◆ All monitoring wells should be decommissioned in accordance with O.Reg. 903 when no longer required.

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1.0 Introduction

DS Consultants Ltd. (DS) was retained by Batory Planning and Management to complete a Phase Two Environmental Site Assessment (ESA) of the Property located at 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario, herein referred to as the “Phase Two Property,” “Property,” or “Site.” It is DS’s understanding that this Phase Two ESA has been requested for due diligence purposes in association with the proposed redevelopment of the Property. DS understands that this Phase Two ESA may be used to support the filing of a Record of Site Condition (RSC) as part of the proposed redevelopment of the Site for residential purposes. It is further understood that the proposed development will consist of constructing a high-rise building up to 38 storeys with three (3) levels of underground parking, and a road widening of Cross Avenue.

It is the opinion of DS that the intended future residential property use constitutes a more sensitive property use, as defined under O.Reg. 153/04 (as amended). Given that the proposed change in property use is to a more sensitive property use, the filing of a Record of Site Condition (RSC) with the Ontario Ministry of Environment, Conservation and Parks (MECP) will be mandated under O.Reg. 153/04.

The Phase Two ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase One ESA as described in Ontario Regulation 153/04 (as amended). The objective of this Phase Two ESA is to confirm whether contaminants are present, and at what concentration are they present on the Phase Two Property, as related to the Areas of Potential Environmental Concern (APEC) identified in the Phase One ESA.

1.1 Site Description

The Phase Two Property is a 0.2485 hectares (0.614 acres) parcel of land situated within a mixed residential, commercial, and industrial area in the Town of Oakville, Ontario. The Phase Two Property is located approximately 40 m east of the intersection of Cross Avenue and Lyons Lane. At the time of this investigation, the Phase Two Property was occupied by one (1) residential house which has been converted to a commercial optometrist office at 118 Cross Avenue, and four (4) residential structures at 122, 126, 128 and 132 Cross Avenue, and a storage shed at 128 Cross Avenue. A Site Location Plan is provided in Figure 1 and a Site Plan depicting the orientation of the buildings on-Site is provided in Figure 2.

For the purposes of this report, Lyons Lane is assumed to be aligned in a north-south orientation, and Cross Avenue is assumed to be aligned in an east-west orientation. A Plan of Survey for the Site dated March 27, 2025, and prepared by J.D. Barnes Limited, an Ontario Land Surveyor, has been provided under Appendix A.

Additional details regarding the Phase Two Property are provided in the table below.

Table 1-1: Phase Two Property Information

Criteria	Information	Source
Legal Description	Part of Lot 14 Concession 3, South of Dundas Street, Geographic Township of Trafalgar, Town of Oakville, Regional Municipality of Halton	Legal Survey
Property Identification Number (PIN)	PIN 24816-0070 (LT) PIN 24816-0069 (LT) PIN 24816-0068 (LT) PIN 24816-0067 (LT) PIN 24816-0066 (LT)	Legal Survey
Current Site Occupants	118 Cross Avenue: Dr. Amanda Sanghera & Associates Optometrist Office 122, 126, 128, and 132 Cross Avenue: Various residential tenants	Phase One ESA Site Reconnaissance
Site Area	0.2485 hectares (0.614 acres)	Client - Site proposed building plans

1.2 Property Ownership

The ownership details for the Phase Two Property are provided in the table below.

Table 1-2: Phase Two Property Ownership

Property Owner	Address	Contact
118 Cross Avenue: Amandeep Kaur Sanghera 122 & 128 Cross Avenue: Balbir Singh Sanghera, Surinder Kaur Sanghera 126 Cross Avenue: Balbir Singh Sanghera 132 Cross Avenue: Surinder Kaur Sanghera	1377 Merrybrook Lane Oakville, Ontario, L6M 1T5	Phone: 647-291-7264 Email: s_pav@hotmail.com

1.3 Current and Proposed Future Use

The Phase Two Property is currently occupied by one (1) residential house which has been converted to a commercial optometrist office at 118 Cross Avenue, and four (4) residential

structures at 122, 126, 128 and 132 Cross Avenue, and a storage shed at 128 Cross Avenue. Due to the commercial optometrist office, the Property is considered to be commercial use under O.Reg. 153/04 (as amended). It is DS's understanding that the Client intends to redevelop the Site for residential use.

1.4 Applicable Site Condition Standards

The Phase Two Property is a commercial property located within the Town of Oakville, and the proposed future land use is residential.

The applicable Site Condition Standards (SCS) for the Phase Two Property are considered by the Qualified Person (QP) to be the Table 2 SCS: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential/Parkland/Institutional Use with coarse-textured soils as contained in the April 15, 2011 Ontario Ministry of Environment, Conservation and Parks (MECP) document entitled "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", herein referred to as the "Table 2 SCS."

The selection of the Table 2 SCS is considered appropriate based on the following rationale:

- ◆ The Town of Oakville may use groundwater as a potable water source;
- ◆ The Site is not considered to be environmentally sensitive, as defined under O.Reg. 153/04 (as amended);
- ◆ The proposed future use of the Phase Two Property will be residential;
- ◆ The Site is not located within 30 m of a water body;
- ◆ The pH of the soils analyzed during this Phase Two ESA are within the accepted range specified under O.Reg. 153/04 (as amended); and
- ◆ Bedrock was not encountered within 2 metres of the ground surface

2.0 Background Information

2.1 Physical Setting

2.1.1 Water Bodies and Areas of Natural Significance

Sixteen Mile Creek is the closest water body to the Phase Two Property, located approximately 220 metres west and approximately 310 m south of the Phase Two Property.

Based on a review of the MNR ANSI maps, there are areas of natural significance within the Phase Two Study Area. There are areas of natural significance surrounding Sixteen Mile Creek located approximately 220 m west of the Property, this includes a Greenbelt and woodland area.

No science-based assessment of potential species at risk or species habitat was conducted as part of this investigation. If required, an environmental specialist could be retained to undertake a site-specific ecological assessment, however, at this time further assessment is not warranted.

2.1.2 Topography and Surface Water Draining Features

The Phase Two Property is located in an urban setting, at an elevation of approximately 130 metres above sea level (masl). The topography of the Phase Two Property is generally flat. The neighbouring properties are generally at similar elevations, and the topography in the vicinity of the Phase Two Property generally slopes to the west, south, and southwest. There are no drainage features (e.g. ditches, swales, etc.) present on-Site. Surface water flow associated with precipitation events is anticipated to run overland and drain into the municipal storm sewer catch basins.

2.2 Past Investigations

No previous reports were provided to DS for review.

3.0 Scope of the Investigation

The scope of the Phase Two ESA was designed to investigate the portions of the Site determined in the Phase One ESA to be Areas of Potential Environmental Concern. This Phase Two ESA was conducted in general accordance with O.Reg. 153/04 (as amended). The scope of the investigation including the subsurface investigation, sampling, and laboratory analysis was based on the findings of the Phase One ESA and was limited to the portions of the Site which were accessible.

3.1 Overview of Site Investigation

The following tasks were completed as part of the Phase Two ESA:

- ◆ Preparation of a Health and Safety Plan to ensure that all work was executed safely;

- ◆ Clearance of public private underground utility services prior to commencement of subsurface investigative operations;
- ◆ Preparation of a Sampling and Analysis Plan (SAP);
- ◆ Retained MECP licenced drillers to advance a total of seven (7) boreholes on the Phase Two Property, to depths ranging between 2.1 to 11.1 mbgs. Four (4) of the boreholes were instrumented with groundwater monitoring wells upon completion. The soil lithology was logged during drilling, and representative soil samples were collected at regular intervals. The soil samples were screened for organic vapours using an RKI Eagle 2 MultiGas Detector, and examined for visual and olfactory indications of soil impacts;
- ◆ Submitted “worst case” soil samples collected from the boreholes for laboratory analysis of relevant Contaminants of Potential Concern (COPCs) as identified in the Phase One ESA;
- ◆ Conducted groundwater level measurements in the monitoring wells in order to determine the groundwater elevation, and to establish the local groundwater flow direction;
- ◆ Surveyed all monitoring wells to a geodetic benchmark;
- ◆ Developed and purged all monitoring wells prior to sampling. Groundwater samples were collected for all COPCs identified in the Phase One ESA;
- ◆ Compared all soil and groundwater analytical data to the applicable MECP SCS; and
- ◆ Prepared a Phase Two ESA Report in general accordance with O.Reg. 153/04 (as amended).

3.2 Media Investigated

3.2.1 Rationale for Inclusion or Exclusion of Media

Table 3-1: Rationale of Sampling Media

Media	Included or Excluded	Rationale
Soil	Included	Soil was identified as a media of potential impact in the Phase One ESA.
Groundwater	Included	Groundwater was identified as a media of potential impact in the Phase One ESA.
Sediment	Excluded	Sediment is not present on the Phase Two Property.
Surface Water	Excluded	Surface water is not present on the Phase Two Property.

3.2.2 Overview of Field Investigation of Media

Table 3-2: Field Investigation of Media

Media	Methodology of Investigation
Soil	A total of seven (7) boreholes were advanced on the Phase Two Property, to a maximum depth of 11.1 mbgs. Soil samples were collected and submitted for analysis of all relevant COPCs.
Groundwater	A total of four (4) monitoring wells were installed on the Phase Two Property at the time of the investigation. Representative groundwater samples were collected from two (2) of the monitoring wells and submitted for analysis of all relevant COPCs.

3.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model is provided in Appendix F. The Potentially Contaminating Activities (PCAs) within the Phase One Study Area are also included as Figure 4 in the Phase Two ESA figure set and the associated Areas of Potential Environmental Concern (APECs) are shown on the Borehole Location Plan with APECs as Figure 5.

3.4 Deviations from Sampling and Analysis Plan

The Phase Two ESA was completed in accordance with the Sampling and Analysis Plan (SAP) which is provided in Appendix B.

3.5 Impediments

DS was granted complete access to the Phase Two Property throughout the course of the investigation. No impediments were encountered.

4.0 Investigation Method

4.1 General

The Phase Two ESA followed the methodology outlined in the following documents:

- Ontario Ministry of the Environment “Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario” (December 1996);
- Ontario Ministry of the Environment “Guide for Completing Phase Two Environmental Site Assessments under Ontario regulation 153/04” (June 2011);

- Ontario Ministry of the Environment “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” (July 2011) (Analytical Protocol);

The methods used in the Phase Two ESA investigation did not differ from the associated standard operating procedures.

4.2 Drilling and Excavating

A Site visit was conducted prior to drilling in order to identify the borehole locations based on the APECs identified in the Phase One ESA. The selected borehole locations are presented on Figure 5. The borehole locations were cleared of underground public and private utility services prior to commencement of drilling. A summary of the drilling activities is provided in the table below.

Table 4-1: Summary of Drilling Activities

Parameter	Details
Drilling Contractor	Davis Drilling Ltd., Kodiak Drilling
Drilling Dates	Davis Drilling Ltd.: October 21 and 22, 2025 Kodiak Drilling: March 20, 2026
Drilling Equipment Used	Davis Drilling Ltd.: Track-mounted CME 75 Kodiak Drilling: Geoprobe 6620
Measures taken to minimize the potential for cross contamination	◆ Soil sampling was conducted using a 50 mm stainless steel split spoon sampler. The split spoon sampler was brushed clean of soil, washed in municipal water containing phosphate free detergent, rinsed in municipal water, and then rinsed with distilled water for each sampling interval in order to reduce the potential for cross contamination; ◆ Use of dedicated and disposable nitrile gloves for the handling of soil samples. A new set of gloves was used for each sample.
Sample collection frequency	Samples were collected at a frequency of every 0.6 m per 0.8 m from the ground surface to 3.1 mbgs, followed by one sample per 1.5 m to borehole termination depth.

4.3 Soil Sampling

Soil samples were collected using a 50 mm stainless steel split spoon sampler. Discrete soil samples were collected from the split-spoon samplers by DS personnel using dedicated nitrile gloves.

A portion of each sample was placed in a resealable plastic bag for field screening, and the remaining portion was placed into laboratory supplied glass sampling jars. Samples intended for VOC and the F1 fraction of petroleum hydrocarbons analysis were collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. All sample jars were stored in dedicated coolers with ice for storage, pending transport to the analytical laboratory. A formal chain of custody was maintained for all samples submitted to the laboratory.

The subsurface soil conditions were logged by DS personnel at the time of drilling and recorded on field borehole logs. The borehole logs are presented under Appendix C. Additional details regarding the lithology encountered in the boreholes is presented under Section 6.1 and depicted visually in Figure 5.

4.4 Field Screening Measurements

All retrieved soil samples were screened in the field for visual and olfactory observations. No obvious visual or olfactory evidence of potential contamination were noted. No aesthetic impacts (e.g. cinders, slag, hydrocarbon odours) were encountered during this investigation. The soil sample headspace vapour concentrations for all soil samples recovered during the investigation were screened using portable organic vapour testing equipment in accordance with the procedures outlined in the MECP's *'Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario'*.

The soil samples were inspected and examined to assess soil type, ground water conditions, and possible chemical contamination by visual and olfactory observations or by organic vapour screening. Samples submitted for chemical analysis were collected from locations judged by the assessor to be most likely to exhibit the highest concentrations of contaminants based on several factors including (i) visual or olfactory observations, (ii) sample location, depth, and soil type (iii) ground water conditions and headspace readings. A summary of the equipment used for field screening is provided below:

Table 4-2: Field Screening Equipment

Parameter	Details
Make and Model of Field Screening Instrument	RKI Eagle 2, Model 5101-P2 Serial Number: E2J144

Parameter	Details
Chemicals the equipment can detect and associated detection limits	VOCs with dynamic range of 0 parts per million (ppm) to 2,000 ppm PHCs with range of 0 to 50,000 ppm
Precision of the measurements	3 significant figures
Accuracy of the measurements	VOCs: $\pm 10\%$ display reading + one digit Hydrocarbons: $\pm 5\%$ display reading + one digit
Calibration reference standards	PID: Isobutylene CGD: Hexane
Procedures for checking calibration of equipment	In-field re-calibration of the CGI was conducted (using the gas standard in accordance with the operator's manual instructions) if the calibration check indicated that the calibration had drifted by more than $\pm 10\%$.

A summary of the soil headspace measurements are provided in the borehole logs, provided under Appendix C.

4.5 Groundwater Monitoring Well Installation

Monitoring wells were installed upon completion of four (4) of the boreholes advanced on the Phase Two Property. The monitoring wells were constructed of 51-millimetre (2-inch) inner diameter (ID) flush-threaded schedule 40 polyvinyl chloride (PVC) risers, equipped with a 3.1 m length of No. 10 slot PVC screen. The well screens were sealed at the bottom using a threaded cap and at the top with a lockable J-plug.

Silica sand was placed around and up to 0.6 m above the well screen to act as a filter pack. Bentonite was placed from the ground surface to the top of the sand pack. The wells were completed with protective flush mount casings.

Details regarding the monitoring well construction can be found in Table 1, and on the borehole logs provided in Appendix C.

Disposable nitrile gloves were used to minimize the potential for cross-contamination during well installation. Dedicated equipment was used for well development and sampling to further minimize the risk of cross contamination.

All monitoring wells, excluding MW26-1, were developed on October 28, 2025. MW26-1 was developed on April 1, 2026. In accordance with DS SOPs for monitoring well development, the wells were developed by removing a minimum of three standing water column volumes

using dedicated inertial pumps comprised of Waterra polyethylene tubing and dedicated foot valves.

4.6 Groundwater Field Measurement of Water Quality Parameters

Field measurements of water quality parameters including temperature, specific conductivity, pH, turbidity, dissolved oxygen, oxidation-reduction potential and turbidity were collected using a flow-through cell and a YSI Water Quality Meter (YSI-556™). The YSI Water Quality Meter was calibrated by the supplier (Maxim) in accordance with the manufacturer's specifications.

The measurements were conducted at regular intervals in order to determine whether stabilized geochemical conditions had been established in the monitoring well, indicating representative groundwater conditions.

The field measurements have been archived and can be provided upon request.

4.7 Groundwater Sampling

Groundwater samples were collected a minimum of 24 hours after the development of the monitoring wells. The monitoring wells could not be sampled using low flow methodology due to the low yield and recovery of the monitoring wells. The monitoring wells were purged to dryness at the lowest possible pumping rate. The monitoring wells were allowed to recover prior to sampling. Groundwater samples to be submitted for analysis of volatile parameters (PHC F1, and VOCs) were collected using a dedicated inertial pump. The remaining samples were collected using a peristaltic pump with dedicated 6.4 mm ID polyethylene tubing.

Groundwater samples for metals analysis were field filtered using dedicated 0.45 micro in-line filters. The groundwater was transferred directly into laboratory supplied containers and preserved as appropriate using the containers supplied by the analytical laboratory. The samples were placed in coolers upon completion of sampling and stored on ice for storage, pending transport to the analytical laboratory. A formal chain of custody was maintained for all samples submitted to the laboratory.

4.8 Sediment Sampling

No sediment as defined under O.Reg. 153/04 (as amended) was present on the Phase Two Property at the time of this investigation. Sediment sampling was not conducted as a result.

4.9 Analytical Testing

The soil samples collected were submitted to Bureau Veritas (BV) Analytics under chain of custody protocols. BV is a member of the Standards Council of Canada (SCC) and meets the requirements of Section 47 of O.Reg. 153/04 (as amended) certifying that the analytical laboratory be accredited in accordance with the International Standard ISO/IEC 17025 and with standards developed by the Standards Council of Canada. BV conducted the analyses in accordance with the MECP document “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” dated March 9, 2004 (revised on July 1, 2011).

4.10 Residue Management Procedures

4.10.1 Soil Cuttings From Drilling and Excavations

The soil cuttings generated by the borehole drilling program were stored in 205 L drums, and left on-Site for disposal by a MECP approved waste-hauler for disposal at a MECP-approved waste management facility.

4.10.2 Water from Well Development and Purging

Excess water derived from well purging activities was stored in 20-L sealed plastic pails and temporarily stored on Site for disposal by a MECP approved waste-hauler for disposal at a MECP-approved waste management facility.

4.10.3 Fluids from Equipment Cleaning

Excess equipment cleaning fluids were stored in 20-L sealed plastic pails and temporarily stored on Site for disposal by a MECP approved waste-hauler for disposal at a MECP-approved waste management facility.

4.11 Elevation Surveying

The ground surface elevations of the boreholes were surveyed using a Sokkia GCX-2 GNSS RTK receiver, based on global positioning system satellites. The ground surface elevations can be found on the borehole logs presented in Appendix C.

4.12 Quality Assurance and Quality Control Measures

4.12.1 Sample containers, preservation, labelling, handling and custody for samples submitted for laboratory analysis, including any deviations from the SAP

All soil and groundwater samples were stored in laboratory-supplied sample containers in accordance with the MECP Analytical Protocol. A summary of the preservatives supplied by the laboratory is provided in the table below.

Table 4-3: Summary of Sample Bottle Preservatives

Media	Parameter	Sample Container
Soil	PHCs F1 VOCs	40 mL methanol preserved glass vial with septum lid.
	PHCs F2-F4 metals and ORPs PAHs	120 mL or 250 mL unpreserved glass jar with Teflon™-lined lid.
Groundwater	PHCs F1 VOCs	40 mL glass vial with septum lid, containing sodium bisulphate preservative.
	PHCs F2-F4	250 mL amber glass bottle with sodium bisulphate preservative
	PAHs	250 mL amber glass bottle (unpreserved)
	Inorganics	500 mL high density polyethylene bottle (unpreserved)
	Metals	125 mL high density polyethylene bottle containing nitric acid preservative
	Hexavalent Chromium	125 mL high density polyethylene bottle containing ammonium sulphate/ammonium hydroxide preservative
	Mercury	125 mL glass bottle containing hydrochloric acid preservative
	Cyanide	125 mL high density polyethylene bottle containing sodium hydroxide preservative

Groundwater samples were collected using dedicated equipment for each well. Groundwater samples collected for analysis of dissolved metals, mercury and hexavalent chromium were filtered in the field using a dedicated 0.45-micron in-line filter. Each sample container was labelled with a unique sample identification, the project number, and the sampling date. All samples were placed in an ice-filled cooler upon completion of sampling, and kept under

refrigerated conditions until the time of delivery to the analytical laboratory. A formal chain of custody was maintained for all samples submitted to the laboratory.

4.12.2 Description of equipment cleaning procedures followed during all sampling

Dedicated, disposable nitrile gloves were used for each sampling event to reduce the potential for cross-contamination. The split spoon sampler was brushed clean of soil, washed in municipal water containing phosphate free detergent, rinsed in municipal water, and then rinsed with distilled water for each sampling interval in order to reduce the potential for cross contamination. Dedicated equipment was used for well development and sampling for further minimize the risk of cross contamination. Non-dedicated equipment (i.e. interface probe) was cleaned before initial use and between all measurement points with a solution of Alconox™ and distilled water. The Alconox™ solution was rinsed off using distilled water.

4.12.3 Description of how the field quality control measures referred to in subsection 3 (3) were carried out

Field duplicate samples were collected at the time of sampling. In accordance with O.Reg. 153/04, one duplicate sample was analyzed per ten samples submitted for analysis. A laboratory prepared trip blank accompanied the groundwater samples during a sampling event and was submitted for laboratory analysis of VOCs.

All field screening devices (i.e. PID, CGD, YSI Water Quality Meter) were calibrated prior to use by the supplier. Calibration checks were completed, and re-calibrations were conducted as required.

4.12.4 Description of, and rational for, any deviations from the procedures set out in the quality assurance and quality control program set out in the SAP

There were no deviations from the QA/QC program described in the SAP.

5.0 Review and Evaluation

5.1 Geology

A summary of the subsurface conditions is presented below. Additional details may be found in the borehole logs appended in Appendix C. The boundaries of soil indicated on the borehole logs and described below are intended to reflect transition zones for the purpose

of environmental assessment and should not be interpreted as exact planes of geological change.

Pavement/Organic Material/Fill:

An asphalt layer, varying from 50 to 75mm in thickness, was present at the surface at boreholes BH/MW25-5 and BH25-6. Granular material consisting of crusher run limestone was encountered below the asphaltic concrete material in these boreholes. The thickness of granular material was measured 150 mm below the existing ground surface. A layer of organic material/topsoil, about 130 mm in thickness, was observed at the surface at BH25-4 and BH/MW25-3. An approximately 30 mm thick layer of topsoil was observed at MW26-1. Fill material was found below the asphalt/organic layers at boreholes BH/MW25-3 to BH25-6 and MW26-1, and at the surface in BH/MW25-1 and BH25-2, extending to depths ranging from 0.8 to 2.3 mbgs. The fill material consisted of firm to very stiff clayey silt, and sandy silt from a loose to compact state. The fill layer contained organic clayey silt, trace to some of organics, rootlets, gravel, cobbles, rock fragments, shale fragments and wood pieces. BH25-6 was terminated in the fill layer at an approximate depth of 2.1 mbgs.

Clayey Silt (Till) Deposits:

A cohesive deposit of clayey silt, clayey silt till layer was found below the fill layers and non cohesive layer in boreholes BH/MW25-1, BH25-4 and BH/MW25-5, at varying depths and to the underlying till/shale complex/shale bedrock, to approximate depths ranging from 1.0 to 6.0 mbgs. The clayey silt till deposits were brown to grey in colour and contained cobbles, boulders and trace to some sand and gravel.

Sandy Silt/Silty Sand (Till):

A cohesionless deposit was encountered below fill or cohesive material in all boreholes at varying depths, excluding BH25-6. The sandy silt till/silty sand layers extended to depths ranging from 0.8 to 4.7 mbgs and extended to the underlying till/shale complex.

Till/Shale Complex:

Below the sandy silt/silty sand till in BH25-2, BH/MW25-3, and MW26-1, a sandy silt till shale complex was encountered and extended to the underlying shale bedrock, to

approximate depths ranging from 3.3 to 7.6 mbgs, respectively. The sandy silt till shale complex consisted of sandy silt till mixed with highly weathered shale.

Shale Bedrock:

The shale bedrock of the Georgian Bay Formation was encountered in all boreholes advanced, excluding BH25-6, at approximate depths ranging from 4.6 to 9.5 mbgs.

Table 5-1: Summary of Geologic Units Investigated

Geologic Unit	Inferred Thickness (m)	Top Elevation (masl)	Bottom Elevation (masl)
Pavement/Organic Material/Fill	0.03-2.3	103.2	100.4
Clayey Silt (Till) Deposits	0.5-2.9	101.6	97.2
Sandy Silt/Silty Sand (Till)	0.8-3.1	102.0	98.0
Till/Shale Complex	0.2-4.4	99.6	95.2
Shale Bedrock	>6.5	95.2	<93.3

5.2 Ground Water Elevations and Flow Direction

5.2.1 Rationale for Monitoring Well Location and Well Screen Intervals

A total of four (4) monitoring wells were installed on the Phase Two Property as part of a concurrent geotechnical and hydrogeological investigation. Groundwater samples were collected from three (3) of these wells in order to assess the groundwater quality in relation to APEC-1, APEC-2, and APEC-3. The COPCs associated with these APECs were metals, As, Sb, Se, Cr (VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs, and PCBs. The monitoring wells were screened to intersect the first water bearing formation encountered, in order to allow for the assessment of LNAPL, and to provide information regarding the quality of the groundwater at the water table. The monitoring wells were screened within the shale bedrock unit encountered at an approximate depth ranging from 4.6 to 9.6 mbgs. The top 0.4 m of the well screen for BH/MW25-1 is within the overlying clayey silt till layer, and the top 1.1 m of the well screen for MW26-1 is within the overlaying sandy silt till/shale complex layer. The shale bedrock unit is inferred to be a confined aquifer.

5.2.2 Results of Interface Probe Measurements

A summary of the groundwater level measurements is provided in Table 1. The groundwater level measurements were collected using a Solinst interface probe model 122. The depth to groundwater in all monitoring wells excluding MW26-1, was found to range between 3.7 to 5.6 mbgs on November 6, 2025. The depth to groundwater in all of the monitoring wells installed on the Property, including MW26-1, ranged between 2.7 to 6.1 mbgs on April 8, 2026. There was no indication of DNAPL or LNAPL in the monitoring wells at this time.

5.2.3 Product Thickness and Free Flowing Product

No evidence of product was observed in the monitoring wells at the time of the investigation.

5.2.4 Groundwater Elevation

The groundwater elevation was calculated by subtracting the depth to groundwater from the surface elevation determined by the surface elevation survey conducted as part of this investigation. A summary of the groundwater elevations calculated is presented in Table 1. Generally, the groundwater elevation was found to range from 97.2 to 99.9 in the aquifer investigated.

5.2.5 Groundwater Flow Direction

The shallow groundwater flow direction is inferred to be south towards a portion of Sixteen Mile Creek, which is located approximately 310 metres south of the Property. The groundwater elevations are presented on Figure 6.

5.2.6 Assessment of Potential for Temporal Variability in Groundwater Flow Direction

The aquifer investigated is inferred to be a confined aquifer, based on the soil stratigraphy observed, and based on the groundwater levels measured on November 6, 2025, and April 8, 2026. This confined aquifer is considered to be less susceptible to seasonal fluctuations in groundwater levels. It is possible that long-term changes in precipitation patterns may influence the groundwater levels on the Phase Two Property.

Temporal variability in groundwater level has the ability to influence the groundwater flow direction. The degree of variation in groundwater levels on the Phase Two Property can only be confirmed with long-term monitoring.

5.2.7 Evaluation of Potential Interaction Between Buried Utilities and the Water Table

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

It is anticipated that underground utilities and corridors exist under the Phase Two Property to connect the buildings to municipal water, wastewater, hydro and supplied utilities; however, the exact locations were not known at the time of this investigation. Plans were not available to confirm the depths of these utilities, however they are estimated to be installed at depths ranging from 2 to 3 metres below ground surface.

The depth to groundwater ranged between 3.7 to 5.6 metres below ground surface (mbgs) on November 6, 2025, and 2.7 and 6.1 mbgs, on April 8, 2026. Therefore, the utility corridors are not expected to act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase Two Property.

5.3 Ground Water Hydraulic Gradients

5.3.1 Horizontal Hydraulic Gradient

The horizontal hydraulic gradient was calculated based on the groundwater levels recorded on April 8, 2026.

Table 5-2: Summary of Horizontal Hydraulic Gradient Calculations

Hydrogeological Unit	Calculated Horizontal Hydraulic Gradient
Bedrock	Minimum: 0.03 Average: 0.06 Maximum: 0.08

5.3.2 Vertical Hydraulic Gradient

The vertical hydraulic gradient was not calculated, as no groundwater impacts were identified on the Phase Two Property.

5.4 Fine-Medium Soil Texture

For the purposes of evaluating the SCS, all soils on the Phase Two Property are considered coarse textured.

5.5 Soil Field Screening

Soil vapour headspace readings were collected at the time of sample collection, the results of which are presented on the borehole logs (Appendix C). The soil vapour headspace readings were collected using a using an RKI Eagle 2 meter in methane elimination mode. The PID readings ranged between 0 ppm (non-detect) and 1 ppm. The CGD readings ranged between 15 ppm and 55 ppm.

The soil samples were also screened for visual and olfactory indicators of impacts (e.g. staining, odours). No evidence of visual or olfactory indicators of impacts were observed.

5.6 Soil Quality

The results of the chemical analyses conducted are presented in Tables 4 through 8. A visual summary of the location of the sample locations is provided in Figures 7A through 7F. The laboratory certificates of analysis have been provided under Appendix D.

5.6.1 Metals and ORPs

Seven (7) samples, including one (1) field duplicate for QA/QC purposes, were submitted for analysis of metals and ORPs. The results of the analyses are tabulated in Table 4 and presented on Figures 7A and 7B. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.6.2 Petroleum Hydrocarbons

Eight (8) samples, including one (1) field duplicate for QA/QC purposes, were submitted for analysis of PHCs (incl. BTEX). The results of the analyses are tabulated in Table 5 and presented on Figure 7C. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.6.3 Volatile Organic Compounds

Eight (8) samples, including one (1) field duplicate for QA/QC purposes, were submitted for analysis of VOCs. The results of the analyses are tabulated in Table 6 and presented on Figure 7D. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.6.4 Polycyclic Aromatic Hydrocarbons

Six (6) samples, including one (1) field duplicate for QA/QC purposes, were submitted for analysis of PAHs. The results of the analyses are tabulated in Table 7 and presented on Figure 7E. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.6.1 Polychlorinated Biphenyls

Two (2) samples, including one (1) field duplicate for QA/QC purposes, were submitted for analysis of PCBs. The results of the analyses are tabulated in Table 8 and presented on Figure 7F. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.6.2 Commentary on Soil Quality

No evidence of chemical or biological transformations of the parameters analyzed was observed.

5.7 Ground Water Quality

The results of the chemical analyses conducted are presented in Tables 9 through 13. A visual summary of the location of the sample locations is provided in Figures 8A through 8F. The laboratory certificates of analysis have been provided under Appendix D.

5.7.1 Metals and ORPs

Three (3) samples, and one (1) field duplicate for QA/QC purposes, were submitted for analysis of metals and two (2) samples and one (1) field duplicate for QA/QC purposes were also submitted for ORPs. The results of the analyses are tabulated in Tables 9 and 10 and presented on Figures 8A and 8B. The groundwater samples transferred into the metals, mercury, and hexavalent chromium bottles were field filtered using a 0.45-micron in-line filter. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.7.2 Petroleum Hydrocarbons

Three (3) samples, and one (1) field duplicate for QA/QC purposes, were submitted for analysis of PHCs (incl. BTEX). The results of the analyses are tabulated in Table 10 and

presented on Figure 8C. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.7.3 Volatile Organic Compounds

Three (3) samples, one (1) trip blank and one (1) field duplicate for QA/QC purposes, were submitted for analysis of VOCs. The results of the analyses are tabulated in Table 11 and presented on Figure 8D. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.7.4 Polycyclic Aromatic Hydrocarbons

Two (2) samples, and one (1) field duplicate for QA/QC purposes, were submitted for analysis of PAHs. The results of the analyses are tabulated in Table 12 and presented on Figure 8E. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.7.5 Polychlorinated Biphenyls

One (1) sample, and one (1) field duplicate for QA/QC purposes, were submitted for analysis of PCBs. The results of the analyses are tabulated in Table 13 and presented on Figure 8F. The results of the analyses indicated that all samples analyzed met the Table 2 SCS.

5.7.6 Commentary on Groundwater Quality

No evidence of chemical or biological transformations of the parameters analyzed was observed.

5.8 Sediment Quality

No sediment was present on the Phase Two Property at the time of the investigation.

5.9 Quality Assurance and Quality Control Results

Collection of soil and groundwater samples was conducted in general accordance with the MECP *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*. As described in Section 5.12, dedicated equipment was used where possible, and all non-dedicated equipment was decontaminated before and between sampling events. All soil and groundwater samples were transferred directly into laboratory-supplied containers. The laboratory containers were prepared by the laboratory with suitable preservative, as

required. All samples were stored and transported under refrigerated conditions. Chain of custody protocols were maintained from the time of sampling to delivery to the analytical laboratory.

The field QA/QC program involved the collection of field duplicate soil and groundwater samples, and the use of a trip blank for each groundwater sampling event (when suitable). In addition to the controls listed above, the analytical laboratory employed method blanks, internal laboratory duplicates, surrogate spike samples, matrix spike samples, and standard reference materials.

A summary of the field duplicate samples analyzed and an interpretation of the efficacy of the QA/QC program is provided in the table below.

Table 5-3: Summary of QA/QC Results

Sample ID	QA/QC duplicate	Medium	Parameter Analyzed	QA/QC Result
BH/MW25-5 SS2	DUP-1	Soil	PHCs, BTEX, VOCs	All results were within the analytical protocol criteria for RPD.
BH25-2 SS1	DUP-2	Soil	PAHs	All results were within the analytical protocol criteria for RPD.
BH25-2 SS4	DUP-3	Soil	Metals and ORPs	All results were within the analytical protocol criteria for RPD, except for copper, as described below.
BH25-4 SS1	DUP-4	Soil	PCBs	All results were within the analytical protocol criteria for RPD, except for the parameters listed below.
BH/MW25-1	DUP-1	Groundwater	Metals and ORPs, PHCs, BTEX, VOCs, PAHs, PCBs	All results were within the analytical protocol criteria for RPD, except for sodium, as described below.
BH/MW25-5	DUP-2	Groundwater	PCBs	All results were within the analytical protocol criteria for RPD.

The following exceptions in the RPD protocols were identified:

- ◆ The RPD value for BH25-2 SS4 of 34% exceeded the recommended 30% RPD limit for copper. As there is a large range of concentrations of copper in the samples analyzed, this variance in the analytical result between the parent and duplicate sample is attributed to the natural variance in copper concentrations in the soils analyzed.
- ◆ The RPD value for BH/MW25-1 of 43% exceeded the recommended 20% RPD limit for sodium. As there is a large range of concentrations of sodium in the samples

analyzed, this variance in the analytical result between the parent and duplicate sample is attributed to the natural variance in sodium concentrations in the groundwater analyzed.

Based on the interpretation of the laboratory results and the QA/QC program, it is the opinion of the QP that the laboratory analytical data can be relied upon.

All samples were handled in accordance with the MECP Analytical Protocol regarding sample holding time, preservation methods, storage requirements, and type of container.

Bureau Veritas routinely conducts internal QA/QC analyses in order to satisfy regulatory QA/QC requirements. The results of the Bureau Veritas QA/QC analyses for the submitted soil samples are summarized in the laboratory Certificates of Analyses provided in Appendix D.

The following comments were provided by Bureau Veritas on the laboratory Certificates of Analysis. Commentary on the comments has been provided below:

◆ Laboratory Certificate R8645320

- NC (Duplicate RPD): The duplicate RPD was not calculated for various samples. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times \text{RDL}$).
- (2) Duplicate results exceeded acceptable criteria. This may be due to sample heterogeneity. Results have been confirmed by reanalysis.

◆ Laboratory Certificate R8647307

- NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times \text{RDL}$).

◆ Laboratory Certificate R8723746

- NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times \text{RDL}$).
- (1) The recovery was above the upper control limit for various samples. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.

With respect to subsection 47(3) of O.Reg 153/04 (as amended), all certificates of analysis or analytical reports pursuant to clause 47(2) (b) of the regulation comply with subsection 47(3). A certificate of analysis has been received for each sample submitted for analysis and have been provided (in full) in Appendix D.

A review of the QA/QC sample results indicated that no issues were identified with respect to both the field collection methodology and the laboratory reporting. It is the opinion of the QP that the analytical data obtained are representative of the soil and groundwater conditions at the Phase Two Property for the purpose of assessing whether the soil and groundwater at the Phase Property meets the applicable MECP SCS.

5.10 Phase Two Conceptual Site Model

The Phase Two Conceptual Site Model is presented under Appendix E.

6.0 Conclusions

This Phase Two ESA involved the advancement of seven (7) boreholes, the installation of four (4) monitoring wells on the Phase Two Property, and the collection of soil and groundwater samples for analysis of the contaminants of potential concern, including: Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX), Volatile Organic Compounds (VOCs), Metals and Other Regulated Parameters (ORPs – Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), Sodium (Na), Chloride (Cl-), Mercury (Hg), Boron – Hot Water Soluble (B-HWS), Cyanide (CN-), Chromium (VI) (Cr (VI)), hydride-forming metals (Arsenic (As), Antimony (Sb), Selenium (Se)), Polychlorinated Biphenyls (PCBs), and Polycyclic Aromatic Hydrocarbons (PAHs).

Based on the results of the information gathered through the course of the investigation, DS presents the following conclusions:

- ◆ A total of seven (7) boreholes (BH/MW25-1 to BH25-6, and MW26-1) were advanced on the Property to a maximum depth of 11.1 metres below ground surface (mbgs). Fill material was found underlaying the asphalt/organic/granular layers at all boreholes, excluding BH/MW25-1 and BH25-2 where it is encountered at the surface. The fill material extended to a maximum depth of 2.3 mbgs and consisted of clayey

silt, and sandy silt. Native clayey silt till and/or sandy silt till and till/shale complex was encountered below the fill layers, to the underlying or shale bedrock. Shale bedrock of the Georgian Bay Formation was encountered in all boreholes advanced excluding BH25-6, at approximate depths ranging from 4.6 to 9.5 mbgs.

- ◆ The depth to groundwater was measured in four (4) monitoring wells installed during the course of this investigation. The monitoring wells were screened to intercept the groundwater water table. Groundwater levels ranged between 2.7 and 6.1 mbgs, with corresponding elevations ranging from 99.90 to 96.71 masl, on April 8, 2026. Based on the groundwater elevations, the shallow groundwater flow direction is inferred to be south towards a portion of Sixteen Mile Creek located approximately 310 m south of the Property. It is possible that the groundwater levels may vary seasonally. The groundwater levels may also be impacted by other factors such as historical infilling activities, subsurface utility trenches, and similar subsurface anomalies. The groundwater flow direction can only be confirmed through long term monitoring.
- ◆ The results of the soil and groundwater chemical analysis indicated that all samples analyzed met the applicable Table 2 SCS.
- ◆ As the proposed redevelopment will result in a more sensitive property use, an RSC will be required.
- ◆ All monitoring wells should be decommissioned in accordance with O.Reg. 903 when no longer required.

It is the opinion of the QP_{ESA} that the applicable SCS for the soil and groundwater at the Phase Two Property have been met as of the Certification Date of April 8, 2026. No further subsurface investigation is required regarding the environmental quality of the soil and groundwater at the Phase Two Property.

6.1 Qualifications of the Assessors

Aisha Sharif, HBSc., MEnvSc., G.I.T.

Ms. Aisha Sharif is an Environmental Specialist with DS Consultants Ltd. Ms. Sharif has an Honours Bachelor of Science degree specializing in environmental geoscience and a Master of Environmental Science degree, both from the University of Toronto. Her academic experiences include multiple publications in reputable scientific journals, providing her with strong background knowledge in environmental geoscience. Ms. Sharif is registered with the Professional Geoscientists of Ontario (PGO) as a Geoscientist in Training (G.I.T.).

Teresa Weatherhead, LEL, QP_{ESA}

Ms. Teresa Weatherhead is an Environmental Team Lead with DS Consultants Ltd. who has 19 years of direct experience in the consulting industry. Ms. Weatherhead has an Honours Science Degree from the University of Waterloo and a Post Graduate Diploma in Environmental Engineering Applications from Conestoga College. Ms. Weatherhead is a registered Limited Engineering Licensee (LEL) in the Province of Ontario. Ms. Weatherhead has conducted and supervised numerous Phase One and Phase Two Environmental Site Assessments for a variety of agricultural, residential, industrial, commercial and institutional properties. She also has experience in site remediation, environmental monitoring, submission of Record of Site Conditions and Excess Soil Management. Teresa is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

6.2 Signatures

This Phase Two ESA was conducted under the supervision of Teresa Weatherhead, LEL, QP_{ESA}, in accordance with the requirements of O.Reg. 153/04 (as amended). The findings and conclusions presented have been determined based on the information obtained at the time of the investigation, and on an assessment of the conditions of the Site at this time.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,

DS Consultants Ltd.



Aisha Sharif, HBSc., MEnvSc., G.I.T.
Environmental Specialist



Professional Engineers
Ontario

Limited Engineering Licensee

Name: T. M. WEATHERHEAD 2026-08-14

Number: 100232838

Limitations: Phase 1 and Phase 2 Environmental Site
Assessments and filing Record of Site Conditions.



Association of Professional Engineers of Ontario

Teresa Weatherhead, LEL, QP_{ESA}
Environmental Team Lead

6.3 Limitations

This report was prepared for the sole use of Batory Planning and Management and is intended to provide an assessment of the environmental condition on the property located at 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario. The information presented in this report is based on information collected during the completion of the Phase Two Environmental Site Assessment by DS Consultants Ltd. The material in this report reflects DS' judgment in light of the information available at the time of report preparation. This report may not be relied upon by any other person or entity without the written authorization of DS Consultants Ltd. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this documents or findings, conclusions and recommendations represented herein, is at the sole risk of said users.

The conclusions drawn from the Phase Two ESA were based on information at selected observation and sampling locations. Conditions between and beyond these locations may become apparent during future investigations or on-Site work, which could not be detected or anticipated at the time of this investigation. The sampling locations were chosen based upon a cursory historical search, visual observations and limited information provided by persons knowledgeable about past and current activities on this Site during the Phase Two ESA activities. As such, DS Consultants Ltd. cannot be held responsible for environmental conditions at the Site that was not apparent from the available information.

7.0 References

- ◆ Armstrong, D.K. and Dodge, J.E.P. *Paleozoic Geology Map of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 219.
- ◆ Chapman, L.J. and Putnam, D.F. 2007. *The Physiography of Southern Ontario*. Ontario Geological Survey, Miscellaneous Release--Data 228.
- ◆ Freeze, R. Allen and Cherry, John A., 1979. *Ground water*. Page 29.
- ◆ Ontario Ministry of the Environment, December 1996. *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*.
- ◆ Ontario Ministry of Environment, 15 April 2011. *Soil, Ground Water and Sediment Standards for use under part XV.1 of the Environmental Protection Act*.
- ◆ Ontario Ministry of the Environment, June 2011. *Guide for Completing Phase Two Environmental Site Assessments under Ontario regulation 153/04*.
- ◆ Ontario Ministry of the Environment, July 2011. *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*.
- ◆ The Ontario Geological Survey. 2003. *Surficial Geology of Southern Ontario*.
- ◆ "Phase One Environmental Site Assessment, 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario," prepared for Balbir Sanghera, prepared by DS, dated November 28, 2025 (DS 2025 Phase One ESA).



Tables



Table 1: Summary of Monitoring Well Installation and Groundwater Data

Well ID			BH/MW25-1	BH/MW25-3	BH/MW25-5	MW26-1
Installed By:			DS	DS	DS	DS
Installation Date:			22-Oct-25	22-Oct-25	21-Oct-25	20-Mar-26
Well Status:			Active	Active	Active	Active
EastUTM17			606339.8	606330.4	606316.1	606357.84
NorthUTM17			4812114	4812084.7	4812051.5	4812097.084
Inner Diameter	(mm)	50	50	50	50	
Surface Elevation	(masl)	103.00	102.80	102.60	102.81	
Bottom of Concrete Seal/Top of Bentonite Seal	mbgs	0.00	0.00	0.00	0.00	
	masl	103.00	102.80	102.60	102.81	
Bottom of Bentonite Seal/Top of Sand Pack	mbgs	4.90	5.90	4.00	5.90	
	masl	98.10	96.90	98.60	96.91	
Top of Well Screen	mbgs	5.50	6.60	4.60	6.50	
	masl	97.50	96.20	98.00	96.31	
Well Screen Length	m	3.00	3.00	3.00	3.00	
Bottom of Well Screen	mbgs	8.50	9.60	7.60	9.50	
	masl	94.50	93.20	95.00	93.31	
GW Monitoring						
6-Nov-20	Depth to GW	mbgs	4.90	5.60	3.70	NA
	GW Elevation	masl	98.10	97.20	98.90	NA
8-Apr-26	Depth to GW	mbgs	5.00	5.70	2.70	6.10
	GW Elevation	masl	98.00	97.10	99.90	96.71

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 2: Summary of Soil Samples Submitted for Chemical Analysis

Borehole ID	Sample No.	Sample Depth (mbgs)	Soil Description	Parameter Analyzed	APEC Investigated
BH/MW25-1	SS2	0.8-1.4	Fill: Clayey Silt	Metals and ORPs, PAHs	APEC-1, APEC-3, APEC-4, APEC-6
	SS3	1.5-2.1	Native: Clayey Silt Till	PHCs, BTEX, VOCs	APEC-1, APEC-3, APEC-6
	SS6	4.6-4.9		PHCs, BTEX, VOCs	
BH25-2	SS1	0.0-0.6	Fill: Clayey Silt	Metals and ORPs, PAHs	APEC-1, APEC-4, APEC-6
	DUP-2 (BH25-2 SS1)			PAHs	APEC-1, APEC-6
	SS2			PHCs, BTEX, VOCs	
	SS4	2.3-2.9	Native: Sandy Silt Till	Metals and ORPs	APEC-1, APEC-4, APEC-6
	DUP-3 (BH25-2 SS4)				
	SS5				
BH/MW25-3	SS1	0.1-0.6	Fill: Sandy Silt	Metals and ORPs, PAHs	APEC-4, APEC-6
BH25-4	SS1	0.1-0.6	Fill: Sandy Silt	PCBs	APEC-2
	DUP-4 (BH25-4 SS1)				
	SS2	0.8-1.4	Native: Clayey Silt Till	Metals and ORPs, PAHs, PHCs, BTEX, VOCs	APEC-2, APEC-4, APEC-6
	SS5	3.1-3.7		PHCs, BTEX, VOCs	APEC-2, APEC-6
BH/MW25-5	SS1	0.2-0.6	Fill: Clayey Silt	Metals and ORPs, PAHs, PCBs	APEC-2, APEC-6, APEC-4
	SS2	0.8-1.4	Fill: Clayey Silt, Native: Sand	PHCs, BTEX, VOCs	APEC-2, APEC-6
	DUP-1 (BH/MW25-5 SS2)				
	SS5	3.1-3.7	Native: Sandy Silt Till	Metals and ORPs	APEC-2, APEC-6, APEC-4
	SS6	4.6-5.2	Native: Weathered Shale Bedrock	PHCs, BTEX, VOCs	APEC-2, APEC-6
BH25-6	SS1	0.2-0.6	Fill: Clayey Silt	PAHs	APEC-5, APEC-6



Table 3: Summary of Groundwater Samples Submitted for Chemical Analysis

Well ID	Well Screen Interval (masl)			Sample Date	Parameter Analyzed	APEC Investigated
BH/MW25-1	97.50	-	94.50	31-Oct-25	Metals and ORPs, PHCs, BTEX, VOCs, PAHs	APEC-1, APEC-3, APEC-4
DUP-1						
BH/MW25-5	98.00	-	95.00	31-Oct-25	Metals, PHCs, BTEX, VOCs, PCBs	APEC-2, APEC-4
DUP-2					PCBs	APEC-2
MW26-1	96.31	-	93.31	8-Apr-26	Metals and ORPs, PHCs, BTEX, VOCs, PAHs	APEC-1

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 4: Summary of Metals and ORPs in Soil

Parameter	MECP Table 2 SCS	BH/MW25-1 SS2	BH25-2 SS1	BH25-2 SS4	DUP-3 (BH25-2 SS4)
Date of Collection		23-Oct-25	23-Oct-25	23-Oct-25	23-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		0.8-1.4	0.0-0.6	2.3-2.9	2.3-2.9
Sample Elevation (masl)		102.2-101.6	102.7-102.1	100.7-100.1	100.7-100.1
Sample Strata		Fill	Fill	Native	Native
Analytical Report Reference No.		R8645320	R8645320	R8645320	R8645320
Antimony	7.5	0.29	2.1	<0.20	<0.20
Arsenic	18	6.7	7.2	6.9	7
Barium	390	100	150	35	30
Beryllium	4	0.57	0.6	0.45	0.46
Boron	120	<5.0	6.6	6.1	6.4
Boron (Hot Water Soluble)	1.5	0.15	0.67	0.2	0.23
Cadmium	1.2	0.13	0.52	0.12	0.1
Chromium	160	18	17	14	15
Chromium VI	8	<0.18	<0.18	<0.18	<0.18
Cobalt	22	10	8.4	13	11
Copper	140	47	46	73	52
Cyanide	0.051	<0.01	<0.01	<0.01	<0.01
Lead	120	14	74	13	12
Mercury	0.27	<0.050	0.06	<0.050	<0.050
Molybdenum	6.9	<0.50	0.98	<0.50	<0.50
Nickel	100	22	18	24	22
Selenium	2.4	<0.50	<0.50	<0.50	<0.50
Silver	20	<0.20	<0.20	<0.20	<0.20
Thallium	1	0.095	0.1	0.12	0.095
Uranium	23	0.51	0.77	0.54	0.5
Vanadium	86	25	24	20	20
Zinc	340	62	130	62	63
Electrical Conductivity (2:1)	0.7	0.22	0.52	0.15	0.16
Sodium Adsorption Ratio	5	1.8	2.8	0.41	0.41
pH, 2:1 CaCl2 Extraction	NV	7.62	7.46	7.92	7.87

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 4: Summary of Metals and ORPs in Soil

Parameter	MECP Table 2 SCS	BH/MW25-3 SS1	BH25-4 SS2	BH/MW25-5 SS1
Date of Collection		22-Oct-25	22-Oct-25	21-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		0.1-0.6	0.8-1.4	0.2-0.6
Sample Elevation (masl)		102.8-102.2	102.4-101.8	103.0-102.4
Sample Strata		Fill	Fill	Fill
Analytical Report Reference No.		R8645320	R8645320	R8645320
Antimony	7.5	0.69	0.2	<0.20
Arsenic	18	5.8	6	4.6
Barium	390	96	110	110
Beryllium	4	0.54	0.63	0.51
Boron	120	5.9	6.2	<5.0
Boron (Hot Water Soluble)	1.5	0.26	0.2	0.23
Cadmium	1.2	0.23	0.16	0.21
Chromium	160	20	18	13
Chromium VI	8	<0.18	<0.18	<0.18
Cobalt	22	9.5	11	5.8
Copper	140	46	67	55
Cyanide	0.051	<0.01	<0.01	<0.01
Lead	120	29	12	14
Mercury	0.27	<0.050	<0.050	<0.050
Molybdenum	6.9	<0.50	<0.50	0.59
Nickel	100	20	23	13
Selenium	2.4	<0.50	<0.50	<0.50
Silver	20	<0.20	<0.20	<0.20
Thallium	1	0.1	0.1	0.11
Uranium	23	0.59	0.54	0.48
Vanadium	86	24	25	21
Zinc	340	82	61	63
Electrical Conductivity (2:1)	0.7	0.21	0.31	0.32
Sodium Adsorption Ratio	5	0.28	2.4	3.1
pH, 2:1 CaCl ₂ Extraction	NV	7.62	7.69	7.56

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 4: Summary of Metals and ORPs in Soil

Parameter	MECP Table 2 SCS	BH/MW25-5 SS5
Date of Collection		21-Oct-25
Date Reported		5-Nov-25
Sampling Depth (mbgs)		3.1-3.7
Sample Elevation (masl)		201.6-102.0
Sample Strata		Native
Analytical Report Reference No.		R8645320
Antimony	7.5	0.2
Arsenic	18	5.2
Barium	390	17
Beryllium	4	0.59
Boron	120	10
Boron (Hot Water Soluble)	1.5	0.29
Cadmium	1.2	<0.10
Chromium	160	17
Chromium VI	8	<0.18
Cobalt	22	11
Copper	140	120
Cyanide	0.051	<0.01
Lead	120	10
Mercury	0.27	<0.050
Molybdenum	6.9	0.62
Nickel	100	22
Selenium	2.4	0.53
Silver	20	<0.20
Thallium	1	0.078
Uranium	23	0.65
Vanadium	86	22
Zinc	340	65
Electrical Conductivity (2:1)	0.7	0.37
Sodium Adsorption Ratio	5	0.3
pH, 2:1 CaCl ₂ Extraction	NV	7.83

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 5: Summary of PHCs and BTEX in Soil

Parameter		BH/MW25-1 SS3	BH/MW25-1 SS6	BH25-2 SS2	BH25-2 SS5
Date of Collection	MECP Table 2 SCS	23-Oct-25	23-Oct-25	23-Oct-25	23-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		1.5-2.1	4.6-5.2	0.8-1.4	3.1-3.7
Sample Elevation (masl)		101.5-100.9	98.4-97.8	101.9-101.3	99.6-99.0
Sample Strata		Fill/Native	Native	Native	Native
Analytical Report Reference No.		R8645320	R8645320	R8645320	R8645320
Benzene	0.21	<0.0060	<0.0060	<0.0060	<0.0060
Ethylbenzene	1.1	<0.010	<0.010	<0.010	<0.010
Toluene	2.3	<0.020	<0.020	<0.020	<0.020
Xylenes (Total)	3.1	<0.020	<0.020	<0.020	<0.020
F1 (C6-C10) -BTEX	55	<10	<10	<10	<10
F2 (C10-C16)	98	<7.0	<7.0	<7.0	<7.0
F3 (C16-C34)	300	<50	<50	<50	<50
F4 (C34-C50)	2800	<50	<50	<50	<50

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.



Table 5: Summary of PHCs and BTEX in Soil

Parameter		BH25-4 SS2	BH25-4 SS5	BH/MW25-5 SS2	DUP-1 (BH/MW25-5 SS2)
Date of Collection	MECP Table 2 SCS	22-Oct-25	22-Oct-25	21-Oct-25	21-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		0.8-1.4	3.1-3.7	0.8-1.4	0.8-1.4
Sample Elevation (masl)		102.4-101.8	100.1-99.5	101.8-101.2	101.8-101.2
Sample Strata		Fill	Native	Fill/Native	Fill/Native
Analytical Report Reference No.		R8645320	R8645320	R8645320	R8645320
Benzene	0.21	<0.0060	<0.0060	<0.0060	<0.0060
Ethylbenzene	1.1	<0.010	<0.010	<0.010	<0.010
Toluene	2.3	<0.020	<0.020	<0.020	<0.020
Xylenes (Total)	3.1	<0.020	<0.020	<0.020	<0.020
F1 (C6-C10) -BTEX	55	<10	<10	<10	<10
F2 (C10-C16)	98	<7.0	<7.0	<7.0	<7.0
F3 (C16-C34)	300	<50	<50	<50	<50
F4 (C34-C50)	2800	<50	<50	<50	<50

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.



Table 5: Summary of PHCs and BTEX in Soil

Parameter		BH/MW25-5 SS6
Date of Collection	MECP Table 2 SCS	21-Oct-25
Date Reported		5-Nov-25
Sampling Depth (mbgs)		4.6-5.2
Sample Elevation (masl)		98.0-97.4
Sample Strata		Native
Analytical Report Reference No.		R8645320
Benzene	0.21	<0.0060
Ethylbenzene	1.1	<0.010
Toluene	2.3	<0.020
Xylenes (Total)	3.1	<0.020
F1 (C6-C10) -BTEX	55	<10
F2 (C10-C16)	98	<7.0
F3 (C16-C34)	300	<50
F4 (C34-C50)	2800	<50

For Table **Notes** see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 6: Summary of VOCs in Soil

Parameter	MECP Table 2 SCS	BH/MW25-1 SS3	BH/MW25-1 SS6	BH25-2 SS2	BH25-2 SS5
Date of Collection		23-Oct-25	23-Oct-25	23-Oct-25	23-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		1.5-2.1	4.6-5.2	0.8-1.4	3.1-3.7
Sample Elevation (masl)		101.5-100.9	98.4-97.8	101.9-101.3	99.6-99.0
Sample Strata		Fill/Native	Native	Native	Native
Analytical Report Reference No.		R8645320	R8645320	R8645320	R8645320
Acetone	16	<0.49	<0.49	<0.49	<0.49
Bromodichloromethane	1.5	<0.040	<0.040	<0.040	<0.040
Bromoform	0.27	<0.040	<0.040	<0.040	<0.040
Bromomethane	0.05	<0.040	<0.040	<0.040	<0.040
Carbon Tetrachloride	0.05	<0.040	<0.040	<0.040	<0.040
Chlorobenzene	2.4	<0.040	<0.040	<0.040	<0.040
Chloroform	0.05	<0.040	<0.040	<0.040	<0.040
Dibromochloromethane	2.3	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,2-	1.2	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,3-	4.8	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,4-	0.083	<0.040	<0.040	<0.040	<0.040
Dichlorodifluoromethane	16	<0.040	<0.040	<0.040	<0.040
Dichloroethane, 1,1-	0.47	<0.040	<0.040	<0.040	<0.040
Dichloroethane, 1,2-	0.05	<0.049	<0.049	<0.049	<0.049
Dichloroethylene, 1,1-	0.05	<0.040	<0.040	<0.040	<0.040
Dichloroethylene, 1,2-cis-	1.9	<0.040	<0.040	<0.040	<0.040
Dichloroethylene, 1,2-trans-	0.084	<0.040	<0.040	<0.040	<0.040
Dichloropropane, 1,2-	0.05	<0.040	<0.040	<0.040	<0.040
Dichloropropene, 1,3-	0.05	<0.050	<0.050	<0.050	<0.050
Ethylene dibromide	0.05	<0.040	<0.040	<0.040	<0.040
Hexane (n)	2.8	<0.040	<0.040	<0.040	<0.040
Methyl Ethyl Ketone	16	<0.40	<0.40	<0.40	<0.40
Methyl Isobutyl Ketone	1.7	<0.40	<0.40	<0.40	<0.40
Methyl tert-Butyl Ether (MTBE)	0.75	<0.040	<0.040	<0.040	<0.040
Methylene Chloride	0.1	<0.049	<0.049	<0.049	<0.049
Styrene	0.7	<0.040	<0.040	<0.040	<0.040
Tetrachloroethane, 1,1,1,2-	0.058	<0.040	<0.040	<0.040	<0.040
Tetrachloroethane, 1,1,2,2-	0.05	<0.040	<0.040	<0.040	<0.040
Tetrachloroethylene	0.28	<0.040	<0.040	<0.040	<0.040
Trichloroethane, 1,1,1-	0.38	<0.040	<0.040	<0.040	<0.040
Trichloroethane, 1,1,2-	0.05	<0.040	<0.040	<0.040	<0.040
Trichloroethylene	0.061	<0.010	<0.010	<0.010	0.015
Trichlorofluoromethane	4	<0.040	<0.040	<0.040	<0.040
Vinyl Chloride	0.02	<0.019	<0.019	<0.019	<0.019

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 6: Summary of VOCs in Soil

Parameter	BH25-4 SS2	BH25-4 SS5	BH/MW25-5 SS2	DUP-1 (BH/MW25-5 SS2)
Date of Collection	22-Oct-25	22-Oct-25	21-Oct-25	21-Oct-25
Date Reported	5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)	0.8-1.4	3.1-3.7	0.8-1.4	0.8-1.4
Sample Elevation (masl)	102.4-101.8	100.1-99.5	101.8-101.2	101.8-101.2
Sample Strata	Fill	Native	Fill/Native	Fill/Native
Analytical Report Reference No.	R8645320	R8645320	R8645320	R8645320
Acetone	<0.49	<0.49	<0.49	<0.49
Bromodichloromethane	<0.040	<0.040	<0.040	<0.040
Bromoform	<0.040	<0.040	<0.040	<0.040
Bromomethane	<0.040	<0.040	<0.040	<0.040
Carbon Tetrachloride	<0.040	<0.040	<0.040	<0.040
Chlorobenzene	<0.040	<0.040	<0.040	<0.040
Chloroform	<0.040	<0.040	<0.040	<0.040
Dibromochloromethane	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,2-	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,3-	<0.040	<0.040	<0.040	<0.040
Dichlorobenzene, 1,4-	<0.040	<0.040	<0.040	<0.040
Dichlorodifluoromethane	<0.040	<0.040	<0.040	<0.040
Dichloroethane, 1,1-	<0.040	<0.040	<0.040	<0.040
Dichloroethane, 1,2-	<0.049	<0.049	<0.049	<0.049
Dichloroethylene, 1,1-	<0.040	<0.040	<0.040	<0.040
Dichloroethylene, 1,2-cis-	<0.040	<0.040	<0.040	<0.040
Dichloroethylene, 1,2-trans-	<0.040	<0.040	<0.040	<0.040
Dichloropropane, 1,2-	<0.040	<0.040	<0.040	<0.040
Dichloropropene, 1,3-	<0.050	<0.050	<0.050	<0.050
Ethylene dibromide	<0.040	<0.040	<0.040	<0.040
Hexane (n)	<0.040	<0.040	<0.040	<0.040
Methyl Ethyl Ketone	<0.40	<0.40	<0.40	<0.40
Methyl Isobutyl Ketone	<0.40	<0.40	<0.40	<0.40
Methyl tert-Butyl Ether (MTBE)	<0.040	<0.040	<0.040	<0.040
Methylene Chloride	<0.049	<0.049	<0.049	<0.049
Styrene	<0.040	<0.040	<0.040	<0.040
Tetrachloroethane, 1,1,1,2-	<0.040	<0.040	<0.040	<0.040
Tetrachloroethane, 1,1,2,2-	<0.040	<0.040	<0.040	<0.040
Tetrachloroethylene	<0.040	<0.040	<0.040	<0.040
Trichloroethane, 1,1,1-	<0.040	<0.040	<0.040	<0.040
Trichloroethane, 1,1,2-	<0.040	<0.040	<0.040	<0.040
Trichloroethylene	<0.010	<0.010	<0.010	<0.010
Trichlorofluoromethane	<0.040	<0.040	<0.040	<0.040
Vinyl Chloride	<0.019	<0.019	<0.019	<0.019

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 6: Summary of VOCs in Soil

Parameter	BH/MW25-5 SS6
Date of Collection	21-Oct-25
Date Reported	5-Nov-25
Sampling Depth (mbgs)	4.6-5.2
Sample Elevation (masl)	98.0-97.4
Sample Strata	Native
Analytical Report Reference No.	R8645320
Acetone	<0.49
Bromodichloromethane	<0.040
Bromoform	<0.040
Bromomethane	<0.040
Carbon Tetrachloride	<0.040
Chlorobenzene	<0.040
Chloroform	<0.040
Dibromochloromethane	<0.040
Dichlorobenzene, 1,2-	<0.040
Dichlorobenzene, 1,3-	<0.040
Dichlorobenzene, 1,4-	<0.040
Dichlorodifluoromethane	<0.040
Dichloroethane, 1,1-	<0.040
Dichloroethane, 1,2-	<0.049
Dichloroethylene, 1,1-	<0.040
Dichloroethylene, 1,2-cis-	<0.040
Dichloroethylene, 1,2-trans-	<0.040
Dichloropropane, 1,2-	<0.040
Dichloropropene, 1,3-	<0.050
Ethylene dibromide	<0.040
Hexane (n)	<0.040
Methyl Ethyl Ketone	<0.40
Methyl Isobutyl Ketone	<0.40
Methyl tert-Butyl Ether (MTBE)	<0.040
Methylene Chloride	<0.049
Styrene	<0.040
Tetrachloroethane, 1,1,1,2-	<0.040
Tetrachloroethane, 1,1,2,2-	<0.040
Tetrachloroethylene	<0.040
Trichloroethane, 1,1,1-	<0.040
Trichloroethane, 1,1,2-	<0.040
Trichloroethylene	<0.010
Trichlorofluoromethane	<0.040
Vinyl Chloride	<0.019

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 7: Summary of PAHs in Soil

Parameter		BH/MW25-1 SS2	BH25-2 SS1	DUP-2 (BH25-2 SS1)	BH/MW25-3 SS1
Date of Collection	MECP Table 2 SCS	23-Oct-25	23-Oct-25	23-Oct-25	22-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		0.8-1.4	0.0-0.6	0.0-0.6	0.1-0.6
Sample Elevation (masl)		102.2-101.6	102.7-102.1	102.7-102.1	102.8-102.2
Sample Strata		Fill	Native	Native	Fill
Analytical Report Reference No.		R8645320	R8645320	R8645320	R8645320
Methylnaphthalene, 2-(1-)	0.99	<0.0071	0.011	<0.0071	0.011
Acenaphthene	7.9	<0.0050	<0.0050	<0.0050	<0.0050
Acenaphthylene	0.15	<0.0050	<0.0050	<0.0050	<0.0050
Anthracene	0.67	<0.0050	0.007	<0.0050	0.0057
Benz(a)anthracene	0.5	<0.0050	0.034	0.021	0.032
Benzo(a)pyrene	0.3	<0.0050	0.042	0.023	0.042
Benzo(b+j)fluoranthene	0.78	<0.0050	0.059	0.033	0.06
Benzo(g,h,i)perylene	6.6	<0.0050	0.035	0.019	0.034
Benzo(k)fluoranthene	0.78	<0.0050	0.023	0.011	0.02
Chrysene	7	<0.0050	0.035	0.02	0.036
Dibenz(a,h)anthracene	0.1	<0.0050	0.008	<0.0050	0.0069
Fluoranthene	0.69	<0.0050	0.08	0.046	0.078
Fluorene	62	<0.0050	<0.0050	<0.0050	<0.0050
Indeno(1,2,3-cd)pyrene	0.38	<0.0050	0.035	0.02	0.038
Naphthalene	0.6	<0.0050	0.005	<0.0050	0.0057
Phenanthrene	6.2	<0.0050	0.031	0.019	0.028
Pyrene	78	<0.0050	0.071	0.041	0.069

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.

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Table 7: Summary of PAHs in Soil

Parameter		BH25-4 SS2	BH/MW25-5 SS1	BH25-6 SS1
Date of Collection	MECP Table 2 SCS	22-Oct-25	21-Oct-25	21-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25
Sampling Depth (mbgs)		0.8-1.4	0.2-0.6	0.2-0.6
Sample Elevation (masl)		102.4-101.8	102.6-102.0	103.2-102.6
Sample Strata		Fill	Fill	Fill
Analytical Report Reference No.		R8645320	R8645320	R8645320
Methylnaphthalene, 2-(1-)	0.99	-	-	-
Acenaphthene	7.9	<0.0050	<0.0050	<0.0050
Acenaphthylene	0.15	<0.0050	<0.0050	<0.0050
Anthracene	0.67	<0.0050	<0.0050	0.0067
Benz(a)anthracene	0.5	0.012	0.012	0.037
Benzo(a)pyrene	0.3	0.014	0.014	0.044
Benzo(b+j)fluoranthene	0.78	0.02	0.019	0.059
Benzo(g,h,i)perylene	6.6	0.011	0.012	0.035
Benzo(k)fluoranthene	0.78	0.0059	0.0067	0.02
Chrysene	7	0.011	0.011	0.035
Dibenz(a,h)anthracene	0.1	<0.0050	<0.0050	0.0075
Fluoranthene	0.69	0.025	0.024	0.081
Fluorene	62	<0.0050	<0.0050	<0.0050
Indeno(1,2,3-cd)pyrene	0.38	0.012	0.012	0.037
Naphthalene	0.6	<0.0050	<0.0050	<0.0050
Phenanthrene	6.2	0.0097	0.0078	0.024
Pyrene	78	0.024	0.023	0.076

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 8: Summary of PCBs in Soil

Parameter	MECP Table 2 SCS	BH25-4 SS1	DUP-4 (BH25-4 SS1)	BH/MW25-5 SS1
Date of Collection		22-Oct-25	22-Oct-25	21-Oct-25
Date Reported		5-Nov-25	5-Nov-25	5-Nov-25
Screen Interval (mbgs)		0.1-0.6	0.1-0.6	0.2-0.6
Sample Elevation (masl)		103.2-102.6	103.2-102.6	102.6-102.0
Sample Strata		Fill	Fill	Fill
Analytical Report Reference No.		R8645320	R8645320	R8645320
Total PCB	0.35	<0.010	<0.010	<0.010



Table 9: Summary of Metals and ORPs in Groundwater

Parameter	MECP Table 2 SCS	Units	BH/MW25-1	DUP-1 (BH/MW25-1)	BH/MW25-5	MW26-1
Date of Collection			31-Oct-25	31-Oct-25	31-Oct-25	8-Apr-26
Date Reported			7-Nov-25	7-Nov-25	7-Nov-25	14-Apr-26
Screen Interval (mbgs)			5.5-8.5	5.5-8.5	4.6-7.6	6.5-9.5
Analytical Report Reference No.			R8647307	R8647307	R8647307	R8723746
Antimony	6	µg/L	<0.50	<0.50	0.75	<0.50
Arsenic	25	µg/L	6.8	6	2.7	<1.0
Barium	1000	µg/L	46	45	54	74
Beryllium	4	µg/L	<0.40	<0.40	<0.40	<0.40
Boron (total)	5000	µg/L	2100	2200	780	2800
Cadmium	2.7	µg/L	<0.090	<0.090	<0.090	<0.090
Chromium Total	50	µg/L	<5.0	<5.0	<5.0	<5.0
Cobalt	3.8	µg/L	<0.50	<0.50	<0.50	<0.50
Copper	87	µg/L	<0.90	<0.90	4	<0.90
Lead	10	µg/L	<0.50	<0.50	<0.50	<0.50
Molybdenum	70	µg/L	3.9	3	38	1.9
Nickel	100	µg/L	<1.0	<1.0	1.4	<1.0
Selenium	10	µg/L	<2.0	<2.0	4.7	<2.0
Silver	1.5	µg/L	<0.090	<0.090	<0.090	<0.090
Sodium	490000	µg/L	200000	310000	270000	-
Thallium	2	µg/L	<0.050	<0.050	<0.050	<0.050
Uranium	20	µg/L	0.7	0.42	4.7	0.13
Vanadium	6.2	µg/L	<0.50	<0.50	<0.50	<0.50
Zinc	1100	µg/L	<5.0	32	11	<5.0
Cyanide	66	µg/L	<1	<1	-	<1
Chromium VI	25	µg/L	<0.50	<0.50	-	<0.50
Mercury	0.29	µg/L	<0.10	<0.10	-	<0.10
Chloride	790000	µg/L	160	170	-	-

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 10: Summary of PHCs and BTEX in Groundwater

Parameter	MECP Table 2 SCS	BH/MW25-1	DUP-1 (BH/MW25-1)	BH/MW25-5	MW26-1
Date of Collection		31-Oct-25	31-Oct-25	31-Oct-25	8-Apr-26
Date Reported		7-Nov-25	7-Nov-25	7-Nov-25	14-Apr-26
Screen Interval (mbgs)		5.5-8.5	5.5-8.5	4.6-7.6	6.5-9.5
Analytical Report Reference No.		R8647307	R8647307	R8647307	R8723746
Benzene	5	<0.17	<0.17	<0.17	0.17
Ethylbenzene	2.4	<0.20	<0.20	<0.20	<0.20
Toluene	24	0.22	0.26	0.3	<0.20
Xylenes (Total)	300	<0.20	<0.20	<0.20	<0.20
F1 (C6 to C10) minus BTEX	750	<25	<25	<25	<25
F2 (C10 to C16)	150	<90	<90	<90	<90
F3 (C16 to C34)	500	<200	<200	<200	<200
F4 (C34 to C50) minus PAHs	500	<200	<200	<200	<200

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 11: Summary of VOCs in Groundwater

Parameter	MECP Table 2 SCS	BH/MW25-1	DUP-1 (BH/MW25-1)	BH/MW25-5	MW26-1	Trip Blank
Date of Collection		31-Oct-25	31-Oct-25	31-Oct-25	8-Apr-26	8-Apr-26
Date Reported		7-Nov-25	7-Nov-25	7-Nov-25	14-Apr-26	14-Apr-26
Screen Interval (mbgs)		5.5-8.5	5.5-8.5	4.6-7.6	6.5-9.5	6.5-9.5
Analytical Report Reference No.		R8647307	R8647307	R8647307	R8723746	R8723746
Acetone	2700	<10	<10	<10	<10	<10
Bromodichloromethane	16	<0.50	<0.50	<0.50	<0.50	<0.50
Bromoform	25	<1.0	<1.0	<1.0	<1.0	<1.0
Bromomethane	0.89	<0.50	<0.50	<0.50	<0.50	<0.50
Carbon Tetrachloride	0.79	<0.20	<0.20	<0.20	<0.20	<0.19
Chlorobenzene	30	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	2.4	<0.20	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	25	<1.0	<1.0	<1.0	<0.50	<0.50
Dichlorobenzene, 1,2-	3	<0.50	<0.50	<0.50	<0.50	<0.40
Dichlorobenzene, 1,3-	59	<0.50	<0.50	<0.50	<0.50	<0.40
Dichlorobenzene, 1,4-	1	<0.50	<0.50	<0.50	<0.50	<0.40
Dichlorodifluoromethane	590	<1.0	<1.0	<1.0	<1.0	<1.0
Dichloroethane, 1,1-	5	<0.20	<0.20	<0.20	<0.20	<0.20
Dichloroethane, 1,2-	1.6	<0.50	<0.50	<0.50	<0.50	<0.49
Dichloroethylene, 1,1-	1.6	<0.20	<0.20	<0.20	<0.20	<0.20
Dichloroethylene, 1,2-cis-	1.6	<0.50	<0.50	<0.50	<0.50	<0.50
Dichloroethylene, 1,2-trans-	1.6	<0.50	<0.50	<0.50	<0.50	<0.50
Dichloropropane, 1,2-	5	<0.20	<0.20	<0.20	<0.20	<0.20
Dichloropropene, 1,3-	0.5	<0.50	<0.50	<0.50	<0.50	<0.50
Ethylene dibromide	0.2	<0.20	<0.20	<0.20	<0.20	<0.19
Hexane (n)	51	<1.0	<1.0	<1.0	<1.0	<1.0
Methyl Ethyl Ketone	1800	<10	<10	<10	<10	<10
Methyl Isobutyl Ketone	640	<5.0	<5.0	<5.0	<5.0	<5.0
Methyl tert-Butyl Ether (MTBE)	15	<0.50	<0.50	<0.50	<0.50	<0.50
Methylene Chloride	50	<2.0	<2.0	<2.0	<2.0	<2.0
Styrene	5.4	<0.50	<0.50	<0.50	<0.50	<0.40
Tetrachloroethane, 1,1,1,2-	1.1	<0.50	<0.50	<0.50	<0.50	<0.50
Tetrachloroethane, 1,1,2,2-	1	<0.50	<0.50	<0.50	<0.50	<0.40
Tetrachloroethylene	1.6	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethane, 1,1,1-	200	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethane, 1,1,2-	4.7	<0.50	<0.50	<0.50	<0.50	<0.40
Trichloroethylene	1.6	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	150	<0.50	<0.50	<0.50	<0.50	<0.50
Vinyl Chloride	0.5	<0.20	<0.20	<0.20	<0.20	<0.20

For Table Notes see **Notes for Soil and Groundwater Summary Tables**, included at the end of this Section.



Table 12: Summary of PAHs in Groundwater

Parameter	MECP Table 2 SCS	BH/MW25-1	DUP-1 (BH/MW25-1)	MW26-1
Date of Collection		31-Oct-25	31-Oct-25	8-Apr-26
Date Reported		7-Nov-25	7-Nov-25	14-Apr-26
Screen Interval (mbgs)		5.5-8.5	5.5-8.5	6.5-9.5
Analytical Report Reference No.		R8647307	R8647307	R8723746
Acenaphthene	4.1	<0.050	<0.050	<0.050
Acenaphthylene	1	<0.050	<0.050	<0.050
Anthracene	2.4	<0.050	<0.050	<0.050
Benzo(a)anthracene	1	<0.050	<0.050	<0.050
Benzo(a)pyrene	0.01	<0.0090	<0.0090	<0.0090
Benzo(b/j)fluoranthene	0.1	<0.050	<0.050	<0.050
Benzo(ghi)perylene	0.2	<0.050	<0.050	<0.050
Benzo(k)fluoranthene	0.1	<0.050	<0.050	<0.050
Chrysene	0.1	<0.050	<0.050	<0.050
Dibenzo(a,h)anthracene	0.2	<0.050	<0.050	<0.050
Fluoranthene	0.41	<0.050	<0.050	<0.050
Fluorene	120	<0.050	<0.050	<0.050
Indeno(1,2,3-cd)pyrene	0.2	<0.050	<0.050	<0.050
Methylnaphthalene, 2-(1-)	3.2	<0.071	<0.071	<0.050
Naphthalene	11	<0.050	<0.050	<0.050
Phenanthrene	1	<0.030	<0.030	<0.030
Pyrene	4.1	<0.050	<0.050	<0.050



Table 13: Summary of PCBs in Groundwater

Parameter	MECP Table 2 SCS	BH/MW25-5	DUP-2 (BH/MW25-5)
Date of Collection		31-Oct-25	31-Oct-25
Date Reported		7-Nov-25	7-Nov-25
Screen Interval (mbgs)		4.6-7.6	4.6-7.6
Analytical Report Reference No.		R8647307	R8647307
Total PCB	3	<0.05	<0.05

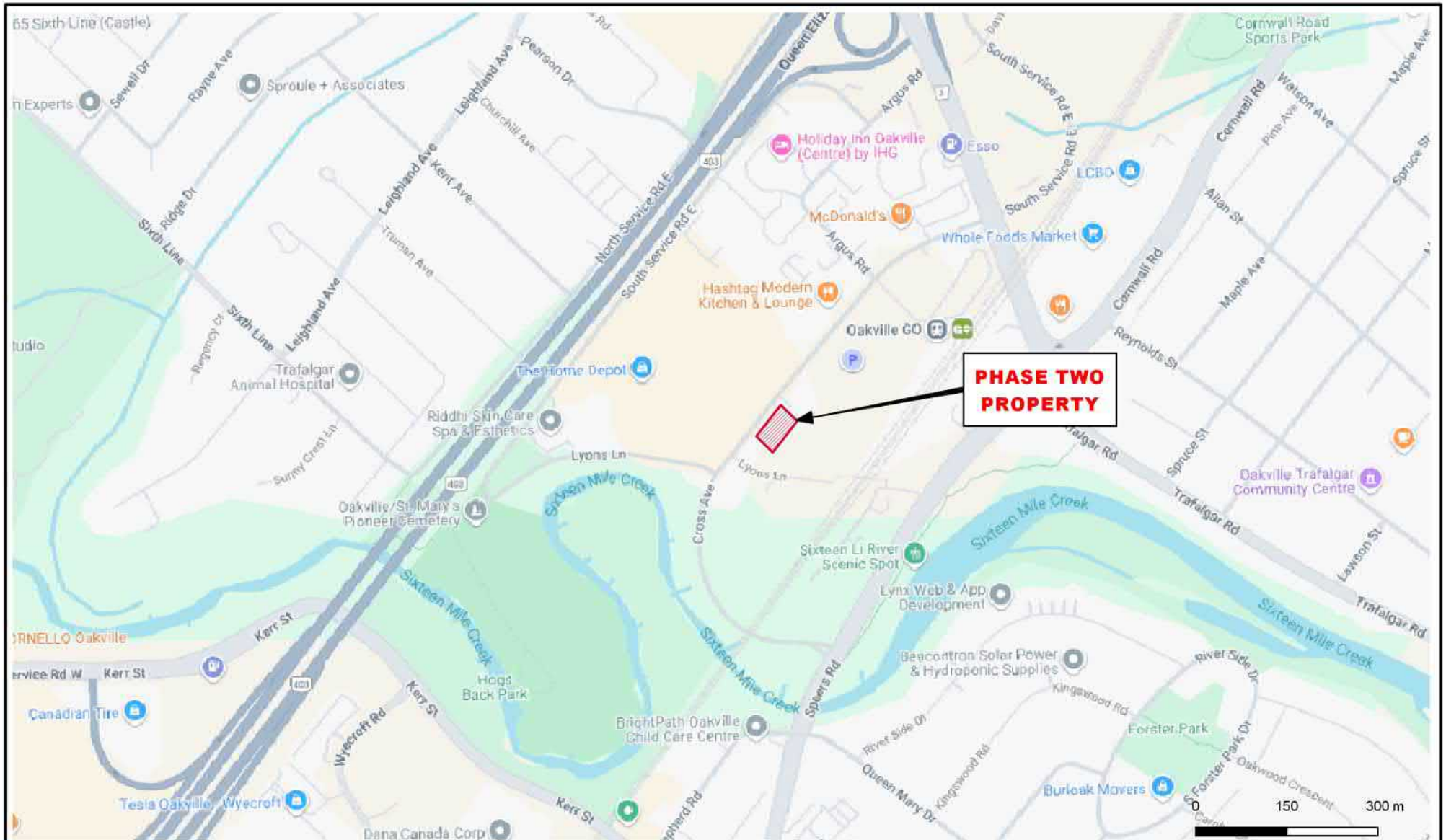


Notes for Soil and Groundwater Summary Tables

	For soil and groundwater analytical results, concentration exceeds the applicable Standards.
	For soil and groundwater analytical results, laboratory detection limits exceed the applicable Standards.
MECP Table 2 SCS	Full Depth Generic Site Condition Standards in a Potable Groundwater Condition as contained in Table 2 of the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", published by the MECP on April 15, 2011.
masl	Meters above sea level
mbgs	Meters below ground surface
NM	Not Monitored
NA	Not Available
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
VOCs	Volatile Organic Compounds
ORPs	Other Regulated Parameters
PAH	Polycyclic Aromatic Hydrocarbon
PCBs	Polychlorinated Biphenyls
PHC	Petroleum Hydrocarbon
Units	Units for all soil analyses are in µg/g (ppm) unless otherwise indicated
Units	Units for all groundwater analyses are in µg/L (ppb) unless otherwise indicated



Figures



Legend

 Phase Two Boundary



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6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

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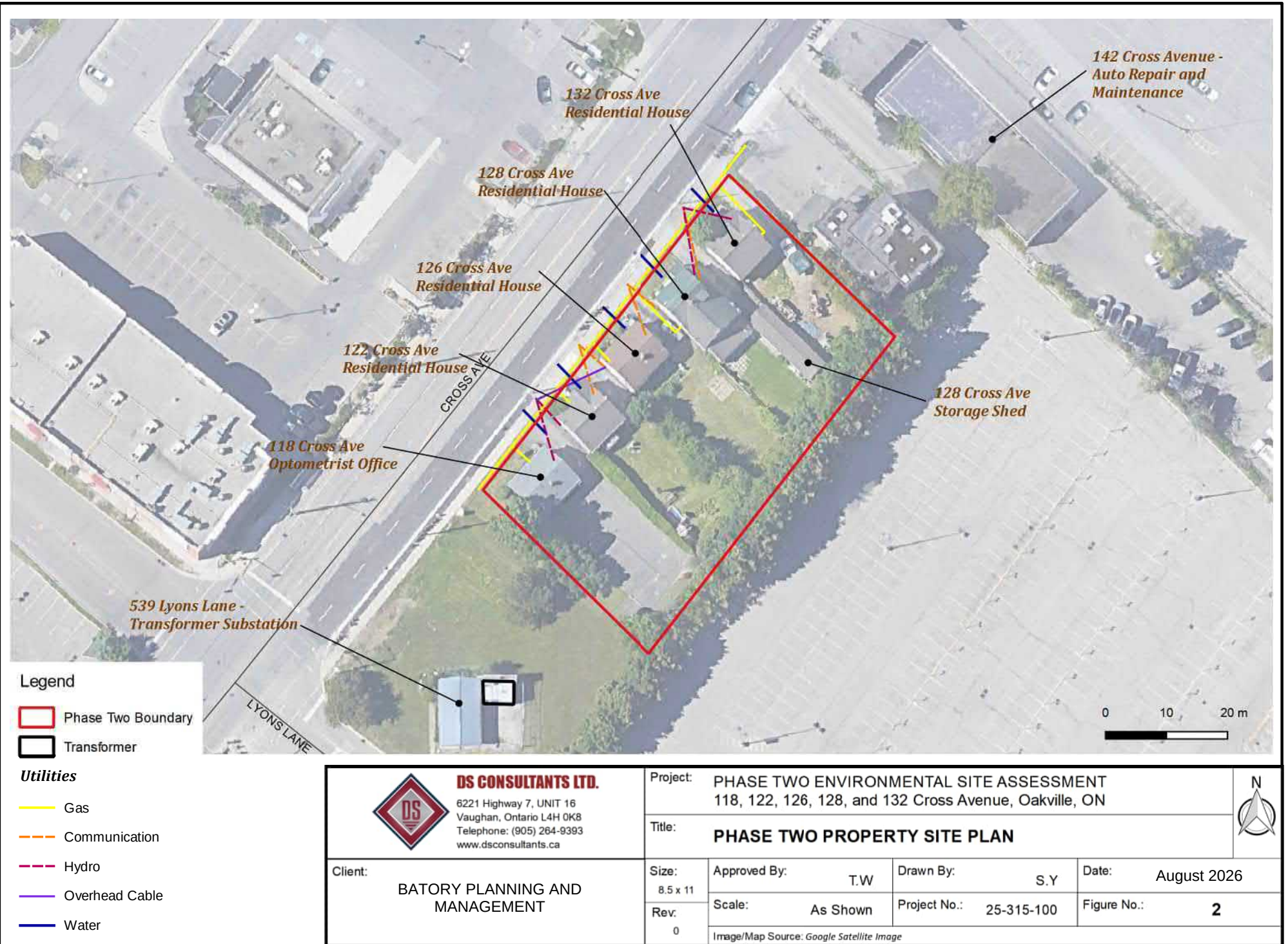
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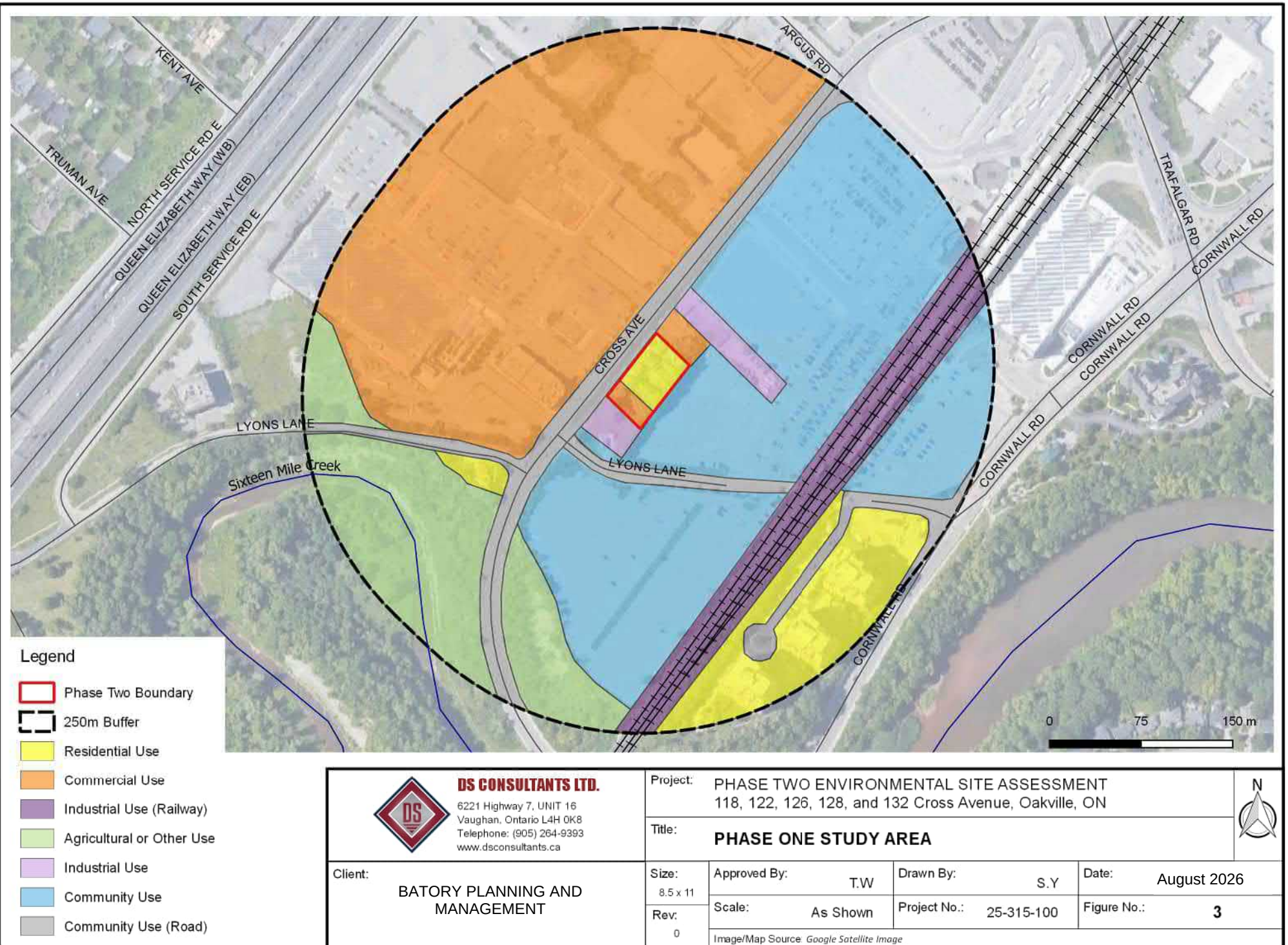


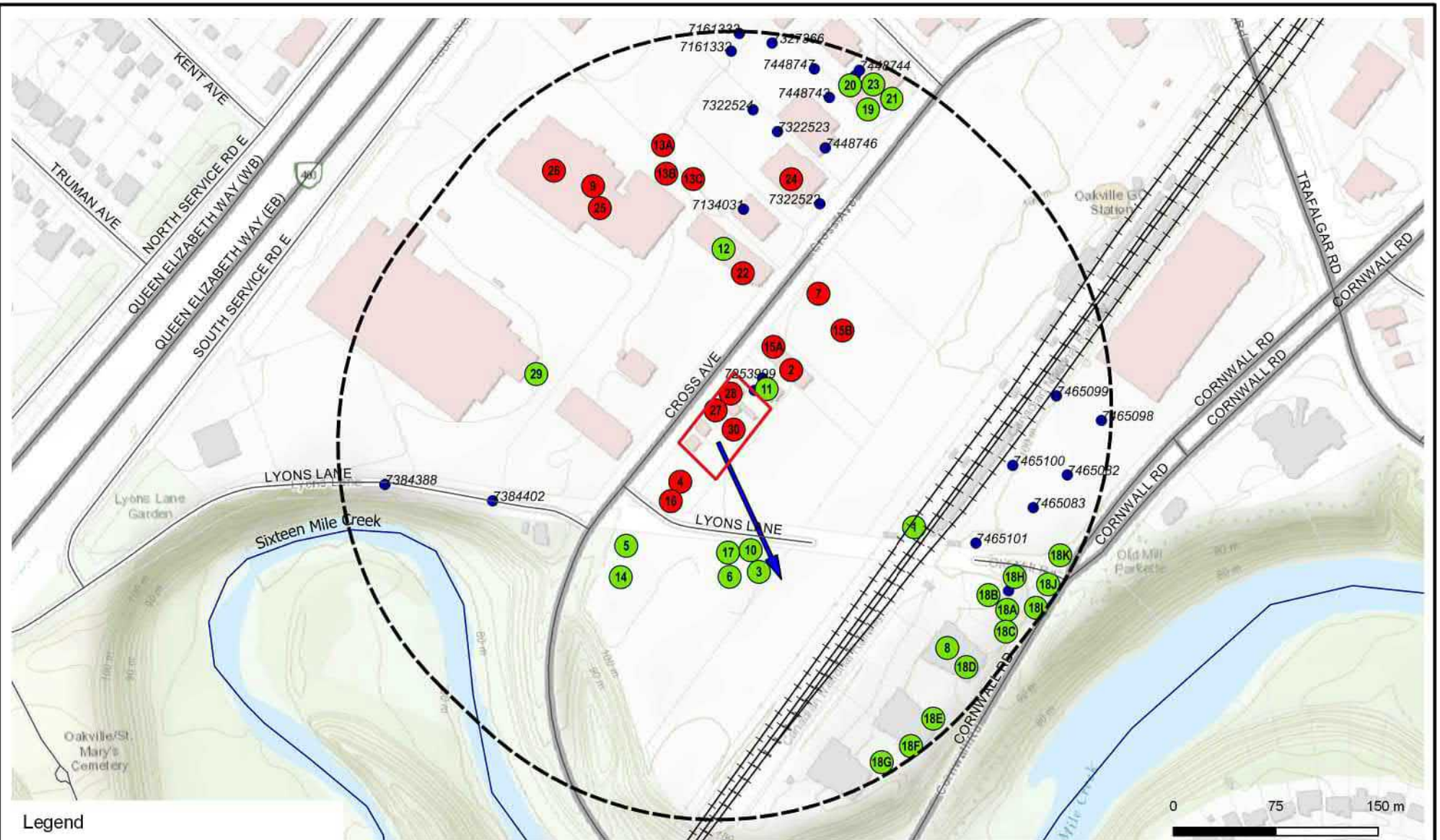
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Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 1
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Image/Map Source: Google Streetmap Image







Legend

- Phase Two Boundary
- 250m Buffer
- PCA not contributing to APEC
- PCA contributing to APEC
- ➔ Inferred Groundwater Flow Direction
- Registered Water Well (MECP WWR)



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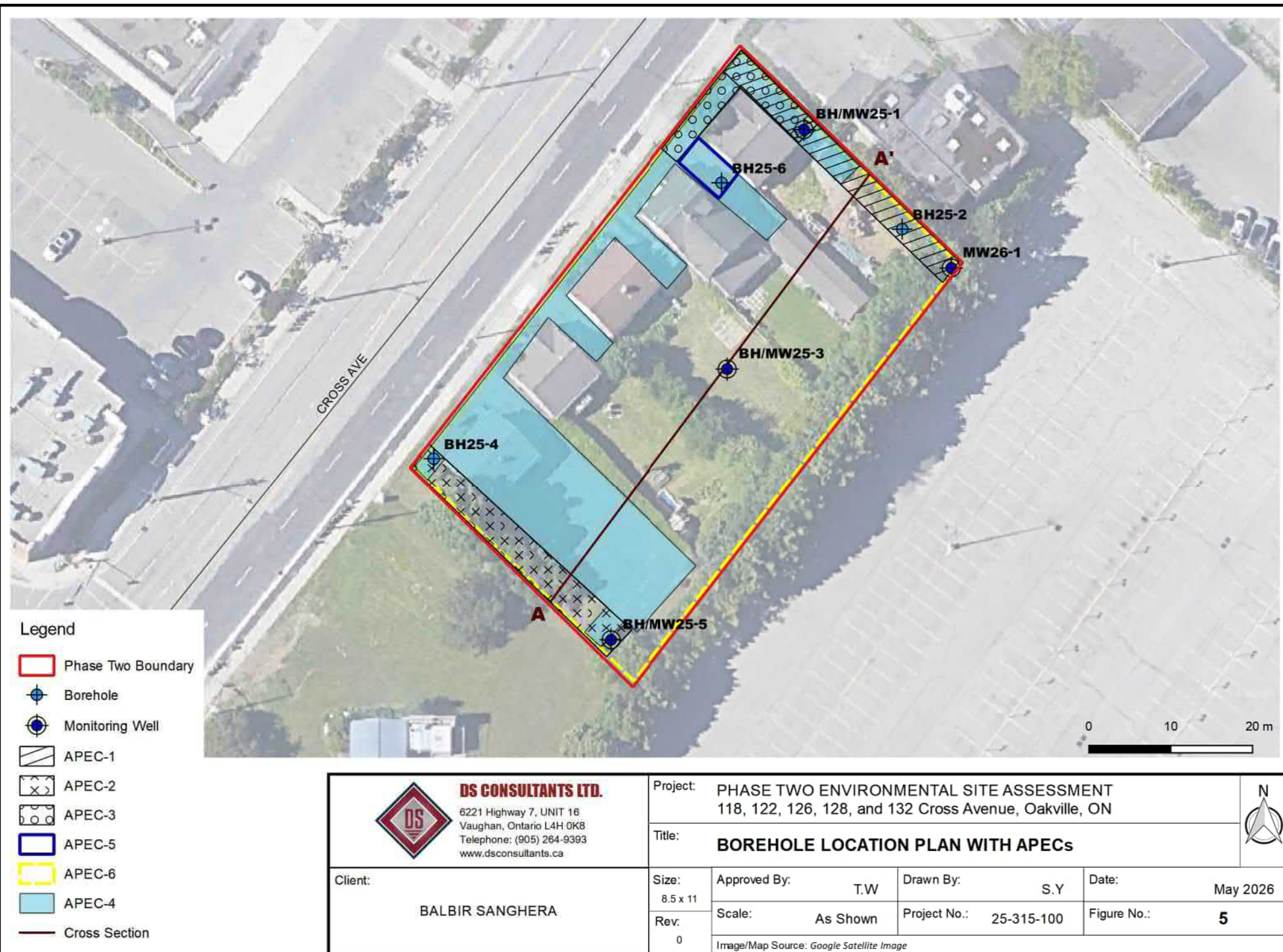
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Size: 8.5 x 11
Approved By: T.W.
Drawn By: S.Y.
Date: August 2026

Rev: 0
Scale: As Shown
Project No.: 25-315-100
Figure No.: **4**

Image/Map Source: Google Satellite Image







Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- ➔ Groundwater Flow Direction
- Groundwater Elevation Contour (Apr 8, 2026)



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Title: **GROUNDWATER ELEVATION CONTOURS AND FLOW DIRECTION**



Size: 8.5 x 11 Approved By: T.W. Drawn By: S.Y. Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **6**

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
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Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

**SOIL CHARACTERIZATION – METALS AND HYDRIDE
FORMING METALS**

Size:
8.5 x 11

Rev:
0

Approved By:

T.W

Drawn By:

S.Y

Date:

August 2026

Scale:

As Shown

Project No.:

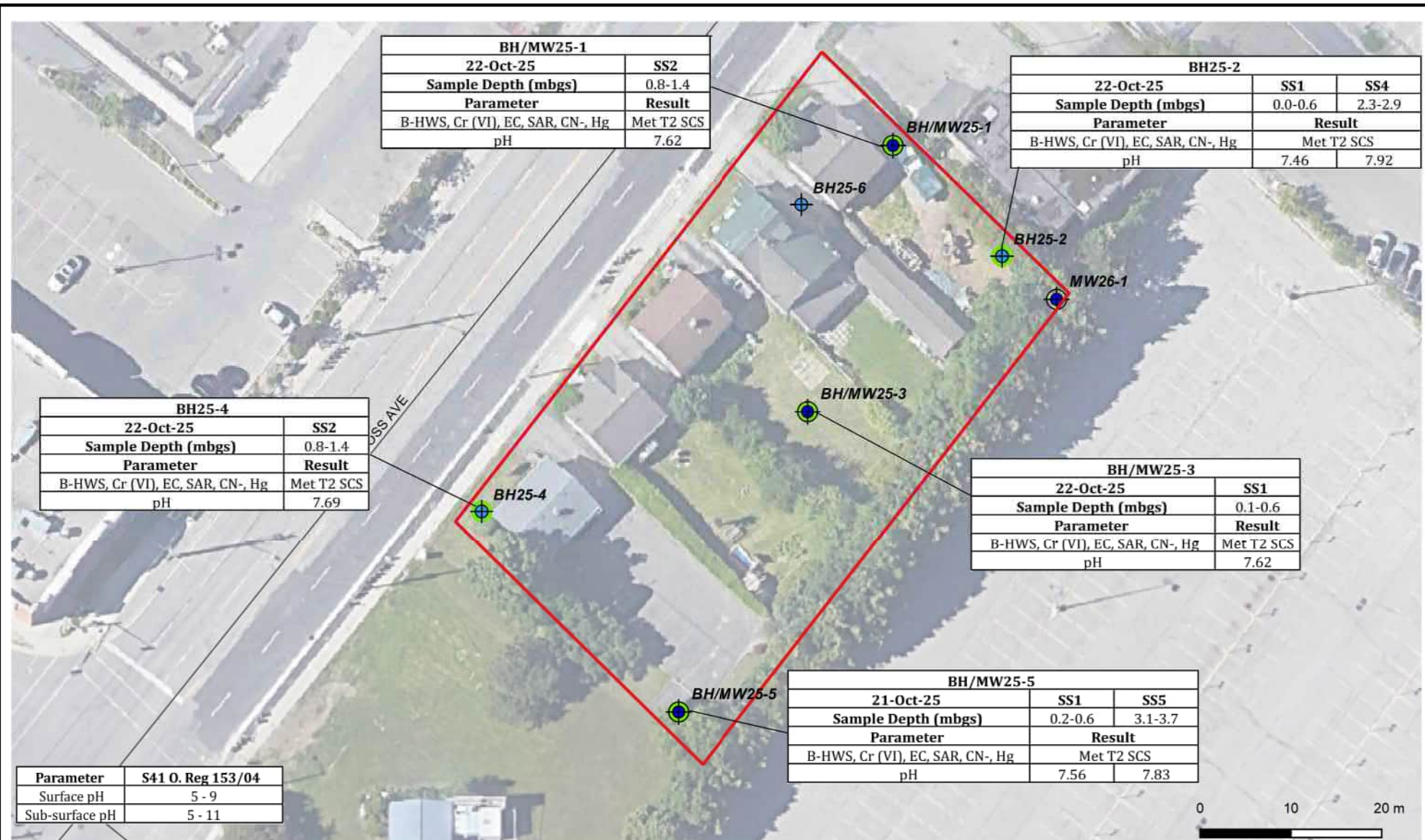
25-315-100

Figure No.:

7A

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- + Borehole
- + Monitoring Well
- Sample Met Applicable Standards



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

BATTERY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

SOIL CHARACTERIZATION – ORPs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: 7B

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- + Borehole
- + Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
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www.dsconsultants.ca

Client: **BATORY PLANNING AND
MANAGEMENT**

Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title: **SOIL CHARACTERIZATION – PHCs & BTEX**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **7C**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- + Borehole
- + Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

**BATORY PLANNING AND
MANAGEMENT**

Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

SOIL CHARACTERIZATION – VOCs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **7D**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

BATORY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

SOIL CHARACTERIZATION – PAHs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **7E**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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www.dsconsultants.ca

Client:

BATORY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

SOIL CHARACTERIZATION – PCBs

Size:

8.5 x 11

Rev:

0

Approved By:

T.W

Drawn By:

S.Y

Date:

August 2026

Scale:

As Shown

Project No.:

25-315-100

Figure No.:

7F

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊕ Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

BATTERY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

**GROUNDWATER CHARACTERIZATION – METALS AND
HYDRIDE FORMING METALS**

Size:
8.5 x 11

Rev:
0

Approved By:

T.W

Drawn By:

S.Y

Date:

August 2026

Scale:

As Shown

Project No.:

25-315-100

Figure No.:

8A

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

**BATTERY PLANNING AND
MANAGEMENT**

Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

GROUNDWATER CHARACTERIZATION – ORPs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **8B**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client: **BATORY PLANNING AND
MANAGEMENT**

Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title: **GROUNDWATER CHARACTERIZATION – PHCs & BTEX**



Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026
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Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 8C
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Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- + Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

**BATORY PLANNING AND
MANAGEMENT**

Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

GROUNDWATER CHARACTERIZATION – VOCs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **8D**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client:

BALBIR SANGHERA

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

GROUNDWATER CHARACTERIZATION – PAHs



Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: May 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **8E**

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊕ Monitoring Well
- Sample Met Applicable Standards



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 6221 Highway 7, UNIT 16
 Vaughan, Ontario L4H 0K8
 Telephone: (905) 264-9393
 www.dsconsultants.ca

Client: **BATTERY PLANNING AND
MANAGEMENT**

Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

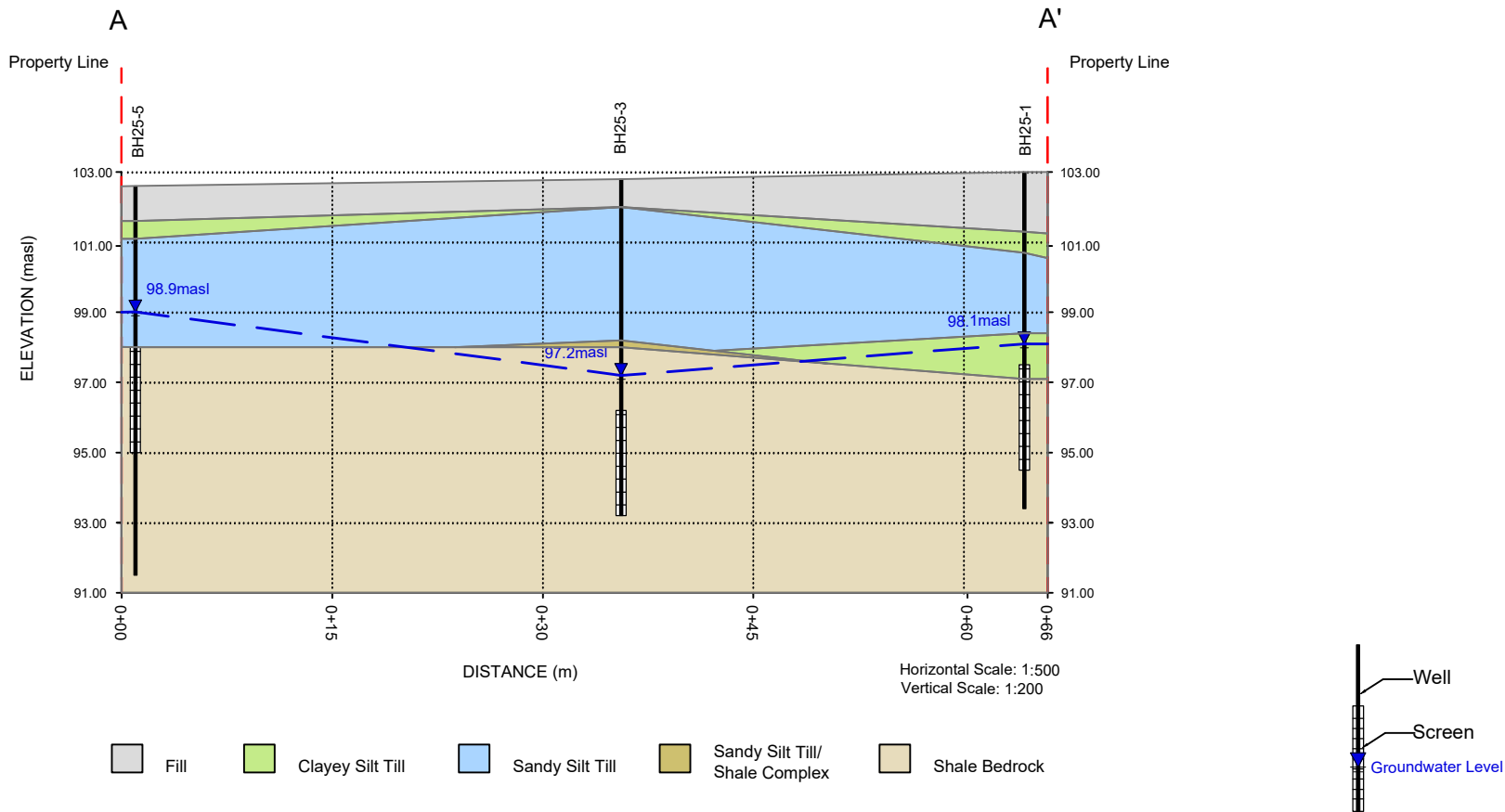
Title: **GROUNDWATER CHARACTERIZATION – PCBs**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **8F**

Image/Map Source: Google Satellite Image

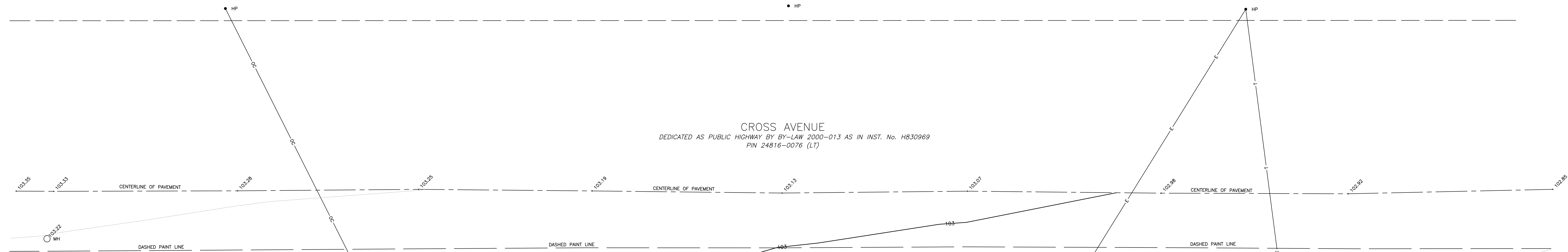




Groundwater Elevation (Nov 06, 2025)	DS DS CONSULTANTS LTD. 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca	Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON			
		Title: GEOLOGICAL CROSS SECTION A-A'			
	Client: BATORY PLANNING AND MANAGEMENT	Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026
		Rev.	Scale: As Shown	Project No: 25-315-100	Figure No. 9



Appendix A

[illegible]

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

INTEGRATION DATA					
OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010), COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF REG 216/10.					
POINT ID	EASTING	NORTHING			
ORP (A)	606 255.31	4 812 026.74			
ORP (B)	606 368.87	4 812 109.76			
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.					
THE RESULTANT LINE BETWEEN ORP (A) AND ORP (B) IS 140.71 N 53.49°56" E					

TOPOGRAPHIC LEGEND

BF	DENOTES BOARD FENCE
CB	DENOTES CATCHBASS
CLF	DENOTES CHAIN LINK FENCE
FG	DENOTES FENCE GATE
•	DENOTES GAS MARKER
SM	DENOTES GAS METER
HP	DENOTES HYDRO POLE
■	DENOTES HANDWELL
LS	DENOTES LIGHT STANDARD
MB	DENOTES MAIL BOX
MH	DENOTES MANHOLE
	DENOTES MONITORING WELL
BWM	DENOTES BENCHMARK
SP	DENOTES STAND PIPE
	DENOTES TELEPHONE MANHOLE
•	DENOTES WELL
W	DENOTES WATER KEY
WMH	DENOTES WATER MANHOLE
WV	DENOTES WATER VALVE
—	DENOTES OVERHEAD CABLE
T	DENOTES OVERHEAD TELEPHONE CABLE
○	DENOTES SAPLING TREE
⊙	DENOTES SHRUB
	DENOTES DECIDUOUS TREE
DA	DENOTES DIAMETER OF TRUNK IN METRES
	DENOTES CONIFEROUS TREE
DA-C	DENOTES DIAMETER OF CROWN IN METRES

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 24, 2025.

 **J.D. BARNES**
LIMITED
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: MM	CHECKED BY: RSQ	REFERENCE NO.: 25-30-2
		DATED: 03/27/25

CONCESSION

 **J.D. BARNES**
LIMITED
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com



Appendix B



Project Number: 25-315-100**Issued 2026-03-06 (Revised 2026-03-06)**

Balbir Sanghera
1377 Merrybrook Lane
Oakville, Ontario
L6M 1T5

via email: s_pav@hotmail.com

Attention: Balbir Sanghera

RE: Sampling and Analysis Plan – Phase Two Environmental Site Assessment
118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario

1. Introduction

DS Consultants Limited (DS) is pleased to present the Sampling and Analysis Plan (SAP) for the proposed Phase Two Environmental Site Assessment of 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario, (the 'Property' or 'Phase Two Property'). The purpose of the proposed Phase Two ESA program is to assess the current subsurface environmental conditions to support the filing of a Record of Site Condition (RSC) and to satisfy the Official Plan Amendment and Zoning By-Law Amendment submission to the Town of Oakville as part of the proposed redevelopment of the Phase Two Property for residential purposes. The Phase Two ESA will involve intrusive investigation in the areas determined to be Areas of Potential Environmental Concern (APECs) and will be completed in accordance with O.Reg. 153/04. Based on the findings of the field and laboratory analyses, a Phase Two ESA report will be prepared.

2. Background

Based on the Phase One Environmental Site Assessment completed by DS in November 2025, it is DS's understanding that the Property is a 0.2485 hectare (0.614 acres) parcel of land situated within a mixed residential, commercial, and industrial area in the Town of Oakville, Ontario. The first developed use of the Property is interpreted to be residential based on the findings of the Phase One ESA. A total of 43 Potentially Contaminating Activities (PCAs) were identified on the Phase One Property or on neighbouring properties within the Phase One Study Area, of which, 17 are considered to be contributing to six (6) APECs on the Phase Two Property. A summary of the APECs identified, the contaminants of potential concern, and the media potentially impacted is presented in Table 2-1 below:


Table 2-1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Eastern portion of the Phase One Property	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site PCA-2	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Soil, Groundwater
		N/S - Waste Generator	Off-Site PCA-7	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater
		#33 - Metal Treatment, Coating, Plating and Finishing	Off-Site PCA-15A	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
		#32 - Iron and Steel Manufacturing and Processing	Off-Site PCA-15B	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
APEC-2	Western portion of the Phase One Property	N/S - Waste Generator	Off-Site PCA-4	Metals, PHCs, VOCs, BTEX, PCBs	Soil, Groundwater
		#18 - Electricity Generation, Transformation and Power Stations	Off-Site PCA-16	PHCs, BTEX, PCBs	Soil, Groundwater
APEC-3	Northeast corner of Phase One Property	N/S- Waste Generator	PCA-9 Off-Site	Metals, PHCs, BTEX, VOCs,	Groundwater
		#28 – Gasoline and Associated Products Storage in Fixed Tanks	PCA-13A, PCA-13B, PCA-13C Off-Site	PHCs, BTEX, VOCs, Metals, PAHs	Groundwater
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-22 Off-Site	VOCs	Groundwater
		N/S - Scott's Manufacturing Directory	PCA-24 Off-Site	Metals, VOCs	Groundwater
		#10 - Commercial Autobody Shops	PCA-25 Off-Site	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater



Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-26 Off-Site	VOCs	Groundwater
APEC-4	Paved, gravel and grass surfaces on the Phase One Property, adjacent to Cross Avenue	N/S - Inferred application of de-icing agent*	PCA-27 On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-5	Northwest portion of 132 Cross Avenue	N/S - Structure Fire	PCA-28	PAHs	Soil
APEC-6	Entire Property	#30 - Importation of Fill Material of Unknown Quality	PCA-30	PHCs, BTEX, Metals, As, Sb, Se, B-HWS, CN-, Cr (VI), Hg, PAHs	Soil

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

* - The area is subject to application of de-icing salts for road safety purposes. Per Section 49.1 (1) of O.Reg. 407/19, published December 4, 2019 "If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act": "...that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both". Any potential impacts associated with EC and/or SAR in soil, and sodium and/or chloride in groundwater will be deemed not to exceed the MECP Site Conditions Standards for the area identified in APEC-4.

Notes:

1. PHC (F1-F4) = Petroleum Hydrocarbons in the F1-F4 fraction ranges
2. BTEX = Benzene, Toluene, Ethylbenzene, and Xylene
3. PAHs = Polycyclic Aromatic Hydrocarbons
4. PCBs = Polychlorinated Biphenyls
5. EC = Electrical Conductivity
6. SAR = Sodium Absorption Ratio
7. Na = Sodium
8. Cl- = Chloride
9. As = Arsenic
10. Sb = Antimony
11. Se = Selenium
12. CN- = Cyanide
13. Cr (VI) = Chromium (VI)
14. Hg = Mercury
15. B-HWS = Boron - Hot Water Soluble
16. VOCs = Volatile Organic Compounds



3. Site Investigation Program

The proposed field investigation will involve the advancement of boreholes. A total of seven (7) borehole locations have been identified for geotechnical, hydrogeological, and environmental purposes. Groundwater monitoring wells are to be installed in four (4) of the boreholes advanced. Details regarding the proposed boreholes/monitoring wells are provided in the following table:

Table 3-1: Summary of Proposed Investigation Program

Borehole ID	Proposed Depth	Well Installation (Y/N)	Well Install Depth	Purpose
BH/MW25-1	9.6 mbgs	Y	5.5 mbgs	Environmental, Geotechnical, and Hydrogeological Purposes.
BH25-2	5.4 mbgs	N	-	Environmental and Geotechnical Purposes
BH/MW25-3	9.6 mbgs	Y	6.6 mbgs	Environmental, Geotechnical, and Hydrogeological Purposes.
BH25-4	6.3 mbgs	N	-	Environmental, and Geotechnical Purposes
BH/MW25-5	11.1 mbgs	Y	4.6 mbgs	Environmental, Hydrogeological, and Geotechnical Purposes.
BH25-6	2.1 mbgs	N	-	Environmental Purposes
MW26-1	9.5 mbgs	Y	9.5	Environmental Purposes

Prior to mobilizing a drilling rig, we will lay out the proposed boreholes and clear the area for any potential buried utilities and services by using the Ontario One Call System in addition to private utility locates.

The borings will be advanced to the indicated depths using a track-mounted CME 75 drill rig. Samples will be retrieved by means of a 50 mm O.D. split-spoon barrel sampler at 0.75 metre intervals in the upper 3 metres and at 1.5 metres intervals below this level. The monitoring wells will be constructed using 50 mm I.D. PVC pipe, equipped with 3.1 m slotted screens and finished at the ground surface with monument well casings. A Sokkia GCX-2 GNSS RTK receiver, based on global positioning system satellites will be used to establish the elevation of each borehole. Drilling and sampling will conform to standard practice.

The Phase Two ESA involves the following principal tasks:

- Retain the services of public and private utility locaters to identify the locations of buried and overhead utility services prior to any excavation or demolition activities;
 - Certain underground utilities (such as those constructed or encased in plastic, fibreglass, clay, concrete pipe, untraceable cast iron, steel, and/or repaired services) cannot be traced by standard locating practices. DS will review all available Site Plans and/or “As Built” figures in an attempt to identify the locations of potential untraceable services. DS will not be held responsible for

any damages to utility services that are not on the figures provided or cannot be located by standard utility locating practices;

- Advancement of boreholes as specified in Table 3-1. The proposed boreholes will be used to facilitate the collection of representative soil samples, and to provide information regarding the Site-specific geological conditions;
- All soil samples recovered during the proposed drilling activities will be field screened for visual and olfactory evidence of deleterious impacts and for the presence of Petroleum Hydrocarbon (PHC) and Volatile Organic Compound (VOC) derived vapours using either a combustible gas detector (CGD) calibrated to hexane or a photo-ionization detector (PID) calibrated to isobutylene or equivalent;
- The groundwater levels in the wells will be measured at least 24 hours after well development has been completed, to determine the groundwater elevation. The wells will be surveyed to a geodetic benchmark to determine groundwater flow direction;
- The groundwater wells will be purged to remove stagnant water and sampled for laboratory testing of relevant parameters of concern; and
- Submit soil and groundwater samples from the newly advanced boreholes and installed monitoring wells as shown in the following tables. Note that Other Regulated Parameters (ORPs) may include the following: Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), Sodium (Na), Chloride (Cl-), Mercury (Hg), Boron – Hot Water Soluble (B-HWS), Cyanide (CN-), and Chromium (VI) (Cr (VI)).

Table 3-2: Summary of Proposed Soil Chemical Analyses

Borehole ID	Sample No.	Sample Depth (mbgs)	Parameter Analyzed	APEC Investigated
BH/MW25-1	SS2	0.8-1.4	Metals and ORPs, PAHs	APEC-1, APEC-3, APEC-4, APEC-6
	SS3	1.5-2.1	PHCs, BTEX, VOCs	APEC-1, APEC-3, APEC-6
	SS6	4.6-4.9	PHCs, BTEX, VOCs	
BH25-2	SS1	0.0-0.6	Metals and ORPs, PAHs	APEC-1, APEC-4, APEC-6
	DUP-2 (BH25-2 SS1)		PAHs	APEC-1, APEC-6
	SS2	2.3-2.9	PHCs, BTEX, VOCs	
	SS4		Metals and ORPs	APEC-1, APEC-4, APEC-6
	DUP-3 (BH25-2 SS4)			
	SS5	3.1-3.7	PHCs, BTEX, VOCs	APEC-1, APEC-6
BH/MW25-3	SS1	0.1-0.6	Metals and ORPs, PAHs	APEC-4, APEC-6
BH25-4	SS1	0.1-0.6	PCBs	APEC-2
	DUP-4 (BH25-4 SS1)			



Borehole ID	Sample No.	Sample Depth (mbgs)	Parameter Analyzed	APEC Investigated
	SS2	0.8-1.4	Metals and ORPs, PAHs, PHCs, BTEX, VOCs	APEC-2, APEC-4, APEC-6
	SS5	3.1-3.7	PHCs, BTEX, VOCs	APEC-2, APEC-6
BH/MW25-5	SS1	0.2-0.6	Metals and ORPs, PAHs, PCBs	APEC-2, APEC-6, APEC-4
	SS2	0.8-1.4	PHCs, BTEX, VOCs	APEC-2, APEC-6
	DUP-1 (BH/MW25-5 SS2)			
	SS5	3.1-3.7	Metals and ORPs	APEC-2, APEC-6, APEC-4
	SS6	4.6-5.2	PHCs, BTEX, VOCs	APEC-2, APEC-6
BH25-6	SS1	0.2-0.6	PAHs	APEC-5, APEC-6

Table 3-3: Summary of Proposed Groundwater Chemical Analyses

Well ID	Well Screen Interval (masl)			Sample Date	Parameter Analyzed	APEC Investigated
BH/MW25-1	97.50	-	94.50	31-Oct-25	Metals and ORPs, PHCs, BTEX, VOCs, PAHs	APEC-1, APEC-3, APEC-4
DUP-1						
BH/MW25-5	98.00	-	95.00	31-Oct-25	Metals, PHCs, BTEX, VOCs, PCBs	APEC-2, APEC-4
DUP-2					PCBs	APEC-2
MW26-1	96.31	-	93.31	8-Apr-26	Metals and ORPs, PHCs, BTEX, VOCs, PAHs	APEC-1

A summary of the proposed soil analytical program is presented in the following table:

Table 3-4: Summary of Soil and Groundwater Analytical Program

Soil	Groundwater
7 samples for analysis of metals and ORPs 6 samples for analysis of PAHs 8 samples for analysis of PHCs 8 samples for analysis of BTEX 8 samples for analysis of VOCs 2 samples for analysis of PCBs 4 duplicate sample for QA/QC purposes	3 samples for analysis of Metals 2 sample for analysis of ORPs 3 samples for analysis of PHCs 3 samples for analysis of BTEX 3 samples for analysis of VOCs 2 sample for analysis of PAHs 1 sample for analysis of PCBs 1 Trip Blank 2 duplicate sample for QA/QC purposes

- A Quality Assurance and Quality Control (QAQC) program will be implemented, involving the collection and analysis of duplicate soil samples at the frequency specified under O.Reg. 153/04 (as amended); and



- A Phase Two ESA Report will be prepared upon receipt of all analytical results. The Phase Two ESA Report will be completed in general accordance with O.Reg. 153/04 (as amended).

It is noted that if the Phase Two ESA reveals parameter concentrations greater than the applicable standards set out in *Ontario Regulation 153/04*, then additional work (i.e., supplemental delineation, additional drilling, sampling, analysis, and/or site remediation activities) will be deemed necessary prior to RSC filing, should an RSC be required.

The SAP was created based on the request to complete a Phase Two ESA in support of the proposed redevelopment of the Site. The SAP was compiled to collect data to provide information on soil quality in each APEC.

Additional delineation may be required following the implementation of this SAP to meet the requirements of O.Reg. 153/04 which requires delineation of all areas where concentrations are above the applicable SCS such as in the following conditions:

- Unexpected contamination not previously discovered, or not related to identified APECs, is discovered which will require further delineation to identify source(s); and
- If the sampling results indicate that the soil impacts are deeper than initially expected.

4. Closure

We trust that this Sampling and Analysis Plan meets the objectives of the Client. If further assistance is required on this matter, please do not hesitate to contact the undersigned.

Yours Truly,

DS Consultants Ltd.

Aisha Sharif, HBSc., MEnvSc., G.I.T.
Environmental Specialist

Teresa Weatherhead, LEL, QP_{ESA}
Environmental Team Lead



Appendix C



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812114 E 606339.8

DRILLING DATA

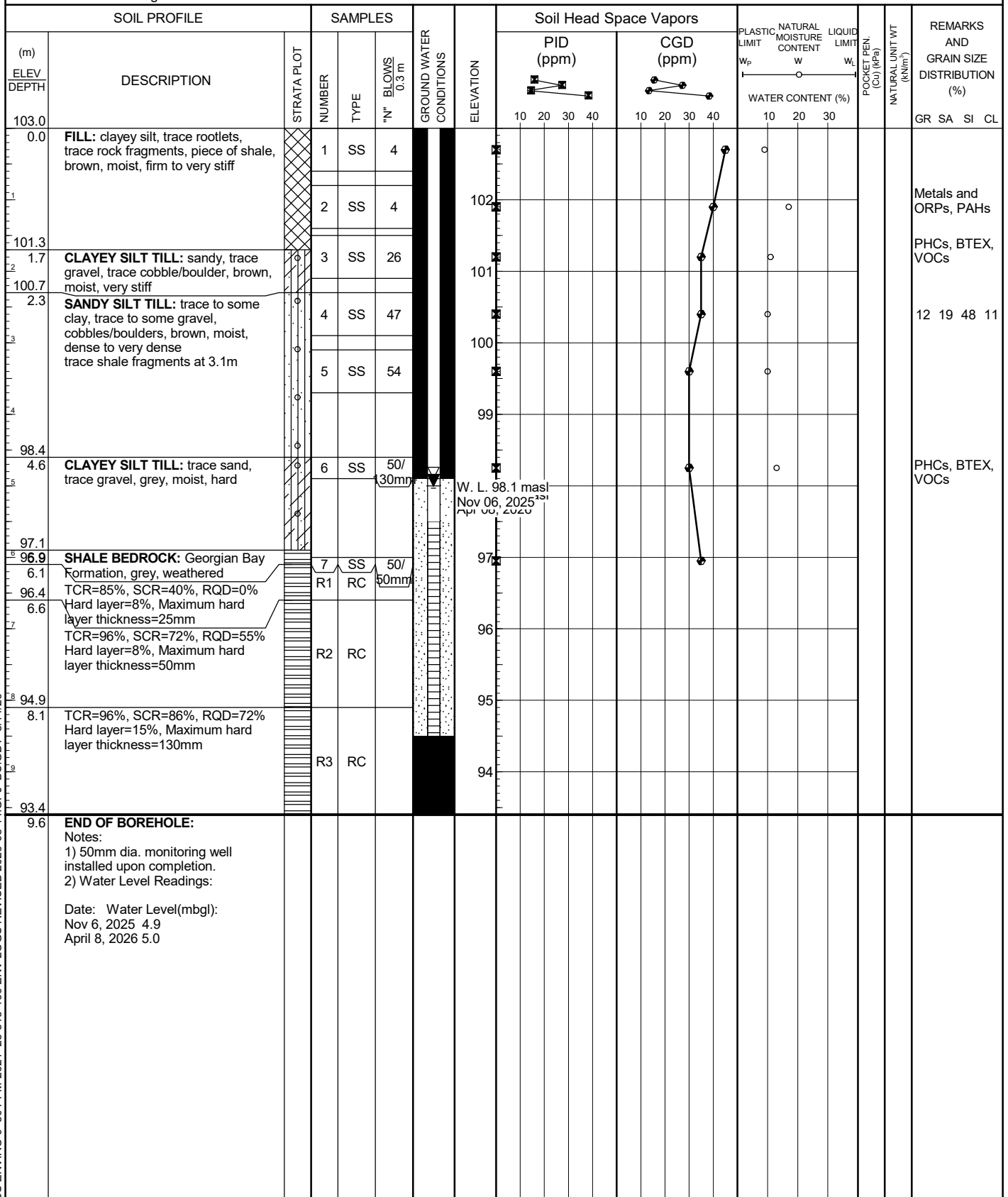
Method: Hollow Stem Auger

Diameter: 200mm

Date: Oct/22/2025

REF. NO.: 25-315-100

ENCL NO.: 2



GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH NOTES

+ 3, X 3: Numbers refer to Sensitivity

○ = 3% Strain at Failure

DS ENVIRO 0-50 PPM-2021 25-315-100 ENV LOGS REVISED 2026-08-14 GPJ DS GDT 8/14/26



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812084.7 E 606330.4

DRILLING DATA

Method: Hollow Stem Auger

Diameter: 200mm

Date: Oct/22/2025

REF. NO.: 25-315-100

ENCL NO.: 4

SOIL PROFILE			SAMPLES			GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors		PLASTIC LIMIT	NATURAL MOISTURE CONTENT	LIQUID LIMIT	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m ³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%)
(m)	DESCRIPTION	STRATA PLOT	NUMBER	TYPE	"N" BLOWS 0.3 m			PID (ppm)	CGD (ppm)	W _p	W	W _L			
102.8	TOPSOIL: 130mm		1	SS	5										GR SA SI CL
102.0	FILL: sandy silt, trace rootlets, trace gravel, trace wood piece, trace organics, dark brown, moist, loose		2	SS	44										Metals and ORPs, PAHs
100.5	SANDY SILT TILL: trace clay, trace gravel, trace cobbles/boulders, brown, moist, dense		3	SS	37										
100.5	SILTY SAND TILL: trace clay, trace gravel, occasional cobble, brown, moist, very dense		4	SS	57										6 56 30 8
98.2			5	SS	81										
98.0	SANDY SILT TILL/SHALE COMPLEX: trace clay, trace gravel, reddish brown, moist, very dense		6	SS	50/130mm										
96.7	SHALE BEDROCK: Georgian Bay Formation, grey, weathered		7	SS	50/100mm										
96.2	TCR=90%, SCR=35%, RQD=30% Hard layers=10%, Maximum hard layer thickness=25mm		R1	RC											
96.2	TCR=100%, SCR=60%, RQD=13% Hard layers=8%, Maximum hard layer thickness=50mm Frequent thin weak layers in the run		R2	RC											
94.7	TCR=76%, SCR=45%, RQD=28% Hard layers=5%, Maximum hard layer thickness=25mm		R3	RC											
93.2	END OF BOREHOLE: Notes: 1) 50mm dia. monitoring well installed upon completion. 2) Water Level Readings: Date: Water Level(mbgl): Nov 6, 2025 5.6 April 8, 2026 5.7														

GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH NOTES

+ 3, × 3: Numbers refer to Sensitivity

○ = 3% Strain at Failure

DRILLING DATA

Method: Hollow Stem Auger/Mud Rotary

Diameter: 200mm

REF. NO.: 25-315-100

Date: Oct/21/2025

ENCL NO.: 6

BH LOCATION: See Figure 1 N 4812051.5 E 606316.1

[illegible]

DS ENVIRO 0~50 PPM-2021 25-315-100 ENV LOGS REVISED 2026-08-14.GPJ DS.GDT 8/14/26

GROUNDWATER ELEVATIONS

	1st	2nd	3rd	4th
Measurement				

GRAPH
NOTES

+ 3, × 3: Numbers refer to Sensitivity

○ **$\epsilon=3\%$** Strain at Failure



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812100.1 E 606349.8

DRILLING DATA

Method: Hollow Stem Auger

Diameter: 200mm

Date: Oct/22/2025

REF. NO.: 25-315-100

ENCL NO.: 3

SOIL PROFILE			SAMPLES			GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors			PLASTIC LIMIT W _p	NATURAL MOISTURE CONTENT W	LIQUID LIMIT W _L	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m ³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%)
(m) ELEV DEPTH	DESCRIPTION	STRATA PLOT	NUMBER	TYPE	"N" BLOWS 0.3 m			PID (ppm)	CGD (ppm)	WATER CONTENT (%)						
102.7	0.0	FILL: organic clayey silt, trace rootlets, trace rock fragments, gravel, dark brown, moist, stiff		1	SS	11										GR SA SI CL
101.9	0.8	FILL: clayey silt, trace sand, trace gravel, brown, moist to very moist, firm to stiff trace cobble/boulder at 1.0 m		2	SS	10										PHCs, BTEX, VOCs
100.4	2.3	SANDY SILT TILL: some clay, trace gravel, brown, moist, very dense		4	SS	52										Metals and ORPs
99.4	3.3	SANDY SILT TILL/SHALE COMPLEX: trace clay, trace gravel, brown to reddish brown, moist, very dense		5	SS	56										PHCs, BTEX, VOCs
98.0	4.7	SHALE BEDROCK: Georgian Bay Formation, grey, weathered		6	SS	50/ 30mm										
97.3	5.4	END OF BOREHOLE: Notes: 1) Auger refusal at 5.4m.		7	SS	50/ 50mm										

GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH NOTES

+ 3, × 3: Numbers refer to Sensitivity

○ = 3% Strain at Failure



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812073.7 E 606294.4

DRILLING DATA

Method: Hollow Stem Auger

Diameter: 200mm

Date: Oct/22/2025

REF. NO.: 25-315-100

ENCL NO.: 5

SOIL PROFILE			SAMPLES			GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors		PLASTIC LIMIT W _p	NATURAL MOISTURE CONTENT W	LIQUID LIMIT W _L	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m ³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%)
(m) ELEV DEPTH	DESCRIPTION	STRATA PLOT	NUMBER	TYPE	"N" BLOWS 0.3 m			PID (ppm)	CGD (ppm)						
103.2	TOPSOIL: 130mm		1	SS	5		103.2								GR SA SI CL
102.9	FILL: sandy silt, topsoil inclusion, trace rootlets, trace gravel, trace wood piece, trace organics, dark brown, moist, loose to compact cobbles at 0.8m		2	SS	13		102.9								PCBs
102.3			3	SS	16		102.3								Metals and ORPs, PAHs, PHCs, BTEX, VOCs
100.9	SANDY SILT TILL: some clay, trace gravel, occasional cobble, brown, moist, dense		4	SS	41		100.9								
100.1	CLAYEY SILT TILL: some sand, trace to some gravel, shale fragments inclusions, trace cobble/boulder, brown to grey, moist, hard		5	SS	34		100.1								PHCs, BTEX, VOCs
97.2	grey at 4.6m		6	SS	32		97.2								
96.9	SHALE BEDROCK: Georgian Bay Formation, grey, weathered		7	SS	50/25mm		96.9								
6.3	END OF BOREHOLE: Notes: 1) Borehole dry at the bottom upon completion.														

GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH NOTES

+ 3, × 3: Numbers refer to Sensitivity

○ = 3% Strain at Failure



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812107.5 E 606329.7

DRILLING DATA

Method: Hollow Stem Auger

Diameter: 200mm

Date: Oct/21/2025

REF. NO.: 25-315-100

ENCL NO.: 7

SOIL PROFILE			SAMPLES			GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors		PLASTIC LIMIT W _p	NATURAL MOISTURE CONTENT W	LIQUID LIMIT W _L	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m ³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%)
(m) ELEV DEPTH	DESCRIPTION	STRATA PLOT	NUMBER	TYPE	"N" BLOWS 0.3 m			PID (ppm)	CGD (ppm)						
103.2															GR SA SI CL
103.0	ASPHALT: 75mm		1	SS	14		103.0								PAHs
102.6	GRANULAR BASE: crusher run limestone, 150mm		2	SS	7		102.6								
101.1	FILL: clayey silt, trace organics, boulders/cobbles, dark grey, moist, firm to very stiff trace shale pieces organic clayey silt at 1.5m		3	SS	17		101.1								
2.1	END OF BOREHOLE:														

GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH NOTES

+ 3, × 3: Numbers refer to Sensitivity

○ ●=3% Strain at Failure



PROJECT: Phase Two Environmental Site Assessment

CLIENT: Batory Planning and Management

PROJECT LOCATION: 118-132 Cross Avenue, Oakville, ON

DATUM: Geodetic

BH LOCATION: See Figure 1 N 4812097.084 E 606357.84

DRILLING DATA

Method: Hollow Stem Auger

Diameter: 200mm

Date: Mar/20/2026

REF. NO.: 25-315-100

ENCL NO.:

SOIL PROFILE			SAMPLES			GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors		PLASTIC LIMIT	NATURAL MOISTURE CONTENT	LIQUID LIMIT	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m ³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%)
(m) ELEV DEPTH	DESCRIPTION	STRATA PLOT	NUMBER	TYPE	"N" BLOWS 0.3 m			PID (ppm)	CGD (ppm)	W _p	W	W _L			
102.8															GR SA SI CL
102.9	TOPSOIL: 30mm FILL: clayey silt, trace rootlets, trace gravel, brown, moist		1	SS	4										
101.3			2	SS	14										
101.3	FILL: sandy silt, trace clay, trace gravel, some cobbles, brown, moist		3	SS	41										
100.5			4	SS	70										
100.5	SANDY SILT TILL: trace clay, trace gravel, brown, moist		5	SS	64										
99.6			6	SS											
99.6	Sandy SILT TILL/SHALE COMPLEX: trace clay, trace gravel, shale fragments, brown to reddish brown, moist		7	SS											
95.2			8	SS											
95.2	SHALE BEDROCK: Georgian Bay Formation, grey, weathered		9	SS											
93.3															
93.3	END OF BOREHOLE: Notes: 1) 50mm dia. monitoring well installed upon completion. 2) Water Level Readings: Date: Water Level(mbgf): April 8, 2026 6.1														

GROUNDWATER ELEVATIONS

Measurement 1st 2nd 3rd 4th

GRAPH
NOTES

+ 3, × 3: Numbers refer
to Sensitivity

○ 3% Strain at Failure



Appendix D



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1036185

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2025/11/05
Report #: R8645320
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5D4956

Received: 2025/10/24, 16:17

Sample Matrix: Soil
Samples Received: 20

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	7	N/A	2025/10/31	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	8	2025/10/30	2025/10/30	CAM SOP-00408	R153 Ana. Prot. 2011
1,3-Dichloropropene Sum	9	N/A	2025/10/31		EPA 8260C m
Free (WAD) Cyanide	5	2025/10/30	2025/10/30	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	3	2025/10/30	2025/10/31	CAM SOP-00457	OMOE E3015 m
Conductivity	2	2025/10/30	2025/10/31	CAM SOP-00414	OMOE E3530 v1 m
Conductivity	5	2025/11/04	2025/11/04	CAM SOP-00414	OMOE E3530 v1 m
Conductivity	1	2025/11/05	2025/11/05	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	3	2025/10/30	2025/10/30	CAM SOP-00436	EPA 3060A/7199 m
Hexavalent Chromium in Soil by IC (1)	5	2025/10/30	2025/10/31	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydrocarbons F2-F4 in Soil (2)	9	2025/10/30	2025/10/31	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	1	2025/10/30	2025/10/30	CAM SOP-00447	EPA 6020B m
Acid Extractable Metals by ICPMS	7	2025/10/30	2025/10/31	CAM SOP-00447	EPA 6020B m
Moisture	18	N/A	2025/10/27	CAM SOP-00445	Carter 2nd ed 70.2 m
Moisture	1	N/A	2025/10/28	CAM SOP-00445	Carter 2nd ed 70.2 m
Moisture	1	N/A	2025/10/29	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	7	2025/10/30	2025/10/31	CAM SOP-00318	EPA 8270E
Polychlorinated Biphenyl in Soil	3	2025/10/30	2025/10/31	CAM SOP-00309	EPA 8082A m
pH CaCl2 EXTRACT	3	2025/10/29	2025/10/29	CAM SOP-00413	EPA 9045 D m
pH CaCl2 EXTRACT	5	2025/10/31	2025/10/31	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	8	N/A	2025/10/31	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds and F1 PHCs	7	N/A	2025/10/30	CAM SOP-00230	EPA 8260D m
Volatile Organic Compounds and F1 PHCs	2	N/A	2025/10/31	CAM SOP-00230	EPA 8260D m

Remarks:

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

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



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1036185

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2025/11/05
Report #: R8645320
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5D4956

Received: 2025/10/24, 16:17

Uncertainty has not been accounted for when stating conformity to the referenced standard.

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

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

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

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

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

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

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

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

Babandeep Kaur, Project Manager 2

Email: Babandeep.kaur@bureauveritas.com

Phone# (905) 817-5700

=====

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

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



BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID			AWPK43		AWPK45		AWPK48			
Sampling Date			2025/10/21		2025/10/21		2025/10/23			
COC Number			1036185		1036185		1036185			
	UNITS	Criteria	BH25-5 SS1	QC Batch	BH25-5 SS5	QC Batch	BH25-1 SS2	RDL	MDL	QC Batch

Calculated Parameters

Sodium Adsorption Ratio	N/A	5.0	3.1	A040132	0.30	A040132	1.8			A040132
-------------------------	-----	-----	-----	---------	------	---------	-----	--	--	---------

Inorganics

Conductivity	mS/cm	0.7	0.32	A043603	0.37	A046624	0.22	0.002	0.0005	A043402
Available (CaCl2) pH	pH	-	7.56	A044575	7.83	A042870	7.62			A044575
WAD Cyanide (Free)	ug/g	0.051	<0.01	A043311	<0.01	A043645	<0.01	0.01	0.0019	A043311
Chromium (VI)	ug/g	8	<0.18	A043625	<0.18	A043359	<0.18	0.18	0.050	A043625

Metals

Hot Water Ext. Boron (B)	ug/g	1.5	0.23	A043552	0.29	A043553	0.15	0.050	0.030	A043553
Acid Extractable Antimony (Sb)	ug/g	7.5	<0.20	A043861	0.20	A043861	0.29	0.20	0.10	A043861
Acid Extractable Arsenic (As)	ug/g	18	4.6	A043861	5.2	A043861	6.7	1.0	0.10	A043861
Acid Extractable Barium (Ba)	ug/g	390	110	A043861	17	A043861	100	0.50	0.30	A043861
Acid Extractable Beryllium (Be)	ug/g	4	0.51	A043861	0.59	A043861	0.57	0.20	0.020	A043861
Acid Extractable Boron (B)	ug/g	120	<5.0	A043861	10	A043861	<5.0	5.0	1.0	A043861
Acid Extractable Cadmium (Cd)	ug/g	1.2	0.21	A043861	<0.10	A043861	0.13	0.10	0.030	A043861
Acid Extractable Chromium (Cr)	ug/g	160	13	A043861	17	A043861	18	1.0	0.20	A043861
Acid Extractable Cobalt (Co)	ug/g	22	5.8	A043861	11	A043861	10	0.10	0.020	A043861
Acid Extractable Copper (Cu)	ug/g	140	55	A043861	120	A043861	47	0.50	0.20	A043861
Acid Extractable Lead (Pb)	ug/g	120	14	A043861	10	A043861	14	1.0	0.10	A043861
Acid Extractable Molybdenum (Mo)	ug/g	6.9	0.59	A043861	0.62	A043861	<0.50	0.50	0.10	A043861
Acid Extractable Nickel (Ni)	ug/g	100	13	A043861	22	A043861	22	0.50	0.20	A043861
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	A043861	0.53	A043861	<0.50	0.50	0.10	A043861
Acid Extractable Silver (Ag)	ug/g	20	<0.20	A043861	<0.20	A043861	<0.20	0.20	0.040	A043861
Acid Extractable Thallium (Tl)	ug/g	1	0.11	A043861	0.078	A043861	0.095	0.050	0.010	A043861
Acid Extractable Uranium (U)	ug/g	23	0.48	A043861	0.65	A043861	0.51	0.050	0.030	A043861
Acid Extractable Vanadium (V)	ug/g	86	21	A043861	22	A043861	25	5.0	0.50	A043861
Acid Extractable Zinc (Zn)	ug/g	340	63	A043861	65	A043861	62	5.0	0.50	A043861
Acid Extractable Mercury (Hg)	ug/g	0.27	<0.050	A043861	<0.050	A043861	<0.050	0.050	0.030	A043861

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

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



BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				AWPK51			AWPK51				
Sampling Date				2025/10/23			2025/10/23				
COC Number				1036185			1036185				
	UNITS	Criteria	BH25-2 SS1	RDL	MDL	QC Batch	BH25-2 SS1 Lab-Dup	RDL	MDL	QC Batch	
Calculated Parameters											
Sodium Adsorption Ratio		N/A	5.0	2.8			A040132				
Inorganics											
Conductivity		mS/cm	0.7	0.52	0.002	0.0005	A047460	0.47	0.002	0.0005	
Available (CaCl2) pH		pH	-	7.46			A044575				
WAD Cyanide (Free)		ug/g	0.051	<0.01	0.01	0.0019	A043311				
Chromium (VI)		ug/g	8	<0.18	0.18	0.050	A043625				
Metals											
Hot Water Ext. Boron (B)		ug/g	1.5	0.67	0.050	0.030	A043553				
Acid Extractable Antimony (Sb)		ug/g	7.5	2.1	0.20	0.10	A043647				
Acid Extractable Arsenic (As)		ug/g	18	7.2	1.0	0.10	A043647				
Acid Extractable Barium (Ba)		ug/g	390	150	0.50	0.30	A043647				
Acid Extractable Beryllium (Be)		ug/g	4	0.60	0.20	0.020	A043647				
Acid Extractable Boron (B)		ug/g	120	6.6	5.0	1.0	A043647				
Acid Extractable Cadmium (Cd)		ug/g	1.2	0.52	0.10	0.030	A043647				
Acid Extractable Chromium (Cr)		ug/g	160	17	1.0	0.20	A043647				
Acid Extractable Cobalt (Co)		ug/g	22	8.4	0.10	0.020	A043647				
Acid Extractable Copper (Cu)		ug/g	140	46	0.50	0.20	A043647				
Acid Extractable Lead (Pb)		ug/g	120	74	1.0	0.10	A043647				
Acid Extractable Molybdenum (Mo)		ug/g	6.9	0.98	0.50	0.10	A043647				
Acid Extractable Nickel (Ni)		ug/g	100	18	0.50	0.20	A043647				
Acid Extractable Selenium (Se)		ug/g	2.4	<0.50	0.50	0.10	A043647				
Acid Extractable Silver (Ag)		ug/g	20	<0.20	0.20	0.040	A043647				
Acid Extractable Thallium (Tl)		ug/g	1	0.10	0.050	0.010	A043647				
Acid Extractable Uranium (U)		ug/g	23	0.77	0.050	0.030	A043647				
Acid Extractable Vanadium (V)		ug/g	86	24	5.0	0.50	A043647				
Acid Extractable Zinc (Zn)		ug/g	340	130	5.0	0.50	A043647				
No Fill	No Exceedance										
Grey	Exceeds 1 criteria policy/level										
Black	Exceeds both criteria/levels										
RDL = Reportable Detection Limit											
QC Batch = Quality Control Batch											
Lab-Dup = Laboratory Initiated Duplicate											
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)											
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition											
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil											



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID			AWPK51				AWPK51			
Sampling Date			2025/10/23				2025/10/23			
COC Number			1036185				1036185			
	UNITS	Criteria	BH25-2 SS1	RDL	MDL	QC Batch	BH25-2 SS1 Lab-Dup	RDL	MDL	QC Batch
Acid Extractable Mercury (Hg)	ug/g	0.27	0.060	0.050	0.030	A043647				
No Fill	No Exceedance									
Grey	Exceeds 1 criteria policy/level									
Black	Exceeds both criteria/levels									
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										
Lab-Dup = Laboratory Initiated Duplicate										
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)										
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition										
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil										



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID			AWPK53		AWPK55	AWPK57			
Sampling Date			2025/10/23		2025/10/22	2025/10/22			
COC Number			1036185		1036185	1036185			
	UNITS	Criteria	BH25-2 SS4	QC Batch	BH25-3 SS1	BH25-4 SS2	RDL	MDL	QC Batch
Calculated Parameters									
Sodium Adsorption Ratio	N/A	5.0	0.41	A040132	0.28	2.4			A040132
Inorganics									
Conductivity	mS/cm	0.7	0.15	A046624	0.21	0.31	0.002	0.0005	A046624
Available (CaCl2) pH	pH	-	7.92	A042870	7.62	7.69			A044575
WAD Cyanide (Free)	ug/g	0.051	<0.01	A043645	<0.01	<0.01	0.01	0.0019	A043311
Chromium (VI)	ug/g	8	<0.18	A043359	<0.18	<0.18	0.18	0.050	A043625
Metals									
Hot Water Ext. Boron (B)	ug/g	1.5	0.20	A043553	0.26	0.20	0.050	0.030	A043553
Acid Extractable Antimony (Sb)	ug/g	7.5	<0.20	A043861	0.69	0.20	0.20	0.10	A043861
Acid Extractable Arsenic (As)	ug/g	18	6.9	A043861	5.8	6.0	1.0	0.10	A043861
Acid Extractable Barium (Ba)	ug/g	390	35	A043861	96	110	0.50	0.30	A043861
Acid Extractable Beryllium (Be)	ug/g	4	0.45	A043861	0.54	0.63	0.20	0.020	A043861
Acid Extractable Boron (B)	ug/g	120	6.1	A043861	5.9	6.2	5.0	1.0	A043861
Acid Extractable Cadmium (Cd)	ug/g	1.2	0.12	A043861	0.23	0.16	0.10	0.030	A043861
Acid Extractable Chromium (Cr)	ug/g	160	14	A043861	20	18	1.0	0.20	A043861
Acid Extractable Cobalt (Co)	ug/g	22	13	A043861	9.5	11	0.10	0.020	A043861
Acid Extractable Copper (Cu)	ug/g	140	73	A043861	46	67	0.50	0.20	A043861
Acid Extractable Lead (Pb)	ug/g	120	13	A043861	29	12	1.0	0.10	A043861
Acid Extractable Molybdenum (Mo)	ug/g	6.9	<0.50	A043861	<0.50	<0.50	0.50	0.10	A043861
Acid Extractable Nickel (Ni)	ug/g	100	24	A043861	20	23	0.50	0.20	A043861
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	A043861	<0.50	<0.50	0.50	0.10	A043861
Acid Extractable Silver (Ag)	ug/g	20	<0.20	A043861	<0.20	<0.20	0.20	0.040	A043861
Acid Extractable Thallium (Tl)	ug/g	1	0.12	A043861	0.10	0.10	0.050	0.010	A043861
Acid Extractable Uranium (U)	ug/g	23	0.54	A043861	0.59	0.54	0.050	0.030	A043861
Acid Extractable Vanadium (V)	ug/g	86	20	A043861	24	25	5.0	0.50	A043861
Acid Extractable Zinc (Zn)	ug/g	340	62	A043861	82	61	5.0	0.50	A043861
Acid Extractable Mercury (Hg)	ug/g	0.27	<0.050	A043861	<0.050	<0.050	0.050	0.030	A043861
No Fill	No Exceedance								
Grey	Exceeds 1 criteria policy/level								
Black	Exceeds both criteria/levels								
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil									



O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID			AWPK61			
Sampling Date			2025/10/23			
COC Number			1036185			
	UNITS	Criteria	DUP-3	RDL	MDL	QC Batch
Calculated Parameters						
Sodium Adsorption Ratio	N/A	5.0	0.41			A040132
Inorganics						
Conductivity	mS/cm	0.7	0.16	0.002	0.0005	A046624
Available (CaCl2) pH	pH	-	7.87			A042870
WAD Cyanide (Free)	ug/g	0.051	<0.01	0.01	0.0019	A043645
Chromium (VI)	ug/g	8	<0.18	0.18	0.050	A043359
Metals						
Hot Water Ext. Boron (B)	ug/g	1.5	0.23	0.050	0.030	A043553
Acid Extractable Antimony (Sb)	ug/g	7.5	<0.20	0.20	0.10	A043861
Acid Extractable Arsenic (As)	ug/g	18	7.0	1.0	0.10	A043861
Acid Extractable Barium (Ba)	ug/g	390	30	0.50	0.30	A043861
Acid Extractable Beryllium (Be)	ug/g	4	0.46	0.20	0.020	A043861
Acid Extractable Boron (B)	ug/g	120	6.4	5.0	1.0	A043861
Acid Extractable Cadmium (Cd)	ug/g	1.2	0.10	0.10	0.030	A043861
Acid Extractable Chromium (Cr)	ug/g	160	15	1.0	0.20	A043861
Acid Extractable Cobalt (Co)	ug/g	22	11	0.10	0.020	A043861
Acid Extractable Copper (Cu)	ug/g	140	52	0.50	0.20	A043861
Acid Extractable Lead (Pb)	ug/g	120	12	1.0	0.10	A043861
Acid Extractable Molybdenum (Mo)	ug/g	6.9	<0.50	0.50	0.10	A043861
Acid Extractable Nickel (Ni)	ug/g	100	22	0.50	0.20	A043861
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	0.50	0.10	A043861
Acid Extractable Silver (Ag)	ug/g	20	<0.20	0.20	0.040	A043861
Acid Extractable Thallium (Tl)	ug/g	1	0.095	0.050	0.010	A043861
Acid Extractable Uranium (U)	ug/g	23	0.50	0.050	0.030	A043861
Acid Extractable Vanadium (V)	ug/g	86	20	5.0	0.50	A043861
Acid Extractable Zinc (Zn)	ug/g	340	63	5.0	0.50	A043861
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil						



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID			AWPK61			
Sampling Date			2025/10/23			
COC Number			1036185			
	UNITS	Criteria	DUP-3	RDL	MDL	QC Batch
Acid Extractable Mercury (Hg)	ug/g	0.27	<0.050	0.050	0.030	A043861
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil						



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 PAHS (SOIL)

Bureau Veritas ID			AWPK43	AWPK47	AWPK48	AWPK51	AWPK55			
Sampling Date			2025/10/21	2025/10/21	2025/10/23	2025/10/23	2025/10/22			
COC Number			1036185	1036185	1036185	1036185	1036185			
	UNITS	Criteria	BH25-5 SS1	BH25-6 SS1	BH25-1 SS2	BH25-2 SS1	BH25-3 SS1	RDL	MDL	QC Batch

Calculated Parameters

Methylnaphthalene, 2-(1-)	ug/g	-	<0.0071	0.012	<0.0071	0.011	0.011	0.0071	N/A	A040152
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Polyaromatic Hydrocarbons

Acenaphthene	ug/g	7.9	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.0050	0.00050	A043924
Acenaphthylene	ug/g	0.15	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.0050	0.00060	A043924
Anthracene	ug/g	0.67	<0.0050	0.0067	<0.0050	0.0070	0.0057	0.0050	0.00040	A043924
Benzo(a)anthracene	ug/g	0.5	0.012	0.037	<0.0050	0.034	0.032	0.0050	0.00040	A043924
Benzo(a)pyrene	ug/g	0.3	0.014	0.044	<0.0050	0.042	0.042	0.0050	0.00040	A043924
Benzo(b/j)fluoranthene	ug/g	0.78	0.019	0.059	<0.0050	0.059	0.060	0.0050	0.00060	A043924
Benzo(g,h,i)perylene	ug/g	6.6	0.012	0.035	<0.0050	0.035	0.034	0.0050	0.00050	A043924
Benzo(k)fluoranthene	ug/g	0.78	0.0067	0.020	<0.0050	0.023	0.020	0.0050	0.00030	A043924
Chrysene	ug/g	7	0.011	0.035	<0.0050	0.035	0.036	0.0050	0.00030	A043924
Dibenzo(a,h)anthracene	ug/g	0.1	<0.0050	0.0075	<0.0050	0.0080	0.0069	0.0050	0.00030	A043924
Fluoranthene	ug/g	0.69	0.024	0.081	<0.0050	0.080	0.078	0.0050	0.00060	A043924
Fluorene	ug/g	62	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.0050	0.00050	A043924
Indeno(1,2,3-cd)pyrene	ug/g	0.38	0.012	0.037	<0.0050	0.035	0.038	0.0050	0.00030	A043924
1-Methylnaphthalene	ug/g	0.99	<0.0050	0.0055	<0.0050	0.0055	0.0053	0.0050	0.00060	A043924
2-Methylnaphthalene	ug/g	0.99	<0.0050	0.0065	<0.0050	0.0053	0.0054	0.0050	0.00070	A043924
Naphthalene	ug/g	0.6	<0.0050	<0.0050	<0.0050	0.0050	0.0057	0.0050	0.00040	A043924
Phenanthrene	ug/g	6.2	0.0078	0.024	<0.0050	0.031	0.028	0.0050	0.00040	A043924
Pyrene	ug/g	78	0.023	0.076	<0.0050	0.071	0.069	0.0050	0.00030	A043924

Surrogate Recovery (%)

D10-Anthracene	%	-	90	88	90	88	90			A043924
D14-Terphenyl (FS)	%	-	89	88	88	87	91			A043924
D8-Acenaphthylene	%	-	93	90	93	92	96			A043924

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

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

N/A = Not Applicable



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 PAHS (SOIL)

Bureau Veritas ID			AWPK57		AWPK60			
Sampling Date			2025/10/22		2025/10/23			
COC Number			1036185		1036185			
	UNITS	Criteria	BH25-4 SS2	QC Batch	DUP-2	RDL	MDL	QC Batch
Calculated Parameters								
Methylnaphthalene, 2-(1-)	ug/g	-	<0.0071	A040152	<0.0071	0.0071	N/A	A040075
Polyaromatic Hydrocarbons								
Acenaphthene	ug/g	7.9	<0.0050	A043924	<0.0050	0.0050	0.00050	A043924
Acenaphthylene	ug/g	0.15	<0.0050	A043924	<0.0050	0.0050	0.00060	A043924
Anthracene	ug/g	0.67	<0.0050	A043924	<0.0050	0.0050	0.00040	A043924
Benzo(a)anthracene	ug/g	0.5	0.012	A043924	0.021	0.0050	0.00040	A043924
Benzo(a)pyrene	ug/g	0.3	0.014	A043924	0.023	0.0050	0.00040	A043924
Benzo(b/j)fluoranthene	ug/g	0.78	0.020	A043924	0.033	0.0050	0.00060	A043924
Benzo(g,h,i)perylene	ug/g	6.6	0.011	A043924	0.019	0.0050	0.00050	A043924
Benzo(k)fluoranthene	ug/g	0.78	0.0059	A043924	0.011	0.0050	0.00030	A043924
Chrysene	ug/g	7	0.011	A043924	0.020	0.0050	0.00030	A043924
Dibenzo(a,h)anthracene	ug/g	0.1	<0.0050	A043924	<0.0050	0.0050	0.00030	A043924
Fluoranthene	ug/g	0.69	0.025	A043924	0.046	0.0050	0.00060	A043924
Fluorene	ug/g	62	<0.0050	A043924	<0.0050	0.0050	0.00050	A043924
Indeno(1,2,3-cd)pyrene	ug/g	0.38	0.012	A043924	0.020	0.0050	0.00030	A043924
1-Methylnaphthalene	ug/g	0.99	<0.0050	A043924	<0.0050	0.0050	0.00060	A043924
2-Methylnaphthalene	ug/g	0.99	<0.0050	A043924	<0.0050	0.0050	0.00070	A043924
Naphthalene	ug/g	0.6	<0.0050	A043924	<0.0050	0.0050	0.00040	A043924
Phenanthrene	ug/g	6.2	0.0097	A043924	0.019	0.0050	0.00040	A043924
Pyrene	ug/g	78	0.024	A043924	0.041	0.0050	0.00030	A043924
Surrogate Recovery (%)								
D10-Anthracene	%	-	87	A043924	87			A043924
D14-Terphenyl (FS)	%	-	88	A043924	85			A043924
D8-Acenaphthylene	%	-	93	A043924	91			A043924
No Fill	No Exceedance							
Grey	Exceeds 1 criteria policy/level							
Black	Exceeds both criteria/levels							
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil								
N/A = Not Applicable								



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 PCBS (SOIL)

Bureau Veritas ID			AWPK43	AWPK56	AWPK62	AWPK62			
Sampling Date			2025/10/21	2025/10/22	2025/10/22	2025/10/22			
COC Number			1036185	1036185	1036185	1036185			
	UNITS	Criteria	BH25-5 SS1	BH25-4 SS1	DUP-4	DUP-4 Lab-Dup	RDL	MDL	QC Batch
PCBs									
Aroclor 1242	ug/g	-	<0.010	<0.010	<0.010	<0.010	0.010	0.0070	A044017
Aroclor 1248	ug/g	-	<0.010	<0.010	<0.010	<0.010	0.010	0.0070	A044017
Aroclor 1254	ug/g	-	<0.010	<0.010	<0.010	<0.010	0.010	0.0070	A044017
Aroclor 1260	ug/g	-	<0.010	<0.010	<0.010	<0.010	0.010	0.0070	A044017
Total PCB	ug/g	0.35	<0.010	<0.010	<0.010	<0.010	0.010	0.0070	A044017
Surrogate Recovery (%)									
Decachlorobiphenyl	%	-	85	93	82	84			A044017
No Fill	No Exceedance								
Grey	Exceeds 1 criteria policy/level								
Black	Exceeds both criteria/levels								
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Lab-Dup = Laboratory Initiated Duplicate									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil									



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Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

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

Bureau Veritas ID			AWPK44				AWPK44			
Sampling Date			2025/10/21				2025/10/21			
COC Number			1036185				1036185			
	UNITS	Criteria	BH25-5 SS2	RDL	MDL	QC Batch	BH25-5 SS2 Lab-Dup	RDL	MDL	QC Batch
Calculated Parameters										
1,3-Dichloropropene (cis+trans)	ug/g	0.05	<0.050	0.050	0.010	A040141				
Volatile Organics										
Acetone (2-Propanone)	ug/g	16	<0.49	0.49	0.49	A042616	<0.49	0.49	0.49	A042616
Benzene	ug/g	0.21	<0.0060	0.0060	0.0060	A042616	<0.0060	0.0060	0.0060	A042616
Bromodichloromethane	ug/g	1.5	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Bromoform	ug/g	0.27	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Bromomethane	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Carbon Tetrachloride	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Chlorobenzene	ug/g	2.4	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Chloroform	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Dibromochloromethane	ug/g	2.3	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,2-Dichlorobenzene	ug/g	1.2	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,3-Dichlorobenzene	ug/g	4.8	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,4-Dichlorobenzene	ug/g	0.083	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Dichlorodifluoromethane (FREON 12)	ug/g	16	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,1-Dichloroethane	ug/g	0.47	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,2-Dichloroethane	ug/g	0.05	<0.049	0.049	0.049	A042616	<0.049	0.049	0.049	A042616
1,1-Dichloroethylene	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
cis-1,2-Dichloroethylene	ug/g	1.9	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
trans-1,2-Dichloroethylene	ug/g	0.084	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,2-Dichloropropane	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
cis-1,3-Dichloropropene	ug/g	0.05	<0.030	0.030	0.030	A042616	<0.030	0.030	0.030	A042616
trans-1,3-Dichloropropene	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Ethylbenzene	ug/g	1.1	<0.010	0.010	0.010	A042616	<0.010	0.010	0.010	A042616
Ethylene Dibromide	ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Hexane	ug/g	2.8	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
No Fill	No Exceedance Exceeds 1 criteria policy/level Exceeds both criteria/levels									
Grey										
Black										
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil										



BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

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

Bureau Veritas ID				AWPK44				AWPK44			
Sampling Date				2025/10/21				2025/10/21			
COC Number				1036185				1036185			
		UNITS	Criteria	BH25-5 SS2	RDL	MDL	QC Batch	BH25-5 SS2 Lab-Dup	RDL	MDL	QC Batch
Methylene Chloride(Dichloromethane)		ug/g	0.1	<0.049	0.049	0.049	A042616	<0.049	0.049	0.049	A042616
Methyl Ethyl Ketone (2-Butanone)		ug/g	16	<0.40	0.40	0.40	A042616	<0.40	0.40	0.40	A042616
Methyl Isobutyl Ketone		ug/g	1.7	<0.40	0.40	0.40	A042616	<0.40	0.40	0.40	A042616
Methyl t-butyl ether (MTBE)		ug/g	0.75	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Styrene		ug/g	0.7	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,1,1,2-Tetrachloroethane		ug/g	0.058	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,1,2,2-Tetrachloroethane		ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Tetrachloroethylene		ug/g	0.28	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Toluene		ug/g	2.3	<0.020	0.020	0.020	A042616	<0.020	0.020	0.020	A042616
1,1,1-Trichloroethane		ug/g	0.38	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
1,1,2-Trichloroethane		ug/g	0.05	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Trichloroethylene		ug/g	0.061	<0.010	0.010	0.010	A042616	<0.010	0.010	0.010	A042616
Trichlorofluoromethane (FREON 11)		ug/g	4	<0.040	0.040	0.040	A042616	<0.040	0.040	0.040	A042616
Vinyl Chloride		ug/g	0.02	<0.019	0.019	0.019	A042616	<0.019	0.019	0.019	A042616
p+m-Xylene		ug/g	-	<0.020	0.020	0.020	A042616	<0.020	0.020	0.020	A042616
o-Xylene		ug/g	-	<0.020	0.020	0.020	A042616	<0.020	0.020	0.020	A042616
Total Xylenes		ug/g	3.1	<0.020	0.020	0.020	A042616	<0.020	0.020	0.020	A042616
F1 (C6-C10)		ug/g	55	<10	10	2.0	A042616	<10	10	2.0	A042616
F1 (C6-C10) - BTEX		ug/g	55	<10	10	2.0	A042616	<10	10	2.0	A042616
F2-F4 Hydrocarbons											
F2 (C10-C16 Hydrocarbons)		ug/g	98	<7.0	7.0	5.0	A043939				
F3 (C16-C34 Hydrocarbons)		ug/g	300	<50	50	5.0	A043939				
F4 (C34-C50 Hydrocarbons)		ug/g	2800	<50	50	10	A043939				
Reached Baseline at C50		ug/g	-	Yes			A043939				
Surrogate Recovery (%)											
o-Terphenyl		%	-	84			A043939				
4-Bromofluorobenzene		%	-	94			A042616	96			A042616
No Fill	No Exceedance										
Grey	Exceeds 1 criteria policy/level										
Black	Exceeds both criteria/levels										
RDL = Reportable Detection Limit											
QC Batch = Quality Control Batch											
Lab-Dup = Laboratory Initiated Duplicate											
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)											
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition											
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil											



BUREAU
VERITAS

Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

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

Bureau Veritas ID				AWPK44				AWPK44													
Sampling Date				2025/10/21				2025/10/21													
COC Number				1036185				1036185													
		UNITS	Criteria	BH25-5 SS2	RDL	MDL	QC Batch	BH25-5 SS2 Lab-Dup	RDL	MDL	QC Batch										
D10-o-Xylene		%	-	96			A042616	95			A042616										
D4-1,2-Dichloroethane		%	-	94			A042616	93			A042616										
D8-Toluene		%	-	93			A042616	92			A042616										
No Fill		No Exceedance																			
Grey												Exceeds 1 criteria policy/level									
Black																					
RDL = Reportable Detection Limit																					
QC Batch = Quality Control Batch																					
Lab-Dup = Laboratory Initiated Duplicate																					
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)																					
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition																					
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil																					



BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

O.REG 153 VOCs BY HS & F1-F4 (SOIL)

Bureau Veritas ID			AWPK46	AWPK49				AWPK49			
Sampling Date			2025/10/21	2025/10/23				2025/10/23			
COC Number			1036185	1036185				1036185			
	UNITS	Criteria	BH25-5 SS6	BH25-1 SS3	RDL	MDL	QC Batch	BH25-1 SS3 Lab-Dup	RDL	MDL	QC Batch

Calculated Parameters											
1,3-Dichloropropene (cis+trans)	ug/g	0.05	<0.050	<0.050	0.050	0.010	A040141				
Volatile Organics											
Acetone (2-Propanone)	ug/g	16	<0.49	<0.49	0.49	0.49	A042616				
Benzene	ug/g	0.21	<0.0060	<0.0060	0.0060	0.0060	A042616				
Bromodichloromethane	ug/g	1.5	<0.040	<0.040	0.040	0.040	A042616				
Bromoform	ug/g	0.27	<0.040	<0.040	0.040	0.040	A042616				
Bromomethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Carbon Tetrachloride	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Chlorobenzene	ug/g	2.4	<0.040	<0.040	0.040	0.040	A042616				
Chloroform	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Dibromochloromethane	ug/g	2.3	<0.040	<0.040	0.040	0.040	A042616				
1,2-Dichlorobenzene	ug/g	1.2	<0.040	<0.040	0.040	0.040	A042616				
1,3-Dichlorobenzene	ug/g	4.8	<0.040	<0.040	0.040	0.040	A042616				
1,4-Dichlorobenzene	ug/g	0.083	<0.040	<0.040	0.040	0.040	A042616				
Dichlorodifluoromethane (FREON 12)	ug/g	16	<0.040	<0.040	0.040	0.040	A042616				
1,1-Dichloroethane	ug/g	0.47	<0.040	<0.040	0.040	0.040	A042616				
1,2-Dichloroethane	ug/g	0.05	<0.049	<0.049	0.049	0.049	A042616				
1,1-Dichloroethylene	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
cis-1,2-Dichloroethylene	ug/g	1.9	<0.040	<0.040	0.040	0.040	A042616				
trans-1,2-Dichloroethylene	ug/g	0.084	<0.040	<0.040	0.040	0.040	A042616				
1,2-Dichloropropane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
cis-1,3-Dichloropropene	ug/g	0.05	<0.030	<0.030	0.030	0.030	A042616				
trans-1,3-Dichloropropene	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Ethylbenzene	ug/g	1.1	<0.010	<0.010	0.010	0.010	A042616				
Ethylene Dibromide	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Hexane	ug/g	2.8	<0.040	<0.040	0.040	0.040	A042616				

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels
RDL = Reportable Detection Limit	
QC Batch = Quality Control Batch	
Lab-Dup = Laboratory Initiated Duplicate	
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)	
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition	
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil	



**BUREAU
VERITAS**

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

O.REG 153 VOCs BY HS & F1-F4 (SOIL)

Bureau Veritas ID			AWPK46	AWPK49				AWPK49			
Sampling Date			2025/10/21	2025/10/23				2025/10/23			
COC Number			1036185	1036185				1036185			
	UNITS	Criteria	BH25-5 SS6	BH25-1 SS3	RDL	MDL	QC Batch	BH25-1 SS3 Lab-Dup	RDL	MDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/g	0.1	<0.049	<0.049	0.049	0.049	A042616				
Methyl Ethyl Ketone (2-Butanone)	ug/g	16	<0.40	<0.40	0.40	0.40	A042616				
Methyl Isobutyl Ketone	ug/g	1.7	<0.40	<0.40	0.40	0.40	A042616				
Methyl t-butyl ether (MTBE)	ug/g	0.75	<0.040	<0.040	0.040	0.040	A042616				
Styrene	ug/g	0.7	<0.040	<0.040	0.040	0.040	A042616				
1,1,1,2-Tetrachloroethane	ug/g	0.058	<0.040	<0.040	0.040	0.040	A042616				
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Tetrachloroethylene	ug/g	0.28	<0.040	<0.040	0.040	0.040	A042616				
Toluene	ug/g	2.3	<0.020	<0.020	0.020	0.020	A042616				
1,1,1-Trichloroethane	ug/g	0.38	<0.040	<0.040	0.040	0.040	A042616				
1,1,2-Trichloroethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616				
Trichloroethylene	ug/g	0.061	<0.010	<0.010	0.010	0.010	A042616				
Trichlorofluoromethane (FREON 11)	ug/g	4	<0.040	<0.040	0.040	0.040	A042616				
Vinyl Chloride	ug/g	0.02	<0.019	<0.019	0.019	0.019	A042616				
p+m-Xylene	ug/g	-	<0.020	<0.020	0.020	0.020	A042616				
o-Xylene	ug/g	-	<0.020	<0.020	0.020	0.020	A042616				
Total Xylenes	ug/g	3.1	<0.020	<0.020	0.020	0.020	A042616				
F1 (C6-C10)	ug/g	55	<10	<10	10	2.0	A042616				
F1 (C6-C10) - BTEX	ug/g	55	<10	<10	10	2.0	A042616				
F2-F4 Hydrocarbons											
F2 (C10-C16 Hydrocarbons)	ug/g	98	<7.0	<7.0	7.0	5.0	A043939	<7.0	7.0	5.0	A043939
F3 (C16-C34 Hydrocarbons)	ug/g	300	<50	<50	50	5.0	A043939	<50	50	5.0	A043939
F4 (C34-C50 Hydrocarbons)	ug/g	2800	<50	<50	50	10	A043939	<50	50	10	A043939
Reached Baseline at C50	ug/g	-	Yes	Yes			A043939	Yes			A043939
Surrogate Recovery (%)											
o-Terphenyl	%	-	83	84			A043939	82			A043939
4-Bromofluorobenzene	%	-	97	98			A042616				
No Fill	No Exceedance										
Grey	Exceeds 1 criteria policy/level										
Black	Exceeds both criteria/levels										
RDL = Reportable Detection Limit											
QC Batch = Quality Control Batch											
Lab-Dup = Laboratory Initiated Duplicate											
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)											
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition											
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil											



**BUREAU
VERITAS**

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

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

Bureau Veritas ID				AWPK46	AWPK49				AWPK49			
Sampling Date				2025/10/21	2025/10/23				2025/10/23			
COC Number				1036185	1036185				1036185			
		UNITS	Criteria	BH25-5 SS6	BH25-1 SS3	RDL	MDL	QC Batch	BH25-1 SS3 Lab-Dup	RDL	MDL	QC Batch
D10-o-Xylene		%	-	91	91			A042616				
D4-1,2-Dichloroethane		%	-	97	98			A042616				
D8-Toluene		%	-	90	90			A042616				
No Fill		No Exceedance										
Grey		Exceeds 1 criteria policy/level										
Black		Exceeds both criteria/levels										
RDL = Reportable Detection Limit												
QC Batch = Quality Control Batch												
Lab-Dup = Laboratory Initiated Duplicate												
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)												
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition												
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil												

BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

O.REG 153 VOCs BY HS & F1-F4 (SOIL)

Bureau Veritas ID			AWPK50	AWPK52	AWPK54	AWPK57			
Sampling Date			2025/10/23	2025/10/23	2025/10/23	2025/10/22			
COC Number			1036185	1036185	1036185	1036185			
	UNITS	Criteria	BH25-1 SS6	BH25-2 SS2	BH25-2 SS5	BH25-4 SS2	RDL	MDL	QC Batch

Calculated Parameters

1,3-Dichloropropene (cis+trans)	ug/g	0.05	<0.050	<0.050	<0.050	<0.050	0.050	0.010	A040141
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Volatile Organics

Acetone (2-Propanone)	ug/g	16	<0.49	<0.49	<0.49	<0.49	0.49	0.49	A042616
Benzene	ug/g	0.21	<0.0060	<0.0060	<0.0060	<0.0060	0.0060	0.0060	A042616
Bromodichloromethane	ug/g	1.5	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Bromoform	ug/g	0.27	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Bromomethane	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Carbon Tetrachloride	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Chlorobenzene	ug/g	2.4	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Chloroform	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Dibromochloromethane	ug/g	2.3	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichlorobenzene	ug/g	1.2	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,3-Dichlorobenzene	ug/g	4.8	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,4-Dichlorobenzene	ug/g	0.083	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Dichlorodifluoromethane (FREON 12)	ug/g	16	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,1-Dichloroethane	ug/g	0.47	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichloroethane	ug/g	0.05	<0.049	<0.049	<0.049	<0.049	0.049	0.049	A042616
1,1-Dichloroethylene	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
cis-1,2-Dichloroethylene	ug/g	1.9	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
trans-1,2-Dichloroethylene	ug/g	0.084	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichloropropane	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
cis-1,3-Dichloropropene	ug/g	0.05	<0.030	<0.030	<0.030	<0.030	0.030	0.030	A042616
trans-1,3-Dichloropropene	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Ethylbenzene	ug/g	1.1	<0.010	<0.010	<0.010	<0.010	0.010	0.010	A042616
Ethylene Dibromide	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Hexane	ug/g	2.8	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Methylene Chloride(Dichloromethane)	ug/g	0.1	<0.049	<0.049	<0.049	<0.049	0.049	0.049	A042616

No Fill

No Exceedance

Grey

Exceeds 1 criteria policy/level

Black

Exceeds both criteria/levels

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

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



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

O.REG 153 VOCs BY HS & F1-F4 (SOIL)

Bureau Veritas ID			AWPK50	AWPK52	AWPK54	AWPK57			
Sampling Date			2025/10/23	2025/10/23	2025/10/23	2025/10/22			
COC Number			1036185	1036185	1036185	1036185			
	UNITS	Criteria	BH25-1 SS6	BH25-2 SS2	BH25-2 SS5	BH25-4 SS2	RDL	MDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/g	16	<0.40	<0.40	<0.40	<0.40	0.40	0.40	A042616
Methyl Isobutyl Ketone	ug/g	1.7	<0.40	<0.40	<0.40	<0.40	0.40	0.40	A042616
Methyl t-butyl ether (MTBE)	ug/g	0.75	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Styrene	ug/g	0.7	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,1,1,2-Tetrachloroethane	ug/g	0.058	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Tetrachloroethylene	ug/g	0.28	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Toluene	ug/g	2.3	<0.020	<0.020	<0.020	<0.020	0.020	0.020	A042616
1,1,1-Trichloroethane	ug/g	0.38	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
1,1,2-Trichloroethane	ug/g	0.05	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Trichloroethylene	ug/g	0.061	<0.010	<0.010	0.015	<0.010	0.010	0.010	A042616
Trichlorofluoromethane (FREON 11)	ug/g	4	<0.040	<0.040	<0.040	<0.040	0.040	0.040	A042616
Vinyl Chloride	ug/g	0.02	<0.019	<0.019	<0.019	<0.019	0.019	0.019	A042616
p+m-Xylene	ug/g	-	<0.020	<0.020	<0.020	<0.020	0.020	0.020	A042616
o-Xylene	ug/g	-	<0.020	<0.020	<0.020	<0.020	0.020	0.020	A042616
Total Xylenes	ug/g	3.1	<0.020	<0.020	<0.020	<0.020	0.020	0.020	A042616
F1 (C6-C10)	ug/g	55	<10	<10	<10	<10	10	2.0	A042616
F1 (C6-C10) - BTEX	ug/g	55	<10	<10	<10	<10	10	2.0	A042616
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	98	<7.0	<7.0	<7.0	<7.0	7.0	5.0	A043939
F3 (C16-C34 Hydrocarbons)	ug/g	300	<50	<50	<50	<50	50	5.0	A043939
F4 (C34-C50 Hydrocarbons)	ug/g	2800	<50	<50	<50	<50	50	10	A043939
Reached Baseline at C50	ug/g	-	Yes	Yes	Yes	Yes			A043939
Surrogate Recovery (%)									
o-Terphenyl	%	-	84	85	84	83			A043939
4-Bromofluorobenzene	%	-	99	99	97	98			A042616
D10-o-Xylene	%	-	90	88	86	91			A042616
D4-1,2-Dichloroethane	%	-	98	99	102	100			A042616
No Fill	No Exceedance								
Grey	Exceeds 1 criteria policy/level								
Black	Exceeds both criteria/levels								
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil									



**BUREAU
VERITAS**

Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

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

Bureau Veritas ID			AWPK50	AWPK52	AWPK54	AWPK57			
Sampling Date			2025/10/23	2025/10/23	2025/10/23	2025/10/22			
COC Number			1036185	1036185	1036185	1036185			
	UNITS	Criteria	BH25-1 SS6	BH25-2 SS2	BH25-2 SS5	BH25-4 SS2	RDL	MDL	QC Batch
D8-Toluene	%	-	90	91	90	91			A042616
No Fill	No Exceedance Exceeds 1 criteria policy/level Exceeds both criteria/levels								
Grey									
Black									
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil									



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

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

Bureau Veritas ID			AWPK58	AWPK59			
Sampling Date			2025/10/22	2025/10/21			
COC Number			1036185	1036185			
	UNITS	Criteria	BH25-4 SS5	DUP-1	RDL	MDL	QC Batch
Calculated Parameters							
1,3-Dichloropropene (cis+trans)	ug/g	0.05	<0.050	<0.050	0.050	0.010	A040141
Volatile Organics							
Acetone (2-Propanone)	ug/g	16	<0.49	<0.49	0.49	0.49	A042616
Benzene	ug/g	0.21	<0.0060	<0.0060	0.0060	0.0060	A042616
Bromodichloromethane	ug/g	1.5	<0.040	<0.040	0.040	0.040	A042616
Bromoform	ug/g	0.27	<0.040	<0.040	0.040	0.040	A042616
Bromomethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Carbon Tetrachloride	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Chlorobenzene	ug/g	2.4	<0.040	<0.040	0.040	0.040	A042616
Chloroform	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Dibromochloromethane	ug/g	2.3	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichlorobenzene	ug/g	1.2	<0.040	<0.040	0.040	0.040	A042616
1,3-Dichlorobenzene	ug/g	4.8	<0.040	<0.040	0.040	0.040	A042616
1,4-Dichlorobenzene	ug/g	0.083	<0.040	<0.040	0.040	0.040	A042616
Dichlorodifluoromethane (FREON 12)	ug/g	16	<0.040	<0.040	0.040	0.040	A042616
1,1-Dichloroethane	ug/g	0.47	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichloroethane	ug/g	0.05	<0.049	<0.049	0.049	0.049	A042616
1,1-Dichloroethylene	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
cis-1,2-Dichloroethylene	ug/g	1.9	<0.040	<0.040	0.040	0.040	A042616
trans-1,2-Dichloroethylene	ug/g	0.084	<0.040	<0.040	0.040	0.040	A042616
1,2-Dichloropropane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
cis-1,3-Dichloropropene	ug/g	0.05	<0.030	<0.030	0.030	0.030	A042616
trans-1,3-Dichloropropene	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Ethylbenzene	ug/g	1.1	<0.010	<0.010	0.010	0.010	A042616
Ethylene Dibromide	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Hexane	ug/g	2.8	<0.040	<0.040	0.040	0.040	A042616
Methylene Chloride(Dichloromethane)	ug/g	0.1	<0.049	<0.049	0.049	0.049	A042616
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil							



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

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

Bureau Veritas ID			AWPK58	AWPK59			
Sampling Date			2025/10/22	2025/10/21			
COC Number			1036185	1036185			
	UNITS	Criteria	BH25-4 SS5	DUP-1	RDL	MDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/g	16	<0.40	<0.40	0.40	0.40	A042616
Methyl Isobutyl Ketone	ug/g	1.7	<0.40	<0.40	0.40	0.40	A042616
Methyl t-butyl ether (MTBE)	ug/g	0.75	<0.040	<0.040	0.040	0.040	A042616
Styrene	ug/g	0.7	<0.040	<0.040	0.040	0.040	A042616
1,1,1,2-Tetrachloroethane	ug/g	0.058	<0.040	<0.040	0.040	0.040	A042616
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Tetrachloroethylene	ug/g	0.28	<0.040	<0.040	0.040	0.040	A042616
Toluene	ug/g	2.3	<0.020	<0.020	0.020	0.020	A042616
1,1,1-Trichloroethane	ug/g	0.38	<0.040	<0.040	0.040	0.040	A042616
1,1,2-Trichloroethane	ug/g	0.05	<0.040	<0.040	0.040	0.040	A042616
Trichloroethylene	ug/g	0.061	<0.010	<0.010	0.010	0.010	A042616
Trichlorofluoromethane (FREON 11)	ug/g	4	<0.040	<0.040	0.040	0.040	A042616
Vinyl Chloride	ug/g	0.02	<0.019	<0.019	0.019	0.019	A042616
p+m-Xylene	ug/g	-	<0.020	<0.020	0.020	0.020	A042616
o-Xylene	ug/g	-	<0.020	<0.020	0.020	0.020	A042616
Total Xylenes	ug/g	3.1	<0.020	<0.020	0.020	0.020	A042616
F1 (C6-C10)	ug/g	55	<10	<10	10	2.0	A042616
F1 (C6-C10) - BTEX	ug/g	55	<10	<10	10	2.0	A042616
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	98	<7.0	<7.0	7.0	5.0	A043939
F3 (C16-C34 Hydrocarbons)	ug/g	300	<50	<50	50	5.0	A043939
F4 (C34-C50 Hydrocarbons)	ug/g	2800	<50	<50	50	10	A043939
Reached Baseline at C50	ug/g	-	Yes	Yes			A043939
Surrogate Recovery (%)							
o-Terphenyl	%	-	83	85			A043939
4-Bromofluorobenzene	%	-	97	100			A042616
D10-o-Xylene	%	-	87	90			A042616
D4-1,2-Dichloroethane	%	-	99	100			A042616
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil							



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

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

Bureau Veritas ID				AWPK58	AWPK59			
Sampling Date				2025/10/22	2025/10/21			
COC Number				1036185	1036185			
		UNITS	Criteria	BH25-4 SS5	DUP-1	RDL	MDL	QC Batch
D8-Toluene		%	-	91	90			A042616
No Fill	No Exceedance							
Grey	Exceeds 1 criteria policy/level							
Black	Exceeds both criteria/levels							
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil								

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VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		AWPK43		AWPK44		AWPK45		AWPK46			
Sampling Date		2025/10/21		2025/10/21		2025/10/21		2025/10/21			
COC Number		1036185		1036185		1036185		1036185			
	UNITS	BH25-5 SS1	QC Batch	BH25-5 SS2	QC Batch	BH25-5 SS5	QC Batch	BH25-5 SS6	RDL	MDL	QC Batch

Inorganics

Moisture	%	16	A042572	13	A041008	7.2	A041096	6.5	1.0	0.50	A041008
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RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		AWPK47	AWPK48	AWPK49	AWPK50		AWPK51			
Sampling Date		2025/10/21	2025/10/23	2025/10/23	2025/10/23		2025/10/23			
COC Number		1036185	1036185	1036185	1036185		1036185			
	UNITS	BH25-6 SS1	BH25-1 SS2	BH25-1 SS3	BH25-1 SS6	QC Batch	BH25-2 SS1	RDL	MDL	QC Batch

Inorganics

Moisture	%	18	12	10	11	A041008	18	1.0	0.50	A041826
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RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		AWPK52		AWPK53		AWPK54	AWPK55			
Sampling Date		2025/10/23		2025/10/23		2025/10/23	2025/10/22			
COC Number		1036185		1036185		1036185	1036185			
	UNITS	BH25-2 SS2	QC Batch	BH25-2 SS4	QC Batch	BH25-2 SS5	BH25-3 SS1	RDL	MDL	QC Batch

Inorganics

Moisture	%	11	A041008	8.9	A041096	12	17	1.0	0.50	A041008
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RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		AWPK56		AWPK57	AWPK58	AWPK59	AWPK60			
Sampling Date		2025/10/22		2025/10/22	2025/10/22	2025/10/21	2025/10/23			
COC Number		1036185		1036185	1036185	1036185	1036185			
	UNITS	BH25-4 SS1	QC Batch	BH25-4 SS2	BH25-4 SS5	DUP-1	DUP-2	RDL	MDL	QC Batch

Inorganics

Moisture	%	15	A041096	11	13	14	19	1.0	0.50	A041008
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RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		AWPK61		AWPK62			
Sampling Date		2025/10/23		2025/10/22			
COC Number		1036185		1036185			
	UNITS	DUP-3	QC Batch	DUP-4	RDL	MDL	QC Batch

Inorganics

Moisture	%	8.9	A041096	16	1.0	0.50	A041097
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RDL = Reportable Detection Limit

QC Batch = Quality Control Batch



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWP43
Sample ID: BH25-5 SS1
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Hot Water Extractable Boron	ICP	A043552	2025/10/30	2025/10/30	Thuy Linh Nguyen
Free (WAD) Cyanide	TECH	A043311	2025/10/30	2025/10/30	Prgya Panchal
Conductivity	AT	A043603	2025/10/30	2025/10/31	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043625	2025/10/30	2025/10/31	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A042572	N/A	2025/10/29	Saurav Tandon
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj
Polychlorinated Biphenyl in Soil	GC/ECD	A044017	2025/10/30	2025/10/31	Debashis Saha
pH CaCl2 EXTRACT	AT	A044575	2025/10/31	2025/10/31	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP44
Sample ID: BH25-5 SS2
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWP44 Dup
Sample ID: BH25-5 SS2
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWP45
Sample ID: BH25-5 SS5
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043645	2025/10/30	2025/10/31	Prgya Panchal
Conductivity	AT	A046624	2025/11/04	2025/11/04	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043359	2025/10/30	2025/10/30	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041096	N/A	2025/10/27	Parth Khatri
pH CaCl2 EXTRACT	AT	A042870	2025/10/29	2025/10/29	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWP46
Sample ID: BH25-5 SS6
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWP47
Sample ID: BH25-6 SS1
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj

Bureau Veritas ID: AWP48
Sample ID: BH25-1 SS2
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043311	2025/10/30	2025/10/30	Prgya Panchal
Conductivity	AT	A043402	2025/10/30	2025/10/31	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043625	2025/10/30	2025/10/31	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj
pH CaCl2 EXTRACT	AT	A044575	2025/10/31	2025/10/31	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP49
Sample ID: BH25-1 SS3
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWP49 Dup
Sample ID: BH25-1 SS3
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: AWP450
Sample ID: BH25-1 SS6
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWP451
Sample ID: BH25-2 SS1
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043311	2025/10/30	2025/10/30	Prgya Panchal
Conductivity	AT	A047460	2025/11/05	2025/11/05	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043625	2025/10/30	2025/10/31	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043647	2025/10/30	2025/10/30	Viviana Canzonieri
Moisture	BAL	A041826	N/A	2025/10/28	Saurav Tandon
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj
pH CaCl2 EXTRACT	AT	A044575	2025/10/31	2025/10/31	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP451 Dup
Sample ID: BH25-2 SS1
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Conductivity	AT	A047460	2025/11/05	2025/11/05	Gurnoor Kaur

Bureau Veritas ID: AWP452
Sample ID: BH25-2 SS2
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWP53
Sample ID: BH25-2 SS4
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043645	2025/10/30	2025/10/31	Prgya Panchal
Conductivity	AT	A046624	2025/11/04	2025/11/04	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043359	2025/10/30	2025/10/30	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041096	N/A	2025/10/27	Parth Khatri
pH CaCl2 EXTRACT	AT	A042870	2025/10/29	2025/10/29	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP54
Sample ID: BH25-2 SS5
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWP55
Sample ID: BH25-3 SS1
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043311	2025/10/30	2025/10/30	Prgya Panchal
Conductivity	AT	A046624	2025/11/04	2025/11/04	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043625	2025/10/30	2025/10/31	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj
pH CaCl2 EXTRACT	AT	A044575	2025/10/31	2025/10/31	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP56
Sample ID: BH25-4 SS1
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Moisture	BAL	A041096	N/A	2025/10/27	Parth Khatri
Polychlorinated Biphenyl in Soil	GC/ECD	A044017	2025/10/30	2025/10/31	Debashis Saha



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWPk57
Sample ID: BH25-4 SS2
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040152	N/A	2025/10/31	Automated Statchk
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Free (WAD) Cyanide	TECH	A043311	2025/10/30	2025/10/30	Prgya Panchal
Conductivity	AT	A046624	2025/11/04	2025/11/04	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043625	2025/10/30	2025/10/31	Sousan Besharatlou
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj
pH CaCl2 EXTRACT	AT	A044575	2025/10/31	2025/10/31	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/30	Juan Pangilinan

Bureau Veritas ID: AWPk58
Sample ID: BH25-4 SS5
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/31	Juan Pangilinan

Bureau Veritas ID: AWPk59
Sample ID: DUP-1
Matrix: Soil

Collected: 2025/10/21
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A040141	N/A	2025/10/31	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A043939	2025/10/30	2025/10/31	Mohammed Abdul Nafay Shoeb
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A042616	N/A	2025/10/31	Juan Pangilinan

Bureau Veritas ID: AWPk60
Sample ID: DUP-2
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A040075	N/A	2025/10/31	Automated Statchk
Moisture	BAL	A041008	N/A	2025/10/27	Ibadat Preet
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A043924	2025/10/30	2025/10/31	Mitesh Raj



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

TEST SUMMARY

Bureau Veritas ID: AWP61
Sample ID: DUP-3
Matrix: Soil

Collected: 2025/10/23
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A043553	2025/10/30	2025/10/30	Gagandeep Rai
Free (WAD) Cyanide	TECH	A043645	2025/10/30	2025/10/31	Prgya Panchal
Conductivity	AT	A046624	2025/11/04	2025/11/04	Gurnoor Kaur
Hexavalent Chromium in Soil by IC	IC/SPEC	A043359	2025/10/30	2025/10/30	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	A043861	2025/10/30	2025/10/31	Daniel Teclu
Moisture	BAL	A041096	N/A	2025/10/27	Parth Khatri
pH CaCl2 EXTRACT	AT	A042870	2025/10/29	2025/10/29	Pinky joy JANABAN
Sodium Adsorption Ratio (SAR)	CALC/MET	A040132	N/A	2025/10/31	Automated Statchk

Bureau Veritas ID: AWP62
Sample ID: DUP-4
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Moisture	BAL	A041097	N/A	2025/10/27	Parth Khatri
Polychlorinated Biphenyl in Soil	GC/ECD	A044017	2025/10/30	2025/10/31	Debashis Saha

Bureau Veritas ID: AWP62 Dup
Sample ID: DUP-4
Matrix: Soil

Collected: 2025/10/22
Shipped:
Received: 2025/10/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Polychlorinated Biphenyl in Soil	GC/ECD	A044017	2025/10/30	2025/10/31	Debashis Saha



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

GENERAL COMMENTS

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

Package 1	2.7°C
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Results relate only to the items tested.

BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

QUALITY ASSURANCE REPORT

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A042616	4-Bromofluorobenzene	2025/10/30	98	60 - 140	95	60 - 140	94	%		
A042616	D10-o-Xylene	2025/10/30	112	60 - 130	106	60 - 130	89	%		
A042616	D4-1,2-Dichloroethane	2025/10/30	96	60 - 140	97	60 - 140	92	%		
A042616	D8-Toluene	2025/10/30	105	60 - 140	103	60 - 140	93	%		
A043924	D10-Anthracene	2025/10/30	90	50 - 130	89	50 - 130	89	%		
A043924	D14-Terphenyl (FS)	2025/10/30	90	50 - 130	85	50 - 130	87	%		
A043924	D8-Acenaphthylene	2025/10/30	94	50 - 130	92	50 - 130	94	%		
A043939	o-Terphenyl	2025/10/30	80	60 - 140	88	60 - 140	83	%		
A044017	Decachlorobiphenyl	2025/10/31	81	60 - 130	82	60 - 130	83	%		
A041008	Moisture	2025/10/27							7.5	20
A041096	Moisture	2025/10/27							1.4	20
A041097	Moisture	2025/10/27							0.63	20
A041826	Moisture	2025/10/28							7.8	20
A042572	Moisture	2025/10/29							14	20
A042616	1,1,1,2-Tetrachloroethane	2025/10/30	106	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
A042616	1,1,1-Trichloroethane	2025/10/30	94	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
A042616	1,1,2,2-Tetrachloroethane	2025/10/30	97	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
A042616	1,1,2-Trichloroethane	2025/10/30	101	60 - 140	104	60 - 130	<0.040	ug/g	NC	50
A042616	1,1-Dichloroethane	2025/10/30	96	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
A042616	1,1-Dichloroethylene	2025/10/30	98	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
A042616	1,2-Dichlorobenzene	2025/10/30	100	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
A042616	1,2-Dichloroethane	2025/10/30	98	60 - 140	103	60 - 130	<0.049	ug/g	NC	50
A042616	1,2-Dichloropropane	2025/10/30	100	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
A042616	1,3-Dichlorobenzene	2025/10/30	96	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
A042616	1,4-Dichlorobenzene	2025/10/30	100	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
A042616	Acetone (2-Propanone)	2025/10/30	103	60 - 140	107	60 - 140	<0.49	ug/g	NC	50
A042616	Benzene	2025/10/30	98	60 - 140	105	60 - 130	<0.0060	ug/g	NC	50
A042616	Bromodichloromethane	2025/10/30	91	60 - 140	96	60 - 130	<0.040	ug/g	NC	50
A042616	Bromoform	2025/10/30	95	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
A042616	Bromomethane	2025/10/30	94	60 - 140	96	60 - 140	<0.040	ug/g	NC	50
A042616	Carbon Tetrachloride	2025/10/30	98	60 - 140	103	60 - 130	<0.040	ug/g	NC	50

BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A042616	Chlorobenzene	2025/10/30	91	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
A042616	Chloroform	2025/10/30	94	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
A042616	cis-1,2-Dichloroethylene	2025/10/30	101	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
A042616	cis-1,3-Dichloropropene	2025/10/30	90	60 - 140	99	60 - 130	<0.030	ug/g	NC	50
A042616	Dibromochloromethane	2025/10/30	99	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
A042616	Dichlorodifluoromethane (FREON 12)	2025/10/30	117	60 - 140	119	60 - 140	<0.040	ug/g	NC	50
A042616	Ethylbenzene	2025/10/30	98	60 - 140	106	60 - 130	<0.010	ug/g	NC	50
A042616	Ethylene Dibromide	2025/10/30	98	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
A042616	F1 (C6-C10) - BTEX	2025/10/30					<10	ug/g	NC	30
A042616	F1 (C6-C10)	2025/10/30	97	60 - 140	93	80 - 120	<10	ug/g	NC	30
A042616	Hexane	2025/10/30	124	60 - 140	129	60 - 130	<0.040	ug/g	NC	50
A042616	Methyl Ethyl Ketone (2-Butanone)	2025/10/30	107	60 - 140	114	60 - 140	<0.40	ug/g	NC	50
A042616	Methyl Isobutyl Ketone	2025/10/30	92	60 - 140	100	60 - 130	<0.40	ug/g	NC	50
A042616	Methyl t-butyl ether (MTBE)	2025/10/30	103	60 - 140	111	60 - 130	<0.040	ug/g	NC	50
A042616	Methylene Chloride(Dichloromethane)	2025/10/30	99	60 - 140	103	60 - 130	<0.049	ug/g	NC	50
A042616	o-Xylene	2025/10/30	107	60 - 140	113	60 - 130	<0.020	ug/g	NC	50
A042616	p+m-Xylene	2025/10/30	97	60 - 140	104	60 - 130	<0.020	ug/g	NC	50
A042616	Styrene	2025/10/30	101	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
A042616	Tetrachloroethylene	2025/10/30	94	60 - 140	96	60 - 130	<0.040	ug/g	NC	50
A042616	Toluene	2025/10/30	99	60 - 140	103	60 - 130	<0.020	ug/g	NC	50
A042616	Total Xylenes	2025/10/30					<0.020	ug/g	NC	50
A042616	trans-1,2-Dichloroethylene	2025/10/30	101	60 - 140	104	60 - 130	<0.040	ug/g	NC	50
A042616	trans-1,3-Dichloropropene	2025/10/30	104	60 - 140	111	60 - 130	<0.040	ug/g	NC	50
A042616	Trichloroethylene	2025/10/30	96	60 - 140	100	60 - 130	<0.010	ug/g	NC	50
A042616	Trichlorofluoromethane (FREON 11)	2025/10/30	90	60 - 140	92	60 - 130	<0.040	ug/g	NC	50
A042616	Vinyl Chloride	2025/10/30	104	60 - 140	104	60 - 130	<0.019	ug/g	NC	50
A042870	Available (CaCl2) pH	2025/10/29			100	97 - 103			0.36	N/A
A043311	WAD Cyanide (Free)	2025/10/30	102	75 - 125	107	80 - 120	<0.01	ug/g	NC	35
A043359	Chromium (VI)	2025/10/30	29 (1)	70 - 130	89	80 - 120	<0.18	ug/g	NC	35
A043402	Conductivity	2025/10/31			100	90 - 110	<0.002	mS/cm	1.8	10
A043552	Hot Water Ext. Boron (B)	2025/10/30	104	75 - 125	107	75 - 125	<0.050	ug/g	10	40



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A043553	Hot Water Ext. Boron (B)	2025/10/30	99	75 - 125	99	75 - 125	<0.050	ug/g	6.6	40
A043603	Conductivity	2025/10/31			102	90 - 110	<0.002	mS/cm	1.6	10
A043625	Chromium (VI)	2025/10/30	76	70 - 130	90	80 - 120	<0.18	ug/g	NC	35
A043645	WAD Cyanide (Free)	2025/10/31	98	75 - 125	111	80 - 120	<0.01	ug/g	0.20	35
A043647	Acid Extractable Antimony (Sb)	2025/10/30	87	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
A043647	Acid Extractable Arsenic (As)	2025/10/30	92	75 - 125	100	80 - 120	<1.0	ug/g	3.2	30
A043647	Acid Extractable Barium (Ba)	2025/10/30	NC	75 - 125	96	80 - 120	<0.50	ug/g	1.2	30
A043647	Acid Extractable Beryllium (Be)	2025/10/30	90	75 - 125	95	80 - 120	<0.20	ug/g	6.4	30
A043647	Acid Extractable Boron (B)	2025/10/30	87	75 - 125	94	80 - 120	<5.0	ug/g	1.4	30
A043647	Acid Extractable Cadmium (Cd)	2025/10/30	94	75 - 125	99	80 - 120	<0.10	ug/g	NC	30
A043647	Acid Extractable Chromium (Cr)	2025/10/30	88	75 - 125	95	80 - 120	<1.0	ug/g	0.52	30
A043647	Acid Extractable Cobalt (Co)	2025/10/30	87	75 - 125	97	80 - 120	<0.10	ug/g	0.54	30
A043647	Acid Extractable Copper (Cu)	2025/10/30	80	75 - 125	93	80 - 120	<0.50	ug/g	1.0	30
A043647	Acid Extractable Lead (Pb)	2025/10/30	90	75 - 125	96	80 - 120	<1.0	ug/g	0.33	30
A043647	Acid Extractable Mercury (Hg)	2025/10/30	92	75 - 125	96	80 - 120	<0.050	ug/g	NC	30
A043647	Acid Extractable Molybdenum (Mo)	2025/10/30	91	75 - 125	97	80 - 120	<0.50	ug/g	2.8	30
A043647	Acid Extractable Nickel (Ni)	2025/10/30	89	75 - 125	98	80 - 120	<0.50	ug/g	0.53	30
A043647	Acid Extractable Selenium (Se)	2025/10/30	94	75 - 125	103	80 - 120	<0.50	ug/g	NC	30
A043647	Acid Extractable Silver (Ag)	2025/10/30	95	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
A043647	Acid Extractable Thallium (Tl)	2025/10/30	83	75 - 125	96	80 - 120	<0.050	ug/g	12	30
A043647	Acid Extractable Uranium (U)	2025/10/30	94	75 - 125	100	80 - 120	<0.050	ug/g	3.0	30
A043647	Acid Extractable Vanadium (V)	2025/10/30	85	75 - 125	94	80 - 120	<5.0	ug/g	0.24	30
A043647	Acid Extractable Zinc (Zn)	2025/10/30	NC	75 - 125	99	80 - 120	<5.0	ug/g	9.5	30
A043861	Acid Extractable Antimony (Sb)	2025/10/31	97	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
A043861	Acid Extractable Arsenic (As)	2025/10/31	94	75 - 125	97	80 - 120	<1.0	ug/g	NC	30
A043861	Acid Extractable Barium (Ba)	2025/10/31	87	75 - 125	100	80 - 120	<0.50	ug/g	1.6	30
A043861	Acid Extractable Beryllium (Be)	2025/10/31	91	75 - 125	96	80 - 120	<0.20	ug/g	NC	30
A043861	Acid Extractable Boron (B)	2025/10/31	90	75 - 125	97	80 - 120	<5.0	ug/g	NC	30
A043861	Acid Extractable Cadmium (Cd)	2025/10/31	94	75 - 125	97	80 - 120	<0.10	ug/g	NC	30
A043861	Acid Extractable Chromium (Cr)	2025/10/31	92	75 - 125	96	80 - 120	<1.0	ug/g	1.1	30
A043861	Acid Extractable Cobalt (Co)	2025/10/31	89	75 - 125	93	80 - 120	<0.10	ug/g	0.96	30

BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A043861	Acid Extractable Copper (Cu)	2025/10/31	92	75 - 125	99	80 - 120	<0.50	ug/g	2.3	30
A043861	Acid Extractable Lead (Pb)	2025/10/31	89	75 - 125	96	80 - 120	<1.0	ug/g	3.6	30
A043861	Acid Extractable Mercury (Hg)	2025/10/31	90	75 - 125	93	80 - 120	<0.050	ug/g	NC	30
A043861	Acid Extractable Molybdenum (Mo)	2025/10/31	92	75 - 125	94	80 - 120	<0.50	ug/g	NC	30
A043861	Acid Extractable Nickel (Ni)	2025/10/31	89	75 - 125	95	80 - 120	<0.50	ug/g	0.49	30
A043861	Acid Extractable Selenium (Se)	2025/10/31	92	75 - 125	99	80 - 120	<0.50	ug/g	NC	30
A043861	Acid Extractable Silver (Ag)	2025/10/31	93	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
A043861	Acid Extractable Thallium (Tl)	2025/10/31	87	75 - 125	94	80 - 120	<0.050	ug/g	NC	30
A043861	Acid Extractable Uranium (U)	2025/10/31	95	75 - 125	99	80 - 120	<0.050	ug/g	3.4	30
A043861	Acid Extractable Vanadium (V)	2025/10/31	90	75 - 125	94	80 - 120	<5.0	ug/g	2.6	30
A043861	Acid Extractable Zinc (Zn)	2025/10/31	88	75 - 125	97	80 - 120	<5.0	ug/g	1.5	30
A043924	1-Methylnaphthalene	2025/10/30	114	50 - 130	114	50 - 130	<0.0050	ug/g	NC	40
A043924	2-Methylnaphthalene	2025/10/30	113	50 - 130	110	50 - 130	<0.0050	ug/g	NC	40
A043924	Acenaphthene	2025/10/30	98	50 - 130	98	50 - 130	<0.0050	ug/g	NC	40
A043924	Acenaphthylene	2025/10/30	89	50 - 130	88	50 - 130	<0.0050	ug/g	NC	40
A043924	Anthracene	2025/10/30	97	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
A043924	Benzo(a)anthracene	2025/10/30	103	50 - 130	99	50 - 130	<0.0050	ug/g	NC	40
A043924	Benzo(a)pyrene	2025/10/30	100	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
A043924	Benzo(b,j)fluoranthene	2025/10/30	105	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
A043924	Benzo(g,h,i)perylene	2025/10/30	111	50 - 130	113	50 - 130	<0.0050	ug/g	NC	40
A043924	Benzo(k)fluoranthene	2025/10/30	102	50 - 130	112	50 - 130	<0.0050	ug/g	NC	40
A043924	Chrysene	2025/10/30	97	50 - 130	95	50 - 130	<0.0050	ug/g	NC	40
A043924	Dibenzo(a,h)anthracene	2025/10/30	113	50 - 130	116	50 - 130	<0.0050	ug/g	NC	40
A043924	Fluoranthene	2025/10/30	105	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
A043924	Fluorene	2025/10/30	105	50 - 130	104	50 - 130	<0.0050	ug/g	NC	40
A043924	Indeno(1,2,3-cd)pyrene	2025/10/30	118	50 - 130	119	50 - 130	<0.0050	ug/g	NC	40
A043924	Naphthalene	2025/10/30	94	50 - 130	93	50 - 130	<0.0050	ug/g	NC	40
A043924	Phenanthrene	2025/10/30	94	50 - 130	91	50 - 130	<0.0050	ug/g	NC	40
A043924	Pyrene	2025/10/30	110	50 - 130	106	50 - 130	<0.0050	ug/g	10	40
A043939	F2 (C10-C16 Hydrocarbons)	2025/10/31	79	60 - 140	83	80 - 120	<7.0	ug/g	NC	30
A043939	F3 (C16-C34 Hydrocarbons)	2025/10/31	84	60 - 140	88	80 - 120	<50	ug/g	NC	30

BUREAU
VERITAS

Bureau Veritas Job #: C5D4956

Report Date: 2025/11/05

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: RDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A043939	F4 (C34-C50 Hydrocarbons)	2025/10/31	80	60 - 140	84	80 - 120	<50	ug/g	NC	30
A044017	Aroclor 1242	2025/10/31					<0.010	ug/g	NC	50
A044017	Aroclor 1248	2025/10/31					<0.010	ug/g	NC	50
A044017	Aroclor 1254	2025/10/31					<0.010	ug/g	NC	50
A044017	Aroclor 1260	2025/10/31	91	30 - 130	89	30 - 130	<0.010	ug/g	NC	50
A044017	Total PCB	2025/10/31	91	30 - 130	89	30 - 130	<0.010	ug/g	NC	50
A044575	Available (CaCl ₂) pH	2025/10/31			100	97 - 103			2.2 (2)	N/A
A046624	Conductivity	2025/11/04			102	90 - 110	<0.002	mS/cm	0.31	10
A047460	Conductivity	2025/11/05			105	90 - 110	<0.002	mS/cm	9.6	10

N/A = Not Applicable

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

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

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

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

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

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

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

(1) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The sample was reanalyzed with the same results.

(2) Duplicate results exceeded acceptable criteria. This may be due to sample heterogeneity. RESULTS have been confirmed by reanalysis.



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

VALIDATION SIGNATURE PAGE

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

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

Louise Harding, Scientific Specialist

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

C5D4956

2025/10/24 16:17



Custody Tracking Form



T1036185

Please use this form for custody tracking when submitting the work instructions via eCOC (electronic Chain of Custody). Please ensure your form has a barcode or a Bureau Veritas eCOC confirmation number in the top right hand side. This number links your electronic submission to your samples. This form should be placed in the cooler with your samples.

First Sample: BH25-5 SS1

Last Sample: DUP-4

Sample Count: 20

Relinquished By				Received By			
Rodolfo Fiallos Herrera	<i>R Fiallos</i>	Date	2025/10/24	TREVOR RODRIGUES	<i>T Rodriguez</i>	Date	2025/10/24
Print	Sign	Time (24 HR)	16:15	Print	Sign	Time (24 HR)	16:17
		Date	YYYY/MM/DD			Date	YYYY/MM/DD
		Time (24 HR)	HH:MM			Time (24 HR)	HH:MM
		Date	YYYY/MM/DD			Date	YYYY/MM/DD
		Time (24 HR)	HH:MM			Time (24 HR)	HH:MM

Unless otherwise agreed to, submissions and use of services are governed by Bureau Veritas' standard terms and conditions which can be found at www.bvna.com.

Triage Information

Sampled By (Print)

of Coolers/Pkgs:

Rodolfo Fiallos Herrera

1

Immediate Test ☐Rush ☐Micro ☐

*** LABORATORY USE ONLY ***

Received At MISSISSAUGA

Lab Comments:

Custody Seal		Cooling Media	Temperature °C		
Present (Y/N)	Intact (Y/N)	Present (Y/N)	1	2	3
Y	Y	Y	0	3	5

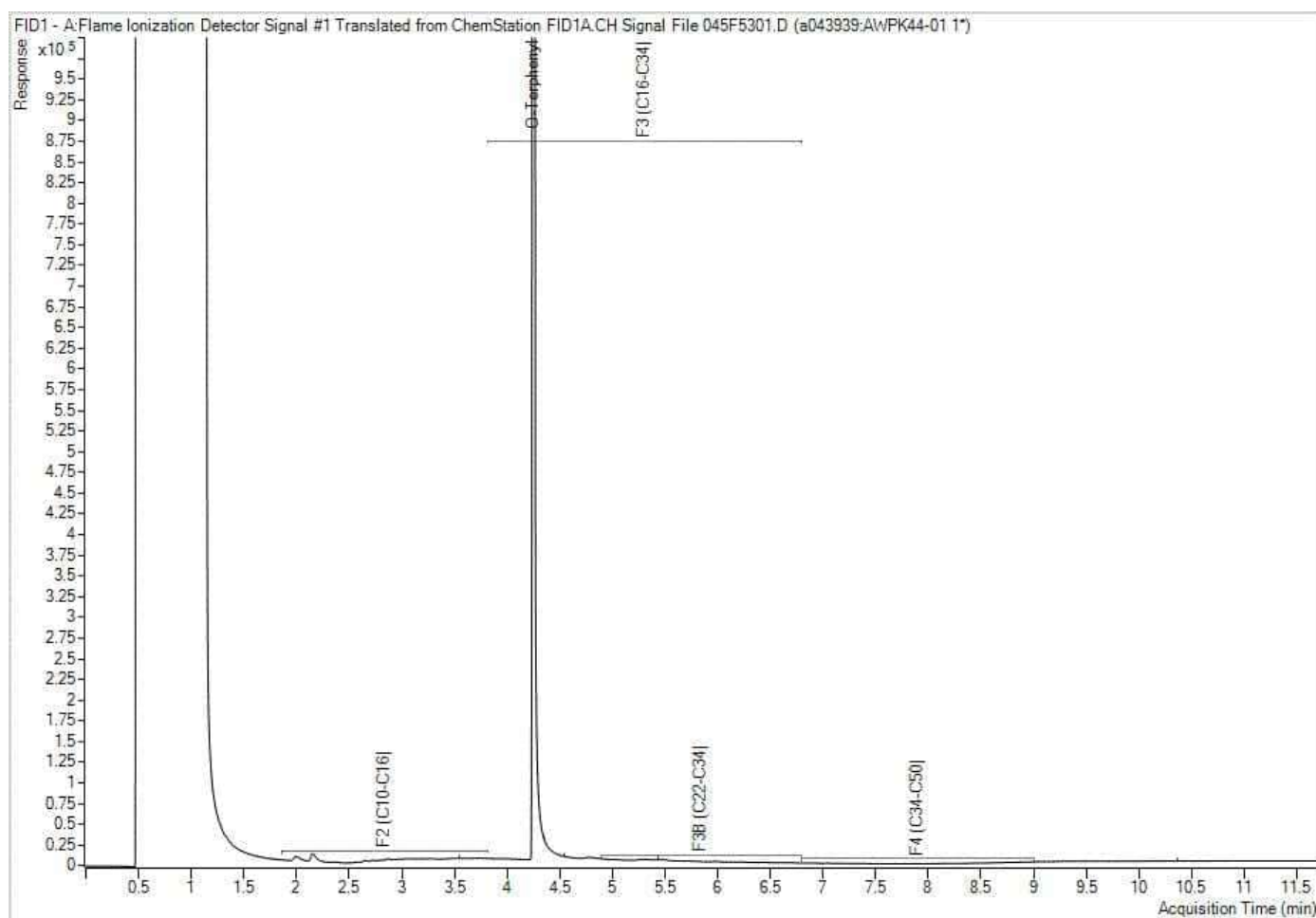


NONT-2025-10-5720

COR FCD-00383/5

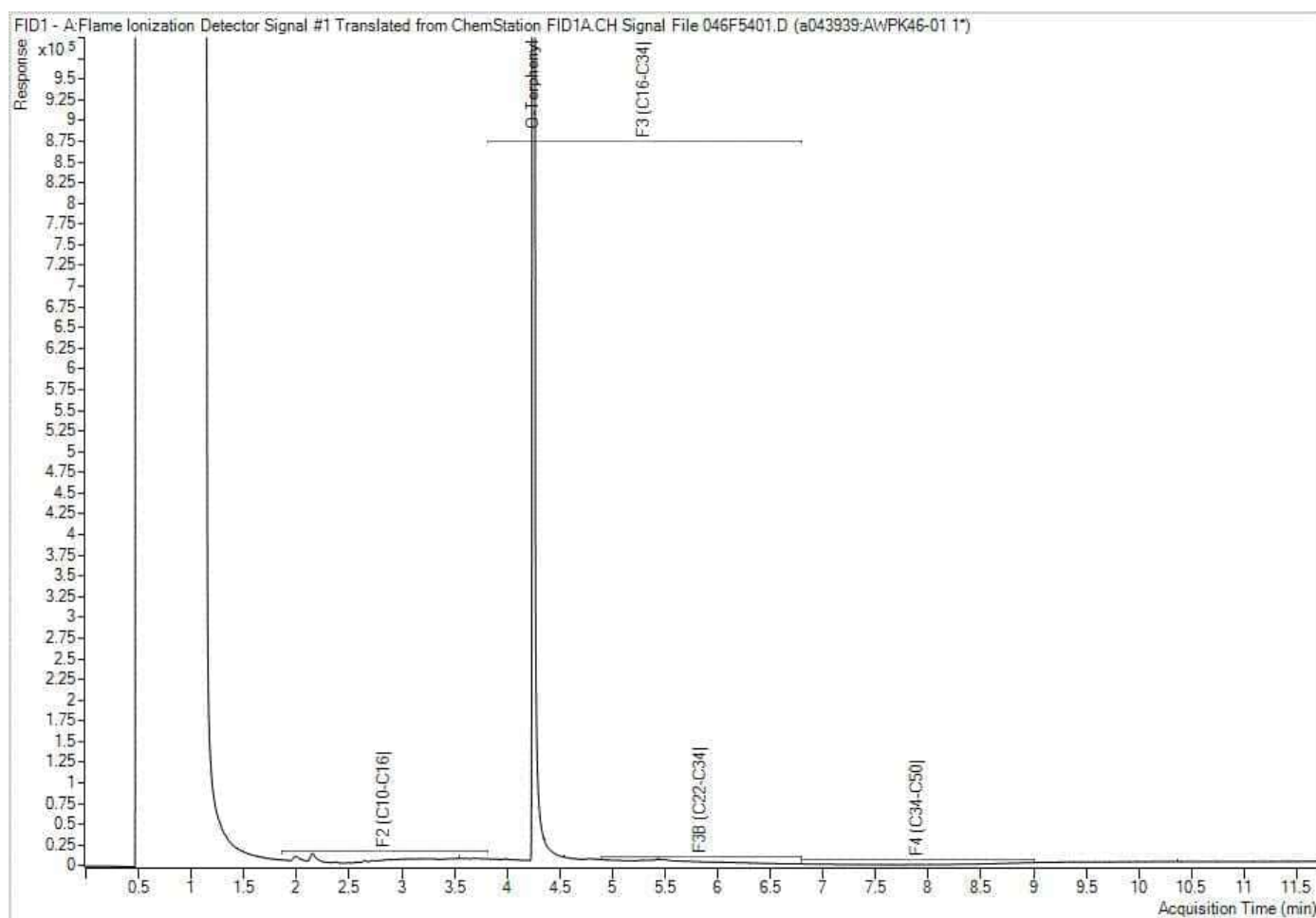
Page 1 of 1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



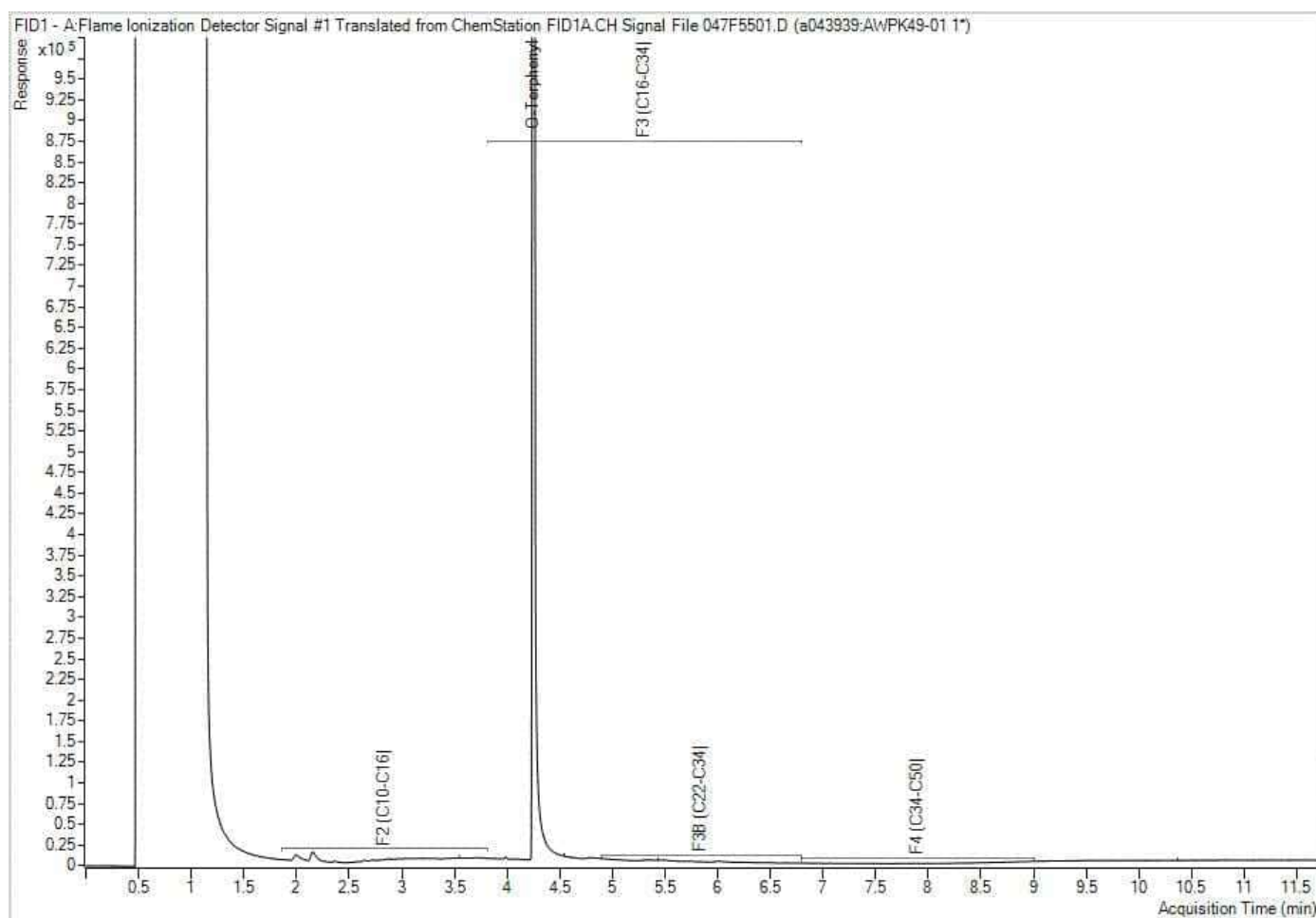
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

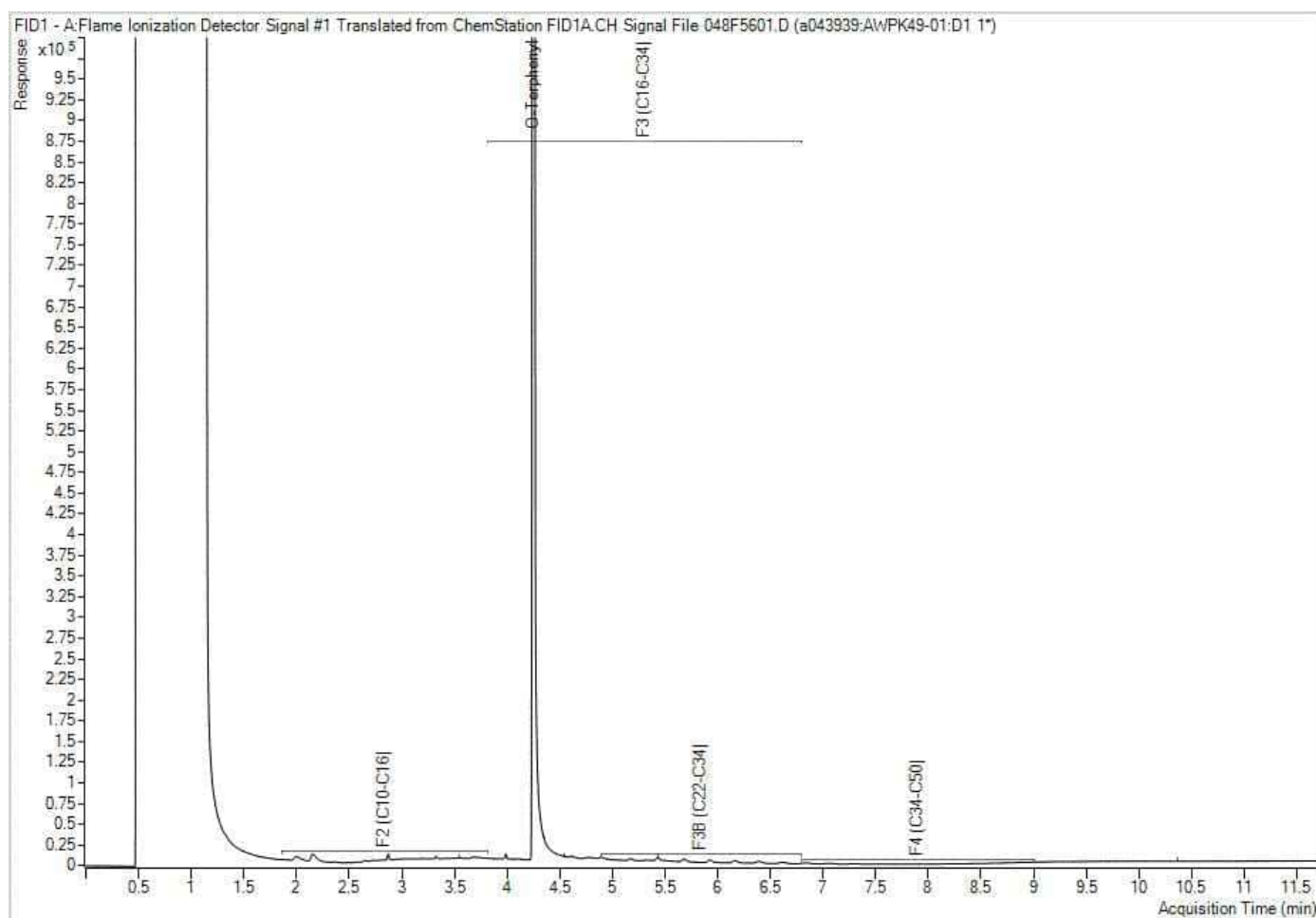


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05
Bureau Veritas Sample: AWPk49 Lab-Dup

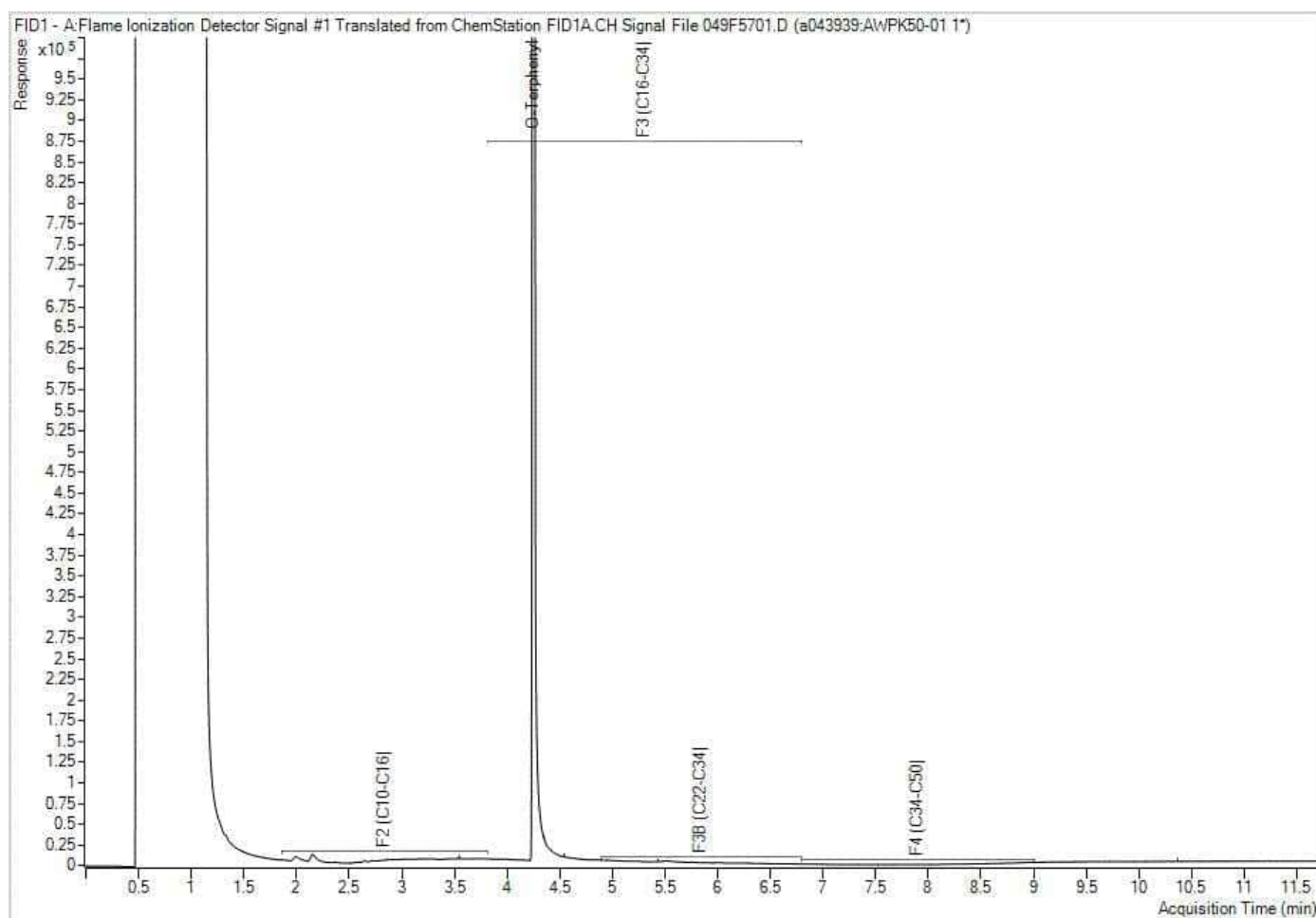
DS Consultants Limited
Client Project #: 25-315-100
Project name: 118-132 Cross Avenue
Client ID: BH25-1 SS3

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



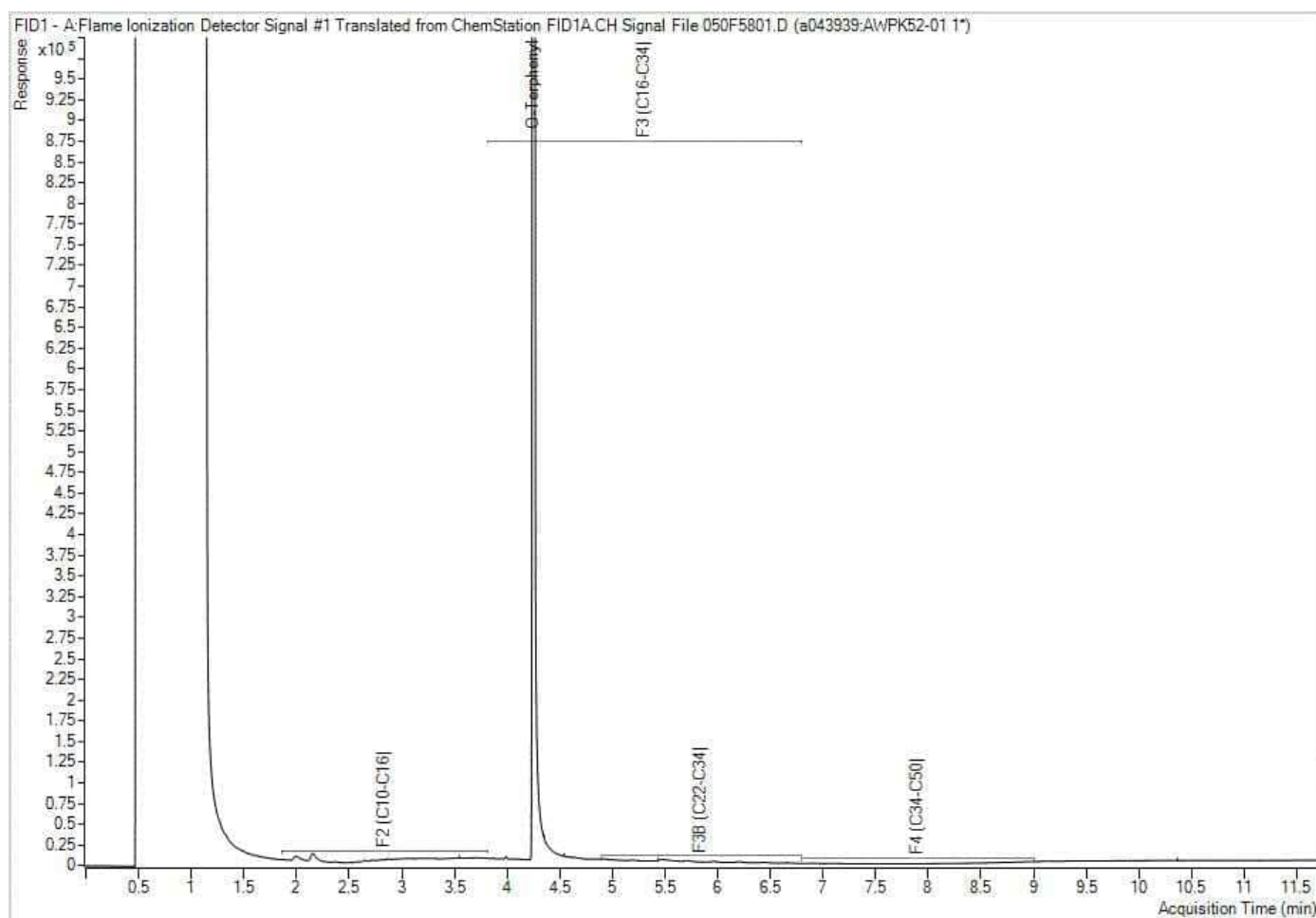
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



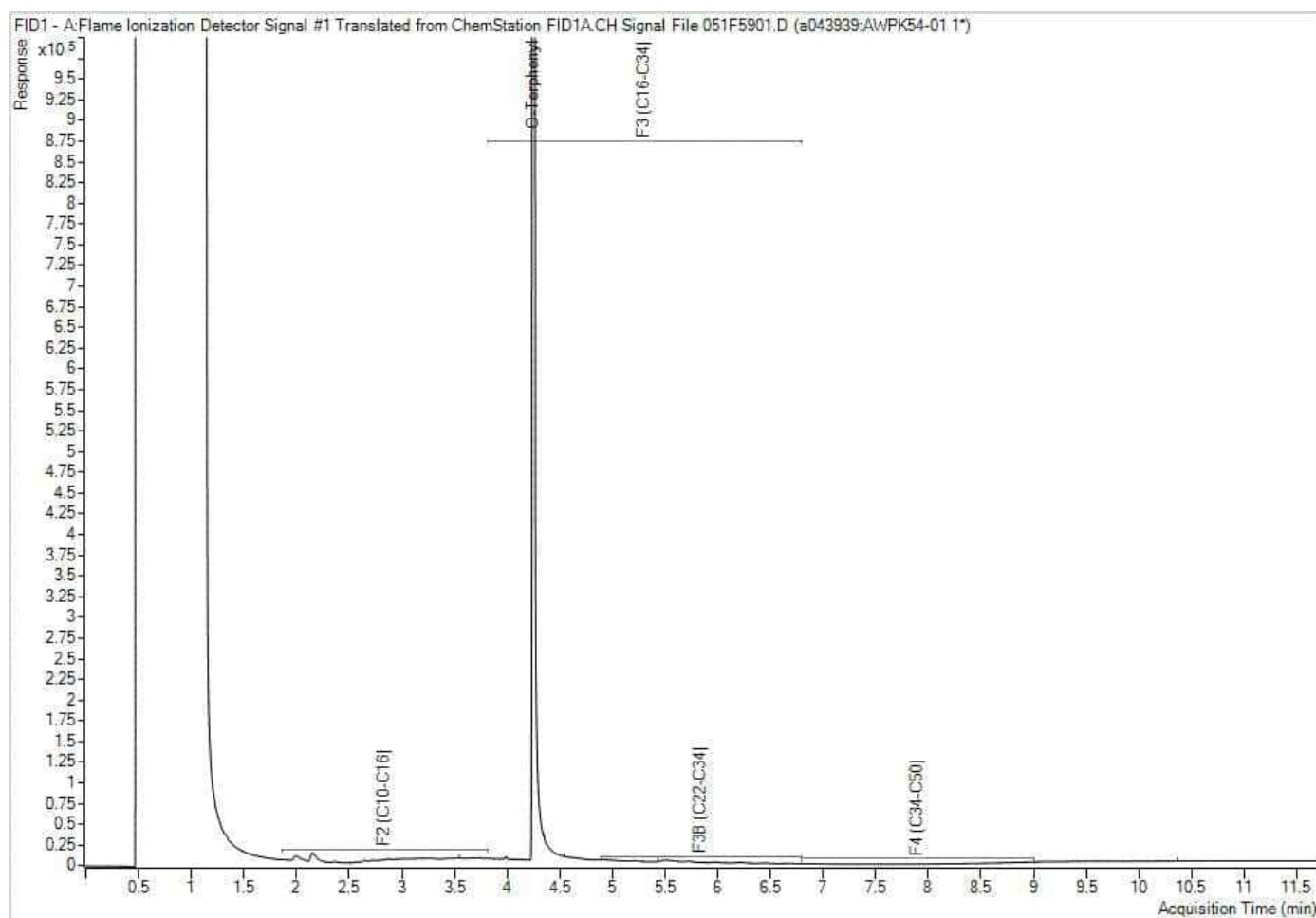
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



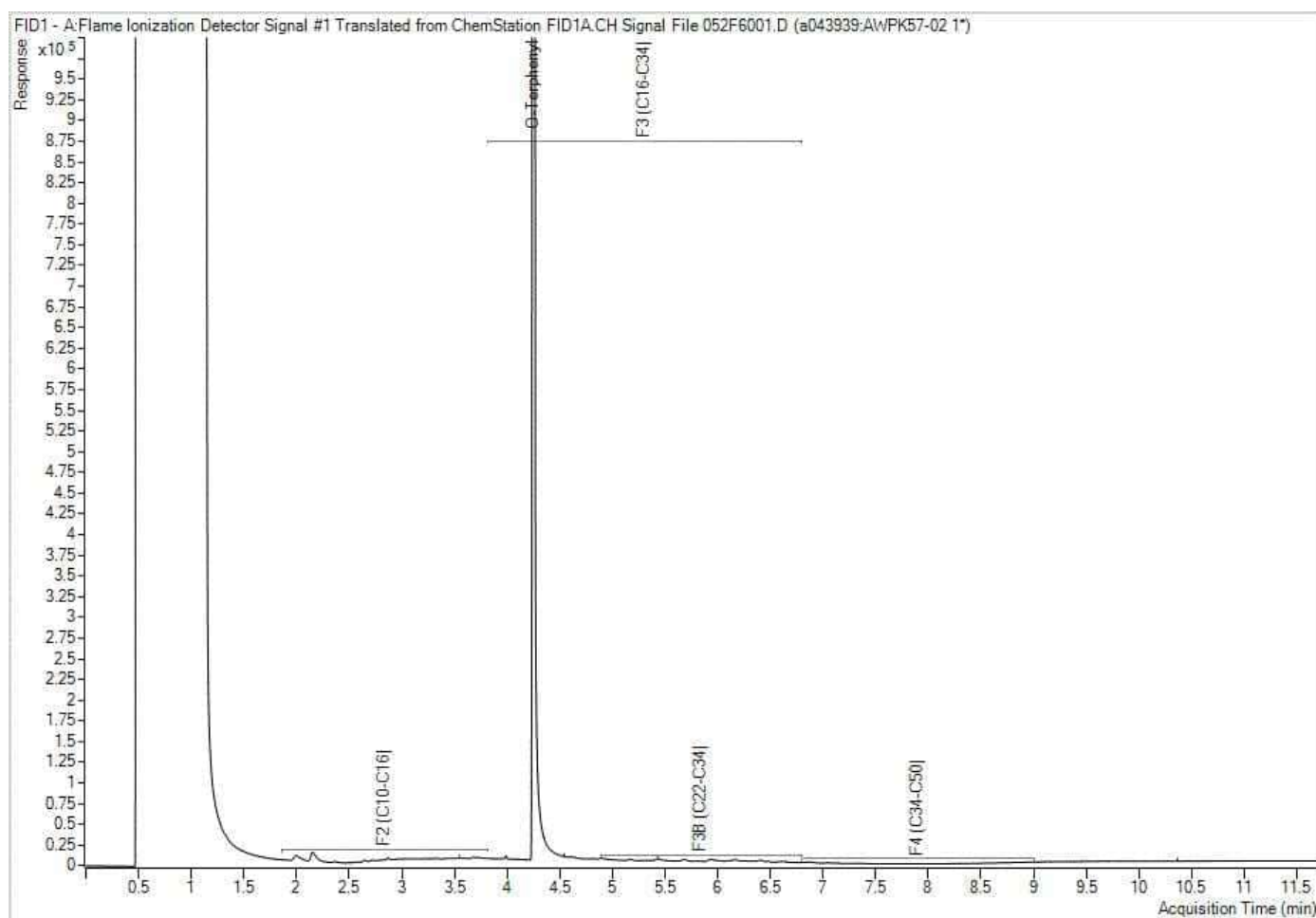
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



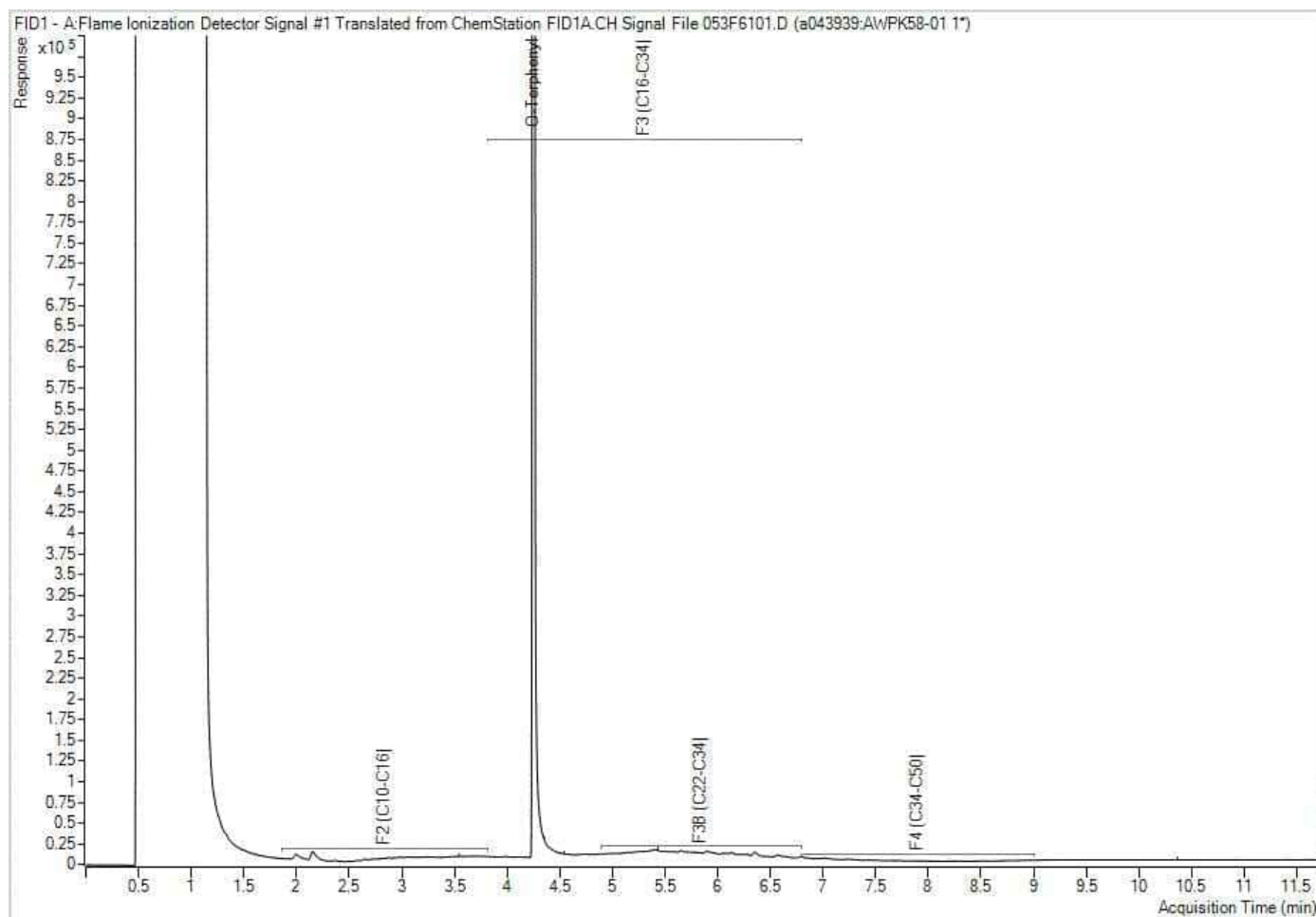
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



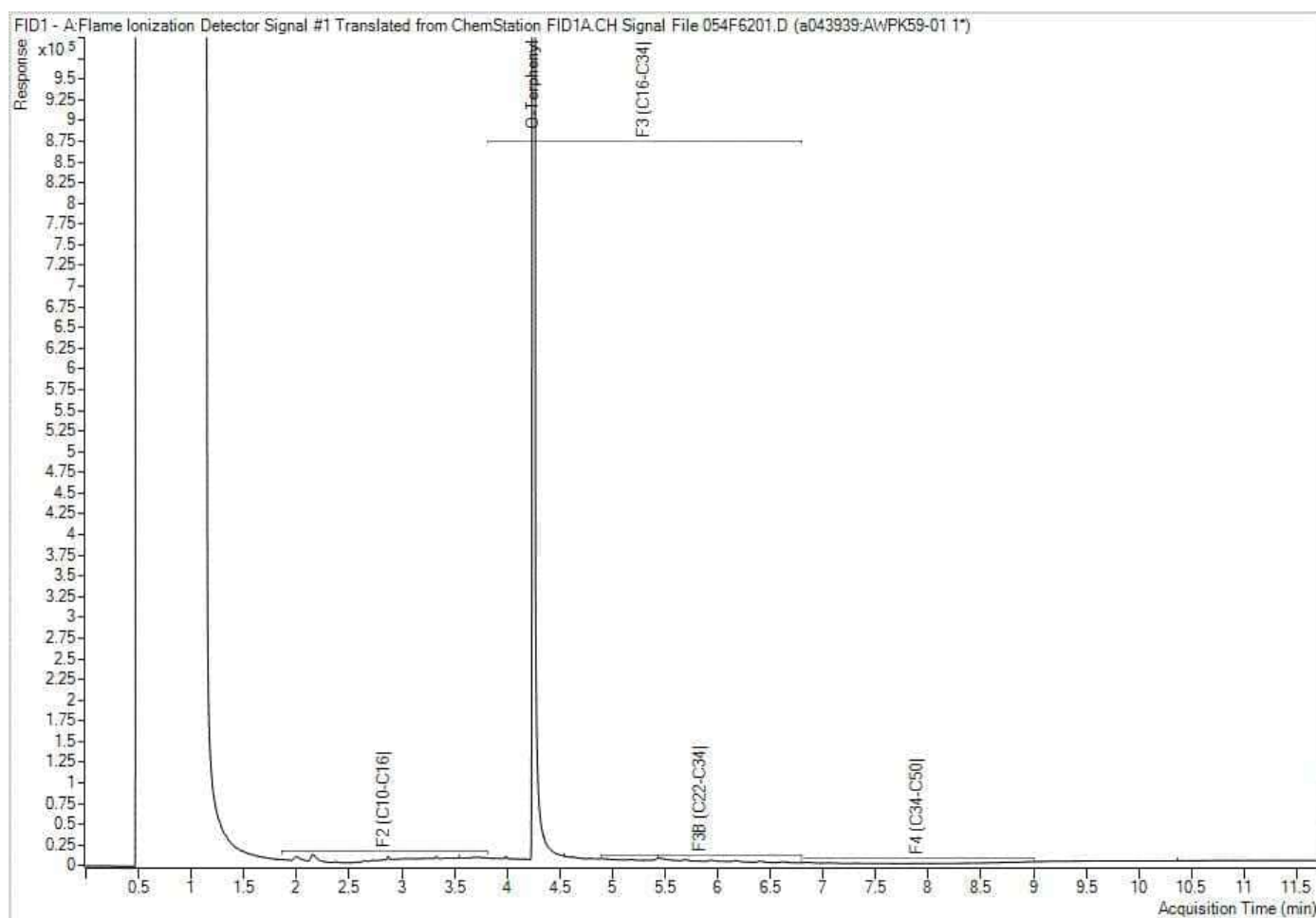
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



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



Bureau Veritas Job #: C5D4956
Report Date: 2025/11/05

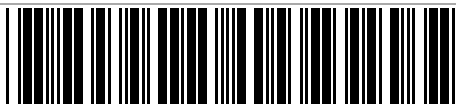
DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: RDH

Exceedance Summary Table – Reg153/04 T2-Soil/Res-C
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
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.						



eCOC: T1036185



Project Information: C5D4956
Job Received: 2025/10/24 16:17
Expected TAT: Standard TAT
Expected Arrival: 2025/10/24
Submitted By: Rodolfo Fiallos Herrera
Submitted To: Mississauga, ON

Invoice Information

Attn: Accounts
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
accounting@dsconsultants.ca

Report Information

Attn: Teresa Weatherhead
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
tweatherhead@dsconsultants.ca
asharif@dsconsultants.ca
rherrera@dsconsultants.ca

Project Information

Quote #: C35427
PO/AFE#:
Project #: 25-315-100
Site Location: 118-132 Cross Avenue

Analytical Summary

A: Standard TAT

Client Sample ID	Clnt Ref	Sampling Date/Time	Matrix	#Cont	O.Reg 153 Metals & Inorganics Pkg (Soil)	O.Reg 153 PAHs (Soil)	O.Reg 153 PCBs (Soil)	O.Reg 153 VOCs by HS & F1-F4 (Soil)	Set Number
BH25-5 SS1	1	2025/10/21	SOIL	3	A	A	A		1
BH25-5 SS2	2	2025/10/21	SOIL	3				A	2
BH25-5 SS5	3	2025/10/21	SOIL	1	A				3
BH25-5 SS6	4	2025/10/21	SOIL	3				A	4
BH25-6 SS1	5	2025/10/23	SOIL	1		A			5
BH25-1 SS2	6	2025/10/23	SOIL	2	A	A			6
BH25-1 SS3	7	2025/10/23	SOIL	3				A	4
BH25-1 SS6	8	2025/10/23	SOIL	3				A	2
BH25-2 SS1	9	2025/10/23	SOIL	1	A	A			6
BH25-2 SS2	10	2025/10/23	SOIL	3				A	2
BH25-2 SS4	11	2025/10/23	SOIL	1	A				3
BH25-2 SS5	12	2025/10/23	SOIL	3				A	2
BH25-3 SS1	13	2025/10/22	SOIL	2	A	A			6
BH25-4 SS1	14	2025/10/22	SOIL	1			A		7
BH25-4 SS2	15	2025/10/22	SOIL	5	A	A		A	8
BH25-4 SS5	16	2025/10/22	SOIL	3				A	2
DUP-1	17	2025/10/21	SOIL	3				A	2
DUP-2	18	2025/10/23	SOIL	1		A			5
DUP-3	19	2025/10/23	SOIL	1	A				3
DUP-4	20	2025/10/22	SOIL	1			A		7

Deadlines are estimates only and are subject to change. Please refer to your Job Confirmation report for final due dates.

Criteria : Reg153/04 T2-Soil/Res-C

Submission Information

of Samples: 20



eCOC: T1036185



Project Information: C5D4956
Job Received: 2025/10/24 16:17
Expected TAT: Standard TAT
Expected Arrival: 2025/10/24
Submitted By: Rodolfo Fiallos Herrera
Submitted To: Mississauga, ON

Sample Set Listing

Set 1 (1 sample)	Set 2 (6 samples)	Set 3 (3 samples)	Set 4 (2 samples)	Set 5 (2 samples)	Set 6 (3 samples)	Set 7 (2 samples)	Set 8 (1 sample)
BH25-5 SS1	BH25-5 SS2 BH25-1 SS6 BH25-2 SS2 BH25-2 SS5 BH25-4 SS5 DUP-1	BH25-5 SS5 BH25-2 SS4 DUP-3	BH25-5 SS6 BH25-1 SS3	BH25-6 SS1 DUP-2	BH25-1 SS2 BH25-2 SS1 BH25-3 SS1	BH25-4 SS1 DUP-4	BH25-4 SS2



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1036500

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2025/11/07
Report #: R8647307
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5D8268

Received: 2025/10/31, 14:54

Sample Matrix: Water
Samples Received: 4

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
Methylnaphthalene Sum	2	N/A	2025/11/07	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum	3	N/A	2025/11/07		EPA 8260C m
Chloride by Automated Colourimetry	2	N/A	2025/11/04	CAM SOP-00463	SM 24 4500-Cl E m
Chromium (VI) in Water	2	N/A	2025/11/05	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	2	N/A	2025/11/05	CAM SOP-00457	OMOE E3015 m
Petroleum Hydrocarbons F2-F4 in Water (1)	3	2025/11/06	2025/11/06	CAM SOP-00316	CCME PHC-CWS m
Mercury	2	2025/11/06	2025/11/06	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	3	N/A	2025/11/05	CAM SOP-00447	EPA 6020B m
PAH Compounds in Water by GC/MS (SIM)	2	2025/11/06	2025/11/06	CAM SOP-00318	EPA 8270E
Polychlorinated Biphenyl in Water	2	2025/11/06	2025/11/06	CAM SOP-00309	EPA 8082A m
Volatile Organic Compounds and F1 PHCs	3	N/A	2025/11/07	CAM SOP-00230	EPA 8260D m

Remarks:

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

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

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

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

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

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

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



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1036500

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2025/11/07
Report #: R8647307
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5D8268

Received: 2025/10/31, 14:54

* 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:

Babandeep Kaur, Project Manager 2
Email: Babandeep.kaur@bureauveritas.com
Phone# (905) 817-5700

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Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

O.REG 153 DISSOLVED ICPMS METALS (WATER)

Bureau Veritas ID			AWVY39			
Sampling Date			2025/10/31 11:00			
COC Number			1036500			
	UNITS	Criteria	MW25-5	RDL	MDL	QC Batch
Metals						
Dissolved Antimony (Sb)	ug/L	6.0	0.75	0.50	0.20	A047668
Dissolved Arsenic (As)	ug/L	25	2.7	1.0	0.10	A047668
Dissolved Barium (Ba)	ug/L	1000	54	2.0	0.30	A047668
Dissolved Beryllium (Be)	ug/L	4.0	<0.40	0.40	0.050	A047668
Dissolved Boron (B)	ug/L	5000	780	10	0.60	A047668
Dissolved Cadmium (Cd)	ug/L	2.7	<0.090	0.090	0.090	A047668
Dissolved Chromium (Cr)	ug/L	50	<5.0	5.0	0.70	A047668
Dissolved Cobalt (Co)	ug/L	3.8	<0.50	0.50	0.040	A047668
Dissolved Copper (Cu)	ug/L	87	4.0	0.90	0.30	A047668
Dissolved Lead (Pb)	ug/L	10	<0.50	0.50	0.050	A047668
Dissolved Molybdenum (Mo)	ug/L	70	38	0.50	0.070	A047668
Dissolved Nickel (Ni)	ug/L	100	1.4	1.0	0.40	A047668
Dissolved Selenium (Se)	ug/L	10	4.7	2.0	0.20	A047668
Dissolved Silver (Ag)	ug/L	1.5	<0.090	0.090	0.020	A047668
Dissolved Sodium (Na)	ug/L	490000	270000	100	20	A047668
Dissolved Thallium (Tl)	ug/L	2.0	<0.050	0.050	0.020	A047668
Dissolved Uranium (U)	ug/L	20	4.7	0.10	0.010	A047668
Dissolved Vanadium (V)	ug/L	6.2	<0.50	0.50	0.090	A047668
Dissolved Zinc (Zn)	ug/L	1100	11	5.0	1.0	A047668
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID			AWVY38				AWVY38			
Sampling Date			2025/10/31 11:00				2025/10/31 11:00			
COC Number			1036500				1036500			
	UNITS	Criteria	MW25-1	RDL	MDL	QC Batch	MW25-1 Lab-Dup	RDL	MDL	QC Batch
Inorganics										
WAD Cyanide (Free)	ug/L	66	<1	1	0.2	A047636	<1	1	0.2	A047636
Dissolved Chloride (Cl-)	µg/L	790000	160000	1000	660	A045333				
Metals										
Chromium (VI)	ug/L	25	<0.50	0.50	0.30	A047338				
Mercury (Hg)	ug/L	0.29	<0.10	0.10	0.020	A048351	<0.10	0.10	0.020	A048351
Dissolved Antimony (Sb)	ug/L	6.0	<0.50	0.50	0.20	A047668				
Dissolved Arsenic (As)	ug/L	25	6.8	1.0	0.10	A047668				
Dissolved Barium (Ba)	ug/L	1000	46	2.0	0.30	A047668				
Dissolved Beryllium (Be)	ug/L	4.0	<0.40	0.40	0.050	A047668				
Dissolved Boron (B)	ug/L	5000	2100	10	0.60	A047668				
Dissolved Cadmium (Cd)	ug/L	2.7	<0.090	0.090	0.090	A047668				
Dissolved Chromium (Cr)	ug/L	50	<5.0	5.0	0.70	A047668				
Dissolved Cobalt (Co)	ug/L	3.8	<0.50	0.50	0.040	A047668				
Dissolved Copper (Cu)	ug/L	87	<0.90	0.90	0.30	A047668				
Dissolved Lead (Pb)	ug/L	10	<0.50	0.50	0.050	A047668				
Dissolved Molybdenum (Mo)	ug/L	70	3.9	0.50	0.070	A047668				
Dissolved Nickel (Ni)	ug/L	100	<1.0	1.0	0.40	A047668				
Dissolved Selenium (Se)	ug/L	10	<2.0	2.0	0.20	A047668				
Dissolved Silver (Ag)	ug/L	1.5	<0.090	0.090	0.020	A047668				
Dissolved Sodium (Na)	ug/L	490000	200000	100	20	A047668				
Dissolved Thallium (Tl)	ug/L	2.0	<0.050	0.050	0.020	A047668				
Dissolved Uranium (U)	ug/L	20	0.70	0.10	0.010	A047668				
Dissolved Vanadium (V)	ug/L	6.2	<0.50	0.50	0.090	A047668				
Dissolved Zinc (Zn)	ug/L	1100	<5.0	5.0	1.0	A047668				
No Fill	No Exceedance									
Grey	Exceeds 1 criteria policy/level									
Black	Exceeds both criteria/levels									
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										
Lab-Dup = Laboratory Initiated Duplicate										
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)										
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition										
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil										



O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID			AWVY40			
Sampling Date			2025/10/31 11:00			
COC Number			1036500			
	UNITS	Criteria	DUP-1	RDL	MDL	QC Batch
Inorganics						
WAD Cyanide (Free)	ug/L	66	<1	1	0.2	A047636
Dissolved Chloride (Cl-)	µg/L	790000	170000	1000	660	A045333
Metals						
Chromium (VI)	ug/L	25	<0.50	0.50	0.30	A047338
Mercury (Hg)	ug/L	0.29	<0.10	0.10	0.020	A048351
Dissolved Antimony (Sb)	ug/L	6.0	<0.50	0.50	0.20	A047668
Dissolved Arsenic (As)	ug/L	25	6.0	1.0	0.10	A047668
Dissolved Barium (Ba)	ug/L	1000	45	2.0	0.30	A047668
Dissolved Beryllium (Be)	ug/L	4.0	<0.40	0.40	0.050	A047668
Dissolved Boron (B)	ug/L	5000	2200	10	0.60	A047668
Dissolved Cadmium (Cd)	ug/L	2.7	<0.090	0.090	0.090	A047668
Dissolved Chromium (Cr)	ug/L	50	<5.0	5.0	0.70	A047668
Dissolved Cobalt (Co)	ug/L	3.8	<0.50	0.50	0.040	A047668
Dissolved Copper (Cu)	ug/L	87	<0.90	0.90	0.30	A047668
Dissolved Lead (Pb)	ug/L	10	<0.50	0.50	0.050	A047668
Dissolved Molybdenum (Mo)	ug/L	70	3.0	0.50	0.070	A047668
Dissolved Nickel (Ni)	ug/L	100	<1.0	1.0	0.40	A047668
Dissolved Selenium (Se)	ug/L	10	<2.0	2.0	0.20	A047668
Dissolved Silver (Ag)	ug/L	1.5	<0.090	0.090	0.020	A047668
Dissolved Sodium (Na)	ug/L	490000	310000	100	20	A047668
Dissolved Thallium (Tl)	ug/L	2.0	<0.050	0.050	0.020	A047668
Dissolved Uranium (U)	ug/L	20	0.42	0.10	0.010	A047668
Dissolved Vanadium (V)	ug/L	6.2	<0.50	0.50	0.090	A047668
Dissolved Zinc (Zn)	ug/L	1100	32	5.0	1.0	A047668
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

O.REG 153 PAHS (WATER)

Bureau Veritas ID			AWVY38	AWVY40				AWVY40			
Sampling Date			2025/10/31 11:00	2025/10/31 11:00				2025/10/31 11:00			
COC Number			1036500	1036500				1036500			
	UNITS	Criteria	MW25-1	DUP-1	RDL	MDL	QC Batch	DUP-1 Lab-Dup	RDL	MDL	QC Batch

Calculated Parameters

Methylnaphthalene, 2-(1-)	ug/L	3.2	<0.071	<0.071	0.071	N/A	A045208				
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Polyaromatic Hydrocarbons

Acenaphthene	ug/L	4.1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Acenaphthylene	ug/L	1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Anthracene	ug/L	2.4	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Benzo(a)anthracene	ug/L	1.0	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Benzo(a)pyrene	ug/L	0.01	<0.0090	<0.0090	0.0090	0.0030	A048302	<0.0090	0.0090	0.0030	A048302
Benzo(b/j)fluoranthene	ug/L	0.1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Benzo(g,h,i)perylene	ug/L	0.2	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Benzo(k)fluoranthene	ug/L	0.1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Chrysene	ug/L	0.1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Dibenzo(a,h)anthracene	ug/L	0.2	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Fluoranthene	ug/L	0.41	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Fluorene	ug/L	120	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Indeno(1,2,3-cd)pyrene	ug/L	0.2	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
1-Methylnaphthalene	ug/L	3.2	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
2-Methylnaphthalene	ug/L	3.2	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Naphthalene	ug/L	11	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302
Phenanthrene	ug/L	1	<0.030	<0.030	0.030	0.0030	A048302	<0.030	0.030	0.0030	A048302
Pyrene	ug/L	4.1	<0.050	<0.050	0.050	0.0030	A048302	<0.050	0.050	0.0030	A048302

Surrogate Recovery (%)

D10-Anthracene	%	-	99	101			A048302	96			A048302
D14-Terphenyl (FS)	%	-	83	81			A048302	72			A048302
D8-Acenaphthylene	%	-	95	98			A048302	94			A048302

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Potable Ground Water- All Types of Property Uses - Coarse Textured Soil

N/A = Not Applicable



O.REG 153 PCBS (WATER)

Bureau Veritas ID			AWVY39	AWVY41			
Sampling Date			2025/10/31 11:00	2025/10/31 11:00			
COC Number			1036500	1036500			
	UNITS	Criteria	MW25-5	DUP-2	RDL	MDL	QC Batch
PCBs							
Aroclor 1242	ug/L	-	<0.05	<0.05	0.05	0.01	A048285
Aroclor 1248	ug/L	-	<0.05	<0.05	0.05	0.01	A048285
Aroclor 1254	ug/L	-	<0.05	<0.05	0.05	0.01	A048285
Aroclor 1260	ug/L	-	<0.05	<0.05	0.05	0.01	A048285
Total PCB	ug/L	3.0	<0.05	<0.05	0.05	0.01	A048285
Surrogate Recovery (%)							
Decachlorobiphenyl	%	-	84	86			A048285
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil							



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

Bureau Veritas ID			AWVY38	AWVY39	AWVY40			
Sampling Date			2025/10/31 11:00	2025/10/31 11:00	2025/10/31 11:00			
COC Number			1036500	1036500	1036500			
	UNITS	Criteria	MW25-1	MW25-5	DUP-1	RDL	MDL	QC Batch
Calculated Parameters								
1,3-Dichloropropene (cis+trans)	ug/L	0.5	<0.50	<0.50	<0.50	0.50	0.50	A045207
Volatile Organics								
Acetone (2-Propanone)	ug/L	2700	<10	<10	<10	10	1.0	A046745
Benzene	ug/L	5.0	<0.17	<0.17	<0.17	0.17	0.020	A046745
Bromodichloromethane	ug/L	16.0	<0.50	<0.50	<0.50	0.50	0.050	A046745
Bromoform	ug/L	25.0	<1.0	<1.0	<1.0	1.0	0.10	A046745
Bromomethane	ug/L	0.89	<0.50	<0.50	<0.50	0.50	0.10	A046745
Carbon Tetrachloride	ug/L	0.79	<0.20	<0.20	<0.20	0.20	0.050	A046745
Chlorobenzene	ug/L	30	<0.20	<0.20	<0.20	0.20	0.010	A046745
Chloroform	ug/L	2.4	<0.20	<0.20	<0.20	0.20	0.050	A046745
Dibromochloromethane	ug/L	25.0	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,2-Dichlorobenzene	ug/L	3.0	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,3-Dichlorobenzene	ug/L	59	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,4-Dichlorobenzene	ug/L	1.0	<0.50	<0.50	<0.50	0.50	0.050	A046745
Dichlorodifluoromethane (FREON 12)	ug/L	590	<1.0	<1.0	<1.0	1.0	0.050	A046745
1,1-Dichloroethane	ug/L	5	<0.20	<0.20	<0.20	0.20	0.050	A046745
1,2-Dichloroethane	ug/L	1.6	<0.50	<0.50	<0.50	0.50	0.020	A046745
1,1-Dichloroethylene	ug/L	1.6	<0.20	<0.20	<0.20	0.20	0.050	A046745
cis-1,2-Dichloroethylene	ug/L	1.6	<0.50	<0.50	<0.50	0.50	0.050	A046745
trans-1,2-Dichloroethylene	ug/L	1.6	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,2-Dichloropropane	ug/L	5.0	<0.20	<0.20	<0.20	0.20	0.050	A046745
cis-1,3-Dichloropropene	ug/L	0.5	<0.30	<0.30	<0.30	0.30	0.050	A046745
trans-1,3-Dichloropropene	ug/L	0.5	<0.40	<0.40	<0.40	0.40	0.050	A046745
Ethylbenzene	ug/L	2.4	<0.20	<0.20	<0.20	0.20	0.010	A046745
Ethylene Dibromide	ug/L	0.2	<0.20	<0.20	<0.20	0.20	0.050	A046745
Hexane	ug/L	51	<1.0	<1.0	<1.0	1.0	0.10	A046745
Methylene Chloride(Dichloromethane)	ug/L	50	<2.0	<2.0	<2.0	2.0	0.10	A046745
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	<10	<10	<10	10	0.50	A046745
No Fill	No Exceedance							
Grey	Exceeds 1 criteria policy/level							
Black	Exceeds both criteria/levels							
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil								



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

Bureau Veritas ID			AWVY38	AWVY39	AWVY40			
Sampling Date			2025/10/31 11:00	2025/10/31 11:00	2025/10/31 11:00			
COC Number			1036500	1036500	1036500			
	UNITS	Criteria	MW25-1	MW25-5	DUP-1	RDL	MDL	QC Batch
Methyl Isobutyl Ketone	ug/L	640	<5.0	<5.0	<5.0	5.0	0.10	A046745
Methyl t-butyl ether (MTBE)	ug/L	15	<0.50	<0.50	<0.50	0.50	0.050	A046745
Styrene	ug/L	5.4	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,1,1,2-Tetrachloroethane	ug/L	1.1	<0.50	<0.50	<0.50	0.50	0.050	A046745
1,1,2,2-Tetrachloroethane	ug/L	1.0	<0.50	<0.50	<0.50	0.50	0.050	A046745
Tetrachloroethylene	ug/L	1.6	<0.20	<0.20	<0.20	0.20	0.050	A046745
Toluene	ug/L	24	0.22	0.30	0.26	0.20	0.010	A046745
1,1,1-Trichloroethane	ug/L	200	<0.20	<0.20	<0.20	0.20	0.050	A046745
1,1,2-Trichloroethane	ug/L	4.7	<0.50	<0.50	<0.50	0.50	0.050	A046745
Trichloroethylene	ug/L	1.6	<0.20	<0.20	<0.20	0.20	0.050	A046745
Trichlorofluoromethane (FREON 11)	ug/L	150	<0.50	<0.50	<0.50	0.50	0.10	A046745
Vinyl Chloride	ug/L	0.5	<0.20	<0.20	<0.20	0.20	0.050	A046745
p+m-Xylene	ug/L	-	<0.20	<0.20	<0.20	0.20	0.010	A046745
o-Xylene	ug/L	-	<0.20	<0.20	<0.20	0.20	0.010	A046745
Total Xylenes	ug/L	300	<0.20	<0.20	<0.20	0.20	0.010	A046745
F1 (C6-C10)	ug/L	750	<25	<25	<25	25	20	A046745
F1 (C6-C10) - BTEX	ug/L	750	<25	<25	<25	25	20	A046745
F2-F4 Hydrocarbons								
F2 (C10-C16 Hydrocarbons)	ug/L	150	<90	<90	<90	90	50	A048297
F3 (C16-C34 Hydrocarbons)	ug/L	500	<200	<200	<200	200	70	A048297
F4 (C34-C50 Hydrocarbons)	ug/L	500	<200	<200	<200	200	50	A048297
Reached Baseline at C50	ug/L	-	Yes	Yes	Yes			A048297
Surrogate Recovery (%)								
o-Terphenyl	%	-	99	101	100			A048297
4-Bromofluorobenzene	%	-	98	98	98			A046745
D4-1,2-Dichloroethane	%	-	100	101	103			A046745
D8-Toluene	%	-	99	99	99			A046745
No Fill	No Exceedance							
Grey	Exceeds 1 criteria policy/level							
Black	Exceeds both criteria/levels							
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil								



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

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

Bureau Veritas ID			AWVY40			
Sampling Date			2025/10/31 11:00			
COC Number			1036500			
	UNITS	Criteria	DUP-1 Lab-Dup	RDL	MDL	QC Batch
F2-F4 Hydrocarbons						
F2 (C10-C16 Hydrocarbons)	ug/L	150	<90	90	50	A048297
F3 (C16-C34 Hydrocarbons)	ug/L	500	<200	200	70	A048297
F4 (C34-C50 Hydrocarbons)	ug/L	500	<200	200	50	A048297
Reached Baseline at C50	ug/L	-	Yes			A048297
Surrogate Recovery (%)						
o-Terphenyl	%	-	102			A048297
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Lab-Dup = Laboratory Initiated Duplicate						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

TEST SUMMARY

Bureau Veritas ID: AWWY38
Sample ID: MW25-1
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A045208	N/A	2025/11/07	Automated Statchk
1,3-Dichloropropene Sum	CALC	A045207	N/A	2025/11/07	Automated Statchk
Chloride by Automated Colourimetry	SKAL	A045333	N/A	2025/11/04	Alina Dobreanu
Chromium (VI) in Water	IC	A047338	N/A	2025/11/05	Rupinder Sihota
Free (WAD) Cyanide	SKAL/CN	A047636	N/A	2025/11/05	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A048297	2025/11/06	2025/11/06	Jeevaraj Jeevaratnam
Mercury	CV/AA	A048351	2025/11/06	2025/11/06	Maitri PATIL
Dissolved Metals by ICPMS	ICP/MS	A047668	N/A	2025/11/05	Prempal Bhatti
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A048302	2025/11/06	2025/11/06	Biljana Lazovic
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A046745	N/A	2025/11/07	Xueming Jiang

Bureau Veritas ID: AWWY38 Dup
Sample ID: MW25-1
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	SKAL/CN	A047636	N/A	2025/11/05	Prgya Panchal
Mercury	CV/AA	A048351	2025/11/06	2025/11/06	Maitri PATIL

Bureau Veritas ID: AWWY39
Sample ID: MW25-5
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A045207	N/A	2025/11/07	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A048297	2025/11/06	2025/11/06	Jeevaraj Jeevaratnam
Dissolved Metals by ICPMS	ICP/MS	A047668	N/A	2025/11/05	Prempal Bhatti
Polychlorinated Biphenyl in Water	GC/ECD	A048285	2025/11/06	2025/11/06	Svitlana Shaula
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A046745	N/A	2025/11/07	Xueming Jiang

Bureau Veritas ID: AWWY40
Sample ID: DUP-1
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A045208	N/A	2025/11/07	Automated Statchk
1,3-Dichloropropene Sum	CALC	A045207	N/A	2025/11/07	Automated Statchk
Chloride by Automated Colourimetry	SKAL	A045333	N/A	2025/11/04	Alina Dobreanu
Chromium (VI) in Water	IC	A047338	N/A	2025/11/05	Rupinder Sihota
Free (WAD) Cyanide	SKAL/CN	A047636	N/A	2025/11/05	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A048297	2025/11/06	2025/11/06	Jeevaraj Jeevaratnam
Mercury	CV/AA	A048351	2025/11/06	2025/11/06	Maitri PATIL
Dissolved Metals by ICPMS	ICP/MS	A047668	N/A	2025/11/05	Prempal Bhatti
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A048302	2025/11/06	2025/11/06	Biljana Lazovic



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

TEST SUMMARY

Bureau Veritas ID: AWWY40
Sample ID: DUP-1
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A046745	N/A	2025/11/07	Xueming Jiang

Bureau Veritas ID: AWWY40 Dup
Sample ID: DUP-1
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A048297	2025/11/06	2025/11/06	Jeevaraj Jeevaratnam
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A048302	2025/11/06	2025/11/06	Biljana Lazovic

Bureau Veritas ID: AWWY41
Sample ID: DUP-2
Matrix: Water

Collected: 2025/10/31
Shipped:
Received: 2025/10/31

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Polychlorinated Biphenyl in Water	GC/ECD	A048285	2025/11/06	2025/11/06	Svitlana Shaula



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

GENERAL COMMENTS

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

Package 1	5.0°C
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Results relate only to the items tested.

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Bureau Veritas Job #: C5D8268

Report Date: 2025/11/07

QUALITY ASSURANCE REPORT

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A046745	4-Bromofluorobenzene	2025/11/07	98	70 - 130	104	70 - 130	98	%		
A046745	D4-1,2-Dichloroethane	2025/11/07	102	70 - 130	109	70 - 130	99	%		
A046745	D8-Toluene	2025/11/07	100	70 - 130	108	70 - 130	100	%		
A048285	Decachlorobiphenyl	2025/11/06	82	60 - 130	74	60 - 130	81	%		
A048297	o-Terphenyl	2025/11/06	107	60 - 140	106	60 - 140	101	%		
A048302	D10-Anthracene	2025/11/06	98	50 - 130	94	50 - 130	96	%		
A048302	D14-Terphenyl (FS)	2025/11/06	81	50 - 130	93	50 - 130	92	%		
A048302	D8-Acenaphthylene	2025/11/06	96	50 - 130	93	50 - 130	91	%		
A045333	Dissolved Chloride (Cl-)	2025/11/04	88	80 - 120	96	80 - 120	<1000	µg/L	0.55	20
A046745	1,1,1,2-Tetrachloroethane	2025/11/07	95	70 - 130	103	70 - 130	<0.50	ug/L	NC	30
A046745	1,1,1-Trichloroethane	2025/11/07	86	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
A046745	1,1,2,2-Tetrachloroethane	2025/11/07	100	70 - 130	102	70 - 130	<0.50	ug/L	NC	30
A046745	1,1,2-Trichloroethane	2025/11/07	98	70 - 130	102	70 - 130	<0.50	ug/L	NC	30
A046745	1,1-Dichloroethane	2025/11/07	87	70 - 130	95	70 - 130	<0.20	ug/L	NC	30
A046745	1,1-Dichloroethylene	2025/11/07	89	70 - 130	99	70 - 130	<0.20	ug/L	NC	30
A046745	1,2-Dichlorobenzene	2025/11/07	94	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
A046745	1,2-Dichloroethane	2025/11/07	97	70 - 130	102	70 - 130	<0.50	ug/L	NC	30
A046745	1,2-Dichloropropane	2025/11/07	94	70 - 130	101	70 - 130	<0.20	ug/L	NC	30
A046745	1,3-Dichlorobenzene	2025/11/07	93	70 - 130	92	70 - 130	<0.50	ug/L	NC	30
A046745	1,4-Dichlorobenzene	2025/11/07	95	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
A046745	Acetone (2-Propanone)	2025/11/07	111	60 - 140	112	60 - 140	<10	ug/L	NC	30
A046745	Benzene	2025/11/07	90	70 - 130	97	70 - 130	<0.17	ug/L	NC	30
A046745	Bromodichloromethane	2025/11/07	90	70 - 130	96	70 - 130	<0.50	ug/L	NC	30
A046745	Bromoform	2025/11/07	94	70 - 130	97	70 - 130	<1.0	ug/L	NC	30
A046745	Bromomethane	2025/11/07	81	60 - 140	89	60 - 140	<0.50	ug/L	NC	30
A046745	Carbon Tetrachloride	2025/11/07	92	70 - 130	102	70 - 130	<0.20	ug/L	NC	30
A046745	Chlorobenzene	2025/11/07	84	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
A046745	Chloroform	2025/11/07	89	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
A046745	cis-1,2-Dichloroethylene	2025/11/07	92	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
A046745	cis-1,3-Dichloropropene	2025/11/07	84	70 - 130	86	70 - 130	<0.30	ug/L	NC	30
A046745	Dibromochloromethane	2025/11/07	95	70 - 130	100	70 - 130	<0.50	ug/L	NC	30

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Bureau Veritas Job #: C5D8268

Report Date: 2025/11/07

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A046745	Dichlorodifluoromethane (FREON 12)	2025/11/07	99	60 - 140	114	60 - 140	<1.0	ug/L	NC	30
A046745	Ethylbenzene	2025/11/07	84	70 - 130	93	70 - 130	<0.20	ug/L	NC	30
A046745	Ethylene Dibromide	2025/11/07	95	70 - 130	99	70 - 130	<0.20	ug/L	NC	30
A046745	F1 (C6-C10) - BTEX	2025/11/07					<25	ug/L	NC	30
A046745	F1 (C6-C10)	2025/11/07	75	60 - 140	90	60 - 140	<25	ug/L	NC	30
A046745	Hexane	2025/11/07	96	70 - 130	109	70 - 130	<1.0	ug/L	NC	30
A046745	Methyl Ethyl Ketone (2-Butanone)	2025/11/07	95	60 - 140	96	60 - 140	<10	ug/L	NC	30
A046745	Methyl Isobutyl Ketone	2025/11/07	99	70 - 130	101	70 - 130	<5.0	ug/L	NC	30
A046745	Methyl t-butyl ether (MTBE)	2025/11/07	91	70 - 130	96	70 - 130	<0.50	ug/L	NC	30
A046745	Methylene Chloride(Dichloromethane)	2025/11/07	88	70 - 130	95	70 - 130	<2.0	ug/L	NC	30
A046745	o-Xylene	2025/11/07	92	70 - 130	100	70 - 130	<0.20	ug/L	NC	30
A046745	p+m-Xylene	2025/11/07	86	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
A046745	Styrene	2025/11/07	86	70 - 130	92	70 - 130	<0.50	ug/L	NC	30
A046745	Tetrachloroethylene	2025/11/07	83	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
A046745	Toluene	2025/11/07	87	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
A046745	Total Xylenes	2025/11/07					<0.20	ug/L	NC	30
A046745	trans-1,2-Dichloroethylene	2025/11/07	91	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
A046745	trans-1,3-Dichloropropene	2025/11/07	92	70 - 130	91	70 - 130	<0.40	ug/L	NC	30
A046745	Trichloroethylene	2025/11/07	83	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
A046745	Trichlorofluoromethane (FREON 11)	2025/11/07	83	70 - 130	94	70 - 130	<0.50	ug/L	NC	30
A046745	Vinyl Chloride	2025/11/07	85	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
A047338	Chromium (VI)	2025/11/05	92	80 - 120	99	80 - 120	<0.50	ug/L	NC	20
A047636	WAD Cyanide (Free)	2025/11/05	111	80 - 120	111	80 - 120	<1	ug/L	NC	20
A047668	Dissolved Antimony (Sb)	2025/11/05	109	80 - 120	106	80 - 120	<0.50	ug/L		
A047668	Dissolved Arsenic (As)	2025/11/05	102	80 - 120	100	80 - 120	<1.0	ug/L		
A047668	Dissolved Barium (Ba)	2025/11/05	97	80 - 120	99	80 - 120	<2.0	ug/L		
A047668	Dissolved Beryllium (Be)	2025/11/05	93	80 - 120	96	80 - 120	<0.40	ug/L		
A047668	Dissolved Boron (B)	2025/11/05	NC	80 - 120	93	80 - 120	<10	ug/L		
A047668	Dissolved Cadmium (Cd)	2025/11/05	100	80 - 120	101	80 - 120	<0.090	ug/L		
A047668	Dissolved Chromium (Cr)	2025/11/05	102	80 - 120	97	80 - 120	<5.0	ug/L		
A047668	Dissolved Cobalt (Co)	2025/11/05	102	80 - 120	100	80 - 120	<0.50	ug/L		



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A047668	Dissolved Copper (Cu)	2025/11/05	105	80 - 120	102	80 - 120	<0.90	ug/L		
A047668	Dissolved Lead (Pb)	2025/11/05	94	80 - 120	100	80 - 120	<0.50	ug/L		
A047668	Dissolved Molybdenum (Mo)	2025/11/05	109	80 - 120	102	80 - 120	<0.50	ug/L		
A047668	Dissolved Nickel (Ni)	2025/11/05	97	80 - 120	99	80 - 120	<1.0	ug/L		
A047668	Dissolved Selenium (Se)	2025/11/05	103	80 - 120	101	80 - 120	<2.0	ug/L		
A047668	Dissolved Silver (Ag)	2025/11/05	88	80 - 120	98	80 - 120	<0.090	ug/L		
A047668	Dissolved Sodium (Na)	2025/11/05	NC	80 - 120	97	80 - 120	<100	ug/L	0.63	20
A047668	Dissolved Thallium (Tl)	2025/11/05	95	80 - 120	99	80 - 120	<0.050	ug/L		
A047668	Dissolved Uranium (U)	2025/11/05	96	80 - 120	100	80 - 120	<0.10	ug/L		
A047668	Dissolved Vanadium (V)	2025/11/05	103	80 - 120	99	80 - 120	<0.50	ug/L		
A047668	Dissolved Zinc (Zn)	2025/11/05	96	80 - 120	101	80 - 120	<5.0	ug/L		
A048285	Aroclor 1242	2025/11/06					<0.05	ug/L	NC	30
A048285	Aroclor 1248	2025/11/06					<0.05	ug/L	13	30
A048285	Aroclor 1254	2025/11/06					<0.05	ug/L	NC	30
A048285	Aroclor 1260	2025/11/06	103	60 - 130	69	60 - 130	<0.05	ug/L	NC	30
A048285	Total PCB	2025/11/06	103	60 - 130	69	60 - 130	<0.05	ug/L	13	40
A048297	F2 (C10-C16 Hydrocarbons)	2025/11/06	96	60 - 140	99	60 - 140	<90	ug/L	NC	30
A048297	F3 (C16-C34 Hydrocarbons)	2025/11/06	104	60 - 140	110	60 - 140	<200	ug/L	NC	30
A048297	F4 (C34-C50 Hydrocarbons)	2025/11/06	94	60 - 140	100	60 - 140	<200	ug/L	NC	30
A048302	1-Methylnaphthalene	2025/11/06	101	50 - 130	90	50 - 130	<0.050	ug/L	NC	30
A048302	2-Methylnaphthalene	2025/11/06	100	50 - 130	88	50 - 130	<0.050	ug/L	NC	30
A048302	Acenaphthene	2025/11/06	96	50 - 130	87	50 - 130	<0.050	ug/L	NC	30
A048302	Acenaphthylene	2025/11/06	93	50 - 130	85	50 - 130	<0.050	ug/L	NC	30
A048302	Anthracene	2025/11/06	103	50 - 130	95	50 - 130	<0.050	ug/L	NC	30
A048302	Benzo(a)anthracene	2025/11/06	109	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
A048302	Benzo(a)pyrene	2025/11/06	107	50 - 130	99	50 - 130	<0.0090	ug/L	NC	30
A048302	Benzo(b/j)fluoranthene	2025/11/06	113	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
A048302	Benzo(g,h,i)perylene	2025/11/06	108	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
A048302	Benzo(k)fluoranthene	2025/11/06	104	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
A048302	Chrysene	2025/11/06	114	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
A048302	Dibenzo(a,h)anthracene	2025/11/06	91	50 - 130	83	50 - 130	<0.050	ug/L	NC	30

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Bureau Veritas Job #: C5D8268

Report Date: 2025/11/07

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A048302	Fluoranthene	2025/11/06	118	50 - 130	110	50 - 130	<0.050	ug/L	NC	30
A048302	Fluorene	2025/11/06	103	50 - 130	95	50 - 130	<0.050	ug/L	NC	30
A048302	Indeno(1,2,3-cd)pyrene	2025/11/06	118	50 - 130	112	50 - 130	<0.050	ug/L	NC	30
A048302	Naphthalene	2025/11/06	86	50 - 130	78	50 - 130	<0.050	ug/L	NC	30
A048302	Phenanthrene	2025/11/06	104	50 - 130	96	50 - 130	<0.030	ug/L	NC	30
A048302	Pyrene	2025/11/06	117	50 - 130	109	50 - 130	<0.050	ug/L	NC	30
A048351	Mercury (Hg)	2025/11/06	99	75 - 125	103	80 - 120	<0.10	ug/L	NC	20

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

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

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

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

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

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

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



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

VALIDATION SIGNATURE PAGE

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

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

Louise Harding, Scientific Specialist

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



NONT-2025-10-7164



Custody Tracking Form

eCOC Number
T1036500

Please use this form for custody tracking when submitting the work instructions via eCOC (electronic Chain of Custody). Please ensure your form has a barcode or a Bureau Veritas eCOC confirmation number in the top right hand side. This number links your electronic submission to your samples. This form should be placed in the cooler with your samples.

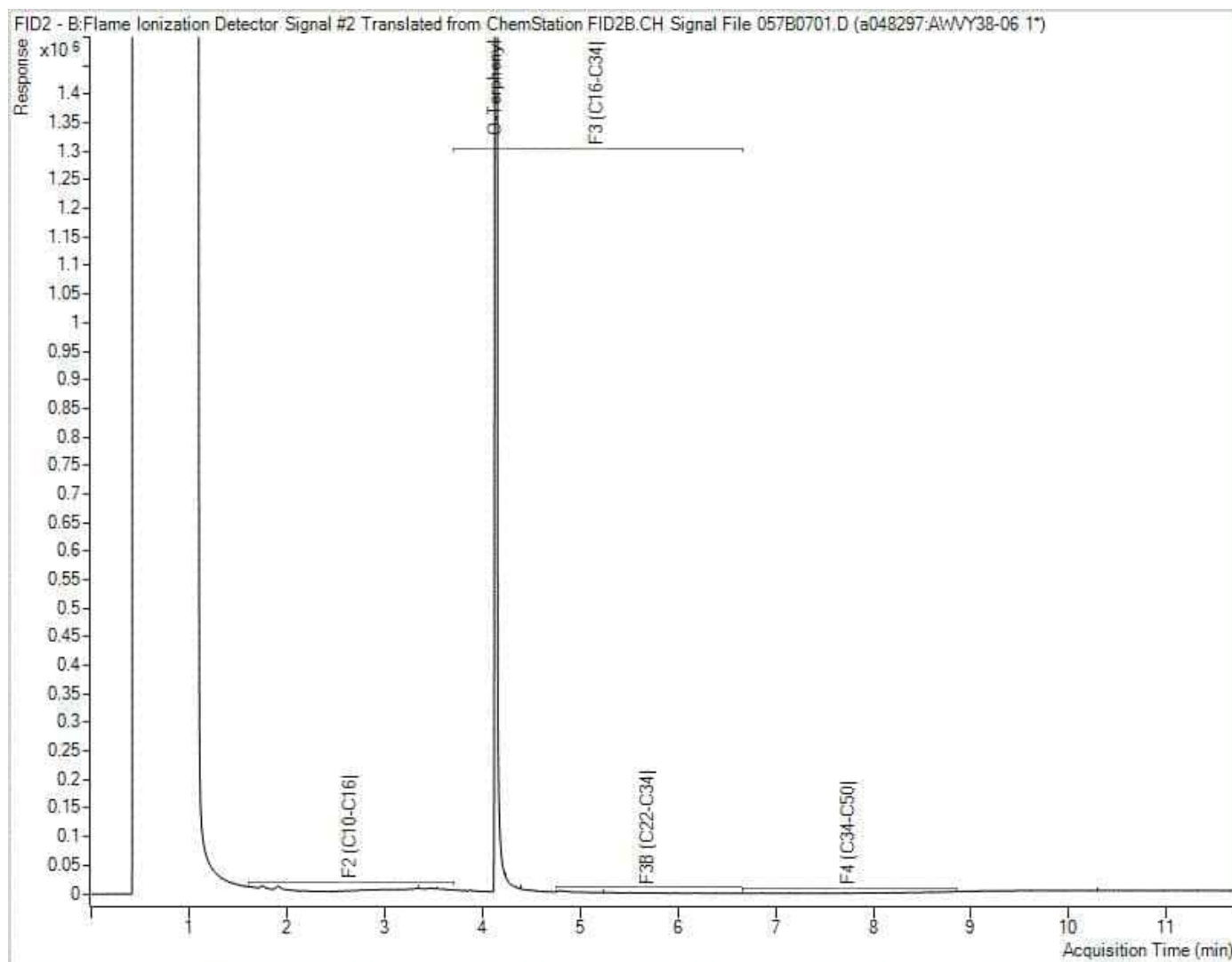
Relinquished By			Received By		
Rodolfo Fiallos Herrera <i>R Fiallos</i>	Date	2025/10/31	TREVOR RODRIGUES <i>T Rodriguez</i>	Date	2025/10/31
	Time (24 HR)	15:00		Time (24 HR)	14:54
	Date			Date	
	Time (24 HR)			Time (24 HR)	
	Date			Date	
	Time (24 HR)			Time (24 HR)	

Unless otherwise agreed to, submissions and use of services are governed by Bureau Veritas' standard terms and conditions which can be found at www.bvna.com.

Triage Information			
Sampled By (Print)	# of Coolers/Pkgs	Immediate Test ☐	Rush ☐
Rodolfo Fiallos Herrera	1		Micro ☐

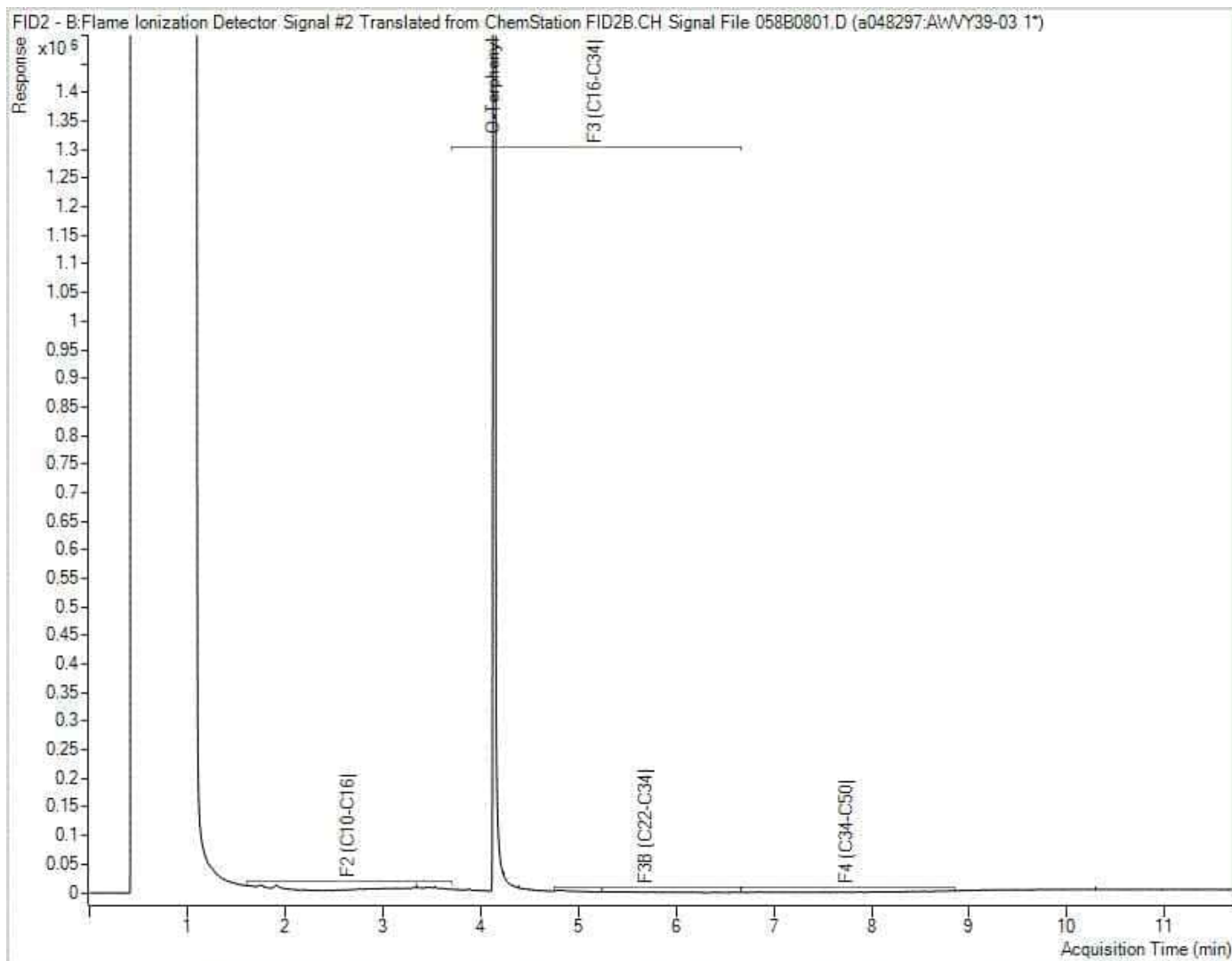
*** Laboratory Use Only ***																							
Received At	Lab Comments:	<table border="1"> <thead> <tr> <th colspan="2">Custody Seal</th> <th>Cooling Media</th> <th colspan="3">Temperature °C</th> </tr> <tr> <th>Present (Y/N)</th> <th>Intact (Y/N)</th> <th>Present (Y/N)</th> <th>1</th> <th>2</th> <th>3</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>Y</td> <td>Y</td> <td>7</td> <td>7</td> <td>1</td> </tr> </tbody> </table>				Custody Seal		Cooling Media	Temperature °C			Present (Y/N)	Intact (Y/N)	Present (Y/N)	1	2	3	Y	Y	Y	7	7	1
Custody Seal		Cooling Media	Temperature °C																				
Present (Y/N)	Intact (Y/N)	Present (Y/N)	1	2	3																		
Y	Y	Y	7	7	1																		

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



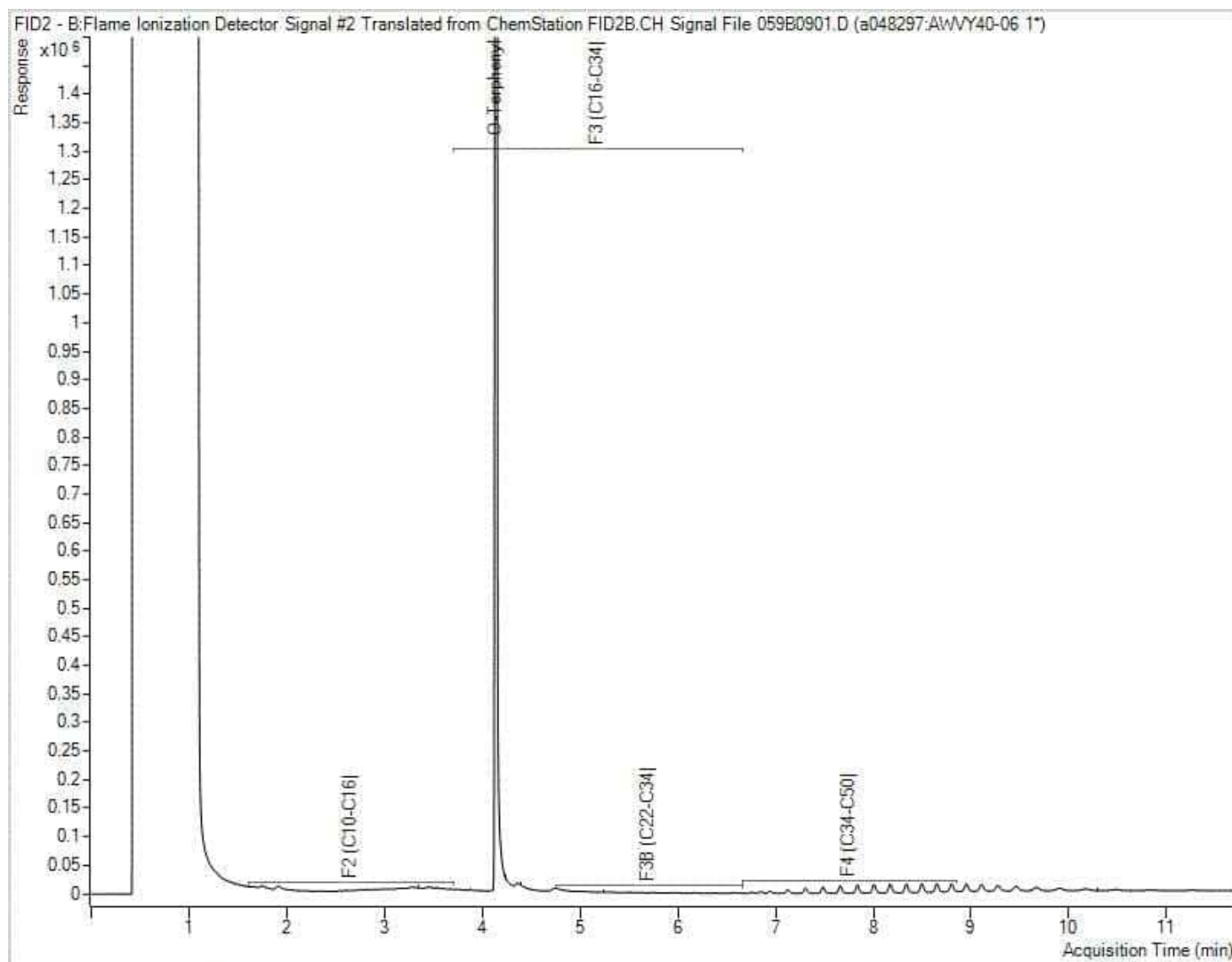
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

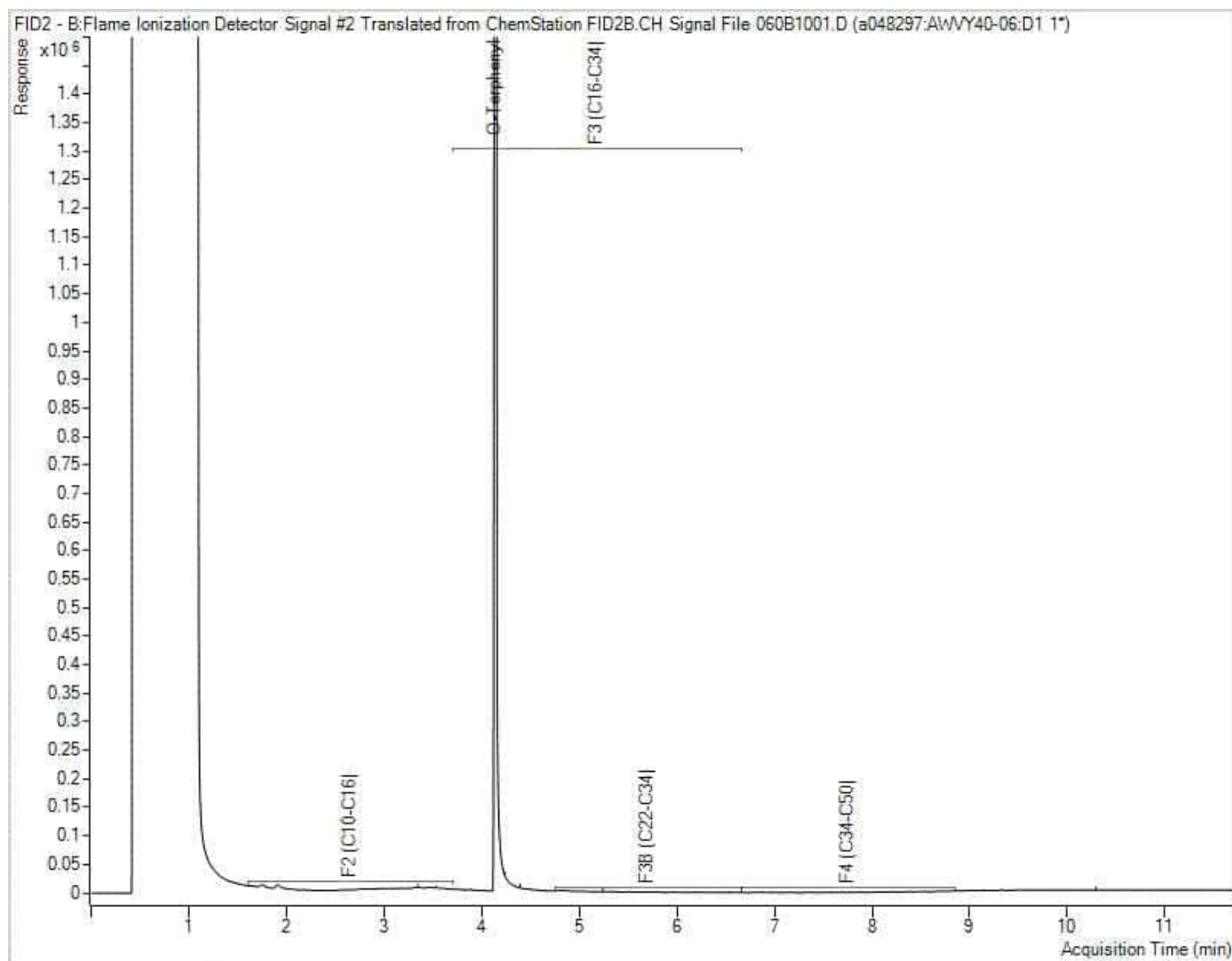


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07
Bureau Veritas Sample: AWVY40 Lab-Dup

DS Consultants Limited
Client Project #: 25-315-100
Project name: 118-132 Cross Avenue
Client ID: DUP-1

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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



Bureau Veritas Job #: C5D8268
Report Date: 2025/11/07

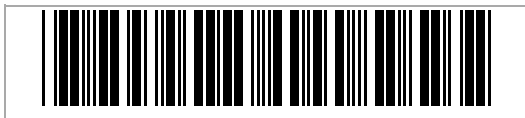
DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

Exceedance Summary Table – Reg153/04 T2-GW-C
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
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.						



eCOC: T1036500



Project Information: C5D8268
Job Received: 2025/10/31 14:54
Expected TAT: Standard TAT
Expected Arrival: 2025/10/31 15:00
Submitted By: Aisha Sharif
Submitted To: Mississauga, ON

Invoice Information

Attn: Accounts
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
accounting@dsconsultants.ca

Report Information

Attn: Teresa Weatherhead
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
tweatherhead@dsconsultants.ca
rherrera@dsconsultants.ca
asharif@dsconsultants.ca

Project Information

Quote #: C35427
PO/AFE#:
Project #: 25-315-100
Site Location: 118-132 Cross Avenue

Analytical Summary

A: Standard TAT

Client Sample ID	Clnt Ref	Sampling Date/Time	Matrix	#Cont	O.Reg 153 Dissolved ICPMS Metals (Water)	O.Reg 153 Metals & Inorganics Pkg (W/tr)	O.Reg 153 PAHs	O.Reg 153 PCBs (Water)	O.Reg 153 VOCs by HS & F1-F4	Set Number
MW25-1	1	2025/10/31 11:00	GROU ND WATER	9		A	A		A	1
MW25-5	2	2025/10/31 11:00	GROU ND WATER	7	A			A	A	2
DUP-1	3	2025/10/31 11:00	GROU ND WATER	9		A	A		A	1
DUP-2	4	2025/10/31 11:00	GROU ND WATER	2				A		3

Deadlines are estimates only and are subject to change. Please refer to your Job Confirmation report for final due dates.

Criteria : Reg153/04 T2-GW-C

Submission Information

of Samples: 4

Sample Set Listing

Set 1 (2 samples)	Set 2 (1 sample)	Set 3 (1 sample)
MW25-1 DUP-1	MW25-5	DUP-2



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1044242

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2026/04/14
Report #: R8723746
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C636569

Received: 2026/04/08, 14:03

Sample Matrix: Water
Samples Received: 2

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
Methylnaphthalene Sum	1	N/A	2026/04/12	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum	1	N/A	2026/04/13		EPA 8260C m
1,3-Dichloropropene Sum	1	N/A	2026/04/14		EPA 8260C m
Chromium (VI) in Water	1	N/A	2026/04/09	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	1	N/A	2026/04/10	CAM SOP-00457	OMOE E3015 m
Petroleum Hydrocarbons F2-F4 in Water (1)	1	2026/04/11	2026/04/12	CAM SOP-00316	CCME PHC-CWS m
Mercury	1	2026/04/14	2026/04/14	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	1	N/A	2026/04/10	CAM SOP-00447	EPA 6020B m
PAH Compounds in Water by GC/MS (SIM)	1	2026/04/11	2026/04/11	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs	1	N/A	2026/04/13	CAM SOP-00230	EPA 8260D m
Volatile Organic Compounds in Water	1	N/A	2026/04/13	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, EPA, APHA or the Quebec Ministry of Environment.

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

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

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

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

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

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

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

(1) 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



Your Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Your C.O.C. #: 1044242

Attention: Teresa Weatherhead

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2026/04/14
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CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C636569

Received: 2026/04/08, 14:03

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:
Babandeep Kaur, Project Manager 2
Email: Babandeep.kaur@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			BBOM93			
Sampling Date			2026/04/08 11:00			
COC Number			1044242			
	UNITS	Criteria	MW26-1	RDL	MDL	QC Batch
Inorganics						
WAD Cyanide (Free)	ug/L	66	<1	1	0.2	A130540
Metals						
Chromium (VI)	ug/L	25	<0.50	0.50	0.30	A130240
Mercury (Hg)	ug/L	0.29	<0.10	0.10	0.020	A132399
Dissolved Antimony (Sb)	ug/L	6.0	<0.50	0.50	0.20	A130531
Dissolved Arsenic (As)	ug/L	25	<1.0	1.0	0.10	A130531
Dissolved Barium (Ba)	ug/L	1000	74	2.0	0.30	A130531
Dissolved Beryllium (Be)	ug/L	4.0	<0.40	0.40	0.050	A130531
Dissolved Boron (B)	ug/L	5000	2800	10	0.60	A130531
Dissolved Cadmium (Cd)	ug/L	2.7	<0.090	0.090	0.090	A130531
Dissolved Chromium (Cr)	ug/L	50	<5.0	5.0	0.70	A130531
Dissolved Cobalt (Co)	ug/L	3.8	<0.50	0.50	0.040	A130531
Dissolved Copper (Cu)	ug/L	87	<0.90	0.90	0.30	A130531
Dissolved Lead (Pb)	ug/L	10	<0.50	0.50	0.050	A130531
Dissolved Molybdenum (Mo)	ug/L	70	1.9	0.50	0.070	A130531
Dissolved Nickel (Ni)	ug/L	100	<1.0	1.0	0.40	A130531
Dissolved Selenium (Se)	ug/L	10	<2.0	2.0	0.20	A130531
Dissolved Silver (Ag)	ug/L	1.5	<0.090	0.090	0.020	A130531
Dissolved Thallium (Tl)	ug/L	2.0	<0.050	0.050	0.020	A130531
Dissolved Uranium (U)	ug/L	20	0.13	0.10	0.010	A130531
Dissolved Vanadium (V)	ug/L	6.2	<0.50	0.50	0.090	A130531
Dissolved Zinc (Zn)	ug/L	1100	<5.0	5.0	1.0	A130531
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



BUREAU
VERITAS

Bureau Veritas Job #: C636569

Report Date: 2026/04/14

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

O.REG 153 PAHS (WATER)

Bureau Veritas ID			BBOM93			
Sampling Date			2026/04/08 11:00			
COC Number			1044242			
	UNITS	Criteria	MW26-1	RDL	MDL	QC Batch
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	3.2	<0.071	0.071	N/A	A129179
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	4.1	<0.050	0.050	0.0030	A131236
Acenaphthylene	ug/L	1	<0.050	0.050	0.0030	A131236
Anthracene	ug/L	2.4	<0.050	0.050	0.0030	A131236
Benzo(a)anthracene	ug/L	1.0	<0.050	0.050	0.0030	A131236
Benzo(a)pyrene	ug/L	0.01	<0.0090	0.0090	0.0030	A131236
Benzo(b/j)fluoranthene	ug/L	0.1	<0.050	0.050	0.0030	A131236
Benzo(g,h,i)perylene	ug/L	0.2	<0.050	0.050	0.0030	A131236
Benzo(k)fluoranthene	ug/L	0.1	<0.050	0.050	0.0030	A131236
Chrysene	ug/L	0.1	<0.050	0.050	0.0030	A131236
Dibenzo(a,h)anthracene	ug/L	0.2	<0.050	0.050	0.0030	A131236
Fluoranthene	ug/L	0.41	<0.050	0.050	0.0030	A131236
Fluorene	ug/L	120	<0.050	0.050	0.0030	A131236
Indeno(1,2,3-cd)pyrene	ug/L	0.2	<0.050	0.050	0.0030	A131236
1-Methylnaphthalene	ug/L	3.2	<0.050	0.050	0.0030	A131236
2-Methylnaphthalene	ug/L	3.2	<0.050	0.050	0.0030	A131236
Naphthalene	ug/L	11	<0.050	0.050	0.0030	A131236
Phenanthrene	ug/L	1	<0.030	0.030	0.0030	A131236
Pyrene	ug/L	4.1	<0.050	0.050	0.0030	A131236
Surrogate Recovery (%)						
D10-Anthracene	%	-	86			A131236
D14-Terphenyl (FS)	%	-	65			A131236
D8-Acenaphthylene	%	-	88			A131236
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						
N/A = Not Applicable						



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

Bureau Veritas ID				BBOM93			
Sampling Date				2026/04/08 11:00			
COC Number				1044242			
		UNITS	Criteria	MW26-1	RDL	MDL	QC Batch
Calculated Parameters							
1,3-Dichloropropene (cis+trans)		ug/L	0.5	<0.50	0.50	0.50	A129556
Volatile Organics							
Acetone (2-Propanone)		ug/L	2700	<10	10	1.0	A131380
Benzene		ug/L	5.0	0.17	0.17	0.020	A131380
Bromodichloromethane		ug/L	16.0	<0.50	0.50	0.050	A131380
Bromoform		ug/L	25.0	<1.0	1.0	0.10	A131380
Bromomethane		ug/L	0.89	<0.50	0.50	0.10	A131380
Carbon Tetrachloride		ug/L	0.79	<0.20	0.20	0.050	A131380
Chlorobenzene		ug/L	30	<0.20	0.20	0.010	A131380
Chloroform		ug/L	2.4	<0.20	0.20	0.050	A131380
Dibromochloromethane		ug/L	25.0	<0.50	0.50	0.050	A131380
1,2-Dichlorobenzene		ug/L	3.0	<0.50	0.50	0.050	A131380
1,3-Dichlorobenzene		ug/L	59	<0.50	0.50	0.050	A131380
1,4-Dichlorobenzene		ug/L	1.0	<0.50	0.50	0.050	A131380
Dichlorodifluoromethane (FREON 12)		ug/L	590	<1.0	1.0	0.050	A131380
1,1-Dichloroethane		ug/L	5	<0.20	0.20	0.050	A131380
1,2-Dichloroethane		ug/L	1.6	<0.50	0.50	0.020	A131380
1,1-Dichloroethylene		ug/L	1.6	<0.20	0.20	0.050	A131380
cis-1,2-Dichloroethylene		ug/L	1.6	<0.50	0.50	0.050	A131380
trans-1,2-Dichloroethylene		ug/L	1.6	<0.50	0.50	0.050	A131380
1,2-Dichloropropane		ug/L	5.0	<0.20	0.20	0.050	A131380
cis-1,3-Dichloropropene		ug/L	0.5	<0.30	0.30	0.050	A131380
trans-1,3-Dichloropropene		ug/L	0.5	<0.40	0.40	0.050	A131380
Ethylbenzene		ug/L	2.4	<0.20	0.20	0.010	A131380
Ethylene Dibromide		ug/L	0.2	<0.20	0.20	0.050	A131380
Hexane		ug/L	51	<1.0	1.0	0.10	A131380
Methylene Chloride(Dichloromethane)		ug/L	50	<2.0	2.0	0.10	A131380
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil							



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

Bureau Veritas ID				BBOM93			
Sampling Date				2026/04/08 11:00			
COC Number				1044242			
	UNITS	Criteria	MW26-1	RDL	MDL	QC Batch	
Methyl Ethyl Ketone (2-Butanone)		ug/L	1800	<10	10	0.50	A131380
Methyl Isobutyl Ketone		ug/L	640	<5.0	5.0	0.10	A131380
Methyl t-butyl ether (MTBE)		ug/L	15	<0.50	0.50	0.050	A131380
Styrene		ug/L	5.4	<0.50	0.50	0.050	A131380
1,1,1,2-Tetrachloroethane		ug/L	1.1	<0.50	0.50	0.050	A131380
1,1,2,2-Tetrachloroethane		ug/L	1.0	<0.50	0.50	0.050	A131380
Tetrachloroethylene		ug/L	1.6	<0.20	0.20	0.050	A131380
Toluene		ug/L	24	<0.20	0.20	0.010	A131380
1,1,1-Trichloroethane		ug/L	200	<0.20	0.20	0.050	A131380
1,1,2-Trichloroethane		ug/L	4.7	<0.50	0.50	0.050	A131380
Trichloroethylene		ug/L	1.6	<0.20	0.20	0.050	A131380
Trichlorofluoromethane (FREON 11)		ug/L	150	<0.50	0.50	0.10	A131380
Vinyl Chloride		ug/L	0.5	<0.20	0.20	0.050	A131380
p+m-Xylene		ug/L	-	<0.20	0.20	0.010	A131380
o-Xylene		ug/L	-	<0.20	0.20	0.010	A131380
Total Xylenes		ug/L	300	<0.20	0.20	0.010	A131380
F1 (C6-C10)		ug/L	750	<25	25	20	A131380
F1 (C6-C10) - BTEX		ug/L	750	<25	25	20	A131380
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)		ug/L	150	<90	90	50	A131238
F3 (C16-C34 Hydrocarbons)		ug/L	500	<200	200	70	A131238
F4 (C34-C50 Hydrocarbons)		ug/L	500	<200	200	50	A131238
Reached Baseline at C50		ug/L	-	Yes			A131238
Surrogate Recovery (%)							
o-Terphenyl		%	-	101			A131238
4-Bromofluorobenzene		%	-	104			A131380
D4-1,2-Dichloroethane		%	-	103			A131380
D8-Toluene		%	-	92			A131380
No Fill	No Exceedance						
Grey	Exceeds 1 criteria policy/level						
Black	Exceeds both criteria/levels						
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil							



BUREAU
VERITAS

Bureau Veritas Job #: C636569

Report Date: 2026/04/14

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID			BBOM94			
Sampling Date			2026/04/08 11:00			
COC Number			1044242			
	UNITS	Criteria	Trip Blank	RDL	MDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	0.5	<0.50	0.50	0.50	A129556
Volatile Organics						
Acetone (2-Propanone)	ug/L	2700	<10	10	1.0	A130600
Benzene	ug/L	5.0	<0.20	0.20	0.020	A130600
Bromodichloromethane	ug/L	16.0	<0.50	0.50	0.050	A130600
Bromoform	ug/L	25.0	<1.0	1.0	0.10	A130600
Bromomethane	ug/L	0.89	<0.50	0.50	0.10	A130600
Carbon Tetrachloride	ug/L	0.79	<0.19	0.19	0.050	A130600
Chlorobenzene	ug/L	30	<0.20	0.20	0.010	A130600
Chloroform	ug/L	2.4	<0.20	0.20	0.050	A130600
Dibromochloromethane	ug/L	25.0	<0.50	0.50	0.050	A130600
1,2-Dichlorobenzene	ug/L	3.0	<0.40	0.40	0.050	A130600
1,3-Dichlorobenzene	ug/L	59	<0.40	0.40	0.050	A130600
1,4-Dichlorobenzene	ug/L	1.0	<0.40	0.40	0.050	A130600
Dichlorodifluoromethane (FREON 12)	ug/L	590	<1.0	1.0	0.050	A130600
1,1-Dichloroethane	ug/L	5	<0.20	0.20	0.050	A130600
1,2-Dichloroethane	ug/L	1.6	<0.49	0.49	0.020	A130600
1,1-Dichloroethylene	ug/L	1.6	<0.20	0.20	0.050	A130600
cis-1,2-Dichloroethylene	ug/L	1.6	<0.50	0.50	0.050	A130600
trans-1,2-Dichloroethylene	ug/L	1.6	<0.50	0.50	0.050	A130600
1,2-Dichloropropane	ug/L	5.0	<0.20	0.20	0.050	A130600
cis-1,3-Dichloropropene	ug/L	0.5	<0.30	0.30	0.050	A130600
trans-1,3-Dichloropropene	ug/L	0.5	<0.40	0.40	0.050	A130600
Ethylbenzene	ug/L	2.4	<0.20	0.20	0.010	A130600
Ethylene Dibromide	ug/L	0.2	<0.19	0.19	0.050	A130600
Hexane	ug/L	51	<1.0	1.0	0.10	A130600
Methylene Chloride(Dichloromethane)	ug/L	50	<2.0	2.0	0.10	A130600
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID			BBOM94			
Sampling Date			2026/04/08 11:00			
COC Number			1044242			
	UNITS	Criteria	Trip Blank	RDL	MDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	<10	10	0.50	A130600
Methyl Isobutyl Ketone	ug/L	640	<5.0	5.0	0.10	A130600
Methyl t-butyl ether (MTBE)	ug/L	15	<0.50	0.50	0.050	A130600
Styrene	ug/L	5.4	<0.40	0.40	0.050	A130600
1,1,1,2-Tetrachloroethane	ug/L	1.1	<0.50	0.50	0.050	A130600
1,1,2,2-Tetrachloroethane	ug/L	1.0	<0.40	0.40	0.050	A130600
Tetrachloroethylene	ug/L	1.6	<0.20	0.20	0.050	A130600
Toluene	ug/L	24	<0.20	0.20	0.010	A130600
1,1,1-Trichloroethane	ug/L	200	<0.20	0.20	0.050	A130600
1,1,2-Trichloroethane	ug/L	4.7	<0.40	0.40	0.050	A130600
Trichloroethylene	ug/L	1.6	<0.20	0.20	0.050	A130600
Trichlorofluoromethane (FREON 11)	ug/L	150	<0.50	0.50	0.10	A130600
Vinyl Chloride	ug/L	0.5	<0.20	0.20	0.050	A130600
p+m-Xylene	ug/L	-	<0.20	0.20	0.010	A130600
o-Xylene	ug/L	-	<0.20	0.20	0.010	A130600
Total Xylenes	ug/L	300	<0.20	0.20	0.010	A130600
Surrogate Recovery (%)						
4-Bromofluorobenzene	%	-	86			A130600
D4-1,2-Dichloroethane	%	-	113			A130600
D8-Toluene	%	-	91			A130600
No Fill	No Exceedance					
Grey	Exceeds 1 criteria policy/level					
Black	Exceeds both criteria/levels					
RDL = Reportable Detection Limit						
QC Batch = Quality Control Batch						
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)						
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition						
Potable Ground Water- All Types of Property Uses - Coarse Textured Soil						



Bureau Veritas Job #: C636569
Report Date: 2026/04/14

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

TEST SUMMARY

Bureau Veritas ID: BBOM93
Sample ID: MW26-1
Matrix: Water

Collected: 2026/04/08
Shipped:
Received: 2026/04/08

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A129179	N/A	2026/04/12	Automated Statchk
1,3-Dichloropropene Sum	CALC	A129556	N/A	2026/04/13	Automated Statchk
Chromium (VI) in Water	IC	A130240	N/A	2026/04/09	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A130540	N/A	2026/04/10	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A131238	2026/04/11	2026/04/12	Mohammed Abdul Nafay Shoeb
Mercury	CV/AA	A132399	2026/04/14	2026/04/14	Prabhdeep Kaur
Dissolved Metals by ICPMS	ICP/MS	A130531	N/A	2026/04/10	Prempal Bhatti
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A131236	2026/04/11	2026/04/11	Jonghan Yoon
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A131380	N/A	2026/04/13	Juan Pangilinan

Bureau Veritas ID: BBOM94
Sample ID: Trip Blank
Matrix: Water

Collected: 2026/04/08
Shipped:
Received: 2026/04/08

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A129556	N/A	2026/04/14	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	A130600	N/A	2026/04/13	Gabriella Morrone



Bureau Veritas Job #: C636569
Report Date: 2026/04/14

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

GENERAL COMMENTS

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

Package 1	5.0°C
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Results relate only to the items tested.

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Bureau Veritas Job #: C636569

Report Date: 2026/04/14

QUALITY ASSURANCE REPORT

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A130600	4-Bromofluorobenzene	2026/04/13	95	70 - 130	96	70 - 130	90	%		
A130600	D4-1,2-Dichloroethane	2026/04/13	110	70 - 130	105	70 - 130	105	%		
A130600	D8-Toluene	2026/04/13	96	70 - 130	100	70 - 130	93	%		
A131236	D10-Anthracene	2026/04/11	99	50 - 130	96	50 - 130	95	%		
A131236	D14-Terphenyl (FS)	2026/04/11	91	50 - 130	99	50 - 130	96	%		
A131236	D8-Acenaphthylene	2026/04/11	93	50 - 130	88	50 - 130	87	%		
A131238	o-Terphenyl	2026/04/12	101	60 - 140	100	60 - 140	102	%		
A131380	4-Bromofluorobenzene	2026/04/13	105	70 - 130	106	70 - 130	102	%		
A131380	D4-1,2-Dichloroethane	2026/04/13	105	70 - 130	99	70 - 130	98	%		
A131380	D8-Toluene	2026/04/13	96	70 - 130	99	70 - 130	93	%		
A130240	Chromium (VI)	2026/04/09	95	80 - 120	96	80 - 120	<0.50	ug/L	NC	20
A130531	Dissolved Antimony (Sb)	2026/04/10	106	80 - 120	101	80 - 120	<0.50	ug/L		
A130531	Dissolved Arsenic (As)	2026/04/10	104	80 - 120	102	80 - 120	<1.0	ug/L		
A130531	Dissolved Barium (Ba)	2026/04/10	100	80 - 120	97	80 - 120	<2.0	ug/L		
A130531	Dissolved Beryllium (Be)	2026/04/10	108	80 - 120	98	80 - 120	<0.40	ug/L		
A130531	Dissolved Boron (B)	2026/04/10	108	80 - 120	93	80 - 120	<10	ug/L		
A130531	Dissolved Cadmium (Cd)	2026/04/10	101	80 - 120	100	80 - 120	<0.090	ug/L		
A130531	Dissolved Chromium (Cr)	2026/04/10	103	80 - 120	102	80 - 120	<5.0	ug/L		
A130531	Dissolved Cobalt (Co)	2026/04/10	100	80 - 120	102	80 - 120	<0.50	ug/L		
A130531	Dissolved Copper (Cu)	2026/04/10	103	80 - 120	105	80 - 120	<0.90	ug/L		
A130531	Dissolved Lead (Pb)	2026/04/10	100	80 - 120	100	80 - 120	<0.50	ug/L		
A130531	Dissolved Molybdenum (Mo)	2026/04/10	105	80 - 120	103	80 - 120	<0.50	ug/L		
A130531	Dissolved Nickel (Ni)	2026/04/10	97	80 - 120	98	80 - 120	<1.0	ug/L		
A130531	Dissolved Selenium (Se)	2026/04/10	104	80 - 120	101	80 - 120	<2.0	ug/L		
A130531	Dissolved Silver (Ag)	2026/04/10	101	80 - 120	102	80 - 120	<0.090	ug/L		
A130531	Dissolved Thallium (Tl)	2026/04/10	100	80 - 120	99	80 - 120	<0.050	ug/L		
A130531	Dissolved Uranium (U)	2026/04/10	99	80 - 120	96	80 - 120	<0.10	ug/L		
A130531	Dissolved Vanadium (V)	2026/04/10	102	80 - 120	98	80 - 120	<0.50	ug/L		
A130531	Dissolved Zinc (Zn)	2026/04/10	100	80 - 120	101	80 - 120	<5.0	ug/L		
A130540	WAD Cyanide (Free)	2026/04/10	117	80 - 120	110	80 - 120	<1	ug/L	NC	20
A130600	1,1,1,2-Tetrachloroethane	2026/04/13	123	70 - 130	122	70 - 130	<0.50	ug/L	NC	30
A130600	1,1,1-Trichloroethane	2026/04/13	106	70 - 130	108	70 - 130	<0.20	ug/L	NC	30



Bureau Veritas Job #: C636569
Report Date: 2026/04/14

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A130600	1,1,2,2-Tetrachloroethane	2026/04/13	117	70 - 130	108	70 - 130	<0.40	ug/L	NC	30
A130600	1,1,2-Trichloroethane	2026/04/13	129	70 - 130	119	70 - 130	<0.40	ug/L	NC	30
A130600	1,1-Dichloroethane	2026/04/13	112	70 - 130	109	70 - 130	<0.20	ug/L	NC	30
A130600	1,1-Dichloroethylene	2026/04/13	114	70 - 130	115	70 - 130	<0.20	ug/L	NC	30
A130600	1,2-Dichlorobenzene	2026/04/13	115	70 - 130	118	70 - 130	<0.40	ug/L	NC	30
A130600	1,2-Dichloroethane	2026/04/13	126	70 - 130	117	70 - 130	<0.49	ug/L	NC	30
A130600	1,2-Dichloropropane	2026/04/13	114	70 - 130	110	70 - 130	<0.20	ug/L	NC	30
A130600	1,3-Dichlorobenzene	2026/04/13	111	70 - 130	116	70 - 130	<0.40	ug/L	NC	30
A130600	1,4-Dichlorobenzene	2026/04/13	107	70 - 130	113	70 - 130	<0.40	ug/L	NC	30
A130600	Acetone (2-Propanone)	2026/04/13	123	60 - 140	112	60 - 140	<10	ug/L	1.5	30
A130600	Benzene	2026/04/13	113	70 - 130	113	70 - 130	<0.20	ug/L	NC	30
A130600	Bromodichloromethane	2026/04/13	122	70 - 130	116	70 - 130	<0.50	ug/L	NC	30
A130600	Bromoform	2026/04/13	127	70 - 130	118	70 - 130	<1.0	ug/L	NC	30
A130600	Bromomethane	2026/04/13	108	60 - 140	104	60 - 140	<0.50	ug/L	NC	30
A130600	Carbon Tetrachloride	2026/04/13	118	70 - 130	120	70 - 130	<0.19	ug/L	NC	30
A130600	Chlorobenzene	2026/04/13	105	70 - 130	106	70 - 130	<0.20	ug/L	NC	30
A130600	Chloroform	2026/04/13	117	70 - 130	114	70 - 130	<0.20	ug/L	NC	30
A130600	cis-1,2-Dichloroethylene	2026/04/13	121	70 - 130	117	70 - 130	<0.50	ug/L	NC	30
A130600	cis-1,3-Dichloropropene	2026/04/13	106	70 - 130	102	70 - 130	<0.30	ug/L	NC	30
A130600	Dibromochloromethane	2026/04/13	125	70 - 130	119	70 - 130	<0.50	ug/L	NC	30
A130600	Dichlorodifluoromethane (FREON 12)	2026/04/13	108	60 - 140	108	60 - 140	<1.0	ug/L	NC	30
A130600	Ethylbenzene	2026/04/13	99	70 - 130	106	70 - 130	<0.20	ug/L	NC	30
A130600	Ethylene Dibromide	2026/04/13	117	70 - 130	109	70 - 130	<0.19	ug/L	NC	30
A130600	Hexane	2026/04/13	125	70 - 130	117	70 - 130	<1.0	ug/L	NC	30
A130600	Methyl Ethyl Ketone (2-Butanone)	2026/04/13	114	60 - 140	104	60 - 140	<10	ug/L	NC	30
A130600	Methyl Isobutyl Ketone	2026/04/13	101	70 - 130	94	70 - 130	<5.0	ug/L	NC	30
A130600	Methyl t-butyl ether (MTBE)	2026/04/13	105	70 - 130	103	70 - 130	<0.50	ug/L	NC	30
A130600	Methylene Chloride(Dichloromethane)	2026/04/13	141 (1)	70 - 130	133 (1)	70 - 130	<2.0	ug/L	NC	30
A130600	o-Xylene	2026/04/13	101	70 - 130	109	70 - 130	<0.20	ug/L	NC	30
A130600	p+m-Xylene	2026/04/13	95	70 - 130	101	70 - 130	<0.20	ug/L	NC	30
A130600	Styrene	2026/04/13	94	70 - 130	98	70 - 130	<0.40	ug/L	NC	30
A130600	Tetrachloroethylene	2026/04/13	109	70 - 130	112	70 - 130	<0.20	ug/L	NC	30

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Bureau Veritas Job #: C636569

Report Date: 2026/04/14

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A130600	Toluene	2026/04/13	107	70 - 130	110	70 - 130	<0.20	ug/L	NC	30
A130600	Total Xylenes	2026/04/13					<0.20	ug/L	NC	30
A130600	trans-1,2-Dichloroethylene	2026/04/13	119	70 - 130	118	70 - 130	<0.50	ug/L	NC	30
A130600	trans-1,3-Dichloropropene	2026/04/13	117	70 - 130	112	70 - 130	<0.40	ug/L	NC	30
A130600	Trichloroethylene	2026/04/13	112	70 - 130	113	70 - 130	<0.20	ug/L	NC	30
A130600	Trichlorofluoromethane (FREON 11)	2026/04/13	103	70 - 130	104	70 - 130	<0.50	ug/L	NC	30
A130600	Vinyl Chloride	2026/04/13	106	70 - 130	106	70 - 130	<0.20	ug/L	NC	30
A131236	1-Methylnaphthalene	2026/04/11	88	50 - 130	87	50 - 130	<0.050	ug/L	NC	30
A131236	2-Methylnaphthalene	2026/04/11	89	50 - 130	87	50 - 130	<0.050	ug/L	NC	30
A131236	Acenaphthene	2026/04/11	98	50 - 130	96	50 - 130	<0.050	ug/L	NC	30
A131236	Acenaphthylene	2026/04/11	97	50 - 130	94	50 - 130	<0.050	ug/L	NC	30
A131236	Anthracene	2026/04/11	104	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
A131236	Benzo(a)anthracene	2026/04/11	113	50 - 130	107	50 - 130	<0.050	ug/L	NC	30
A131236	Benzo(a)pyrene	2026/04/11	113	50 - 130	109	50 - 130	<0.0090	ug/L	NC	30
A131236	Benzo(b,j)fluoranthene	2026/04/11	108	50 - 130	108	50 - 130	<0.050	ug/L	NC	30
A131236	Benzo(g,h,i)perylene	2026/04/11	107	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
A131236	Benzo(k)fluoranthene	2026/04/11	115	50 - 130	114	50 - 130	<0.050	ug/L	NC	30
A131236	Chrysene	2026/04/11	113	50 - 130	111	50 - 130	<0.050	ug/L	NC	30
A131236	Dibenzo(a,h)anthracene	2026/04/11	106	50 - 130	100	50 - 130	<0.050	ug/L	NC	30
A131236	Fluoranthene	2026/04/11	114	50 - 130	113	50 - 130	<0.050	ug/L	NC	30
A131236	Fluorene	2026/04/11	103	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
A131236	Indeno(1,2,3-cd)pyrene	2026/04/11	109	50 - 130	108	50 - 130	<0.050	ug/L	NC	30
A131236	Naphthalene	2026/04/11	86	50 - 130	88	50 - 130	<0.050	ug/L	NC	30
A131236	Phenanthrene	2026/04/11	110	50 - 130	109	50 - 130	<0.030	ug/L	NC	30
A131236	Pyrene	2026/04/11	114	50 - 130	113	50 - 130	<0.050	ug/L	NC	30
A131238	F2 (C10-C16 Hydrocarbons)	2026/04/12	93	60 - 140	97	60 - 140	<90	ug/L	NC	30
A131238	F3 (C16-C34 Hydrocarbons)	2026/04/12	101	60 - 140	105	60 - 140	<200	ug/L	NC	30
A131238	F4 (C34-C50 Hydrocarbons)	2026/04/12	91	60 - 140	94	60 - 140	<200	ug/L	NC	30
A131380	1,1,1,2-Tetrachloroethane	2026/04/13	112	70 - 130	111	70 - 130	<0.50	ug/L	NC	30
A131380	1,1,1-Trichloroethane	2026/04/13	99	70 - 130	100	70 - 130	<0.20	ug/L	NC	30
A131380	1,1,2,2-Tetrachloroethane	2026/04/13	106	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
A131380	1,1,2-Trichloroethane	2026/04/13	104	70 - 130	100	70 - 130	<0.50	ug/L	NC	30

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Bureau Veritas Job #: C636569

Report Date: 2026/04/14

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A131380	1,1-Dichloroethane	2026/04/13	99	70 - 130	97	70 - 130	<0.20	ug/L	NC	30
A131380	1,1-Dichloroethylene	2026/04/13	101	70 - 130	103	70 - 130	<0.20	ug/L	NC	30
A131380	1,2-Dichlorobenzene	2026/04/13	102	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
A131380	1,2-Dichloroethane	2026/04/13	112	70 - 130	104	70 - 130	<0.50	ug/L	NC	30
A131380	1,2-Dichloropropane	2026/04/13	107	70 - 130	103	70 - 130	<0.20	ug/L	NC	30
A131380	1,3-Dichlorobenzene	2026/04/13	97	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
A131380	1,4-Dichlorobenzene	2026/04/13	98	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
A131380	Acetone (2-Propanone)	2026/04/13	101	60 - 140	90	60 - 140	<10	ug/L	NC	30
A131380	Benzene	2026/04/13	105	70 - 130	103	70 - 130	<0.17	ug/L	NC	30
A131380	Bromodichloromethane	2026/04/13	100	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
A131380	Bromoform	2026/04/13	114	70 - 130	106	70 - 130	<1.0	ug/L	NC	30
A131380	Bromomethane	2026/04/13	101	60 - 140	99	60 - 140	<0.50	ug/L	NC	30
A131380	Carbon Tetrachloride	2026/04/13	109	70 - 130	110	70 - 130	<0.20	ug/L	NC	30
A131380	Chlorobenzene	2026/04/13	94	70 - 130	95	70 - 130	<0.20	ug/L	NC	30
A131380	Chloroform	2026/04/13	97	70 - 130	95	70 - 130	<0.20	ug/L	NC	30
A131380	cis-1,2-Dichloroethylene	2026/04/13	112	70 - 130	109	70 - 130	<0.50	ug/L	NC	30
A131380	cis-1,3-Dichloropropene	2026/04/13	98	70 - 130	95	70 - 130	<0.30	ug/L	NC	30
A131380	Dibromochloromethane	2026/04/13	110	70 - 130	105	70 - 130	<0.50	ug/L	NC	30
A131380	Dichlorodifluoromethane (FREON 12)	2026/04/13	95	60 - 140	98	60 - 140	<1.0	ug/L	NC	30
A131380	Ethylbenzene	2026/04/13	92	70 - 130	97	70 - 130	<0.20	ug/L	NC	30
A131380	Ethylene Dibromide	2026/04/13	106	70 - 130	99	70 - 130	<0.20	ug/L	NC	30
A131380	F1 (C6-C10) - BTEX	2026/04/13					<25	ug/L	NC	30
A131380	F1 (C6-C10)	2026/04/13	87	60 - 140	100	60 - 140	<25	ug/L	NC	30
A131380	Hexane	2026/04/13	109	70 - 130	113	70 - 130	<1.0	ug/L	NC	30
A131380	Methyl Ethyl Ketone (2-Butanone)	2026/04/13	109	60 - 140	95	60 - 140	<10	ug/L	NC	30
A131380	Methyl Isobutyl Ketone	2026/04/13	100	70 - 130	90	70 - 130	<5.0	ug/L	NC	30
A131380	Methyl t-butyl ether (MTBE)	2026/04/13	99	70 - 130	95	70 - 130	<0.50	ug/L	NC	30
A131380	Methylene Chloride(Dichloromethane)	2026/04/13	113	70 - 130	108	70 - 130	<2.0	ug/L	NC	30
A131380	o-Xylene	2026/04/13	99	70 - 130	104	70 - 130	<0.20	ug/L	NC	30
A131380	p+m-Xylene	2026/04/13	89	70 - 130	95	70 - 130	<0.20	ug/L	NC	30
A131380	Styrene	2026/04/13	95	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
A131380	Tetrachloroethylene	2026/04/13	100	70 - 130	104	70 - 130	<0.20	ug/L	NC	30

BUREAU
VERITAS

Bureau Veritas Job #: C636569

Report Date: 2026/04/14

QUALITY ASSURANCE REPORT(CONT'D)

DS Consultants Limited

Client Project #: 25-315-100

Site Location: 118-132 Cross Avenue

Sampler Initials: AS

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A131380	Toluene	2026/04/13	97	70 - 130	100	70 - 130	<0.20	ug/L	NC	30
A131380	Total Xylenes	2026/04/13					<0.20	ug/L	NC	30
A131380	trans-1,2-Dichloroethylene	2026/04/13	110	70 - 130	109	70 - 130	<0.50	ug/L	NC	30
A131380	trans-1,3-Dichloropropene	2026/04/13	102	70 - 130	101	70 - 130	<0.40	ug/L	NC	30
A131380	Trichloroethylene	2026/04/13	107	70 - 130	107	70 - 130	<0.20	ug/L	NC	30
A131380	Trichlorofluoromethane (FREON 11)	2026/04/13	95	70 - 130	97	70 - 130	<0.50	ug/L	NC	30
A131380	Vinyl Chloride	2026/04/13	97	70 - 130	100	70 - 130	<0.20	ug/L	NC	30
A132399	Mercury (Hg)	2026/04/14	99	75 - 125	99	80 - 120	<0.10	ug/L	NC	20

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

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

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

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

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

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times \text{RDL}$).

(1) The recovery was above the upper control limit. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.



Bureau Veritas Job #: C636569
Report Date: 2026/04/14

DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

VALIDATION SIGNATURE PAGE

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

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

Louise Harding, Scientific Specialist

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

C636569

2026/04/08 14:03



NONT-2026-04-1317



Custody Tracking Form

eCOC Number

T1044242

Please use this form for custody tracking when submitting the work instructions via eCOC (electronic Chain of Custody). Please ensure your form **has a barcode or a Bureau Veritas eCOC confirmation number** in the top right hand side. This number links your electronic submission to your samples. This form should be **placed in the cooler with your samples**.

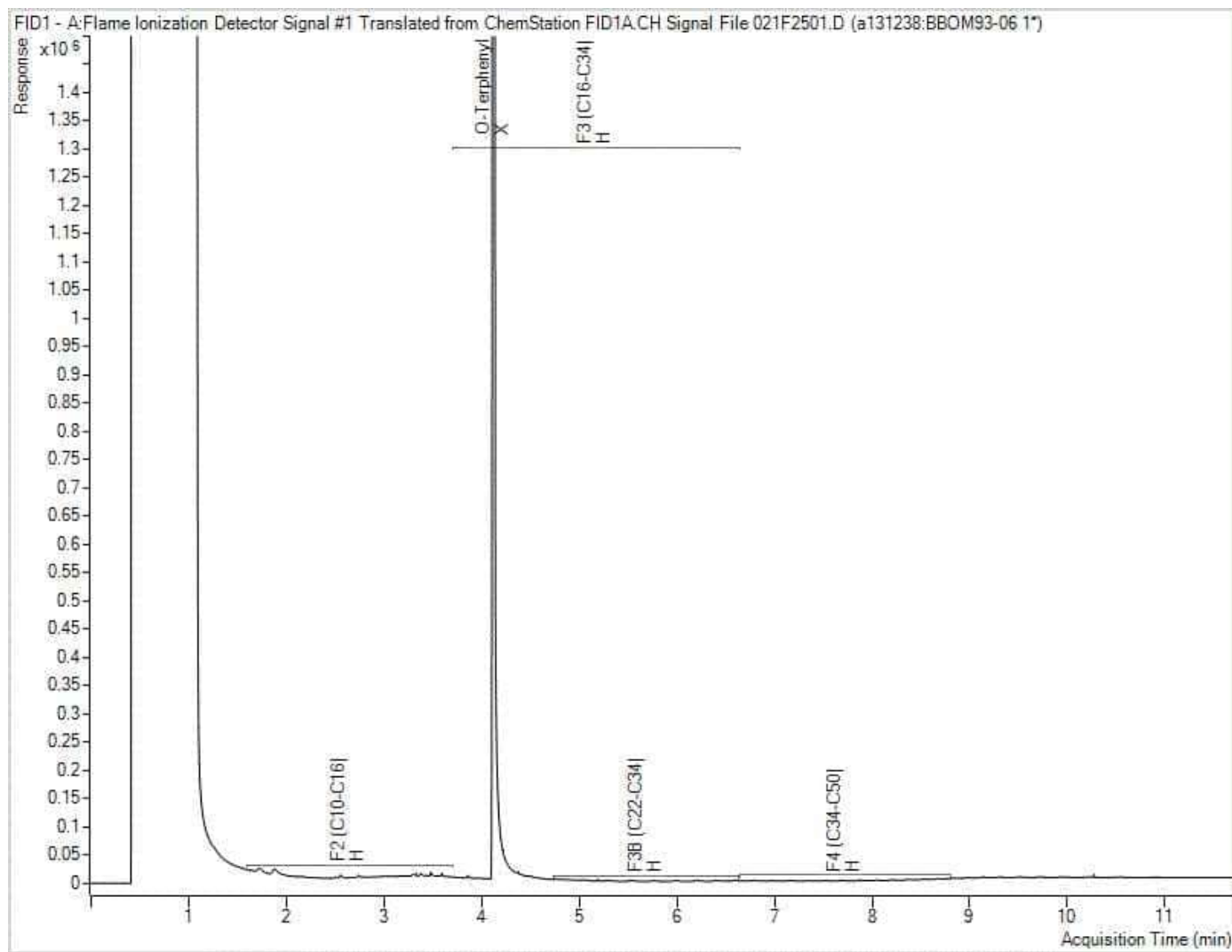
Relinquished By				Received By			
Rodolfo Fiallos Herrera	RFiallos	Date	2026/04/08	Susan Samart	S	Date	2026/04/08
		Time (24 HR)				Time (24 HR)	14:03
		Date				Date	
		Time (24 HR)				Time (24 HR)	
		Date				Date	
		Time (24 HR)				Time (24 HR)	

Unless otherwise agreed to, submissions and use of services are governed by Bureau Veritas' standard terms and conditions which can be found at www.bvna.com.

Triage Information						
Sampled By (Print)	# of Coolers/Pkgs	Rush	Immediate Test	Food Residue		
Rodolfo Fiallos Herrera	1	☐	☐	☐		
		Micro		Food Chemistry		
		☐		☐		
*** Laboratory Use Only ***						
Received At	Lab Comments:	Custody Seal		Cooling Media	Temperature °C	
		Present (Y/N)	Intact (Y/N)	Present (Y/N)	1	2
Labeled By		Y	Y	Y	5	6
Verified By						4
		Drinking Water Metals Preservation Check Done (Circle) YES NO				

DU

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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



Bureau Veritas Job #: C636569
Report Date: 2026/04/14

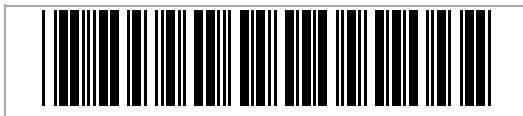
DS Consultants Limited
Client Project #: 25-315-100
Site Location: 118-132 Cross Avenue
Sampler Initials: AS

Exceedance Summary Table – Reg153/04 T2-GW-C
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
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.						



eCOC: T1044242



Project Information: C636569
Job Received: 2026/04/08 14:03
Expected TAT: Standard TAT
Expected Arrival: 2026/04/08 14:23
Submitted By: Aisha Sharif
Submitted To: Mississauga, ON

Invoice Information

Attn: Accounts
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
accounting@dsconsultants.ca

Report Information

Attn: Teresa Weatherhead
DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan , ON , L4H 0K8
Email to:
tweatherhead@dsconsultants.ca
rherrera@dsconsultants.ca
asharif@dsconsultants.ca

Project Information

Quote #: C60065
PO/AFE#:
Project #: 25-315-100
Site Location: 118-132 Cross Avenue

Analytical Summary

A: Standard TAT

Client Sample ID	Clnt Ref	Sampling Date/Time	Matrix	#Cont	O.Reg 153 Metals & Inorganics Pkg (W/tr)	O.Reg 153 PAHs	O.Reg 153 VOCs by HS & F1-F4	O.Reg 153 VOCs by HS (Water)	Set Number
MW26-1	1	2026/04/08 11:00	GROU ND WATER	9	A	A	A		1
Trip Blank	2	2026/04/08 11:00	GROU ND WATER	2				A	2

Deadlines are estimates only and are subject to change. Please refer to your Job Confirmation report for final due dates.

Criteria : Reg153/04 T2-GW-C

Submission Information

of Samples: 2

Details: Please exclude Na and Cl- from the analysis.

Sample Set Listing

Set 1 (1 sample)	Set 2 (1 sample)
MW26-1	Trip Blank



Appendix E



Phase Two Conceptual Site Model

This Phase Two Conceptual Site Model was developed through a synthesis of the information obtained through the completion of the Phase One ESA, and the data collected as part of the Phase Two ESA. The Phase Two ESA is comprised of the following figures and text.

FIGURES

Figure 1 – Site Location Plan
Figure 2 – Phase Two Property Site Plan
Figure 3 – Phase One Study Area
Figure 4 – PCA within Phase One Study Area
Figure 5 – Borehole Location Plan with APECs
Figure 6 – Groundwater Elevation Contours and Flow Direction
Figure 7A – Soil Characterization – Metals and Hydride Forming Metals
Figure 7B – Soil Characterization – ORPs
Figure 7C – Soil Characterization – PHCs & BTEX
Figure 7D – Soil Characterization – VOCs
Figure 7E – Soil Characterization – PAHs
Figure 7F – Soil Characterization – PCBs
Figure 8A – Groundwater Characterization – Metals and Hydride Forming Metals
Figure 8B – Groundwater Characterization – ORPs
Figure 8C – Groundwater Characterization – PHCs & BTEX
Figure 8D – Groundwater Characterization – VOCs
Figure 8E – Groundwater Characterization – PAHs
Figure 8F – Groundwater Characterization – PCBs
Figure 9 – Geological Cross Section A-A'
Figure 10 – Contaminant Transport Diagram

The Phase Two Property is a 0.2485 hectares (0.614 acres) parcel of land situated within a mixed residential, commercial, and industrial area in the Town of Oakville, Ontario. The Phase Two Property is located approximately 40 m east of the intersection of Cross Avenue and Lyons Lane. A Site Location Plan is provided in Figure 1.

The Phase Two Property is currently occupied by one (1) residential house which has been converted to a commercial optometrist office at 118 Cross Avenue, and four (4) residential structures at 122, 126, 128 and 132 Cross Avenue, and a storage shed at 128 Cross Avenue. The Property was first developed for residential purposes prior to 1954. As the parcel located at 118 Cross Avenue has been used for commercial purposes as an optometrist office since at least 2012 to the present day, the Property is considered to be commercial use. The



Phase Two Property Location Plan is provide in Figure 2 and the Phase One Study Area and property uses are shown in Figure 3.

The Phase One ESA completed in November 2025 indicated that the Phase Two Property was previously used for residential purposes. A total of forty-three (43) Potentially Contaminating Activities (PCAs) were identified in the Phase One ESA, six (6) of which were considered to be contributing to an APEC on the Phase Two Property.

The Phase Two ESA involved the advancement of six (6) boreholes, which was completed between October 21, 2025, and October 22, 2025. The boreholes were advanced to a maximum depth of 11.1 metres below ground surface (mbgs) under the supervision of DS personnel. Groundwater monitoring wells were installed in three (3) of the boreholes to facilitate the collection of groundwater samples and the assessment of groundwater flow direction. DS returned to the Site on March 20, 2026, to install an additional well to further support the characterization of the groundwater flow direction and groundwater quality at the Property. The borehole locations were determined based on the findings of the Phase One ESA.

All APECs were investigated with boreholes and/or monitoring wells in accordance with the requirements of O.Reg. 153/04 (as amended). Soil and groundwater samples were collected and submitted for analysis of all COPC, including: Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX), Volatile Organic Compounds (VOCs), Metals and Other Regulated Parameters (ORPs – Electrical Conductivity (EC), Sodium Absorption Ratio (SAR), Sodium (Na), Chlorine (Cl-), Mercury (Hg), Boron – Hot Water Soluble (B-HWS), Cyanide (CN-), Chromium (VI) (Cr (VI)), hydride-forming metals (Arsenic (As), Antimony (Sb), Selenium (Se)), Polychlorinated Biphenyls (PCBs), and Polycyclic Aromatic Hydrocarbons (PAHs).

The soil and analytical results were compared to the “Table 2 SCS: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential/Parkland/Institutional Use with coarse-textured soils” provided in the MECP document entitled, “*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*” dated April 15, 2011 (Table 2 SCS) for coarse-textured soils and residential/parkland/institutional property use.



All soil and groundwater samples analyzed met the MECP Table 2 SCS.

It is the opinion of the QP_{ESA} that the applicable SCS for the soil at the Phase Two Property have been met as of the Certification Date of April 8, 2026. No further sub-surface investigation is required regarding the environmental quality of the soil and groundwater at the Phase Two Property.

I. Description and Assessment of:

A. Areas where potentially contaminating activity has occurred

A total of forty-three (43) PCAs were identified in the Phase One ESA, seventeen of which are considered to be contributing to six (6) APECs on the Phase Two Property. The PCAs are shown on Figure 4. A summary of the PCAs is provided in the table below.

Table Error! No text of specified style in document.-1: Summary of PCAs

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-1	#46 - Rail Yards, Tracks and Spurs	There is a railway located approximately 160 m south of the Property. Canadian National Railroad is also listed as a registered waste generator of paint/pigment/coating residues, other specified inorganics, inorganic laboratory chemicals, waste oils & lubricants, and waste compressed gases for the year 2009.	No – Due to downgradient orientation
PCA-2	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to the city directories, there is an automobile repair, maintenance and detailing centre located at 142 Cross Avenue, approximately 25 m east of the Site. This address is listed for various auto servicing related purposes between 1985-2008. 142 Cross Avenue is currently occupied by Master Auto Lube & Tire and Auto Craft Detailing Professionals, Ceramic Coating, PPF & Window Tinting.	Yes – APEC-1
PCA-3	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Oakville Hydro, located approximately 60 m southwest of the Property, at 530 Lyons Lane, is listed for a private tank with a capacity of 27,276 L, a self-serve fuel safety private fuel outlet and FS piping in 2010, for one (1) expired underground diesel tank and one (1) expired gasoline tank each with a capacity of 13,638 L installed in 1981.	No – Due to downgradient orientation



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PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-4	N/S - Waste Generator	Oakville Hydro-Electric Commission, located west adjacent at 539 Lyons Lane, is listed as a registered waste generator of alkaline wastes – other metals, oil skimmings and PCBs in 1992-1998 and 2006.	Yes – APEC-2
PCA-5	N/S - Waste Generator	Corporation of the Town of Oakville, at 550 Lyons Lane, located approximately 70 m west of the Site, is listed as a registered waste generator of oil skimmings & sludges in 2012.	No – Due to downgradient orientation
PCA-6	N/S - Waste Generator	Oakville Hydro Electric Comm., Oakville Hydro Electric Commission, Oakville Hydro 29-136, and Oakville Hydro Electricity Distribution Inc., located at 530 Lyons Lane, approximately 60 m southwest of the Property is listed as a registered waste generator of oils & lubricants, oil skimmings & sludges, alkaline wastes – other metals, light fuels, petroleum distillates, PCBs, and aliphatic solvents in 1986 to 1989, and 1992-2004.	No – Due to downgradient orientation
PCA-7	N/S - Waste Generator	Wotherspoon Foundry Ltd., located at 148 Cross Avenue, approximately 80 m east of the Site is listed as an iron foundry and a registered waste generator of steel making residues, waste oils & lubricants, petroleum distillates, paint/pigment/coating residues, and acid waste - other metals. The approval years include 1886-1990, 1992, and 1993-2001.	Yes – APEC-1
PCA-8	N/S - Waste Generator	Naylor Building Partnerships, located at 60 Old Mill Road, approximately 185 m south of the Property, is listed as a waste generator of aliphatic solvents and residues and aliphatic solvents. The approval year is January 2021.	No – Due to downgradient orientation
PCA-9	N/S - Waste Generator	125 Cross Avenue, located approximately 160 m northeast of the Site is listed under various company names including Black Photo Corporation, Loblaw Companies Inc, Loblaws Inc., Value Village Store #2154, Value Village Stores, and Wal-Mart Canada Inc. The waste classes include photoprocessing wastes, inorganic laboratory chemicals, organic laboratory chemicals, waste compressed gases, petroleum distillates, paint/pigment/coating residues, waste oils & lubricants, non-halogenated pesticides, pathological wastes, aliphatic solvents and residues, alkaline solutions - containing other metals and non-metals	Yes – APEC-3



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PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
		(not cyanide), acid solutions - containing heavy metals, detergents and soaps, miscellaneous waste organic chemicals, waste compressed gases including cylinders, miscellaneous wastes and inorganic chemicals, other specified inorganic sludges, slurries or solids, organic non-halogenated pesticide and herbicide wastes, pharmaceuticals, wastes from the use of pigments, coatings and paints, waste crankcase oils and lubricants, and halogenated pesticides. The approval years include 1986-1989, 1990, 1992, 1993, 1997-2001, 2015, 2016, December 2018, July 2020, November 2021, and October 2022.	
PCA-10	#55 - Transformer Manufacturing, Processing and Use	Oakville Public Utilities Commission, located at 530 Lyons Lane, approximately 60 m southwest of the Property is listed for the use, storage and/or handling of transformer related mineral oils, and PCBs for the years 1988-1990, 1992, and 1994-2008.	No – Due to downgradient orientation
PCA-11	N/S - Scott's Manufacturing Directory	Brugar Inc., located at 136 Cross Avenue, east adjacent to the Site is listed for totalizing fluid meters and counting devices. The established year is listed as "0000," assumed to be the year 2000. As this location is assumed to operate as an office, rather than a manufacturing facility, this PCA is not considered to contribute to an APEC.	No – no manufacturing activities are inferred to occur at this address
PCA-12	N/S - Scott's Manufacturing Directory	Colourchrome Imaging, located at 117 Cross Avenue, approximately 70 m northeast of the Property, is listed for digital printing, other printing, and sign printing, for the date of October 1, 1990.	No – large-scale printing resulting in adverse environmental impacts is not anticipated
PCA-13A	#28 – Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, there are commercial structures north of Cross Avenue, at 125 Cross Avenue. A structure labelled 'Dominion' is located approximately 150 m northeast of the Property and contains three gas boilers (PCA-13A) and two (2) fuel tanks on the southeast portion of the structure (PCA-13B and PCA-13C).	Yes - APEC-3
PCA-13B			
PCA-13C			
PCA-14	#34 - Metal Fabrication	According to a 1967 FIP, there is a machine shop located west of the intersection of Cross Avenue and Lyons Lane, at 550 Lyons Lane.	No - Due to down-gradient orientation



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PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-15A	#33 - Metal Treatment, Coating, Plating and Finishing	According to a 1967 FIP image, there is a metal stamping building located at 142 Cross Avenue (PCA-15 A). A rolling mill is located at 148 Cross Avenue (PCA-15-B). East of this structure, there is an area labelled "scrap iron piled." The Rolling Mill is labelled "J.A. Wotherspoon & Son (Foundry)" and contains coke ovens, a cupola, and a foundry. This business is also listed under the city directories.	Yes- APEC-1
PCA-15B	#32 - Iron and Steel Manufacturing and Processing		
PCA-16	#18 - Electricity Generation, Transformation and Power Stations	According to a 1967 FIP, there is a transformer substation west adjacent to the Property. This substation is also located at the same location as the present day at 539 Lyons Lane.	Yes - APEC-2
PCA-17	#28 - Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, there is a building that is associated with the Oakville Public Utilities Commission at 530 Lyons Lane, with an underground storage tank on the exterior of the north side of the former building.	No - due to down-gradient orientation
PCA-18A, PCA-18B, PCA-18C, PCA-18D, PCA-18E, PCA-18F, PCA-18G, PCA-18H, PCA-18I, PCA-18J, PCA-18K	#28 - Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, King Paving and Materials Ltd. is located approximately 165 m south of the Property at 80 Old Mill Road, contains a maintenance shop, crushed stone and sand piles, steam cleaning facility, scale house, machinery storage, wash house, and a ready mix plant. The property also includes eleven tanks (PCA-18A to PCA-18K).	No - due to down-gradient orientation
PCA-19	#53 - Tannery	According to a 1967 FIP and city directories (1958, 1960, 1965), Kendall James R Leather Co. Ltd. tanners is located at 185 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property
PCA-20	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to city directories, there is an auto repair and detailing centre located at 187 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property
PCA-21	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	According to the city directories, there is a dry cleaners listed for the years 1991 and 1996, located at 187 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property



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PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-22	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	According to city directories, there is a dry cleaners listed for the years 2012, 2017, 2021, and 2023, located at 117 Cross Avenue, approximately 70 m northeast of the Property.	Yes – APEC-3
PCA-23	#10 - Commercial Autobody Shops	According to the city directories, there is automobile detailing facility located at 187 Cross Avenue, approximately 210 m northeast from the Property. The facility is listed for the years 2021 and 2023.	No - due to distance from Property
PCA-24	N/S - Scott's Manufacturing Directory	Instant Imprints Canada Inc., located at 165 Cross Avenue, approximately 130 m northeast of the Property, is listed for commercial screen printing, other printing, all other textile product mills, sign manufacturing, lessors of non-financial intangible assets (except copyrighted works), and commercial screen printing in the ERIS SCT database. The established year is not listed.	Yes – APEC-3
PCA-25	#10 - Commercial Autobody Shops	There is an auto centre listed in the city directories for the years 1985 and 1991, at 125 Cross Avenue, approximately 160 m northeast of the Property.	Yes – APEC-3
PCA-26	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	There is a dry cleaners listed in the city directories for the years 1985, 1991, and 2001, for the address of 125 Cross Avenue, located approximately 160 m northeast of the Property.	Yes – APEC-3
PCA-27	N/S - Inferred application of de-icing agents*	De-icing agents may have been utilized for safety purposes during the winter season on paved surfaces located on the Property.	APEC-4
PCA-28	N/S - Structure Fire	According to the Phase One ESA questionnaire, a fire occurred at 132 Cross Avenue in 2022. This was verified by images found in a CHCH news article depicting the fire at northwest corner the residential house, published on November 16, 2022.	APEC-5
PCA-29	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to a 1967 FIP image, there is a Firestone Garage located in a plaza at the address formerly known as 125 Cross Avenue, and currently known as 99 Cross Avenue.	No – Due to cross gradient orientation
PCA-30	#30 - Importation of Fill Material of Unknown Quality	Based on a concurrent geotechnical investigation completed by DS, fill material was identified in all 6 boreholes advanced across the site.	APEC-6

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

* - The area is subject to application of de-icing salts for road safety purposes. Per Section 49.1 (1) of O.Reg. 407/19, published December 4, 2019 "If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act": "...that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both". Any potential impacts associated with EC and/or SAR



in soil, and sodium and/or chloride in groundwater will be deemed not to exceed the MECP Site Conditions Standards for the area identified in APEC-4.

B. Areas of potential environmental concern

A total of six (6) APECs were identified to be present on the Phase Two Property through the completion of the Phase One ESA. The APECs are shown on Figure 5. A summary of the APECs identified, and the associated COPCs is provided in the table below.

Table Error! No text of specified style in document.-2: Summary of APECs

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Eastern portion of the Phase One Property	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site PCA-2	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Soil, Groundwater
		N/S - Waste Generator	Off-Site PCA-7	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater
		#33 - Metal Treatment, Coating, Plating and Finishing	Off-Site PCA-15A	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
		#32 - Iron and Steel Manufacturing and Processing	Off-Site PCA-15B	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX, PAHs	Groundwater
APEC-2	Western portion of the Phase One Property	N/S - Waste Generator	Off-Site PCA-4	Metals, PHCs, VOCs, BTEX, PCBs	Soil, Groundwater
		#18 - Electricity Generation, Transformation and Power Stations	Off-Site PCA-16	PHCs, BTEX, PCBs	Soil, Groundwater



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Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-3	Northeast corner of Phase One Property	N/S- Waste Generator	PCA-9 Off-Site	Metals, PHCs, BTEX, VOCs,	Groundwater
		#28 – Gasoline and Associated Products Storage in Fixed Tanks	PCA-13A, PCA-13B, PCA-13C Off-Site	PHCs, BTEX, VOCs, Metals, PAHs	Groundwater
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-22 Off-Site	VOCs	Groundwater
		N/S - Scott's Manufacturing Directory	PCA-24 Off-Site	Metals, VOCs	Groundwater
		#10 - Commercial Autobody Shops	PCA-25 Off-Site	Metals, As, Sb, Se, Cr(VI), CN-, Hg, PHCs, VOCs, BTEX	Groundwater
		#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	PCA-26 Off-Site	VOCs	Groundwater
APEC-4	Paved, gravel and grass surfaces on the Phase One Property, adjacent to Cross Avenue	N/S - Inferred application of de-icing agent*	PCA-27 On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-5	Northwest portion of 132 Cross Avenue	N/S - Structure Fire	PCA-28	PAHs	Soil
APEC-6	Entire Property	#30 - Importation of Fill Material of Unknown Quality	PCA-30	PHCs, BTEX, Metals, As, Sb, Se, B-HWS, CN-, Cr (VI), Hg, PAHs	Soil

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

* - The area is subject to application of de-icing salts for road safety purposes. Per Section 49.1 (1) of O.Reg. 407/19, published December 4, 2019 "If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site



condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act": "...that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both". Any potential impacts associated with EC and/or SAR in soil, and sodium and/or chloride in groundwater will be deemed not to exceed the MECP Site Conditions Standards for the area identified in APEC-4.

C. Any subsurface structures and utilities on, in or under the Phase Two Property that may affect contaminant distribution and transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

It is anticipated that underground utilities and corridors exist under the Phase One Property to connect the buildings to municipal water, wastewater, hydro and supplied utilities; however, the exact locations were not known at the time of this investigation. Plans were not available to confirm the depths of these utilities, however, they are estimated to be installed at depths ranging from 2 to 3 metres below ground surface.

The depth to groundwater was measured in four (4) monitoring wells installed during the course of this investigation. Groundwater levels ranged between 2.7 and 6.1 mbgs, with corresponding elevations ranging from 99.90 to 96.71 masl, on April 8, 2026. Therefore, the utility corridors are not expected to act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.

II. Description of, and as appropriate, figures illustrating, the physical setting of the Phase Two Property and any areas under it including:

A. Stratigraphy from ground surface to the deepest aquifer or aquitard investigated

A total of seven (7) boreholes (BH/MW25-1 to BH25-6, and MW26-1) were advanced on the Property to a maximum depth of 11.1 metres below ground surface (mbgs). Fill material was found underlying the asphalt/organic/granular layers at all boreholes, excluding BH/MW25-1 and BH25-2 where it is encountered at the surface. The fill material extended to a maximum depth of 2.3 mbgs and consisted of clayey silt, and sandy silt. Native clayey silt till and/or sandy silt till and till/shale complex was encountered below the fill layers, to the underlying or shale bedrock. Shale bedrock of the Georgian Bay Formation was encountered



in all boreholes advanced excluding BH25-6, at approximate depths ranging from 4.6 to 9.5 mbgs.

A total of seven (7) boreholes (BH/MW25-1 to BH25-6, and MW26-1) were advanced on the Property to a maximum depth of 11.1 metres below ground surface (mbgs). Fill material was found underlaying the asphalt/organic/granular layers at all boreholes, excluding BH/MW25-1 and BH25-2 where it is encountered at the surface. The fill material extended to a maximum depth of 2.3 mbgs and consisted of clayey silt, and sandy silt. Native clayey silt till and/or sandy silt till and till/shale complex was encountered below the fill layers, to the underlying or shale bedrock. Shale bedrock of the Georgian Bay Formation was encountered in all boreholes advanced excluding BH25-6, at approximate depths ranging from 4.6 to 9.5 mbgs.

The borehole locations are depicted on Figure 5. A visual representation of the stratigraphy investigated is presented on the cross-section provided in Figure 10.

B. Hydrogeological Characteristics, including aquifers, aquitards and, in each hydrostratigraphic unit where one or more contaminants is present at concentrations above the applicable site condition standards, lateral and vertical gradients

The monitoring wells were screened within the shale bedrock unit encountered at an approximate depth ranging from 4.6 to 9.6 mbgs. The top 0.4 m of the well screen for BH/MW25-1 is within the overlying clayey silt till layer, and the top 1.1 m of the well screen for MW26-1 is within the overlaying sandy silt till/shale complex layer. The shale bedrock unit is inferred to be a confined aquifer.

The groundwater flow direction is interpreted to be south towards Sixteen Mile Creek as shown on Figure 6.

C. Depth to bedrock

Shale bedrock was encountered in all boreholes except BH25-6, at approximate depths ranging from 4.6 to 11.1 mbgs.



D. Approximate depth to water table

The depth to groundwater in all of the monitoring wells installed on the Property ranged between 2.7 to 6.1 mbgs on April 8, 2026 and shown on Figure 6.

E. Any respect in which sections 35, 41 or 43.1 of the regulation applies to the property

Section 35

Section 35 is not applicable as the Town of Oakville may rely on groundwater as a potable water source.

Section 41

The pH values measured for both surface and sub-surface soil samples were within the acceptable limits for non-sensitive sites. The pH value for select soil samples is provided on Figure 7B. There are no areas of natural significance on the Phase Two Property, or within 30 m of the Phase Two Property. As such, the Phase Two Property is not considered to be environmentally sensitive as defined by Section 41.

Section 43.1

The Phase Two Property is not considered a shallow soil property, nor are there any bodies of water within 30 m of the Phase Two Property. Thus, Section 43.1 is not applicable.

F. Areas on, in or under the Phase Two Property where excess soil is finally placed

No excess soil has been brought to or finally placed at Phase Two Property as of the time of this investigation.

G. Approximate locations, if known, of any proposed buildings and other structures

The proposed redevelopment is for residential purposes and consists of constructing a high-rise building up to 38 storeys with three (3) levels of underground parking, and a road widening of Cross Avenue.



III. Where a contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable site condition standard, identification of

A. Each area where a contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable SCS

Not applicable – all samples analyzed met the MECP Table 2 SCS. The location of soil and groundwater samples submitted for analysis is shown in Figures 7A to 7F for soil and in Figures 8A to 8F for groundwater.

B. The contaminants associated with each of the areas

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

C. Medium that contaminants were identified in

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

D. Description and assessment of what is known about each of the areas

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

E. Distribution in which the areas of each contaminant is present in the area at a concentration greater than the applicable SCS, for each medium in which the contaminant is present, together with figures showing the distribution

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

F. Anything known about the reason for the discharge of the contaminants present on, in or under the Phase Two Property at a concentrations greater than the applicable SCS

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

G. Anything known about migration of the contaminants present on, in or under the phase two property at a concentration greater than the applicable SCS away from any area of potential environmental concern, including the identification of any preferential pathways



Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

H. Climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in groundwater levels

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS.

I. Information concerning soil vapour intrusion of the contaminants into buildings

No volatile parameters were identified at concentrations greater than the applicable SCS, therefore vapour intrusion is not considered to be an exposure pathway at this time.

IV. Where contaminants on, in or under the Phase Two Property are present at concentrations greater than the applicable SCS, one or more cross-sections showing

- A. The lateral and vertical distribution of a contaminant in each area where the contaminants are present at concentrations greater than the applicable SCS in soil, groundwater and sediment**
- B. Approximate depth to water table**
- C. Stratigraphy from ground surface to the deepest aquifer or aquitard investigated**
- D. Any subsurface structures and utilities that may affect contaminants distribution and transport**

Not applicable – all of the soil and groundwater samples analyzed met the MECP Table 2 SCS. A geological cross-section depicting this content has been prepared and provided in Figure 9.

V. For each area where a contaminant is present on, in or under the property at a concentration greater than the applicable SCS for the contaminant, a diagram identifying, with narrative explanatory notes

- A. The release mechanisms**
- B. Contaminant transport pathway**
- C. The human and ecological receptors located on, in or under the phase two property**



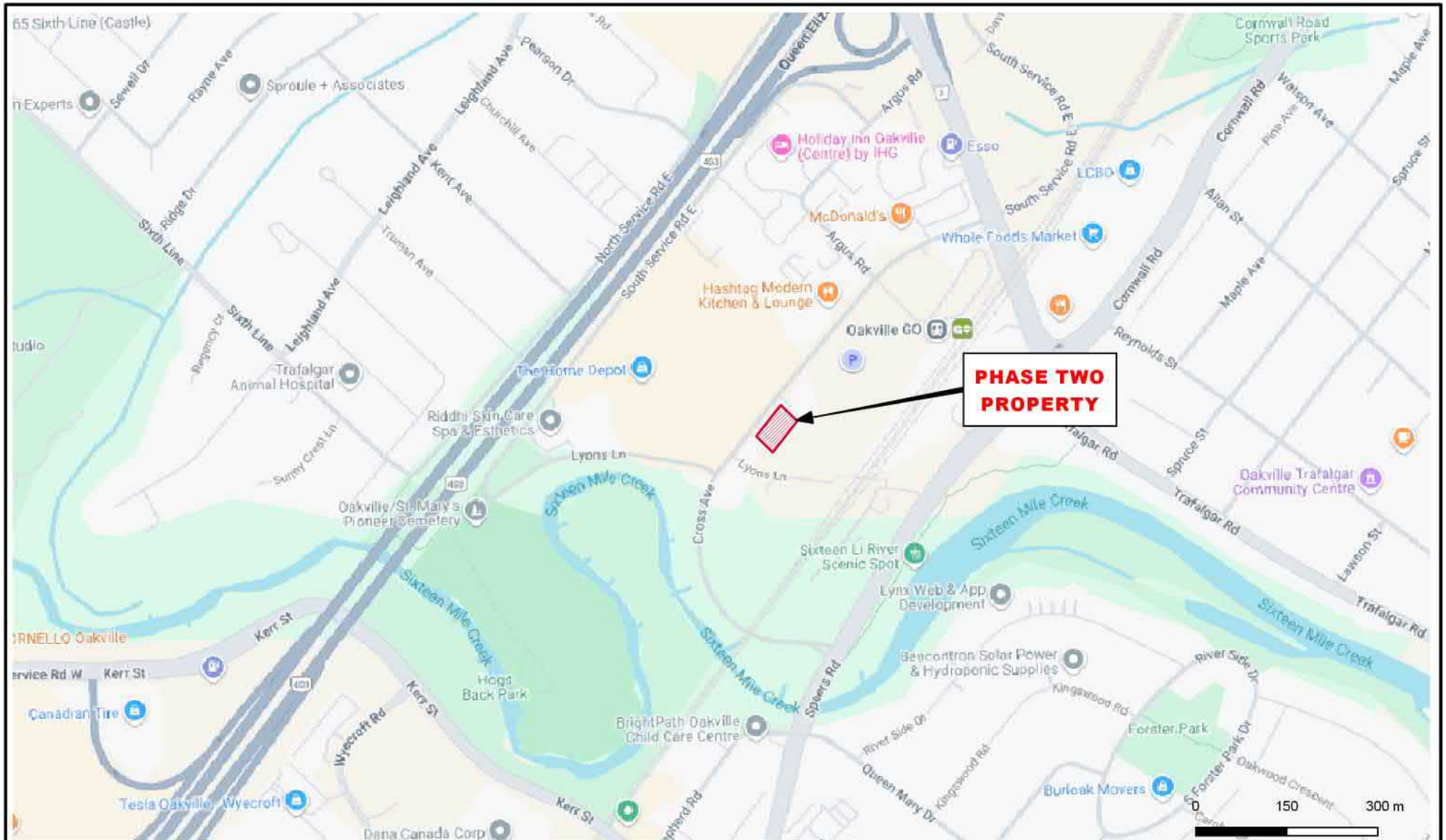
D. Receptor exposure points

E. Routes of exposure

Not applicable – there are no areas identified where the presence of a contaminant is at a concentration greater than the MECP Table 2 SCS. A Contaminant Transport Diagram is provided as Figure 10.



Figures



Legend

 Phase Two Boundary



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Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

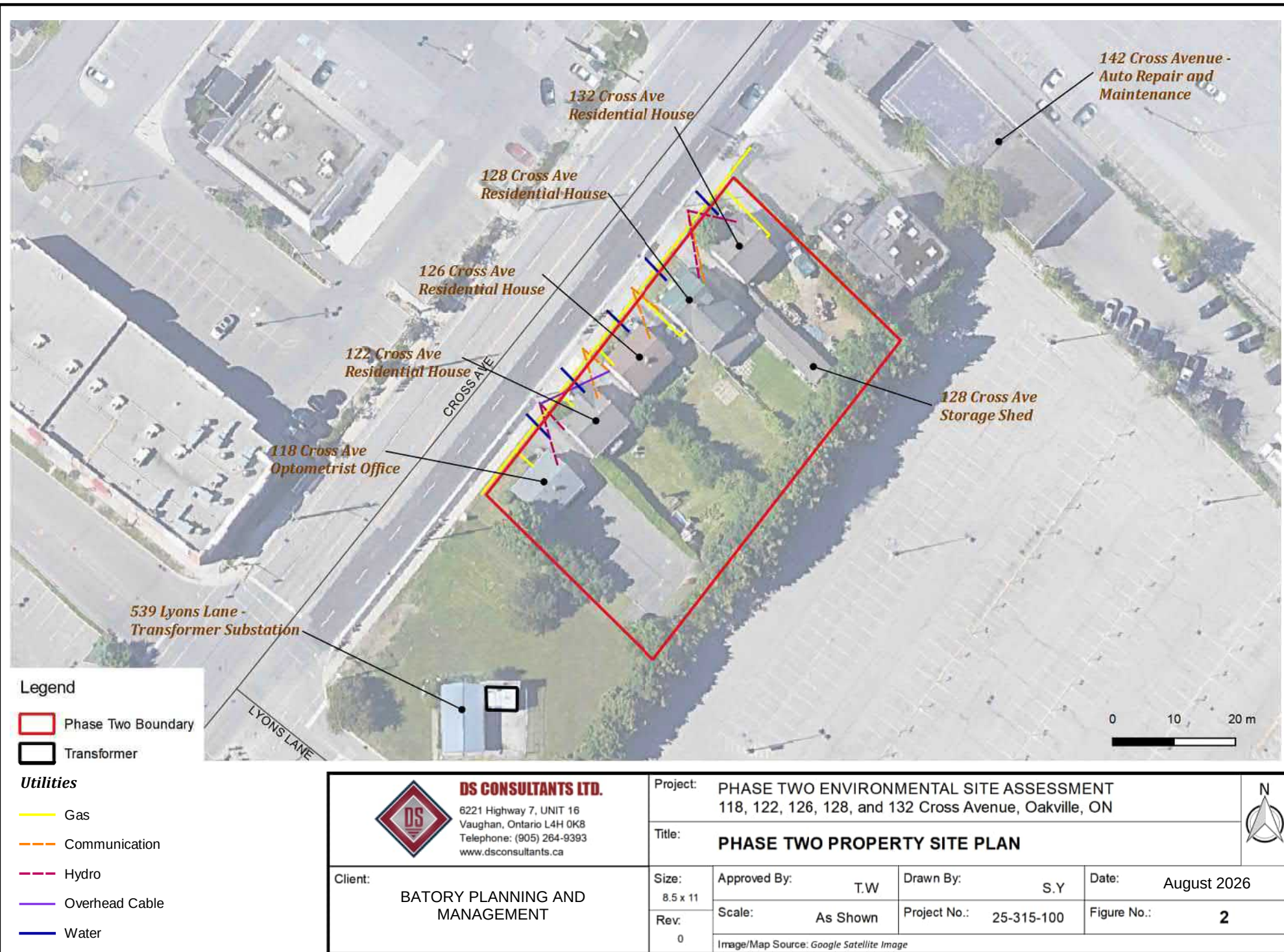
Title: **SITE LOCATION PLAN**

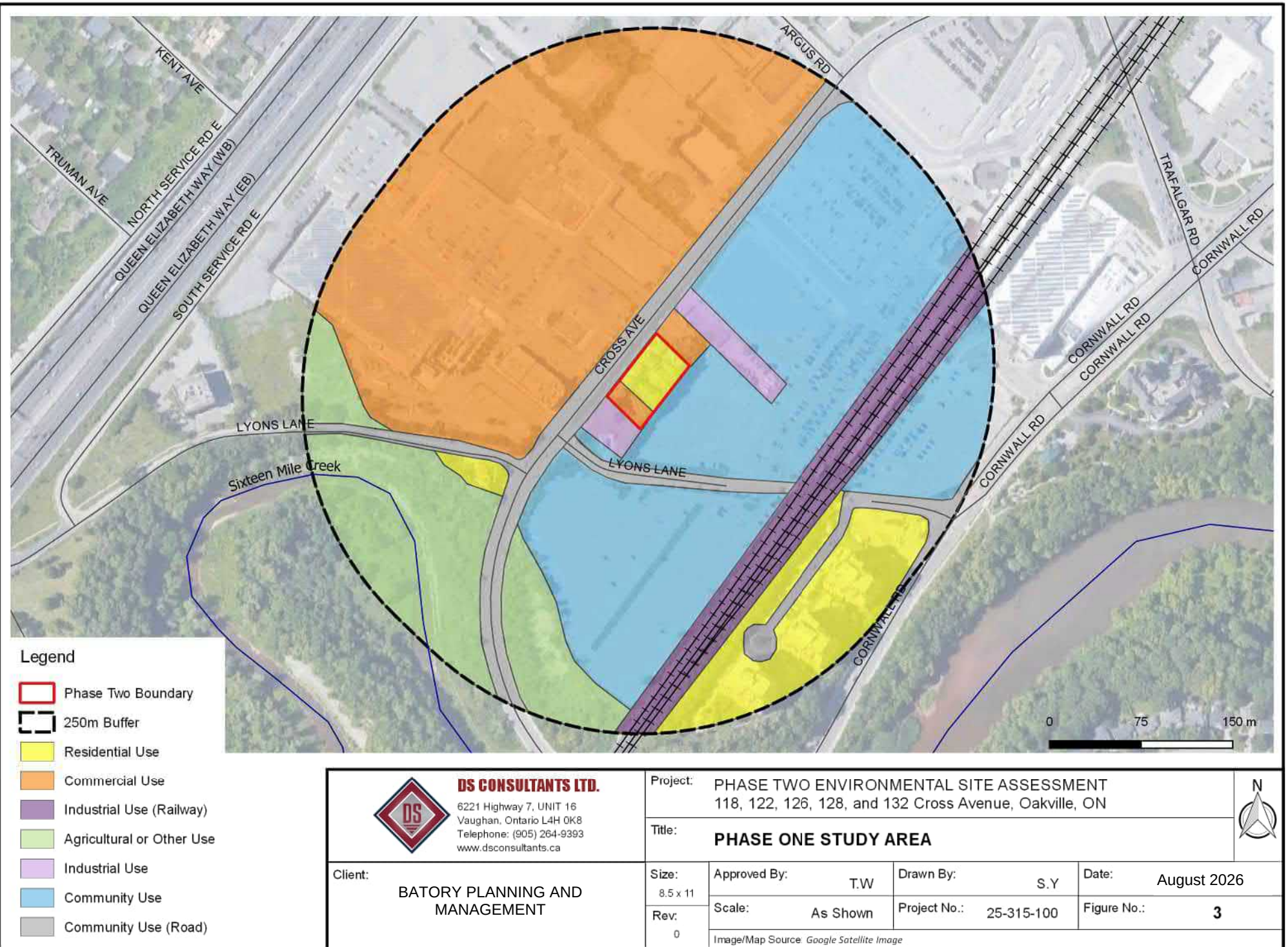


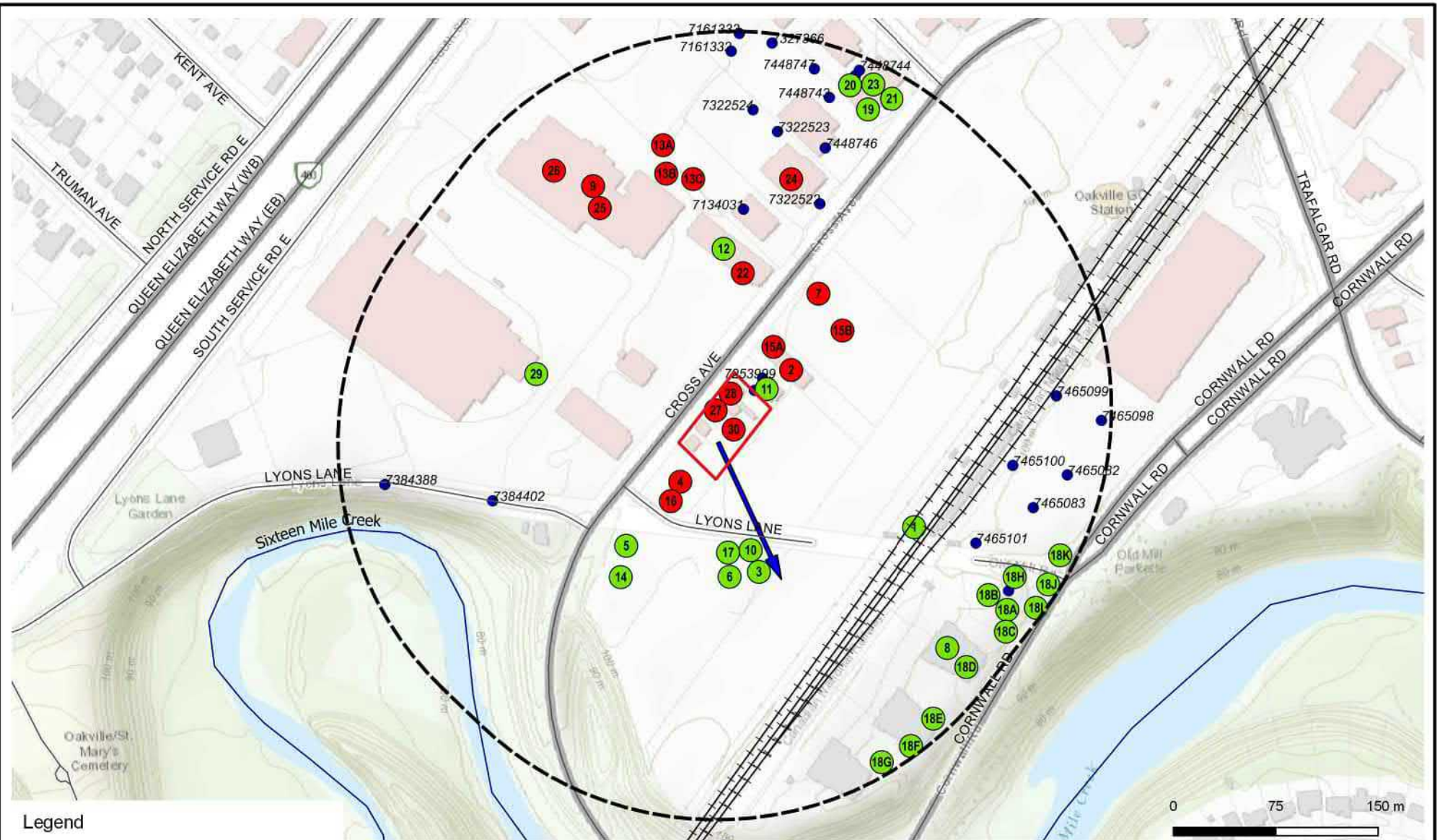
Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026
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Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 1
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Image/Map Source: Google Streetmap Image







Legend

- Phase Two Boundary
- 250m Buffer
- PCA not contributing to APEC
- PCA contributing to APEC
- ➔ Inferred Groundwater Flow Direction
- Registered Water Well (MECP WWR)



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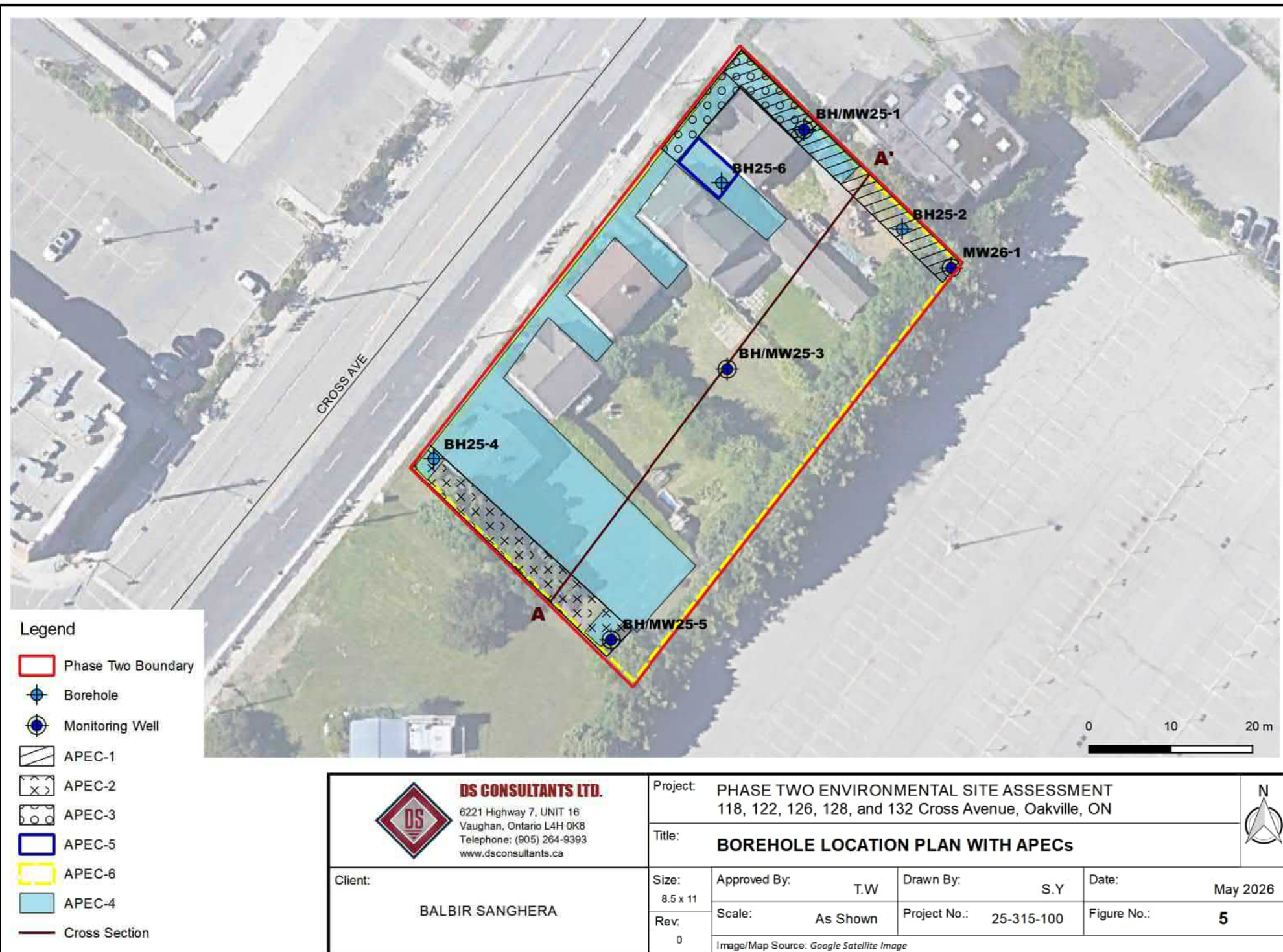
Title: **PCAs WITHIN PHASE ONE STUDY AREA**

Size: 8.5 x 11 Approved By: T.W. Drawn By: S.Y. Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **4**

Image/Map Source: Google Satellite Image







Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- ➔ Groundwater Flow Direction
- Groundwater Elevation Contour (Apr 8, 2026)

 DS CONSULTANTS LTD. 6221 Highway 7, UNIT 18 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca	Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON			
	Title: GROUNDWATER ELEVATION CONTOURS AND FLOW DIRECTION			
Client: BATTERY PLANNING AND MANAGEMENT	Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026
	Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 6
	Image/Map Source: Google Satellite Image			



Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Client:

BATORY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

**SOIL CHARACTERIZATION – METALS AND HYDRIDE
FORMING METALS**

Size:
8.5 x 11

Rev:
0

Approved By:

T.W

Drawn By:

S.Y

Date:

August 2026

Scale:

As Shown

Project No.:

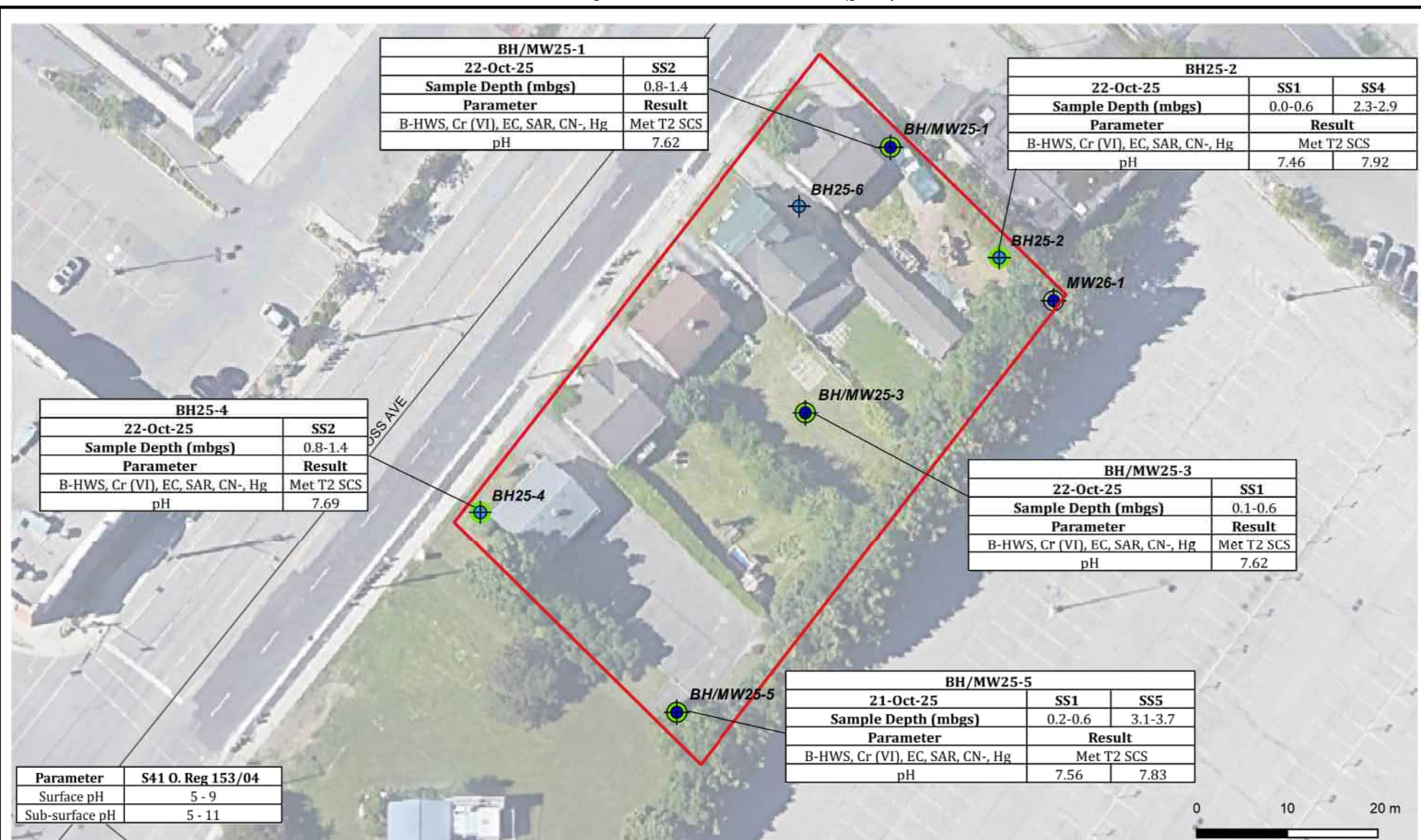
25-315-100

Figure No.:

7A

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Client:

BATTERY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

SOIL CHARACTERIZATION – ORPs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: 7B

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- + Borehole
- + Monitoring Well
- Sample Met Applicable Standards



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Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
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Title: **SOIL CHARACTERIZATION – PHCs & BTEX**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **7C**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊕ Monitoring Well
- Sample Met Applicable Standards



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MANAGEMENT**

Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

SOIL CHARACTERIZATION – VOCs

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **7D**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

SOIL CHARACTERIZATION – PAHs



Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **7E**

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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MANAGEMENT**

Project:

**PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title:

SOIL CHARACTERIZATION – PCBs



Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **7F**

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊙ Monitoring Well
- Sample Met Applicable Standards



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Client:

BATTERY PLANNING AND
MANAGEMENT

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

**GROUNDWATER CHARACTERIZATION – METALS AND
HYDRIDE FORMING METALS**

Size:
8.5 x 11

Approved By: T.W

Drawn By: S.Y

Date: August 2026

Rev:
0

Scale: As Shown

Project No.: 25-315-100

Figure No.: **8A**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title: **GROUNDWATER CHARACTERIZATION – ORPs**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **8B**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

Title: **GROUNDWATER CHARACTERIZATION – PHCs & BTEX**



Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **8C**

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- Borehole
- Monitoring Well
- Sample Met Applicable Standards



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Project: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
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Title: **GROUNDWATER CHARACTERIZATION – VOCs**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **8D**

Image/Map Source: Google Satellite Image





Legend

- Phase Two Boundary
- ⊕ Borehole
- ⊗ Monitoring Well
- Sample Met Applicable Standards



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Client:

BALBIR SANGHERA

Project:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title:

GROUNDWATER CHARACTERIZATION – PAHs



Size:
8.5 x 11

Rev:
0

Approved By:

T.W

Drawn By:

S.Y

Date:

May 2026

Scale:

As Shown

Project No.:

25-315-100

Figure No.:

8E

Image/Map Source: Google Satellite Image



Legend

- Phase Two Boundary
- + Borehole
- Monitoring Well
- Sample Met Applicable Standards



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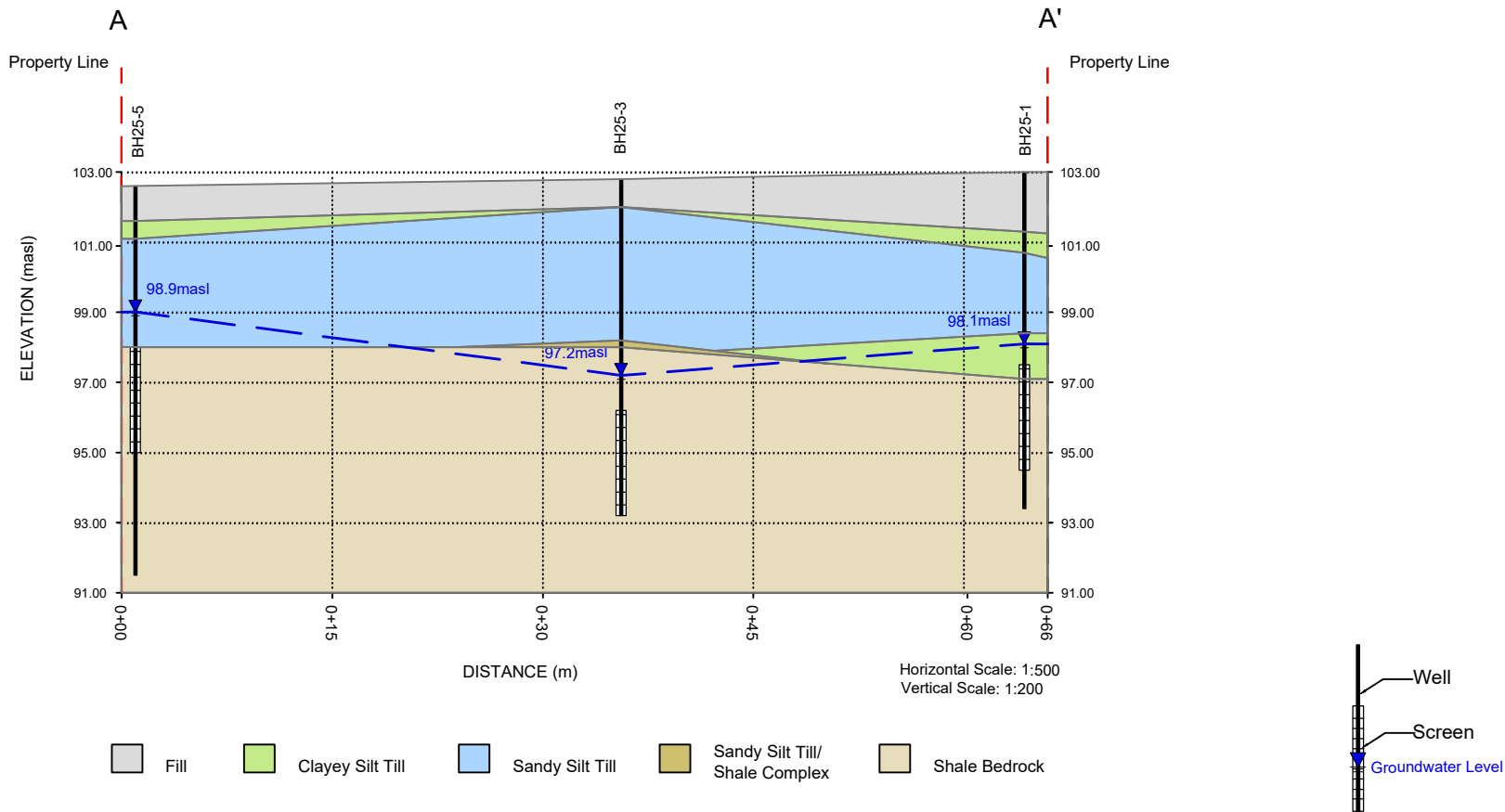
Title: **GROUNDWATER CHARACTERIZATION – PCBs**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **8F**

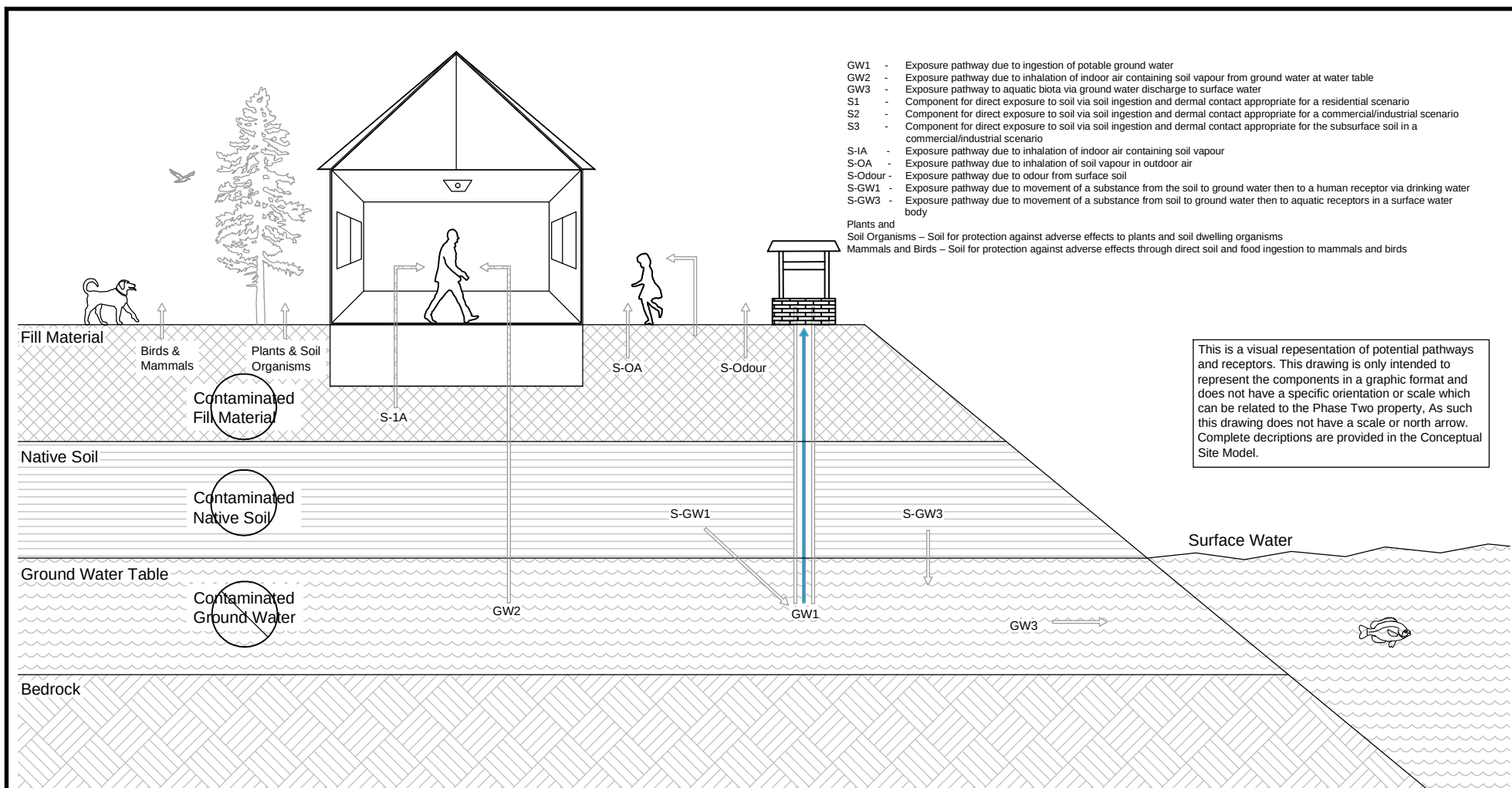
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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON			
Title: GEOLOGICAL CROSS SECTION A-A'			
Client: BATORY PLANNING AND MANAGEMENT	Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y
	Rev.	Scale: As Shown	Project No: 25-315-100
Date: August 2026			Figure No. 9



- GW1 - Exposure pathway due to ingestion of potable ground water
- GW2 - Exposure pathway due to inhalation of indoor air containing soil vapour from ground water at water table
- GW3 - Exposure pathway to aquatic biota via ground water discharge to surface water
- S1 - Component for direct exposure to soil via soil ingestion and dermal contact appropriate for a residential scenario
- S2 - Component for direct exposure to soil via soil ingestion and dermal contact appropriate for a commercial/industrial scenario
- S3 - Component for direct exposure to soil via soil ingestion and dermal contact appropriate for the subsurface soil in a commercial/industrial scenario
- S-1A - Exposure pathway due to inhalation of indoor air containing soil vapour
- S-OA - Exposure pathway due to inhalation of soil vapour in outdoor air
- S-Odour - Exposure pathway due to odour from surface soil
- S-GW1 - Exposure pathway due to movement of a substance from the soil to ground water then to a human receptor via drinking water
- S-GW3 - Exposure pathway due to movement of a substance from soil to ground water then to aquatic receptors in a surface water body
- Plants and Soil Organisms - Soil for protection against adverse effects to plants and soil dwelling organisms
- Mammals and Birds - Soil for protection against adverse effects through direct soil and food ingestion to mammals and birds

 Not Identified



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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON

Title: **CONTAMINANT TRANSPORT DIAGRAM**

Client: **BATORY PLANNING AND
MANAGEMENT**

Size:
8.5 x 11

Approved By: **TW**

Drawn By: **TW**

Date: **August 2026**

Rev.

Scale: **N.T.S**

Project No: **25-315-100**

Figure No. **10**



Appendix F

Phase One Conceptual Site Model

A Conceptual Site Model was developed for the Phase One Property, located at 118, 122, 126, 128, and 132 Cross Avenue, Oakville, Ontario. The Phase One Conceptual Site Model is presented in Figures 1 through 5, and visually depicts the following:

- ◆ Any existing buildings and structures
- ◆ Water bodies located in whole, or in part, on the Phase One Study Area
- ◆ Areas of natural significance located in whole, or in part, on the Phase One Study Area
- ◆ Water wells at the Phase One Property or within the Phase One Study Area
- ◆ Roads, including names, within the Phase One Study Area
- ◆ Uses of properties adjacent to the Phase One Property
- ◆ Areas where any PCAs have occurred, including location of any tanks
- ◆ Areas of Potential Environmental Concern

Potentially Contaminating Activity Affecting the Phase One Property

All PCAs identified within the Phase One Study Area are presented on Figure 4. The PCAs are summarized in the table below:

Summary of PCAs

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-1	#46 - Rail Yards, Tracks and Spurs	There is a railway located approximately 160 m south of the Property. Canadian National Railroad is also listed as a registered waste generator of paint/pigment/coating residues, other specified inorganics, inorganic laboratory chemicals, waste oils & lubricants, and waste compressed gases for the year 2009.	No – Due to downgradient orientation
PCA-2	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to the city directories, there is an automobile repair, maintenance and detailing centre located at 142 Cross Avenue, approximately 25 m east of the Site. This address is listed for various auto servicing related purposes between 1985-2008. 142 Cross Avenue is currently occupied by Master Auto Lube & Tire and Auto Craft Detailing Professionals, Ceramic Coating, PPF & Window Tinting.	Yes – APEC-1
PCA-3	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Oakville Hydro, located approximately 60 m southwest of the Property, at 530 Lyons Lane, is listed for a private tank with a capacity of 27,276 L, a self-serve fuel safety private fuel outlet and FS piping in 2010, for one (1) expired underground diesel tank and one (1) expired gasoline tank each with a capacity of 13,638 L installed in 1981.	No – Due to downgradient orientation

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-4	N/S - Waste Generator	Oakville Hydro-Electric Commission, located west adjacent at 539 Lyons Lane, is listed as a registered waste generator of alkaline wastes – other metals, oil skimmings and PCBs in 1992-1998 and 2006.	Yes – APEC-2
PCA-5	N/S - Waste Generator	Corporation of the Town of Oakville, at 550 Lyons Lane, located approximately 70 m west of the Site, is listed as a registered waste generator of oil skimmings & sludges in 2012.	No – Due to downgradient orientation
PCA-6	N/S - Waste Generator	Oakville Hydro Electric Comm., Oakville Hydro Electric Commission, Oakville Hydro 29-136, and Oakville Hydro Electricity Distribution Inc., located at 530 Lyons Lane, approximately 60 m southwest of the Property is listed as a registered waste generator of oils & lubricants, oil skimmings & sludges, alkaline wastes – other metals, light fuels, petroleum distillates, PCBs, and aliphatic solvents in 1986 to 1989, and 1992-2004.	No – Due to downgradient orientation
PCA-7	N/S - Waste Generator	Wotherspoon Foundry Ltd., located at 148 Cross Avenue, approximately 80 m east of the Site is listed as an iron foundry and a registered waste generator of steel making residues, waste oils & lubricants, petroleum distillates, paint/pigment/coating residues, and acid waste - other metals. The approval years include 1886-1990, 1992, and 1993-2001.	Yes – APEC-1
PCA-8	N/S - Waste Generator	Naylor Building Partnerships, located at 60 Old Mill Road, approximately 185 m south of the Property, is listed as a waste generator of aliphatic solvents and residues and aliphatic solvents. The approval year is January 2021.	No – Due to downgradient orientation
PCA-9	N/S - Waste Generator	125 Cross Avenue, located approximately 160 m northeast of the Site is listed under various company names including Black Photo Corporation, Loblaw Companies Inc, Loblaws Inc., Value Village Store #2154, Value Village Stores, and Wal-Mart Canada Inc. The waste classes include photoprocessing wastes, inorganic laboratory chemicals, organic laboratory chemicals, waste compressed gases, petroleum distillates, paint/pigment/coating residues, waste oils & lubricants, non-halogenated pesticides, pathological wastes, aliphatic solvents and residues, alkaline solutions - containing other metals and non-metals (not cyanide), acid solutions - containing heavy	Yes – APEC-3

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
		metals, detergents and soaps, miscellaneous waste organic chemicals, waste compressed gases including cylinders, miscellaneous wastes and inorganic chemicals, other specified inorganic sludges, slurries or solids, organic non-halogenated pesticide and herbicide wastes, pharmaceuticals, wastes from the use of pigments, coatings and paints, waste crankcase oils and lubricants, and halogenated pesticides. The approval years include 1986-1989, 1990, 1992, 1993, 1997-2001, 2015, 2016, December 2018, July 2020, November 2021, and October 2022.	
PCA-10	#55 - Transformer Manufacturing, Processing and Use	Oakville Public Utilities Commission, located at 530 Lyons Lane, approximately 60 m southwest of the Property is listed for the use, storage and/or handling of transformer related mineral oils, and PCBs for the years 1988-1990, 1992, and 1994-2008.	No – Due to downgradient orientation
PCA-11	N/S - Scott's Manufacturing Directory	Brukar Inc., located at 136 Cross Avenue, east adjacent to the Site is listed for totalizing fluid meters and counting devices. The established year is listed as "0000," assumed to be the year 2000. As this location is assumed to operate as an office, rather than a manufacturing facility, this PCA is not considered to contribute to an APEC.	No – no manufacturing activities are inferred to occur at this address
PCA-12	N/S - Scott's Manufacturing Directory	Colourchrome Imaging, located at 117 Cross Avenue, approximately 70 m northeast of the Property, is listed for digital printing, other printing, and sign printing, for the date of October 1, 1990.	No – large-scale printing resulting in adverse environmental impacts is not anticipated
PCA-13A	#28 – Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, there are commercial structures north of Cross Avenue, at 125 Cross Avenue. A structure labelled 'Dominion' is located approximately 150 m northeast of the Property and contains three gas boilers (PCA-13A) and two (2) fuel tanks on the southeast portion of the structure (PCA-13B and PCA-13C).	Yes - APEC-3
PCA-13B			
PCA-13C			
PCA-14	#34 - Metal Fabrication	According to a 1967 FIP, there is a machine shop located west of the intersection of Cross Avenue and Lyons Lane, at 550 Lyons Lane.	No - Due to down-gradient orientation
PCA-15A	#33 - Metal Treatment, Coating, Plating and Finishing	According to a 1967 FIP image, there is a metal stamping building located at 142 Cross Avenue (PCA-15 A). A rolling mill is located at 148 Cross	Yes– APEC-1

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-15B	#32 - Iron and Steel Manufacturing and Processing	Avenue (PCA-15-B). East of this structure, there is an area labelled "scrap iron piled." The Rolling Mill is labelled "J.A. Wotherspoon & Son (Foundry)" and contains coke ovens, a cupola, and a foundry. This business is also listed under the city directories.	
PCA-16	#18 - Electricity Generation, Transformation and Power Stations	According to a 1967 FIP, there is a transformer substation west adjacent to the Property. This substation is also located at the same location as the present day at 539 Lyons Lane.	Yes – APEC-2
PCA-17	#28 – Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, there is a building that is associated with the Oakville Public Utilities Commission at 530 Lyons Lane, with an underground storage tank on the exterior of the north side of the former building.	No - due to down-gradient orientation
PCA-18A, PCA-18B, PCA-18C, PCA-18D, PCA-18E, PCA-18F, PCA-18G, PCA-18H, PCA-18I, PCA-18J, PCA-18K	#28 – Gasoline and Associated Products Storage in Fixed Tanks	According to a 1967 FIP, King Paving and Materials Ltd. is located approximately 165 m south of the Property at 80 Old Mill Road, contains a maintenance shop, crushed stone and sand piles, steam cleaning facility, scale house, machinery storage, wash house, and a ready mix plant. The property also includes eleven tanks (PCA-18A to PCA-18K).	No - due to down-gradient orientation
PCA-19	#53 - Tannery	According to a 1967 FIP and city directories (1958, 1960, 1965), Kendall James R Leather Co. Ltd. tanners is located at 185 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property
PCA-20	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to city directories, there is an auto repair and detailing centre located at 187 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property
PCA-21	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	According to the city directories, there is a dry cleaners listed for the years 1991 and 1996, located at 187 Cross Avenue, approximately 210 m northeast of the Property.	No - due to distance from Property
PCA-22	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	According to city directories, there is a dry cleaners listed for the years 2012, 2017, 2021, and 2023, located at 117 Cross Avenue, approximately 70 m northeast of the Property.	Yes – APEC-3
PCA-23	#10 - Commercial Autobody Shops	According to the city directories, there is automobile detailing facility located at 187 Cross Avenue, approximately 210 m northeast from the Property. The facility is listed for the years 2021 and 2023.	No - due to distance from Property

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Contributing to APEC (Y/N)
PCA-24	N/S - Scott's Manufacturing Directory	Instant Imprints Canada Inc., located at 165 Cross Avenue, approximately 130 m northeast of the Property, is listed for commercial screen printing, other printing, all other textile product mills, sign manufacturing, lessors of non-financial intangible assets (except copyrighted works), and commercial screen printing in the ERIS SCT database. The established year is not listed.	Yes – APEC-3
PCA-25	#10 - Commercial Autobody Shops	There is an auto centre listed in the city directories for the years 1985 and 1991, at 125 Cross Avenue, approximately 160 m northeast of the Property.	Yes – APEC-3
PCA-26	#37 - Operation of Dry Cleaning Equipment (where chemicals are used)	There is a dry cleaners listed in the city directories for the years 1985, 1991, and 2001, for the address of 125 Cross Avenue, located approximately 160 m northeast of the Property.	Yes – APEC-3
PCA-27	N/S - Inferred application of de-icing agents*	De-icing agents may have been utilized for safety purposes during the winter season on paved surfaces located on the Property.	APEC-4
PCA-28	N/S - Structure Fire	According to the Phase One ESA questionnaire, a fire occurred at 132 Cross Avenue in 2022. This was verified by images found in a CHCH news article depicting the fire at northwest corner the residential house, published on November 16, 2022.	APEC-5
PCA-29	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	According to a 1967 FIP image, there is a Firestone Garage located in a plaza at the address formerly known as 125 Cross Avenue, and currently known as 99 Cross Avenue.	No – Due to cross gradient orientation
PCA-30	#30 - Importation of Fill Material of Unknown Quality	Based on a concurrent geotechnical investigation completed by DS, fill material was identified in all 6 boreholes advanced across the site.	APEC-6

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

* - The area is subject to application of de-icing salts for road safety purposes. Per Section 49.1 (1) of O.Reg. 407/19, published December 4, 2019 "If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act": "...that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both". Any potential impacts associated with EC and/or SAR in soil, and sodium and/or chloride in groundwater will be deemed not to exceed the MECP Site Conditions Standards for the area identified in APEC-4.

Contaminants of Potential Concern

A summary of the contaminants of potential concern identified for each respective APEC is presented in the Table above. The following contaminants of potential concern were identified for the Phase One Property: metals, As, Sb, Se, Cr (VI), CN-, Hg, PHCs, BTEX, VOCs, PAHs, PCBs, EC, SAR, Na, CL-, and B-HWS.

Underground Utilities and Contaminant Distribution and Transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

It is anticipated that underground utilities and corridors exist under the Phase One Property to connect the buildings to municipal water, wastewater, hydro and supplied utilities; however, the exact locations were not known at the time of this investigation. Plans were not available to confirm the depths of these utilities, however they are estimated to be installed at depths ranging from 2 to 3 metres below ground surface.

Based on concurrent geotechnical and hydrogeological investigations, the depth to groundwater ranged between 3.7 to 5.6 metres below ground surface (mbgs) on November 6, 2025. Therefore, the utility corridors are not expected to act as preferential pathways for contaminant distribution and transport in the event that shallow subsurface contaminants exist at the Phase One Property.

Geological and Hydrogeological Information

The topography on the Phase One Property and within the Phase One Study Area is generally flat with a surficial elevation ranging from 80 – 104 metres above sea level (masl) and a moderate slope to the west, south, and southwest. Based on the local topography, the shallow groundwater flow direction is inferred to be west to southwest towards the nearest water body of Sixteen Mile Creek, which is located approximately 220 metres west of the Phase One Property. Long term groundwater monitoring would be required in order to confirm the direction of groundwater flow on the Phase One Property;

Based on a review of the OGS Earth database, the Phase One Property is situated with a Iroquois physiographic region. The overburden in the vicinity of the Phase One Property is described as Paleozoic bedrock, and the overburden in the western portion of the Study Area includes modern alluvial deposits containing clay, silt sand, gravel, and potentially organic remains. The bedrock geology within the Phase One Study Area is described as shale, limestone, dolostone, and siltstone of the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, and Eastview Member. Based on the concurrent geotechnical investigation completed by DS, bedrock was encountered at approximate depths ranging from 4.6 to 5.9 mbgs.

Uncertainty and Absence of Information

DS has relied upon information obtained from federal, provincial, municipal, and private databases, in addition to records and summaries provided by ERIS. All information obtained was reviewed and assessed for consistency, however the conclusions drawn by DS are subject to the nature and accuracy of the records reviewed.

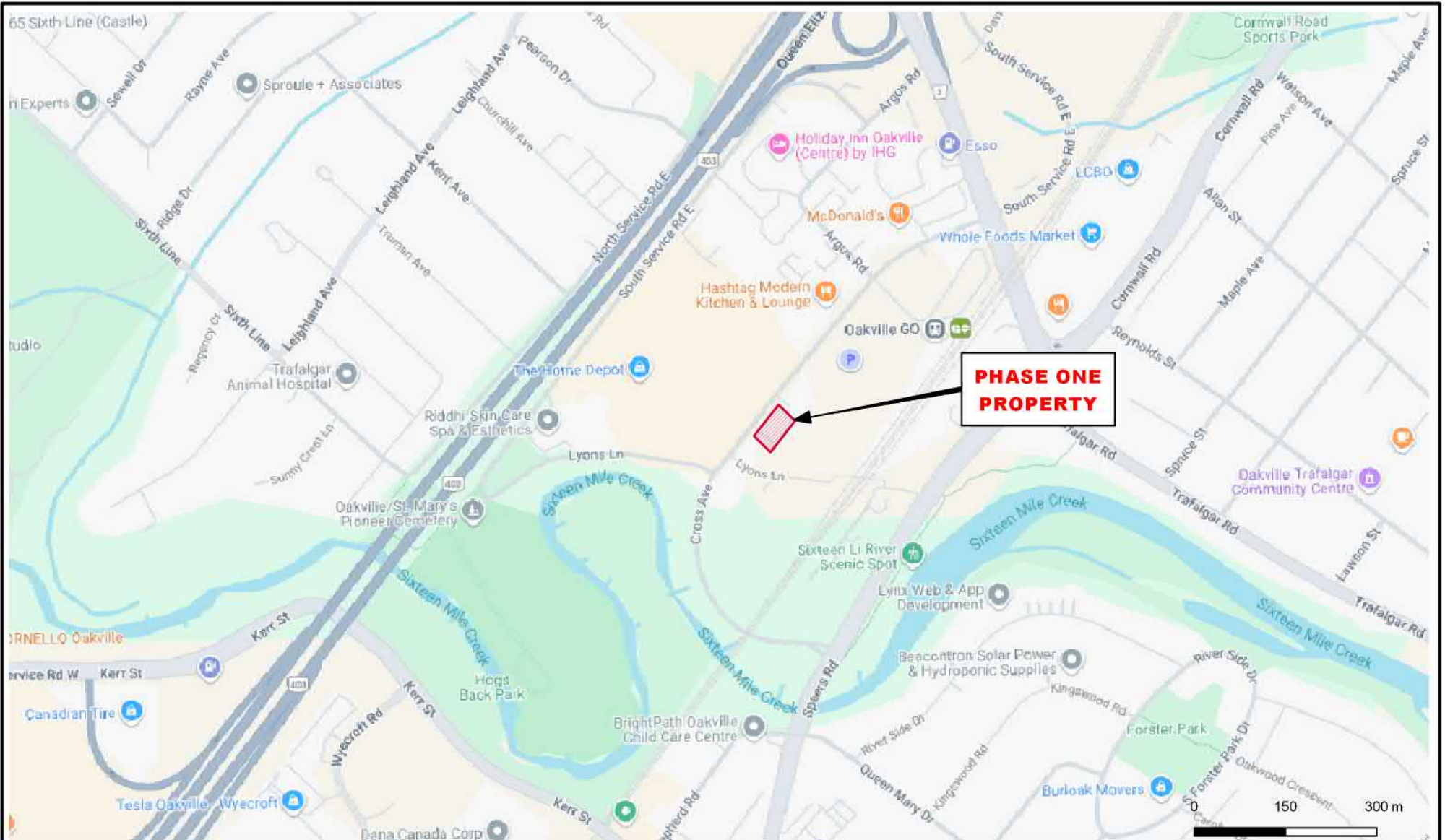
All reasonable inquiries were made to obtain reasonably accessible information, as mandated by O.Reg.153/04 (as amended). All responses to database requests were received prior to completion of this report. This report reflects the best judgement of DS based on the information available at the time of the investigation.

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of potentially contaminating activities.

The QP has determined that the uncertainty does not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.



Figures



Legend

 Phase One Boundary



DS CONSULTANTS LTD.

6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client: **BATTERY PLANNING AND
MANAGEMENT**

Project: **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

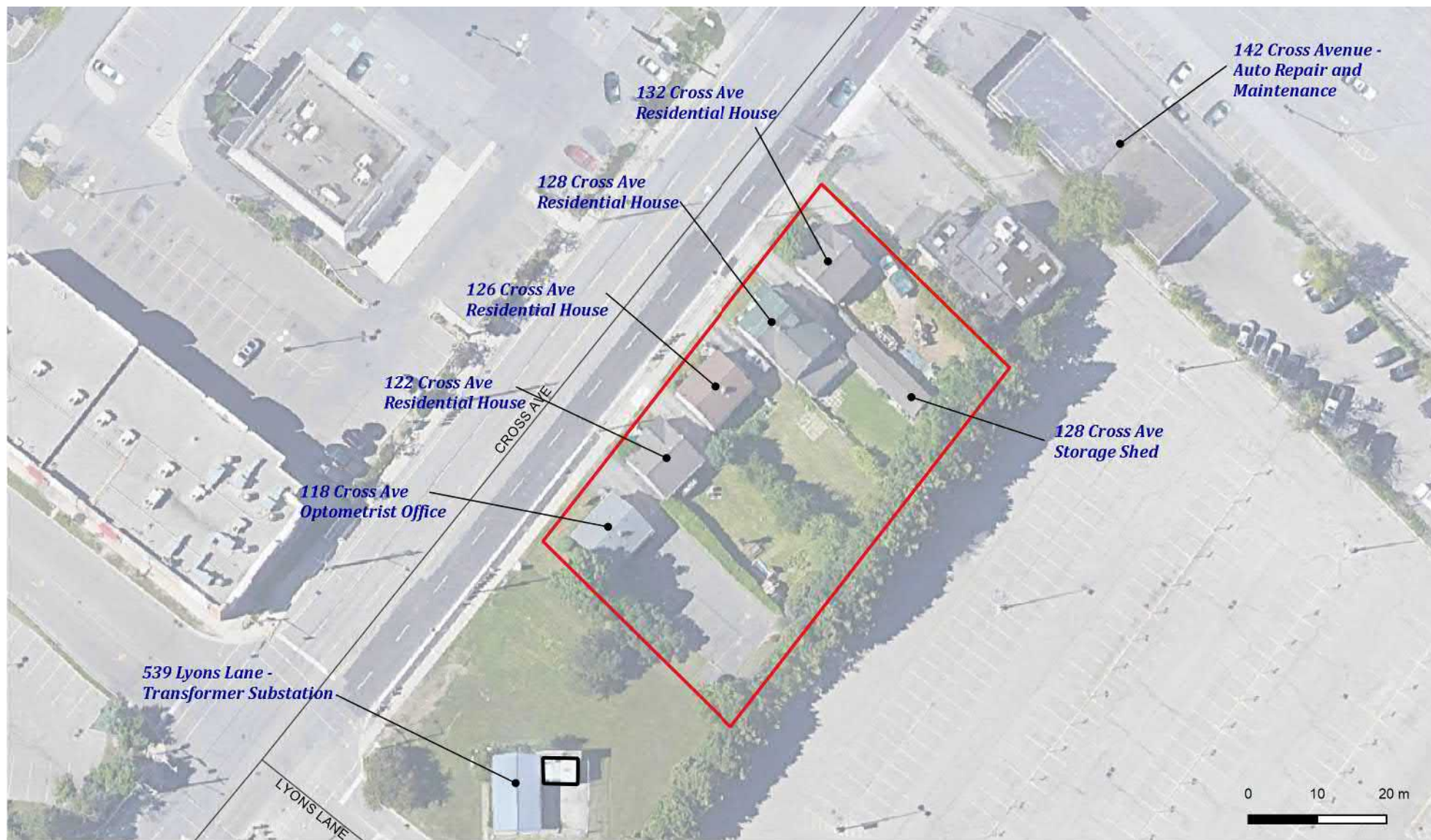
Title: **SITE LOCATION PLAN**

Size: 8.5 x 11 Approved By: T.W Drawn By: S.Y Date: August 2026

Rev: 0 Scale: As Shown Project No.: 25-315-100 Figure No.: **1**

Image/Map Source: Google Streetmap Image





Legend

- Phase One Boundary
- Transformer



DS CONSULTANTS LTD.
 6221 Highway 7, UNIT 16
 Vaughan, Ontario L4H 0K8
 Telephone: (905) 264-9393
 www.dsconsultants.ca

Client: **BATORY PLANNING AND
MANAGEMENT**

Project: **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON**

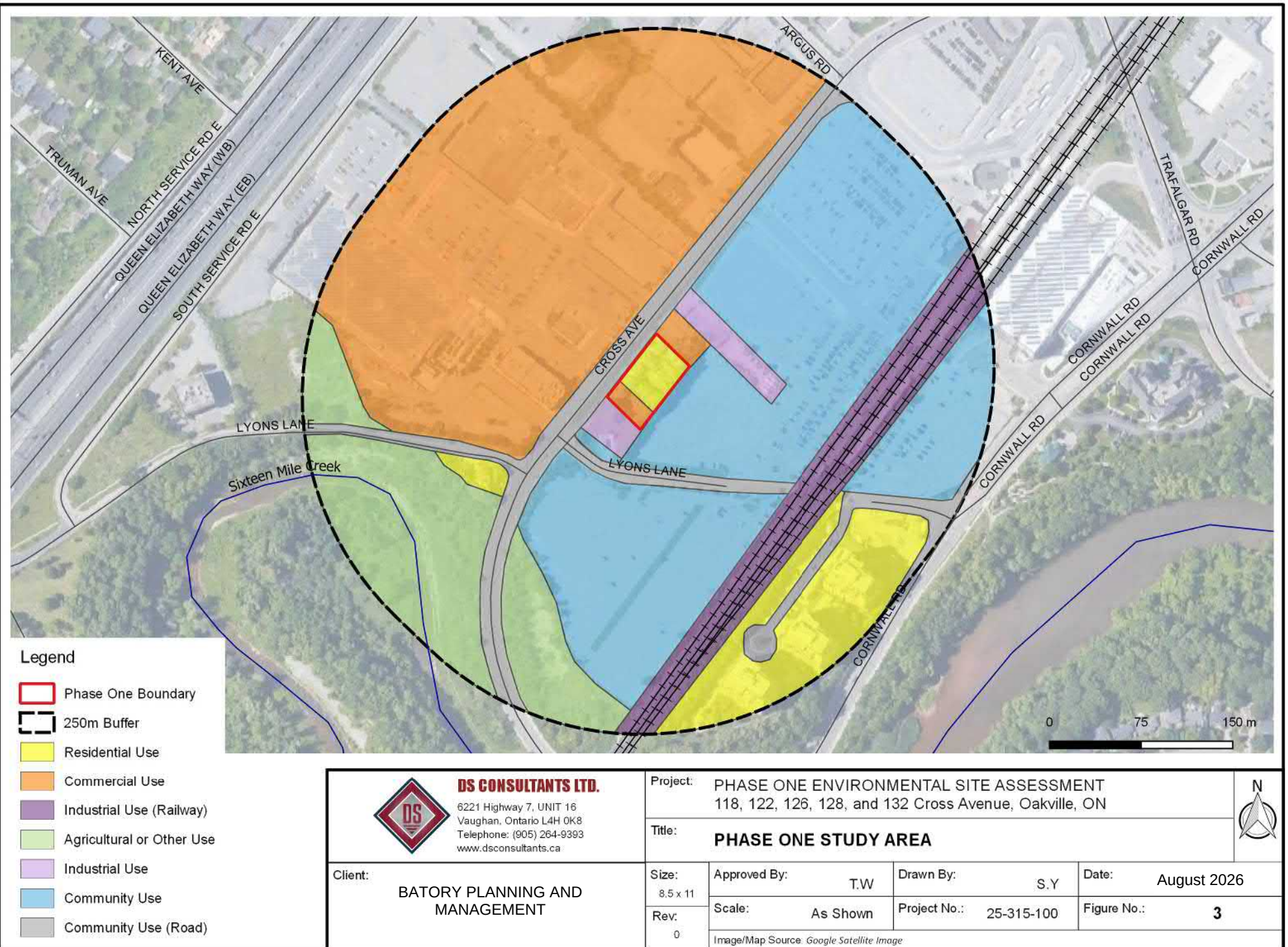
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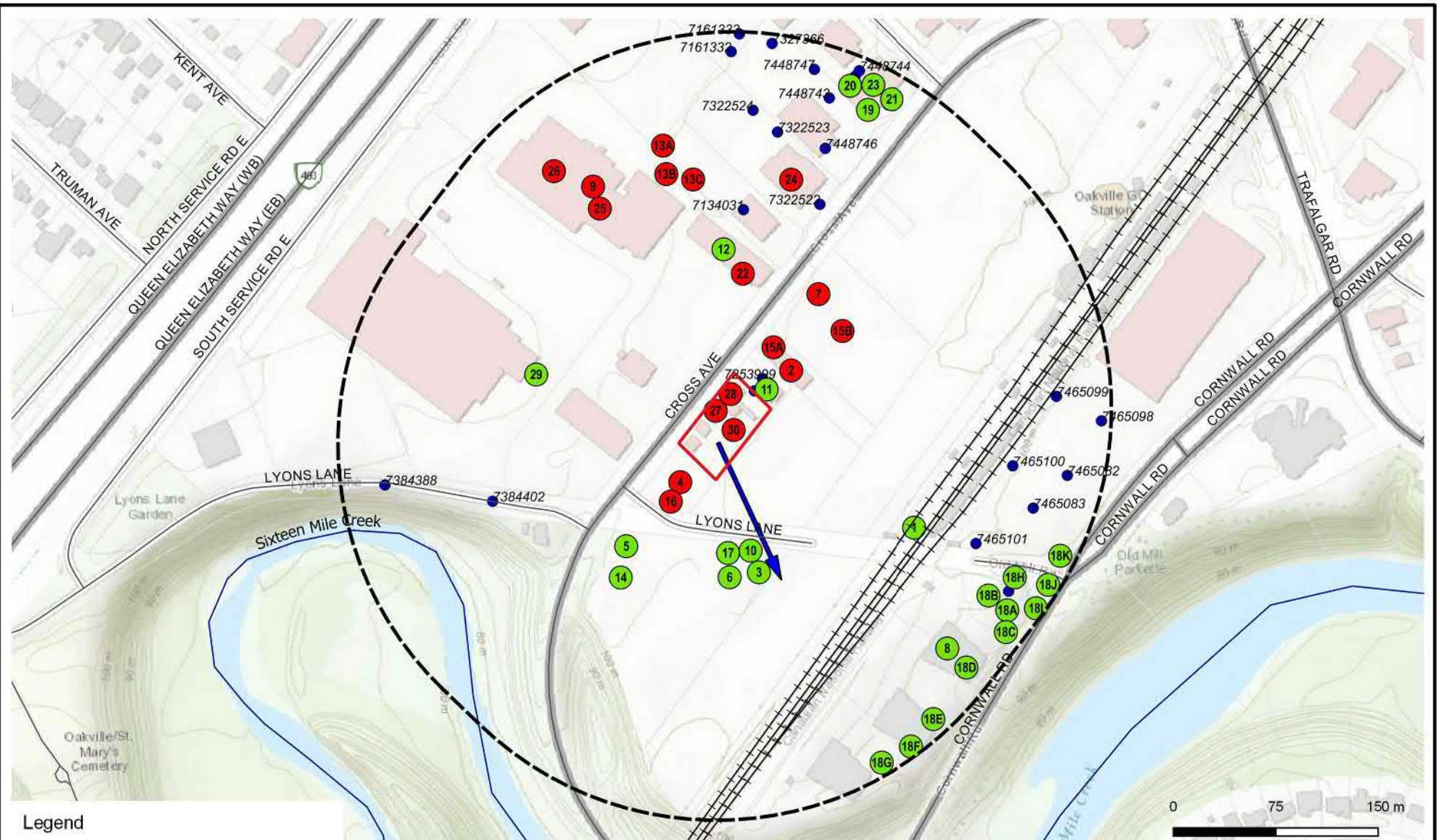


Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026
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Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 2
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Image/Map Source: Google Satellite Image





Legend

- Phase One Boundary
- 250m Buffer
- PCA not contributing to APEC
- PCA contributing to APEC
- ➔ Inferred Groundwater Flow Direction
- Registered Water Well (MECP WWR)

 DS CONSULTANTS LTD. 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 118, 122, 126, 128, and 132 Cross Avenue, Oakville, ON				
	Title: PCAs WITHIN PHASE ONE STUDY AREA				
Client: BATTERY PLANNING AND MANAGEMENT	Size: 8.5 x 11	Approved By: T.W	Drawn By: S.Y	Date: August 2026	
	Rev: 0	Scale: As Shown	Project No.: 25-315-100	Figure No.: 4	
		Image/Map Source: Google Satellite Image			

