



Phase Two Environmental Site Assessment

1493 Sixth Line
Oakville, Ontario

February 23, 2026
Trace Project No. 900-0494-01

Prepared for:
Penalta Group Ltd.
504 Iroquois Shore Road, Unit 12B
Oakville, Ontario L6H 3K4

Prepared by:
Trace Associates Inc.
820 Trillium Drive
Kitchener, Ontario N2R 1K4
traceassociates.ca



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EXECUTIVE SUMMARY

Penalta Group Ltd. retained Trace Associates Inc. (Trace) to conduct a Phase Two environmental site assessment (ESA) at 1493 Sixth Line, in Oakville, Ontario, hereinafter referred to as “the Site.” The purpose of this assignment was originally for due diligence prior to the purchase of the Site, and upon instruction, was subsequently updated to support a development application with the Town of Oakville.

A Phase One ESA was conducted by Trace and a report dated February 6, 2026, identified one on-site area of potential environmental concern (APEC) from the former use of an above-ground fuel storage tank (AST) for furnace oil in the house basement, and one off-site APEC for an existing AST on an upgradient property at 36 Upper Middle Road, approximately 150 m to the north.

A Phase II ESA investigation was conducted between May 22 and 30, 2025, and consisted of drilling two boreholes equipped with monitoring wells, collecting soil samples, laboratory analyses, and data interpretation. Additional investigations to update this study to a Phase Two ESA were conducted from December 15 to 16, 2025, to collect groundwater samples for laboratory analyses and conduct additional data interpretation.

The findings of the Phase Two ESA are as follows:

- The Table 1 (background) and Table 2 (potable use) site condition standards for fine-grained surface soil for residential/parkland/institutional property use were identified as the applicable regulatory standards.
- Analyzed soil and groundwater samples met the applicable standards for the parameters analyzed.
- Groundwater was not originally encountered within 6.1 m of the ground surface but was found at approximately 5.9 m below ground surface in December 2025 at one of two monitoring wells.
- There was no evidence (i.e., visual evidence, ambient odours, or vapour measurements) that would indicate any potential sub-surface impacts from the APECs identified.

At this time, there is no evidence in the soil or groundwater that there are any subsurface impacts from the two APECs identified in the Phase One ESA; as such, no further investigations are recommended.

This Executive Summary is subject to the same general limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

Penalta Group Ltd. (Penalta, or the Client) retained Trace Associates Inc. (Trace) to conduct a Phase II environmental site assessment (ESA) at 1493 Sixth Line, in Oakville, Ontario, hereinafter referred to as “the Site” or “the Phase Two Property.” The site location and layout is shown on Figures 1 and 2. Penalta provided written authorization to proceed on April 30, 2025. The original assignment was conducted for due-diligence purposes prior to the purchase of the property and its redevelopment as multi-tenant residential. Penalta requested Trace to update the study to a Phase Two ESA on December 8, 2025, to support a development application with the Town of Oakville. This Phase Two ESA report was conducted in accordance with Trace’s Professional Report Conditions, provided as Appendix A.

1.1 Objective

The objective of the Phase Two ESA was to assess impacts from two areas of potential environmental concern (APECS) identified in the Phase One ESA (Trace, 2026). The two APECS were:

- APEC1 – the former use of a storage tank and fill pipe for the furnace oil used for heating
- APEC2 – a storage tank located off site to the north, in the upgradient direction of shallow groundwater flow

1.2 Scope of Work

To meet the objective, Trace personnel conducted the agreed scope of work:

- Reviewed background information provided by the Client and prepared a work plan.
- Ordered and received public utility locates and cleared the planned borehole locations of any buried utilities by a private utility locator (Know Before You Dig Locates Inc.).
- Coordinated the advancement of two boreholes, equipped with monitoring wells, to assess the identified APECS. Drilling services were supplied by Strata Drilling Group (Strata), of Stouffville, Ontario, a drilling contractor licensed by the Ministry of the Environment, Conservation and Parks (MECP, or the Ministry¹).
- Collected, field screened, and logged soil samples.
- Submitted select soil samples to an accredited laboratory for analysis.
- Sampled the groundwater for laboratory analysis of benzene, toluene, ethylbenzene, and xylenes (BTEX) and petroleum hydrocarbon (PHC) fractions (F)1-F4.
- Checked the monitoring wells for any standing groundwater on three occasions and subsequently collected one groundwater sample.
- Evaluated and interpreted field observations and laboratory data.

¹ Previously also known as the Ministry of the Environment (MOE), Ministry of the Environment and Energy (MOEE), and the Ministry of Environment and Climate Change (MOECC). Currently known as the MECP.



- Prepared this report to be submitted to the Client and the Town of Oakville, to support the development application.

Deviations from the planned Phase Two ESA included the following:

- Drilling depths were affected by the presence of bedrock encountered at a depth of 2.1 to 2.4 m below ground surface (mbgs). Monitoring wells were installed at depths of 3.7 mbgs and 6.1 mbgs and straddled the soil-bedrock interface. Although moist soil was observed at a depth of 1.5 mbgs, significant groundwater accumulation was not recorded at one location on three occasions since installing the monitoring wells. As such, groundwater at one location was not sampled or analyzed.

2.0 BACKGROUND

2.1 Historical Reporting

A Phase I ESA was conducted in 2025 (RWDI, 2025), which identified two PCAs and resulted in two APECs that were recommended to be investigated in a Phase II ESA. The Phase I ESA was updated by Trace to become a Phase One ESA (Trace, 2026). The two PCAs and APECs were confirmed as follows and are shown on Figures 3, 4, and 5:

- APEC1 – a former fuel oil AST for an oil heating system in the basement
- APEC2 – an AST existing on an upgradient property at 36 Upper Middle Road, approximately 150 m to the north

2.2 Site Description

The Site is located at 1493 Sixth Line, in the central area of the Town of Oakville, approximately 1.8 km north of Highway 403, as shown on the site location map (Figure 1). Infrastructure includes a former residential building.

2.3 Site Characterization

Table A summarizes the site and regional settings:

Table A: Physiological Setting	
Site	Description
Vegetation	Treed vegetation covers the majority of the Site.
Topography	Level, with a slight downward slope to the south.
Zoning	Zoned as Natural Area (N) by the Town of Oakville.
Current Land Use	Residential.
Nearest Surface Waterbody	Munn's Creek Sixteen Mile Creek is 1.2 km to the south and Lake Ontario is 4.4 km to the south.
Nearest Groundwater Supply Well(s)	The Town of Oakville obtains its potable water from Lake Ontario.
Nearest Residence	~ 50 m to the south.



Table A: Physiological Setting	
Regional	Description
Topography	Overall general slope to the south, towards Lake Ontario
Geology	Per the Phase I ESA (RWDI, 2025), citing the Chapman and Putnam map <i>Physiography of Southern Ontario</i> , the Site is located in the Iroquois Plain physiographic region. Characterized by shallow lacustrine deposits.
Soil Series	Ontario Geological Survey (https://www.ontario.ca/page/ontario-geological-survey) indicates clay to silt-textured till derived from glaciolacustrine deposits or shale. Overburden is approximately 2 m thick and overlies bedrock of the Queenston formation.
Hydrogeology and Groundwater	No information is available for the Site or surrounding area, but shallow groundwater is expected to flow with the topography, towards the south.

3.0 METHODS

This Phase Two ESA was conducted in accordance with the intent of the Ontario Ministry's *Guide for Completing Phase Two Environmental Site Assessments Under Ontario Regulation 153/04* (MOE, 2021).

3.1 Public and Private Utility Locates

Public locates were ordered through Ontario One-Call and clearances were received by email. Private locates were provided by Know Before You Dig Locates Inc. on May 22, 2025, ahead of the drilling activities, and cleared the planned drilling locations.

3.2 Soil Sampling

Trace personnel conducted the soil sampling activities using the following methods:

- Coordinated Strata to drill boreholes using a 5-cm diameter direct-push Geoprobe Systems® 7822DT drill rig with hollow-stem rotary augers.
- Logged soils using a modified version of the Unified Soil Classification System (ASTM, 2017). Borehole logs are attached as Appendix B and include:
 - Soil stratigraphy and comments relating to unusual stains, debris, and ambient odours, where observed
 - Field-screening results for soil vapours, as measured using an RKI Instruments Eagle 2 portable hydrocarbon surveyor calibrated to hexane and operated in methane elimination mode.
- Collected discrete soil samples, using disposable nitrile gloves, at stratigraphy changes or at depth intervals of 1.5 m (the length of the geo-tube sampler). Using clean tools, Trace personnel trimmed soil that was in direct contact with the auger or the edges of the borehole prior to placing the soil into laboratory-supplied containers, specifically:
 - Single-use disposable plastic bags for field screening and potential inorganic analysis.



- 125-mL glass containers with Teflon™-lined lids for samples selected for potential organic analysis. Jarred soil samples were packed with minimal headspace.
- Individual 40-mL vials, each containing 10 mL of methanol, to preserve approximately 5 g of each soil sample collected for potential volatile PHC analysis. Dedicated Terra Core® samplers were used to collect soil plugs of appropriate size for the volume of methanol charged in the vials.
- Stored the samples in coolers with ice packs.
- Prepared laboratory chain-of-custody forms, which included selected laboratory analyses for metals and other regulated parameters (ORPs) (which include electrical conductivity [EC], sodium adsorption ratio [SAR], and pH), BTEX, and PHC F1-F4. Soil samples identified for laboratory analyses were based on the field-screening results and field observations.
- Transported samples under chain of custody to AGAT Laboratories Ltd. (AGAT), in Mississauga, Ontario.
- Placed soil cuttings into 205-L drums for future disposal if needed. A sample of the cuttings was analyzed for standard toxicity characteristics leachate procedure (TCLP) (GO, 2000).

3.3 Groundwater Sampling

Groundwater activities were conducted using the following methods:

- Measured the depth to static groundwater in the two on-site monitoring wells, using an interphase probe that measures any detectable free-phase PHC product on the groundwater (none was detected).
- Purged the available groundwater from the monitoring wells and added the purge water to the drums of soil cuttings on site.
- Returned to the Site to sample the groundwater, using low-flow sampling methods and placing the samples into laboratory-supplied containers (three 40-mL vials and one 500-mL amber glass jar).
- Stored the sample in a cooler with ice packs.
- Prepared a laboratory chain-of-custody form, which included selected laboratory analyses. Groundwater laboratory analysis was based on the APECs identified in the Phase One ESA (Trace, 2026) (i.e., PHC F1-F4 and volatile organic compounds [VOCs]).
- Transported the samples under the chain-of-custody protocol to AGAT, in Mississauga, Ontario

3.4 Sampling Quality Assurance / Quality Control

The following methods/tasks were used as a part of the quality assurance / quality control program for sampling:

- Used clean and calibrated sampling equipment.
- Used disposable nitrile gloves while handling samples. Changed gloves when wet or soiled.



- Used calibrated field-screening equipment.
- Used laboratory-supplied sample containers.
- Prepared and analyzed a blind duplicate (sample MJ-100) of the groundwater sample collected and analyzed for VOCs.
- Filled out chain-of-custody forms in the field and delivered the samples directly to the laboratory.

3.5 Laboratory Analyses

Three soil samples were submitted to AGAT and analyzed for metals and ORPs, BTEX and PHC F1-F4, and polycyclic aromatic hydrocarbons (PAHs). One additional sample of soil cuttings was analyzed under TCLP for the standard parameters.

One groundwater sample was submitted to AGAT and analyzed for BTEX and PHC F1-F4, and VOCs.

3.6 Site Mapping

The borehole locations are illustrated on Figures 5 and 6. The locations were recorded using Universal Transverse Mercator coordinates on an Apple iPhone and retained on file.

3.7 Regulatory Standards

For this report the applicable regulatory standards are described below:

- The site condition standards (SCS) for residential/parkland/institutional (R/P/I) property uses, as outlined in the Ministry document *Soil, Ground Water and Sediment Standard for Use Under Part XV.1 of the Environmental Protection Act* (MOE, 2011):
 - Tables 1 and 2 were considered appropriate for the Site. Table 1 considers background conditions and Table 2 considers soil and groundwater conditions in areas where groundwater is used as a source of potable water. The Town of Oakville receives water sourced from Lake Ontario; however, Oakville requires a written request and their approval if non-potable-use groundwater standards (i.e., Table 3 SCS) are to be applied.
 - The Site is currently a residential property and is planned for future multi-unit residential development. As such, the SCS for R/P/I property uses are considered appropriate.
- Samples of soil cuttings collected for waste characterization by TCLP were compared to the Schedule 4 values in *Ontario Regulation (O. Reg.) 558/00: General – Waste Management* (GO, 2000).

4.0 RESULTS

The Phase Two ESA was conducted from May 22 to 30, 2025, and December 15 to 16, 2025, and consisted of drilling two boreholes equipped with monitoring wells to assess the following APECs:

- APEC 1 – Former use of a storage tank and fill pipe for the furnace oil used for heating
- APEC2 – An off-site upgradient possible storage tank



Site infrastructure and sampling locations are presented on Figures 3, 4, and 5. Borehole logs and the laboratory Certificates of Analysis (COA) are attached as Appendices B and C, respectively.

4.1 General Subsurface Conditions

The soil encountered during the assessment generally consisted of limited topsoil (0.3 m), over reddish-brown clay (2 to 2.4 m), over weathered red shale bedrock. Slightly wet soil was observed occasionally at approximately 1.5 mbgs. No evidence of odours or staining was observed in the soil samples. Vapour measurements with an RKI Instruments Eagle 2 that measures both combustible vapours (flame ionization detector) and ionizing gases (photoionization detector) and were recorded as “not detected,” as shown on the borehole logs in Appendix B.

Sufficient groundwater was not originally encountered within a depth of 6.1 m; however, groundwater was encountered in December 2025 at a depth of 5.9 mbgs in one of the on-site monitoring wells, which allowed for the collection of one sample for laboratory analysis. The path of the cross-section is shown on Figure 6. Cross-section diagrams have been prepared to present the stratigraphy, soil results, and groundwater results, as shown on Figures 6B, 7B, and 8B, respectively.

4.2 Soil Analytical Results

As shown on AGAT COA No. 25T297000, all analyzed parameters in soil were reported at concentrations below the Table 1 SCS (MOE, 2011) for R/P/I and industrial/commercial/community (I/C/C) property uses. Figures 7 and 7B illustrate the analytical results spatially on the Site.

The sample of soil cuttings for waste characterization by TCLP was reported with concentrations below the Schedule 4 values (GO, 2000) and is therefore classified as non-toxic and non-hazardous for the purposes of waste disposal.

4.3 Groundwater Analytical Results

As shown on AGAT COA No. 25T385407, the groundwater sample did not have any detectable concentrations of PHC F1-F4 nor any concentrations of VOCs (which also include BTEX). As there were no detectable concentrations, the analytical results meet the Table 1 SCS for R/P/I and I/C/C property uses, as well as the Table 2 SCS for R/P/I property uses, as shown on the COA in Appendix C. Figures 8 and 8B illustrate the analytical results spatially on the Site.

5.0 CONCEPTUAL SITE MODEL

The location of the Phase Two Property and Phase Two Study Area (i.e., the Phase Two Property and surrounding 250 m), including property boundaries, roadways, and buildings, are shown on Figures 1 and 2. The details of the Phase Two Property are shown on Figure 2. The land use and occupants on the adjacent neighbouring properties to the Phase Two Property are also shown on Figure 2.

The Phase Two Property is a generally flat, rectangular parcel measuring approximately 0.81 hectares (2 acres) in size, located in the east-central portion of Oakville, Ontario. At the time of the site visit, the Phase Two Property was occupied by a two-story residential building with a small basement in the northwestern portion of the property, with a gravel driveway leading from Sixth Line. Two additional sheds were also noted on the property at the time of the site visit. The majority of the property (northern and eastern portions) is covered with trees.



5.1 Potentially Contaminating Activities

According to information obtained through the historical documents and environmental database review, the Phase Two Property was first developed circa 1950 with a residential dwelling. Several PCAs were identified to be associated with the Phase Two Property. PCAs identified in the Phase Two Study Area are shown on Figures 3 and 5.

5.2 Areas of Potential Environmental Concern

The APECs were identified through an evaluation of all information relating to the Phase Two Property and the Phase Two Study Area. The APECs for the Phase Two Property result from two of the PCAs identified at the Phase Two Property and within the Phase Two Study Area:

- APEC1 is related to the former use of a fuel oil AST for an oil heating system in the basement of the residential building and the fill pipe that was reported to be at the southwest corner of the building. The PCA associated with APEC1 is #28 Gasoline and Associated Products Storage in Fixed Tanks.
- APEC2 is related to the reported presence of an AST on an upgradient property at 36 Upper Middle Road, approximately 150 m to the north. The PCA associated with APEC2 is #28 Gasoline and Associated Products Storage in Fixed Tanks.

The APECs identified at the Phase Two Property and the contaminants of concern related to the APECs are listed in Table 1. The APECs identified at the Phase Two Property with their associated PCAs are shown on Figures 4 and 5.

5.3 Factors Influencing Contaminant Distribution

It is possible that geology, area roadways, and buried utilities such as sanitary and storm sewer lines in the vicinity of the Phase Two Property may influence the migration of shallow contaminants, if present. It is not anticipated that meteorological or climatic factors would impact the migration of soil impacts across the Phase Two Property.

5.4 Property Stratigraphy and Hydrogeology

The stratigraphy of the boreholes advanced at the Phase Two Property generally consisted of a surficial layer of topsoil, followed by the following subsurface conditions:

- Clay – Reddish-brown, moist clay was encountered below the topsoil at all investigated locations. The clay was observed between depths of 0.3 mbgs and 2.4 mbgs and was observed in maximum thickness at the location of borehole MW3 (2.1 m).
- Bedrock – Reddish-brown, weathered shale was observed between 2.1 mbgs and 2.4 mbgs.

As noted in Section 4.1, no field evidence of impacts (i.e., staining, ambient odours, or elevated vapour readings) was observed at any of the borehole locations advanced as part of this Phase Two ESA. No evidence or measurements of free-phase product (i.e., light non-aqueous phase liquid) was observed or recorded during any groundwater activities at the Phase Two Property.



Static shallow groundwater is inferred to be within the shale bedrock, as no groundwater was observed within the upper 5.9 mbgs. Groundwater was encountered in one monitoring well at 5.9 mbgs in December 2025, but was not encountered at the other well location, nor at either well in May 2025 during the original investigations. The shallow groundwater flow direction is inferred to be generally to the south, towards Munn's Creek and Lake Ontario further to the south.

The closest permanent waterbody to the Phase Two Property is a tributary of Sixteen Mile Creek, Munn's Creek, which is approximately 300 m to the south of the Phase Two Property. Sixteen Mile Creek is located approximately 1.2 km to the south of the Phase Two Property. Lake Ontario is 4.5 km to the southeast of the Phase Two Property. The topography gently follows the surface water features to the south.

The Ontario Ministry of Natural Resources (MNR) Natural Heritage Areas interactive map (https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA) was reviewed, which indicated that no areas of natural and scientific interest (ANSIs), Conservation Reserves, or Provincial Parks were located within the Phase Two Study Area.

As part of the Phase I ESA (RWDI, 2025), the Town of Oakville Official Plan was reviewed, and no Significant Woodlands, Significant Valley lands, or Significant Wetlands are located within the Phase Two Study Area; however, the woodlands adjacent to the Phase Two Property are supportive of biodiversity.

Based on a review of MECP Water Well Information System (<https://www.ontario.ca/page/map-well-records>) there are records for three water wells located in the Phase Two Study Area. Two of the records are for water supply wells to 8.23 mbgs and 12.72 mbgs, installed in 1951 and 1952, respectively. An observation well was installed in 1971 in the Phase Two Study Area.

The cross-section locations are shown on Figure 6. The geology of the Phase Two Property as determined during this Phase Two ESA is shown in cross-section on Figure 6B.

5.5 Depth to Bedrock

Weathered shale bedrock was encountered at approximately 2.1 to 2.4 mbgs during the Phase Two ESA.

5.6 Depth to Groundwater and Groundwater Flow Direction

Review of the depth to shallow groundwater measurements conducted on December 15, 2025, indicated that groundwater below the Phase Two Property was approximately 5.9 mbgs. Groundwater flow is inferred to be generally to the south, due to the proximity to surface water features to the south and Lake Ontario.

As only the shallow groundwater unit was encountered at one location during this Phase Two ESA, the horizontal and vertical hydraulic gradients could not be calculated.

5.7 Applicability of Ontario Regulation 153/04, Section 35, Section 41, or Section 43.1

Although the Town of Oakville obtains potable water from Lake Ontario, non-potable groundwater standards were not considered applicable for comparison purposes at the Phase Two Property, as the Town of Oakville would require notification and approval to compare the analytical results to non-potable standards. As such, Section 35 of O. Reg. 153/04 (as amended) (GO, 2004) is not applicable and generic SCS were selected for a potable groundwater condition.



The Phase Two Property is not considered environmentally sensitive, as defined in O. Reg. 153/04, Section 41 (as amended):

- Based on the MNR's Natural Heritage Areas interactive map, no wetlands with provincial significance are located within 30 m of the Phase Two Property.
- Based on the Town of Oakville Official Plan, no Significant Woodlands, Significant Valley lands, or Significant Wetlands (areas designated as environmentally sensitive) are located within the Phase Two Study Area.
- Based on the MNR's Natural Heritage Areas interactive map, no ANSIs were identified.
- The Phase Two Property is adjacent to woodlands that are supportive of biodiversity in the Town of Oakville and it is zoned as a Natural Area.
- Soil samples collected at the Phase Two Property contained pH levels that met the criteria for both surface and sub-surface soil conditions.

Based on the geology encountered during this Phase Two ESA, the Phase Two Property was not determined to be a shallow soil property or located within 30 m of a waterbody, as defined in Section 43.1 of O. Reg. 153/04 (as amended).

5.8 Proposed Buildings and Structures

It is understood that the Phase Two Property is proposed to be redeveloped for multi-tenant residential purposes, with surface level parking.

5.9 Soil Contaminants of Concern and Distribution

The soil sample analytical results from the Phase Two ESA for metals and ORPs, BTEX and PHC F1-F4, and PAHs are presented in the laboratory COA, included in Appendix C.

All soil samples analyzed had no concentrations of analyzed parameters above the laboratory RDLs or the respective Table 1 and Table 2 SCS (MOE, 2011).

Three soil samples were obtained for the analysis of pH at the Phase Two Property. Based on review of the analytical results of the submitted soil samples, pH values were reported to be within the acceptable range (between a value of 5 and 9 for surface soil and between a value of 5 and 11 for sub-surface soil).

The distribution of analyzed parameters in soil at the Phase Two Property reported at concentrations below the Table 1 and Table 2 SCS (i.e., all analyzed parameters in soil) are presented in plan view on Figure 7 and in cross-section on Figure 7B.

5.10 Groundwater Contaminants of Concern and Distribution

The analytical results for BTEX, PHC F1-F4, and VOCs are presented on the laboratory COA, included in Appendix C.



All groundwater samples analyzed for PHCs, BTEX, and VOCs on the Phase Two Property did not contain concentrations of analyzed parameters above the laboratory RDLs and thus are all below the respective Table 1 and Table 2 SCS (MOE, 2011).

The distribution of analyzed parameters in groundwater (i.e., BTEX, PHCs, and VOCs) at the Phase Two Property reported at concentrations below the Table 1 and Table 2 SCS are presented in plan view on Figure 8, and in cross-section on Figure 8B.

5.11 Climactic/Meteorological Conditions Influencing Contaminant Migration

No contaminants of concern (COCs) were identified in soil or groundwater on the Phase Two Property. As such, changing climactic or meteorological conditions are not expected to affect the ongoing or proposed future use of the Phase Two Property.

5.12 Potential for Vapour Intrusion into Indoor Air

No COCs, and specifically no volatile COCs, were identified in soil or groundwater on the Phase Two Property. There was no evidence to suggest the presence of any volatile COCs (i.e., odours or soil vapours). Therefore, based on the results of the Phase One and Two ESAs at the Phase Two Property, no potential for vapour intrusion into indoor air was identified.

5.13 Exposure Pathways, Release Mechanisms, and Receptors

As no COCs were identified in soil or groundwater on the Phase Two Property, no exposure pathways are considered complete.

6.0 SUMMARY AND CONCLUSIONS

This Phase Two ESA was conducted from May 22 to December 16, 2025, and consisted of advancing two boreholes equipped with monitoring wells, soil and groundwater sampling, laboratory analyses, and data interpretation. Based on the results of this Phase Two ESA, the following conclusions are provided:

- The Table 1 (background) and Table 2 (potable use) SCS (MOE, 2011) for fine-grained surface soil for residential property use were identified as the applicable regulatory standards.
- Analyzed soil and groundwater samples met the applicable standards.
- Groundwater was not originally encountered within 6.1 m of the ground surface but was found at approximately 5.9 mbgs in December 2025, at one of two monitoring wells.
- There was no evidence (i.e., visual evidence, ambient odours, or vapour measurements) that would indicate any potential subsurface impacts from the APECs identified.

7.0 RECOMMENDATIONS

At this time there is no evidence in the soil that there are any impacts from the two APECs identified by Trace in the Phase One ESA (Trace, 2026); as such, no further investigations are recommended.



8.0 LIMITATIONS OF REPORT

This report is based solely on the conditions which existed on site at the time of the assessment. The Client, and any other parties using this report with the express written consent of the Client and Trace, acknowledges that conditions affecting the environmental assessment of the Site can vary with time and that the conclusions and recommendations set out in this report are time sensitive.

The Client, and any other party using this report with the express written consent of the Client and Trace, also acknowledges that the conclusions and recommendations set out in this report are based on limited observations and testing on the Site and that conditions may vary across the Site which, in turn, could affect the conclusions and recommendations made.

The Client acknowledges that Trace is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment, or development of the Site, the decisions on which are the sole responsibility of the Client.



9.0 CLOSURE AND QUALITY MANAGEMENT

We trust this meets your requirements. Should you have any questions or comments, please contact the undersigned at your convenience.

Respectfully submitted,
Trace Associates Inc.

23-Feb-2026

23-Feb-2026

Prepared by:
D. Grant Walsom, B.A.Sc., P.Eng., QP_{ESA}
Partner / Principal Engineer

Reviewed by:
Pamela Cameron, B.A.Sc., P.Eng., QP_{ESA}
Director, Ontario Region

DGW/jp:sc



10.0 REFERENCES

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- MOE (Ministry of the Environment). (2021). *Guide for completing phase two environmental site assessments under Ontario Regulation 153/04.* <https://www.ontario.ca/page/guide-completing-phase-two-environmental-site-assessments-under-ontario-regulation-15304>
- RWDI (Rowan Williams Davies & Irwin Inc.). (2025). *Phase I environmental site assessment, 1493 Sixth Line, Oakville, ON.*
- Trace (Trace Associates Inc.). (2026). *Phase one environmental site assessment, 1493 Sixth Line, Oakville, Ontario* (Trace project no. 900-0494-01).



Figures

900-0494-03.R01 - RSC - F01.R00.V01 - Site Location Map Date and Time Saved: Feb. 03, 2026 2:48 PM Drawn By: jvanderwoude Reviewed By: BV Version: 1



Site Location Map

Penalta Group Ltd.
 Phase Two Environmental Site Assessment
 Record of Site Condition
 1493 Sixth Line, Oakville, Ontario
 Trace Project No. 900-0494-01

- Legend
- RSC Site Boundary
 - Highway
 - Major Road
 - Local Street
 - Watercourse Permanent
 - Watercourse Intermittent
 - RSC 250-m Buffer
 - RSC 250-m Study Area



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base Features: Ontario Provincial Mapping, National Railway Network
 3. Base Image: ESRI World Wayback Imagery, 2023
 4. Inset Image: ESRI World Topographic Map

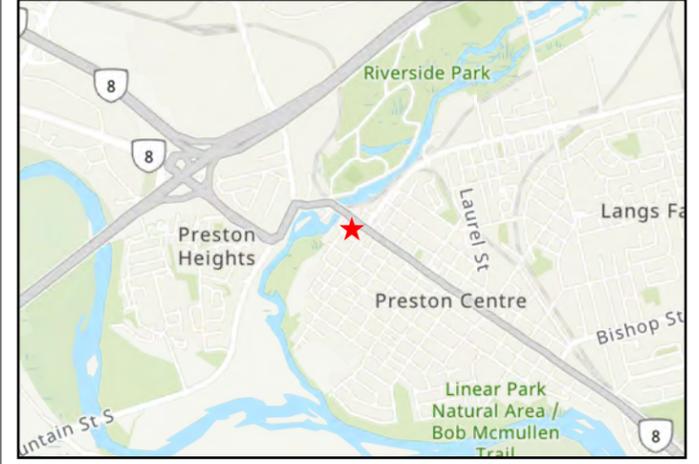
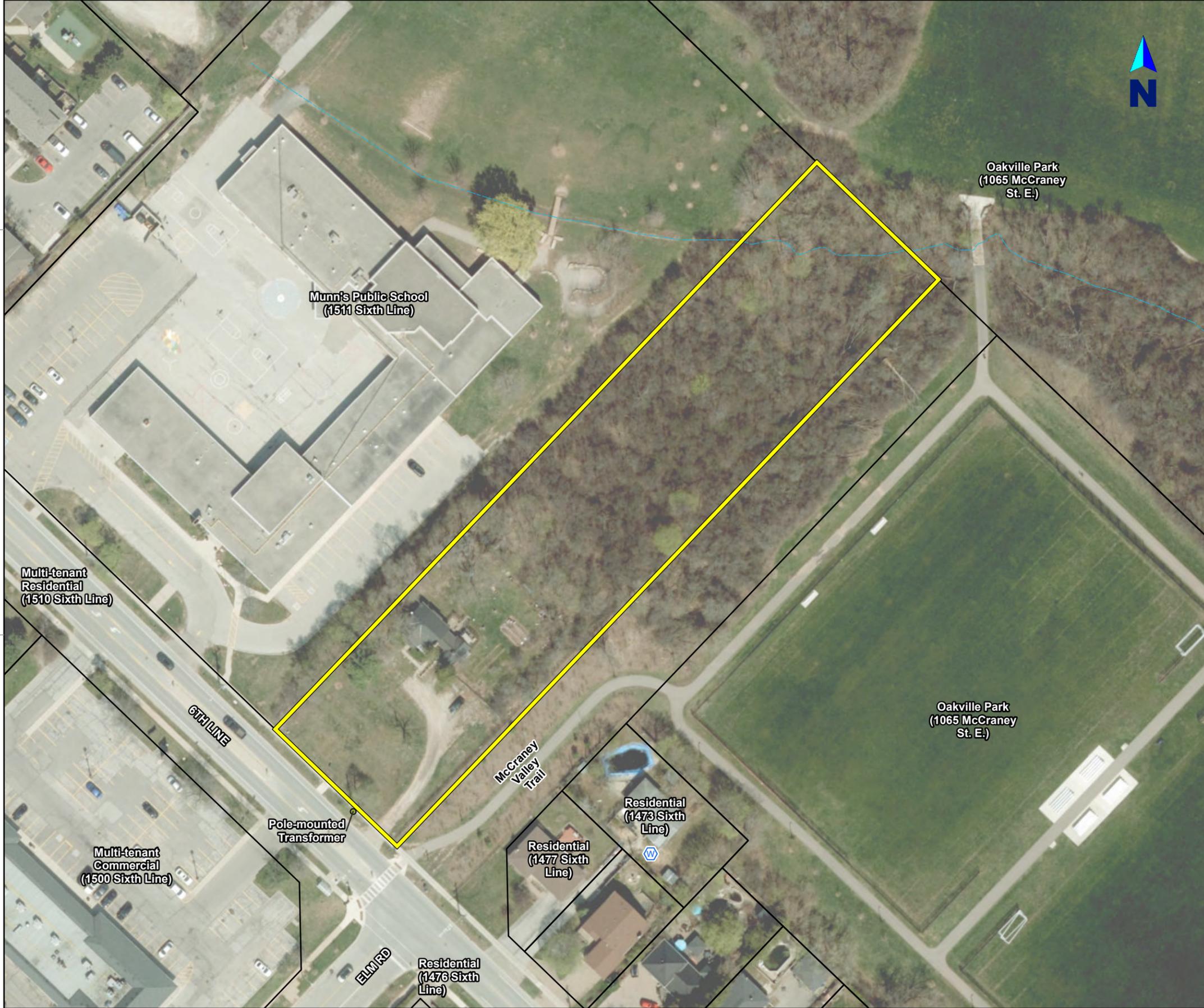


Figure No.
1

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604500

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Site Plan

Penalta Group Ltd.
Phase Two Environmental Site Assessment
Record of Site Condition

1493 Sixth Line, Oakville, Ontario
Trace Project No. 900-0494-01

Legend

- RSC Site Boundary
- Property Boundaries
- Water Well
- Watercourse Intermittent



1:1,000 (At original plot size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2022
4. Inset Image: Canada Base Map - Transportation

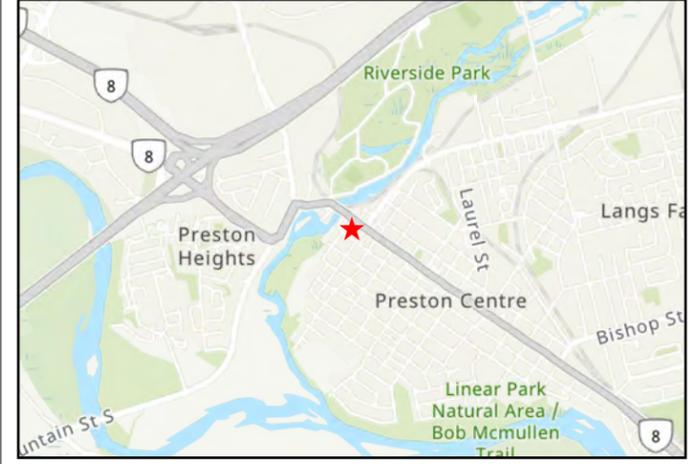
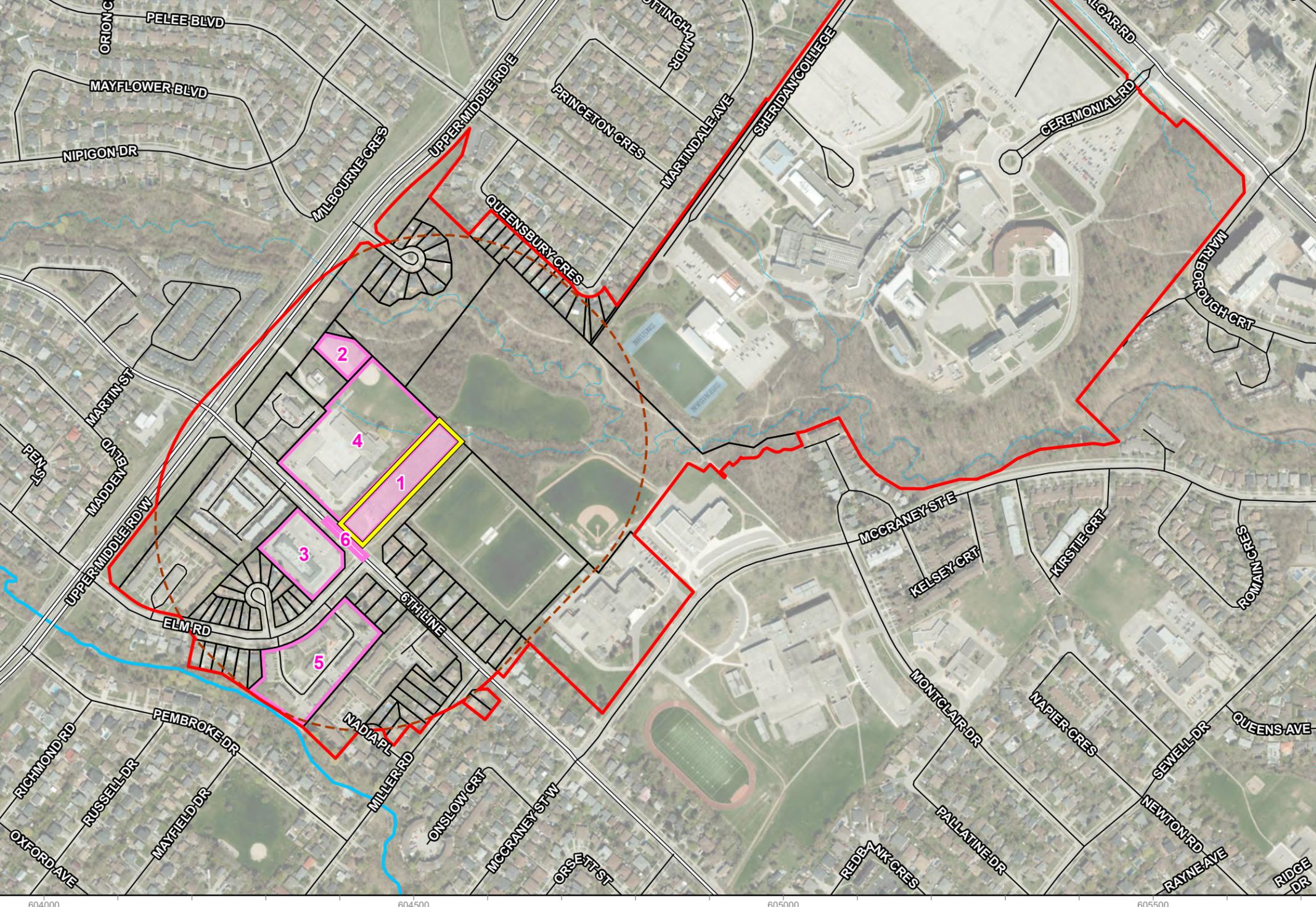


Figure No.

2

900-0494-03.R01 - RSC - F03 R00 V02 - Potentially Contaminating Activities Date and Time Saved: Feb 04, 2026 9:58 AM Drawn By: jvanderveide Reviewed By: BV Version: 2

PCA Address Number	Address	Potentially Contaminating Activity
1	1493 Sixth Line	#28 Gasoline and Associated Products Storage in Fixed Tanks
2	36 Upper Middle Road	#28 Gasoline and Associated Products Storage in Fixed Tanks
3	1500 Sixth Line	#37 Operation of Dry Cleaning Equipment (Where Chemicals are Used)
4	1511 Sixth Line	#52 Storage, Maintenance, Fuelling and Repair of Equipment, Vehicles and Material Used to Maintain Transportation Systems
5	1478 and 1490 Elm Road	N/A - Spills
6	Sixth Line	#55 Transformer Manufacturing, Processing and Use N/A - Application of Road Salt for De-icing Purposes



Potentially Contaminating Activities

Penalta Group Ltd.
Phase Two Environmental Site Assessment
Record of Site Condition

1493 Sixth Line, Oakville, Ontario
Trace Project No. 900-0494-01

Legend

- RSC Site Boundary
- Highway
- Major Road
- Local Street
- Watercourse Permanent
- Watercourse Intermittent
- RSC 250-m Buffer
- RSC 250-m Study Area
- Potentially Contaminating Activities (PCAs)
- PCAs Causing Areas of Potential Environmental Concern



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2023
4. Inset Image: ESRI World Topographic Map

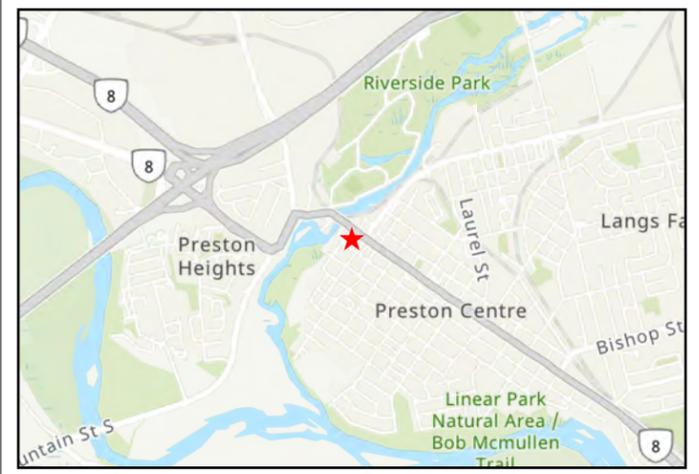


Figure No.
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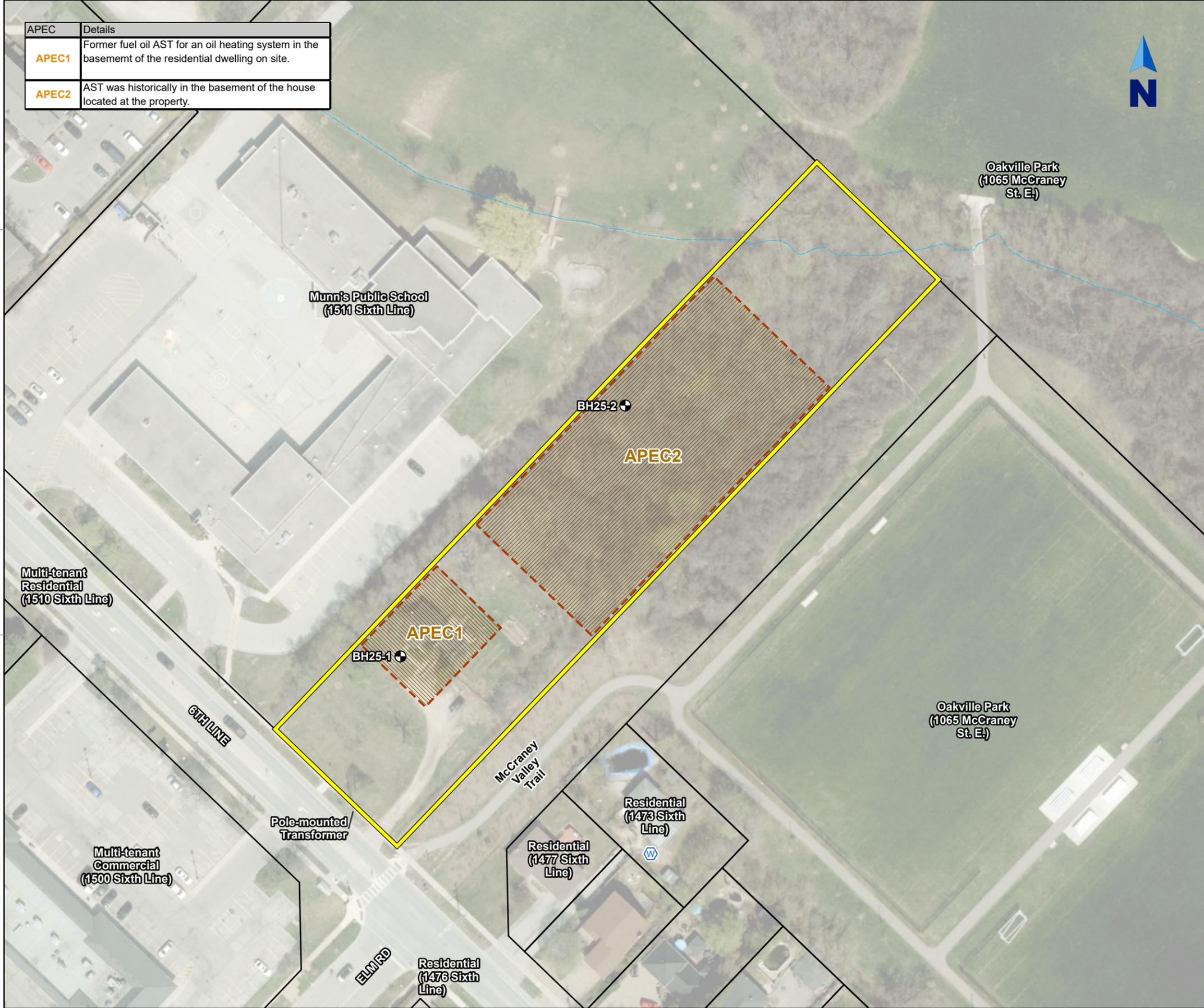
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900-0494-03 R01 - RSC - F04 R00 V01 - Areas of Potential Environmental Concern Date and Time Saved: Feb 04, 2026 12:04 PM Drawn By: jvanderwoude Reviewed By: BV Revision: 0 Version: 1

604500

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APEC	Details
APEC1	Former fuel oil AST for an oil heating system in the basement of the residential dwelling on site.
APEC2	AST was historically in the basement of the house located at the property.



Areas of Potential Environmental Concern

Penalta Group Ltd.
Phase Two Environmental Site Assessment
Record of Site Condition

1493 Sixth Line, Oakville, Ontario
 Trace Project No. 900-0494-01

Legend

- RSC Site Boundary
- Property Boundaries
- Water Well
- Watercourse Intermittent
- Monitoring Well Location (May 2025, Trace)
- Area of Potential Environmental Concern



1:1,000 (At original plot size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2022
4. Inset Image: Canada Base Map - Transportation

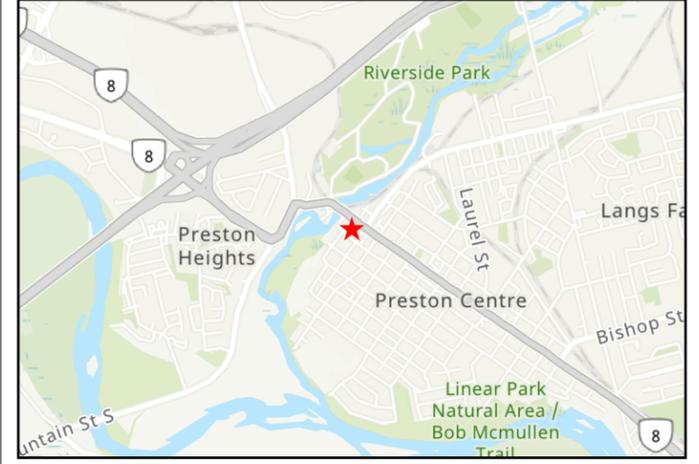
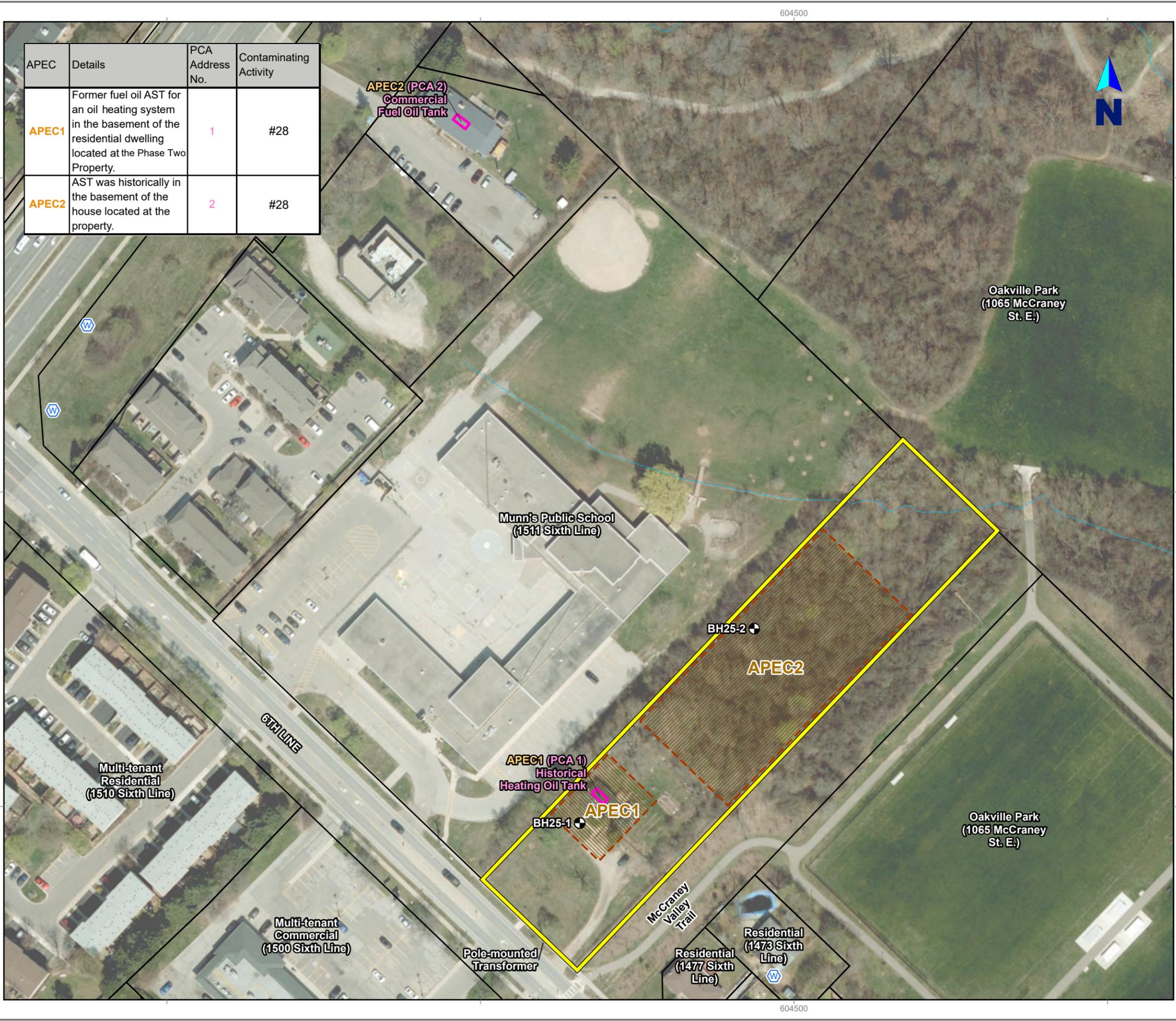


Figure No.

4

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900-0494-03.R01 - RSC - F05 R00 V01 - APECs and PCAs Date and Time Saved: Feb 04, 2026 11:58 AM Drawn By: jvandervelde Reviewed By: BV Revision: 0 Version: 1



APEC	Details	PCA Address No.	Contaminating Activity
APEC1	Former fuel oil AST for an oil heating system in the basement of the residential dwelling located at the Phase Two Property.	1	#28
APEC2	AST was historically in the basement of the house located at the property.	2	#28

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Penalta Group Ltd.
 Phase Two Environmental Site Assessment
 Record of Site Condition

1493 Sixth Line, Oakville, Ontario
 Trace Project No. 900-0494-01

- Legend
- RSC Site Boundary
 - Property Boundaries
 - Water Well
 - Watercourse Intermittent
 - Monitoring Well Location (May 2025, Trace)
 - Potentially Contaminating Activities
 - Area of Potential Environmental Concern



- Notes
- Coordinate System: NAD 1983 UTM Zone 17N
 - Base Features: Ontario Provincial Mapping, National Railway Network
 - Base Image: ESRI World Wayback Imagery, 2022
 - Inset Image: Canada Base Map - Transportation

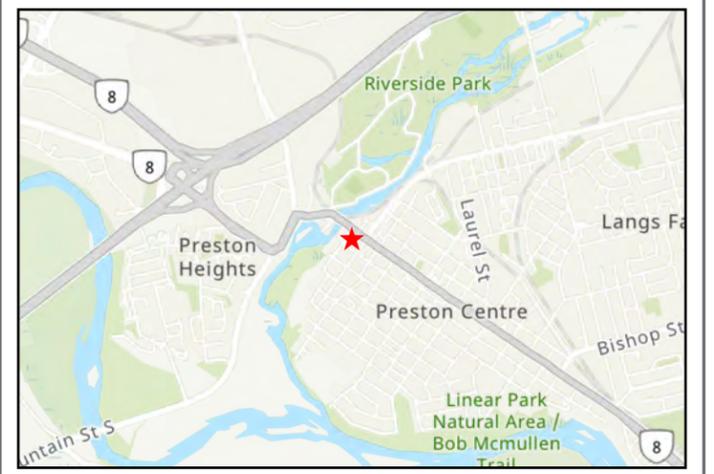


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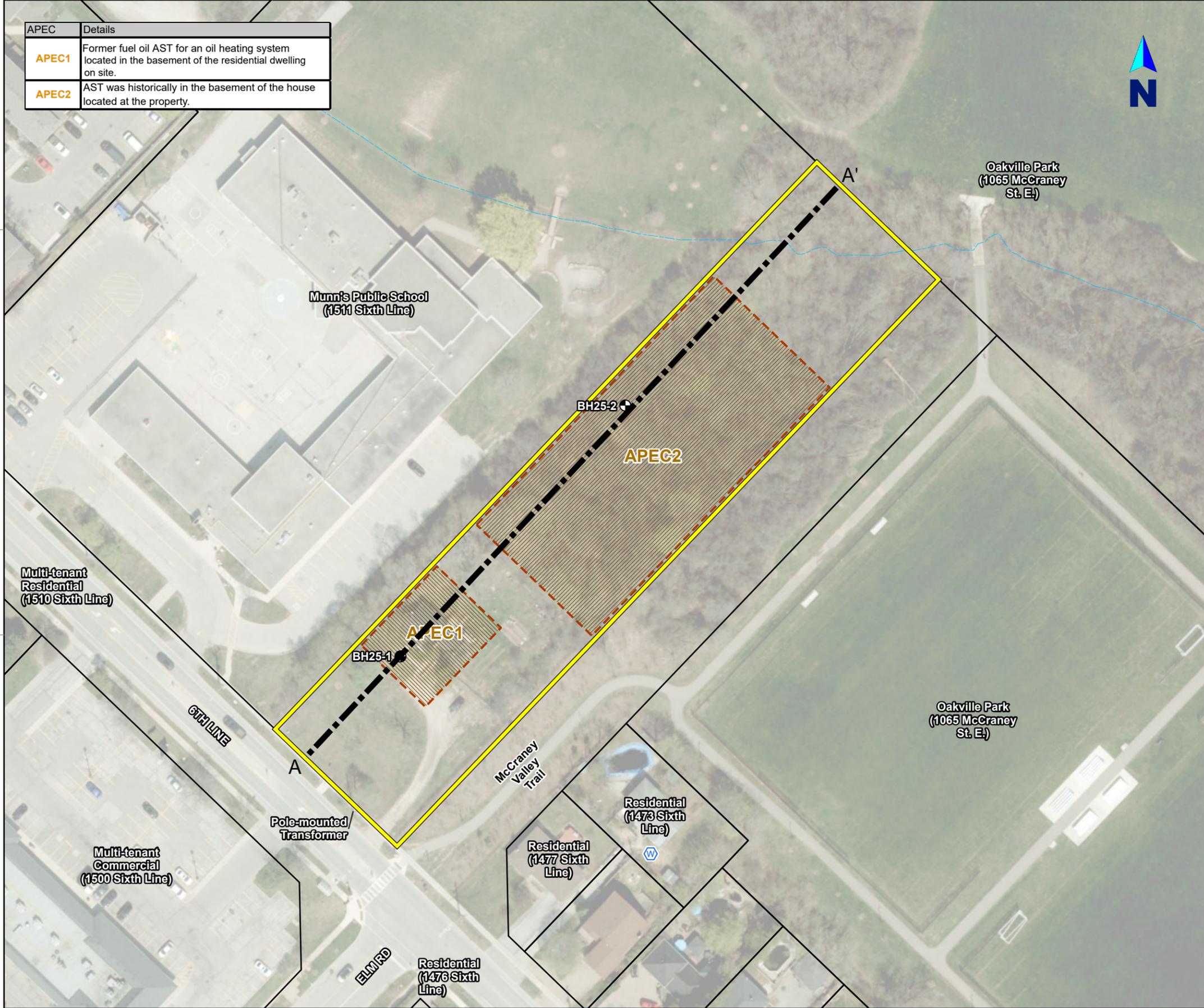
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900-0494-03 R01 - RSC - F04 R00 V01 - Areas of Potential Environmental Concern Date and Time Saved: Feb 04, 2026 12:04 PM Drawn By: jvanderwoude Reviewed By: BV Revision: 0 Version: 1

604500

604500

APEC	Details
APEC1	Former fuel oil AST for an oil heating system located in the basement of the residential dwelling on site.
APEC2	AST was historically in the basement of the house located at the property.



Site Plan with Cross-section

Penalta Group Ltd. Phase Two Environmental Site Assessment Record of Site Condition

1493 Sixth Line, Oakville, Ontario
Trace Project No. 900-0494-01

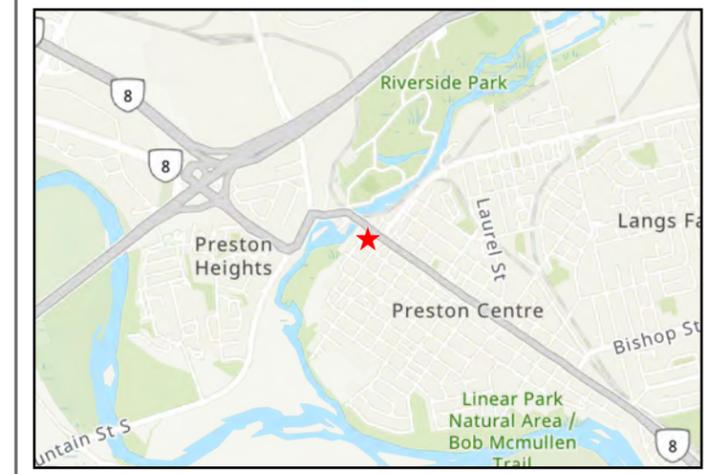
Legend

- RSC Site Boundary
- Property Boundaries
- Water Well
- Watercourse Intermittent
- Monitoring Well Location (May 2025, Trace)
- Area of Potential Environmental Concern



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2022
4. Inset Image: Canada Base Map - Transportation



TRACETM
ASSOCIATES

Figure No.

6

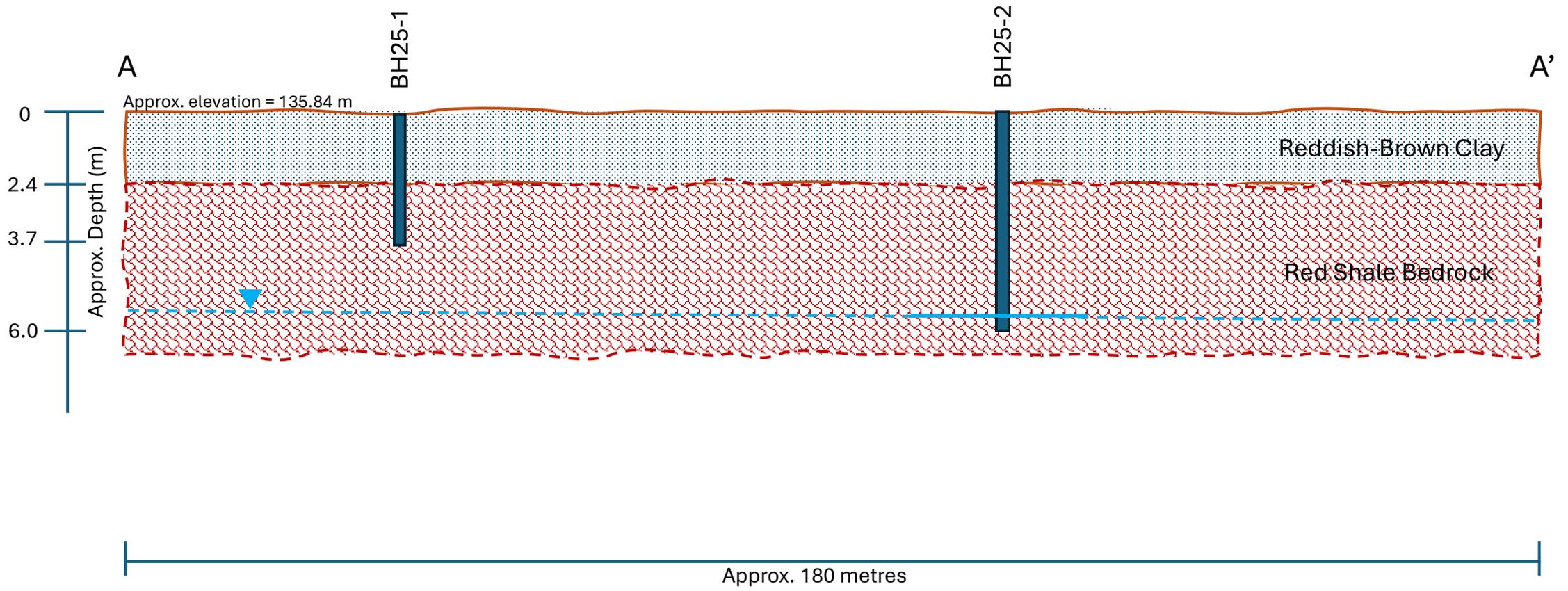


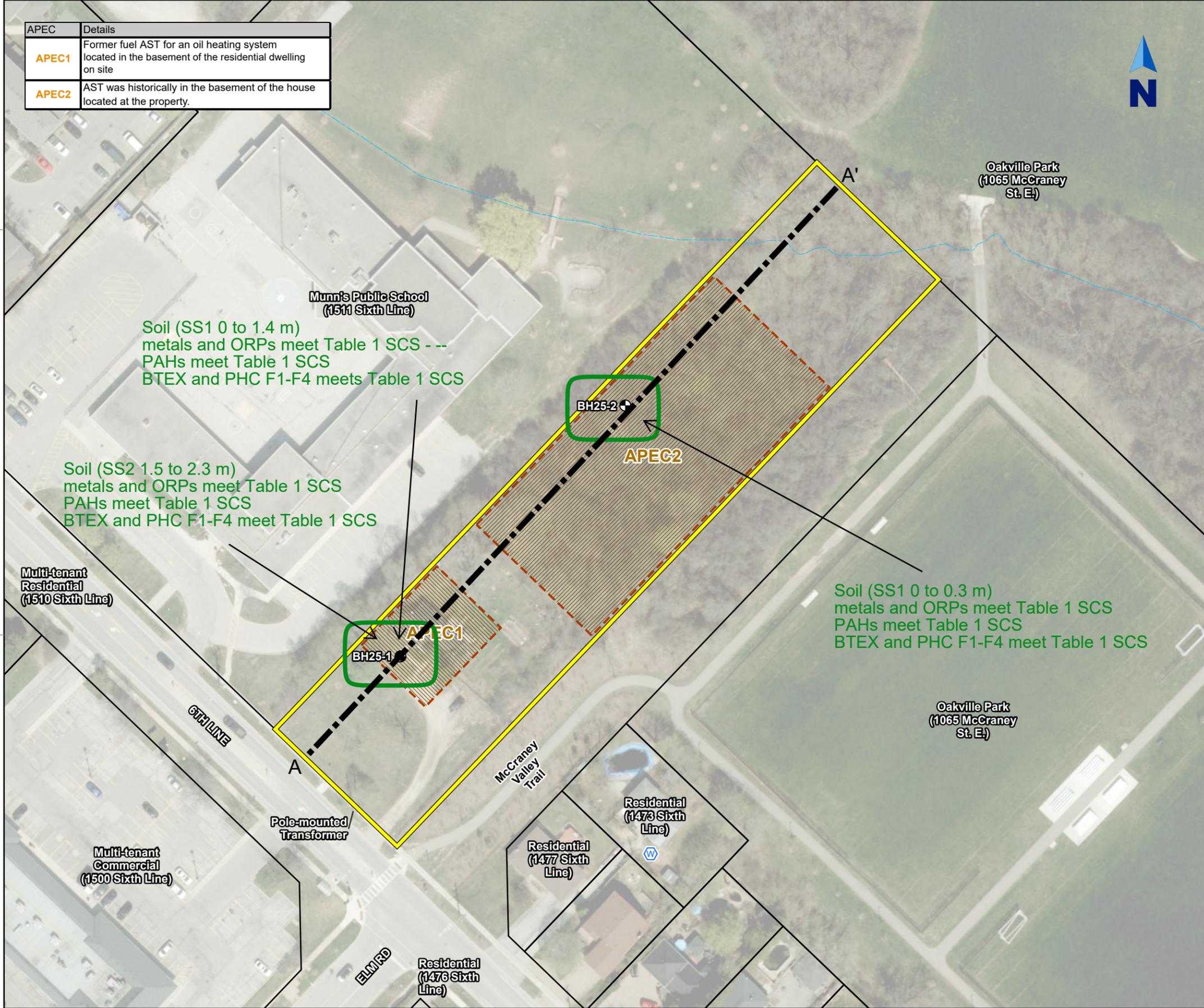
Figure 6B: Cross-section

900-0494-03 R01 - RSC - F04 R00 V01 - Areas of Potential Environmental Concern Date and Time Saved: Feb 04, 2026 12:04 PM Drawn By: Jvanderwoude Reviewed By: BV Revision: 0 Version: 1

604500

604500

APEC	Details
APEC1	Former fuel AST for an oil heating system located in the basement of the residential dwelling on site
APEC2	AST was historically in the basement of the house located at the property.



Cross-section with Soil Results

Penalta Group Ltd. Phase Two Environmental Site Assessment Record of Site Condition

1493 Sixth Line, Oakville, Ontario
Trace Project No. 900-0494-01

Legend

- RSC Site Boundary
- Property Boundaries
- Water Well
- Watercourse Intermittent
- Monitoring Well Location (May 2025, Trace)
- Area of Potential Environmental Concern



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2022
4. Inset Image: Canada Base Map - Transportation

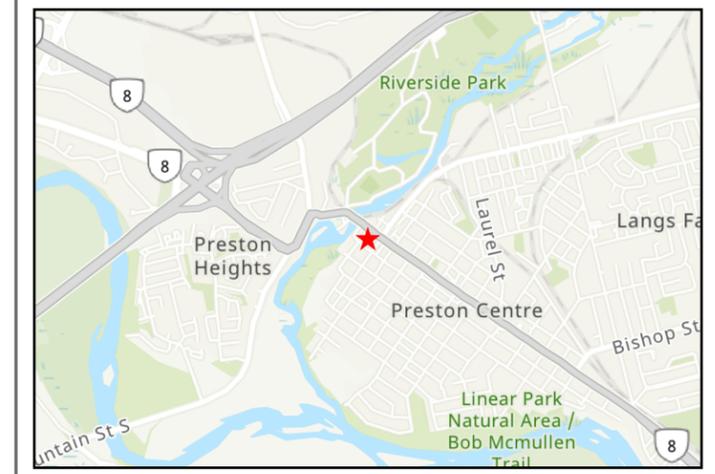


Figure No.

7

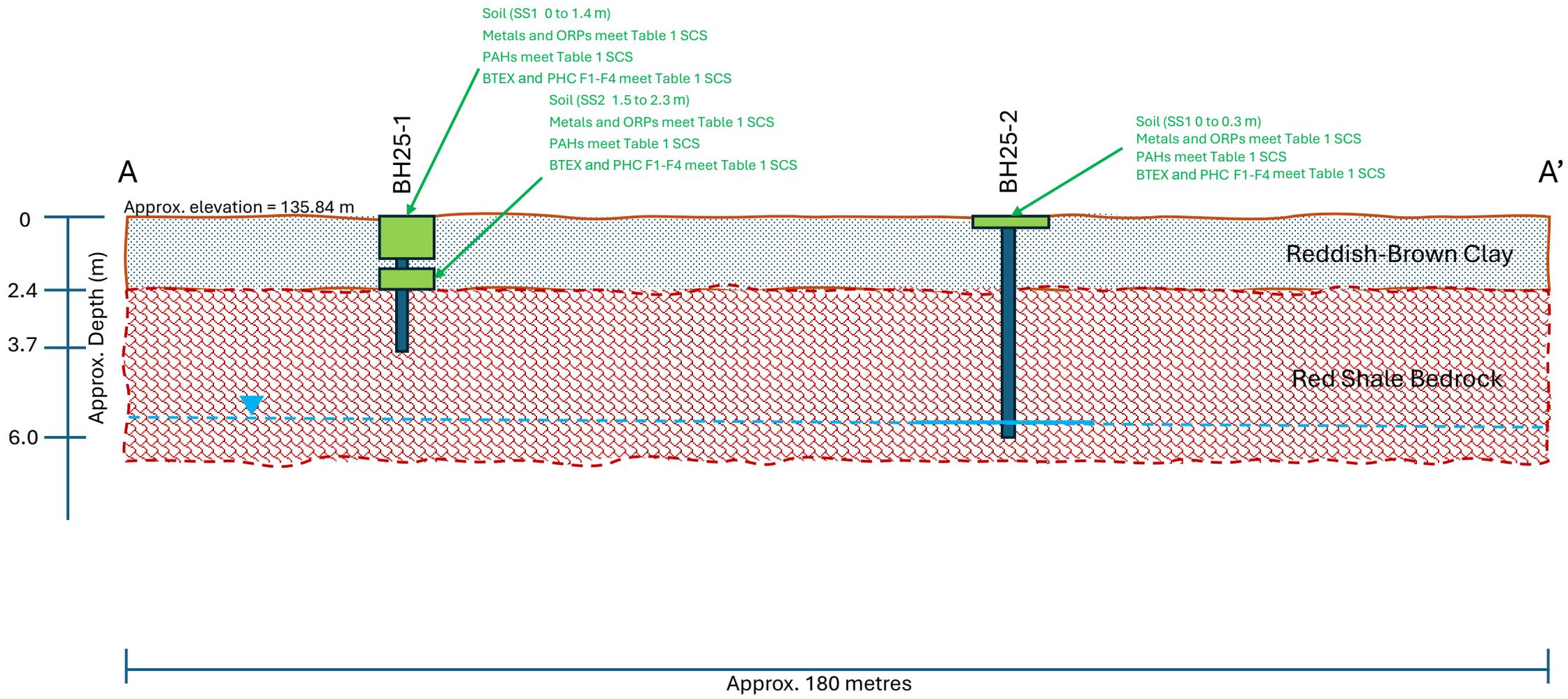


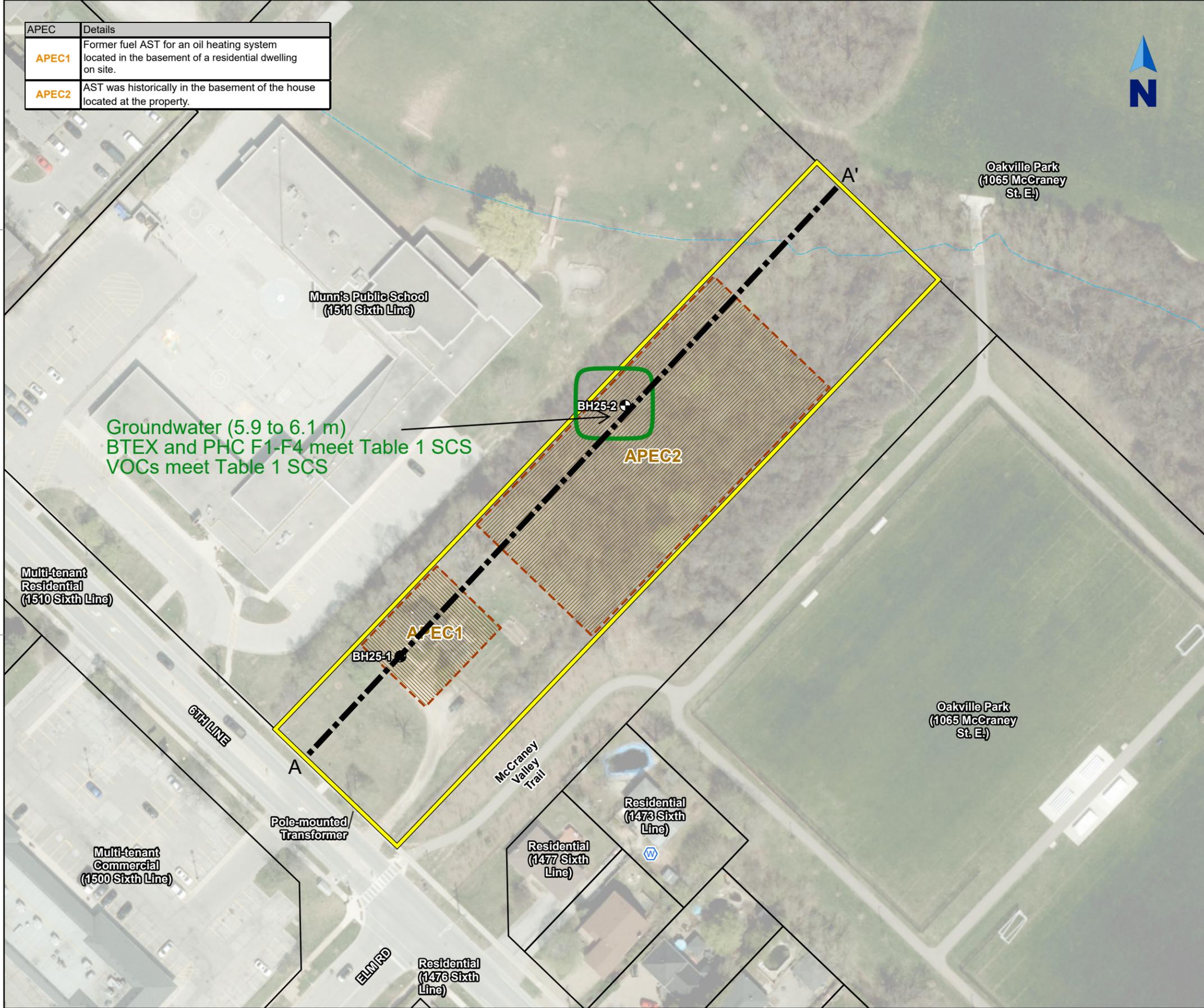
Figure 7B: Cross-section with Soil Results

900-0494-03 R01 - RSC - F04 R00 V01 - Areas of Potential Environmental Concern Date and Time Saved: Feb 04, 2026 12:04 PM Drawn By: jvanderveude Reviewed By: BV Revision: 0 Version: 1

604500

604500

APEC	Details
APEC1	Former fuel AST for an oil heating system located in the basement of a residential dwelling on site.
APEC2	AST was historically in the basement of the house located at the property.



Cross-section with Groundwater Results

Penalta Group Ltd. Phase Two Environmental Site Assessment Record of Site Condition

1493 Sixth Line, Oakville, Ontario
Trace Project No. 900-0494-01

Legend

- RSC Site Boundary
- Property Boundaries
- Water Well
- Watercourse Intermittent
- Monitoring Well Location (May 2025, Trace)
- Area of Potential Environmental Concern



1:1,000 (At original plot size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base Features: Ontario Provincial Mapping, National Railway Network
3. Base Image: ESRI World Wayback Imagery, 2022
4. Inset Image: Canada Base Map - Transportation

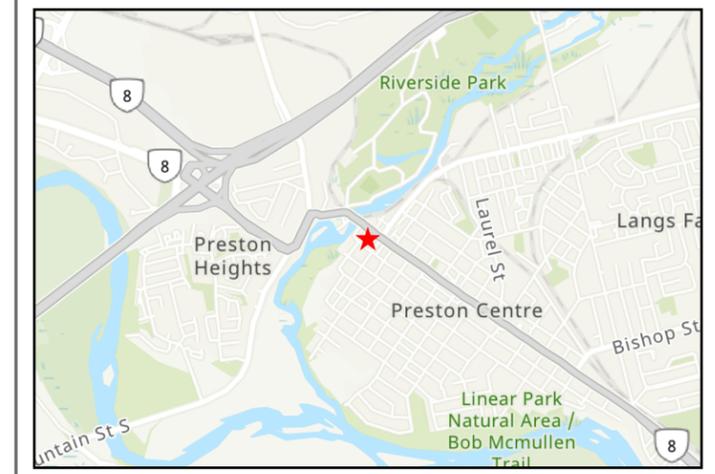


Figure No.

8

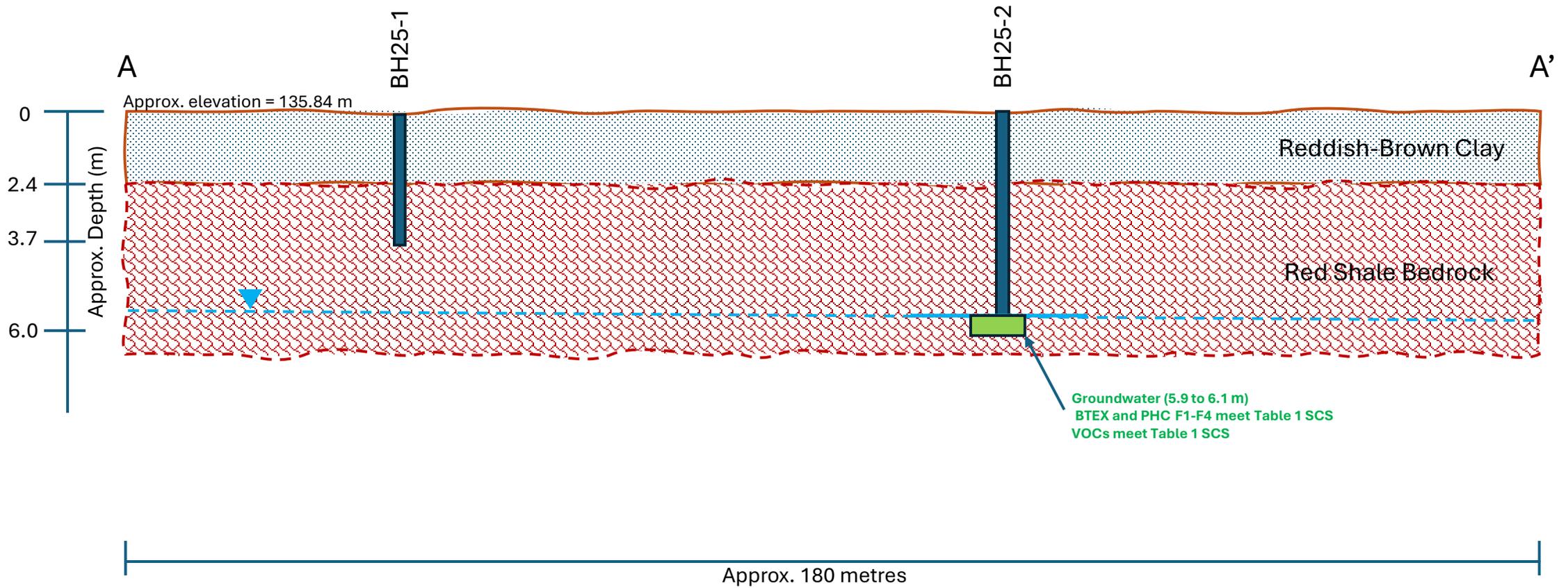


Figure 8B: Cross-section with Groundwater Results



Appendix A

Trace Associates Inc.
Professional Report
Conditions

1.0 USE OF REPORT

This report pertains to a specific site, development, organization, or business and a specific scope of work, all as specifically identified in the within report (the "Report") (such site, development, organization or business and scope of work is hereinafter referred to as the "Subject"). It is not applicable to any other Subject. An assessment or evaluation of a Subject other than the one specifically identified in the within Report would necessitate a supplementary evaluation.

This Report and the assessments, evaluations, and recommendations contained in it are intended for the sole use of Trace Associates Inc.'s (Trace's) client, as specifically identified in the Report (the "Client"). If this Report is being read by any other person (other than from a regulatory body or government agency), such person is hereby advised that Trace is not making any observations, evaluations, or recommendations for such person's benefit and such person is unable to rely on the contents of this Report. Any such person would use this Report at their own risk, and liability is expressly declined to any person other than the Client. Accordingly, no responsibility is accepted by Trace for any damages suffered by any reader of this Report other than the Client. Diligence by all readers is assumed. Any use of or reliance on the Report by any person other than the Client is at the sole risk of the user.

This Report is subject to copyright and may not be reproduced either wholly or in part without the prior, written permission of Trace. The Client agrees that it shall use the Report for its own internal purposes, and it shall not provide the Report to another party (other than a regulatory body or government agency). The report provided is suitable for use by the client for the intended purpose only after accounts are settled for the work conducted.

2.0 LIMITATION OF REPORT

This Report is based solely on the information and conditions that existed and were presented to Trace at the time of Trace's evaluation. The Client acknowledges conditions affecting the contents of this Report can vary with time and that the conclusions and recommendations set out in this Report are time sensitive.

The Client also acknowledges that the conclusions and recommendations set out in this Report are based on limited observations and upon circumstances, assumptions and information presented or made available to Trace by the Client and, where applicable testing on the Subject site. Further, the Client acknowledges that conditions may vary across a site and with time which, in turn, could affect the conclusions and recommendations made.

The Client acknowledges that Trace is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the site, the decisions on which are the sole responsibility of the Client.

3.0 INFORMATION PROVIDED TO TRACE BY OTHERS

During the performance of the work and the preparation of this Report, Trace may have relied on information provided by persons (third parties) other than the Client if instructed to do so by the Client. Trace did not verify this information and accepts no responsibility for the accuracy or the reliability of such information and disclaims all liability with respect thereto.



4.0 LIMITATION OF LIABILITY

In consideration of Trace providing the services requested by the Client to complete the Report, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Client, the Client agrees that Trace's liability shall be limited as follows:

1. With respect to any claims brought against Trace by the Client for damages of any kind whatsoever, including without limitation, incidental, consequential, exemplary, or punitive damages, for any reason whatsoever arising out of the observations, conclusions, or recommendations contained in the Report, the amount of such claim and the extent of Trace's liability shall be limited to the amount of fees paid by the Client to Trace under this Agreement.
2. With respect to claims brought by any third parties arising out of the contents of this Report, the Client agrees to indemnify, defend, and hold harmless Trace from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs, and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Trace or the Report completed by Trace.

5.0 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that in conducting the scope of work (the "Scope") and preparing the Report, Trace has relied on information provided by the Client. Trace, in conducting the Scope and preparing the Report, has assumed the accuracy, and has not attempted to verify the completeness of all such information. The Client acknowledges that Trace cannot be held liable for any damages to the Client resulting from any inaccuracies or incompleteness in the information provided by the Client to Trace.

6.0 STANDARD OF CARE

Services performed by Trace for this Report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the professional associations of which Trace's employees who worked on this Scope and this Report are members. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Report (or under separate cover). No further warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this Report.

7.0 NOTIFICATION OF AUTHORITIES

The Client acknowledges that in certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed. The Client acknowledges and agrees that the notification of such bodies or persons remains wholly the responsibility of the Client; however, agrees that notification to such bodies or persons, as required, may be done by Trace in Trace's reasonably exercised discretion.

8.0 OWNERSHIP OF INSTRUMENTS OF SERVICE

The Client acknowledges that all reports, plans, and data generated by Trace during the performance of the work and preparation of the Report and other documents prepared by Trace in the course of performing the scope are considered its professional work product and shall remain the copyright property of Trace. Any patents, methods, ideas, concepts, know-how, copyrights, trademarks, trade secrets, or other intellectual property rights developed by Trace prior to, during, and in the course of performing the Services



("IP") will be the exclusive property of Trace. The only exception to this is where Trace has prepared an Emergency Response Plan and associated training materials for a Client; in these cases, the Client owns these documents and is solely responsible for their implementation in an emergency.

9.0 ALTERNATE REPORT FORMAT

Where Trace submits both electronic file and hard copy versions of the Report, drawings, and other documents and deliverables (collectively termed "Trace's instruments of professional service"), the Client agrees that only the signed and stamped versions shall be considered final and legally binding. Trace shall keep the original electronic documents for record and working purposes, and, in the event of a dispute or discrepancies, Trace's electronic copy shall govern.

The Client agrees that both electronic file and hard copy versions of Trace's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party, except Trace. The Client warrants that Trace's instruments of professional service will be used only and exactly as submitted by Trace and for the purpose for which such instruments of professional service were intended.

The Client recognizes and agrees that electronic files submitted by Trace have been prepared and submitted using specific software and hardware systems. Trace makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

10.0 RECORDS RETENTION

Trace will, at its own cost and effort, retain project related Client data, including billing records, project files, documents, and final reports, for 12 years from the date of written authorization to proceed with the Scope. After 12 years, all data and information will be destroyed without notice to the Client. The Client may request in writing, within the 12-year period, copies of such information, and Trace will provide the information to the Client at the Client's cost.

11.0 GOVERNING LAW

The validity, construction, and performance of these General Conditions, which the Client shall be deemed to have accepted upon its acceptance of this Report, shall be governed by the laws in effect in the Province where the Subject site is located.



Appendix B

Borehole Logs



Project #: 900-0494-01

Privileged and Confidential

Project: Phase Two ESA

LOG OF: BH25-1

Client: Penalta Group Ltd.

Location: 1493 Sixth Line, Oakville, Ontario

Driller: Strata Drilling Group

Monitoring Well Diameter: 0.05 m

Drill Method: Geoprobe 7822DT

Start Date: May 22, 2025

Checked By: DGW

Sample Method: Direct Push

Completed: May 22, 2025

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Depth (mbgs)	Well Completion	Well Details
ft. m								
-1								
0					Ground Surface			Flushmount casing
1					CLAY Firm, low plasticity, redish brown, dry, no staining, no odour.			Concrete collar
2	SS1*	100	0/0					Bentonite pellets
3								
4								
5								
6	SS2*	75	0/0		Medium plasticity, brown, wet from 1.52 mbgs to 1.68 mbgs.			Sand pack
7								
8						-2.4		5-cm dia 10-Slot PVC Screen
9					BEDROCK Weathered red shale bedrock at 2.44 mbgs.			
10								
11								
12						-3.7		
13					End of Borehole			
14					* indicates sample(s) were sent for laboratory analysis. Vapour concentrations are reported as hexane/isobutylene.			

Groundwater Elevation: Not measured
 TOP Elevation: Not measured
 Ground Surface Elevation: Not measured

Screening Tool: RKI Eagle II

Sheet: 1 of 1



Project #: 900-0494-01

Privileged and Confidential

Project: Phase Two ESA

LOG OF: BH25-2

Client: Penalta Group Ltd.

Location: 1493 Sixth Line, Oakville, Ontario

Driller: Strata Drilling Group

Monitoring Well Diameter: 0.05 m

Drill Method: Geoprobe 7822DT

Start Date: May 22, 2025

Checked By: DGW

Sample Method: Direct Push

Completed: May 22, 2025

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Depth (mbgs)	Well Completion	Well Details
ft. m								
-2								
0					Ground Surface			
0	SS1*	100	0/0		TOPSOIL (Clay) Firm, medium plasticity, brown, moist, no staining, no odour.	-0.3		Stickup casing
2								Bentonite pellets
4	SS2	100	0/0		CLAY Firm, low plasticity, reddish brown, dry, no staining, no odour.			
6								
6						-2.1		Sand pack
8					BEDROCK Weathered red shale bedrock at 1.83 mbgs.			
10								5-cm dia. 10-Slot PVC Screen
12								
14								
16								
18								
20								
20					End of Borehole	-6.1		
22					* indicates sample(s) were sent for laboratory analysis. Vapour concentrations are reported as hexane/isobutylene.			
24								

Groundwater Elevation: Not measured
 TOP Elevation: Not measured
 Ground Surface Elevation: Not measured

Screening Tool: RKI Eagle II

Sheet: 1 of 1



Appendix C

Laboratory Certificates
of Analysis



CLIENT NAME: TRACE ASSOCIATES INC.
820 TRILLIUM DRIVE
KITCHENER, ON N2R 1K4
(519) 741-5774

ATTENTION TO: GRANT WALSOM

PROJECT: 900-0494-01

AGAT WORK ORDER: 25T297000

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Jun 09, 2025

PAGES (INCLUDING COVER): 18

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

Parameter	Unit	SAMPLE DESCRIPTION:				
		G / S	RDL	BH25-1 SS1	BH25-1 SS2	BH25-2 SS1
				Soil	Soil	Soil
				2025-05-22 09:45	2025-05-22 09:45	2025-05-22 09:45
				6757254	6757255	6757256
Antimony	µg/g	1.3	0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	6	5	5
Barium	µg/g	220	2.0	138	162	128
Beryllium	µg/g	2.5	0.5	0.8	0.8	0.8
Boron	µg/g	36	5	17	19	17
Boron (Hot Water Soluble)	µg/g	NA	0.10	<0.10	0.20	<0.10
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5
Chromium	µg/g	70	5	24	26	22
Cobalt	µg/g	21	0.8	13.8	11.5	12.3
Copper	µg/g	92	1.0	19.2	12.0	8.3
Lead	µg/g	120	1	11	10	10
Molybdenum	µg/g	2	0.5	1.0	1.2	0.7
Nickel	µg/g	82	1	28	25	26
Selenium	µg/g	1.5	0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5
Uranium	µg/g	2.5	0.50	0.58	0.58	0.54
Vanadium	µg/g	86	2.0	31.2	30.6	29.3
Zinc	µg/g	290	5	57	58	57
Chromium, Hexavalent	µg/g	0.66	0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.57	0.005	0.075	0.138	0.130
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	N/A	0.191	0.256	0.153
pH, 2:1 CaCl2 Extraction	pH Units		NA	6.06	6.35	6.45

Certified By:



Nancy Basch



Certificate of Analysis

AGAT WORK ORDER: 25T297000
PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

ATTENTION TO: GRANT WALSON

SAMPLING SITE: 1493 Sixth Line

SAMPLED BY: NJB

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6757254-6757256 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl₂ extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Nivine Dasli



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 558 - Metals & Inorganics

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

SAMPLE DESCRIPTION: TCLP
SAMPLE TYPE: Soil
DATE SAMPLED: 2025-05-22
09:45
6757257

Parameter	Unit	G / S	RDL	
Arsenic Leachate	mg/L	2.5	0.010	<0.010
Barium Leachate	mg/L	100	0.020	0.982
Boron Leachate	mg/L	500	0.050	<0.050
Cadmium Leachate	mg/L	0.5	0.010	<0.010
Chromium Leachate	mg/L	5	0.050	<0.050
Lead Leachate	mg/L	5	0.010	<0.010
Mercury Leachate	mg/L	0.1	0.01	<0.01
Selenium Leachate	mg/L	1	0.020	<0.020
Silver Leachate	mg/L	5	0.010	<0.010
Uranium Leachate	mg/L	10	0.050	<0.050
Fluoride Leachate	mg/L	150	0.10	0.17
Cyanide Leachate	mg/L	20	0.05	<0.05
(Nitrate + Nitrite) as N Leachate	mg/L	1000	0.70	<0.70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Nvine Basly



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

Parameter	Unit	SAMPLE DESCRIPTION:				
		G / S	RDL	BH25-1 SS1	BH25-1 SS2	BH25-2 SS1
				Soil	Soil	Soil
				2025-05-22 09:45	2025-05-22 09:45	2025-05-22 09:45
				6757254	6757255	6757256
Naphthalene	µg/g	0.09	0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.36	0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	11.6	8.2	18.6
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140		80	75	96
Acridine-d9	%	50-140		70	90	85
Terphenyl-d14	%	50-140		85	110	75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6757254-6757256 Results are based on the dry weight of the soil.

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b&j)Fluoranthene isomers because the isomers co-elute on the GC column.

2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

Parameter	Unit	SAMPLE DESCRIPTION:				
		G / S	RDL	BH25-1 SS1	BH25-1 SS2	BH25-2 SS1
				Soil	Soil	Soil
				2025-05-22 09:45	2025-05-22 09:45	2025-05-22 09:45
				6757254	6757255	6757256
Benzene	µg/g	0.02	0.02	<0.02	<0.02	<0.02
Toluene	µg/g	0.2	0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	0.05	0.05	<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
Xylenes (Total)	µg/g	0.05	0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	25	5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10	<10	<10
F3 (C16 to C34)	µg/g	240	50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA	NA	NA
Moisture Content	%		0.1	11.6	8.2	18.6
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	60-140	76	82	79	
Terphenyl	%	60-140	94	107	85	

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

ATTENTION TO: GRANT WALSON

SAMPLING SITE: 1493 Sixth Line

SAMPLED BY: NJB

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6757254-6757256 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 558 - Benzo(a)pyrene

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

SAMPLE DESCRIPTION: TCLP
SAMPLE TYPE: Soil
DATE SAMPLED: 2025-05-22
09:45
6757257

Parameter	Unit	G / S	RDL	6757257
Benzo(a)pyrene Leachate	mg/L	0.001	0.001	<0.001
Surrogate	Unit	Acceptable Limits		
Acridine-d9	%	50-140		98
Naphthalene-d8	%	50-140		89
Terphenyl-d14	%	50-140		101

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
6757257 The sample was leached according to Regulation 558 protocol. Analysis was performed on the leachate. This is a validated, unaccredited procedure.
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: 1493 Sixth Line

ATTENTION TO: GRANT WALSON

SAMPLED BY: NJB

O. Reg. 558 - VOCs

DATE RECEIVED: 2025-05-22

DATE REPORTED: 2025-06-09

SAMPLE DESCRIPTION: TCLP
 SAMPLE TYPE: Soil
 DATE SAMPLED: 2025-05-22
 09:45
 6757257

Parameter	Unit	G / S	RDL	
Vinyl Chloride Leachate	mg/L	0.2	0.030	<0.030
1,1 Dichloroethene Leachate	mg/L	1.4	0.020	<0.020
Dichloromethane Leachate	mg/L	5.0	0.030	<0.030
Methyl Ethyl Ketone Leachate	mg/L	200	0.090	<0.090
Chloroform Leachate	mg/L	10.0	0.020	<0.020
1,2-Dichloroethane Leachate	mg/L	0.5	0.020	<0.020
Carbon Tetrachloride Leachate	mg/L	0.5	0.020	<0.020
Benzene Leachate	mg/L	0.5	0.020	<0.020
Trichloroethene Leachate	mg/L	5.0	0.020	<0.020
Tetrachloroethene Leachate	mg/L	3.0	0.050	<0.050
Chlorobenzene Leachate	mg/L	8.0	0.010	<0.010
1,2-Dichlorobenzene Leachate	mg/L	20.0	0.010	<0.010
1,4-Dichlorobenzene Leachate	mg/L	0.5	0.010	<0.010
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		101
4-Bromofluorobenzene	% Recovery	50-140		99

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6757257 Sample was prepared using Regulation 558 protocol and a zero headspace extractor.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: 1493 Sixth Line

AGAT WORK ORDER: 25T297000
 ATTENTION TO: GRANT WALSOM
 SAMPLED BY: NJB

Soil Analysis															
RPT Date: Jun 09, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)

Antimony	6757932		<0.8	<0.8	NA	< 0.8	104%	70%	130%	102%	80%	120%	77%	70%	130%
Arsenic	6757932		2	2	NA	< 1	126%	70%	130%	100%	80%	120%	98%	70%	130%
Barium	6757932		151	154	2.0%	< 2.0	104%	70%	130%	113%	80%	120%	112%	70%	130%
Beryllium	6757932		0.7	0.7	NA	< 0.5	107%	70%	130%	99%	80%	120%	102%	70%	130%
Boron	6757932		11	11	NA	< 5	87%	70%	130%	101%	80%	120%	94%	70%	130%
Boron (Hot Water Soluble)	6757932		<0.10	<0.10	NA	< 0.10	94%	60%	140%	102%	70%	130%	114%	60%	140%
Cadmium	6757932		<0.5	<0.5	NA	< 0.5	96%	70%	130%	108%	80%	120%	104%	70%	130%
Chromium	6757932		25	26	3.9%	< 5	99%	70%	130%	106%	80%	120%	NA	70%	130%
Cobalt	6757932		9.2	9.3	1.1%	< 0.8	104%	70%	130%	107%	80%	120%	111%	70%	130%
Copper	6757932		17.2	17.4	1.2%	< 1.0	99%	70%	130%	111%	80%	120%	105%	70%	130%
Lead	6757932		8	8	0.0%	< 1	102%	70%	130%	113%	80%	120%	104%	70%	130%
Molybdenum	6757932		<0.5	<0.5	NA	< 0.5	101%	70%	130%	105%	80%	120%	106%	70%	130%
Nickel	6757932		18	18	0.0%	< 1	101%	70%	130%	107%	80%	120%	106%	70%	130%
Selenium	6757932		<0.8	<0.8	NA	< 0.8	83%	70%	130%	113%	80%	120%	107%	70%	130%
Silver	6757932		<0.5	<0.5	NA	< 0.5	94%	70%	130%	102%	80%	120%	94%	70%	130%
Thallium	6757932		<0.5	<0.5	NA	< 0.5	98%	70%	130%	96%	80%	120%	98%	70%	130%
Uranium	6757932		0.53	0.54	NA	< 0.50	103%	70%	130%	105%	80%	120%	103%	70%	130%
Vanadium	6757932		37.0	37.2	0.5%	< 2.0	130%	70%	130%	98%	80%	120%	107%	70%	130%
Zinc	6757932		43	45	4.5%	< 5	100%	70%	130%	111%	80%	120%	107%	70%	130%
Chromium, Hexavalent	6755501		<0.2	<0.2	NA	< 0.2	90%	70%	130%	87%	80%	120%	83%	70%	130%
Cyanide, WAD	6757254	6757254	<0.040	<0.040	NA	< 0.040	100%	70%	130%	109%	80%	120%	107%	70%	130%
Mercury	6757932		<0.10	<0.10	NA	< 0.10	98%	70%	130%	100%	80%	120%	100%	70%	130%
Electrical Conductivity (2:1)	6757932		0.126	0.106	17.2%	< 0.005	103%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6757932		0.559	0.506	10.0%	NA									
pH, 2:1 CaCl2 Extraction	6761106		6.70	6.68	0.3%	NA	97%	80%	120%						

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Duplicate NA: results are under 5X the RDL and will not be calculated.

O. Reg. 558 - Metals & Inorganics

Arsenic Leachate	6752074		<0.010	<0.010	NA	< 0.010	97%	70%	130%	112%	80%	120%	113%	70%	130%
Barium Leachate	6752074		0.431	0.419	2.7%	< 0.020	96%	70%	130%	99%	80%	120%	108%	70%	130%
Boron Leachate	6752074		0.081	0.078	NA	< 0.050	95%	70%	130%	86%	80%	120%	91%	70%	130%
Cadmium Leachate	6752074		<0.010	<0.010	NA	< 0.010	99%	70%	130%	103%	80%	120%	109%	70%	130%
Chromium Leachate	6752074		<0.050	<0.050	NA	< 0.050	99%	70%	130%	99%	80%	120%	102%	70%	130%
Lead Leachate	6752074		<0.010	<0.010	NA	< 0.010	103%	70%	130%	98%	80%	120%	101%	70%	130%
Mercury Leachate	6752074		<0.01	<0.01	NA	< 0.01	109%	70%	130%	87%	80%	120%	92%	70%	130%
Selenium Leachate	6752074		<0.020	<0.020	NA	0.116	97%	70%	130%	100%	80%	120%	106%	70%	130%
Silver Leachate	6752074		<0.010	<0.010	NA	< 0.010	97%	70%	130%	97%	80%	120%	97%	70%	130%

Quality Assurance

 CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: 1493 Sixth Line

 AGAT WORK ORDER: 25T297000
 ATTENTION TO: GRANT WALSOM
 SAMPLED BY: NJB

Soil Analysis (Continued)

RPT Date: Jun 09, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Uranium Leachate	6752074		<0.050	<0.050	NA	< 0.050	93%	70%	130%	95%	80%	120%	97%	70%	130%
Fluoride Leachate	6752074		0.12	0.11	NA	< 0.10	99%	90%	110%	93%	90%	110%	102%	70%	130%
Cyanide Leachate	6752074		<0.05	<0.05	NA	< 0.05	106%	70%	130%	94%	80%	120%	100%	70%	130%
(Nitrate + Nitrite) as N Leachate	6752074		<0.70	<0.70	NA	< 0.70	103%	80%	120%	98%	80%	120%	98%	70%	130%

Comments: NA signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.

Certified By:



Nivine Basily



Quality Assurance

CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: 1493 Sixth Line

AGAT WORK ORDER: 25T297000
 ATTENTION TO: GRANT WALSOM
 SAMPLED BY: NJB

Trace Organics Analysis

RPT Date: Jun 09, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)															
Benzene	6755650		<0.02	<0.02	NA	< 0.02	77%	60%	140%	104%	60%	140%	88%	60%	140%
Toluene	6755650		<0.05	<0.05	NA	< 0.05	80%	60%	140%	109%	60%	140%	92%	60%	140%
Ethylbenzene	6755650		<0.05	<0.05	NA	< 0.05	76%	60%	140%	107%	60%	140%	85%	60%	140%
m & p-Xylene	6755650		<0.05	<0.05	NA	< 0.05	84%	60%	140%	100%	60%	140%	93%	60%	140%
o-Xylene	6755650		<0.05	<0.05	NA	< 0.05	66%	60%	140%	104%	60%	140%	85%	60%	140%
F1 (C6 to C10)	6755650		<5	<5	NA	< 5	82%	80%	120%	108%	60%	140%	102%	60%	140%
F2 (C10 to C16)	6757254	6757254	< 10	< 10	NA	< 10	89%	80%	120%	90%	60%	140%	111%	60%	140%
F3 (C16 to C34)	6757254	6757254	< 50	< 50	NA	< 50	94%	80%	120%	99%	60%	140%	126%	60%	140%
F4 (C34 to C50)	6757254	6757254	< 50	< 50	NA	< 50	81%	80%	120%	108%	60%	140%	91%	60%	140%
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	6757254	6757254	<0.05	<0.05	NA	< 0.05	133%	50%	140%	88%	50%	140%	90%	50%	140%
Acenaphthylene	6757254	6757254	<0.05	<0.05	NA	< 0.05	120%	50%	140%	93%	50%	140%	93%	50%	140%
Acenaphthene	6757254	6757254	<0.05	<0.05	NA	< 0.05	111%	50%	140%	93%	50%	140%	88%	50%	140%
Fluorene	6757254	6757254	<0.05	<0.05	NA	< 0.05	122%	50%	140%	88%	50%	140%	88%	50%	140%
Phenanthrene	6757254	6757254	<0.05	<0.05	NA	< 0.05	113%	50%	140%	93%	50%	140%	88%	50%	140%
Anthracene	6757254	6757254	<0.05	<0.05	NA	< 0.05	109%	50%	140%	93%	50%	140%	88%	50%	140%
Fluoranthene	6757254	6757254	<0.05	<0.05	NA	< 0.05	131%	50%	140%	88%	50%	140%	95%	50%	140%
Pyrene	6757254	6757254	<0.05	<0.05	NA	< 0.05	136%	50%	140%	95%	50%	140%	90%	50%	140%
Benzo(a)anthracene	6757254	6757254	<0.05	<0.05	NA	< 0.05	132%	50%	140%	88%	50%	140%	95%	50%	140%
Chrysene	6757254	6757254	<0.05	<0.05	NA	< 0.05	107%	50%	140%	93%	50%	140%	90%	50%	140%
Benzo(b)fluoranthene	6757254	6757254	<0.05	<0.05	NA	< 0.05	87%	50%	140%	95%	50%	140%	98%	50%	140%
Benzo(k)fluoranthene	6757254	6757254	<0.05	<0.05	NA	< 0.05	130%	50%	140%	93%	50%	140%	93%	50%	140%
Benzo(a)pyrene	6757254	6757254	<0.05	<0.05	NA	< 0.05	94%	50%	140%	90%	50%	140%	98%	50%	140%
Indeno(1,2,3-cd)pyrene	6757254	6757254	<0.05	<0.05	NA	< 0.05	92%	50%	140%	90%	50%	140%	93%	50%	140%
Dibenz(a,h)anthracene	6757254	6757254	<0.05	<0.05	NA	< 0.05	107%	50%	140%	88%	50%	140%	88%	50%	140%
Benzo(g,h,i)perylene	6757254	6757254	<0.05	<0.05	NA	< 0.05	108%	50%	140%	98%	50%	140%	93%	50%	140%
O. Reg. 558 - Benzo(a)pyrene															
Benzo(a)pyrene Leachate	6722093		< 0.001	< 0.001	NA	< 0.001	94%	50%	140%	104%	50%	140%	106%	50%	140%
O. Reg. 558 - VOCs															
Vinyl Chloride Leachate	6606891		<0.030	<0.030	NA	< 0.030	117%	50%	140%	110%	50%	140%	116%	50%	140%
1,1 Dichloroethene Leachate	6606891		<0.020	<0.020	NA	< 0.020	96%	50%	140%	111%	60%	130%	92%	50%	140%
Dichloromethane Leachate	6606891		<0.030	<0.030	NA	< 0.030	105%	50%	140%	117%	60%	130%	100%	50%	140%
Methyl Ethyl Ketone Leachate	6606891		<0.090	<0.090	NA	< 0.090	80%	50%	140%	102%	50%	140%	116%	50%	140%
Chloroform Leachate	6606891		<0.020	<0.020	NA	< 0.020	95%	50%	140%	118%	60%	130%	97%	50%	140%
1,2-Dichloroethane Leachate	6606891		<0.020	<0.020	NA	< 0.020	112%	50%	140%	90%	60%	130%	110%	50%	140%
Carbon Tetrachloride Leachate	6606891		<0.020	<0.020	NA	< 0.020	89%	50%	140%	108%	60%	130%	103%	50%	140%
Benzene Leachate	6606891		<0.020	<0.020	NA	< 0.020	97%	50%	140%	113%	60%	130%	93%	50%	140%
Trichloroethene Leachate	6606891		<0.020	<0.020	NA	< 0.020	92%	50%	140%	115%	60%	130%	94%	50%	140%

Quality Assurance

 CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: 1493 Sixth Line

 AGAT WORK ORDER: 25T297000
 ATTENTION TO: GRANT WALSOM
 SAMPLED BY: NJB

Trace Organics Analysis (Continued)

RPT Date: Jun 09, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Tetrachloroethene Leachate	6606891		<0.050	<0.050	NA	< 0.050	99%	50%	140%	111%	60%	130%	114%	50%	140%
Chlorobenzene Leachate	6606891		<0.010	<0.010	NA	< 0.010	103%	50%	140%	110%	60%	130%	96%	50%	140%
1,2-Dichlorobenzene Leachate	6606891		<0.010	<0.010	NA	< 0.010	103%	50%	140%	107%	60%	130%	97%	50%	140%
1,4-Dichlorobenzene Leachate	6606891		<0.010	<0.010	NA	< 0.010	99%	50%	140%	107%	60%	130%	99%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By: _____





Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSOM

SAMPLING SITE: 1493 Sixth Line

SAMPLED BY: NJB

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Arsenic Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B	ICP-MS
Barium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B	ICP-MS
Boron Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B	ICP-MS
Cadmium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B	ICP-MS
Chromium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B	ICP-MS



Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.
PROJECT: 900-0494-01
SAMPLING SITE: 1493 Sixth Line

AGAT WORK ORDER: 25T297000
ATTENTION TO: GRANT WALSON
SAMPLED BY: NJB

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Lead Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Mercury Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Selenium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Silver Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Uranium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Fluoride Leachate	INOR-93-6000	EPA SW 846-1311; SM 4500F-C	ION SELECTIVE ELECTRODE
Cyanide Leachate	INOR-93-6052	EPA 1311 modified from MOE 3015 SM 4500 CN-I,G387	SEGMENTED FLOW ANALYSIS
(Nitrate + Nitrite) as N Leachate	INOR-93-6053	EPA SW 846-1311 & modified from SM 4500 - NO3- I	LACHAT FIA

Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSOM

SAMPLING SITE: 1493 Sixth Line

SAMPLED BY: NJB

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID



Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T297000

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSON

SAMPLING SITE: 1493 Sixth Line

SAMPLED BY: NJB

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Benzo(a)pyrene Leachate	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Vinyl Chloride Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,1 Dichloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Dichloromethane Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Chloroform Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Benzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Trichloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Tetrachloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Chlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Have feedback?

Scan here for a quick survey!



5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Laboratory Use Only

Work Order #: 25T297000
Cooler Quantity: 1 med
Arrival Temperatures: 12.8 | 14.0 | 14.2
Depot Temperatures: _____
Custody Seal Intact: Yes No N/A
Notes: Rooseice

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Trace Associates inc.
Contact: Grant Walsom
Address: 820 Trillium Dr.
Phone: 519 569 4625 Fax: _____
Reports to be sent to:
1. Email: gwalsom@traceassociates.ca
2. Email: nbrown@traceassociates.ca

Regulatory Requirements:

(Please check all applicable boxes)

Regulation 153/04 Regulation 406 Sewer Use
 Ind/Com Ind/Com Sanitary Storm
 Res/Park Res/Park _____
 Agriculture Agriculture _____
Soil Texture (Check One): Regulation 558 Other
 Coarse CCME _____
 Fine _____
Indicate One

Project Information:

Project: 900-0494-01
Site Location: 1493 Sixth Line
Sampled By: NJB
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a Record of Site Condition (RSC)?

Yes No

Report Guideline on Certificate of Analysis

Yes No

Legal Sample

Sample Matrix Legend

GW Ground Water **SD** Sediment
O Oil **SW** Surface Water
P Paint **R** Rock/Shale
S Soil

Invoice Information:

Bill To Same: Yes No

Company: _____
Contact: _____
Address: _____
Email: accounting@traceassociates.ca

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	0 Reg 153				0. Reg 406		0. Reg 558		Potentially Hazardous or High Concentration (Y/N)
							Metals & Inorganics	Metals - CrVI, Hg, HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4 EC, SAR	Regulation 406 SPLP Rainwater Leach msSPLP: Metals, VOCs, SVOCs, OC	
1. BH25-1 SSI	May 27 2022	9:45 AM	3	S			X	X	X						
2. BH25-1 SS2		10:00 AM	3												
3. BH25-2 SSI		12:30 PM	3												
4. TCLP		1:30 PM	2										X		
5.		AM													
6.		AM													
7.		AM													
8.		AM													
9.		AM													
10.		AM													
11.		AM													

Sample Relinquished By (Print Name and Sign): <u>Nick Brown</u>	Date: <u>May 27 2022</u>	Time: <u>3:30</u>	Samples Received By (Print Name and Sign): <u>Tiffanny</u>	Date:	Time:
Sample Relinquished By (Print Name and Sign):	Date:	Time:	Sample Relinquished By (Print Name and Sign):	Date:	Time:
Sample Relinquished By (Print Name and Sign):	Date:	Time:	Sample Relinquished By (Print Name and Sign):	Date:	Time:

Page 1 of 1
No: **T-169347**

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT



CLIENT NAME: TRACE ASSOCIATES INC.
820 TRILLIUM DRIVE
KITCHENER, ON N2R 1K4
(519) 741-5774

ATTENTION TO: GRANT WALSOM

PROJECT: 900-0494-01

AGAT WORK ORDER: 25T385407

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Dec 23, 2025

PAGES (INCLUDING COVER): 12

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

ATTENTION TO: GRANT WALSON

SAMPLING SITE: OAKVILLE

SAMPLED BY: MJ

O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)

DATE RECEIVED: 2025-12-16

DATE REPORTED: 2025-12-23

SAMPLE DESCRIPTION: BH25-2
SAMPLE TYPE: Water
DATE SAMPLED: 2025-12-16
09:30
7351886

Parameter	Unit	G / S	RDL	Date Prepared	Date Analyzed	
F1 (C6 to C10)	µg/L	750	25	2025-12-17	2025-12-17	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	2025-12-17	2025-12-17	<25
F2 (C10 to C16)	µg/L	150	100	2025-12-22	2025-12-22	<100
F3 (C16 to C34)	µg/L	500	100	2025-12-22	2025-12-22	<100
F4 (C34 to C50)	µg/L	500	100	2025-12-22	2025-12-22	<100
Gravimetric Heavy Hydrocarbons	µg/L		500			NA
Sediment				2025-12-22	2025-12-22	1
Surrogate	Unit	Acceptable Limits				
Toluene-d8	%	50-140		2025-12-17	2025-12-17	113
Terphenyl	% Recovery	60-140		2025-12-22	2025-12-22	93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

7351886

The C6-C10 fraction is calculated using Toluene response factor.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.

C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and nC34.

Gravimetric Heavy Hydrocarbons are not included in the Total C16 - C50 and are only determined if the chromatogram of the C34 - C50 Hydrocarbons indicated that hydrocarbons >C50 are present.

The chromatogram has returned to baseline by the retention time of nC50.

Total C6-C50 results are corrected for BTEX contribution.

This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.

nC6 and nC10 response factors are within 30% of Toluene response factor.

nC10, nC16 and nC34 response factors are within 10% of their average.

C50 response factor is within 70% of nC10 + nC16 nC34 average.

Linearity is within 15%.

Extraction and holding times were met for this sample.

Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153/04, results are considered valid without determining the PAH contribution if not requested by the client.

NA = Not Applicable

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

ATTENTION TO: GRANT WALSON

SAMPLING SITE: OAKVILLE

SAMPLED BY: MJ

O. Reg. 153(511) - VOCs (Water)

DATE RECEIVED: 2025-12-16

DATE REPORTED: 2025-12-23

SAMPLE DESCRIPTION: MJ-100
 SAMPLE TYPE: Water
 DATE SAMPLED: 2025-12-16
 12:00
 7351887

Parameter	Unit	G / S	RDL	Date Prepared	Date Analyzed	
Dichlorodifluoromethane	µg/L	590	0.40	2025-12-17	2025-12-17	<0.40
Vinyl Chloride	µg/L	0.5	0.17	2025-12-17	2025-12-17	<0.17
Bromomethane	µg/L	0.89	0.20	2025-12-17	2025-12-17	<0.20
Trichlorofluoromethane	µg/L	150	0.40	2025-12-17	2025-12-17	<0.40
Acetone	µg/L	2700	1.0	2025-12-17	2025-12-17	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	2025-12-17	2025-12-17	<0.30
Methylene Chloride	µg/L	50	0.30	2025-12-17	2025-12-17	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	2025-12-17	2025-12-17	<0.20
1,1-Dichloroethane	µg/L	5	0.30	2025-12-17	2025-12-17	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	2025-12-17	2025-12-17	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Chloroform	µg/L	2.4	0.20	2025-12-17	2025-12-17	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	2025-12-17	2025-12-17	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	2025-12-17	2025-12-17	<0.20
Benzene	µg/L	5.0	0.20	2025-12-17	2025-12-17	<0.20
1,2-Dichloropropane	µg/L	5	0.20	2025-12-17	2025-12-17	<0.20
Trichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Bromodichloromethane	µg/L	16	0.20	2025-12-17	2025-12-17	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	2025-12-17	2025-12-17	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	2025-12-17	2025-12-17	<0.20
Toluene	µg/L	24	0.20	2025-12-17	2025-12-17	<0.20
Dibromochloromethane	µg/L	25	0.10	2025-12-17	2025-12-17	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	2025-12-17	2025-12-17	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	2025-12-17	2025-12-17	<0.10
Chlorobenzene	µg/L	30	0.10	2025-12-17	2025-12-17	<0.10
Ethylbenzene	µg/L	2.4	0.10	2025-12-17	2025-12-17	<0.10

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
 CANADA L4Z 1Y2
 TEL (905)712-5100
 FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.
 SAMPLING SITE: OAKVILLE

ATTENTION TO: GRANT WALSON
 SAMPLED BY: MJ

O. Reg. 153(511) - VOCs (Water)

DATE RECEIVED: 2025-12-16

DATE REPORTED: 2025-12-23

SAMPLE DESCRIPTION: MJ-100
 SAMPLE TYPE: Water
 DATE SAMPLED: 2025-12-16
 12:00
 7351887

Parameter	Unit	G / S	RDL	Date Prepared	Date Analyzed	
m & p-Xylene	µg/L		0.20	2025-12-17	2025-12-17	<0.20
Bromoform	µg/L	25	0.10	2025-12-17	2025-12-17	<0.10
Styrene	µg/L	5.4	0.10	2025-12-17	2025-12-17	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	2025-12-17	2025-12-17	<0.10
o-Xylene	µg/L		0.10	2025-12-17	2025-12-17	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	2025-12-17	2025-12-17	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	2025-12-17	2025-12-17	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	2025-12-17	2025-12-17	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	2025-12-17	2025-12-17	<0.30
Xylenes (Total)	µg/L	300	0.20	2025-12-17	2025-12-17	<0.20
n-Hexane	µg/L	51	0.20	2025-12-17	2025-12-17	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		2025-12-17	2025-12-17	112
4-Bromofluorobenzene	% Recovery	50-140		2025-12-17	2025-12-17	92

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 7351887 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
 1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
 The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: OAKVILLE

ATTENTION TO: GRANT WALSON

SAMPLED BY: MJ

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2025-12-16

DATE REPORTED: 2025-12-23

SAMPLE DESCRIPTION: BH25-2
SAMPLE TYPE: Water
DATE SAMPLED: 2025-12-16
09:30
7351886

Parameter	Unit	G / S	RDL	Date Prepared	Date Analyzed	
Dichlorodifluoromethane	µg/L	590	0.40	2025-12-17	2025-12-17	<0.40
Vinyl Chloride	µg/L	0.5	0.17	2025-12-17	2025-12-17	<0.17
Bromomethane	µg/L	0.89	0.20	2025-12-17	2025-12-17	<0.20
Trichlorofluoromethane	µg/L	150	0.40	2025-12-17	2025-12-17	<0.40
Acetone	µg/L	2700	1.0	2025-12-17	2025-12-17	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	2025-12-17	2025-12-17	<0.30
Methylene Chloride	µg/L	50	0.30	2025-12-17	2025-12-17	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	2025-12-17	2025-12-17	<0.20
1,1-Dichloroethane	µg/L	5	0.30	2025-12-17	2025-12-17	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	2025-12-17	2025-12-17	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Chloroform	µg/L	2.4	0.20	2025-12-17	2025-12-17	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	2025-12-17	2025-12-17	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	2025-12-17	2025-12-17	<0.20
Benzene	µg/L	5.0	0.20	2025-12-17	2025-12-17	<0.20
1,2-Dichloropropane	µg/L	5	0.20	2025-12-17	2025-12-17	<0.20
Trichloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
Bromodichloromethane	µg/L	16	0.20	2025-12-17	2025-12-17	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	2025-12-17	2025-12-17	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	2025-12-17	2025-12-17	<0.20
Toluene	µg/L	24	0.20	2025-12-17	2025-12-17	<0.20
Dibromochloromethane	µg/L	25	0.10	2025-12-17	2025-12-17	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	2025-12-17	2025-12-17	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	2025-12-17	2025-12-17	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	2025-12-17	2025-12-17	<0.10
Chlorobenzene	µg/L	30	0.10	2025-12-17	2025-12-17	<0.10
Ethylbenzene	µg/L	2.4	0.10	2025-12-17	2025-12-17	<0.10

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: TRACE ASSOCIATES INC.

SAMPLING SITE: OAKVILLE

ATTENTION TO: GRANT WALSON

SAMPLED BY: MJ

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2025-12-16

DATE REPORTED: 2025-12-23

SAMPLE DESCRIPTION: BH25-2
SAMPLE TYPE: Water
DATE SAMPLED: 2025-12-16
09:30
7351886

Parameter	Unit	G / S	RDL	Date Prepared	Date Analyzed	
m & p-Xylene	µg/L		0.20	2025-12-17	2025-12-17	<0.20
Bromoform	µg/L	25	0.10	2025-12-17	2025-12-17	<0.10
Styrene	µg/L	5.4	0.10	2025-12-17	2025-12-17	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	2025-12-17	2025-12-17	<0.10
o-Xylene	µg/L		0.10	2025-12-17	2025-12-17	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	2025-12-17	2025-12-17	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	2025-12-17	2025-12-17	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	2025-12-17	2025-12-17	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	2025-12-17	2025-12-17	<0.30
Xylenes (Total)	µg/L	300	0.20	2025-12-17	2025-12-17	<0.20
n-Hexane	µg/L	51	0.20	2025-12-17	2025-12-17	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		2025-12-17	2025-12-17	113
4-Bromofluorobenzene	% Recovery	50-140		2025-12-17	2025-12-17	91

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

7351886 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSOM

SAMPLING SITE: OAKVILLE

SAMPLED BY: MJ

Trace Organics Analysis															
RPT Date: Dec 23, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)

F1 (C6 to C10)	7351493	<25	<25	NA	< 25	103%	60%	140%	84%	60%	140%	92%	60%	140%
Toluene-d8	7351493	112	114	1.8%	< 1	NA			NA			108%		
F2 (C10 to C16)	7362491	278	265	NA	< 100	115%	60%	140%	68%	60%	140%	75%	60%	140%
F3 (C16 to C34)	7362491	< 100	< 100	NA	< 100	114%	60%	140%	67%	60%	140%	72%	60%	140%
F4 (C34 to C50)	7362491	< 100	< 100	0.0%	< 100	102%	60%	140%	71%	60%	140%	73%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)

Dichlorodifluoromethane	7351493	<0.40	<0.40	NA	< 0.40	94%	60%	140%	109%	50%	140%	81%	50%	140%
Vinyl Chloride	7351493	<0.17	<0.17	NA	< 0.17	85%	60%	140%	93%	50%	140%	80%	50%	140%
Bromomethane	7351493	<0.20	<0.20	NA	< 0.20	75%	60%	140%	76%	50%	140%	110%	50%	140%
Trichlorofluoromethane	7351493	<0.40	<0.40	NA	< 0.40	99%	60%	140%	73%	50%	140%	103%	50%	140%
Acetone	7351493	<1.0	<1.0	NA	< 1.0	74%	60%	140%	82%	50%	140%	96%	50%	140%
1,1-Dichloroethylene	7351493	<0.30	<0.30	NA	< 0.30	90%	60%	140%	67%	50%	140%	75%	50%	140%
Methylene Chloride	7351493	<0.30	<0.30	NA	< 0.30	84%	60%	140%	96%	50%	140%	100%	50%	140%
trans- 1,2-Dichloroethylene	7351493	<0.20	<0.20	NA	< 0.20	69%	60%	140%	84%	50%	140%	84%	50%	140%
Methyl tert-butyl ether	7351493	<0.20	<0.20	NA	< 0.20	81%	60%	140%	66%	50%	140%	60%	50%	140%
1,1-Dichloroethane	7351493	<0.30	<0.30	NA	< 0.30	89%	60%	140%	84%	50%	140%	83%	50%	140%
Methyl Ethyl Ketone	7351493	<1.0	<1.0	NA	< 1.0	78%	60%	140%	72%	50%	140%	88%	50%	140%
cis- 1,2-Dichloroethylene	7351493	<0.20	<0.20	NA	< 0.20	100%	60%	140%	97%	50%	140%	92%	50%	140%
Chloroform	7351493	<0.20	<0.20	NA	< 0.20	95%	60%	140%	92%	50%	140%	99%	50%	140%
1,2-Dichloroethane	7351493	<0.20	<0.20	NA	< 0.20	100%	60%	140%	89%	50%	140%	93%	50%	140%
1,1,1-Trichloroethane	7351493	<0.30	<0.30	NA	< 0.30	95%	60%	140%	68%	50%	140%	71%	50%	140%
Carbon Tetrachloride	7351493	<0.20	<0.20	NA	< 0.20	89%	60%	140%	65%	50%	140%	72%	50%	140%
Benzene	7351493	<0.20	<0.20	NA	< 0.20	99%	60%	140%	91%	50%	140%	93%	50%	140%
1,2-Dichloropropane	7351493	<0.20	<0.20	NA	< 0.20	91%	60%	140%	91%	50%	140%	93%	50%	140%
Trichloroethylene	7351493	<0.20	<0.20	NA	< 0.20	94%	60%	140%	92%	50%	140%	94%	50%	140%
Bromodichloromethane	7351493	<0.20	<0.20	NA	< 0.20	99%	60%	140%	79%	50%	140%	84%	50%	140%
Methyl Isobutyl Ketone	7351493	<1.0	<1.0	NA	< 1.0	131%	60%	140%	89%	50%	140%	93%	50%	140%
1,1,2-Trichloroethane	7351493	<0.20	<0.20	NA	< 0.20	95%	60%	140%	96%	50%	140%	100%	50%	140%
Toluene	7351493	0.21	0.23	NA	< 0.20	90%	60%	140%	87%	50%	140%	91%	50%	140%
Dibromochloromethane	7351493	<0.10	<0.10	NA	< 0.10	86%	60%	140%	87%	50%	140%	93%	50%	140%
Ethylene Dibromide	7351493	<0.10	<0.10	NA	< 0.10	84%	60%	140%	81%	50%	140%	98%	50%	140%
Tetrachloroethylene	7351493	<0.20	<0.20	NA	< 0.20	81%	60%	140%	102%	50%	140%	87%	50%	140%
1,1,1,2-Tetrachloroethane	7351493	<0.10	<0.10	NA	< 0.10	101%	60%	140%	97%	50%	140%	100%	50%	140%
Chlorobenzene	7351493	<0.10	<0.10	NA	< 0.10	92%	60%	140%	92%	50%	140%	92%	50%	140%
Ethylbenzene	7351493	<0.10	<0.10	NA	< 0.10	92%	60%	140%	75%	50%	140%	101%	50%	140%
m & p-Xylene	7351493	<0.20	<0.20	NA	< 0.20	103%	60%	140%	107%	50%	140%	102%	50%	140%
Bromoform	7351493	<0.10	<0.10	NA	< 0.10	92%	60%	140%	86%	50%	140%	98%	50%	140%
Styrene	7351493	<0.10	<0.10	NA	< 0.10	88%	60%	140%	79%	50%	140%	78%	50%	140%
1,1,2,2-Tetrachloroethane	7351493	<0.10	<0.10	NA	< 0.10	99%	60%	140%	85%	50%	140%	101%	50%	140%

Quality Assurance

CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: OAKVILLE

AGAT WORK ORDER: 25T385407
 ATTENTION TO: GRANT WALSOM
 SAMPLED BY: MJ

Trace Organics Analysis (Continued)

RPT Date: Dec 23, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
o-Xylene	7351493		<0.10	<0.10	NA	< 0.10	85%	60%	140%	85%	50%	140%	84%	50%	140%
1,3-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	96%	60%	140%	80%	50%	140%	82%	50%	140%
1,4-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	99%	60%	140%	84%	50%	140%	80%	50%	140%
1,2-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	95%	60%	140%	90%	50%	140%	63%	50%	140%
n-Hexane	7351493		<0.20	<0.20	NA	< 0.20	84%	60%	140%	64%	50%	140%	88%	50%	140%
Toluene-d8	7351493		112	114	1.8%	< 1	NA	60%	140%	NA	50%	140%	108%	50%	140%
4-Bromofluorobenzene	7351493		93	91	1.6%	< 1	NA	60%	140%	NA	50%	140%	103%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

O. Reg. 153(511) - VOCs (Water)

Dichlorodifluoromethane	7351493		<0.40	<0.40	NA	< 0.40	94%	60%	140%	109%	50%	140%	81%	50%	140%
Vinyl Chloride	7351493		<0.17	<0.17	NA	< 0.17	85%	60%	140%	93%	50%	140%	80%	50%	140%
Bromomethane	7351493		<0.20	<0.20	NA	< 0.20	75%	60%	140%	76%	50%	140%	110%	50%	140%
Trichlorofluoromethane	7351493		<0.40	<0.40	NA	< 0.40	99%	60%	140%	73%	50%	140%	103%	50%	140%
Acetone	7351493		<1.0	<1.0	NA	< 1.0	74%	60%	140%	82%	50%	140%	96%	50%	140%
1,1-Dichloroethylene	7351493		<0.30	<0.30	NA	< 0.30	90%	60%	140%	67%	50%	140%	75%	50%	140%
Methylene Chloride	7351493		<0.30	<0.30	NA	< 0.30	84%	60%	140%	96%	50%	140%	100%	50%	140%
trans- 1,2-Dichloroethylene	7351493		<0.20	<0.20	NA	< 0.20	69%	60%	140%	84%	50%	140%	84%	50%	140%
Methyl tert-butyl ether	7351493		<0.20	<0.20	NA	< 0.20	81%	60%	140%	66%	50%	140%	60%	50%	140%
1,1-Dichloroethane	7351493		<0.30	<0.30	NA	< 0.30	89%	60%	140%	84%	50%	140%	83%	50%	140%
Methyl Ethyl Ketone	7351493		<1.0	<1.0	NA	< 1.0	78%	60%	140%	72%	50%	140%	88%	50%	140%
cis- 1,2-Dichloroethylene	7351493		<0.20	<0.20	NA	< 0.20	100%	60%	140%	97%	50%	140%	92%	50%	140%
Chloroform	7351493		<0.20	<0.20	NA	< 0.20	95%	60%	140%	92%	50%	140%	99%	50%	140%
1,2-Dichloroethane	7351493		<0.20	<0.20	NA	< 0.20	100%	60%	140%	89%	50%	140%	93%	50%	140%
1,1,1-Trichloroethane	7351493		<0.30	<0.30	NA	< 0.30	95%	60%	140%	68%	50%	140%	71%	50%	140%
Carbon Tetrachloride	7351493		<0.20	<0.20	NA	< 0.20	89%	60%	140%	65%	50%	140%	72%	50%	140%
Benzene	7351493		<0.20	<0.20	NA	< 0.20	99%	60%	140%	91%	50%	140%	93%	50%	140%
1,2-Dichloropropane	7351493		<0.20	<0.20	NA	< 0.20	91%	60%	140%	91%	50%	140%	93%	50%	140%
Trichloroethylene	7351493		<0.20	<0.20	NA	< 0.20	94%	60%	140%	92%	50%	140%	94%	50%	140%
Bromodichloromethane	7351493		<0.20	<0.20	NA	< 0.20	99%	60%	140%	79%	50%	140%	84%	50%	140%
Methyl Isobutyl Ketone	7351493		<1.0	<1.0	NA	< 1.0	131%	60%	140%	89%	50%	140%	93%	50%	140%
1,1,2-Trichloroethane	7351493		<0.20	<0.20	NA	< 0.20	95%	60%	140%	96%	50%	140%	100%	50%	140%
Toluene	7351493		0.21	0.23	NA	< 0.20	90%	60%	140%	87%	50%	140%	91%	50%	140%
Dibromochloromethane	7351493		<0.10	<0.10	NA	< 0.10	86%	60%	140%	87%	50%	140%	93%	50%	140%
Ethylene Dibromide	7351493		<0.10	<0.10	NA	< 0.10	84%	60%	140%	81%	50%	140%	98%	50%	140%
Tetrachloroethylene	7351493		<0.20	<0.20	NA	< 0.20	81%	60%	140%	102%	50%	140%	87%	50%	140%
1,1,1,2-Tetrachloroethane	7351493		<0.10	<0.10	NA	< 0.10	101%	60%	140%	97%	50%	140%	100%	50%	140%
Chlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	92%	60%	140%	92%	50%	140%	92%	50%	140%
Ethylbenzene	7351493		<0.10	<0.10	NA	< 0.10	92%	60%	140%	75%	50%	140%	101%	50%	140%
m & p-Xylene	7351493		<0.20	<0.20	NA	< 0.20	103%	60%	140%	107%	50%	140%	102%	50%	140%

Quality Assurance

 CLIENT NAME: TRACE ASSOCIATES INC.
 PROJECT: 900-0494-01
 SAMPLING SITE: OAKVILLE

 AGAT WORK ORDER: 25T385407
 ATTENTION TO: GRANT WALSON
 SAMPLED BY: MJ

Trace Organics Analysis (Continued)

RPT Date: Dec 23, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Bromoform	7351493		<0.10	<0.10	NA	< 0.10	92%	60%	140%	86%	50%	140%	98%	50%	140%	
Styrene	7351493		<0.10	<0.10	NA	< 0.10	88%	60%	140%	79%	50%	140%	78%	50%	140%	
1,1,2,2-Tetrachloroethane	7351493		<0.10	<0.10	NA	< 0.10	99%	60%	140%	85%	50%	140%	101%	50%	140%	
o-Xylene	7351493		<0.10	<0.10	NA	< 0.10	85%	60%	140%	85%	50%	140%	84%	50%	140%	
1,3-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	96%	60%	140%	80%	50%	140%	82%	50%	140%	
1,4-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	99%	60%	140%	84%	50%	140%	80%	50%	140%	
1,2-Dichlorobenzene	7351493		<0.10	<0.10	NA	< 0.10	95%	60%	140%	90%	50%	140%	63%	50%	140%	
n-Hexane	7351493		<0.20	<0.20	NA	< 0.20	84%	60%	140%	64%	50%	140%	88%	50%	140%	
Toluene-d8	7351493		112	114	1.8%	< 1	NA	60%	140%	NA	50%	140%	108%	50%	140%	
4-Bromofluorobenzene	7351493		93	91	1.6%	< 1	NA	60%	140%	NA	50%	140%	103%	50%	140%	

Certified By:



Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSOM

SAMPLING SITE: OAKVILLE

SAMPLED BY: MJ

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Sediment			N/A
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Method Summary

CLIENT NAME: TRACE ASSOCIATES INC.

AGAT WORK ORDER: 25T385407

PROJECT: 900-0494-01

ATTENTION TO: GRANT WALSON

SAMPLING SITE: OAKVILLE

SAMPLED BY: MJ

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Have feedback?
Scan here for a quick survey!



5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Laboratory Use Only

Work Order #: 25T385407

Cooler Quantity: 1 MED
Arrival Temperatures: 1.8°C | 2.1°C | 2.2°C
Depot Temperatures: _____
Custody Seal Intact: Yes No N/A
Notes: 100

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Trace Associates Inc.
Contact: Guent Watson
Address: 820 Trillium Drive Kitchener
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: GWatson@TraceAssociates.ca
2. Email: Mjoshni@TraceAssociates.ca

Regulatory Requirements:

(Please check all applicable boxes)

Regulation 153/04 Regulation 406 Sewer Use
 Sanitary Storm
Table 2 Indicate One Ind/Corn Res/Park Agriculture
Soil Texture (Check One) Coarse Fine Regulation 558 CCME
Indicate One Other

Project Information:

Project: 900-0494-01
Site Location: Camille
Sampled By: MS
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a Record of Site Condition (RSC)?

Yes No

Report Guideline on Certificate of Analysis

Yes No

Turnaround Time (TAT) Required:

Regular TAT 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

3 Business Days 2 Business Days Next Business Day

OR Date Required (Rush Surcharges May Apply): _____

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Invoice Information:

Bill To Same: Yes No

Company: Trace Associates
Contact: Accounting
Address: Accounting@TraceAssociates.ca
Email: _____

Legal Sample

Sample Matrix Legend

GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	O. Reg 153	O. Reg 406	O. Reg 558	Potentially Hazardous or High Concentration (Y/N)
1. <u>BH25-2</u>	<u>12/16/25</u>	<u>9:30 AM</u>	<u>5</u>	<u>GW</u>				Metals & Inorganics Metals <input type="checkbox"/> CrVI, <input type="checkbox"/> Hg, <input type="checkbox"/> HWSB BTEX, F1, F4 PHCs VOC	Regulation 406 Characterization Package pH, Metals, BTEX, F1, F4 EC, SAR Regulation 406 SPLP Rainwater Leach msPLP: <input type="checkbox"/> Metals <input type="checkbox"/> VOCs <input type="checkbox"/> SVOCs <input type="checkbox"/> OC Landfill Disposal Characterization TCLP: TCLP: <input type="checkbox"/> M&I <input type="checkbox"/> VOCs <input type="checkbox"/> ABNs <input type="checkbox"/> B[a]P <input type="checkbox"/> PCBs Corrosivity: <input type="checkbox"/> Moisture <input type="checkbox"/> Sulphide		
2.											
3. <u>MS-100</u>	<u>12/16/25</u>	<u>12:00 AM</u>	<u>3</u>	<u>GW</u>							
4.											
5.											
6.											
7.											
8.											
9.											
10.											
11.											

Samples Relinquished By (Print Name and Sign): <u>Melvin Joshi</u>	Date: <u>12/16/25</u>	Time: <u>16:35</u>	Samples Received By (Print Name and Sign): <u>Chris Carr</u>	Date: <u>12/16/25</u>	Time: <u>4:40am</u>
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

TRACE™

A S S O C I A T E S

HEAD OFFICE

Lincoln Park Centre

Suite 300, 37 Richard Way SW

Calgary, Alberta T3E 7M8

1.877.418.7223

traceassociates.ca