



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

**REPORT NO.: 5557-21-EB
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**PREPARED FOR
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1. EXECUTIVE SUMMARY

Toronto Inspection Ltd. was retained by Helberg Properties Limited (the 'Client') to conduct a Phase II Environmental Site Assessment (Phase II ESA) for the property located at 50 Speers Road, Oakville, Ontario (hereinafter described as "the Site"). The Phase II ESA was conducted in general accordance with the Canadian Standard Association (CSA) Standard Z769-00 reaffirmed 2018, "Phase II Environmental Site Assessment". It is understood that the Phase II ESA was commissioned for due diligence purposes and that this Phase II ESA cannot be used to support the filing of a Record of Site Condition (RSC).

The objective of this Phase II ESA was to determine the presence or absence of contamination in the subsoil and groundwater with respect to the potential subsurface impacts identified in the previous Phase One ESA completed by *Toronto Inspection Ltd.*, dated July 6, 2021.

The Site is a rectangular-shaped property located east of Speers Road and approximately 115 m north of Kerr Street in Oakville, Ontario. The Site is occupied by a seven (7) storey apartment building. The following potential environmental concerns were identified in the previous Phase I ESA:

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

Based on these findings, a Phase II ESA was recommended and completed at the Site. A summary of the findings of the Phase II ESA conducted at the Site are presented below:

- A total of seven (7) boreholes were advanced to depths extending from 0.3 m to 11.1 m below grade. All seven of the boreholes were completed as monitoring wells.
- The soil stratigraphy at the boreholes generally consisted of a surface cover of asphalt over granular bases or top soil extending up to depths of 0.3 m below grade. Underlying the surface cover a layer of fill generally consisting of clayey silt or sandy silt was encountered. Weathered shale was encountered underlying the fill/clayey silt/silty sand deposits at depths ranging from 1.2 m to 4.3 m below grade.
- All soil vapour readings at the tested sampling locations were less than 20 ppm.
- Measured groundwater levels on May 25, 2021 in the monitoring wells were observed to be between 4.54 m and 7.89 m below grade.
- Representative or "worst-case" soil samples were collected in laboratory-supplied containers, placed in a cooler and preserved with ice, and shipped with a Chain of Custody to SGS Canada Inc. located in Lakefield, Ontario for laboratory analyses.
- The MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse

textured soils were selected for evaluating sample results.

- The concentrations of PHCs, VOCs, M&Is, and PAHs in all analyzed soil samples at the tested locations met their MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse textured soils with the following exceptions: soil sample 21BH-2(MW) SS1.
- The concentrations of PHCs, VOCs, PAHs, and M&Is in the analyzed groundwater samples at the tested locations met their MECP Table 3 SCS for all types of property uses with medium-fine textured soils with the following exception: groundwater sample collected from 21BH-4(MW).

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

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

2. INTRODUCTION

Toronto Inspection Ltd. was retained by Helberg Properties Limited (the 'Client') to conduct a Phase II Environmental Site Assessment (Phase II ESA) for the property located at 50 Speers Road, Oakville, Ontario (hereinafter described as "the Site"). The Phase II ESA was conducted in general accordance with the Canadian Standard Association (CSA) Standard Z769-00 reaffirmed 2018, "Phase II Environmental Site Assessment". It is understood that the Phase II ESA was commissioned for due diligence purposes and that this Phase II ESA cannot be used to support the filing of a Record of Site Condition (RSC).

2.1. Objective

The objective of this Phase II ESA was to determine the presence or absence of contamination in the subsoil and groundwater with respect to the potential subsurface impacts identified in the previous Phase One ESA completed by *Toronto Inspection Ltd.*, dated July 6, 2021.

2.2. Site Description

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

General Information	Description
Address	50 Speers Road, Oakville, Ontario
Property Identification Number (PIN)	24817-0036 LT
Legal description	Part of Lots 15 and 16, Concession 3 Trafalgar, south of Dundas Street; PT RDAL Between Lots 15 & 16, Concession 3, south of Dundas Street, as in 274152; Oakville/Trafalgar
Current land use	Residential
Current occupant	Tenants
Ownership	Helberg Properties Limited
Current zoning	Residential-High (RH)
Proposed land use	Residential
Property coordinates (approximate centroid)	Zone 17 606369.92m E 4811365.36m N
Approximate area of Site	4,180 m ²

An aerial layout of the Site is shown below.



Image 1: Aerial image of Site Source: City of Oakville Interactive Map (2019)

3. BACKGROUND INFORMATION

3.1. Physical Setting

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

As indicated on the topographic map, the average elevation of the Site is approximately 100 m above mean sea level. The mapped contours for the Site and surrounding areas indicate a downward slope to the northeast direction towards Sixteen Mile Creek. Surface drainage is expected to follow towards catch basins located along Speers Road.

It should be noted that local groundwater flow direction can only be determined through on-going monitoring of groundwater levels, and that groundwater flow at the Site may be influenced by underground utility corridors or structures.

3.2. Water Bodies and Areas of Natural Significance

The closer water body is Sixteen Mile Creek, which located approximately 215 m northwest of the Site at its closest point. Sixteen Mile Creek flows east and drains into Lake Ontario, which is located approximately 1.7 km east of the Phase One Property. Based on information provided on the Ministry of Natural Resources and Forestry (MNR) on-line application “Make A Map: Natural Heritage Areas”, the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.

3.3. Past Investigations

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

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

The following potential environmental concerns were identified:

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

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

4. SCOPE OF WORK

As previously mentioned the Phase II ESA was conducted in general accordance with the Canadian Standard Association (CSA) Standard Z769-00 reaffirmed 2013, "Phase II Environmental Site Assessment". Field work and analytical testing were conducted in general accordance with protocols as set out in the "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, Revised December 1996, Ministry of Environment and Energy", and "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011".

The scope of work for this Phase II ESA comprised the following:

- Developed a site-specific Sampling Analysis Plan (SAP);
- Ensured all public and private utilities at the Site were located and marked out prior to drilling;
- Drilled seven (7) boreholes 21BH-1(MW), 21BH-2(MW), 21BH-3(MW), 21BH-4(MW), 21BH-101(MW), 21BH-102(MW) and 21BH-103(MW) extending to depths ranging from 0.3 m to 11.1 m below grade (or floor surface in the case of borehole 21BH-101(MW));
- Collected soil samples during borehole drilling, and logged the soil samples for visual and olfactory characteristics, and evidence of petroleum hydrocarbon and/or chemical impact;
- Installed groundwater monitoring wells at borehole locations 21BH-1(MW), 21BH-2(MW), 21MW-3(MW), 21BH-4(MW), 21BH-101(MW), 21BH-102(MW) and BH-103(MW);
- Measured soil headspace vapour concentrations in the soil samples for field screening purposes;
- Submitted representative or "worst case" soil samples for laboratory analyses of one or more of the following parameters: Petroleum Hydrocarbons Fraction F1-F4 (PHCs), Volatile Organic Compounds (VOCs), Metals and Inorganics (M&Is), and Polycyclic Aromatic Hydrocarbons (PAHs);
- Inspected the monitoring wells for presence of Light Non-Aqueous Phase Liquid (LNAPL);
- Submitted representative groundwater samples for laboratory analyses of one or more of the following parameters: PHCs, VOCs and M&Is;
- Determined the applicable Site Condition Standards (SCS) from the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", dated April 15, 2011 and the Ontario Regulation (O. Reg.) 153/04 "Record of Site Condition – Part XV.1 of the Environmental Protection Act"; and
- Prepared a report that evaluated the laboratory analytical results with respect to the SCS; interpreted the findings of the Phase II ESA and evaluated the nature and amount of impact(s), if any.



4.1. Deviations and Impediments

There was insufficient water in monitoring well 21BH-101(MW) located in the underground parking garage of the Site building. Hence groundwater sampling was not completed at this location. No other deviations or impediments were encountered during the completion of this investigation.

5. INVESTIGATION METHOD

5.1. Field Preparation

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

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

5.2. Sampling and Analysis Plan

A Sampling and Analysis Plan (SAP) was developed to address the potential environmental concerns as identified in the Phase One ESA conducted by *Toronto Inspection Ltd.* The rationale of the field investigation and laboratory analyses are summarized in Table 5.2-1.

Table 5.2-1: Sampling and Analysis Plan

Borehole or Well ID	Rationale	Sample Media	Investigation Depths or Screened Intervals* (m bg)	Test Parameters			
				PHCs	VOCs	M&Is	PAHs
21BH-1(MW)	To complete groundwater monitoring for flow direction	No samples collected	-				
21BH-2(MW)	To asses soil and groundwater conditions due to on-Site and off-Site concerns	Soil	0.0 – 0.6	x	x	x	x
		Groundwater	4.6 – 6.1	x	x	x	
21BH-3(MW)	To asses soil and groundwater conditions due to on-Site and off-Site concerns	Soil	0.0 – 0.6	x	x	x	x
		Groundwater	4.6 – 6.1	x	x	x	
21BH-4(MW)	To asses soil and groundwater conditions due to on-Site and off-Site concerns	Groundwater	3.1 – 6.1	x	x		
21BH-101(MW)	To delineate identified groundwater impacts	Soil	0.0 – 0.3	x	x	pH only	
		Groundwater	0.7 – 0.8	Not sampled due to insufficient recharge			
21BH-102(MW)		Soil	1.5 – 2.1		TCLP** only	TCLP** only	
			2.3 – 3.0			pH only	
		4.6 – 5.2	x	x			
		Groundwater	4.6 – 5.3	x	x		



Borehole or Well ID	Rationale	Sample Media	Investigation Depths or Screened Intervals* (m ba)	Test Parameters			
				PHCs	VOCs	M&Is	PAHs
21BH-103(MW)		Soil	1.5 - 2.1			pH only	
			2.3 – 3.0	x	x		
		Groundwater	3.0 – 4.4	x	x		

Note:

*Investigation Depths: the approximate sampling depths of soil samples retrieved from the boreholes

**TCLP: Toxicity Characteristics Leaching Procedure

Screened Intervals: the depths at which the well screens were installed in the monitoring wells

6. FIELD INVESTIGATION

6.1. Borehole Drilling

On May 11, October 14, and October 15, 2021 *Toronto Inspection Ltd.* retained a drilling contractor, with a Ministry of the Environment, Conservation and Parks (MECP) license for well installation, to advance seven boreholes i.e., 21BH-1(MW), 21BH-2(MW), 21BH-3(MW), 21BH-4(MW), 21BH-101(MW), 21BH-102(MW), and 21BH-103(MW). The seven borehole locations shown in Figure No. 2. The exterior boreholes (all boreholes except 21BH-101(MW)) were drilled using a track-mounted CME rig equipped with 150 mm solid stem augers. The interior borehole i.e. 21BH-101 was installed with a hand-held Pionjar drilling equipment. The borehole locations were selected, with consideration of buried utility lines at the Site, to assess the potential environmental concerns from off-Site as indicated in Section 5.2-1 – Sampling and Analysis Plan.

6.2. Soil Sampling and Field Screening

Soil samples were typically obtained at intervals of approximately 0.6 m to the terminating depths of the boreholes.

Each of the soil samples were logged in the field for visual and olfactory characteristics, and any evidence of petroleum hydrocarbon and/or chemical impact. Soil headspace vapour concentrations were measured using an RKI Model Eagle 2 portable gas detector equipped with a dual sensor, a photoionization (PID) sensor for detecting VOC gases and a thermal conductivity (TC) sensor for detecting hydrocarbons. The Eagle 2 portable gas detector was set to methane elimination mode and calibrated with hexane (for the TC sensor) and isobutylene (for the PID sensor).

The split spoon sampler was cleaned prior to the collection of each sample. A new pair of nitrile gloves were used to handle each of the soil samples.

Representative or “worst-case” soil samples were collected in laboratory-supplied containers, placed in a cooler and preserved with ice, and shipped with a Chain of Custody to SGS Canada Inc. located in Lakefield, Ontario for laboratory analyses. SGS Canada Inc. is accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA).

The borehole logs showing the soil conditions encountered in the boreholes and measured soil headspace vapour concentrations for the soil samples are presented in Appendix A.

6.3. Monitoring Well Installation

Borehole locations 21BH-1(MW), 21BH-2(MW), 21BH-3(MW), 21BH-4(MW), 21BH-101(MW), 21BH-102(MW) and 21BH-103(MW) were completed as monitoring wells. The exterior monitoring wells were constructed using 50 mm diameter well screening (No. 10 slot) fitted with 50 mm diameter Schedule 40 polyvinyl chloride (PVC) riser pipe. The interior monitoring well was constructed using 25 mm diameter well screening (No. 10 slot) fitted with 25 mm diameter Schedule 40 polyvinyl chloride (PVC) riser pipe. The annuli of the monitoring wells

around the well screen were filled with silica sand to approximately 0.6 m above the well screen. The remainder of the monitoring wells were backfilled with bentonite pellets (i.e., hole plug) and activated with distilled water. The monitoring wells were completed with a metal casing and cover, flushed to the existing ground surface.

Details of the monitoring well construction are provided in the boreholes logs attached in Appendix A.

6.4. Groundwater Monitoring and Sampling

Prior to developing, the monitoring wells were measured for groundwater elevations and for the presence of Light Non-Aqueous Phase Liquids (LNAPL) using a HERON™ H.01L Model Oil/Water Interface Meter. All newly installed groundwater monitoring wells were developed by purging (using dedicated bailer). A total of three well volumes were purged prior to sampling.

Groundwater samples were collected on May 25, 2021, June 8, 2021 and October 26, 2021 using low-flow techniques by a Geotech™ model peristaltic low-flow pump with dedicated polyethylene and silicone tubing.

6.5. Laboratory Analyses

Soil and groundwater samples collected during the Phase II ESA were submitted for laboratory analyses as indicated in the SAP, shown in Table 5.2-1.

A total of five discrete soil samples were analyzed for M&Is, PHCs and VOCs and a total of two discrete soil samples were analyzed for PAHs. One soil sample was submitted for TCLP-VOCs and TCLP-Inorganics. A total of six discrete groundwater samples were analyzed for PHCs and VOCs. Three discrete groundwater samples were analyzed for M&Is and PAHs.

6.6. Quality Assurance and Quality Control (QA/QC) Measures

Various quality QA/QC protocols were followed during the Phase II ESA to ensure that representative samples were obtained and that representative analytical data were reported by the laboratory.

The laboratory Quality Assurance/Quality Control (QA/QC) analyses performed by SGS included method blanks, laboratory duplicates, laboratory control samples (or spike blanks), matrix spikes, surrogate percent recoveries, and the use of laboratory reference materials. No field QA/QC samples were collected as part of this Phase II ESA.

6.7. Site Condition Standard Selection

The following conditions were considered to determine the applicable Site Condition Standard for the Site.

Table 6.8-1: Applicable Site Conditions

Condition	Evaluation
Current land use	Residential
Proposed land use	Residential
Area of natural significance	Based on information provided on the Ministry of Natural Resources and Forestry (MNRF) on-line application "Make A Map: Natural Heritage Areas", the Phase One Property is not located within or adjacent to an area of natural and scientific interest (ANSI), a woodland area or within a provincially significant wetland.
Proximity to surface water body	The closer water body is Sixteen Mile Creek, which located approximately 215 m northwest of the Site at its closest point. Sixteen Mile Creek flows east and drains into Lake Ontario, which is located approximately 1.7 km east of the Site.
Potable or Non Potable Ground Water	The Site was municipally serviced by the City of Toronto which supplies treated drinking water derived from Lake Ontario.
Soil pH	Accredited laboratory chemical test results indicated that the soil at the property had a pH value between 5 and 9. Therefore, Section 41 of the Regulation does not apply.
Depth to bedrock	Bedrock was not encountered at depths shallower than 1.5 m below grade for more than 2/3 of the Site.
Soil texture	Coarse textured soils were applicable for the Site. This was based on field observations and the results of laboratory grain size (texture) analysis. The results of the grain size analysis reported 79.9% of the soil particles for a soil sample collected from borehole 21BH-4 (1.1 m below grade) were coarse grained in texture.

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

Should an RSC be filed at a later date, this report should be updated to meet RSC standards as outlined in O. Reg. 153/04 as amended of the Ontario Environmental Protection Act. Additionally, the municipality would need to be contacted to ascertain whether or not non-potable standards can be used.

7. REVIEW AND EVALUATION

7.1. Soil

Ground Surface/Top Soil

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

Fill

Underlying the asphalt pavement structure or the topsoil at the borehole locations, a layer of fill was encountered. The fill consisted of a mixture of clayey silt, sandy silt, silty sand, trace to some gravel, occasional shale or limestone pieces, with occasional topsoil or rootlets. The fill or top soil extended to depths of 1.5 m, 1.2 m, 4.3 m, 0.6 m and 0.7 m below grade at the locations of boreholes 21BH-1(MW) through 21BH-4(MW), respectively.

Clayey Silt

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

Silty Sand

A native silty sand deposit was under the granular fill (21BH-101) and topsoil (21BH102 and 21BH-103). The silty sand was generally reddish brown, moist, fine grained, and contained trace gravel.

Shale Bedrock

A reddish brown to grey weathered shale was encountered underlying the clayey silt deposit at the location of borehole 21BH-1(MW) location and underlying the fill at the locations of boreholes 21BH-2(MW) to 21BH-103(MW), at depths ranging from approximately 1.2 m to 4.3 m below grade.

Borehole 21BH-4(MW) was terminated in the weathered shale at a depth of 6.2 m below grade. At the location of boreholes 21BH-1(MW) to 21BH-3(MW), the weathered shale extended to depths ranging from 5.6 m to 6.5 m below grade, where virtual refusal to auguring was encountered. Borehole 21BH-1-1(MW) was terminated at the inferred top of bedrock beneath the floor of the underground parking. Boreholes 21BH-102(MW) and 21BH-103(MW) were terminated in the weathered shale at depths of 5.3 m and 4.4 m below grade. The weathered shale was stratified, with seams of clayey silt.

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

Field Observations

No visual or olfactory evidence of PHC impacts were identified in the soil samples with the exception of soil sample 21BH-102(MW) SS6.

Soil Vapour Concentrations

Vapour concentrations measured in the soil samples collected during the drilling investigation were measured below 20 parts per million by volume (ppm) with the exception of soil sample 21BH-102(MW) SS6 with a reading of 38 ppm.

7.2. Groundwater

No LNAPL was identified in the monitoring wells during groundwater monitoring or sampling. However, slight to trace PHC-like odours were noted at the location of monitoring well 21BH-4(MW). Groundwater elevations are summarized in Table 7.2-1 below.

Table 7.2-1: Groundwater Depths

Monitoring Well Location	Date Measured	Water Depth (m bg)
21BH-1(MW)	05/25/21	7.89
21BH-2(MW)	05/25/21	4.83
21BH-3(MW)	05/25/21	4.89
21BH-4(MW)	05/25/21	4.54
21BH-101(MW)	-	Not measured
21BH-102(MW)	-	Not measured
21BH-103(MW)	-	Not measured

Measured groundwater levels were observed to be between 4.54 m and 7.89 m below grade on May 25, 2021.

7.3. Laboratory Analytical Results

Copies of the Laboratory Certificates of Analyses showing the results of the analyzed soil and groundwater samples are presented in Appendix B.

7.3.1. Soil Quality

Discrete “worst-case” samples collected from borehole locations 21BH-2(MW), 21BH-3(MW), 21BH-101(MW), 21BH-102(MW) and 21BH-103(MW) were submitted for laboratory analyses. A total of five discrete soil samples were analyzed for M&Is, PHCs and VOCs and a total of two discrete soil samples were analyzed for PAHs. One soil sample was submitted for TCLP-VOCs and TCLP-Inorganics. Measured soil headspace vapour concentrations in all soil samples were less than 20 ppm ranging from <5 ppm to 7 ppm with the exception of soil sample 21BH-102(MW) SS6 with a reading of 38 ppm.

The concentrations of PHCs, VOCs, M&Is, and PAHs in all analyzed soil samples at the

tested locations met their MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse textured soils with the following exception:

- Soil sample 21BH-2(MW) SS1 which reported a concentration of 22.5 for Sodium Adsorption Ratio as opposed to its MECP Table 3 SCS of 5

The SAR exceedance for the soil sample collected from 21BH-2(MW) is likely due to the use of the de-icing salts on the roadway in the vicinity of this borehole location. As long as the land use in the vicinity of 21BH-2(MW) remains the same, the SAR exceedance is not considered a concern at this time.

7.3.2. Ground Water Quality

During the groundwater sampling events on May 25, 2021, June 8, 2021 and October 26, 2021 a total of six discrete groundwater samples were analyzed for PHCs and VOCs. Three discrete groundwater samples were analyzed for M&Is and PAHs.

The concentrations of PHCs, VOCs, and M&Is in the analyzed groundwater samples at the tested locations met their MECP Table 3 SCS for all types of property uses with coarse textured soils with the following exception:

- Groundwater sample collected from 21BH-4(MW) which reported concentrations for PHCs F2, PHCs F3 and PHCs F4 at 857 ug/L, 14,200 ug/L and 8,920 ug/L respectively as opposed to their Table 3 SCSs of 750 ug/L, 150 ug/L, and 500 ug/L

7.3.3. QA/QC Results

According to the Laboratory Certificates of Analyses from SGS Canada Inc. for the analyzed soil and groundwater samples, the instrument performance/calibration quality criteria and extraction/analysis limits for holdings were met. No QA/QC issues were noted by SGS Canada Inc.

8. DISCUSSION OF RESULTS AND RECOMMENDATIONS

8.1. Summary of Findings

A summary of the findings of the Phase II ESA conducted at the Site are presented below:

- A total of seven (7) boreholes were advanced to depths extending from 0.3 m to 11.1 m below grade, All seven of the boreholes were completed as monitoring wells.
- The soil stratigraphy at the boreholes generally consisted of a surface cover of asphalt over granular bases or top soil extending up to depths of 0.3 m below grade. Underlying the surface cover a layer of fill generally consisting of clayey silt or sandy silt was encountered. Weathered shale was encountered underlying the fill/clayey silt/silty sand deposits at depths ranging from 1.2 m to 4.3 m below grade.
- All soil vapour readings at the tested sampling locations were less than 20 ppm.
- Measured groundwater levels on May 25, 2021 in the monitoring wells were observed to be between 4.54 m and 7.89 m below grade.
- Representative or “worst-case” soil samples were collected in laboratory-supplied containers, placed in a cooler and preserved with ice, and shipped with a Chain of Custody to SGS Canada Inc. located in Lakefield, Ontario for laboratory analyses.
- The MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse textured soils were selected for evaluating sample results.
- The concentrations of PHCs, VOCs, M&Is, and PAHs in all analyzed soil samples at the tested locations met their MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse textured soils with the following exceptions: soil sample 21BH-2(MW) SS1.
- The concentrations of PHCs, VOCs, PAHs, and M&Is in the analyzed groundwater samples at the tested locations met their MECP Table 3 SCS for all types of property uses with medium-fine textured soils with the following exception: groundwater sample collected from 21BH-4(MW).

8.2. Discussion and Recommendation

The concentrations of PHCs, VOCs, M&Is, and PAHs in all analyzed soil samples at the tested locations met their MECP Table 3 SCS for Residential/Parkland/Institutional property use with coarse textured soils with the following exceptions:

- Soil sample 21BH-2(MW) SS1 which reported a concentration of 22.5 for Sodium Adsorption Ratio as opposed to its MECP Table 3 SCS of 5

The SAR exceedance for the soil sample collected from borehole 21BH-2(MW) is likely due to the use of the de-icing salts on the roadway in the vicinity of this borehole location. As long as the land use in the vicinity of 21BH-2(MW) remains the same, the SAR exceedance is not considered a concern at this time.

The concentrations of PHCs, VOCs, PAHs, and M&Is in the analyzed groundwater samples at the tested locations met their MECP Table 3 SCS for all types of property uses with medium-fine textured soils with the following exception:

- Groundwater sample collected from 21BH-4(MW) which reported concentrations for PHCs F2, F3 and F4 at 857 ug/L, 14,200 ug/L and 8,920 ug/L respectively as opposed to their Table SCSs of 750 ug/L, 150 ug/L, and 500 ug/L

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

8.3. Monitoring Well Decommissioning

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

9. REFERENCES

- Canadian Standard Association (CSA) Standard Z769-00 reaffirmed 2013, CSA-Z769-00 (R2013) “Phase II Environmental Site Assessment”;
- Ontario Regulation 153/04, “Records of Site Condition – Part XV.1 of the Environmental Protection Act”;
- “Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario”, Revised December 1996, Ministry of Environment and Energy;
- “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act”, March 9, 2004, amended as of July 1, 2011;
- “*Report on Phase One Environmental Site Assessment, 50 Speers Road, Oakville, Ontario*”, Report No. 5557-21-EA, prepared by *Toronto Inspection Ltd.*, dated July 6, 2021.

10. GENERAL STATEMENT OF LIMITATION

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

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

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

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

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

Yours truly,
TORONTO INSPECTION LTD.



Augustine (Gus) Cheng, BSc(Hons), EP
Senior Manager
Projects and Business Development



Sajjad Din, PGeo, CET, QP^{ESA}
Environmental Geoscientist
Certified Engineering Technologist



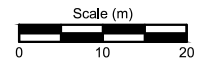
FIGURES



Source: City of Oakville Interactive Map (2019)

LEGEND:

--- Site Boundary



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

TITLE: Site Layout Map		
LOCATION: 50 Speers Road, Oakville, Ontario		
PROJECT NO. 5557-21-EB	DATE: July 2021	FIGURE NO: 1



Source: Town of Oakville Interactive Map

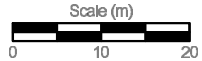
LEGEND:



Borehole and Monitoring Well Location



Site Boundary

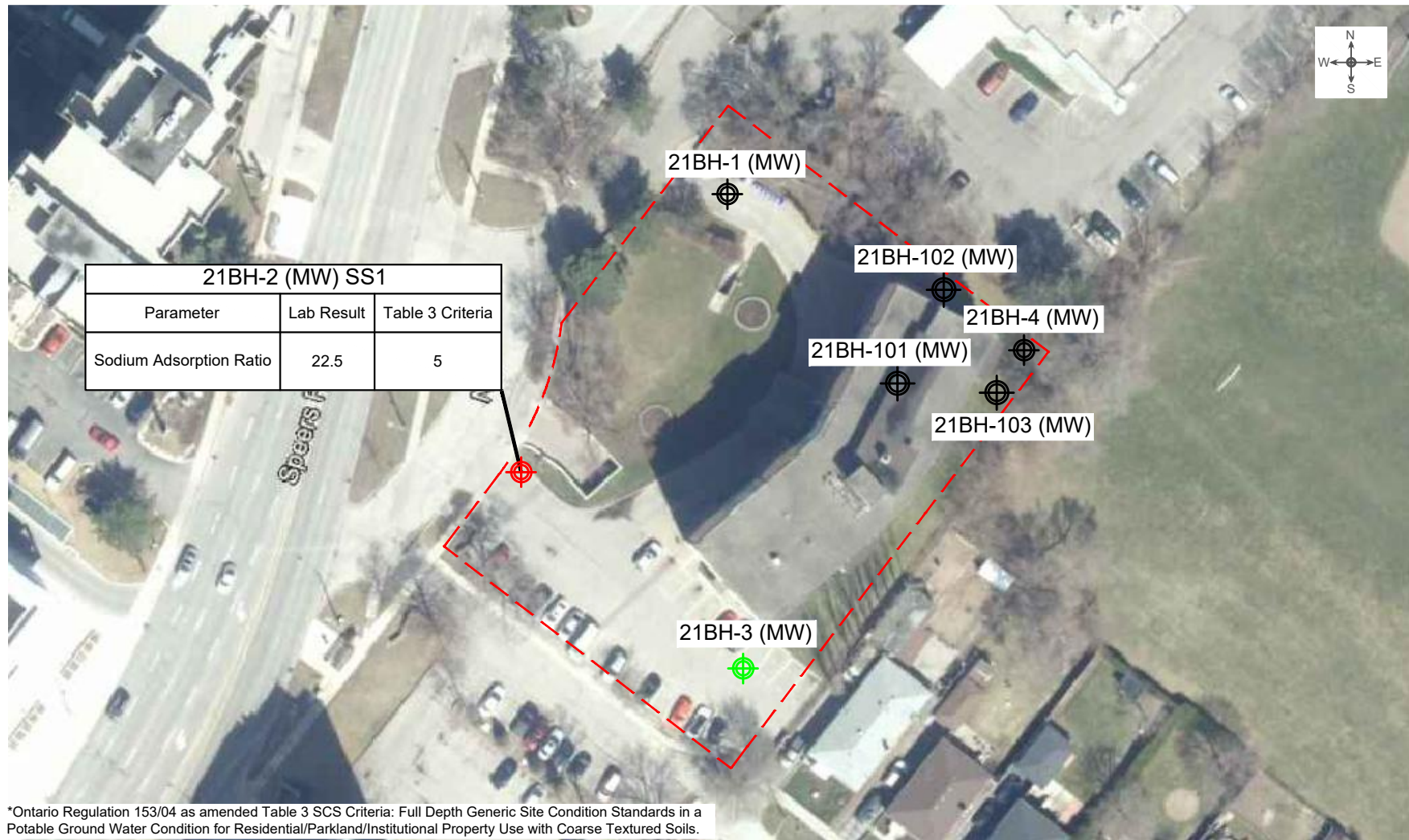


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110 Konrad Crescent,
 Unit 16
 Markham, Ontario
 L3R 9X2

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

TITLE: Borehole and Monitoring Well Location Plan		
LOCATION: 50 Speers Road, Oakville, Ontario		
PROJECT NO. 5557-21-EB	DATE: November 2021	FIGURE NO: 2



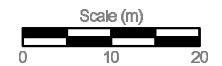
21BH-2 (MW) SS1		
Parameter	Lab Result	Table 3 Criteria
Sodium Adsorption Ratio	22.5	5

*Ontario Regulation 153/04 as amended Table 3 SCS Criteria: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential/Parkland/Institutional Property Use with Coarse Textured Soils.

Source: Town of Oakville Interactive Map

LEGEND:

- Borehole and Monitoring Well Location. Also Indicates not sampled
- Indicates Sample Meets Table 3 Criteria
- Indicates Sample Exceeds Table 3 Criteria
- Site Boundary



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TITLE: Soil Exceedance Plan		
LOCATION: 50 Speers Road, Oakville, Ontario		
PROJECT NO. 5557-21-EB	DATE: November 2021	FIGURE NO: 3

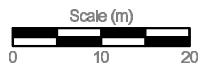


*Ontario Regulation 153/04 as amended Table 3 SCS Criteria: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for All Types of Property Use with Coarse Textured Soils.

Source: Town of Oakville Interactive Map

LEGEND:

-  Borehole and Monitoring Well Location. Also Indicates not sampled.
-  Indicates Sample Meets Table 3 Criteria
-  Indicates Sample Exceeds Table 3 Criteria
-  Site Boundary



TorontoInspection LTD
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 110 Konrad Crescent,
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 Tel: 905-940 8509 Fax: 905-940 8192 Email: TIL@torontoinspection.com

TITLE: Groundwater Exceedance Plan		
LOCATION: 50 Speers Road, Oakville, Ontario		
PROJECT NO. 5557-21-EB	DATE: November 2021	FIGURE NO: 4

APPENDICES

Date Drilled: 5/11/21

Auger Sample

Headspace Reading (ppm)

Drill Type: Track Mounted Drill Rig

SPT (N) Value

Natural Moisture

Datum: Geodetic

Dynamic Cone Test

Plastic and Liquid Limit

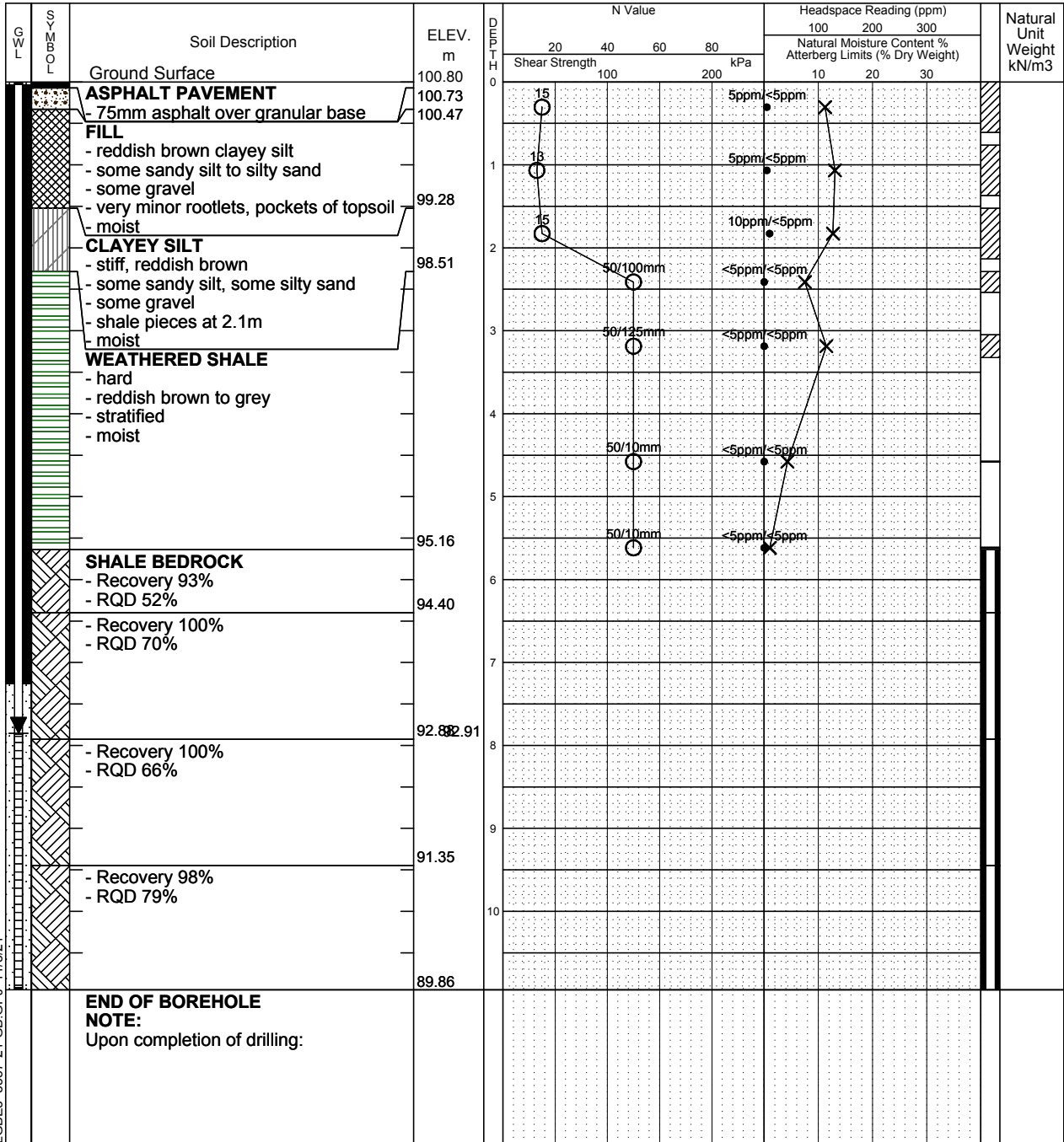
Shelby Tube

Unconfined Compression

Field Vane Test

% Strain at Failure

Penetrometer



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

Toronto Inspection Ltd.

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

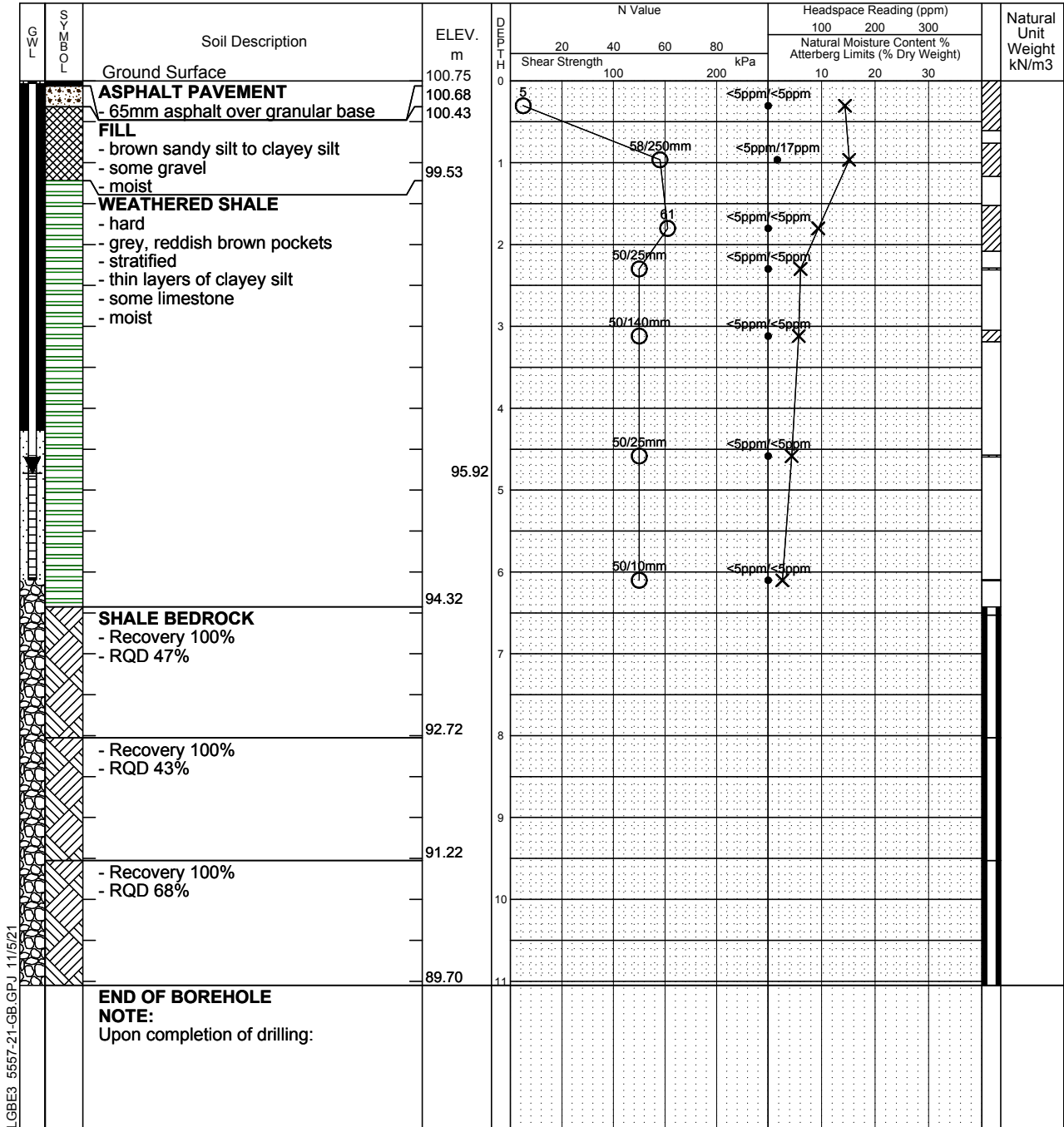
Date Drilled: 5/13/21

- Auger Sample ☒
- SPT (N) Value ○
- Dynamic Cone Test —
- Shelby Tube ■
- Field Vane Test ⊕

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

Drill Type: Track Mounted Drill Rig

Datum: Geodetic



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

Toronto Inspection Ltd.

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

Date Drilled: 5/12/21

Auger Sample



Headspace Reading (ppm)



Drill Type: Track Mounted Drill Rig

SPT (N) Value



Natural Moisture



Datum: Geodetic

Dynamic Cone Test



Plastic and Liquid Limit



Shelby Tube



Unconfined Compression



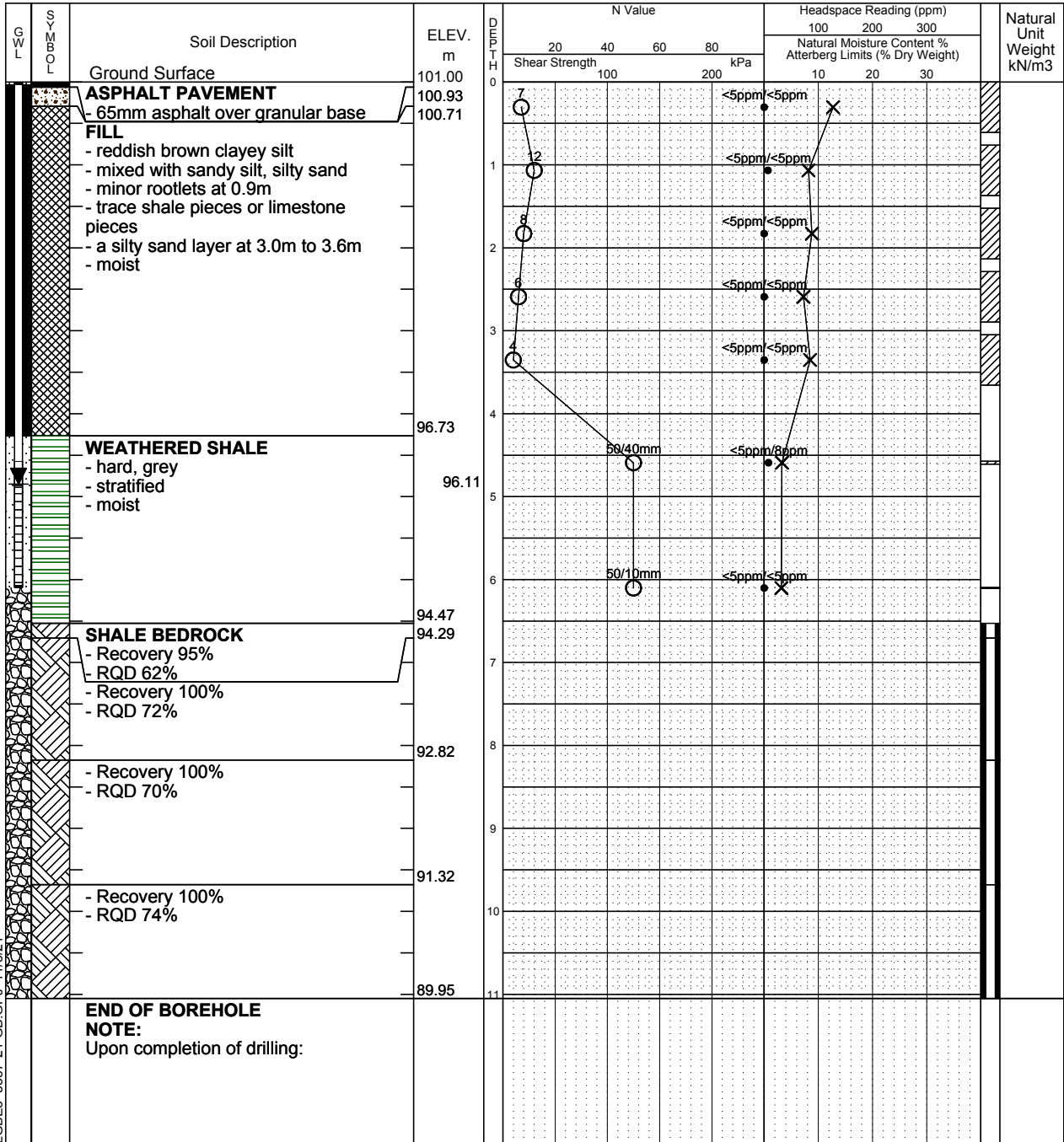
Field Vane Test



% Strain at Failure



Penetrometer



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

Toronto Inspection Ltd.

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

Date Drilled: 5/10/21

Auger Sample

Headspace Reading (ppm)

Drill Type: Track Mounted Drill Rig

SPT (N) Value

Natural Moisture

Datum: Geodetic

Dynamic Cone Test

Plastic and Liquid Limit

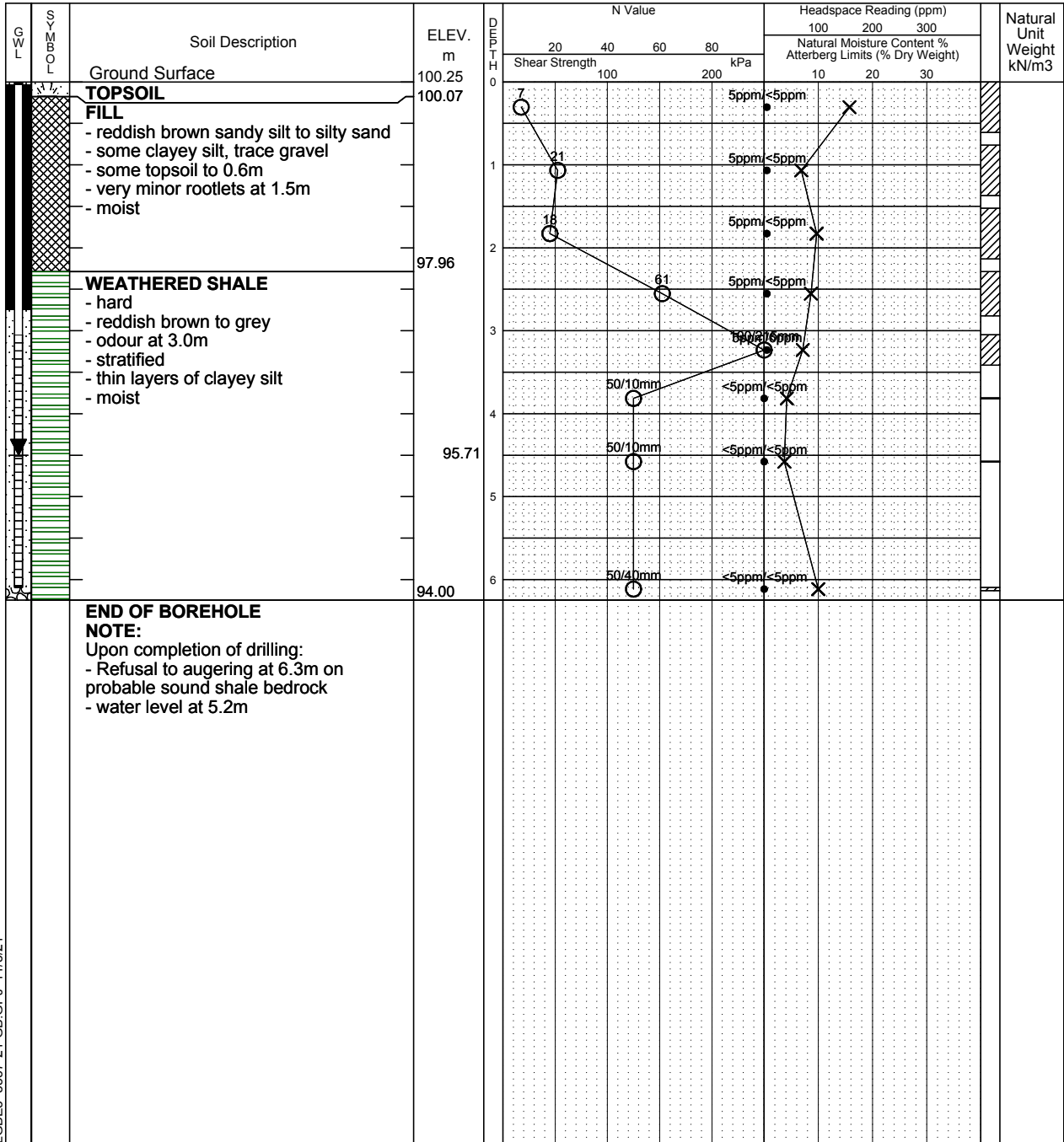
Shelby Tube

Unconfined Compression

Field Vane Test

% Strain at Failure

Penetrometer



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

Toronto Inspection Ltd.

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

Date Drilled: 10/14/21

Auger Sample



Headspace Reading (ppm)



Drill Type: Pionjar Drill Rig

SPT (N) Value



Natural Moisture



Datum: Temporary (Basement Floor)

Dynamic Cone Test



Plastic and Liquid Limit



Shelby Tube



Unconfined Compression



Field Vane Test



% Strain at Failure



Penetrometer

GWL	Soil Description	ELEV. m	DEPTH m	N Value				Headspace Reading (ppm)			Natural Unit Weight kN/m ³
				Shear Strength kPa				100	200	300	
				20	40	60	80	10	20	30	
	Ground Surface	100.00	0								
	CONCRETE FLOOR - 100mm concrete thickness	99.90									
	GRANULAR FILL - sandy gravel	99.70									
	SANDY SILT - reddish brown - moist	99.49									
	WEATHERED SHALE - reddish brown to grey - stratified - moist	99.24									
	END OF BOREHOLE NOTE: Upon completion of drilling: - no free water - open cave-in										

LGBE3 5557-21-GB.GPJ 11/5/21

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

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	0.63m	

Project No. 5557-21-EB

Log of Borehole 21BH-102 (MW)

Dwg No. 7

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

Date Drilled: 10/15/21

Auger Sample



Headspace Reading (ppm)



Drill Type: Pionjar Drill Rig

SPT (N) Value



Natural Moisture



Datum: Geodetic

Dynamic Cone Test



Plastic and Liquid Limit



Shelby Tube



Unconfined Compression



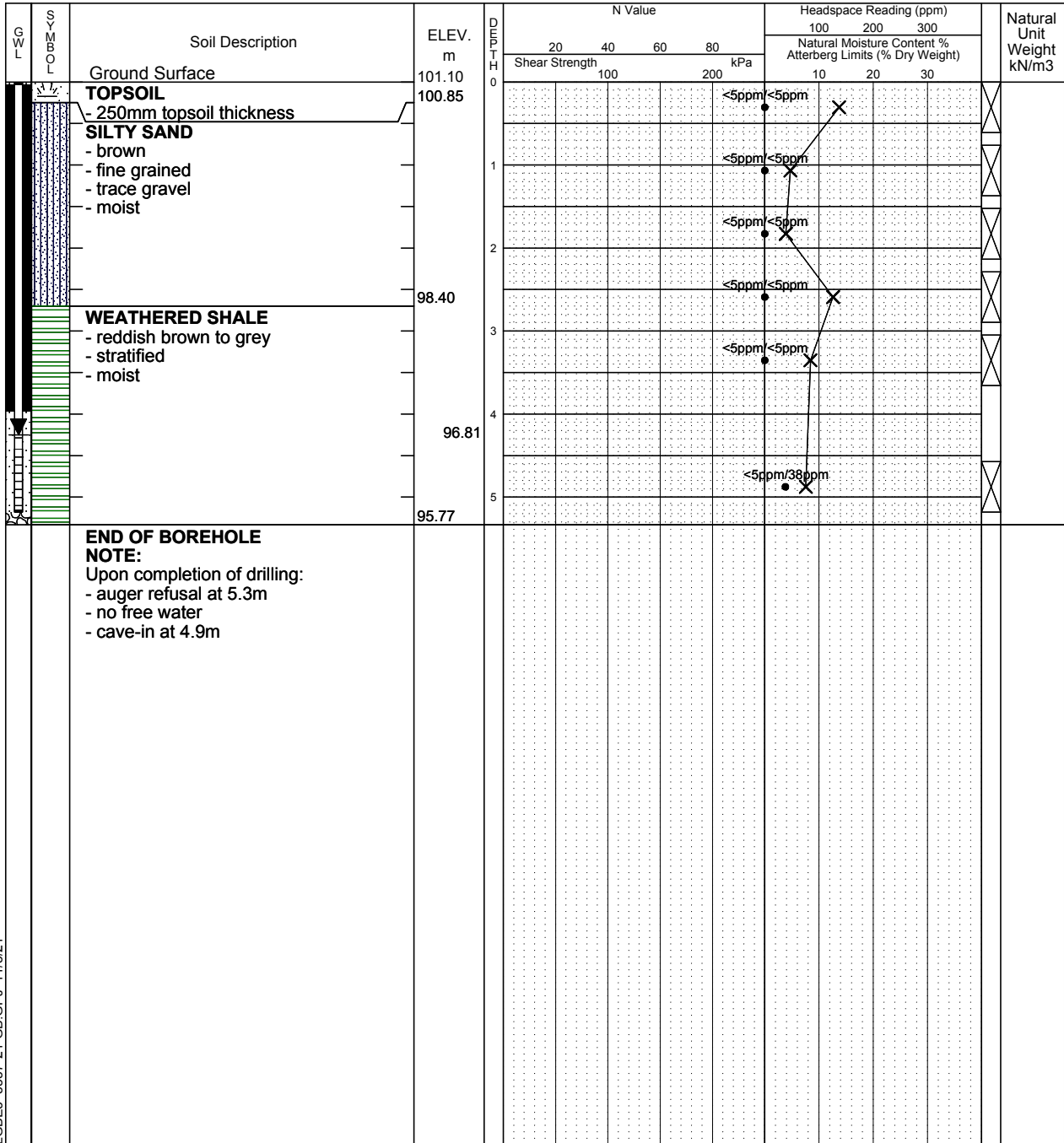
Field Vane Test



% Strain at Failure



Penetrometer



LGBE3 5557-21-GB.GPJ 11/5/21

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

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	4.29m	

Project No. 5557-21-EB

Log of Borehole 21BH-103 (MW)

Dwg No. 8

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: 50 Speers Road, Oakville, Ontario

Date Drilled: 10/15/21

Auger Sample



Headspace Reading (ppm)



Drill Type: Pionjar Drill Rig

SPT (N) Value



Natural Moisture



Datum: Geodetic

Dynamic Cone Test



Plastic and Liquid Limit



Shelby Tube



Unconfined Compression



Field Vane Test



% Strain at Failure



Penetrometer



G L L O B M L O M L	Soil Description	ELEV. m	D E P T H m	N Value				Headspace Reading (ppm)			Natural Unit Weight kN/m ³	
				Shear Strength kPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
				20	40	60	80	100	200	300		10
	Ground Surface	101.10	0					<5ppm	<5ppm			
	TOPSOIL - 200mm topsoil thickness	100.90										
	SILTY SAND - reddish brown to brown - fine grained - trace gravel - moist		1					<5ppm	<5ppm			
			2					<5ppm	<5ppm			
		98.30	3					<5ppm	<5ppm			
	INFERRED WEATHERED SHALE - spoon refusal at 2.8m	97.65	4									
		96.68										
	END OF BOREHOLE NOTE: Upon completion of drilling: - auger refusal at 4.4m - cave-in at 4.3m											

LGBE3 5557-21-GB.GPJ 11/5/21

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

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Oct. 26, 2021	3.46m	



FINAL REPORT

CA14322-MAY21 R1

5557

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS

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 Telephone 416-996-3214
 Facsimile 905 940 8192
 Email lab@torontoinpection.com;simran@torontoinpection.com
 Project 5557
 Order Number
 Samples Soil (4)

LABORATORY DETAILS

Project Specialist Jill Campbell, B.Sc.,GISAS
 Laboratory SGS Canada Inc.
 Address 185 Concession St., Lakefield ON, K0L 2H0
 Telephone 2165
 Facsimile 705-652-6365
 Email jill.campbell@sgs.com
 SGS Reference CA14322-MAY21
 Received 05/17/2021
 Approved 06/02/2021
 Report Number CA14322-MAY21 R1
 Date Reported 06/03/2021

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

Hydrocarbon results are expressed on a dry weight basis.

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

Temperature of Sample upon Receipt: 5 degrees C

Cooling Agent Present: YES

Custody Seal Present: YES

Chain of Custody Number: 019226

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

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

SIGNATORIES

Jill Campbell, B.Sc.,GISAS



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FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - BTEX (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
BTEX							
Benzene	µg/g	0.02	0.21	0.17	< 0.02	< 0.02	< 0.02
Ethylbenzene	µg/g	0.05	2	1.6	< 0.05	< 0.05	< 0.05
Toluene	µg/g	0.05	2.3	6	< 0.05	< 0.05	< 0.05
Xylene (total)	µg/g	0.05	3.1	25	< 0.05	< 0.05	< 0.05
m/p-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05
o-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05

PACKAGE: REG153 - Hydrides (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
Hydrides							
Antimony	µg/g	0.8	7.5	7.5	< 0.8	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	18	4.8	4.4	4.1
Selenium	µg/g	0.7	2.4	2.4	< 0.7	< 0.7	< 0.7



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - Metals and Inorganics

(SOIL)

Sample Number	8	9	10	11
Sample Name	21BH-2 (MW)	21BH-3 (MW)	DUP	DUP B
	SS1	SS1		
Sample Matrix	Soil	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021	15/05/2021

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

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

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



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - Other (ORP) (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
Other (ORP)							
Mercury	ug/g	0.05	0.27	1.8	< 0.05	< 0.05	< 0.05
Sodium Adsorption Ratio	No unit	0.2	5	5	22.5	3.3	19.1
SAR Calcium	mg/L	0.09			2.1	10.0	2.6
SAR Magnesium	mg/L	0.02			0.17	1.4	0.50
SAR Sodium	mg/L	0.15			126	41.8	128
Conductivity	mS/cm	0.002	0.7	0.7	0.58	0.24	0.53
pH	pH Units	0.05			7.86	7.78	7.70
Chromium VI	µg/g	0.2	8	10	< 0.2	< 0.2	< 0.2
Free Cyanide	µg/g	0.05	0.051	0.051	< 0.05	< 0.05	< 0.05



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - PAHs (SOIL)

Sample Number	8	9	11
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP B
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
PAHs							
Acenaphthene	µg/g	0.05	7.9	29	< 0.05	< 0.05	< 0.05
Acenaphthylene	µg/g	0.05	0.15	0.17	< 0.05	< 0.05	< 0.05
Anthracene	µg/g	0.05	0.67	0.74	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	µg/g	0.05	0.5	0.63	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	µg/g	0.05	0.3	0.3	< 0.05	< 0.05	< 0.05
Benzo(b+j)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	µg/g	0.1	6.6	7.8	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05
Chrysene	µg/g	0.05	7	7.8	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	0.1	< 0.06	< 0.06	< 0.06
Fluoranthene	µg/g	0.05	0.69	0.69	< 0.05	< 0.05	< 0.05
Fluorene	µg/g	0.05	62	69	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.38	0.48	< 0.1	< 0.1	< 0.1
1-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05
2-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-(1-)	µg/g	0.05	0.99	3.4	< 0.05	< 0.05	< 0.05
Naphthalene	µg/g	0.05	0.6	0.75	< 0.05	< 0.05	< 0.05
Phenanthrene	µg/g	0.05	6.2	7.8	< 0.05	< 0.05	< 0.05
Pyrene	µg/g	0.05	78	78	< 0.05	< 0.05	< 0.05



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - PHCs (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW)	21BH-3 (MW)	DUP
	SS1	SS1	
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
PHCs							
F1 (C6-C10)	µg/g	10	55	65	< 10	< 10	< 10
F1-BTEX (C6-C10)	µg/g	10			< 10	< 10	< 10
F2 (C10-C16)	µg/g	10	98	150	< 10	< 10	< 10
F3 (C16-C34)	µg/g	50	300	1300	< 50	< 50	< 50
F4 (C34-C50)	µg/g	50	2800	5600	< 50	< 50	< 50
Chromatogram returned to baseline at nC50	Yes / No	-			YES	YES	YES

PACKAGE: REG153 - SVOC Surrogates (SOIL)

Sample Number	8	9	11
Sample Name	21BH-2 (MW)	21BH-3 (MW)	DUP B
	SS1	SS1	
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
SVOC Surrogates							
Surr Nitrobenzene-d5	Surr Rec %	-			69	93	86
Surr 2-Fluorobiphenyl	Surr Rec %	-			64	95	89
Surr 4-Terphenyl-d14	Surr Rec %	-			66	105	102
Surr 2-Fluorophenol	Surr Rec %	-			89	84	85
Surr Phenol-d6	Surr Rec %	-			81	90	90
Surr 2,4,6-Tribromophenol	Surr Rec %	-			51	81	79



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

PACKAGE: REG153 - THMs (VOC) (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
THMs (VOC)							
Bromodichloromethane	µg/g	0.05	13	1.9	< 0.05	< 0.05	< 0.05
Bromoform	µg/g	0.05	0.27	0.26	< 0.05	< 0.05	< 0.05
Dibromochloromethane	µg/g	0.05	9.4	2.9	< 0.05	< 0.05	< 0.05

PACKAGE: REG153 - VOC Surrogates (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	-			109	83	100
Surr 4-Bromofluorobenzene	Surr Rec %	-			101	97	93
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-			91	92	70

PACKAGE: REG153 - VOCs (SOIL)

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOCs							
Acetone	µg/g	0.5	16	28	< 0.5	< 0.5	< 0.5



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

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

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

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



FINAL REPORT

CA14322-MAY21 R1

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: A.

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

Sample Number	8	9	10
Sample Name	21BH-2 (MW) SS1	21BH-3 (MW) SS1	DUP
Sample Matrix	Soil	Soil	Soil
Sample Date	15/05/2021	15/05/2021	15/05/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOCs (continued)							
Styrene	µg/g	0.05	0.7	2.2	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	µg/g	0.05	0.28	2.3	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.058	0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.38	3.4	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.061	0.52	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	5.8	< 0.05	< 0.05	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	0.022	< 0.02	< 0.02	< 0.02

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED L1	REG153 / SOIL / FINE - TABLE 2 - Residential/Parkland - UNDEFINED L2
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21BH-2 (MW) SS1

Sodium Adsorption Ratio	MOE 4696e01/EPA 6010	No unit	22.5	5	5
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DUP

Sodium Adsorption Ratio	MOE 4696e01/EPA 6010	No unit	19.1	5	5
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FINAL REPORT

CA14322-MAY21 R1

QC SUMMARY

Conductivity

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

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

Cyanide by SFA

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

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

Hexavalent Chromium by SFA

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

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



FINAL REPORT

CA14322-MAY21 R1

QC SUMMARY

Mercury by CVAAS

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

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

Metals in aqueous samples - ICP-OES

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

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

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

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

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

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

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

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

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

QC SUMMARY

pH
 Method: SM 4500 | Internal ref.: ME-CA-ENVIEWL-LAK-AN-001

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

QC SUMMARY

Semi-Volatile Organics

Method: EPA 3541/8270D | Internal ref.: ME-CA-IENVIGC-LAK-AN-005

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

QC SUMMARY

Volatile Organics

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

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

QC SUMMARY

Volatile Organics (continued)

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

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

QC SUMMARY

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-IENV1 SPE-LAK-AN-003

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

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND**FOOTNOTES**

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

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

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

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

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-- End of Analytical Report --



FINAL REPORT

CA14826-JUN21 R

5557

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Brad Moore Hon. B.Sc
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Project	5557	SGS Reference	CA14826-JUN21
Order Number		Received	06/08/2021
Samples	Ground Water (1)	Approved	06/14/2021
		Report Number	CA14826-JUN21 R
		Date Reported	06/14/2021

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

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

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

Temperature of Sample upon Receipt: 8 degrees C

Cooling Agent Present:Yes

Custody Seal Present:Yes

Chain of Custody Number:021543

SIGNATORIES

Brad Moore Hon. B.Sc



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FINAL REPORT

CA14826-JUN21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: Peining Gram

PACKAGE: REG153 - BTEX (WATER)

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

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

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

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

PACKAGE: REG153 - PHCs (WATER)

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

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

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

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



FINAL REPORT

CA14826-JUN21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: Peining Gram

PACKAGE: REG153 - THMs (VOC) (WATER)

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

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

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

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

PACKAGE: REG153 - VOC Surrogates (WATER)

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

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

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

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

PACKAGE: REG153 - VOCs (WATER)

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

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

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

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



FINAL REPORT

CA14826-JUN21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: Peining Gram

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

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

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

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

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



FINAL REPORT

CA14826-JUN21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Simran Panesar

Samplers: Peining Gram

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

Sample Number 7

Sample Name 21BH-4(MW)

Sample Matrix Ground Water

Sample Date 08/06/2021

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

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

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

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	REG153 /	REG153 /
				GROUND WATER /	GROUND WATER /
				COARSE - TABLE	FINE - TABLE 3 -
				3 - All Types of	All Types of
				Property Uses -	Property Uses -
				UNDEFINED	UNDEFINED
				L1	L2

21BH-4(MW)

F1 (C6 to C10)	CCME Tier 1	µg/L	857	750	750
F2 (C10 to C16)	CCME Tier 1	µg/L	14200	150	150
F3 (C16 to C34)	CCME Tier 1	µg/L	8920	500	500

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

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

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

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

QC SUMMARY

Volatile Organics

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

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

QC SUMMARY

Volatile Organics (continued)

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

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

QC SUMMARY

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND

FOOTNOTES

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

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

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

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

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-- End of Analytical Report --

Received By: **B. Vandew**
 Received Date: **18 / 08 / 21** (mm/dd/yy)
 Received Time: **10:30** (hr.: min)

Received By (signature):
 Custody Seal Present: Yes No
 Custody Seal Intact: Yes No

Temperature Upon Receipt (°C): **8.8**
 Cooling Agent Present: Yes No
 Type: **8**

LAB LIMS #: **CA14826-2021**

REPORT INFORMATION
 Company: **THW**
 Contact: **Sergio Simpson**
 Address: **Unit 16, 110 Kennel Creek**
Markham
 Phone: **905-960-8504**
 Fax:

INVOICE INFORMATION
 (same as Report Information)
 Company: **Shuman**
 Contact: **Shuman**
 Address:
 Phone:

Quotation #: **5557**
 Project #: **5557**
 P.O. #: **5557**
 Site Location/ID:
TURNAROUND TIME (TAT) REQUIRED
 Regular TAT (5-7days)
 TAT's are quoted in business days (exclude statutory holidays & weekends).
 Samples received after 6pm or on weekends: TAT begins next business day

RUSH TAT (Additional Charges May Apply): 1 Day 2 Days 3 Days 4 Days
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

REGULATIONS
 Email: **lab@appliedenvironment.com**

REGULATIONS
 Email: **Shuman@environment.com**

Specify Due Date:
 *NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

RECORD OF SITE CONDITION (RSC) YES NO
 O.Reg 153/04 O.Reg 406/19
 Table 1 Res/Park Soil Texture:
 Table 2 Ind/Com Coarse
 Table 3 Agri/Other Medium/Fine
 Table Soil Volume <350m3 >350m3

Other Regulations:
 Reg 347/558 (3 Day min TAT)
 PWQO MMER
 CCME Other:
 MISA
 ODWS Not Reportable *See note

Sewer By-Law:
 Sanitary
 Storm
 Municipality:

ANALYSIS REQUESTED
 M & I
 Full Metals Suite
 ICP metals plus B(HWS-soil only) Hg, CrVI
 Sb, As, Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni
 SVOC
 PAHs only
 SVOCs
 All incl PAHs, ABNs, CPs
 PCB
 Total Aroclor
 PHC
 F1-F4 + BTEX
 F1-F4 only
 no BTEX
 VOCs
 all incl BTEX
 BTEX only
 Pesticides
 Organochlorine or specify other
 Pest
 Other (please specify)
 Water Characterization Pkg
 General Extended
 Specify pkg:
 Sewer Use:
 Appendix 2: 406/19 Leachate
 Screening Levels Table:
 TCLP
 Specify
 TCLP tests
 M&I
 VOC
 PCB
 Bi(e)P
 ABN
 Ignit.

SAMPLE IDENTIFICATION

1	2	3	4	5	6	7	8	9	10	11	12
2101-4C(W)	06/08/21	14:30	6	GW							

Signature: **[Signature]**
 Date: **06/08/21** (mm/dd/yy)

Signature: **[Signature]**
 Date: **06/08/21** (mm/dd/yy)

Signature: **[Signature]**
 Date: **06/08/21** (mm/dd/yy)



FINAL REPORT

CA14254-OCT21 R

5557

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS

Client Toronto Inspection Ltd.
 Address 110 Konrad Crescent, Unit 16
 Markham, ON
 L3R 9X2, Canada
 Contact Gus Cheng
 Telephone 905-940-8509
 Facsimile 905-940-8192
 Email lab@torontoinpection.com
 Project 5557
 Order Number
 Samples Soil (5)

LABORATORY DETAILS

Project Specialist Maarit Wolfe, Hon.B.Sc
 Laboratory SGS Canada Inc.
 Address 185 Concession St., Lakefield ON, K0L 2H0
 Telephone 705-652-2000
 Facsimile 705-652-6365
 Email Maarit.Wolfe@sgs.com
 SGS Reference CA14254-OCT21
 Received 10/15/2021
 Approved 10/21/2021
 Report Number CA14254-OCT21 R
 Date Reported 10/21/2021

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

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

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

Hydrocarbon results are expressed on a dry weight basis.

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

Temperature of Sample upon Receipt: 9 degrees C

Cooling Agent Present: Yes

Custody Seal Present: yes

Chain of Custody Number: 020512

SIGNATORIES

Maarit Wolfe, Hon.B.Sc



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FINAL REPORT

CA14254-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
BTEX							
Benzene	µg/g	0.02	0.21	0.17	< 0.02	< 0.02	< 0.02
Ethylbenzene	µg/g	0.05	2	15	< 0.05	< 0.05	< 0.05
Toluene	µg/g	0.05	2.3	6	< 0.05	< 0.05	< 0.05
Xylene (total)	µg/g	0.05	3.1	25	< 0.05	< 0.05	< 0.05
m/p-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05
o-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05

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

Sample Number	8	9	10	11	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS4	21BH-102 (MW) SS6	21BH-103 (MW) SS3	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result	Result	Result
Metals and Inorganics									
Moisture Content	%	-			12.2	7.5	6.7	4.4	4.1



FINAL REPORT

CA14254-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: REG153 - Other (ORP) (SOIL)

Sample Number	8	9	11
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS4	21BH-103 (MW) SS3
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
Other (ORP)							
pH	pH Units	0.05			8.00	7.59	7.82

PACKAGE: REG153 - PHCs (SOIL)

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
PHCs							
F1 (C6-C10)	µg/g	10	55	65	< 10	< 10	< 10
F1-BTEX (C6-C10)	µg/g	10	55	65	< 10	< 10	< 10
F2 (C10-C16)	µg/g	10	98	150	< 10	49	< 10
F3 (C16-C34)	µg/g	50	300	1300	< 50	61	< 50
F4 (C34-C50)	µg/g	50	2800	5600	< 50	< 50	< 50
Chromatogram returned to baseline at nC50	Yes / No	-			YES	YES	YES



FINAL REPORT

CA14254-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: REG153 - THMs (VOC) (SOIL)

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
THMs (VOC)							
Bromodichloromethane	µg/g	0.05	13	13	< 0.05	< 0.05	< 0.05
Bromoform	µg/g	0.05	0.27	0.26	< 0.05	< 0.05	< 0.05
Dibromochloromethane	µg/g	0.05	9.4	9.4	< 0.05	< 0.05	< 0.05

PACKAGE: REG153 - VOC Surrogates (SOIL)

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	-			98	99	98
Surr 4-Bromofluorobenzene	Surr Rec %	-			95	96	96
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-			89	89	89

PACKAGE: REG153 - VOCs (SOIL)

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOCs							
Acetone	µg/g	0.5	16	28	< 0.5	< 0.5	< 0.5



FINAL REPORT

CA14254-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

Sample Number	8	10	12
Sample Name	21BH-101 (MW)	21BH-102 (MW)	21BH-103 (MW)
	SS1	SS6	SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOCs (continued)							
Bromomethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride	µg/g	0.05	0.05	0.12	< 0.05	< 0.05	< 0.05
Chlorobenzene	µg/g	0.05	2.4	2.7	< 0.05	< 0.05	< 0.05
Chloroform	µg/g	0.05	0.05	0.18	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	3.4	4.3	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	4.8	6	< 0.05	< 0.05	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.083	0.097	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	25	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane	µg/g	0.05	3.5	11	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	0.084	0.75	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	3.4	30	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane	µg/g	0.05	0.05	0.085	< 0.05	< 0.05	< 0.05
cis-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03
trans-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.05	0.083	< 0.05	< 0.05	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
n-Hexane	µg/g	0.05	2.8	34	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone	µg/g	0.5	16	44	< 0.5	< 0.5	< 0.5
Methyl isobutyl ketone	µg/g	0.5	1.7	4.3	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	0.75	1.4	< 0.05	< 0.05	< 0.05
Methylene Chloride	µg/g	0.05	0.1	0.96	< 0.05	< 0.05	< 0.05



FINAL REPORT

CA14254-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

Sample Number	8	10	12
Sample Name	21BH-101 (MW) SS1	21BH-102 (MW) SS6	21BH-103 (MW) SS4
Sample Matrix	Soil	Soil	Soil
Sample Date	14/10/2021	15/10/2021	15/10/2021

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

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

Parameter	Units	RL	L1	L2	Result	Result	Result
VOCs (continued)							
Styrene	µg/g	0.05	0.7	2.2	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	µg/g	0.05	0.28	2.3	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.058	0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.38	3.4	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.061	0.52	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	5.8	< 0.05	< 0.05	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	0.022	< 0.02	< 0.02	< 0.02

EXCEEDANCE SUMMARY

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

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0343-OCT21	µg/g	10	<10	ND	30	100	80	120	108	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0299-OCT21	µg/g	10	<10	ND	30	114	80	120	107	60	140
F3 (C16-C34)	GCM0299-OCT21	µg/g	50	<50	30	30	114	80	120	107	60	140
F4 (C34-C50)	GCM0299-OCT21	µg/g	50	<50	ND	30	114	80	120	107	60	140

QC SUMMARY

pH

Method: SM 4500 | Internal ref.: ME-CA-ENVIEWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0081-OCT21	pH Units	0.05		0	20	100	80	120			

QC SUMMARY

Volatile Organics

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	93	60	130	98	50	140
1,1,1-Trichloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	94	50	140
1,1,2,2-Tetrachloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	92	60	130	100	50	140
1,1,2-Trichloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	95	60	130	99	50	140
1,1-Dichloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	92	60	130	94	50	140
1,1-Dichloroethylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	99	50	140
1,2-Dichlorobenzene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	91	60	130	97	50	140
1,2-Dichloroethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	91	60	130	96	50	140
1,2-Dichloropropane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	95	50	140
1,3-Dichlorobenzene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	96	50	140
1,4-Dichlorobenzene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	94	60	130	100	50	140
Acetone	GCM0342-OCT21	µg/g	0.5	< 0.5	ND	50	92	50	140	103	50	140
Benzene	GCM0342-OCT21	µg/g	0.02	< 0.02	ND	50	90	60	130	95	50	140
Bromodichloromethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	93	50	140
Bromoform	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	95	50	140
Bromomethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	88	50	140	76	50	140
Carbon tetrachloride	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	93	50	140
Chlorobenzene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	95	50	140
Chloroform	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	94	50	140
cis-1,2-Dichloroethylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	95	50	140

QC SUMMARY

Volatile Organics (continued)

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0342-OCT21	µg/g	0.03	< 0.03	ND	50	91	60	130	91	50	140
Dibromochloromethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	95	50	140
Dichlorodifluoromethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	82	50	140	82	50	140
Ethylbenzene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	95	50	140
Ethylenedibromide	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	93	60	130	100	50	140
n-Hexane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	84	60	130	80	50	140
m/p-xylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	94	50	140
Methyl ethyl ketone	GCM0342-OCT21	µg/g	0.5	< 0.5	ND	50	92	50	140	98	50	140
Methyl isobutyl ketone	GCM0342-OCT21	µg/g	0.5	< 0.5	ND	50	92	50	140	100	50	140
Methyl-t-butyl Ether	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	92	60	130	102	50	140
Methylene Chloride	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	98	50	140
o-xylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	93	60	130	98	50	140
Styrene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	96	50	140
Tetrachloroethylene	GCM0342-OCT21	µg/g	0.05	< 0.05	10	50	90	60	130	95	50	140
Toluene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	95	50	140
trans-1,2-Dichloroethylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	89	60	130	97	50	140
trans-1,3-dichloropropene	GCM0342-OCT21	µg/g	0.03	< 0.03	ND	50	90	60	130	91	50	140
Trichloroethylene	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	60	130	95	50	140
Trichlorofluoromethane	GCM0342-OCT21	µg/g	0.05	< 0.05	ND	50	90	50	140	98	50	140
Vinyl Chloride	GCM0342-OCT21	µg/g	0.02	< 0.02	ND	50	86	50	140	90	50	140

QC SUMMARY

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND**FOOTNOTES**

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

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

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

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

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-- End of Analytical Report --



FINAL REPORT

CA14255-OCT21 R

5557

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS

Client Toronto Inspection Ltd.
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 L3R 9X2, Canada
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 Facsimile 905-940-8192
 Email lab@torontoinspection.com
 Project 5557
 Order Number
 Samples Leachate (1)

LABORATORY DETAILS

Project Specialist Brad Moore Hon. B.Sc
 Laboratory SGS Canada Inc.
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 SGS Reference CA14255-OCT21
 Received 10/18/2021
 Approved 10/25/2021
 Report Number CA14255-OCT21 R
 Date Reported 10/25/2021

COMMENTS

Temperature of Sample upon Receipt: 9 degrees C
 Cooling Agent Present: Yes
 Custody Seal Present: Yes
 Chain of Custody Number: 020512
 TCLP metals reported at 10x DL
 raised RL for Nits, due to SM

SIGNATORIES

Brad Moore Hon. B.Sc



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FINAL REPORT

CA14255-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: **REG558 - Acid rock Drainage**
(LEACHATE)

Sample Number 6

Sample Name 21BH-102(MW)

SS3

Sample Matrix Leachate

Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
Acid rock Drainage				
Final pH	no unit	0.01		5.00

PACKAGE: **REG558 - Metals and Inorganics**
(LEACHATE)

Sample Number 6

Sample Name 21BH-102(MW)

SS3

Sample Matrix Leachate

Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
Metals and Inorganics				
Sample weight	g	0.001		100
Ext Fluid	#1 or #2	0.01		1
Ext Volume	mL	0.01		2000
Nitrite (as N)	as N mg/L	0.3		< 0.3
Nitrate (as N)	as N mg/L	0.6		< 0.6
Nitrate + Nitrite (as N)	as N mg/L	0.6	1000	< 0.6
Fluoride	mg/L	0.06	150	0.10
Cyanide (total)	mg/L	0.01	20	< 0.01
Arsenic	mg/L	0.002	2.5	< 0.002
Silver	mg/L	0.0005	5	< 0.0005
Barium	mg/L	0.0002	100	0.357
Boron	mg/L	0.02	500	0.06



FINAL REPORT

CA14255-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: **REG558 - Metals and Inorganics**
(LEACHATE)

Sample Number 6

Sample Name 21BH-102(MW)

SS3

Sample Matrix Leachate

Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
Metals and Inorganics (continued)				
Cadmium	mg/L	0.00003	0.5	0.00031
Chromium	mg/L	0.0008	5	0.0025
Lead	mg/L	0.00009	5	0.00045
Selenium	mg/L	0.0004	1	< 0.0004
Uranium	mg/L	0.00002	10	0.00047

PACKAGE: **REG558 - Other (ORP)** (LEACHATE)

Sample Number 6

Sample Name 21BH-102(MW)

SS3

Sample Matrix Leachate

Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
Other (ORP)				
Mercury	mg/L	0.00001	0.1	< 0.00001

PACKAGE: **REG558 - VOCs** (LEACHATE)

Sample Number 6

Sample Name 21BH-102(MW)

SS3

Sample Matrix Leachate

Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
VOCs				



FINAL REPORT

CA14255-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: REG558 - VOCs (LEACHATE)

Sample Number 6
Sample Name 21BH-102(MW)
SS3
Sample Matrix Leachate
Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
VOCs (continued)				
Methyl ethyl ketone	mg/L	0.8	200	< 0.8
Vinyl Chloride	mg/L	0.008	0.2	< 0.008
Dichloromethane	mg/L	0.02	5	< 0.02
Chloroform	mg/L	0.02	10	< 0.02
Trichloroethylene	mg/L	0.02	5	< 0.02
Tetrachloroethene	mg/L	0.02	3	< 0.02
Monochlorobenzene	mg/L	0.02	8	< 0.02
Carbon tetrachloride	mg/L	0.008	0.5	< 0.008
1,2-Dichlorobenzene	mg/L	0.02	20	< 0.02
1,4-Dichlorobenzene	mg/L	0.02	0.5	< 0.02
1,2-Dichloroethane	mg/L	0.02	0.5	< 0.02
1,1-Dichloroethylene	mg/L	0.02	1.4	< 0.02



FINAL REPORT

CA14255-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: REG558 - VOCs - BTEX (LEACHATE)

Sample Number 6
Sample Name 21BH-102(MW)
SS3
Sample Matrix Leachate
Sample Date 15/10/2021

L1 = REG558 / LEACHATE / - - SCHEDULE 4 - -

Parameter	Units	RL	L1	Result
VOCs - BTEX				
Benzene	mg/L	0.02	0.5	< 0.02

EXCEEDANCE SUMMARY

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



FINAL REPORT

CA14255-OCT21 R

QC SUMMARY

Cyanide by SFA

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Cyanide (total)	SKA0205-OCT21	mg/L	0.01	<0.01	ND	10	91	90	110	NV	75	125

Fluoride by Specific Ion Electrode

Method: SM 4500 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-014

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Fluoride	EWL0428-OCT21	mg/L	0.06	<0.06	0	10	99	90	110	83	75	125
Fluoride	EWL0443-OCT21	mg/L	0.06	<0.06	0	10	98	90	110	91	75	125

Inorganics-General

Method: EPA 7471A/SM 3112B | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EHG0024-OCT21	mg/L	0.00001	< 0.00001	ND	20	91	80	120	112	70	130



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QC SUMMARY

Metals in aqueous samples - ICP-MS

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0151-OCT21	mg/L	0.0005	<0.00005	ND	20	106	90	110	98	70	130
Arsenic	EMS0151-OCT21	mg/L	0.002	<0.0002	1	20	106	90	110	107	70	130
Barium	EMS0151-OCT21	mg/L	0.0002	<0.00002	0	20	103	90	110	100	70	130
Boron	EMS0151-OCT21	mg/L	0.02	<0.002	1	20	108	90	110	104	70	130
Cadmium	EMS0151-OCT21	mg/L	0.00003	<0.000003	16	20	103	90	110	96	70	130
Chromium	EMS0151-OCT21	mg/L	0.0008	<0.00008	1	20	109	90	110	124	70	130
Lead	EMS0151-OCT21	mg/L	0.00009	<0.00001	15	20	110	90	110	104	70	130
Selenium	EMS0151-OCT21	mg/L	0.0004	<0.00004	ND	20	105	90	110	100	70	130
Uranium	EMS0151-OCT21	mg/L	0.00002	0.000002	4	20	100	90	110	96	70	130

Nitrate by Ion Chromatography

Method: EPA300/MA300-Ions1.3 | Internal ref.: ME-CA-IENVIIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Nitrate (as N)	DIO0439-OCT21	mg/L	0.6	<0.6	ND	20	102	90	110	103	75	125



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QC SUMMARY

Nitrite by Ion Chromatography

Method: EPA300/MA300-Ions1.3 | Internal ref.: ME-CA-IENVIIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Nitrite (as N)	DIO0439-OCT21	mg/L	0.3	<0.3	ND	20	100	90	110	100	75	125

Total Nitrate/Nitrite by Ion Chromatography

Method: EPA300/MA300-Ions1.3 | Internal ref.: ME-CA-IENVIIC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Nitrate + Nitrite (as N)	DIO0439-OCT21	mg/L	0.6	<0.6	NA	20	NA	80	120	NA	75	125

QC SUMMARY

Volatile Organics

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1-Dichloroethylene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	97	60	130	101	50	140
1,2-Dichlorobenzene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	99	60	130	102	50	140
1,2-Dichloroethane	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	98	60	130	97	50	140
1,4-Dichlorobenzene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	97	60	130	100	50	140
Benzene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	98	60	130	100	50	140
Carbon tetrachloride	GCM0337-OCT21	mg/L	0.008	<0.008	ND	30	98	60	130	103	50	140
Chloroform	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	97	60	130	98	50	140
Dichloromethane	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	99	60	130	97	50	140
Methyl ethyl ketone	GCM0337-OCT21	mg/L	0.8	<0.8	ND	30	104	50	140	107	50	140
Monochlorobenzene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	98	60	130	100	50	140
Tetrachloroethene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	96	60	130	100	50	140
Trichloroethylene	GCM0337-OCT21	mg/L	0.02	<0.02	ND	30	96	60	130	98	50	140
Vinyl Chloride	GCM0337-OCT21	mg/L	0.008	<0.008	ND	30	101	50	140	103	50	140

QC SUMMARY

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND

FOOTNOTES

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

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

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

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-- End of Analytical Report --



FINAL REPORT

CA40375-OCT21 R

5557

Prepared for

Toronto Inspection Ltd.

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Maarit Wolfe, Hon.B.Sc
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2, Canada	Laboratory	SGS Canada Inc.
Contact	Gus Cheng	Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	905-940-8509	Telephone	705-652-2000
Facsimile	905-940-8192	Facsimile	705-652-6365
Email	lab@torontoinpection.com	Email	Maarit.Wolfe@sgs.com
Project	5557	SGS Reference	CA40375-OCT21
Order Number		Received	10/26/2021
Samples	Ground Water (2)	Approved	11/01/2021
		Report Number	CA40375-OCT21 R
		Date Reported	11/01/2021

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

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

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

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

Temperature of Sample upon Receipt: 4 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number:022674

SIGNATORIES

Maarit Wolfe, Hon.B.Sc



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FINAL REPORT

CA40375-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

Parameter	Units	RL	L1	Result	Result
BTEX					
Benzene	µg/L	0.5	430	< 0.5	< 0.5
Ethylbenzene	µg/L	0.5	2300	< 0.5	< 0.5
Toluene	µg/L	0.5	18000	< 0.5	< 0.5
Xylene (total)	µg/L	0.5	4200	< 0.5	< 0.5
m/p-xylene	µg/L	0.5		< 0.5	< 0.5
o-xylene	µg/L	0.5		< 0.5	< 0.5

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

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

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



FINAL REPORT

CA40375-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

PACKAGE: REG153 - THMs (VOC) (WATER)

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

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

PACKAGE: REG153 - VOC Surrogates (WATER)

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

Parameter	Units	RL	L1	Result	Result
VOC Surrogates					
Surr 1,2-Dichloroethane-d4	Surr Rec %	-		116	115
Surr 2-Bromo-1-Chloropropane	Surr Rec %	-		99	100
Surr 4-Bromofluorobenzene	Surr Rec %	-		86	86

PACKAGE: REG153 - VOCs (WATER)

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

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



FINAL REPORT

CA40375-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

	Sample Number	7	8
	Sample Name	21BH-102 (MW)	21BH-103 (MW)
	Sample Matrix	Ground Water	Ground Water
	Sample Date	26/10/2021	26/10/2021

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

Parameter	Units	RL	L1	Result	Result
VOCs (continued)					
Chloroform	µg/L	0.5	22	< 0.5	< 0.5
1,2-Dichlorobenzene	µg/L	0.5	9600	< 0.5	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	9600	< 0.5	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	67	< 0.5	< 0.5
Dichlorodifluoromethane	µg/L	2.0	4400	< 2	< 2
1,1-Dichloroethane	µg/L	0.5	3100	< 0.5	< 0.5
1,2-Dichloroethane	µg/L	0.5	12	< 0.5	< 0.5
1,1-Dichloroethylene	µg/L	0.5	17	< 0.5	< 0.5
trans-1,2-Dichloroethene	µg/L	0.5	17	< 0.5	< 0.5
cis-1,2-Dichloroethene	µg/L	0.5	17	< 0.5	< 0.5
1,2-Dichloropropane	µg/L	0.5	140	< 0.5	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5
trans-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5
1,3-dichloropropene (total)	µg/L	0.5	45	< 0.5	< 0.5
Ethylenedibromide	µg/L	0.2	0.83	< 0.2	< 0.2
n-Hexane	µg/L	1.0	520	< 1	< 1
Methyl ethyl ketone	µg/L	20	1.5e+00 6	< 20	< 20
Methyl Isobutyl Ketone	µg/L	20	580000	< 20	< 20
Methyl-t-butyl Ether	µg/L	2.0	1400	< 2	< 2
Methylene Chloride	µg/L	0.5	5500	< 0.5	< 0.5
Styrene	µg/L	0.5	9100	< 0.5	< 0.5
Tetrachloroethylene (perchloroethylene)	µg/L	0.5	17	< 0.5	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	28	< 0.5	< 0.5



FINAL REPORT

CA40375-OCT21 R

Client: Toronto Inspection Ltd.

Project: 5557

Project Manager: Gus Cheng

Samplers: Peining Guan

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

Sample Number	7	8
Sample Name	21BH-102 (MW)	21BH-103 (MW)
Sample Matrix	Ground Water	Ground Water
Sample Date	26/10/2021	26/10/2021

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

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

EXCEEDANCE SUMMARY

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



FINAL REPORT

CA40375-OCT21 R

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0532-OCT21	µg/L	25	<25	ND	30	109	60	140	97	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0383-OCT21	µg/L	100	<100	ND	30	64	60	140	66	60	140
F3 (C16-C34)	GCM0383-OCT21	µg/L	200	<200	ND	30	64	60	140	66	60	140
F4 (C34-C50)	GCM0383-OCT21	µg/L	200	<200	ND	30	64	60	140	66	60	140

QC SUMMARY

Volatile Organics

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	94	50	140
1,1,1-Trichloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	87	60	130	94	50	140
1,1,2,2-Tetrachloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	87	60	130	93	50	140
1,1,2-Trichloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	85	60	130	92	50	140
1,1-Dichloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	85	60	130	96	50	140
1,1-Dichloroethylene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	90	60	130	97	50	140
1,2-Dichlorobenzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	83	60	130	94	50	140
1,2-Dichloroethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	94	50	140
1,2-Dichloropropane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	83	60	130	93	50	140
1,3-Dichlorobenzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	82	60	130	92	50	140
1,4-Dichlorobenzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	83	60	130	92	50	140
Acetone	GCM0507-OCT21	µg/L	30	<30	ND	30	95	60	130	97	50	140
Benzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	86	60	130	96	50	140
Bromodichloromethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	81	60	130	90	50	140
Bromoform	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	90	50	140
Bromomethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	91	50	140	94	50	140
Carbon tetrachloride	GCM0507-OCT21	µg/L	0.2	<0.2	ND	30	89	60	130	95	50	140
Chlorobenzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	82	60	130	92	50	140
Chloroform	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	82	60	130	93	50	140
cis-1,2-Dichloroethene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	82	60	130	96	50	140

QC SUMMARY

Volatile Organics (continued)

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	81	60	130	92	50	140
Dibromochloromethane	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	81	60	130	89	50	140
Dichlorodifluoromethane	GCM0507-OCT21	µg/L	2.0	<2	ND	30	135	50	140	119	50	140
Ethylbenzene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	85	60	130	96	50	140
Ethylenedibromide	GCM0507-OCT21	µg/L	0.2	<0.2	ND	30	87	60	130	96	50	140
n-Hexane	GCM0507-OCT21	µg/L	1.0	<1	ND	30	117	60	130	96	50	140
m/p-xylene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	87	60	130	99	50	140
Methyl ethyl ketone	GCM0507-OCT21	ug/L	20	<20	ND	30	95	60	130	98	50	140
Methyl Isobutyl Ketone	GCM0507-OCT21	µg/L	20	<20	ND	30	92	50	140	95	50	140
Methyl-t-butyl Ether	GCM0507-OCT21	µg/L	2.0	<2	ND	30	85	60	130	96	50	140
Methylene Chloride	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	83	60	130	95	50	140
o-xylene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	98	50	140
Styrene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	83	60	130	99	50	140
Tetrachloroethylene (perchloroethylene)	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	86	60	130	94	50	140
Toluene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	93	50	140
trans-1,2-Dichloroethene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	86	60	130	96	50	140
trans-1,3-Dichloropropene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	84	60	130	95	50	140
Trichloroethylene	GCM0507-OCT21	µg/L	0.5	<0.5	ND	30	85	60	130	91	50	140
Trichlorofluoromethane	GCM0507-OCT21	µg/L	5.0	<5	ND	30	100	50	140	100	50	140
Vinyl Chloride	GCM0507-OCT21	µg/L	0.2	<0.2	ND	30	95	60	130	102	50	140

QC SUMMARY

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND**FOOTNOTES**

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

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

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

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-- End of Analytical Report --