15 Denison Avenue, Toronto, Ontario

Phase Two Environmental Site Assessment

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1. Executive Summary

EXP Services Inc. (EXP) was retained by Build Toronto Inc. ("Client") to complete a Phase Two Environmental Site Assessment (ESA) of the property located at 15 Denison Avenue, in Toronto, Ontario. The property municipally addressed as 15 Denison Avenue is hereinafter referred to as the 'Site'. (Refer to Figures 1 and 2).

The Site is located on the east side of Denison Avenue, west side of Augusta Avenue and south side of Wolseley Street, approximately 45 metres north of Queen Street West. The Site has an area of approximately 0.24 hectares (0.59 acres) and consisted of a parking lot.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation 153/04, as amended (O.Reg.153/04); and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP, dated April 27, 2022, and subsequently to delineate contaminants of concern (COCs) identified in soil and/or groundwater.

The APECs identified in the Phase One ESA are outlined in Table 1. Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA was recommended to assess the soil and groundwater conditions at the Site.

The scope of the Phase Two ESA was designed to assess soil and groundwater quality associated with the identified APECs, and subsequently to delineate COCs identified in soil and/or groundwater. The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

1. On December 6, 7, 9, and 11, 2021, total of five (5) boreholes (BH1 to BH5) were advanced to a maximum depth of 21.34 metres below ground surface (m bgs). In addition, ten (10) delineation boreholes (BH101 to BH110) were advanced to a maximum depth of 16.00 m bgs on February 6, 7 and 9, 2022.
2. It is noted that all five (5) out of eight (8) the monitoring wells were utilized for the Phase Two ESA in conjunction with the geotechnical and hydrological investigation and an additional three (3) monitoring wells were advanced to supplement the initial Phase Two ESA.
3. The general stratigraphy at the Site, as observed in the boreholes, consisted of the fill material below asphaltic concrete pavement, was underlaid by a native silty sand to silty clay till with trace sand at all borehole locations. Bedrock was encountered in two (BH4 and BH5) location at the depth ranging from 19.05 to 21.34 m bgs.
4. This Phase Two ESA consisted of eight (8) monitoring wells. Groundwater levels were measured on December 14, 23 and 24, 2021, January 11 and 13, and February 14 and 22, 2022. Based on the groundwater contour map for the Site, the groundwater is anticipated to flow in a westerly direction. However, EXP notes that the direction of localized groundwater flow may be influenced by disturbed soil (fill), underground utilities and/or underground building structures in the area. As such, the measured groundwater flow direction may not be representative of the regional area
5. Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (BTEX), Volatile Organic Compounds (VOCs), metals and inorganics (M&I) and Polycyclic Aromatic Hydrocarbons (PAHs).
6. The analytical results of the tested parameters in the soil samples were either not detected or detected below the Table 3 SCS, except for the following: PHC F1 and PHC F1 – BTEX in sample BH5 SS6, Lead, Electrical Conductivity (EC) Sodium Adsorption Ratio (SAR) in sample BH1 SS1, Lead, Zinc and EC in sample BH4 SS1, SAR in sample BH107 SS1, EC and SAR in sample BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1 and BH5 SS1, Barium, Lead, Zinc, EC and SAR in sample BH110 SS1, Acenaphthylene, Anthracene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthrancene in sample BH4

SS1, Fluoranthene, Benz(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene in sample BH1 SS1, and BH4 SS1, Fluoranthene, Ben(a)anthracene and benzo(a)pyrene in sample BH102 SS1.

7. In addition, the reported pH value for surface soil ranged between 7.2 and 12.1 and subsurface ranged between 7.2 and 11.3 outside of the applicable surface soil (pH of 5 to 9) and sub-surface soil (pH of 5 to 11) pH range as detailed in the derivation of the Table 3 SCS. Soil pH impacts were vertically and horizontally delineated tot eh southwestern, southeastern and northwestern corners of the Site, and were limited in distribution across the Site. As such, a soil pH averaging program and/or a soil remedial excavation will be completed at the locations of the identified pH exceedances and the Table 3 SCS is considered applicable for use at the Site.
8. Groundwater samples were submitted for the analysis of M&I, PAHs, PHCs, BTEX and VOCs.
9. The analytical results of the tested parameters in the groundwater samples were either not detected or detected below the Table 3 SCS, except for the following: PHC F1, PHC F1 minus BTEX, PHC F2 in samples MW4, PHC F2 in sample MW107 and PHC F1, PHC F2 and Xylenes in sample MW108 and MW109 and Benzo (g,h,i) Perylene in sample MW1.
10. Based on the reported analytical results, EC and SAR were detected at concentrations above the applicable MECP Table 3 SCS in soil. However, it is the QP's opinion that the elevated EC/SAR concentrations are associated with de-icing activities in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing a RSC based on the exemption outlined in Section 49.1 of O.Reg. 153/04, as amended.
11. Free product (i.e. visible film or sheen) and petroleum odours was observed in MW2 and MW3 during groundwater purging and groundwater sampling activities.

Based on soil samples in exceedance of the O. Reg. 153/04 Table 3 Standards (residential land use) for PHC F1, Zinc, Lead, Barium, pH, and various PAHs (Acenaphthylene, Anthracene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthrancene, Fluoranthene, Benz(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene) and groundwater in exceedance of the O. Reg. 153/04 Table 3 Standards (residential land use) for PHC F1 and F2, Xylenes and Benzo (g,h,i) Perylene. EXP recommends additional delineation to support future remediation and/or risk assessment for the Site.

2 Introduction

EXP Services Inc. (EXP) was retained by Build Toronto Inc. ('Client') to complete a Phase Two Environmental Site Assessment (ESA) of the property located at 15 Denison Avenue, in Toronto, Ontario (hereinafter referred to as the "Site"). The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP, dated April 27, 2022, and subsequently to delineate COCs identified in soil and/or groundwater.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation 153/04, as amended (O.Reg.153/04); and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

2.1 Site Description

The Site is located on the east side of Denison Avenue, west side of Augusta Avenue and south side of Wolseley Street, approximately 45 metres north of Queen Street West. The Site has an area of approximately 0.24 hectares (0.59 acres) and consisted of a parking lot.

2.2 Legal Description and Property Ownership

Details of the Site are outlined in the tables below. It is noted that the legal description is to be reconfirmed via a legal letter prepared by the Owner's lawyer, prior to the filing of RSCs.

Municipal Address	15 Denison Avenue
Current Land Use	Commercial
Proposed Land Use	Residential
Legal Description	Lts 6-8, Pt Lt 9 Pl D127, Pt Lt 3 n/s Queen Street, Pl 65, Pt Unlettered Lot as in WA88252, WA88288, WA88331, WA88833, WA89463, WA90829, WA97766, WA88489 Pt Lt 1 Pl D127, Pt Lt 3 n/s Queen St, Plan 65, Pt Lot 9 Plan D127, Lane Pl 65&D127 Lots 1-5 Plan D127, Except WA95815, WA99649
Property Identification Number (PIN)	21238-0047 (LT) 21238-0045 (LT) 21238-0046 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 629009 m E 4834085 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	GPS
Site Area	0.24 hectares (0.59 acres)
Property Owners, Owner Contact and Address	Build Toronto Inc. 61 Front Street West, Union Station, East Wing, 3rd Floor Toronto, Ontario

	M5J 1E5 attn. Ms. Tracey Smith

2.3 Current and Proposed future Uses

At the time of the Phase Two ESA, the property was used as a parking lot. Reportedly, the Site is intended to be developed for residential land use.

2.4 Applicable Site Condition Standards

Analytical results obtained for Site soil and groundwater samples were assessed against Site Condition Standards (SCS) as established under subsection 169.4(1) of the Environmental Protection Act, and presented in the document MECP "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", ("SGWS" Standards), (MECP, 2011a). Tabulated background SCS (Table 1) applicable to environmentally sensitive Sites and effects based generic SCS (Tables 2 to 9) applicable to non-environmentally sensitive Sites are provided in MECP (2011a). The effects based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

Tables 1 to 9 of MECP (2011a) are summarized as follows:

- Table 1 – applicable to sites where background concentrations must be met (full depth), such as sensitive sites where site-specific criteria have not been derived;
- Table 2 – applicable to sites with potable groundwater and full depth restoration;
- Table 3 – applicable to sites with non-potable groundwater and full depth restoration;
- Table 4 – applicable to sites with potable groundwater and stratified restoration;
- Table 5 – applicable to sites with non-potable groundwater and stratified restoration;
- Table 6 – applicable to sites with potable groundwater and shallow soils;
- Table 7 – applicable to sites with non-potable groundwater and shallow soils;
- Table 8 – applicable to sites with potable groundwater and that are within 30 m of a water body; and,
- Table 9 – applicable to sites with non-potable groundwater and that are within 30 m of a water body.

Application of the generic or background SCS to a specific site is based on a consideration of site conditions related to soil pH (i.e. surface and subsurface soil), thickness and extent of overburden material, (i.e. shallow soil conditions), and proximity to an area of environmental sensitivity or of natural significance. For some chemical constituents, consideration is also given to soil textural classification with SCS having been derived for both coarse and medium-fine textured soil conditions.

For assessment purposes, EXP selected the MECP (2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use and medium-fine textured soil. The selection of this category was based on the following factors:

- More than 2/3 of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.
- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.

- The property is not located within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and, it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area.
- The Site is serviced by the City of Toronto water distribution system; and, to the best of EXP's knowledge, all properties within 250 m of the Site are serviced by the municipal water supply (i.e. there are no potable water supply wells located within the Phase One Study Area). A letter notifying of EXP's intent to apply non-potable standards at the Site was sent to the City of Toronto on march 15, 2022. A response was received from the City on March 26, 2022, indicating no objection. EXP's notification and the City's response are provided in Appendix H.
- Based on the analytical results of grain size, the soil consists of 50% of particles lesser than 75 um in size. Therefore, medium to fine textured soil criteria are applied for the conservative approach (as per the soil description identified in the borehole logs in Appendix C, and the results of the 75 micron sieve result included in Appendix G).
- The Site is currently a commercial land use and the proposed land use is residential.
- There is no intention to carry out a stratified restoration at the Site.

3 Background Information

3.1 Physical Setting

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 030M11. Scale 1:15,000. 2008.
- York County Atlas. 1878.
- Quaternary Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.

Based on the review of the above maps, the following information was obtained:

- The Site is approximately 94 m above sea level and is generally flat.
- A review of the topographic map indicated that the closest water body is Lake Ontario, located approximately 1.3 km south of the site. Based on the local topography, the anticipated groundwater flow direction is south.
- According to the York County Atlas (1878), the property was located within a developed area of the City of Toronto.
- The Site is located in the Iroquois Plain which is expected to consist of undifferentiated older tills and may include stratified deposits.
- The bedrock in the general area of the Site is part of a group belonging to the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member, consisting of shale, limestone, dolostone and siltstone.

3.2 Previous Environmental Investigations

The following summary was available for review at the time of this Phase Two ESA for the Site.

- A limited environmental subsurface investigation consisting of eight (8) boreholes (BH101 to BH108) advanced at the Site on April 22, 2020, to a maximum depth of 4.4 m below ground surface (mbgs).
    - Soil samples were analyzed for petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), metals and inorganics, and polycyclic aromatic hydrocarbons (PAHs).
    - Laboratory results were compared to the Table 3 Site Condition Standards for residential/parkland/institutional land use in a non-potable groundwater condition with coarse texture soil (Table 3 SCS).
    - Elevated concentrations of metals and inorganics, PAHs, and/or VOCs in soil exceeding the Table 3 SCS were identified at six of eight sampling locations. The results of PHCs analysis met the Table 3 SCS in all tested soil samples.
    - Details of the frequency and distribution of the soil contaminants exceeding the Table 3 SCS are provided below:
        - Several PAH parameters (acenaphthylene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b/j) fluoranthene, benzo(ghi)perylene, benzo(k)fluoranthene, chrysene, dibenzo(a,h) anthracene, fluoranthene, indeno(1,2,3,-cd)pyrene, and/or phenanthrene) were identified at an elevated concetration exceeding the Table 3 SCS at four of the eight boreholes (BH101, BH102, BH 104 and BH108). The impacted soil was identified at a depth ranging from 0.3 to 0.6 mbgs in the fill

unit at the northwest, central, and southeast portion of the Site and is suspected to be related to poor quality fill material used at the Site for backfilling and grading purposes;

- Chloroform was identified at an elevated concentration exceeding the Table 3 SCS at BH102. The impacted soil was identified at a depth ranging from 0.8 to 1.1 mbgs in the fill unit in the north central portion of the Site and may be related to a water main leak in the Wolsely street road allowance;
- Several metals parameters (barium, copper, lead, mercury, and/or zinc) were identified at elevated concentration exceeding the Table 3 SCS at six of the eight boreholes (BH101, BH102, BH105, BH106, BH107 and BH108). The impacted soil was generally identified at a depth ranging from 0.3 to 1.1 mbgs in the fill unit across the entire site with the exception of the northeast corner of the Site. it is suspected to be related to poor quality of fill material used for backfilling and grading purposes.
- Salt-related parameters, electrical conductivity (EC) and/or sodium adsorption ratio (SAR), were identified at an elevated level exceeding the Table 3 SCS at all eight borehole locations advanced at the Site. The impacted soil was identified at a depth ranging from 0.3 to 4.4 mbgs in the fill and native silty clay till unit. It is suspected to be related to road salt placed on the parking lot surface for the purpose of safety of vehicular and pedestrian traffic under conditions of snow or ice.

- Based on the finding and conclusion of the Environmental Investigation, the following is recommended:
  - If the site is selected for redevelopment with Emergency Housing, it is understood that the filing of a RSC will be required by the MECP. As such, additional environmental investigations in the form of a Phase One and Phase Two ESA and Site Remediation and/or a Risk Assessment would be required prior to the RSC filing; and,
  - A Soil Management Plan should be developed and implemented that meets the requirements of O. Reg. 406/19 prior to undertaking any earthwork activities.

4 Scope of Investigation

4.1 Overview of Site Investigation

The objective of the Phase Two ESA was to assess the APECs identified in EXP's (2022) Phase One ESA to obtain soil and groundwater data, and subsequently to delineate COCs identified in soil and/or groundwater, to further characterize the Site to support the filing of a RSC (or multiple) on the MECP's Environmental Brownfield Site Registry.

4.1.1 Scope of Work

The scope of work for the Phase Two ESA was as follows:

- Request local utility locating companies (e.g. cable, telephone, gas, hydro, water, sewer and storm water) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the proposed borehole locations and to clear the individual borehole locations;
- Oversee a licensed drilling company to advance a total of fifteen (15) boreholes across the Site;
- Instrument eight (8) boreholes as groundwater monitoring wells;
- Collect representative soil samples from the boreholes for laboratory analysis of M&I, PAHs, PHCs, BTEX, and/or VOCs;
- Develop all newly installed groundwater monitoring wells;
- Collect groundwater samples from the newly installed monitoring wells for laboratory analysis of M&I, PAHs, PHCs, BTEX and/or VOCs;
- Complete an elevation survey of all newly installed monitoring wells to determine the groundwater flow direction in the groundwater unit(s) identified beneath the Site; and,
- Analyze the data and prepare a report of the findings, in accordance with O.Reg.153/04.

4.2 Media Investigated

The Phase Two ESA included the investigation of the Site soil and groundwater. As there were no surface water bodies on the Site, sediment sampling was not required.

4.3 Phase Two Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is incorporated into the Phase Two CSM, presented in Appendix F.

4.4 Deviations from Sampling and Analysis Plan

The field investigative and sampling program was carried out following the requirements of the Site Sampling and Analysis Plan (SAAP) presented in Appendix A. No significant deviations from the SAAP were reported, that could affect the sampling and data quality objectives for the Site.

A minor deviation from the SAAP presented as Appendix A was identified following completion of the drilling activities at the Site, and TVOC readings where not collected for every soil sample collected ruing drilling activities. As part of the drilling activities EXP completed the advancement of the boreholes in conjunction with a combined hydrogeological and geotechnical investigation and TVOC readings are typically only collected as part of the environmental component of these combined investigations. EXP technicians collected field screening TVOC results up to the depth of the assumed water table based on the field observations made at the time of drilling (i.e., soil moisture at the time of BH advancement). It is noted that minimal combustible vapour readings were identified at those samples where field screening was performed. TVOC readings were

provided generally for samples where worst-case impacts would be expected to occur, although TVOC readings where not provided for deeper soil samples collected as part of the hydrogeological and geological Site characterization.

4.5 Impediments

At the time of the Site investigation, there was no restrictions that did not allow for the completion of all proposed boreholes/monitoring wells.

5. Investigation Method

5.1 General

The Site investigative activities consisted of the following:

- Borehole drilling to facilitate the collection of soil samples for geologic characterization and/or chemical analysis; and,
- Monitoring well installation for hydrogeologic characterization and the collection of groundwater samples for chemical analysis.

Boreholes were advanced in the overburden soils and bedrock by a licensed drilling company under the full-time supervision of EXP staff. The drilling equipment used to advance the boreholes is described below. No petroleum-based greases or solvents were used during drilling activities.

Monitoring wells were installed in the boreholes by a MECP licensed well contractor in accordance with Ontario Regulation 903/90, as amended (O.Reg. 903) using manufactured well components (i.e. riser pipes and screens) and materials (i.e. sand pack and grout) from documented sources.

The approximate locations of the boreholes and monitoring wells are shown on Figures 5A and 5B.

5.2 Underground Utilities

Prior to the commencement of drilling activities, the locations of underground utilities including but not limited to cable, telephone, natural gas, electrical lines, water, sewer and storm water conduits were marked out by public locating companies. In addition, private utility locating services Premier Locates were retained to clear individual borehole locations.

5.3 Borehole Drilling

The fieldwork for the soil investigative portion of the Phase Two ESA was carried between December 6, 7, 9, 11, 2021 and February 7, 8, and 9, 2022. All boreholes were advanced under the full-time supervision of EXP staff and are listed in Table 2.

Fifteen (15) boreholes were advanced by Drill Tech Drilling Limited to a maximum depth of 21.34 metres below ground surface (m bgs). It is noted all fifteen (15) boreholes (BH1 to BH5 and BH101 to BH110) were utilized for the Phase Two ESA in conjunction with geotechnical and hydrogeological investigation. As such, the completion depths of the boreholes were determined to support the respective investigations.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes. Field observations are summarized on the borehole logs provided in Appendix C. Representative soil samples were recovered from the boreholes continuously using split-spoon samplers or acetate liners.

All soil cuttings were stored in drums and placed on the Site.

5.4 Soil: Sampling

The soil sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAAP presented in Appendix A, to ensure that soil quality in each of the APECs identified in the Phase One ESA was characterized in accordance with O.Reg.153/04.

Soil samples for geologic characterization and chemical analysis were collected on a discrete basis in the overburden materials using conventional split spoon sampling equipment advanced into the subsurface using a truck-mounted drill rig. The soil cores were extruded from the samplers upon retrieval by drilling personnel. Geologic details of the recovered cores were logged by

EXP field staff and samples were collected from selected cores for chemical analysis. Field observations are summarized on the borehole logs prepared from the field logs and provided in Appendix C.

Measures were taken in the field and during transport to preserve sample integrity prior to chemical analysis. Recommended volumes of soil samples selected for chemical analysis were collected from the recovered cores into pre-cleaned, laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC fractions F1 and VOCs were collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined lids.

Soil samples selected for laboratory analysis were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory AGAT Laboratories (AGAT) of Mississauga, Ontario. The samples were transported/submitted within the acceptable holding time to AGAT following Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used for the handling and sampling of each retrieved soil core. The sampling equipment (i.e. split spoons) was decontaminated between borehole locations by the drilling contractor using a potable water/phosphate-free detergent solution followed by rinses with potable water and de-ionized water. Wash and rinse waters were collected in sealed, labeled containers. Drill cuttings were placed in labeled, sealed drums upon completion of sampling.

Soil samples submitted for specific chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval. The rationale for soil sample submission is presented in Table 3.

Soil samples were also collected and submitted for grain size analysis to AGAT.

Appropriate quality assurance/quality control (QA/QC) samples were collected during soil sampling, including field duplicate samples, as presented in Section 5.14 and Table 3.

5.5 Soil: Field Screening Measurements

Where required for the characterization of volatile parameters, a portion of each soil core was placed in a sealed plastic bag and allowed to reach ambient temperature prior to field screening, using an RKI Eagle II (RKI) device equipped with a Photoionization Detection (PID) instrument, calibrated with isobutylene and hexane gases. The measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These readings provide a real-time indication of the relative concentration of combustible vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of volatile parameter contamination and the selection of soil samples for analysis.

The field screening measurements, in parts per million (ppm) isobutylene and hexane equivalents, are presented on the borehole logs in Appendix C. It should be noted that field measurements are for screening purposes only and the presence/absence of contamination is determined by laboratory analysis.

Each sample was additionally examined for visual, textural and olfactory classification at the time of sampling.

5.6 Groundwater: Monitoring Well Installation

Eight (8) out of fifteen (15) boreholes advanced at the Site were instrumented with monitoring wells. The monitoring wells were installed in general accordance with the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - amended to O. Reg. 128/03, and were installed by licensed well contractors.

The monitoring wells consisted of a 3 m or 1.5 m length, 51 mm diameter number 10 slot size (0.25 mm) PVC well screen and Schedule 40 PVC riser pipe. All pipe connections were factory machined threaded flush couplings. The annular space around the wells was backfilled with silica sand to an average height of 0.3 m above the top of the screen. A bentonite seal was added from the top of the sand pack to approximately 0.3 m below ground surface. The monitoring wells were completed with a flush-mount well casing.

EXP continuously monitored the well installation activities. Well installation details are summarized in Table 4 and on the borehole logs provided in Appendix C. It is noted that all eight (8) of the monitoring wells were utilized for the Phase Two ESA.

When the monitoring wells are no longer required, they must be decommissioned in accordance with the procedure outlined in the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - amended to O. Reg. 128/03.

Measures taken to minimize the potential for cross contamination or the introduction of contaminants during well construction included:

- The use of well pipe components (e.g. riser pipe and well screens) with factory machined threaded flush coupling joints;
- Construction of wells without the use of glues or adhesives;
- Removing the protective plastic wraps from well components at borehole insertion to prevent contact with the ground and other surfaces; and,
- Cleaning of augers between sampling locations.

5.7 Groundwater: Monitoring Well Development

Following the installation of monitoring wells, the newly installed monitoring wells were developed to remove fine sediment particles from the sand pack and enhance hydraulic communication with the surrounding formation waters. The new monitoring wells were developed using dedicated low-density polyethylene (LDPE) tubing, equipped with an inertial foot-valve to disturb the water column and recover groundwater containing dislodged sediment particles. The wells were developed until approximately 3 to 5 well volumes of water were removed and/or until purged dry.

5.8 Groundwater: Purging and Field Measurements of Water Quality Parameters

At least 24 hours following the monitoring well development activities, the depth to groundwater at each monitoring well was measured utilizing an electronic water level meter obtained from Spectra Scientific Inc. (Spectra) of Brampton, ON. The water level measurements were recorded on log sheets or in a bound field book. The water level meter was decontaminated between monitoring well locations.

Prior to collecting groundwater samples, field measurements of water quality parameters were recorded from the monitoring wells utilizing low-flow purging and sampling methodologies. Groundwater was purged from each location using a Bladder Pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels were recorded at three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Groundwater was considered to be chemically stable when the pH measurements of three (3) successive readings agreed to within ± 0.1 pH units, the specific conductance within ± 10%, and the temperature within ± 10%. The multi-meter electrodes were calibrated prior to receipt of the meter by the supplier using in-house reference standards.

All development and purged water was collected and stored on Site in labeled, sealed containers, until properly managed or disposed off-Site.

Equipment used during groundwater monitoring were thoroughly cleaned and decontaminated between wells. Well purging details were recorded on log sheets or in a bound field book.

5.9 Groundwater: Sampling

The groundwater sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAAP presented in Appendix A, to ensure that the APECs identified in the Phase One ESA were properly characterized, in accordance with O.Reg.153/04.

Upon completion of purging activities, groundwater samples were collected from monitoring wells. Recommended groundwater sample volumes were collected into pre-cleaned laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples were placed in an insulated cooler pre-chilled with ice immediately upon collection. Samples for VOCs and/or PHC F1 analysis were collected in triplicate vials prepared with concentrated sodium bisulphate as a preservative. Each VOC/PHC vial was inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no head-space was present in the samples.

All groundwater samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, AGAT. The samples were transported/submitted following appropriate holding time requirements following Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used at each monitoring well location.

Groundwater samples submitted for specific chemical analysis were selected on the basis of sample location and/or depth interval. The rationale for groundwater sample submission is presented in Table 5.

5.10 Sediment Sampling

As no water body was present at the Site, sediment sampling was not part of the Phase Two ESA.

5.11 Analytical Testing

The contractual laboratory selected to perform the chemical analyses was AGAT Laboratories (AGAT), of Mississauga, Ontario. AGAT is an accredited laboratory under the Standards Council of Canada/Canadian Association of Environmental Analytical Laboratories (Accredited Laboratory No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – “General Requirements for the Competence of Testing and Calibration Laboratories”.

5.12 Residue Management Procedures

The residue materials produced during the borehole drilling, soil sampling programs and monitoring well sampling programs comprised of soil cuttings from drilling activities, decontamination fluids from equipment cleaning, and waters from well development and purging. All soil cuttings were stored in drums on the Site for future disposal. All development and purged water was collected and stored on-Site in labeled, sealed containers for future disposal.

5.13 Elevation Survey

An elevation survey was conducted during the Phase Two ESA investigative activities, with the purpose of obtaining relative vertical control of the monitoring well locations. The ground surface elevations of boreholes/monitoring wells BH1 to BH5 were measured on January 11, 2022 and BH101 to BH110 were measured on March 16, 2022.

5.14 Quality Assurance and Quality Control Measures

Quality Control/Quality Assurance measures, as set out in the Sampling and Analysis Plan, were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils and the water table aquifer. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Decontamination protocols were followed during sample collection and handling to minimize the potential for cross-contamination. During the collection of soil samples, split-spoon and duel tube samplers were scraped and decontaminated between sampling intervals by washing with a potable water/phosphate-free detergent solution followed by a rinse with potable water. New disposable nitrile gloves were used for the handling and collection of samples from each soil core and for sample collection from each borehole.

Soil samples selected for chemical analyses were collected from the retrieved soil cores and placed directly into pre-cleaned, laboratory-supplied glass jars or vials. Sample volumes were consistent with analytical test group requirements as specified by the receiving laboratory.

Groundwater samples were collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory. Sample vials for analysis of PHC F1 (BTEX) and VOCs were inspected for the presence of gas bubbles and the presence of head space, where volatiles may partition into.

Measures were followed to preserve sample integrity between collection and receipt by the contractual laboratory. All samples, both soil and groundwater, immediately upon collection were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a bound field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory. Field QA/QC samples were collected during the soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision to evaluate the potential for sample cross-contamination during handling and transport.

A total of four (4) duplicate soil samples were collected during the Site investigation. A total of four (4) duplicates, one (1) field blank, and one (1) trip blank groundwater sample was collected during the Site investigation. A list of the QA/QC samples are presented in Tables 3 and 4.

6. Review and Evaluation

6.1 Geology

The soil investigation conducted at the Site for the environmental assessment consisted of the advancement of fifteen (15) boreholes into the overburden and/or bedrock materials to a maximum depth of 21.34 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities are presented in Appendix C. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the boreholes, consisted of generally overlying layers of asphalt and granular fill at the surface followed by one or more layers of sandy silt, clayey silt, silty clay and/or silty sand. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy. The interpreted Site geology is also shown on the enclosed cross sections (Figures 17A-17K and Figures 18A-18K).

6.1.1 Surface Material

Pavement structure, comprising 150 to 170 mm asphaltic concrete, was encountered in all borehole location at ground surface.

6.1.2 Fill Material

Fill, comprising granular material with trace rock, sand and/or clay, was encountered below the surface at all borehole locations to depths ranging from approximately 0.76 to 2.29 m below existing ground surface. BH110 was terminated in the fill material at the depth of 0.76 m bgs.

6.1.3 Native Material

The fill was underlaid by silty sand to silty clay till with traces of sand at all borehole locations. The silty sand to silty clay was generally brown in colour and moist condition and becoming grey with depths. BH1, BH2, BH5, BH101 to BH109 were terminated in the silty sand to silty clay till deposit at depths ranging from 3.05 to 16.00 m bgs

6.1.4 Bedrock

Bedrock was encountered in BH 3 and BH 4 at depths between 19.05 and 21.34 m bgs. Both BH3 and BH4 were terminated in the bedrock.

6.2 Groundwater: Elevations and Flow Direction

Eight (8) monitoring wells were installed with 3 m long screens intercepting the native overburden material, where the shallow water table aquifer is expected, extending to depths of ranging from 6.09 to 12.84 m bgs. Groundwater levels were measured on December 14, 23 and 24, 2021, January 11 and 13, 2022 and February 14 and 22, 2022. The groundwater levels and corresponding elevations are summarized in Table 6, and presented in the borehole logs provided in Appendix C.

Based on the groundwater contour map delineated for the Site, the groundwater is anticipated to flow in a southwesterly direction. A groundwater contour map is presented in Figures 6.

EXP notes that the direction of localized groundwater flow may be influenced by disturbed soil (fill), underground utilities cross cutting the Site and/or underground building structures in the area. As such, the measured groundwater flow direction may not be representative of the regional area.

6.2.1 Groundwater: Horizontal Hydraulic Gradients

The horizontal hydraulic gradient, between each monitoring well pair, is calculated using the following equation:

$i = \Delta h/\Delta s$

Where,

i = horizontal hydraulic gradient;

Δh (m) = groundwater elevation difference; and,

Δs (m) = separation distance.

The horizontal hydraulic gradient on-Site ranged from 0.033 m/m (between MW1 and MW4) to 0.011 m/m (between MW2 and MW5). Calculations of the horizontal hydraulic gradients observed at the Site are provided in Tables 7A and 7B.

6.3 Soil Texture

Based on the analytical results of grain size, the soil consists of 50% of particles less than 75 um in size. Therefore, the medium and fine textured soil criteria are applied for the conservative approach (as per the soil description identified in the borehole logs in Appendix C, and the results of the 75 micron sieve analysis included in Appendix G).

6.4 Soil: Field Screening

TOV readings from each sample interval were measured for soil samples selected for BTEX/PHC and VOC analysis from all boreholes within the APECs where BTEX/PHCs and VOCs where identified as COCs. Vapour concentrations readings collected during subsurface drilling were measured using the RKI Eagle 2 in ppm calibrated with isobutylene and hexane or equivalent. The vapour readings, in ppm, are provided on the borehole logs in Appendix C.

Soil samples submitted for chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval. Both hexane and isobutylene readings indicate that there are insignificant to low volatile particles in the soil vapours, with the highest hexane reading being 10 ppm.

6.5 Soil Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative “worst case” soil samples was based on field screening, visual and/or olfactory evidence of impacts, and the presence of potential water bearing zones. Copies of the laboratory Certificates of Analysis for the analyzed soil samples are provided in Appendix E. A summary of the analytical results for the soil samples, including the locations and depths of each sample, a comparison of concentrations against applicable SCS, and the identification of the potential contaminants of concern, are provided in Appendix D.

6.5.1 Petroleum Hydrocarbons including BTEX

Nine (9) soil samples were analyzed for PHCs including BTEX. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

PHCs including BTEX were either not detected or detected below the applicable Table 3 SCS with the exception of the following exceedances:

- PHC F1 in samples BH5 SS6

- PHC F1 – BTEX in sample BH5 SS6

6.5.2 Volatile Organic Compounds

Five (5) soil samples were analyzed for VOCs. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

VOCs were either not detected or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.5.3 Metals and Inorganics

Fourteen (14) soil samples, including two (2) duplicate sample were submitted for Metals and Inorganics. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

Metals and inorganics were either not detected or detected below the applicable Table 3 SCS with the exception of the following exceedances:

- Lead in sample BH1 SS1
- Lead, Zinc and EC in sample BH4 SS1
- EC and SAR in sample BH1 SS1, BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1, BH5 SS1, and BH110 SS1
- SAR in sample BH107 SS1
- Barium, Lead and Zinc in sample BH110 SS1

The laboratory RDLs were below the Table 3 SCS.

Based on the reported analytical results, the metal and inorganic parameters detected at concentrations above the applicable MECP Table 3 SCS in soil were electrical conductivity and sodium adsorption ratio. However, it is the QP's opinion that the elevated concentrations are associated with de-icing activities in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing a RSC based on the exemption outlined in Section 49.1 of O.Reg. 153/04, as amended.

6.5.4 Polycyclic Aromatic Hydrocarbons

Seventeen (17) soil samples including two (2) duplicates, were analyzed for PAHs. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

PAHs were either not detected or detected below the applicable Table 3 SCS with the exception of the following exceedances:

- Acenaphthylene, Anthracene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthrancene in sample BH4 SS1
- Fluoranthene, Benz(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene in sample BH1 SS1, and BH4 SS1
- Fluoranthene, Benz(a)anthracene and Benzo(a)pyrene in sample BH102 SS1

The laboratory RDLs were below the Table 3 SCS.

6.5.5 Soil pH

The Table 3 SCS criteria are applicable if soil pH is in the range of 5 to 9 for surface soil (less than 1.5 m below soil surface) and 5 to 11 for subsurface soil (greater than 1.5 m below soil surface). The reported pH value for surface soil ranged between 7.2 and 12.1. The reported pH value for subsurface soil ranged between 7.2 and 11.3.

Exceedances of the surficial pH range (5 to 9) were identified at the following locations:

- BH2 SS1 (0.15 – 0.76 m bgs) and BH2 SS2 (0.76 – 1.37 m bgs);
- BH106-2A (0.8 – 1.1 m bgs); and,
- BH5 SS1 (0.17 – 0.76 m bgs).

Exceedances of the subsurface soil pH range of (5 to 11) were identified at the following location:

- BH2 SS5 (3.05 – 3.66 m bgs).

All other soil samples collected from the surficial and sub-surface soils at the Site had pH values that were within the applicable pH range. All soil pH exceedances of the applicable ranges for surficial and subsurface soil have been both vertically and horizontally delineated at the Site and are limited in both vertical and horizontal distribution at the Site. pH exceedances as identified at BH2 extend up to a depth of 3.8 m bgs as vertically delineated by the deeper sample at BH101 (3.8 – 4.4 m bgs). pH impacts are laterally delineated to along the southwest, southeast and northwest property boundaries. The identified exceedances of soil pH are recommended to be managed through a subsequent confirmatory sampling program to average the results of confirmatory pH samples collected from similar depths within 2 m of the prior identified exceedances. Should pH averaging prove unsuccessful for any location, remaining pH impacts will be managed through a targeted remedial excavation. It is noted that the Site is intended to be dug to a depth of 6.0 m bgs to facilitate the completion of an underground parking structure, and any remaining pH impacts may be managed during the excavation of the Site for the parking structure foundation.

As a result of the above, Sections 41 and 41.3 of O.Reg. 153/04 are not considered to apply to this Site. Soil and groundwater quality at the Site was compared to the generic full depth-Site condition standards for residential, parkland and institutional (RPI) property use with medium-fine textured soils in a non-potable groundwater condition (i.e., Table 3 SCS).

All soils with elevated or depressed pH identified at the Site will be removed prior to the filing of an RSC.

Refer to Appendix D for a summary of the soil samples analyzed for pH.

6.5.6 Chemical Transformation and Soil Contaminant Source

The elevated metals, PAH, PHCs and pH in the soil samples is likely associated with poor quality of fill material. In addition, the elevated EC and SAR in the soil samples is associated with salt application during the winter season.

6.5.7 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from the BH 4, BH104 and BH108, indicated the presence of slight staining and/or odour at the time of the Phase Two ESA.

6.6 Groundwater Quality

In accordance with the scope of work, chemical analyses were performed on groundwater samples recovered from the monitoring wells. The selection of groundwater samples was based on location and/or screen depth. Copies of the laboratory Certificates of Analysis for the analyzed groundwater samples are provided in Appendix E. A summary of the analytical results for the groundwater samples, including the locations of each sample, well screen interval depth, a comparison of parameter concentrations against applicable SCS, and the identification of the PCOCs, are provided in Appendix D.

6.6.1 Petroleum Hydrocarbons including BTEX

Ten (10) groundwater samples including one (1) duplicate QA/QC sample and one (1) field blank sample were analyzed for PHCs including BTEX. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

PHCs including BTEX were either not detected or detected below the applicable Table 3 SCS with the exception of the following exceedances:

- PHC F1 in samples MW4
- PHC F2 in sample MW107
- PHC F1, PHC F2 (C10-C16) and Xylenes in sample MW108, and MW109

6.6.2 Volatile Organic Compounds

Seven (7) groundwater samples including one (1) duplicate QA/QC sample and one (1) trip blank sample were analyzed for VOCs. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

VOCs were either not detected or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS, with the exception of ethylene dibromide in a sample collected from MW4.

Elevated Reported Laboratory Detection Limits:

It is noted that one (1) parameter, ethylene dibromide, in groundwater sample MW4 had a laboratory RDL that was raised due to elevated concentrations of target analytes, resulting in the dilution of the sample at the laboratory. As a result, the RDL of ethylene dibromide was elevated above the Table 3 SCS. However, based on a review of the PCAs, APECs and pCOCs identified at Site, laboratory CoAs, and commercial applications of ethylene dibromide, this parameter will not be retained as a COC for the Site for the following three (3) reasons:

1. This RDL exceedance of ethylene dibromide was isolated to one (1) sample, MW4, collected at a screen depth of 6.09 – 9.14 m bgs from the overburden groundwater. Upon review of the laboratory CoA (No. 21T849562), it was identified that the RDL of the select VOC was increased due to sample dilution at the time of analysis. The sample was diluted to keep the target compounds in the calibration range of the instrument and avoid contaminating the Purge and Trap system, attributed to the high concentration of xylene. The reporting detection limit has been corrected for the dilution factor used.

2. It is noted that ethylene dibromide has not been detected above the RDL in any soil or groundwater sample collected from Site. In total, fourteen (14) soil samples and one (1) field duplicate sample were analyzed for VOCs, and five (5) groundwater samples and one (1) field duplicate sample were analyzed for VOCs.

3. Ethylene dibromide is most commonly used currently as pest treatment in forestry and apiculture, spot treatment of milling machinery. Given the identified APECs at the Site and pCOCs associated with each APEC, it is unlikely that ethylene dibromide would be present at the site.

As such, ethylene dibromide will not be retained as a COC.

6.6.3 Metals and Inorganics

Six (6) groundwater samples including one (1) duplicate QA/QC sample were analyzed for Metals and Inorganics. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

Metal and inorganic parameters were either not detected or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.6.4 Polycyclic Aromatic Hydrocarbons

Six (6) groundwater samples including one (1) duplicate QA/QC sample were analyzed for PAH. The results of the analysis together with the applicable Table 3 SCS are presented in Appendix D.

PAHs were either not detected or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS, with the exception of the following exceedance:

- Benzo(g,h,i)perylene at MW1.

An isolated exceedance of benzo(g,h,i)perylene was identified at monitoring well location MW1 in a groundwater sample collected on January 24, 2022. The initial exceedance was re-sampled in July 2022, with results for all PAHs below the applicable Table 3 SCS. Upon review of sampling field notes from the January 2022 event it was identified that the analysis of PAHs may have been influenced by the presence of sediment in the collected sample submitted to the contractual laboratory.

6.6.5 Chemical Transformation and Groundwater Contaminant Source

The elevated PHCs in the groundwater samples is likely associated with an off-Site source, potentially associated with a fuel tank spill/leak associated with a former automotive garage and repair facility located at 41 Augusta Avenue in the 1935 Fire Insurance Plan identified as PCA 13 and assessed under APEC 6. It is noted that based on the Phase One ESA the presence or absence of a historical of fuel storage tank associated with the former garage operations at this property could not be confirmed.

6.6.6 Evidence of Non-Aqueous Phase Liquid (NAPL)

Free product was observed in MW2 and MW3 during the monitoring, purging and/or sampling activities.

6.7 Sediment Quality

As no surface water body was located on-Site, the Phase Two ESA did not include sediment sampling.

6.8 Quality Assurance and Quality Control Measures

Quality assurance and quality control measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the overburden and bedrock materials, and water table units at the Site.

Review of field activity documentation indicated that recommended sample volumes were collected from soil and groundwater for each analytical test group into appropriate containers and preserved with proper chemical reagents in accordance with the protocols set out in the “Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” (MECP, 2004). Samples were preserved at the required temperatures in pre-chilled insulated coolers and met applicable holding time requirements, when relinquished to the receiving laboratory.

Field QA/QC samples were collected during soil sampling. A total of four (4) soil and four (4) groundwater duplicates, trip blank and field blank sample was collected to evaluate sampling precision. Please note that a total of sixteen (16) original soil samples and twenty (20) original groundwater samples were submitted to the laboratory for analysis. Therefore, the numbers of duplicate samples are sufficient. Refer to Table 3 for a summary of the QA/QC samples collected and submitted for chemical analysis.

The precision of the analytical results can be expressed by the relative percent difference (RPD) between the original sample and the duplicate sample. The equation used to determine the RPD is provided below.

RPD = 2 x (|(S-D)|/(S+D)) x 100

Where, S = concentration of the original sample

D = concentration of the duplicate sample

RPDs can only be calculated if the concentration of both the duplicate sample and the original sample are above the analytical RDL and the average of the two sample concentrations are greater than 5x the RDL.

The field duplicate sample results were quantitatively evaluated by calculating the RPD. The RPD values for all parameters analyzed in soil ranged from 0% to 30%. Assessment of the duplicate soil sample showed that the results generally met analytical test group specific acceptance criteria. The overall assessment indicates that the soil and groundwater samples were collected with an acceptable level of precision, and the data is acceptable quality for meeting the objectives of the Phase Two ESA.

The contractual laboratory selected to perform the chemical analyses was AGAT Laboratories, of Mississauga, ON. AGAT is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accredited Laboratory No. 665 and No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from AGAT reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix G. Review of the Certificates of Analysis, prepared by AGAT, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

The analytical program conducted by AGAT included analytical test group specific QA/QC measures to evaluate the accuracy and precision of the analytical results and the efficiency of analyte recovery during solute extraction procedures. The laboratory QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries (VOCs only) to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificate of Analysis prepared by AGAT. The QA/QC results are reported as percent recoveries for matrix spikes, spike blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks. The QA/QC results were assessed against test group control limits in the case of spiked blanks, matrix spikes and surrogate recoveries and alert criteria in the case of method blanks and laboratory duplicates. Review of the laboratory QA/QC results reported by AGAT indicated that they were within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups. Based on the assessment of the QA/QC, the analytical results reported are of acceptable quality and data qualifications are not required.

6.9 Phase Two Conceptual Site Model

This section presents a Phase Two Conceptual Site Model (CSM) providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP and is presented in Appendix F

7. Conclusions

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

1. On December 6, 7, 9, and 11, 2021, total of five (5) boreholes (BH1 to BH5) were advanced to a maximum depth of 21.34 metres below ground surface (m bgs). In addition, ten (10) delineation boreholes (BH101 to BH110) were advanced to a maximum depth of 16.00 m bgs on February 6, 7 and 9, 2022.
2. It is noted that all five (5) out of eight (8) the monitoring wells were utilized for the Phase Two ESA in conjunction with the geotechnical and hydrological investigation and an additional three (3) monitoring wells were advanced to supplement the initial Phase Two ESA.
3. The general stratigraphy at the Site, as observed in the boreholes, consisted of the fill material below asphaltic concrete pavement, was underlaid by a native silty sand to silty clay till with trace sand at all borehole locations. Bedrock was encountered in two (BH4 and BH5) location at the depth ranging from 19.05 to 21.34 m bgs.
4. This Phase Two ESA consisted of eight (8) monitoring wells. Groundwater levels were measured on December 14, 23 and 24, 2021, January 11 and 13, and February 14 and 22, 2022. Based on the groundwater contour map for the Site, the groundwater is anticipated to flow in a westerly direction. However, EXP notes that the direction of localized groundwater flow may be influenced by disturbed soil (fill), underground utilities and/or underground building structures in the area. As such, the measured groundwater flow direction may not be representative of the regional area.
5. Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (BTEX), Volatile Organic Compounds (VOCs), metals and inorganics (M&I) and Polycyclic Aromatic Hydrocarbons (PAHs).
6. The analytical results of the tested parameters in the soil samples were either not detected or detected below the Table 3 SCS, except for the following: PHC F1 and PHC F1 – BTEX in sample BH5 SS6, Lead, Electrical Conductivity (EC) Sodium Adsorption Ratio (SAR) in sample BH1 SS1, Lead, Zinc and EC in sample BH4 SS1, SAR in sample BH107 SS1, EC and SAR in sample BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1 and BH5 SS1, Barium, Lead, Zinc, EC and SAR in sample BH110 SS1, Acenaphthylene, Anthracene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthrancene in sample BH4 SS1, Fluoranthene, Benz(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene in sample BH1 SS1, and BH4 SS1, Fluoranthene, Ben(a)anthracene and benzo(a)pyrene in sample BH102 SS1.
7. In addition, the reported pH value for surface soil ranged between 7.2 and 12.1 and subsurface ranged between 7.2 and 11.3 outside of the applicable surface soil (pH of 5 to 9) and sub-surface soil (pH of 5 to 11) pH range as detailed in the derivation of the Table 3 SCS. Soil pH impacts were vertically and horizontally delineated tot eh southwestern, southeastern and northwestern corners of the Site, and were limited in distribution across the Site. As such, a soil pH averaging program and/or a soil remedial excavation will be completed at the locations of the identified pH exceedances and the Table 3 SCS is considered applicable for use at the Site.
8. Groundwater samples were submitted for the analysis of M&I, PAHs, PHCs, BTEX and VOCs.
9. The analytical results of the tested parameters in the groundwater samples were either not detected or detected below the Table 3 SCS, except for the following: PHC F1, PHC F1 minus BTEX, PHC F2 in samples MW4, PHC F2 in sample MW107 and PHC F1, PHC F2 and Xylenes in sample MW108 and MW109 and Benzo (g,h,i) Perylene in sample MW1.
10. Based on the reported analytical results, EC and SAR were detected at concentrations above the applicable MECP Table 3 SCS in soil. However, it is the QP's opinion that the elevated EC/SAR concentrations are associated with de-icing activities in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing a RSC based on the exemption outlined in Section 49.1 of O.Reg. 153/04, as amended.

11. Free product (i.e. visible film or sheen) and petroleum odours was observed in MW2 and MW3 during groundwater purging and groundwater sampling activities.

Based on soil samples in exceedance of the O. Reg. 153/04 Table 3 Standards (residential land use) for PHC F1, Zinc, Lead, Barium, pH, and various PAHs (Acenaphthylene, Anthracene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthrancene, Fluoranthene, Benz(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene) and groundwater in exceedance of the O. Reg. 153/04 Table 3 Standards (residential land use) for PHC F1 and F2, Xylenes and Benzo (g,h,i) Perylene. EXP recommends additional delineation to support future remediation and/or risk assessment for the Site.

8. General Limitations

The information presented in this report is based on a limited investigation designed to provide information to support an assessment of the current environmental conditions within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation.

More specific information with respect to the conditions between samples, or the lateral and vertical extent of materials may become apparent during excavation operations. The interpretation of the borehole information must, therefore, be validated during any such excavation operations. Consequently, during the future development of the property, conditions not observed during this investigation may become apparent. Should this occur, EXP Services Inc. should be contacted to assess the situation, and the need for additional testing and reporting. EXP has qualified personnel to provide assistance in regards to any future geotechnical and environmental issues related to this property.

The environmental investigation was carried out to address the intent of applicable provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment and Climate Change. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

This report was prepared for the exclusive use of Build Toronto Inc. and may not be reproduced in whole or in part, without the prior written consent of EXP, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

9 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.

Steve Cha, M.Sc.
Environmental Scientist
Environmental Services

Jason Slidders, L.E.T
Senior Project Manager
Environmental Services

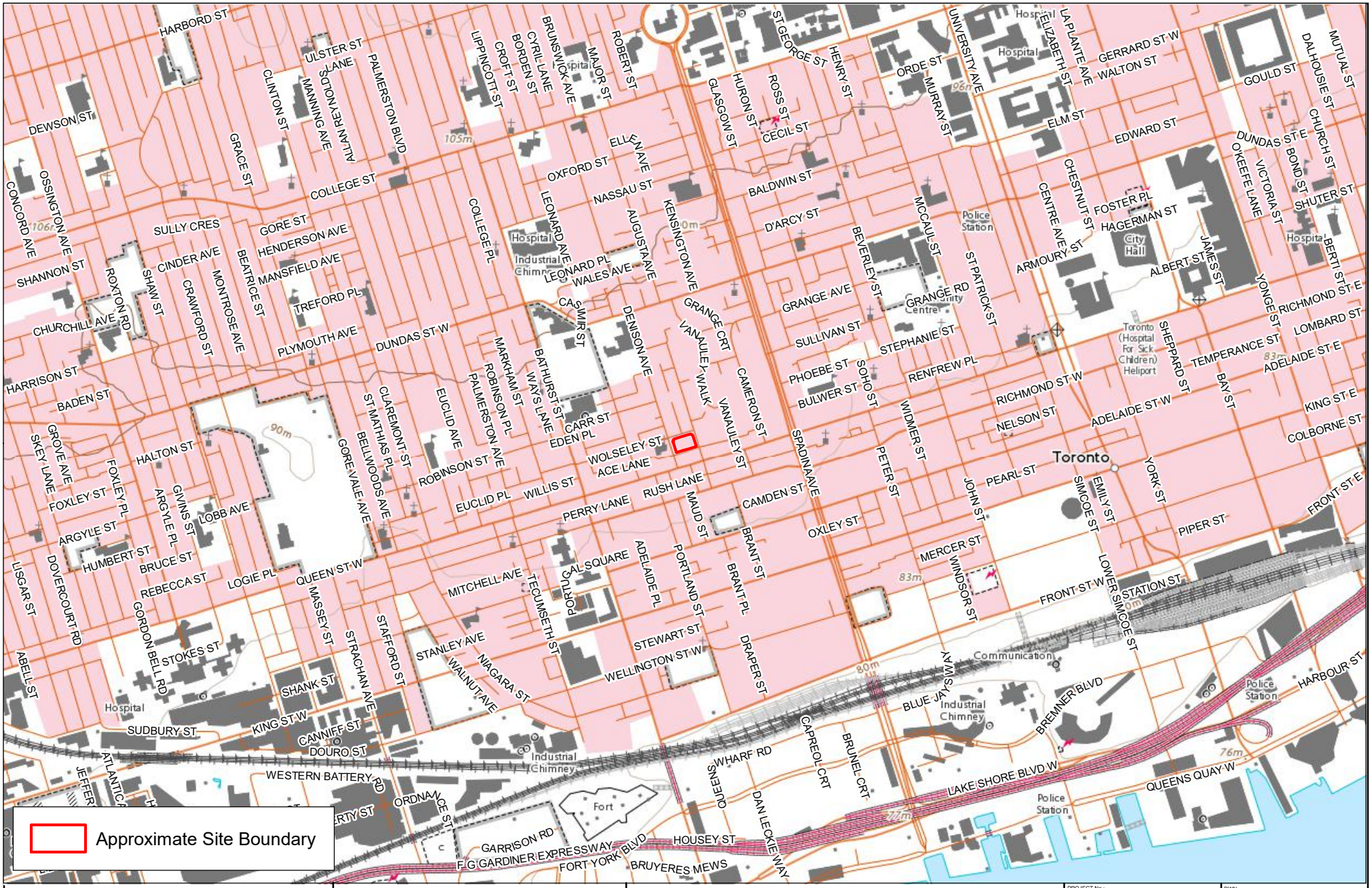
Samuel Patterson, MES
Risk Assessor
Environmental Services

10 References

This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

- Canadian Standards Association [CSA] (2000) Z769-00, Phase II Environmental Site Assessment. Canadian Standards Association, March 2000.
- Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
- EXP Services Inc., Phase One Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario, Draft dated April 27, 2022.
- Ministry of the Environment [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
- MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
- MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 2011.
- Occupational Health and Safety Act - Ministry of Labour (MOL).
- Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
- Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.
- Ontario Geological Survey (1991) Bedrock geology of Ontario, southern sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Ontario Geological Survey (2010a) Physiography of Southern Ontario (Scale 1:22,000).
- Ontario Geological Survey (1980) Quaternary geology Toronto and surrounding area; Ontario Geological Survey, Map 2204, scale 1:100,000.
- The Atlas of Canada – Toporama; Natural Resources Canada website, map created by Canadian Center Mapping and Earth Observation Group, modified January 26, 2021 (https://www.atlas.gc.ca/toporama/en/index.html)

Figures



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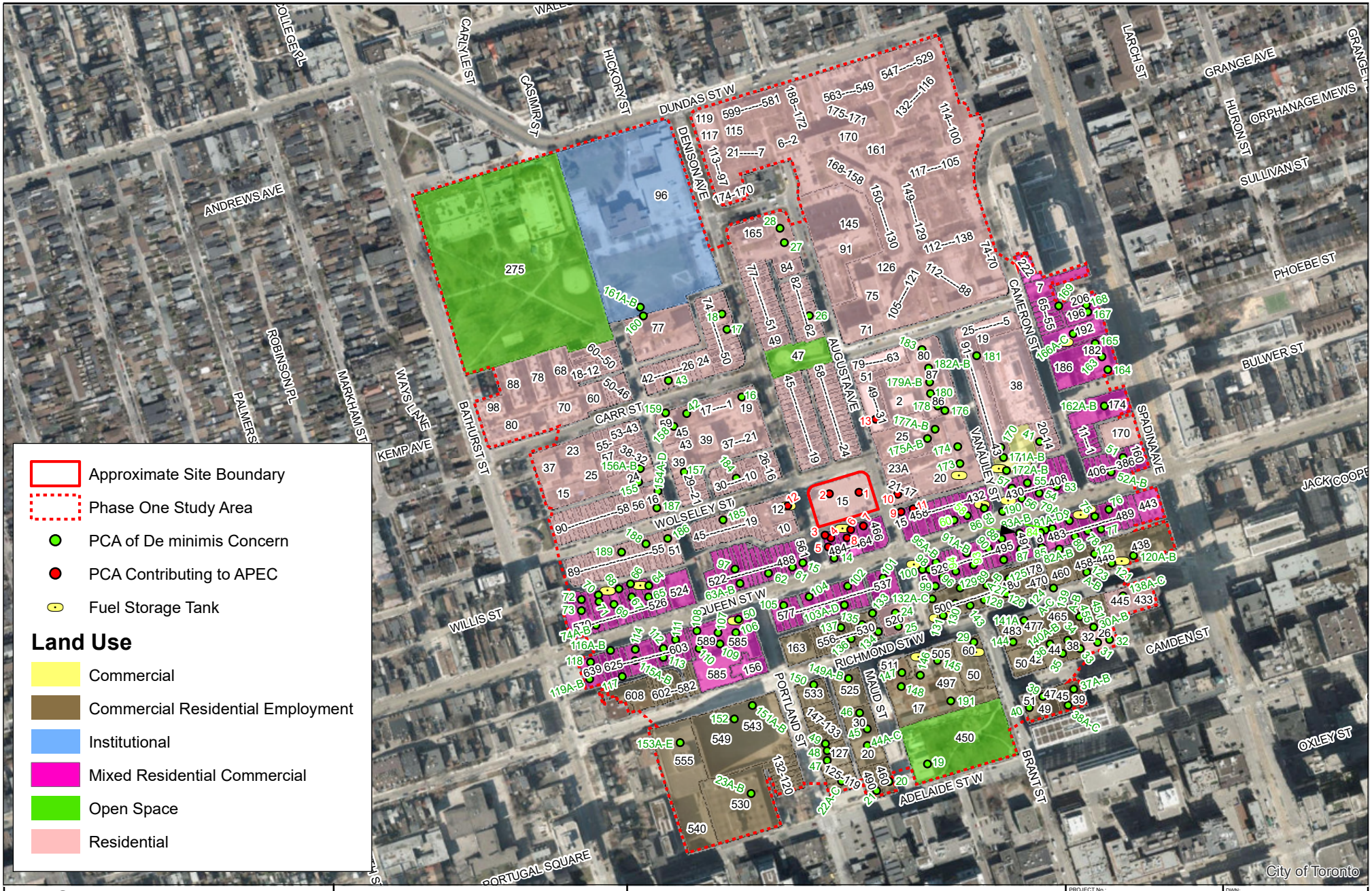
TITLE AND LOCATION:

SITE LOCATION PLAN
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: FEBRUARY 2022	FIG. No.: 1



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N

0 50 100 150 200 250 m

TITLE AND LOCATION:

PHASE ONE STUDY AREA, SURROUNDING LAND USE AND POTENTIALLY CONTAMINATING ACTIVITIES
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: FEBRUARY 2022	FIG. No.: 2

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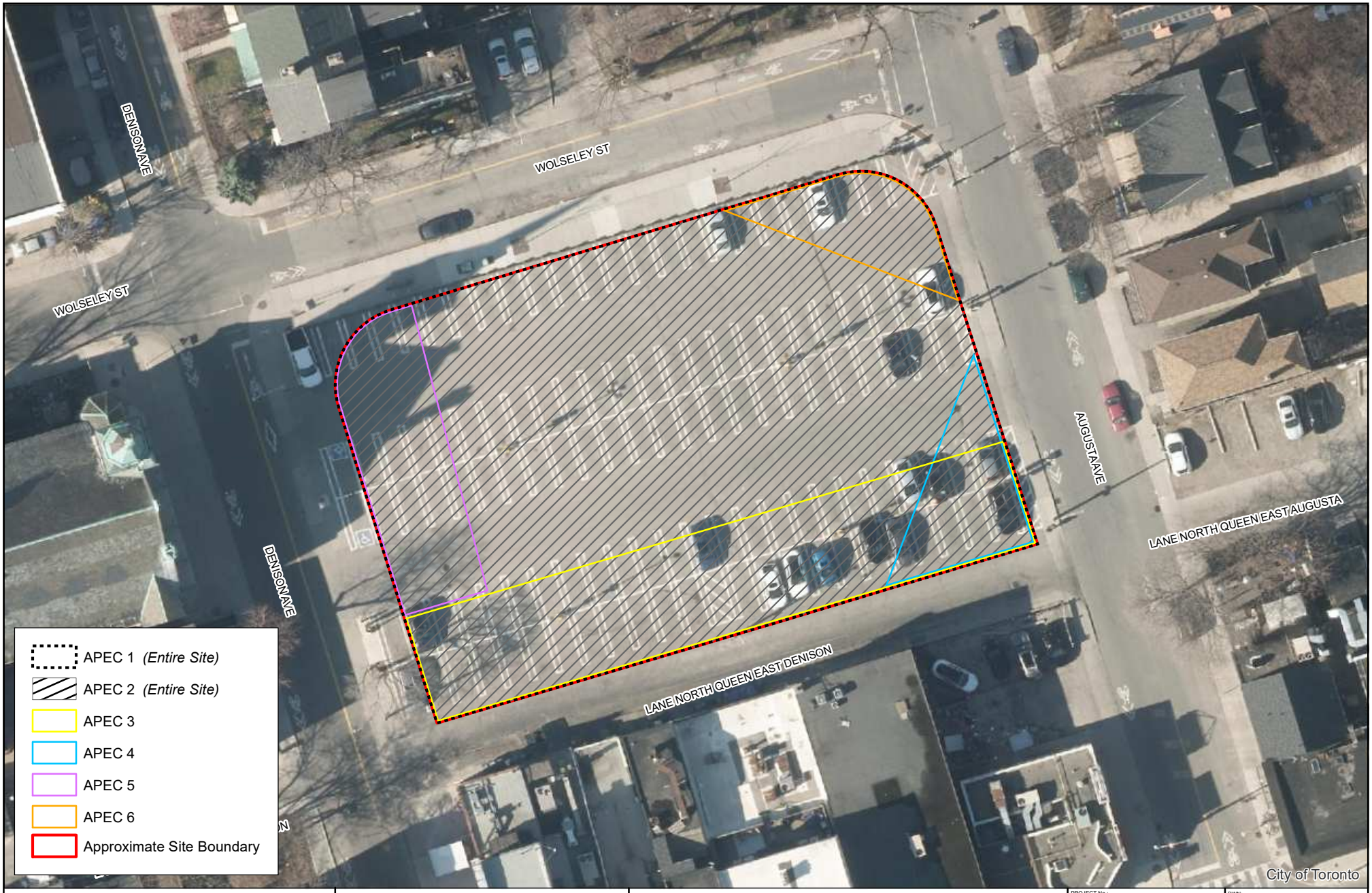
0 5 10 15 20 25 m

TITLE AND LOCATION:

SITE PLAN
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MARCH 2022	FIG. No.: 3



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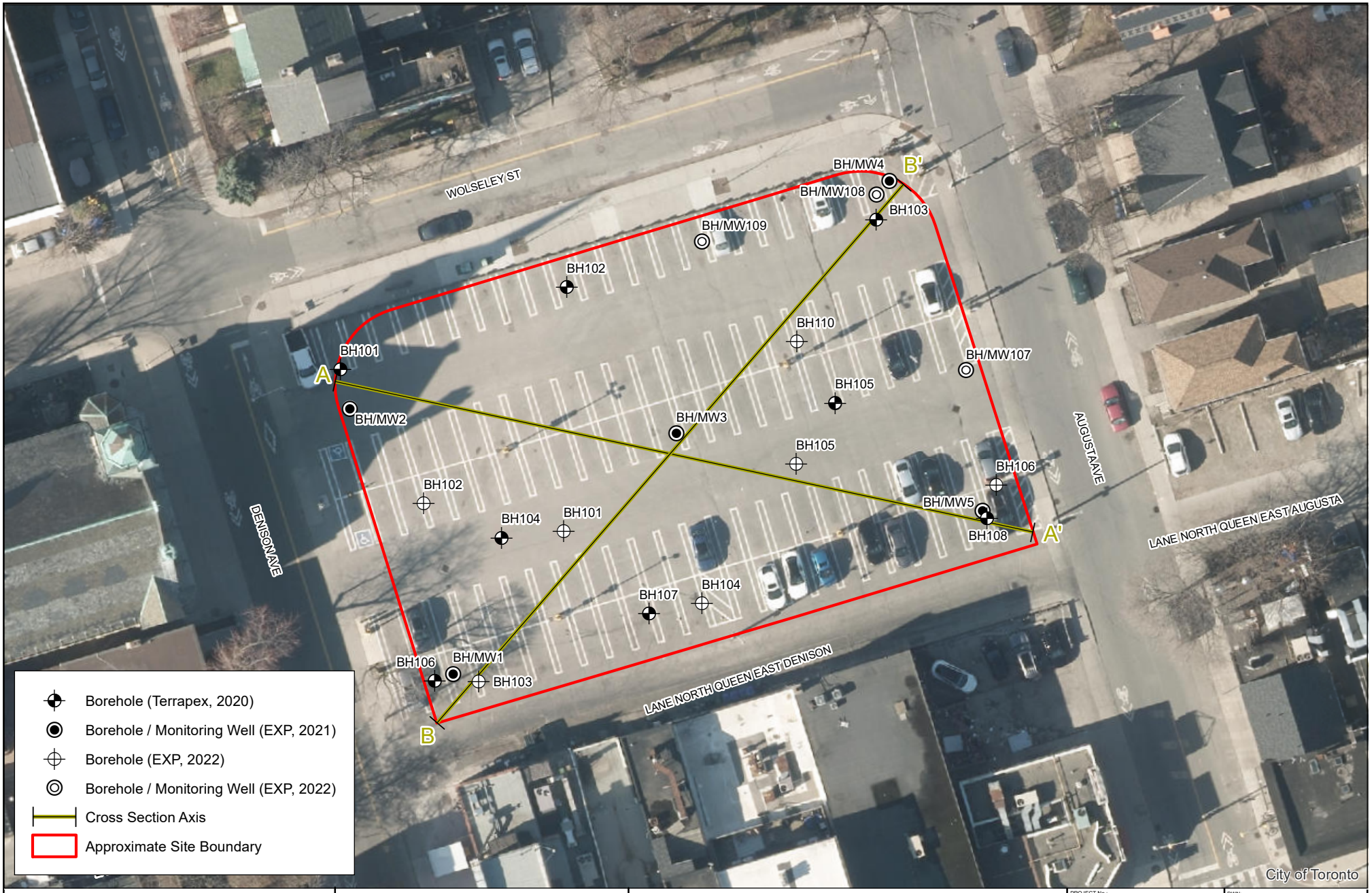
TITLE AND LOCATION:

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
MARCH 2022	4



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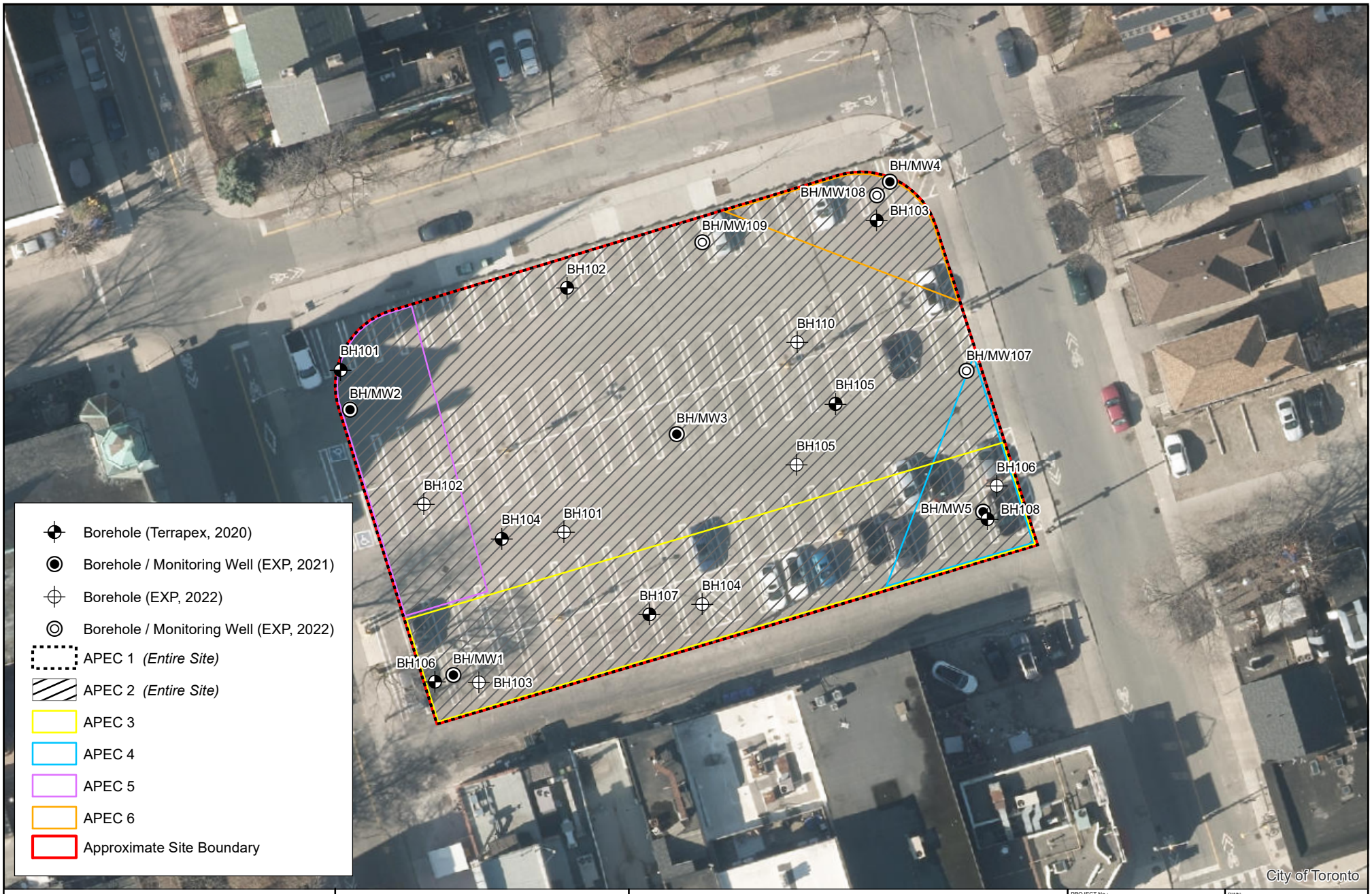
TITLE AND LOCATION:

BOREHOLE / MONITORING WELL
LOCATION PLAN
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MARCH 2022	FIG. No.: 5A



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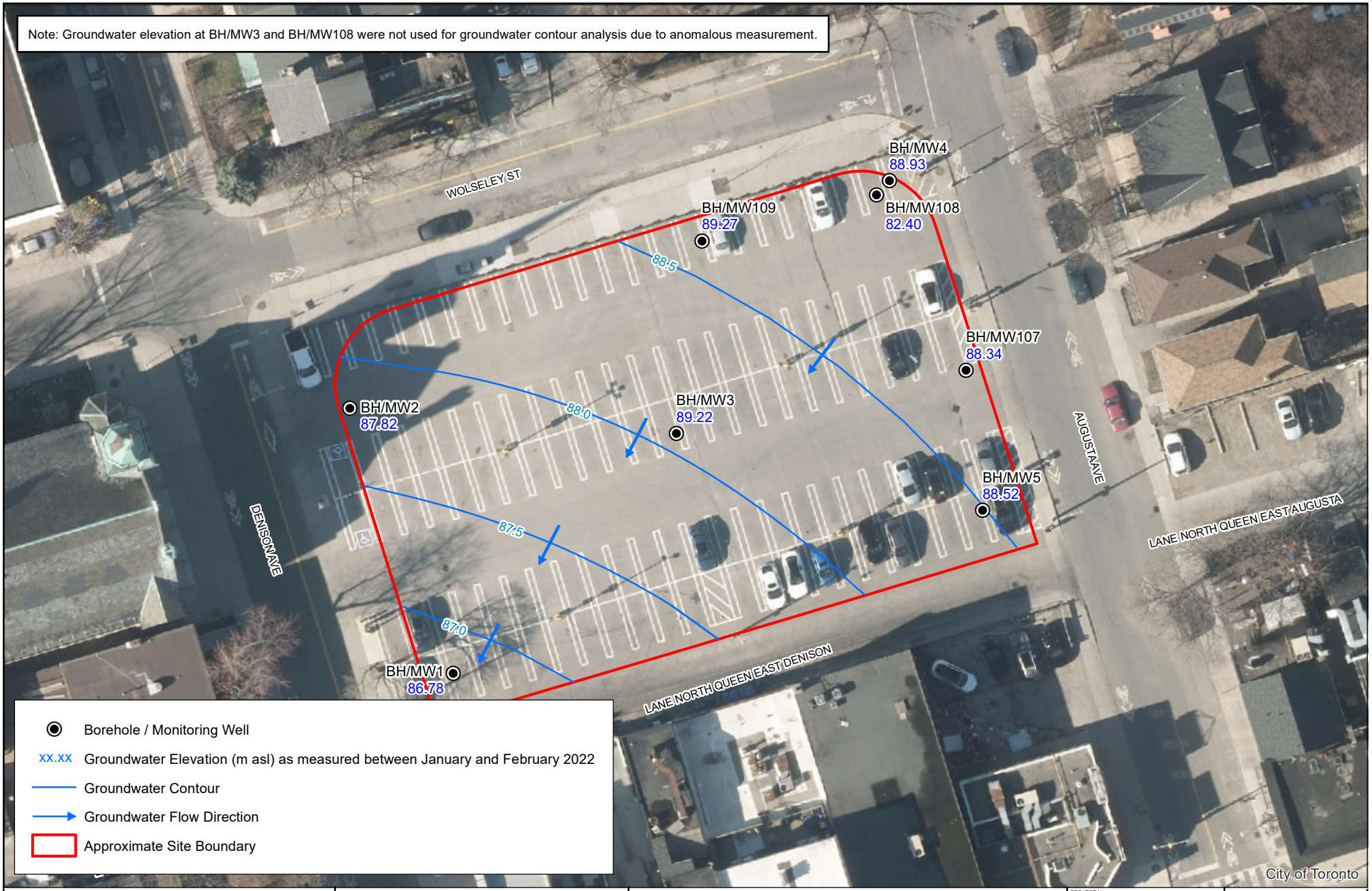
TITLE AND LOCATION:

BOREHOLE / MONITORING WELL
LOCATION PLAN AND APECs
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: MARCH 2022	FIG. No.: 5B



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TITLE AND LOCATION:

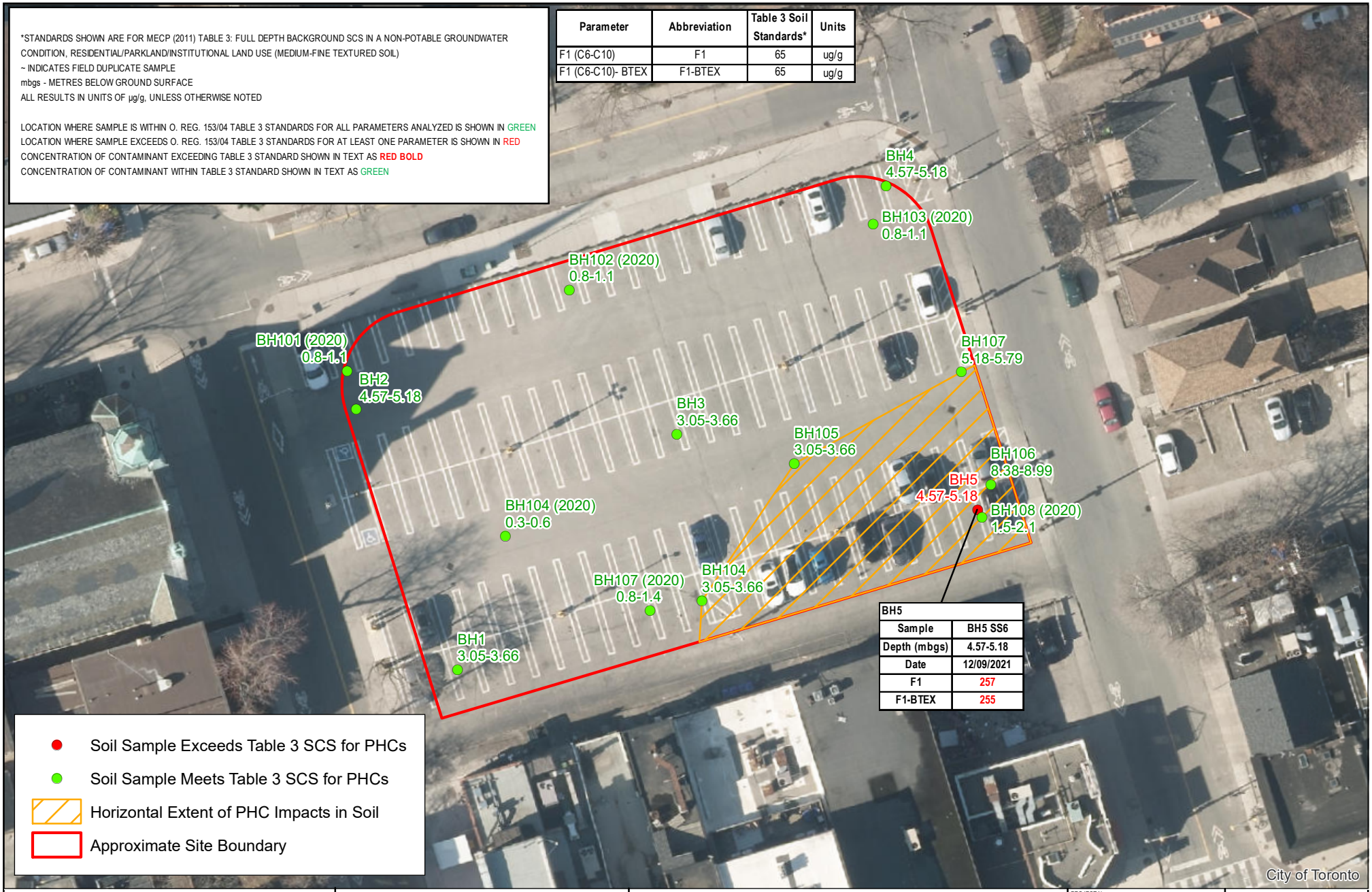
SHALLOW GROUNDWATER CONTOUR PLAN
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: FEBRUARY 2022	FIG. No.: 6

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Abbreviation	Table 3 Soil Standards*	Units
F1 (C6-C10)	F1	65	ug/g
F1 (C6-C10)- BTEX	F1-BTEX	65	ug/g



BH5	
Sample	BH5 SS6
Depth (mbgs)	4.57-5.18
Date	12/09/2021
F1	257
F1-BTEX	255

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TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS -
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BTEX
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	7

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
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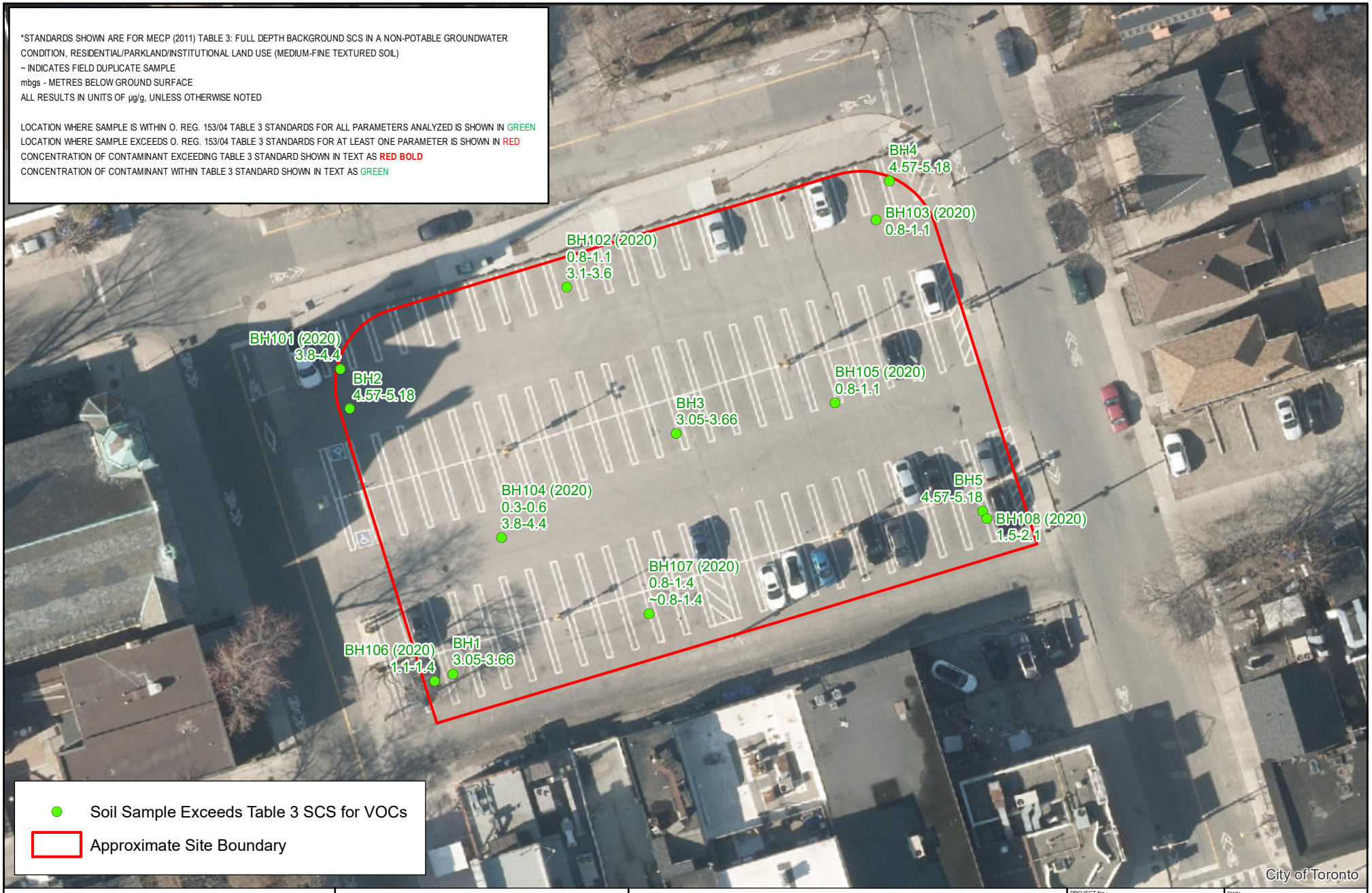
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN



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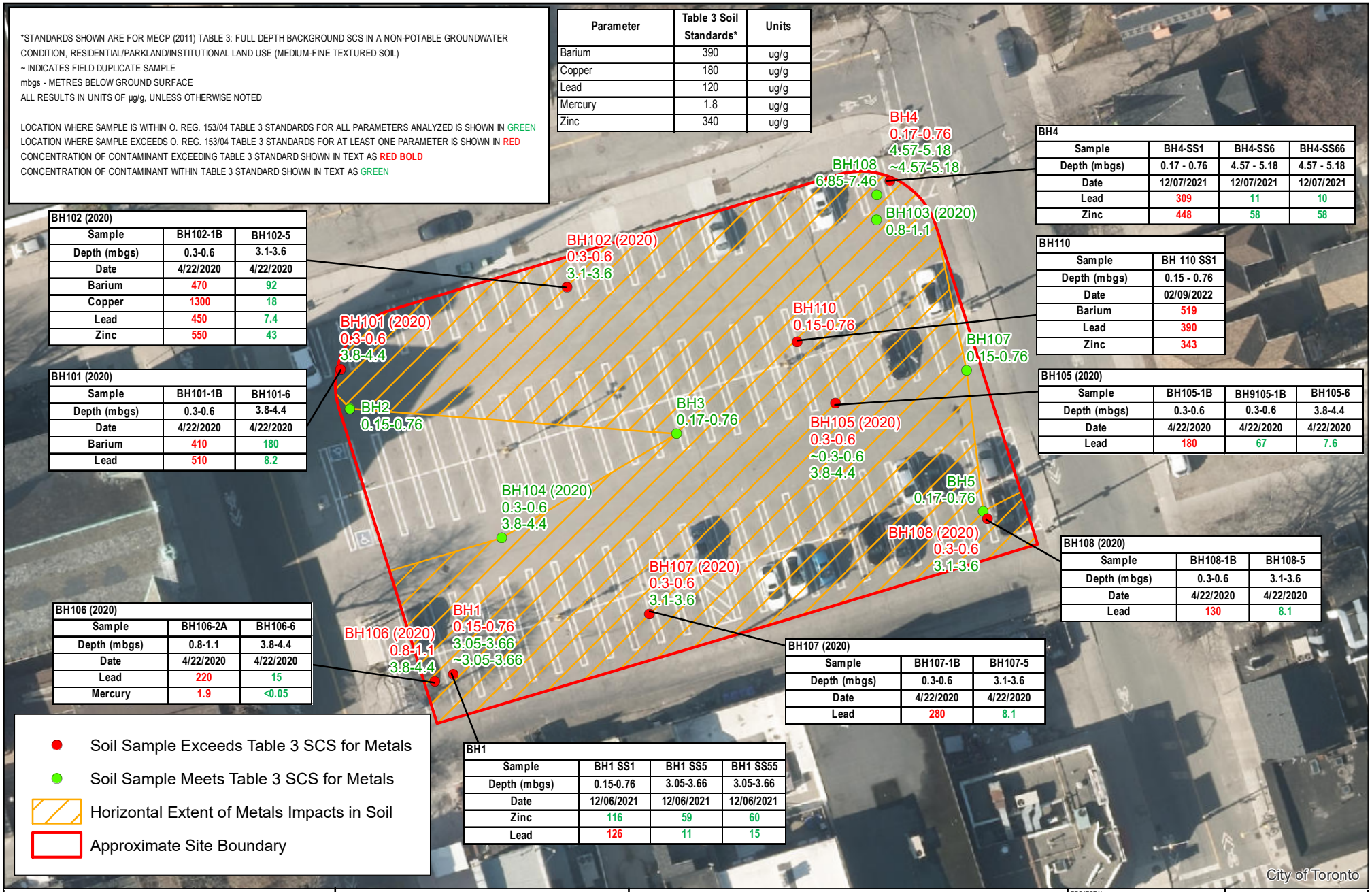
TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: SEPTEMBER 2022	FIG. No.: 8



*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Soil Standards*	Units
Barium	390	ug/g
Copper	180	ug/g
Lead	120	ug/g
Mercury	1.8	ug/g
Zinc	340	ug/g

BH4

Sample	BH4-SS1	BH4-SS6	BH4-SS66
Depth (mbgs)	0.17 - 0.76	4.57 - 5.18	4.57 - 5.18
Date	12/07/2021	12/07/2021	12/07/2021
Lead	309	11	10
Zinc	448	58	58

BH102 (2020)

Sample	BH102-1B	BH102-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Barium	470	92
Copper	1300	18
Lead	450	7.4
Zinc	550	43

BH110

Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
Barium	519
Lead	390
Zinc	343

BH101 (2020)

Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Barium	410	180
Lead	510	8.2

BH105 (2020)

Sample	BH105-1B	BH9105-1B	BH105-6
Depth (mbgs)	0.3-0.6	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020	4/22/2020
Lead	180	67	7.6

BH108 (2020)

Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Lead	130	8.1

BH106 (2020)

Sample	BH106-2A	BH106-6
Depth (mbgs)	0.8-1.1	3.8-4.4
Date	4/22/2020	4/22/2020
Lead	220	15
Mercury	1.9	<0.05

BH107 (2020)

Sample	BH107-1B	BH107-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Lead	280	8.1

BH1

Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
Zinc	116	59	60
Lead	126	11	15

- Soil Sample Exceeds Table 3 SCS for Metals
- Soil Sample Meets Table 3 SCS for Metals
- Horizontal Extent of Metals Impacts in Soil
- Approximate Site Boundary

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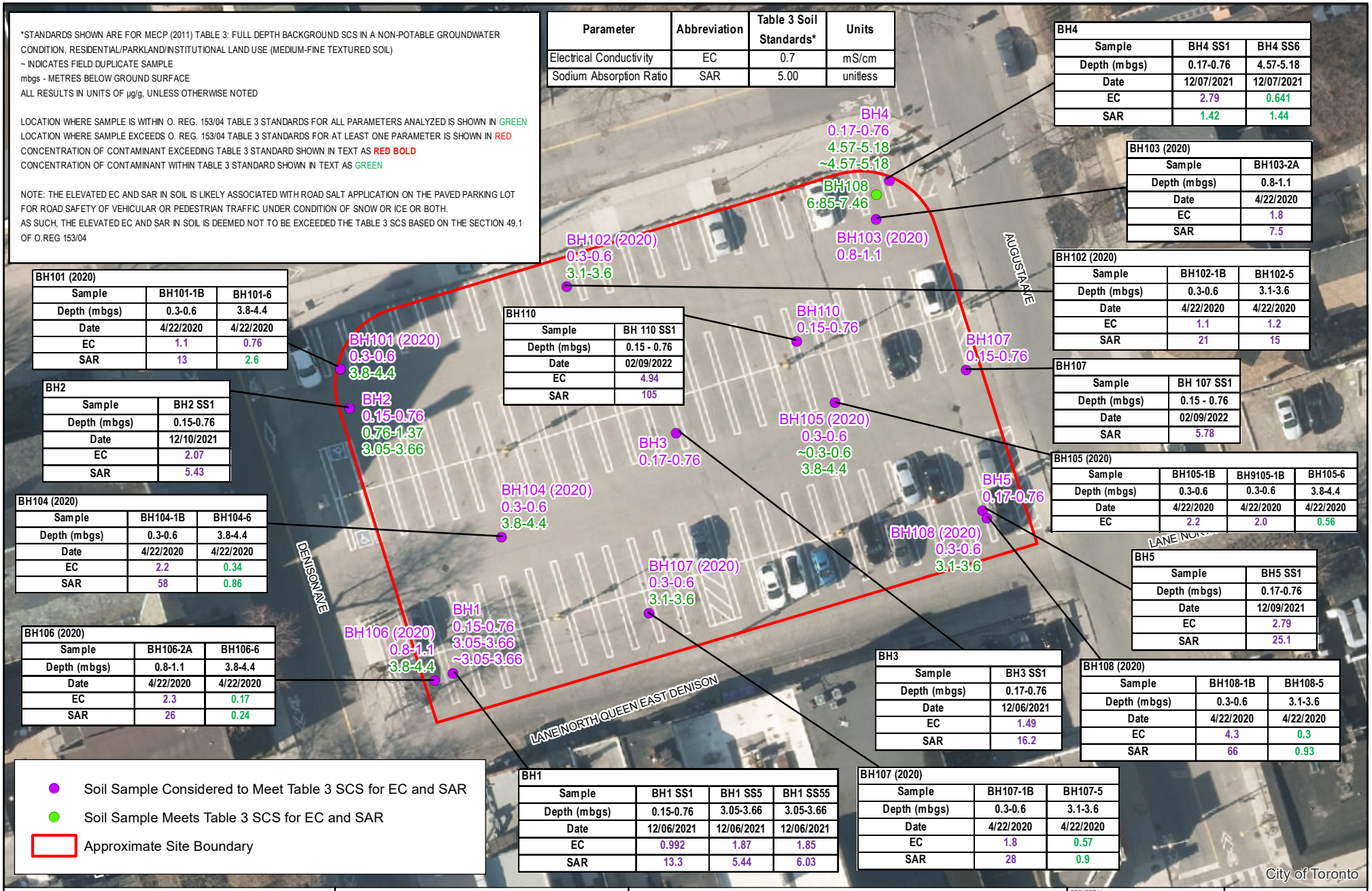
TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS -
METALS, HYDRIDE FORMING METALS AND
SELECT OTHER REGULATED PARAMETERS
(B-HWS,CN-, Cr VI, Hg)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	9



*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

NOTE: THE ELEVATED EC AND SAR IN SOIL IS LIKELY ASSOCIATED WITH ROAD SALT APPLICATION ON THE PAVED PARKING LOT FOR ROAD SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITION OF SNOW OR ICE OR BOTH.
AS SUCH, THE ELEVATED EC AND SAR IN SOIL IS DEEMED NOT TO BE EXCEEDED THE TABLE 3 SCS BASED ON THE SECTION 49.1 OF O.REG 153/04

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Electrical Conductivity	EC	0.7	mS/cm
Sodium Absorption Ratio	SAR	5.00	unitless

BH4		
Sample	BH4 SS1	BH4 SS6
Depth (mbgs)	0.17-0.76	4.57-5.18
Date	12/07/2021	12/07/2021
EC	2.79	0.641
SAR	1.42	1.44

BH103 (2020)	
Sample	BH103-2A
Depth (mbgs)	0.8-1.1
Date	4/22/2020
EC	1.8
SAR	7.5

BH102 (2020)		
Sample	BH102-1B	BH102-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	1.1	1.2
SAR	21	15

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
EC	1.1	0.76
SAR	13	2.6

BH110	
Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
EC	4.94
SAR	105

BH107	
Sample	BH 107 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
SAR	5.78

BH2	
Sample	BH2 SS1
Depth (mbgs)	0.15-0.76
Date	12/10/2021
EC	2.07
SAR	5.43

BH105 (2020)			
Sample	BH105-1B	BH9105-1B	BH105-6
Depth (mbgs)	0.3-0.6	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020	4/22/2020
EC	2.2	2.0	0.56

BH104 (2020)		
Sample	BH104-1B	BH104-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
EC	2.2	0.34
SAR	58	0.86

BH5	
Sample	BH5 SS1
Depth (mbgs)	0.17-0.76
Date	12/09/2021
EC	2.79
SAR	25.1

BH106 (2020)		
Sample	BH106-2A	BH106-6
Depth (mbgs)	0.8-1.1	3.8-4.4
Date	4/22/2020	4/22/2020
EC	2.3	0.17
SAR	26	0.24

BH3	
Sample	BH3 SS1
Depth (mbgs)	0.17-0.76
Date	12/06/2021
EC	1.49
SAR	16.2

BH108 (2020)		
Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	4.3	0.3
SAR	66	0.93

BH1			
Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
EC	0.992	1.87	1.85
SAR	13.3	5.44	6.03

BH107 (2020)		
Sample	BH107-1B	BH107-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
EC	1.8	0.57
SAR	28	0.9

- Soil Sample Considered to Meet Table 3 SCS for EC and SAR
- Soil Sample Meets Table 3 SCS for EC and SAR
- Approximate Site Boundary

N

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TITLE AND LOCATION:

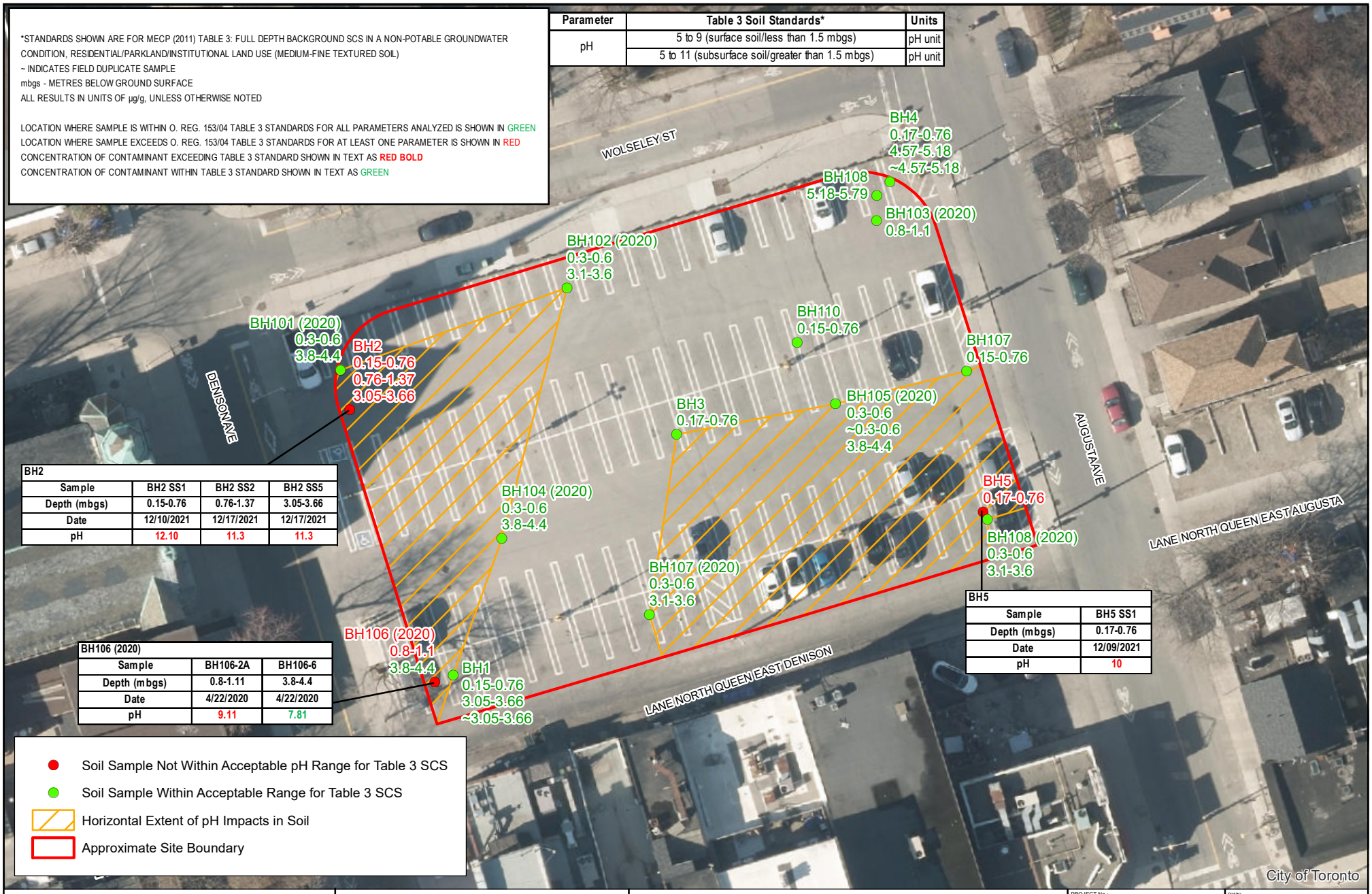
SOIL ANALYTICAL RESULTS -
ELECTRICAL CONDUCTIVITY (EC) AND
SODIUM ADSORPTION RATIO (SAR)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: SEPTEMBER 2022	FIG. No.: 10

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit



BH2			
Sample	BH2 SS1	BH2 SS2	BH2 SS5
Depth (mbgs)	0.15-0.76	0.76-1.37	3.05-3.66
Date	12/10/2021	12/17/2021	12/17/2021
pH	12.10	11.3	11.3

BH106 (2020)		
Sample	BH106-2A	BH106-6
Depth (mbgs)	0.8-1.11	3.8-4.4
Date	4/22/2020	4/22/2020
pH	9.11	7.81

BH5	
Sample	BH5 SS1
Depth (mbgs)	0.17-0.76
Date	12/09/2021
pH	10

- Soil Sample Not Within Acceptable pH Range for Table 3 SCS
- Soil Sample Within Acceptable Range for Table 3 SCS
- Horizontal Extent of pH Impacts in Soil
- Approximate Site Boundary

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N

0 5 10 15 20 25 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS - pH
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	11

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

Parameter	Table 3 Soil Standards*	Units
Acenaphthylene	0.17	ug/g
Anthracene	0.74	ug/g
Fluoranthene	0.69	ug/g
Benz(a)anthracene	0.63	ug/g
Benzo(b)fluoranthene	0.78	ug/g
Benzo(k)fluoranthene	0.78	ug/g
Benzo(a)pyrene	0.3	ug/g
Indeno(1,2,3-cd)pyrene	0.48	ug/g
Dibenz(a,h)anthracene	0.1	ug/g

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Fluoranthene	1	<0.0050
Benzo(a)pyrene	0.52	<0.0050

BH102 SS1	
Sample	BH102 SS1
Depth (mbgs)	0.15-0.76
Date	2/7/2022
Acenaphthylene	<0.05
Anthracene	0.15
Fluoranthene	0.88
Benz(a)anthracene	0.56
Benzo(b)fluoranthene	0.59
Benzo(k)fluoranthene	0.20
Benzo(a)pyrene	0.40
Indeno(1,2,3-cd)pyrene	0.27
Dibenz(a,h)anthracene	0.05

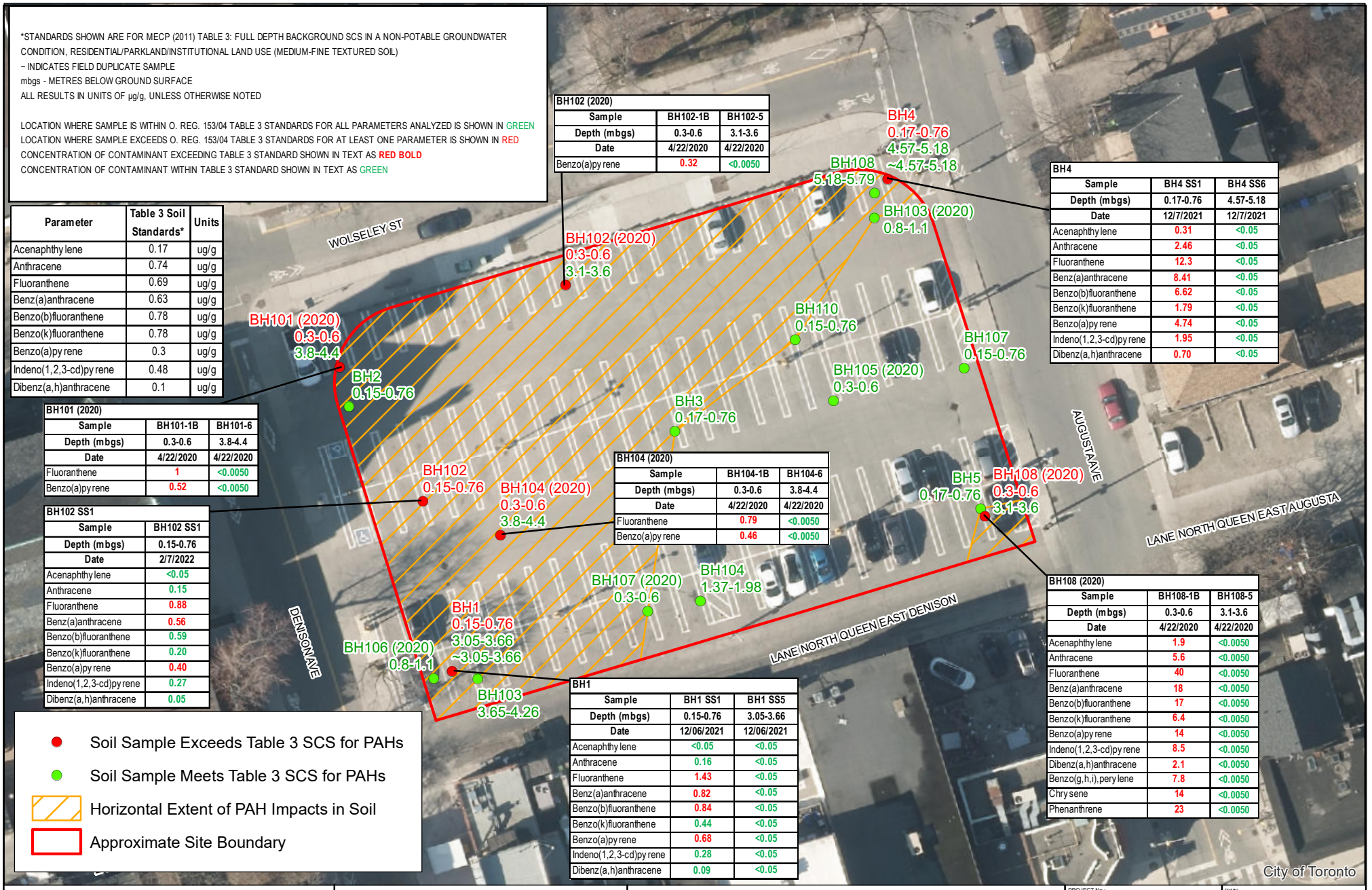
BH102 (2020)		
Sample	BH102-1B	BH102-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Benzo(a)pyrene	0.32	<0.0050

BH4		
Sample	BH4 SS1	BH4 SS6
Depth (mbgs)	0.17-0.76	4.57-5.18
Date	12/7/2021	12/7/2021
Acenaphthylene	0.31	<0.05
Anthracene	2.46	<0.05
Fluoranthene	12.3	<0.05
Benz(a)anthracene	8.41	<0.05
Benzo(b)fluoranthene	6.62	<0.05
Benzo(k)fluoranthene	1.79	<0.05
Benzo(a)pyrene	4.74	<0.05
Indeno(1,2,3-cd)pyrene	1.95	<0.05
Dibenz(a,h)anthracene	0.70	<0.05

BH104 (2020)		
Sample	BH104-1B	BH104-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Fluoranthene	0.79	<0.0050
Benzo(a)pyrene	0.46	<0.0050

BH1		
Sample	BH1 SS1	BH1 SS5
Depth (mbgs)	0.15-0.76	3.05-3.66
Date	12/06/2021	12/06/2021
Acenaphthylene	<0.05	<0.05
Anthracene	0.16	<0.05
Fluoranthene	1.43	<0.05
Benz(a)anthracene	0.82	<0.05
Benzo(b)fluoranthene	0.84	<0.05
Benzo(k)fluoranthene	0.44	<0.05
Benzo(a)pyrene	0.68	<0.05
Indeno(1,2,3-cd)pyrene	0.28	<0.05
Dibenz(a,h)anthracene	0.09	<0.05

BH108 (2020)		
Sample	BH108-1B	BH108-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/22/2020
Acenaphthylene	1.9	<0.0050
Anthracene	5.6	<0.0050
Fluoranthene	40	<0.0050
Benz(a)anthracene	18	<0.0050
Benzo(b)fluoranthene	17	<0.0050
Benzo(k)fluoranthene	6.4	<0.0050
Benzo(a)pyrene	14	<0.0050
Indeno(1,2,3-cd)pyrene	8.5	<0.0050
Dibenz(a,h)anthracene	2.1	<0.0050
Benzo(g,h,i),perylene	7.8	<0.0050
Chrysene	14	<0.0050
Phenanthrene	23	<0.0050



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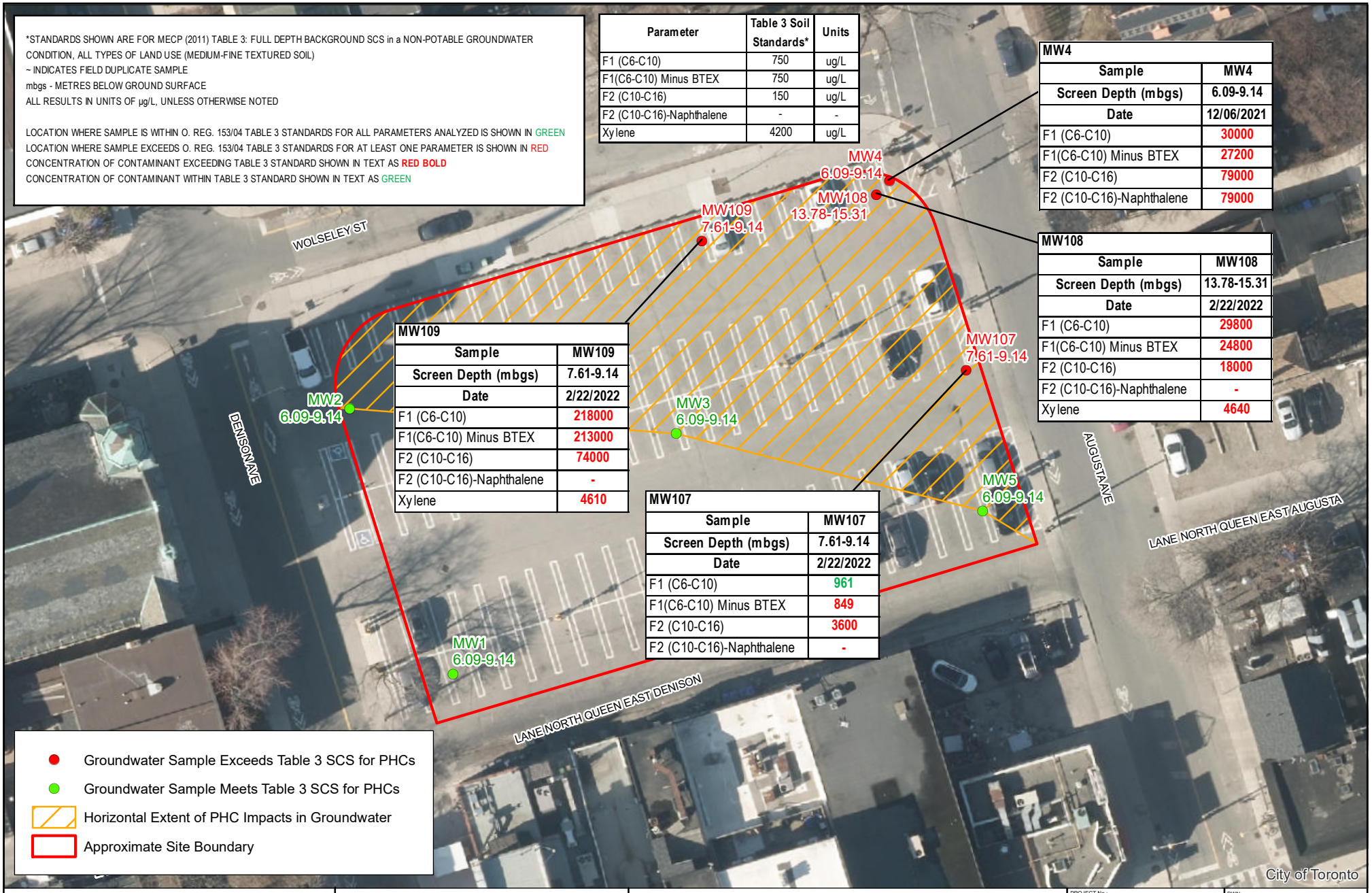
N

0 5 10 15 20 25 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS -
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	12



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TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - PETROLEUM HYDROCARBONS (PHCs) INCLUDING BTEX
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: SEPTEMBER 2022	FIG. No.: 13

~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/L, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

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TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	14

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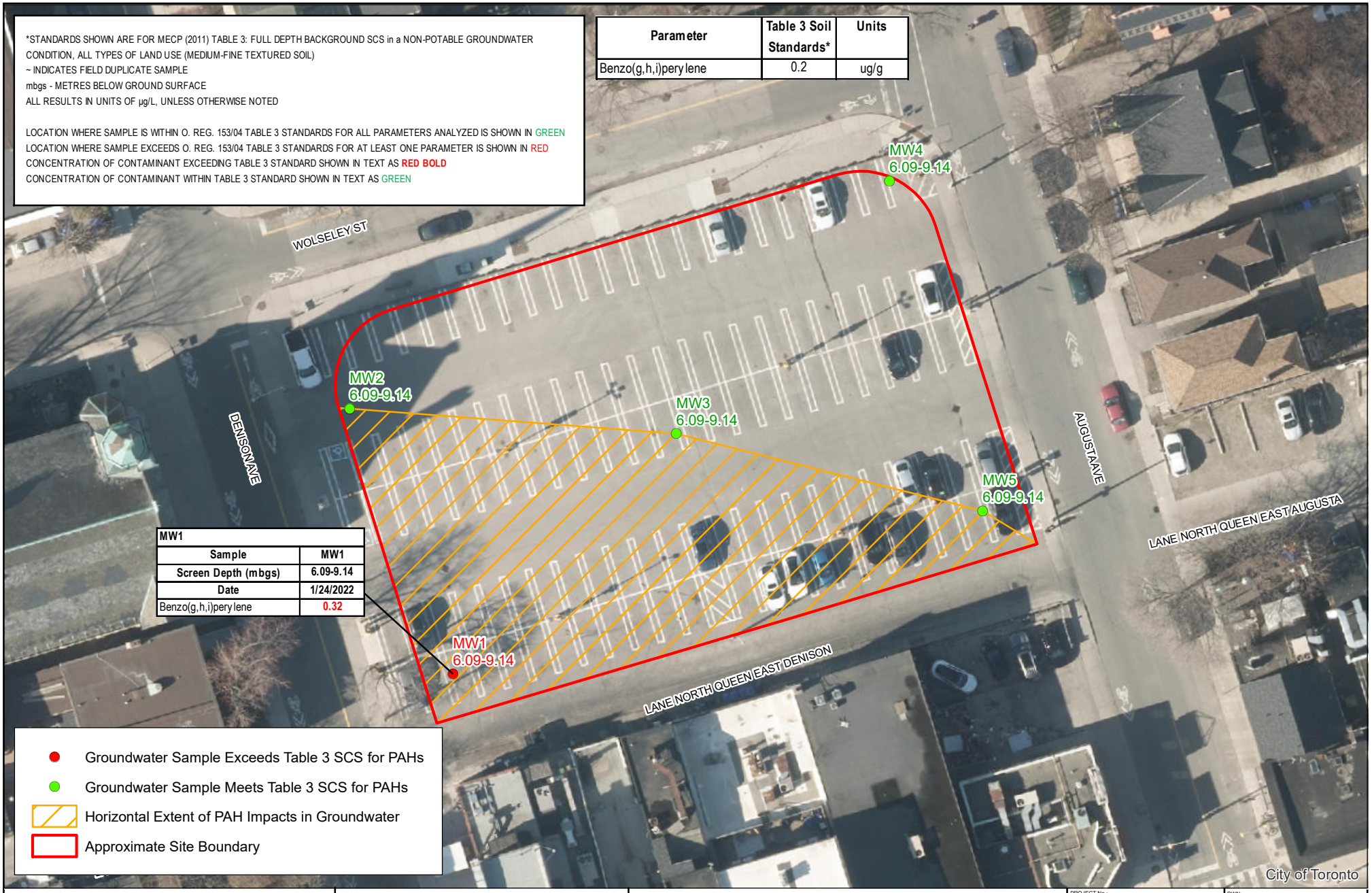
TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - METALS
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-A0	DWN: AC
SCALE: AS NOTED	CHKD: JS
DATE: SEPTEMBER 2022	FIG. No.: 15



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N

0 5 10 15 20 25 m

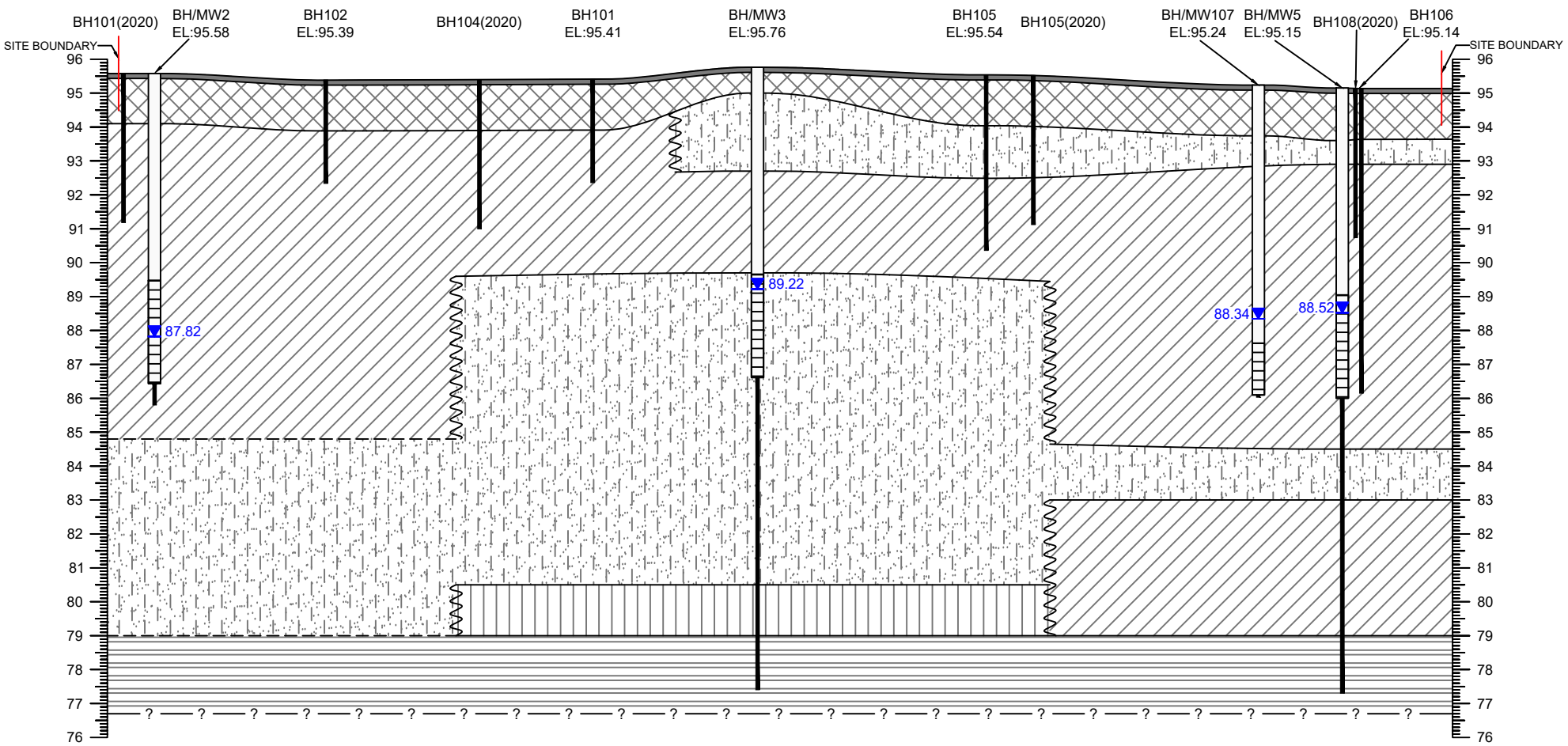
TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS - POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.:	DWN:
GTR-21018382-A0	AC
SCALE:	CHKD:
AS NOTED	JS
DATE:	FIG. No.:
SEPTEMBER 2022	16

A
NORTHWEST

A'
SOUTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION A-A'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 17A

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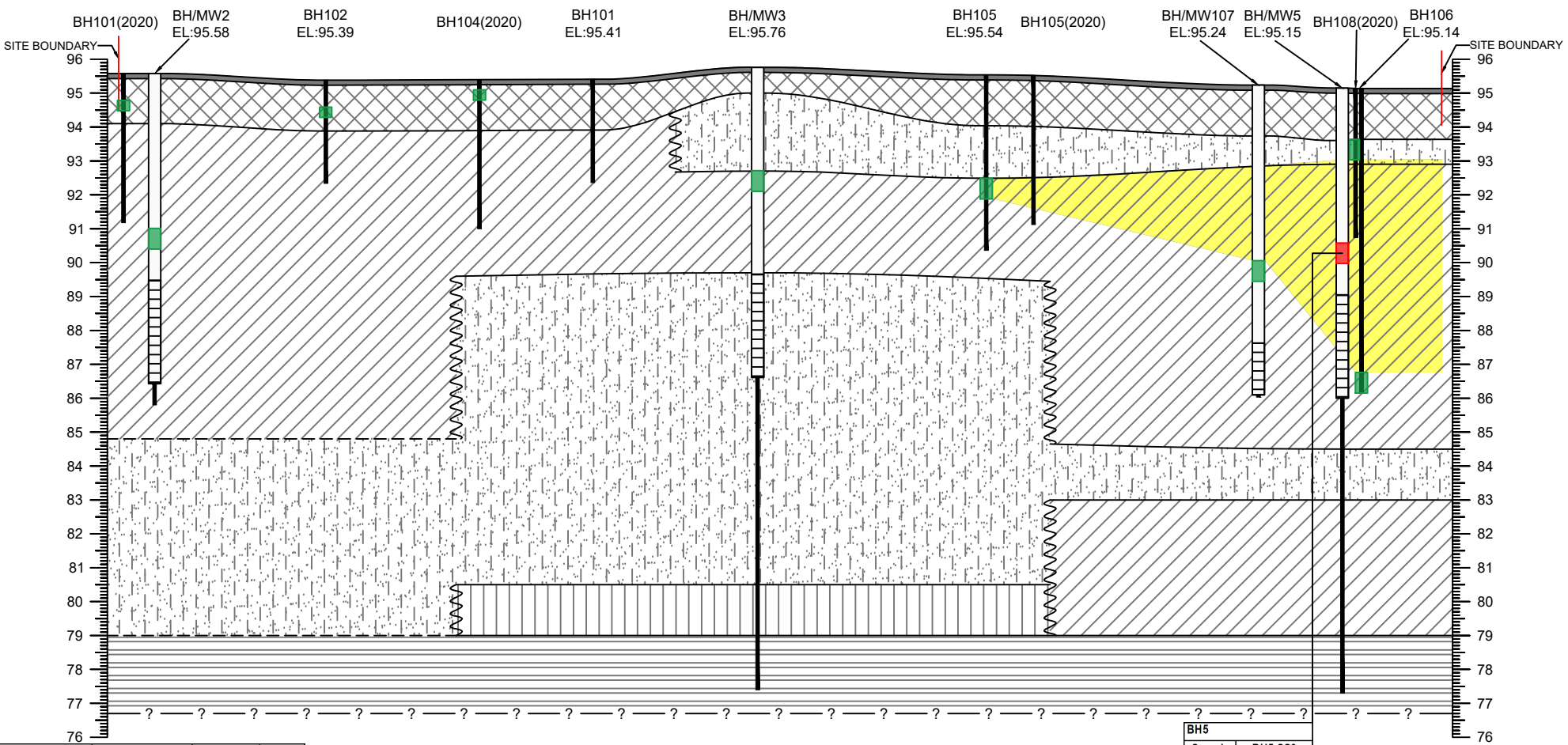
A
NORTHWEST

A'
SOUTHEAST



Parameter	Abbreviation	Table 3 Soil Standards*	Units
F1 (C6-C10)	F1	65	ug/g
F1 (C6-C10)- BTEX	F1-BTEX	65	ug/g

BH5	
Sample	BH5 SS6
Depth	4.57-5.18
Date	12/09/2021
F1	257
F1-BTEX	255

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PHC (INCLUDING BTEX) CONCENTRATIONS IN SOIL

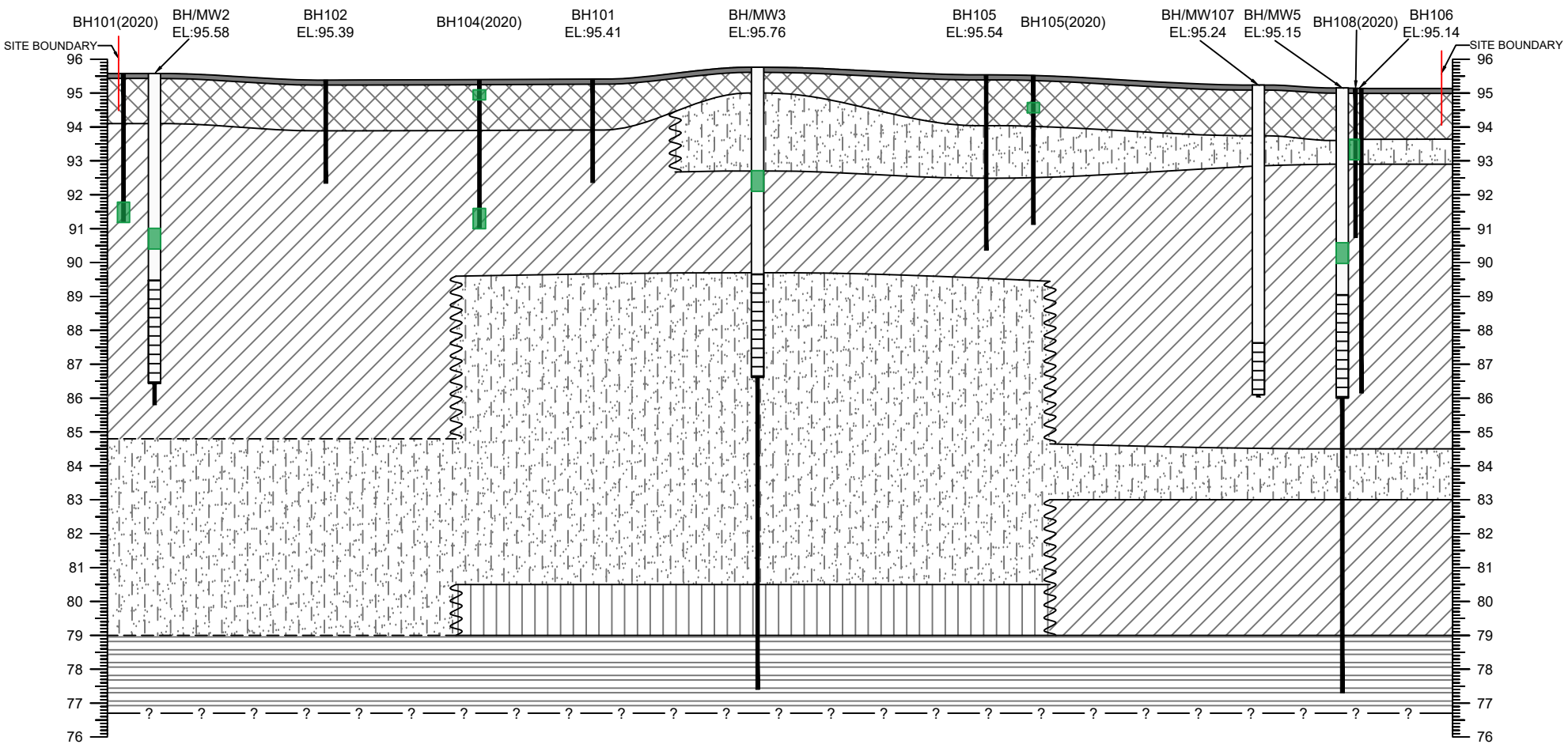
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 17B

B:\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Sections\GTR-21018382-A0.dwg

A
NORTHWEST

A'
SOUTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

TITLE AND LOCATION:

CROSS SECTION A-A' WITH VOC CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 17C

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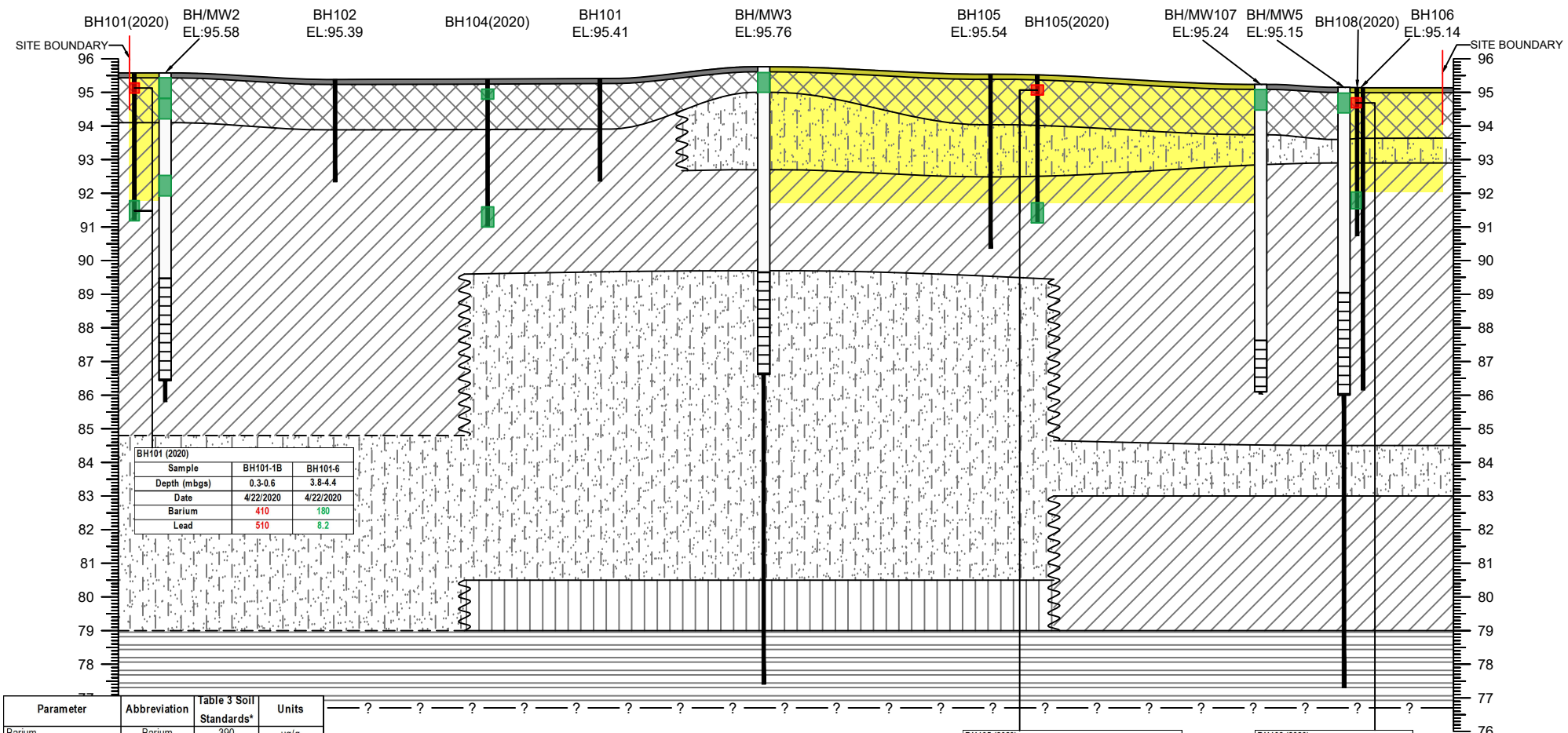
A
NORTHWEST

A'
SOUTHEAST



BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
Barium	410	180
Lead	510	8.2

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Barium	Barium	390	ug/g
Copper	Copper	180	ug/g
Lead	Lead	120	ug/g
Mercury	Mercury	1.8	ug/g
Zinc	Zinc	340	ug/g

BH105 (2020)		
Sample	BH105-1B	BH9105-1B
Depth (mbgs)	0.3-0.6	0.3-0.6
Date	4/22/2020	4/22/2020
Lead	180	67

BH108 (2020)	
Sample	BH108-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Lead	130

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
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mbgs - METRES BELOW GROUND SURFACE
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LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH METALS, HYDRIDE-FORMING METALS AND SELECT OTHER REGULATED PARAMETERS (B-HWS, CN-, Cr VI, Hg) CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17D

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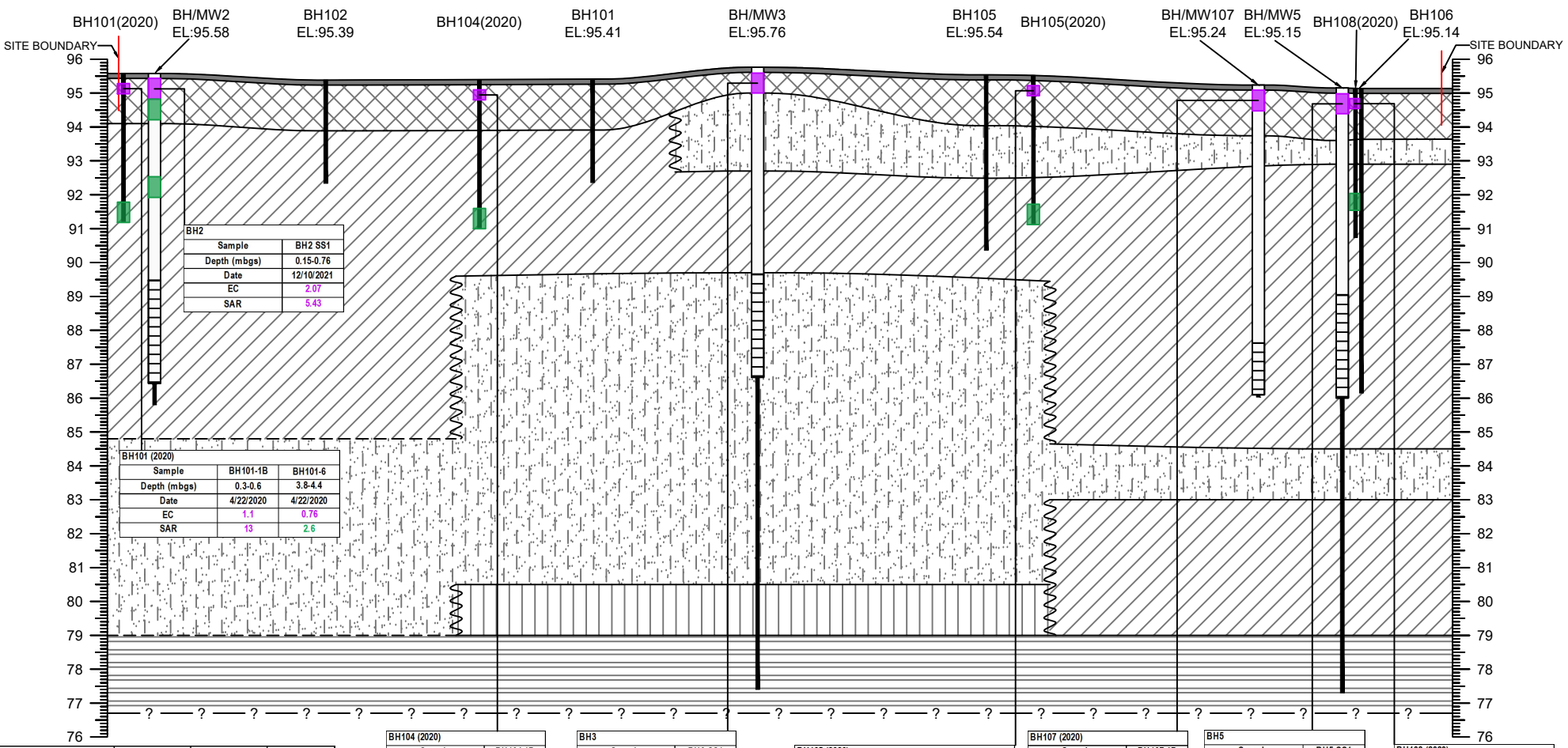
A
NORTHWEST

A'
SOUTHEAST



BH2	
Sample	BH2 SS1
Depth (mbgs)	0.15-0.76
Date	12/10/2021
EC	2.07
SAR	5.43

BH101 (2020)		
Sample	BH101-1B	BH101-6
Depth (mbgs)	0.3-0.6	3.8-4.4
Date	4/22/2020	4/22/2020
EC	1.1	0.76
SAR	13	2.6

BH104 (2020)	
Sample	BH104-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
EC	2.2
SAR	58

BH3	
Sample	BH3 SS1
Depth (mbgs)	0.17-0.76
Date	12/06/2021
EC	1.49
SAR	16.2

BH105 (2020)		
Sample	BH105-1B	BH9105-1B
Depth (mbgs)	0.3-0.6	0.3-0.6
Date	4/22/2020	4/22/2020
EC	2.2	2.0

BH107 (2020)	
Sample	BH107-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
EC	1.8
SAR	28

BH5	
Sample	BH5 SS1
Depth (mbgs)	0.17-0.76
Date	12/09/2021
EC	2.79
SAR	25.1

BH108 (2020)	
Sample	BH108-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
EC	4.3
SAR	66

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Electrical Conductivity	EC	0.7	mS/cm
Sodium Absorption Ratio	SAR	5.00	unitless

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

NOTE:
THE ELEVATED EC AND SAR IN SOIL IS LIKELY ASSOCIATED WITH ROAD SALT APPLICATION ON THE PAVED PARKING LOT FOR ROAD SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITION OF SNOW OR ICE OR BOTH. AS SUCH, THE ELEVATED EC AND SAR IN SOIL IS DEEMED NOT TO BE EXCEEDED THE TABLE 3 SCS BASED ON THE SECTION 49.1 OF O.REG 153/04

TITLE AND LOCATION:

CROSS SECTION A-A' WITH EC AND SAR CONCENTRATIONS IN SOIL

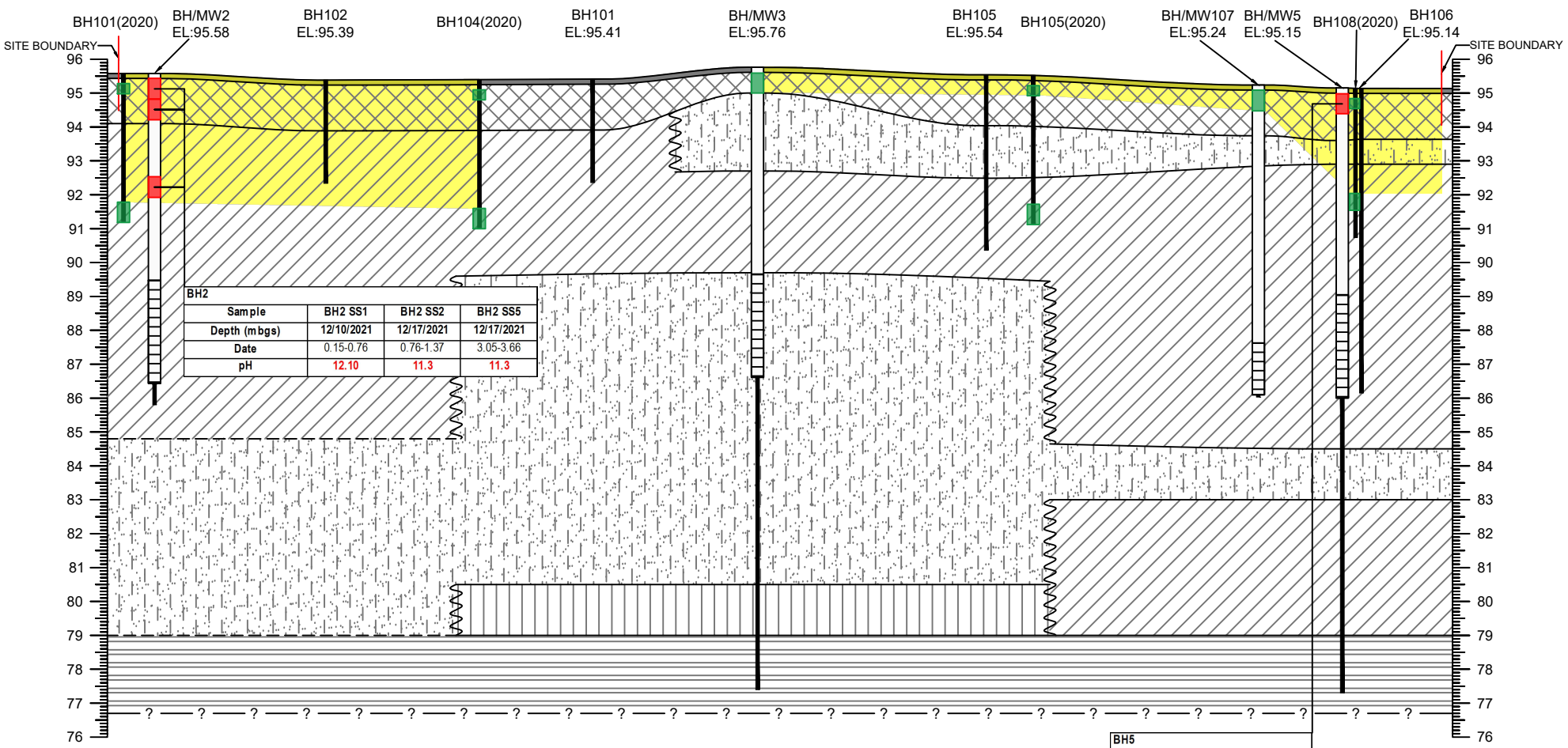
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17E

B:\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Sections\GTR-21018382-A0.dwg

A
NORTHWEST

A'
SOUTHEAST



BH2			
Sample	BH2 SS1	BH2 SS2	BH2 SS5
Depth (mbgs)	12/10/2021	12/17/2021	12/17/2021
Date	0.15-0.76	0.76-1.37	3.05-3.66
pH	12.10	11.3	11.3

BH5	
Sample	BH5 SS1
Depth (mbgs)	12/09/2021
Date	0.17-0.76
pH	10

Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH pH CONCENTRATIONS IN SOIL
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17F

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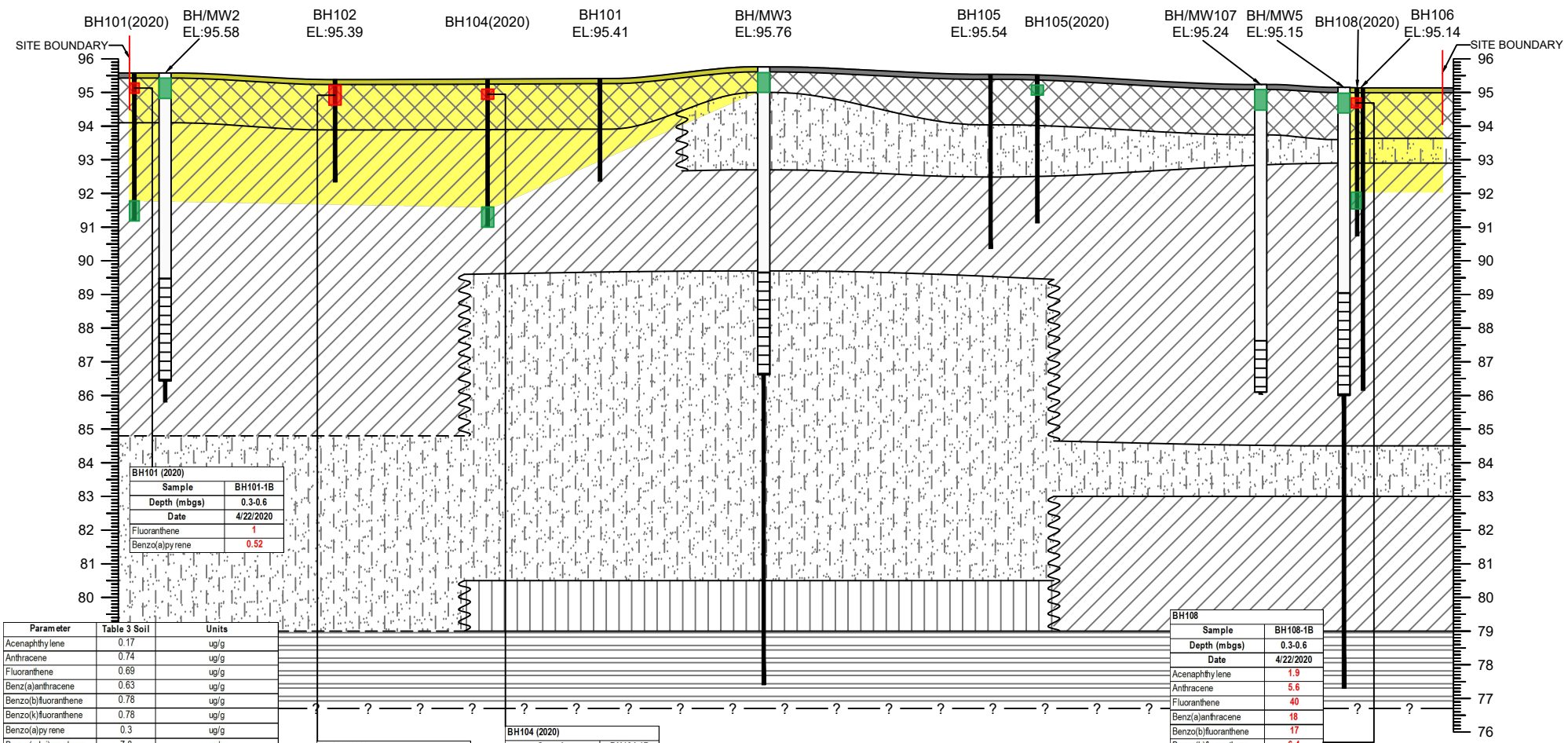
A
NORTHWEST

A'
SOUTHEAST



BH101 (2020)	
Sample	BH101-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Fluoranthene	1
Benzo(a)pyrene	0.52

BH102 (2020)	
Sample	BH102-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Benzo(a)pyrene	0.32

BH104 (2020)	
Sample	BH104-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Fluoranthene	0.79
Benzo(a)pyrene	0.46

BH108	
Sample	BH108-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Acenaphthylene	1.9
Anthracene	5.6
Fluoranthene	40
Benz(a)anthracene	18
Benzo(b)fluoranthene	17
Benzo(k)fluoranthene	6.4
Benzo(a)pyrene	14
Indeno(1,2,3-cd)pyrene	8.5
Dibenz(a,h)anthracene	2.1
Benzo(g,h,i),perylene	7.8
Chrysene	14
Phenanthrene	23

Parameter	Table 3 Soil	Units
Acenaphthylene	0.17	ug/g
Anthracene	0.74	ug/g
Fluoranthene	0.69	ug/g
Benz(a)anthracene	0.63	ug/g
Benzo(b)fluoranthene	0.78	ug/g
Benzo(k)fluoranthene	0.78	ug/g
Benzo(a)pyrene	0.3	ug/g
Benzo(g,h,i)perylene	7.8	ug/g
Indeno(1,2,3-cd)pyrene	0.48	ug/g
Dibenz(a,h)anthracene	0.1	ug/g
Chrysene	7.8	ug/g
Phenanthrene	7.8	ug/g

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PAH CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17G

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A
NORTHWEST

A'
SOUTHEAST

Parameter	Table 3 Soil Standards*	Units
F1 (C6-C10)	750	ug/L
F1(C6-C10) Minus BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
F2 (C10-C16)-Naphthalene	-	-
Xylene	4200	ug/L

MW107	
Sample	MW107
Screen Depth (mbgs)	7.61-9.14
Date	2/22/2022
F1 (C6-C10)	961
F1(C6-C10) Minus BTEX	849
F2 (C10-C16)	3600
F2 (C10-C16)-Naphthalene	-

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
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CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PHC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 17H

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A
NORTHWEST

A'
SOUTHEAST

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

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- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION A-A' WITH VOC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17I

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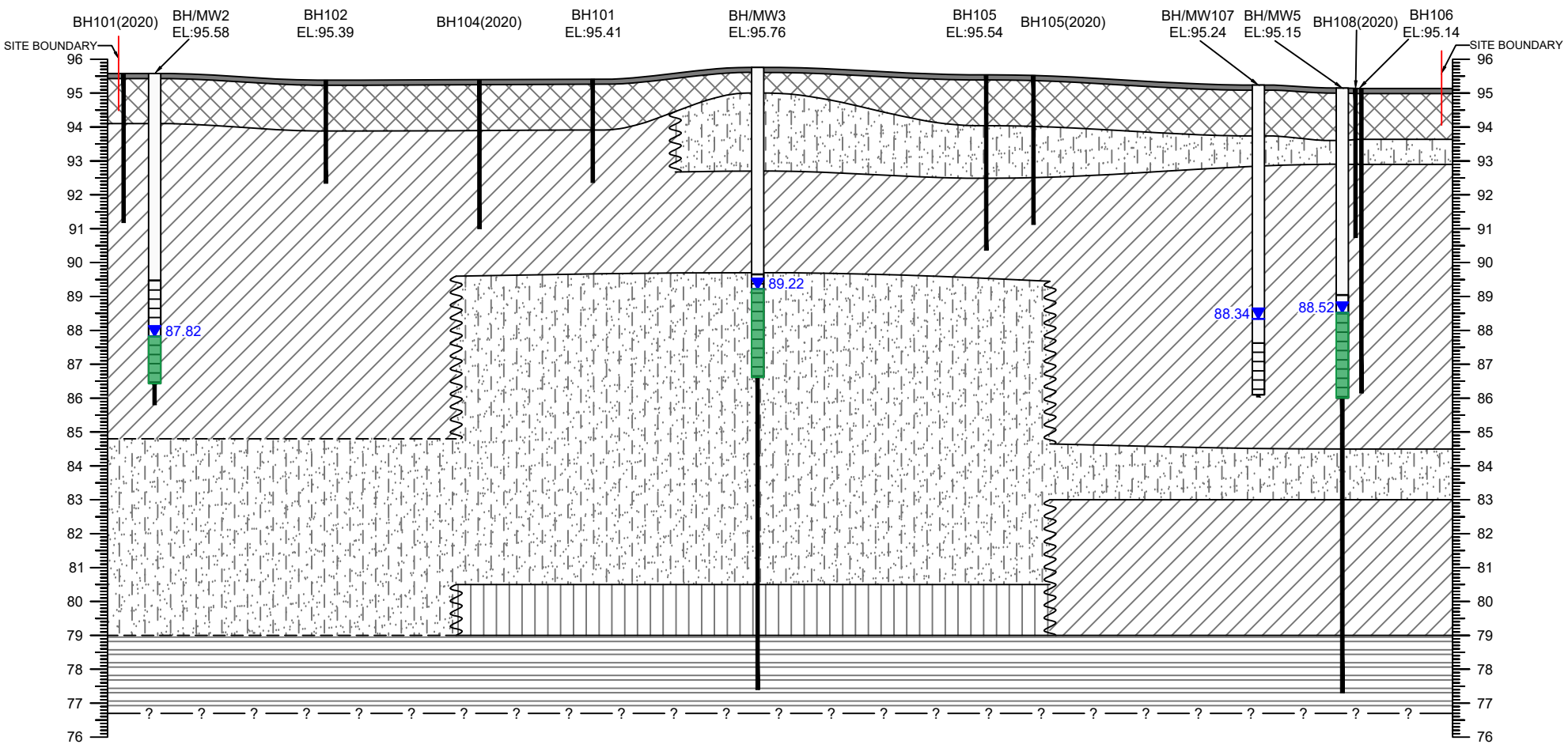
A
NORTHWEST

A'
SOUTHEAST


BH101(2020)
BH/MW2
EL:95.58
BH102
EL:95.39
BH104(2020)
BH101
EL:95.41
BH/MW3
EL:95.76
BH105
EL:95.54
BH105(2020)
BH/MW107
EL:95.24
BH/MW5
EL:95.15
BH108(2020)
BH106
EL:95.14
SITE BOUNDARY
SITE BOUNDARY
96
95
94
93
92
91
90
89
88
87
86
85
84
83
82
81
80
79
78
77
76
87.82
89.22
88.34
88.52
? ? ?

A
NORTHWEST

A'
SOUTHEAST

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION A-A' WITH PAH CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	17K

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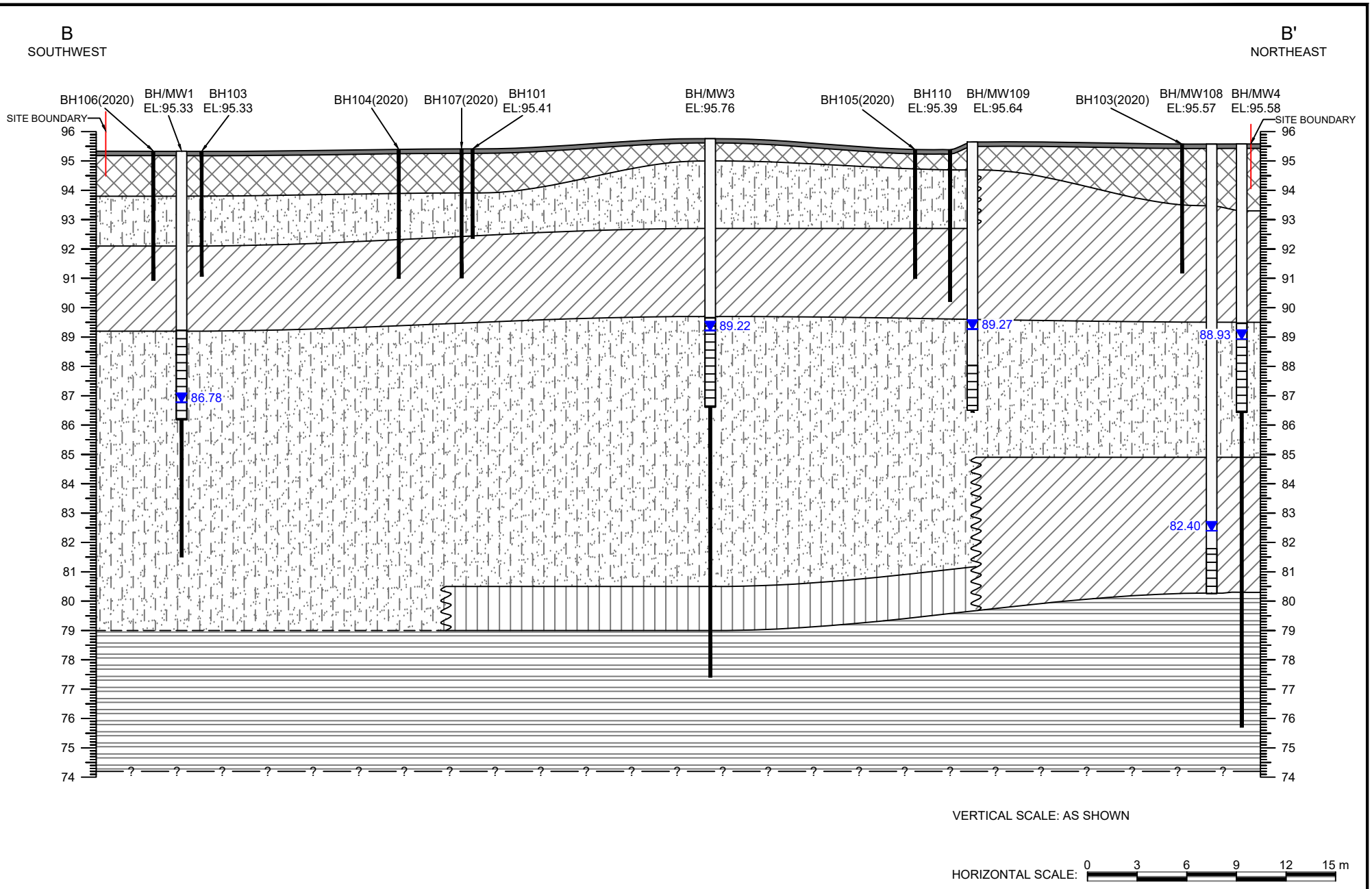

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LEGEND:

- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION B-B'

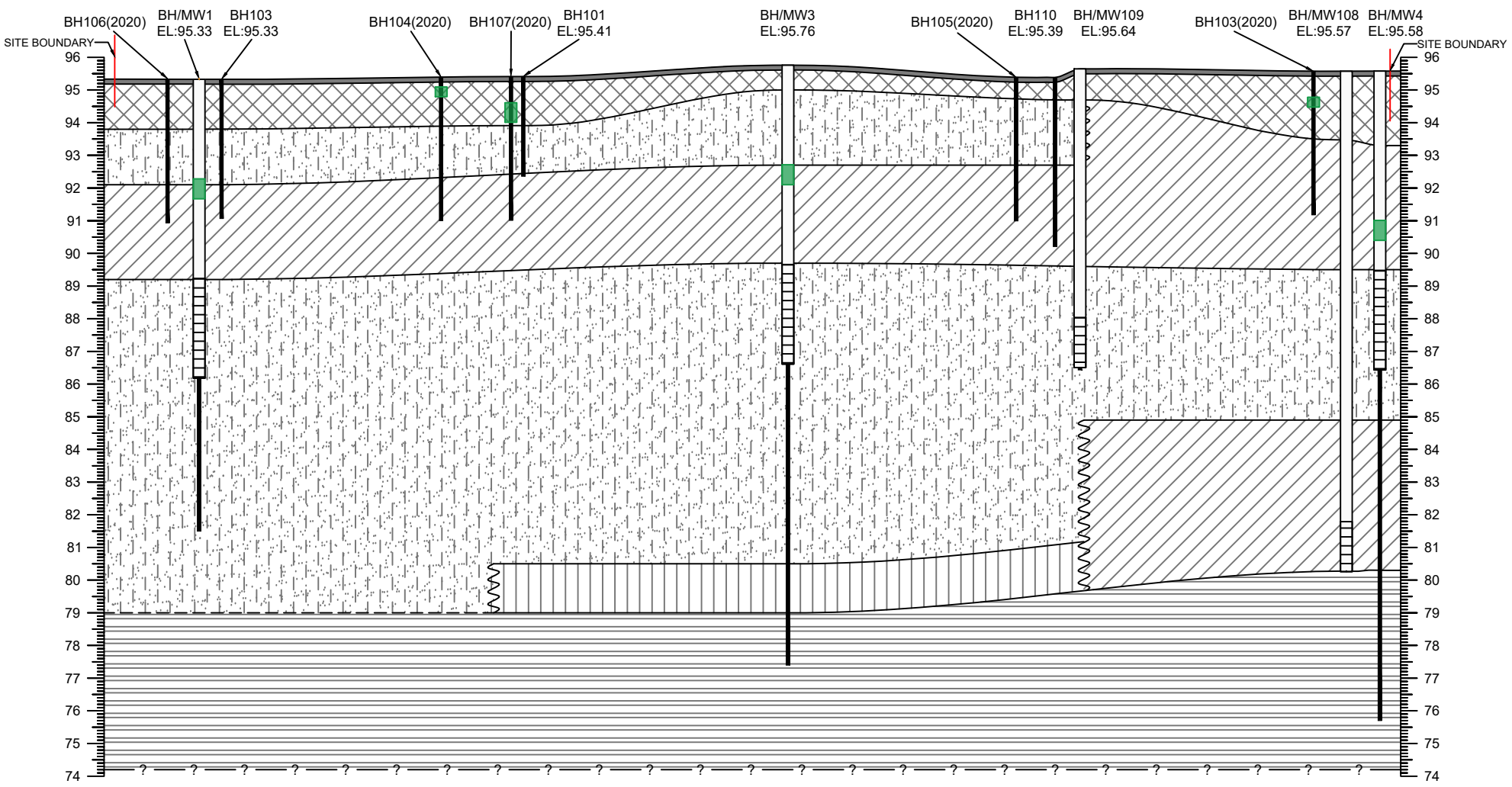
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18A

B:\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Sections\GTR-21018382-A0.dwg

B
SOUTHWEST

B'
NORTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

TITLE AND LOCATION:

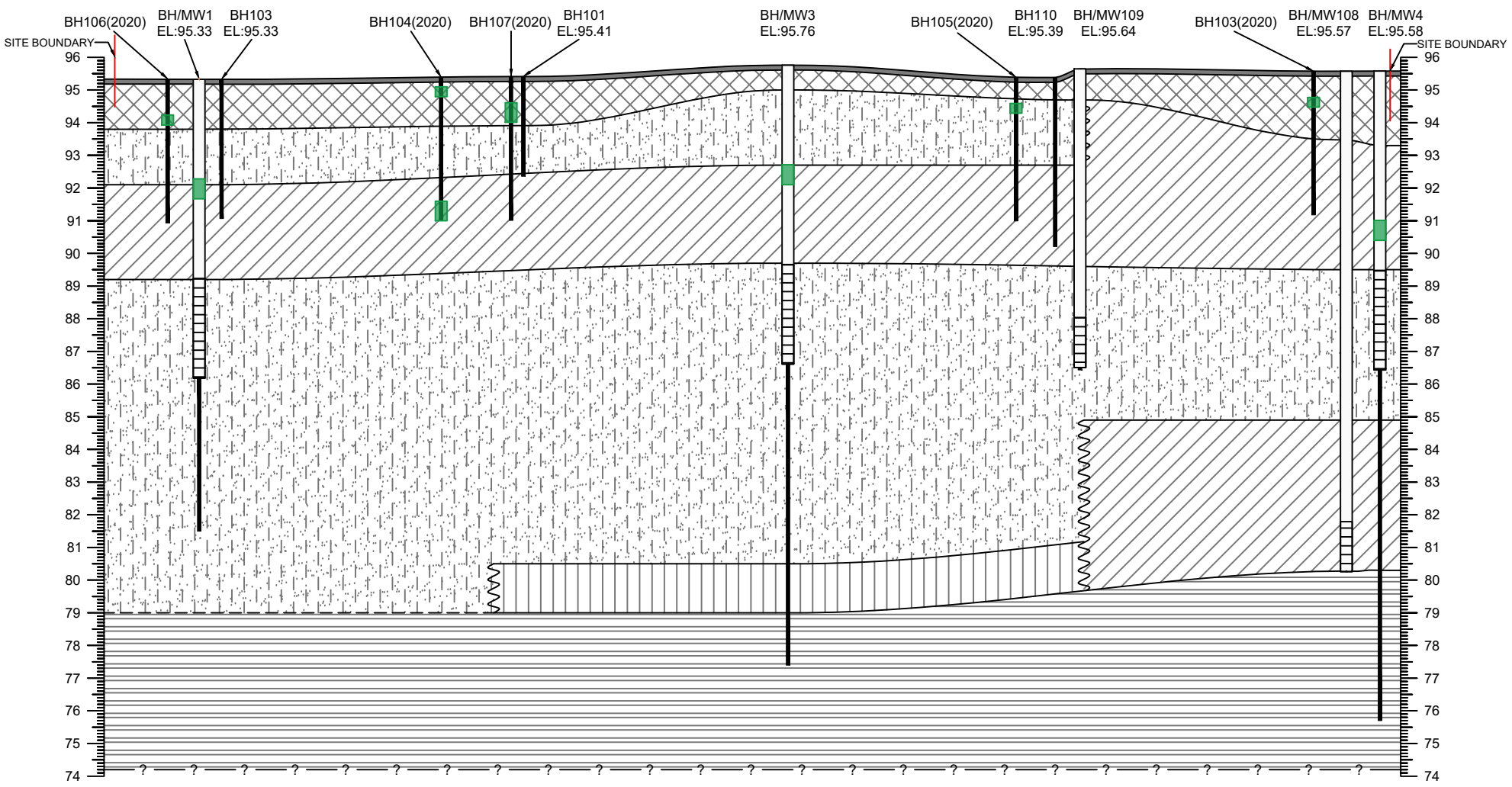
CROSS SECTION B-B' WITH PHC (INCLUDING BTEX) CONCENTRATIONS IN SOIL
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 18B

B:\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Sections\GTR-21018382-A0.dwg

B
SOUTHWEST

B'
NORTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

TITLE AND LOCATION:

CROSS SECTION B-B' WITH VOC CONCENTRATIONS IN SOIL
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.: GTR-21018382-A0	DWN.: JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 18C

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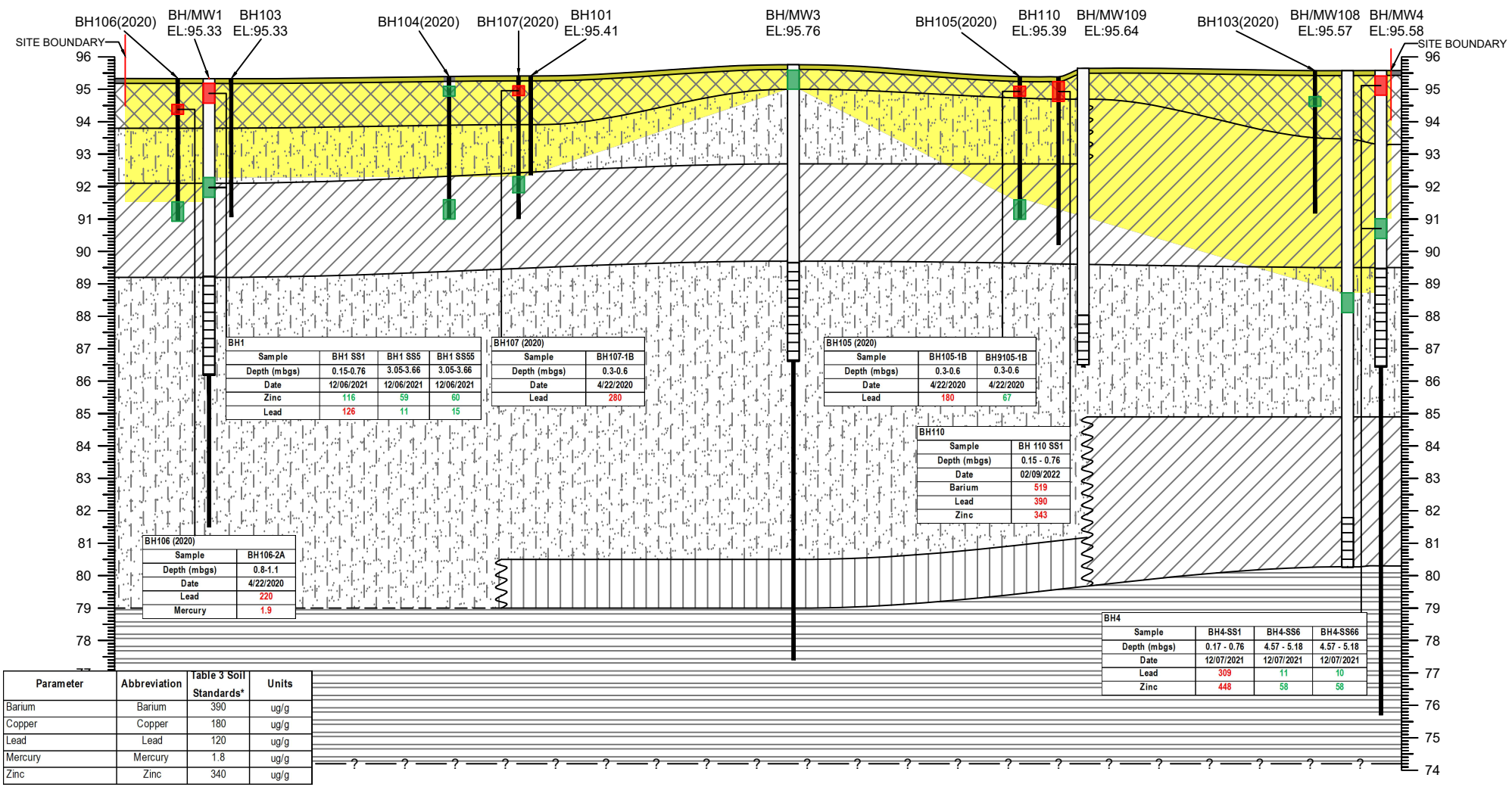
B
SOUTHWEST

B'
NORTHEAST



BH1			
Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
Zinc	116	59	60
Lead	126	11	15

BH107 (2020)	
Sample	BH107-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Lead	280

BH105 (2020)		
Sample	BH105-1B	BH9105-1B
Depth (mbgs)	0.3-0.6	0.3-0.6
Date	4/22/2020	4/22/2020
Lead	180	67

BH110	
Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
Barium	519
Lead	390
Zinc	343

BH106 (2020)	
Sample	BH106-2A
Depth (mbgs)	0.8-1.1
Date	4/22/2020
Lead	220
Mercury	1.9

BH4			
Sample	BH4-SS1	BH4-SS6	BH4-SS66
Depth (mbgs)	0.17 - 0.76	4.57 - 5.18	4.57 - 5.18
Date	12/07/2021	12/07/2021	12/07/2021
Lead	309	11	10
Zinc	448	58	58

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Barium	Barium	390	ug/g
Copper	Copper	180	ug/g
Lead	Lead	120	ug/g
Mercury	Mercury	1.8	ug/g
Zinc	Zinc	340	ug/g

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
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mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

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LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:
CROSS SECTION B-B' WITH METALS, HYDRIDE-FORMING METALS AND SELECT OTHER REGULATED PARAMETERS (B-HWS, CN-, Cr VI, Hg) CONCENTRATIONS IN SOIL
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18D

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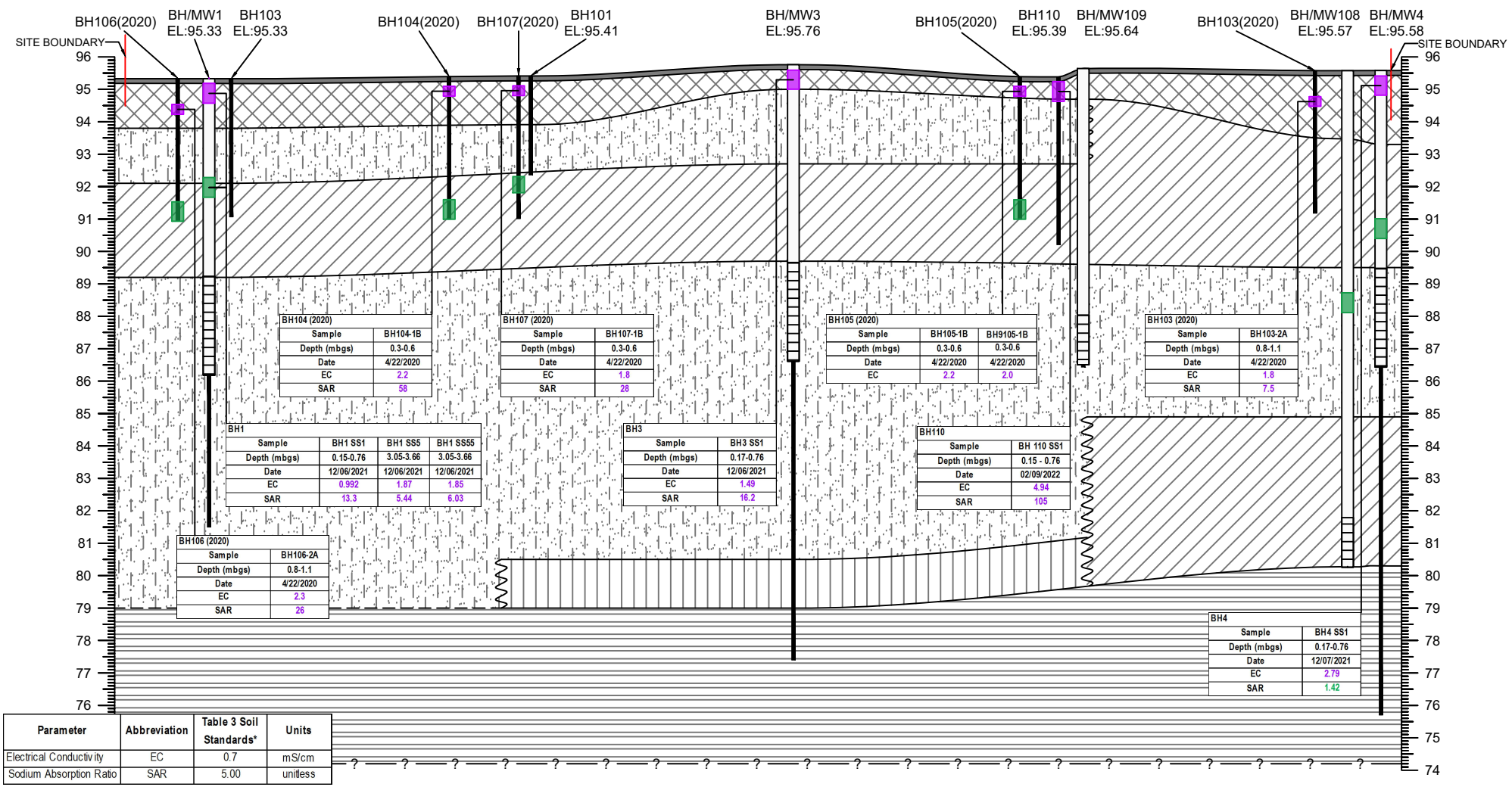
B
SOUTHWEST

B'
NORTHEAST



BH104 (2020)		
Sample	BH104-1B	
Depth (mbgs)	0.3-0.6	
Date	4/22/2020	
EC	2.2	
SAR	58	

BH107 (2020)	
Sample	BH107-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
EC	1.8
SAR	28

BH105 (2020)		
Sample	BH105-1B	BH9105-1B
Depth (mbgs)	0.3-0.6	0.3-0.6
Date	4/22/2020	4/22/2020
EC	2.2	2.0

BH103 (2020)	
Sample	BH103-2A
Depth (mbgs)	0.8-1.1
Date	4/22/2020
EC	1.8
SAR	7.5

BH1			
Sample	BH1 SS1	BH1 SS5	BH1 SS55
Depth (mbgs)	0.15-0.76	3.05-3.66	3.05-3.66
Date	12/06/2021	12/06/2021	12/06/2021
EC	0.992	1.87	1.85
SAR	13.3	5.44	6.03

BH3	
Sample	BH3 SS1
Depth (mbgs)	0.17-0.76
Date	12/06/2021
EC	1.49
SAR	16.2

BH110	
Sample	BH 110 SS1
Depth (mbgs)	0.15 - 0.76
Date	02/09/2022
EC	4.94
SAR	105

BH106 (2020)	
Sample	BH106-2A
Depth (mbgs)	0.8-1.1
Date	4/22/2020
EC	2.3
SAR	26

BH4	
Sample	BH4 SS1
Depth (mbgs)	0.17-0.76
Date	12/07/2021
EC	2.79
SAR	1.42

Parameter	Abbreviation	Table 3 Soil Standards*	Units
Electrical Conductivity	EC	0.7	mS/cm
Sodium Absorption Ratio	SAR	5.00	unitless

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

NOTE:
THE ELEVATED EC AND SAR IN SOIL IS LIKELY ASSOCIATED WITH ROAD SALT APPLICATION ON THE PAVED PARKING LOT FOR ROAD SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITION OF SNOW OR ICE OR BOTH. AS SUCH, THE ELEVATED EC AND SAR IN SOIL IS DEEMED NOT TO BE EXCEEDED THE TABLE 3 SCS BASED ON THE SECTION 49.1 OF O.REG 153/04

TITLE AND LOCATION:

CROSS SECTION B-B' WITH EC AND SAR CONCENTRATIONS IN SOIL

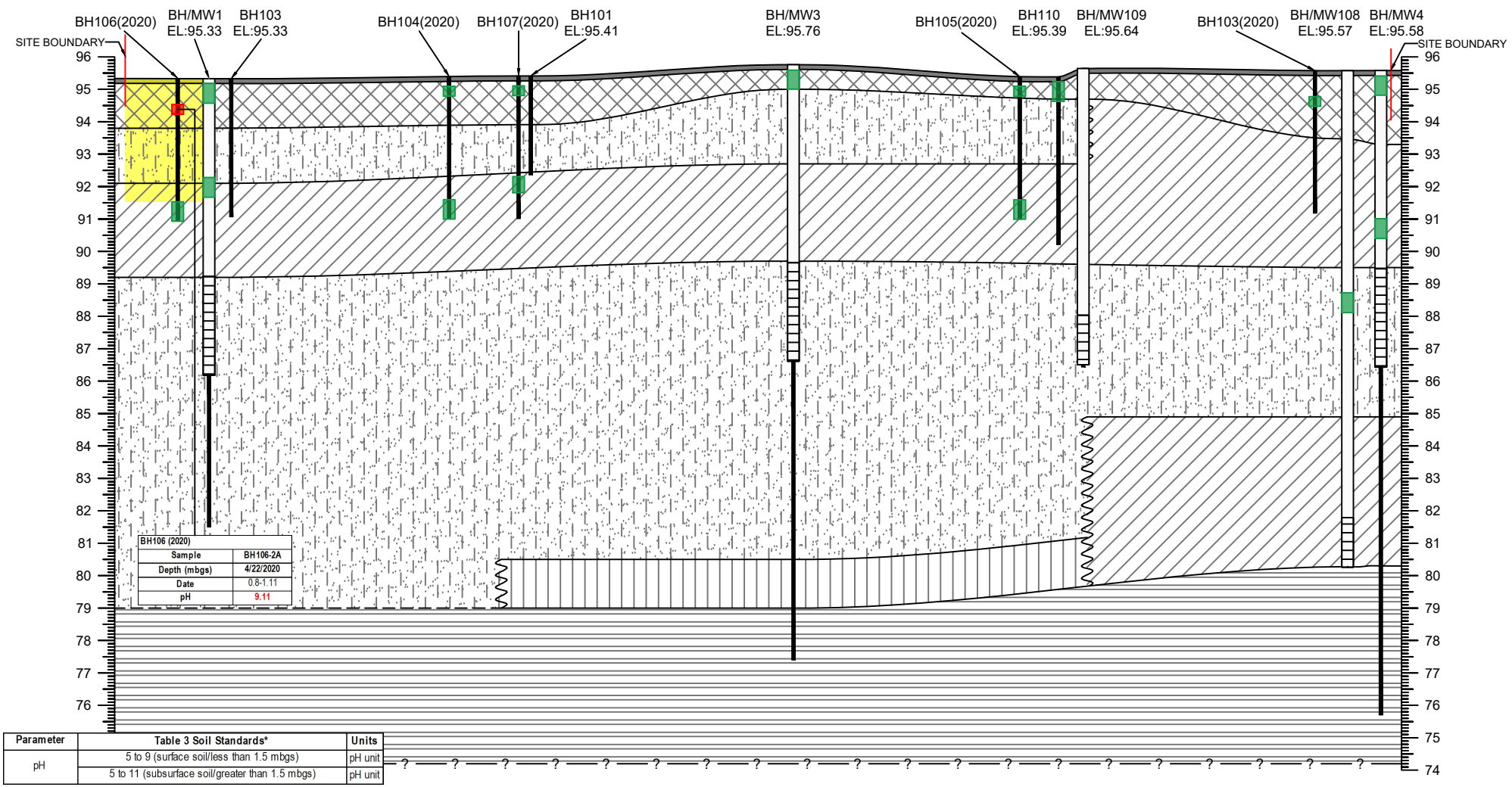
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 18E

B:\21000000\21018382-A0 - 15 Denison Avenue, Toronto, ON\GIS\Phase Two\Cross Sections\GTR-21018382-A0.dwg

B
SOUTHWEST

B'
NORTHEAST



Parameter	Table 3 Soil Standards*	Units
pH	5 to 9 (surface soil/less than 1.5 mbgs)	pH unit
	5 to 11 (subsurface soil/greater than 1.5 mbgs)	pH unit

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
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mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

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CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION B-B' WITH pH CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18F

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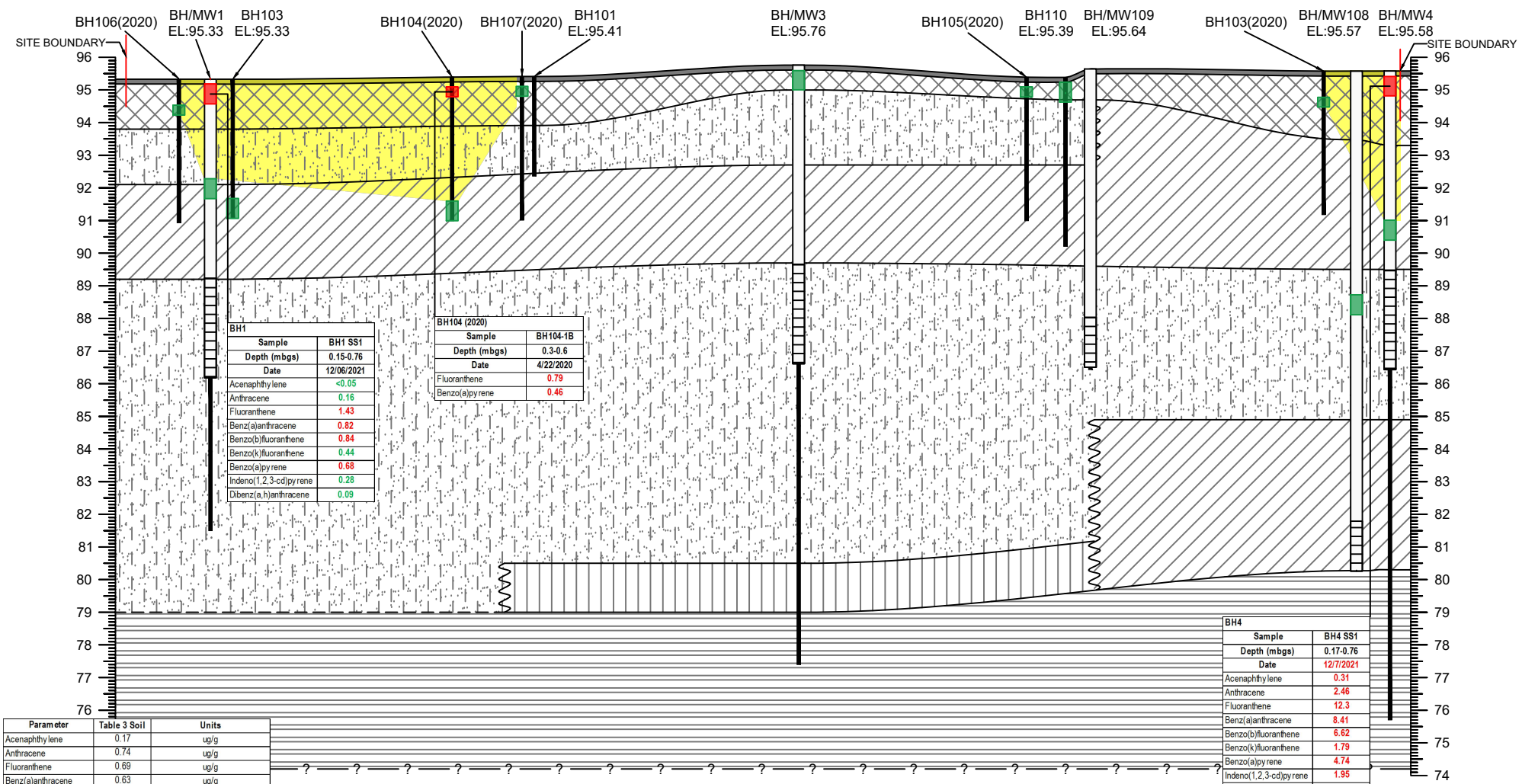
B
SOUTHWEST

B'
NORTHEAST



BH1	
Sample	BH1 SS1
Depth (mbgs)	0.15-0.76
Date	12/06/2021
Acenaphthylene	<0.05
Anthracene	0.16
Fluoranthene	1.43
Benz(a)anthracene	0.82
Benzo(b)fluoranthene	0.84
Benzo(k)fluoranthene	0.44
Benzo(a)pyrene	0.68
Indeno(1,2,3-cd)pyrene	0.28
Dibenz(a,h)anthracene	0.09

BH104 (2020)	
Sample	BH104-1B
Depth (mbgs)	0.3-0.6
Date	4/22/2020
Fluoranthene	0.79
Benzo(a)pyrene	0.46

BH4	
Sample	BH4 SS1
Depth (mbgs)	0.17-0.76
Date	12/7/2021
Acenaphthylene	0.31
Anthracene	2.46
Fluoranthene	12.3
Benz(a)anthracene	8.41
Benzo(b)fluoranthene	6.62
Benzo(k)fluoranthene	1.79
Benzo(a)pyrene	4.74
Indeno(1,2,3-cd)pyrene	1.95
Dibenz(a,h)anthracene	0.70

Parameter	Table 3 Soil	Units
Acenaphthylene	0.17	ug/g
Anthracene	0.74	ug/g
Fluoranthene	0.69	ug/g
Benz(a)anthracene	0.63	ug/g
Benzo(b)fluoranthene	0.78	ug/g
Benzo(k)fluoranthene	0.78	ug/g
Benzo(a)pyrene	0.3	ug/g
Benzo(g,h,i)perylene	7.8	ug/g
Indeno(1,2,3-cd)pyrene	0.48	ug/g
Dibenz(a,h)anthracene	0.1	ug/g
Chrysene	7.8	ug/g
Phenanthrene	7.8	ug/g

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
ALL RESULTS IN UNITS OF µg/g, UNLESS OTHERWISE NOTED

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN
LOCATION WHERE SAMPLE EXCEEDS O. REG. 153/04 TABLE 3 STANDARDS FOR AT LEAST ONE PARAMETER IS SHOWN IN RED
CONCENTRATION OF CONTAMINANT EXCEEDING TABLE 3 STANDARD SHOWN IN TEXT AS **RED BOLD**
CONCENTRATION OF CONTAMINANT WITHIN TABLE 3 STANDARD SHOWN IN TEXT AS GREEN

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION B-B' WITH PAH CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18G

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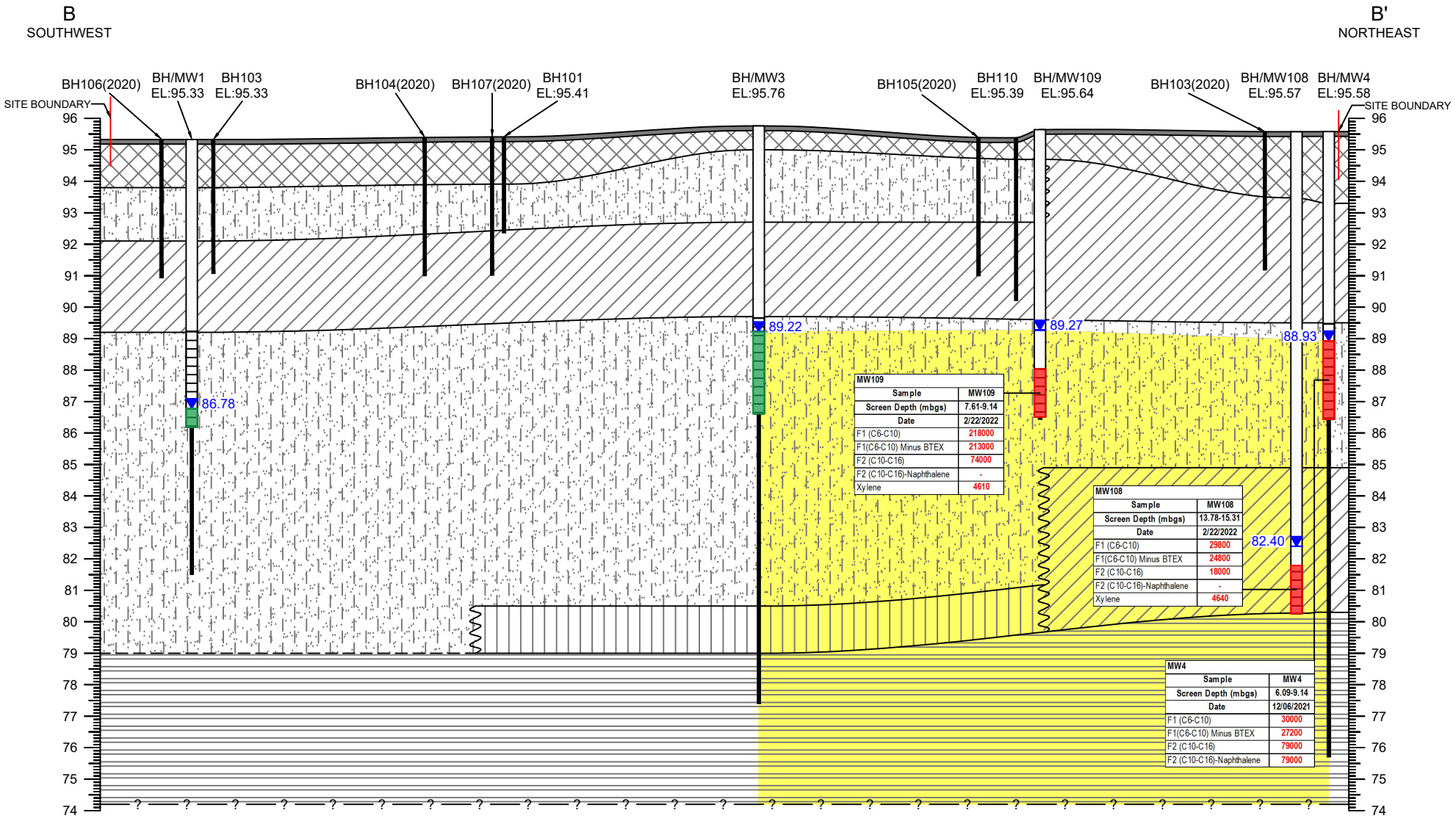

Parameter	Table 3 Soil Standards*	Units
F1 (C6-C10)	750	ug/L
F1(C6-C10) Minus BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
F2 (C10-C16)-Naphthalene	-	-
Xylene	4200	ug/L

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION B-B' WITH PHC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18H

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B
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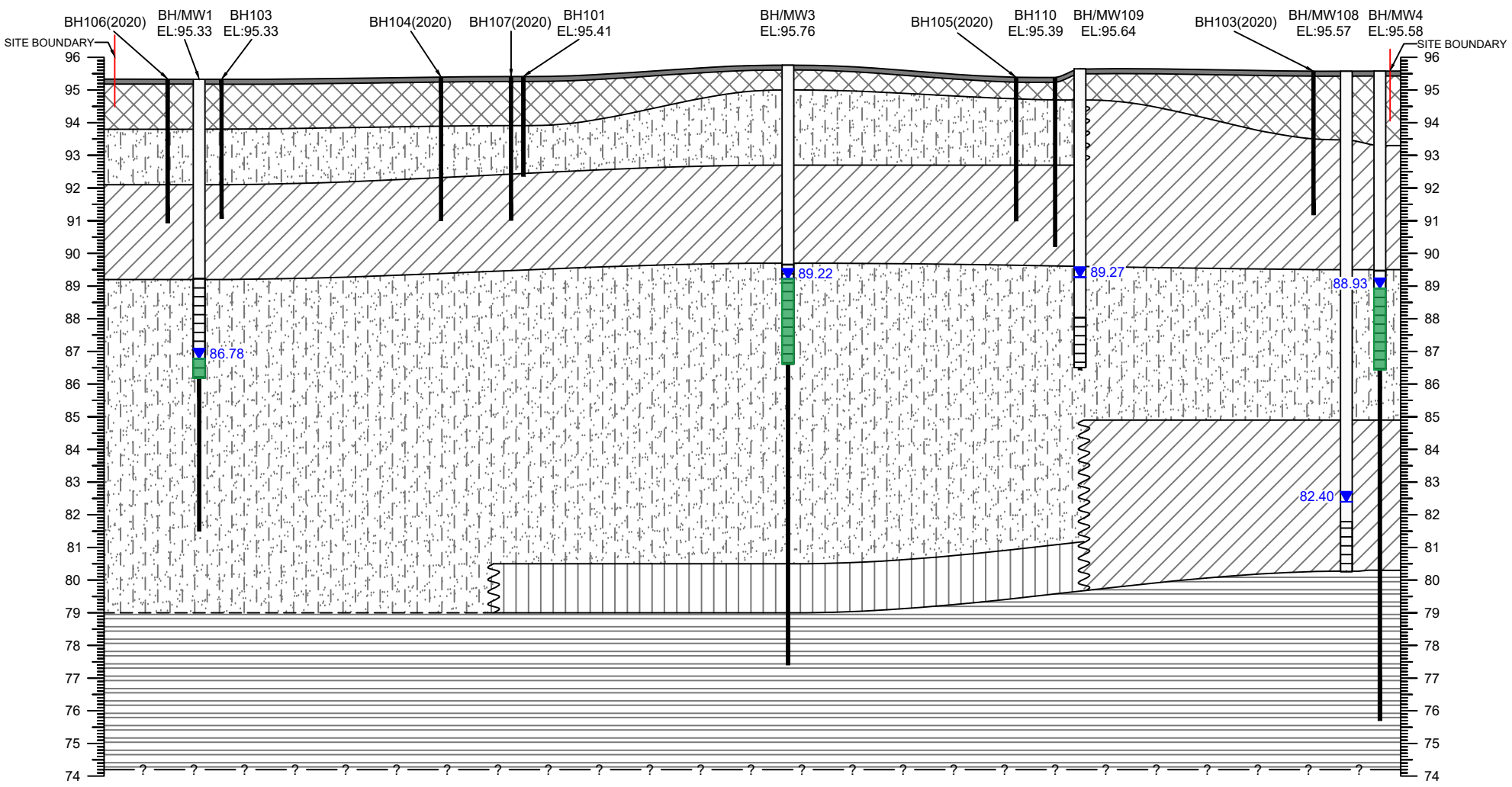

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION B-B' WITH VOC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 18I

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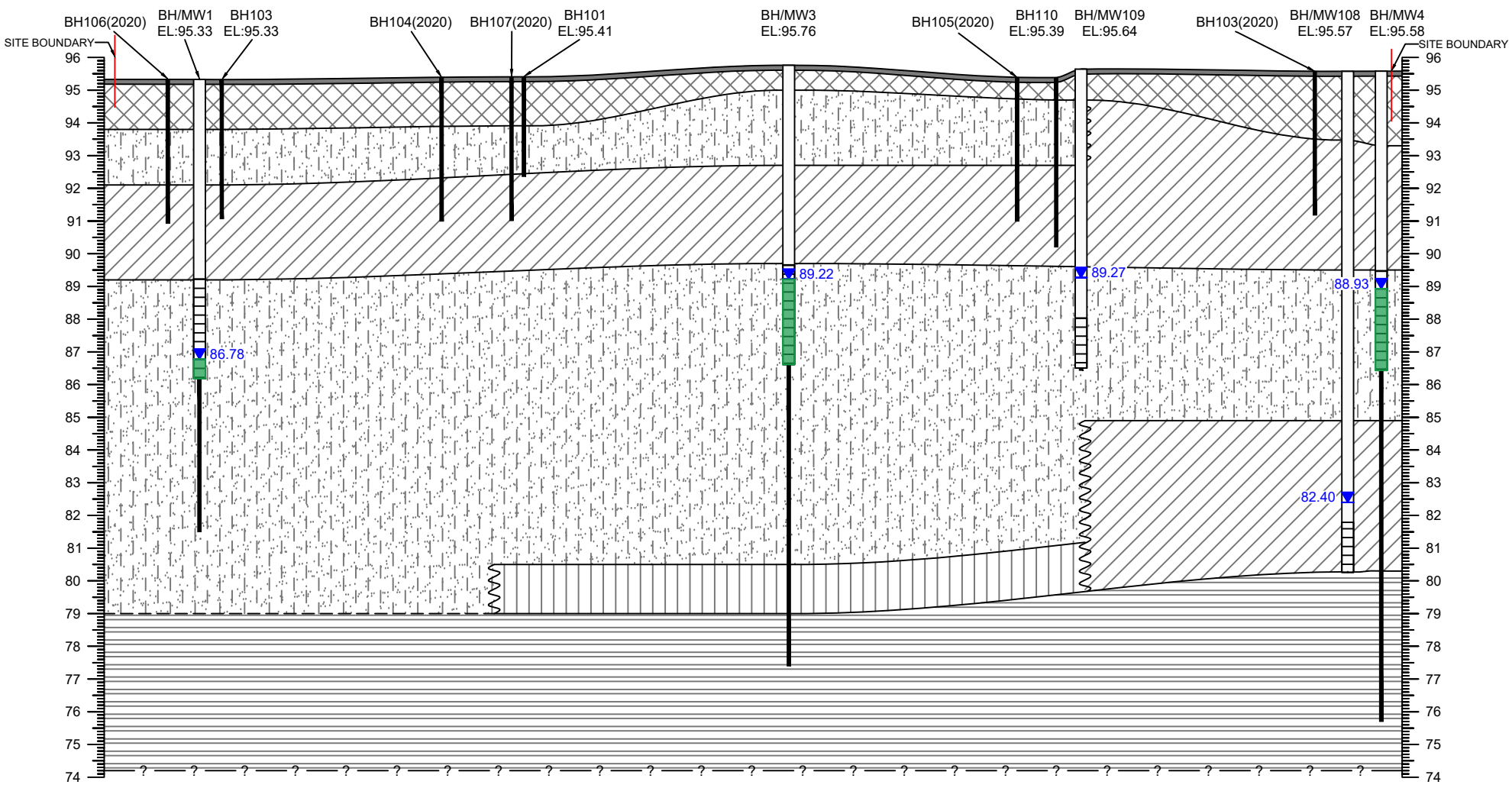
B'
NORTHEAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

LOCATION WHERE SAMPLE IS WITHIN O. REG. 153/04 TABLE 3 STANDARDS FOR ALL PARAMETERS ANALYZED IS SHOWN IN GREEN

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LEGEND:

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- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022

TITLE AND LOCATION:

CROSS SECTION B-B' WITH METALS CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE: AS NOTED	CK: JS
DATE: FEBRUARY 2022	FIG. NO.: 18J

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B
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B'
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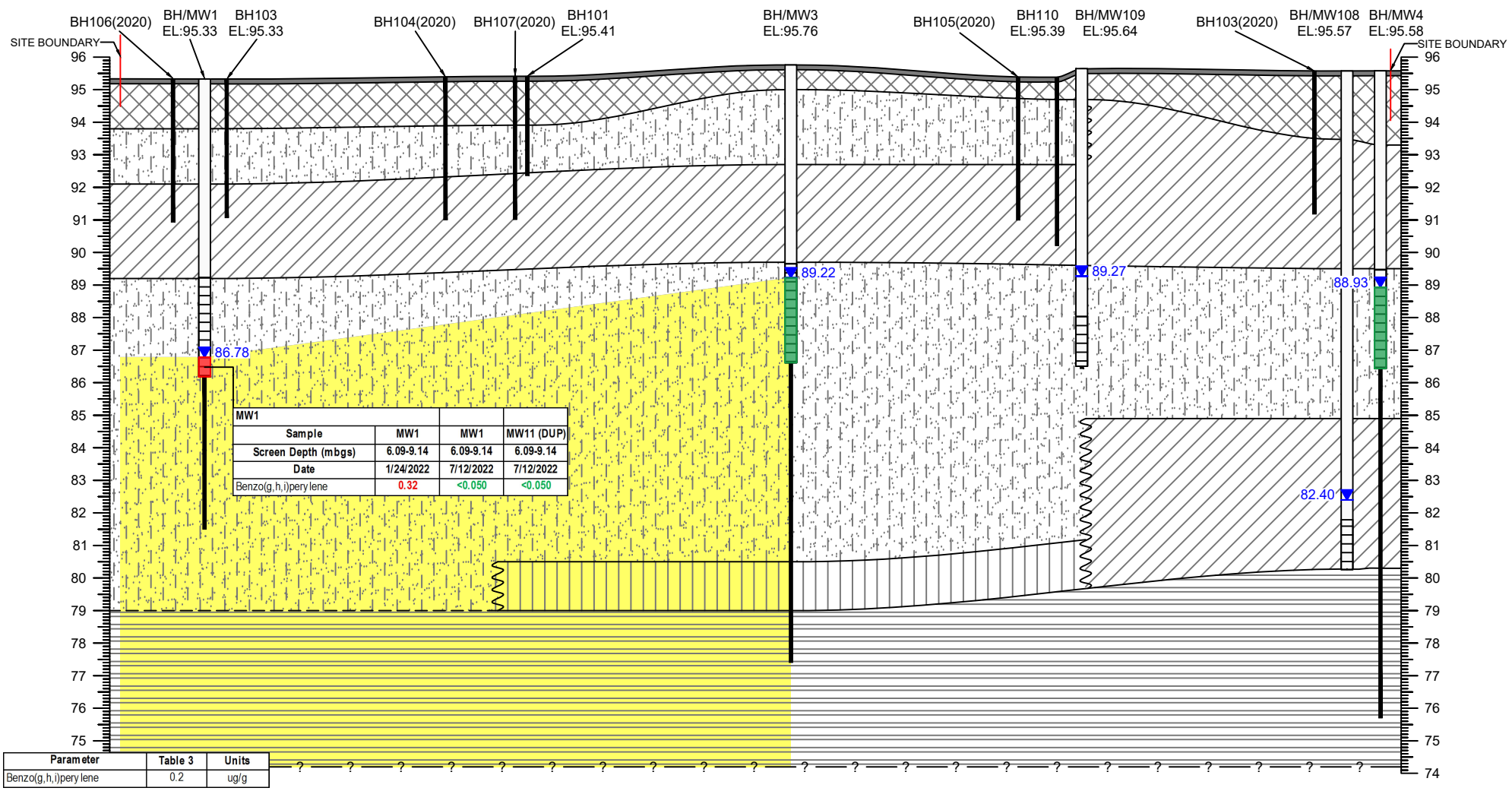

MW1			
Sample	MW1	MW1	MW11 (DUP)
Screen Depth (mbgs)	6.09-9.14	6.09-9.14	6.09-9.14
Date	1/24/2022	7/12/2022	7/12/2022
Benzo(g,h,i)perylene	0.32	<0.050	<0.050

Parameter	Table 3	Units
Benzo(g,h,i)perylene	0.2	ug/g

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS IN A NON-POTABLE GROUNDWATER CONDITION, RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ INDICATES FIELD DUPLICATE SAMPLE
mbgs - METRES BELOW GROUND SURFACE
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LEGEND:
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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED BETWEEN JANUARY AND FEBRUARY 2022
- EXTENT OF IMPACT

TITLE AND LOCATION:

CROSS SECTION B-B' WITH PAH CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-A0	JA
SCALE:	CK:
AS NOTED	JS
DATE:	FIG. NO.:
FEBRUARY 2022	18K

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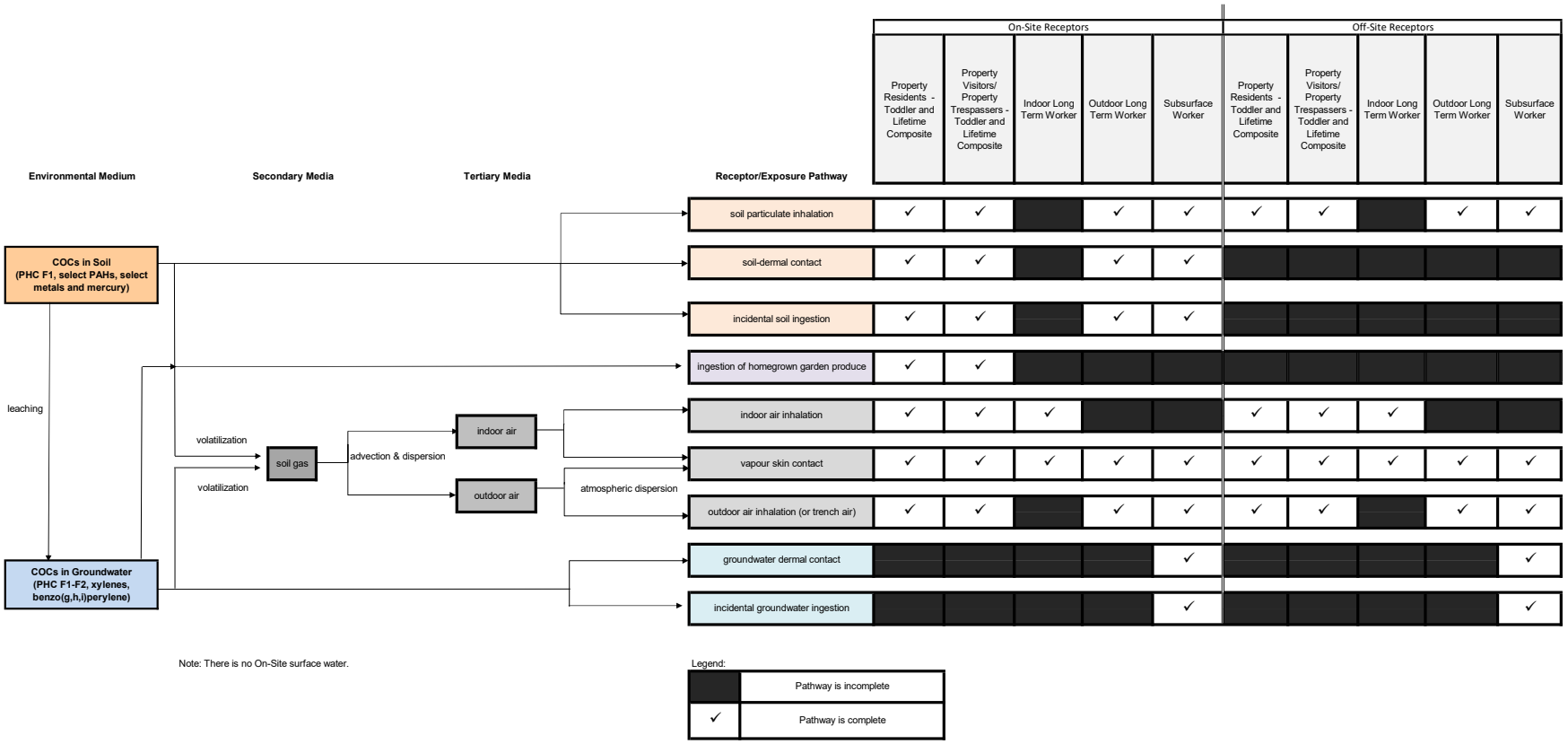
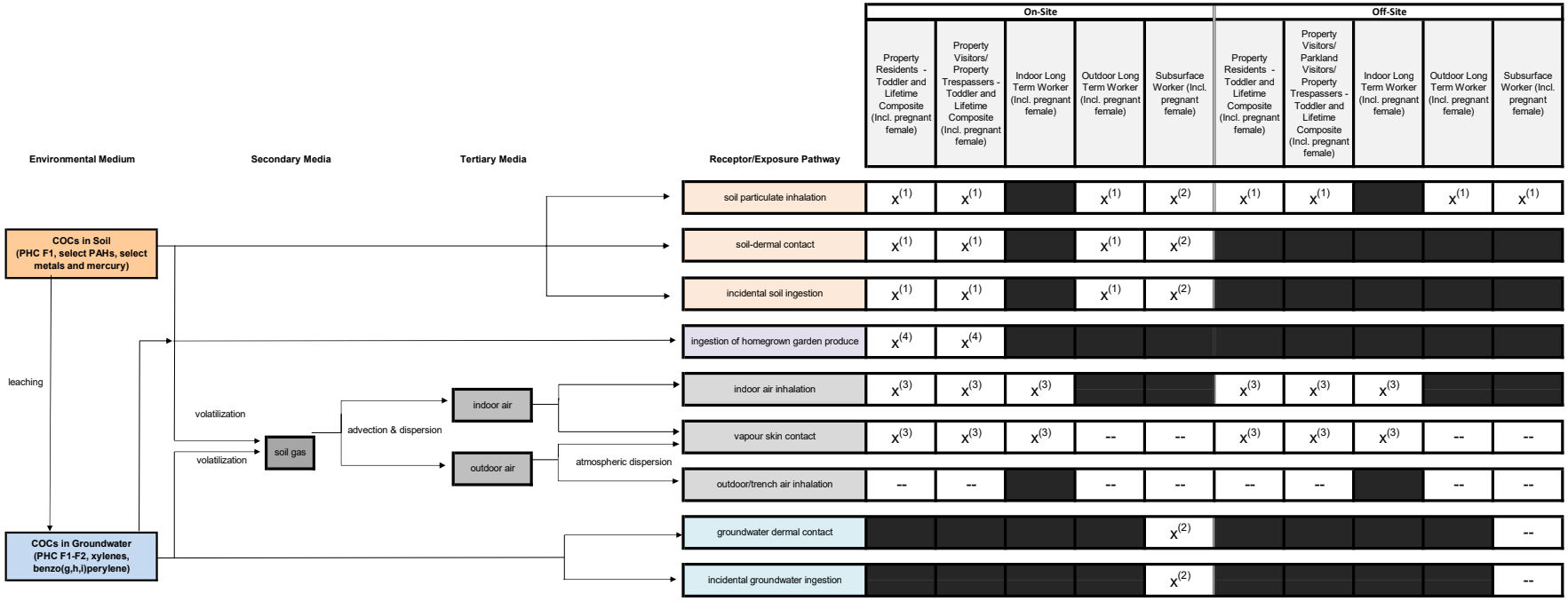

On-Site Receptors
Off-Site Receptors
Property Residents - Toddler and Lifetime Composite
Property Visitors/ Property Trespassers - Toddler and Lifetime Composite
Indoor Long Term Worker
Outdoor Long Term Worker
Subsurface Worker
Property Residents - Toddler and Lifetime Composite
Property Visitors/ Property Trespassers - Toddler and Lifetime Composite
Indoor Long Term Worker
Outdoor Long Term Worker
Subsurface Worker
Environmental Medium
Secondary Media
Tertiary Media
Receptor/Exposure Pathway
COCs in Soil (PHC F1, select PAHs, select metals and mercury)
leaching
volatilization
volatilization
soil gas
advection & dispersion
indoor air
outdoor air
atmospheric dispersion
COCs in Groundwater (PHC F1-F2, xylenes, benzo(g,h,i)perylene)
soil particulate inhalation
soil-dermal contact
incidental soil ingestion
ingestion of homegrown garden produce
indoor air inhalation
vapour skin contact
outdoor air inhalation (or trench air)
groundwater dermal contact
incidental groundwater ingestion
Note: There is no On-Site surface water.
Legend:
Pathway is incomplete
Pathway is complete

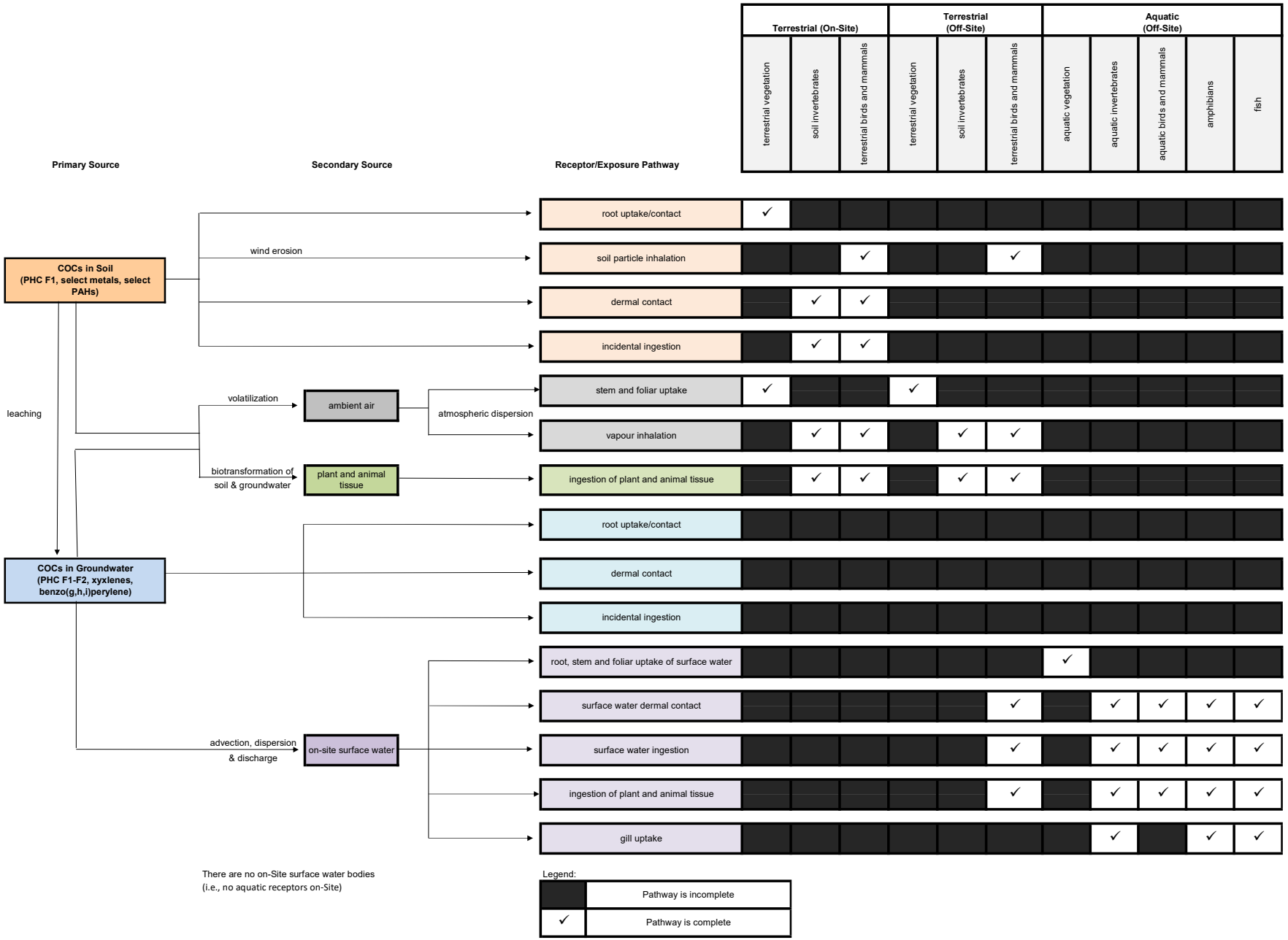


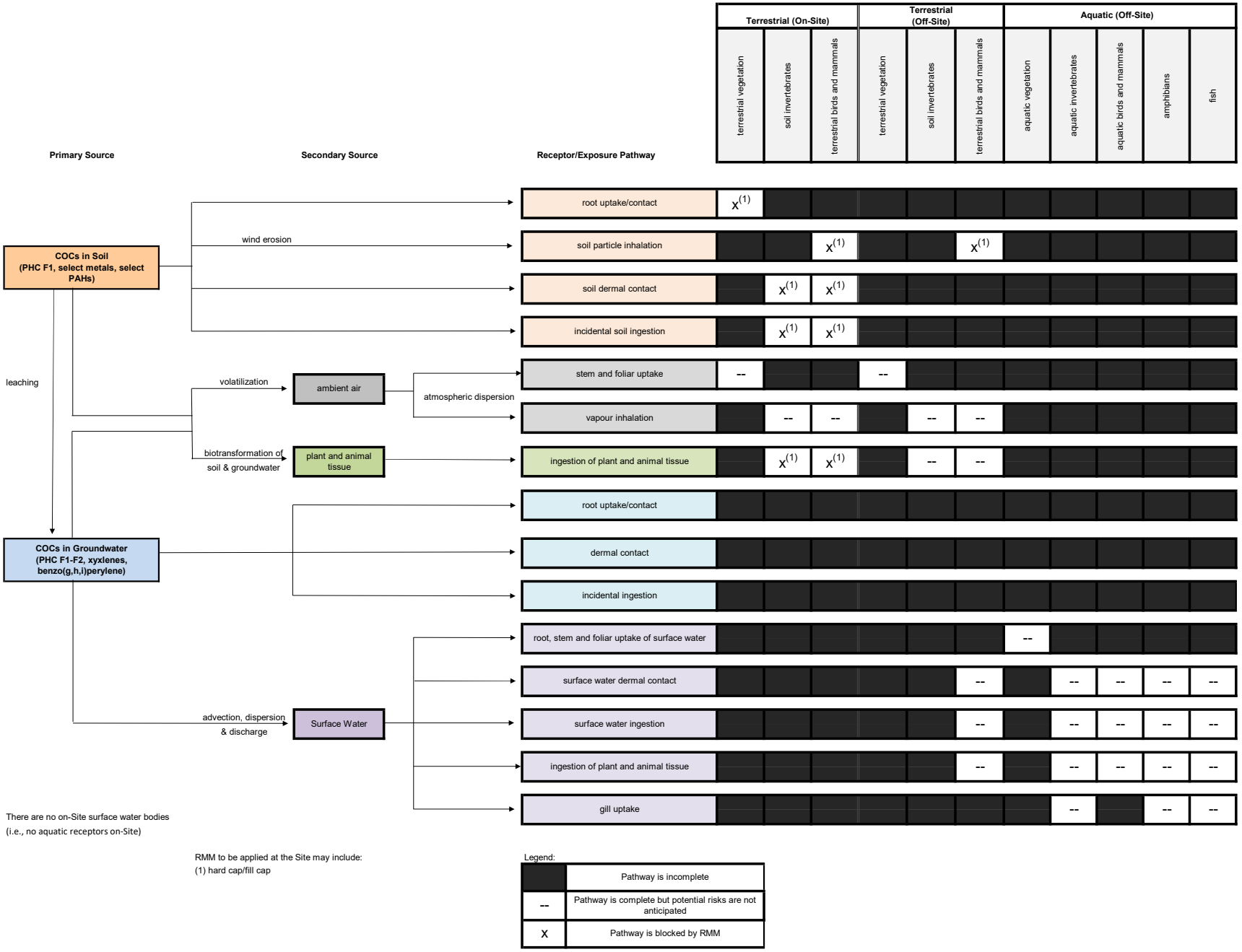
Note: There is no On-Site surface water.

RMM to be applied at the Site may include:
(1) hard cap/fill cap
(2) health and safety plan
(3) engineered measures for vapour intrusion mitigation
(4) garden produce restriction

Legend:

	Pathway is incomplete
--	Pathway is complete but potential risks are not anticipated
X	Pathway is Blocked by RMM


Terrestrial (On-Site)
Terrestrial (Off-Site)
Aquatic (Off-Site)
terrestrial vegetation
soil invertebrates
terrestrial birds and mammals
terrestrial vegetation
soil invertebrates
terrestrial birds and mammals
aquatic vegetation
aquatic invertebrates
aquatic birds and mammals
amphibians
fish
Primary Source
Secondary Source
Receptor/Exposure Pathway
COCs in Soil (PHC F1, select metals, select PAHs)
COCs in Groundwater (PHC F1-F2, xyxlenes, benzo(g,h,i)perylene)
leaching
wind erosion
volatilization
biotransformation of soil & groundwater
advection, dispersion & discharge
ambient air
plant and animal tissue
on-site surface water
atmospheric dispersion
root uptake/contact
soil particle inhalation
dermal contact
incidental ingestion
stem and foliar uptake
vapour inhalation
ingestion of plant and animal tissue
root uptake/contact
dermal contact
incidental ingestion
root, stem and foliar uptake of surface water
surface water dermal contact
surface water ingestion
ingestion of plant and animal tissue
gill uptake
There are no on-Site surface water bodies (i.e., no aquatic receptors on-Site)
Legend:
Pathway is incomplete
Pathway is complete


Terrestrial (On-Site)
Terrestrial (Off-Site)
Aquatic (Off-Site)
terrestrial vegetation
soil invertebrates
terrestrial birds and mammals
terrestrial vegetation
soil invertebrates
terrestrial birds and mammals
aquatic vegetation
aquatic invertebrates
aquatic birds and mammals
amphibians
fish
Primary Source
Secondary Source
Receptor/Exposure Pathway
COCs in Soil (PHC F1, select metals, select PAHs)
wind erosion
leaching
volatilization
ambient air
atmospheric dispersion
biotransformation of soil & groundwater
plant and animal tissue
COCs in Groundwater (PHC F1-F2, xyxlenes, benzo(g,h,i)perylene)
advection, dispersion & discharge
Surface Water
root uptake/contact
soil particle inhalation
soil dermal contact
incidental soil ingestion
stem and foliar uptake
vapour inhalation
ingestion of plant and animal tissue
root uptake/contact
dermal contact
incidental ingestion
root, stem and foliar uptake of surface water
surface water dermal contact
surface water ingestion
ingestion of plant and animal tissue
gill uptake
There are no on-Site surface water bodies (i.e., no aquatic receptors on-Site)
RMM to be applied at the Site may include:
(1) hard cap/fill cap
Legend:
Pathway is incomplete
-- Pathway is complete but potential risks are not anticipated
X Pathway is blocked by RMM

Tables

TABLE 1 - Areas of Potential Environmental Concern (APECs)

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Area of Potential Environmental Concern (APEC)[1]	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[2]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities (PCA identifier 1)	Entire Site	PCA#30 - Importation of Fill Material of Unknown Quality	On-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Soil
APEC 2: Potential use of de-icing salts in the parking lot.	Entire Site	PCA#Other - de-icing salts	On-Site	EC and SAR	Soil
APEC 3: Off-site PCAs to the south - historical dry cleaning, light manufacturing, metals work, coal storage and fuel tank (PCA identifiers 3, 4, 5, 6, 7, 8)	Southern portion of Site	PCA#37 - Operation of Dry Cleaning Equipment (where chemicals are used), PCA#Other - historical manufacturing, PCA#37 - Operation of Dry Cleaning Equipment (where chemicals are used), PCA#33 - Metal Treatment, Coating, Plating and Finishing, PCA#Other - Coal Storage, PCA#28 Gasoline and Associated Products in Fixed Tanks	Off-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI), PHCs, VOCs,	Groundwater
APEC 4: Off-site PCAs to the southeast - historic chemists, dry cleaning and dye works (PCA identifiers, 9, 10, 11)	Southeastern portion of site	PCA#8 - Chemical Manufacturing, Processing and Bulk Storage, PCA#37 - Operation of Dry Cleaning Equipment (where chemicals are used), PCA#17 - Dye Manufacturing, Processing and Bulk Storage	Off-site	PHCs, VOCs, PAHs	Groundwater
APEC 5: Historic fuel oil tank to the west (PCA identifier 12)	Northwestern portion of site	PCA#28 Gasoline and Associated Products in Fixed Tanks	Off-site	PHCs	Groundwater
APEC 6: Historic repair garage to the north (PCA identifier 13)	Northeastern portion of site	PCA#52 - Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-site	PHCs, VOCs	Groundwater

1. Area of Potential Environmental Concern means the area on, in or under a phase one study area where one or more contaminants are potentially present, as determined through the P One ESA, including through,
(a) identification of post or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activities.

2. Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3. When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

ABNs	PCBs	PCBs	Metals	Electrical Conductivity	SAR
CPs	PAHs	PAHs	As, Sb, Se	Cr (VI)	
1,4- Dioxane	THMs	THMs	Na	Hg	
Dioxins/Furans, PCDDs/PCI	VOCs	VOCs	B-HWS	Methyl Mercury	
Ocs	BTEX	BTEX	Cl-	high pH	
PHCs	Ca, Mg	Ca, Mg	CN-	low pH	

4. When submitting a record of site condition for filing, a copy of this table must be attached

Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290

TABLE 2 - Borehole Log Information

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Location ID	Ground Elevation (m)	Depth of BH (m bgs)	Bottom Elevation (m bgs)	Date Drilled	Drilling Contractor
BH1	95.325	14.48	80.845	6-Dec-21	Drill Tech Drilling Limited
BH2	95.576	9.91	85.666	11-Dec-21	Drill Tech Drilling Limited
BH3	95.763	19.05	76.713	6-Dec-21	Drill Tech Drilling Limited
BH4	95.578	21.34	74.238	7-Dec-21	Drill Tech Drilling Limited
BH5	95.153	16.00	79.153	9-Dec-21	Drill Tech Drilling Limited
BH101	95.409	3.65	91.759	7-Feb-22	Drill Tech Drilling Limited
BH102	95.385	3.65	91.735	7-Feb-22	Drill Tech Drilling Limited
BH103	95.325	3.65	91.675	7-Feb-22	Drill Tech Drilling Limited
BH104	95.801	3.65	92.151	7-Feb-22	Drill Tech Drilling Limited
BH105	95.539	5.18	90.359	7-Feb-22	Drill Tech Drilling Limited
BH106	95.138	8.38	86.758	8-Feb-22	Drill Tech Drilling Limited
BH107	95.238	9.21	86.028	9-Feb-22	Drill Tech Drilling Limited
BH108	95.574	15.30	80.274	9-Feb-22	Drill Tech Drilling Limited
BH109	95.644	9.21	86.434	7-Feb-22	Drill Tech Drilling Limited
BH110	95.385	5.18	90.205	9-Feb-22	Drill Tech Drilling Limited

Elevation based on geodetic benchmark.

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Soil Sample ID	Sample Depth Interval (m)	Rationale	Analysis
BH1 SS1	0.15-0.76	APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities APEC 2: Potential use of de-icing salts in the parking lot.	M&I, PAHs
BH1 SS5	3.05-3.66	APEC 3: Off-site PCAs to the south – historical dry cleaning, light manufacturing, metals work, coal storage and fuel tank	PHCs, BTEX, VOCs, M&I, PAH
BH2 SS1	0.15-0.76	APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities APEC 2: Potential use of de-icing salts in the parking lot.	M&I, PAHs
BH2 SS2	0.76-1.37	Surface Soil pH	pH
BH2 SS5	3.05-3.66	Subsurface Soil pH	pH
BH2 SS6	4.57-5.18	APEC 5: Historic fuel oil tank to the west	PHCs, BTEX, VOCs
BH3 SS1	0.17-0.76	APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities APEC 2: Potential use of de-icing salts in the parking lot.	M&I, PAHs
BH3 SS2	0.76-1.37	General Site Coverage	Grain Size
BH3 SS6	4.57-5.18	General Site Coverage	Grain Size
BH4 SS1	0.17-0.76	APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities APEC 2: Potential use of de-icing salts in the parking lot.	M&I, PAHs
BH4 SS6	4.57-5.18	APEC 6: Historic repair garage to the north	PHCs, BTEX, VOCs, M&I, PAH
BH5 SS1	0.17-0.76	APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former building cavities APEC 2: Potential use of de-icing salts in the parking lot.	M&I, PAHs
BH5 SS6	4.57-5.18	APEC 3: Off-site PCAs to the south – historical dry cleaning, light manufacturing, metals work, coal storage and fuel tank APEC 4: Off-site PCAs to the southeast – historic chemists, dry cleaning and dye works	PHCs, BTEX, VOCs
BH101 SS1	0.15-0.76	Horizontal Delineation	PAHs
BH102 SS1	0.15-0.76	Horizontal Delineation	PAHs
BH103 SS5	3.65-4.26	Vertical Delineation	PAHs
BH104 SS2	1.37-1.98	Horizontal Delineation	PAHs
BH104 SS5	3.05-3.66	Horizontal Delineation	PHCs, BTEX
BH105 SS5	3.05-3.66	Horizontal Delineation	PHCs, BTEX
BH106 SS9	8.38-8.99	Vertical Delineation	PHCs, BTEX
BH107 SS1	0.15-0.76	Horizontal Delineation	PAHs, Metals
BH107 SS7	5.18-5.79	Horizontal Delineation	PHCs, BTEX
BH108 SS7	5.18-5.79	Vertical Delineation	PAHs, Metals
BH109 SS2	1.37-1.98	Horizontal Delineation	PAHs, Metals
BH110 SS1	0.15-0.76	Horizontal Delineation	PAHs, Metals
QA/QC Samples:			
BH1-SS55	3.05-3.66	Duplicate of BH1 SS5	M&I, PAHs
BH4-SS66	4.57-5.18	Duplicate of BH4 SS6	M&I, PAHs

M&I - Metals and Inorganics
PAH - Polycyclic Aromatic Hydrocarbons
PHC - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
VOC - Volatile Organic Compound

TABLE 4 - Monitoring Well Installation Details

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Location ID	Ground Elevation (masl)	Measured Depth of MW (m bgs)	Screen Length (m)	Top of Screen (Measured)	Bottom of Screen (Measured)	Geologic Units Intercepted by Well Screen	Well Condition
BH1	95.325	9.35	3.05	89.03	85.98	Sandy Silt Till	Intact
BH2	95.576	9.15	3.05	89.48	86.43	Clayey Silt Till	Intact
BH3	95.763	9.32	3.05	89.49	86.44	Sandy Silt Till	Intact
BH4	95.578	9.30	3.05	89.33	86.28	Sandy Silt Till, Silty Sand Till	Intact
BH5	95.153	9.35	3.05	88.85	85.80	Sandy Silt, Silty Sand Till	Intact
BH107	95.238	9.21	3.05	89.08	86.03	Clayey Silt Till	Intact
BH108	95.574	15.30	3.05	83.32	80.27	Sandy Silt Till	Intact
BH109	95.644	9.21	3.05	89.48	86.43	Clayey Silt Till	Intact

Elevation based on geodetic benchmark.

TABLE 5 - Summary of Groundwater Samples Submitted for Chemical Analysis

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

GW Sample ID	Sampling Date	Rationale	Analysis
MW1	24-Jan-22	APEC 3	M&I, PAH, PHCs, VOCs
MW2	24-Jan-22	APEC 5	M&I, PAH, PHCs, VOCs
MW3	24-Dec-21	GENERAL COVERAGE	M&I, PAH, PHCs, VOCs
MW4	24-Dec-21	APEC 6	M&I, PAH, PHCs, VOCs
MW5	24-Dec-21	APEC 3,4	M&I, PAH, PHCs, VOCs
MW107	22-Feb-22	Horizontal Delineation	PHCs, BTEX
MW108	22-Feb-22	Vertical Delineation	PHCs, BTEX
MW109	22-Feb-22	Horizontal Delineation	PHCs, BTEX
QA/QC Samples:			
FIELD BLANK	24-Dec-21	QA/QC	PHCs
TRIP BLANK	24-Dec-21	QA/QC	VOCs
MW55	24-Dec-21	Duplicate of MW5	M&I, PAH, PHCs, VOCs

M&I - Metals and Inorganics
PAH - Polyaromatic Hydrocarbons
PHC - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
VOC - Volatile Organic Compound

TABLE 6 - Water Level Depths and Elevations

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Location ID	Ground Elevation (masl)	Water Level Depth (m bg)	Water Level Elevation (m asl)	Date
BH/MW1	95.325	Dry	-	14-Dec-21
		Dry	-	23-Dec-21
		Dry	-	11-Jan-22
		8.55	86.78	13-Jan-22
BH/MW2	95.58	Dry	-	14-Dec-21
		Dry	-	23-Dec-21
		8.93	86.65	11-Jan-22
		7.76	87.82	13-Jan-22
BH/MW3	95.763	8.49	87.28	14-Dec-21
		8.09	87.67	24-Dec-21
		6.99	88.77	11-Jan-22
		6.54	89.22	13-Jan-22
BH/MW4	95.578	6.50	89.08	23-Dec-21
		6.46	89.12	24-Dec-21
		6.65	88.93	11-Jan-22
		6.65	88.93	13-Jan-22
BH/MW5	95.153	5.62	89.53	14-Dec-21
		8.60	86.55	23-Dec-21
		7.68	87.47	11-Jan-22
		6.63	88.52	13-Jan-22
BH/MW107	95.238	8.43	86.81	14-Feb-22
		6.90	88.34	22-Feb-22
BH/MW108	95.574	12.64	82.93	14-Feb-22
		12.84	82.40	22-Feb-22
BH/MW109	95.644	7.35	88.29	14-Feb-22
		6.30	89.27	22-Feb-22

TABLE 7A - Summary of Horizontal Hydraulic Gradients (Overburden South to North)

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Well Pair	Separation Distance (m)	Groundwater Elevations** (m)	Elevation Difference (m)	Hydraulic Gradient* (m/m)
MW1 MW4	66.0	86.78 88.93	2.15	0.033

*The horizontal hydraulic gradient between monitoring well pair is calculated from i = Δh/Δs, where I is the horizontal hydraulic gradient, Δh (m) is the groundwater elevation difference and Δs (m) is the distance apart.

**Groundwater elevations measured on January 13, 2022 by EXP.

TABLE 7B - Summary of Horizontal Hydraulic Gradients (Overburden North to South)

GTR-210183382-A0 - Phase Two Environmental Site Assessment

15 Denison Avenue, Toronto, Ontario

Well Pair	Separation Distance (m)	Groundwater Elevations** (m)	Elevation Difference (m)	Hydraulic Gradient* (m/m)
MW2 MW5	61.0	87.82 88.52	0.70	0.011

*The horizontal hydraulic gradient between monitoring well pair is calculated from i = Δh/Δs, where I is the horizontal hydraulic gradient, Δh (m) is the groundwater elevation difference and Δs (m) is the distance apart.

**Groundwater elevations measured on January 13, 2022 by EXP.

Appendix A – Sampling and Analysis Plan

Phase Two Environmental Site Assessment

1. Introduction

This Appendix presents the Sampling and Analysis Plan (SAAP) that was developed in support of the Phase Two Environmental Assessment Work (ESA) for the property located at 15 Denison Avenue, in Toronto, Ontario. The property municipally addressed as 15 Denison Avenue is hereinafter referred to as the 'Site'. The Site is located on the east side of Denison Avenue, west side of Augusta Avenue and South side of Wolseley Street, approximately 45 metres north of Queen Street West. The Phase Two ESA will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in EXP April 2022 Phase One ESA and delineate any areas of contamination identified to support the subsequent filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment (MOE) Brownfields Environmental Site Registry, which might be required. The SAAP presents the procedures and measures that will be undertaken during field investigative activities to characterize the Site conditions and meet the data quality objectives of the Phase Two ESA.

The SAAP presents the sampling program proposed for the Site, the recommended procedures and protocols for sampling and related field activities, the data quality objectives, and the quality assurance/ quality control measures that will be undertaken to provide for the collection of accurate, reproducible and representative data.

2. Field Sampling Program

The field sampling program was developed to provide for the collection of samples for chemical analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (collectively known as 'BTEX'), volatile organic compounds (VOCs), and polyaromatic hydrocarbons (PAHs) in soil and for the analysis of PHCs, BTEX, VOCs, PAHS, and metals and inorganics (M&I) in soil and groundwater.

The soil sampling will be location-specific to assess for the potential presence of M&I, PHCs, BTEX, VOCs, and PAHs based on the identification of areas of potential environmental concern (APECs), and subsequently, areas of contamination. Vapour readings will also be collected in the field to determine samples to be submitted for BTEX and PHC F1-F2 analysis. The soil sample intervals will extend from the surface up to a maximum depth of approximately 21.34 meters (m) below grade surface (bgs).

The groundwater sampling will be location-specific to assess for the potential presence of PHCs, BTEX, VOCs, PAHs and metals and inorganics based on the identification of APECs, and subsequently, areas of contamination. The monitoring well network will comprised of eight (8) newly installed wells. It is noted that all eight (8) monitoring wells will be utilized for Phase Two ESA.

Vertical control of the boreholes and monitoring wells will be obtained through the completion of an elevation survey with reference to a local structure with a known geodetic elevation. Groundwater flow and direction in the water table aquifer will also be determined through groundwater level measurements and the elevations established from the Site elevation survey.

3. Field Methods

To meet the requirements of the field sampling program, the following field investigative methods will be undertaken:

- Borehole Drilling;
- Soil Sampling;
- Monitoring Well Installation;
- Monitoring Well Development;
- Groundwater Level Measurements;
- Elevation Survey; and,
- Groundwater Sampling.

The field investigative methods will be performed following the procedures and protocols set out in EXP's standard operating procedures and are outlined below:

3.1 Borehole Drilling

Boreholes will be advanced at the Site to facilitate the collection of soil samples for chemical analysis and geologic characterization; and, for the installation of groundwater monitoring wells. A total of fifteen (15) including ten (10) delineation boreholes are proposed to be advanced at the Site, up to a maximum depth of approximately 21.34 m below grade, to provide for the collection of samples of the surficial and subsurface soil beneath the Site. Please note, all fifteen (15) of the boreholes will be used for the environmental investigation. The borehole locations will be selected to determine the presence or absence of impacts in the soils and the upper overburden groundwater and to address the APECs outlined in EXP's April 2022 Phase One ESA Report. The subsequent borehole locations will be selected to delineate potential soil impacts as required.

Prior to borehole drilling, utility clearances will be obtained from public and private locators, as required. If any uncertainty regarding the location of a buried utility at a borehole location is encountered, hand augering or digging will be performed beforehand to confirm the location of the utility.

Where there is overlying asphalt or concrete, the overlying material will be mechanically cored to provide access to the underlying soil materials. The borehole drilling program will be conducted by a licensed driller under the oversight of EXP field staff. Auger flights will be cleaned prior to the commencement of drilling at each borehole location.

3.2 Soil Sampling

Soil samples will be collected for chemical analysis and geologic property characterization. The soil samples will be collected using 5 cm diameter, 61 cm long, split spoons and hollow stem augers or a 5 cm diameter, 1.5 m long, duel tube sampling system with interior dedicated vinyl sampling tubes. Upon retrieval from the boreholes, the split spoons or vinyl sampling tubes will be placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores will be logged and the samples will be assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes will be texturally, visually and olfactory classified in the field and in the laboratory. Soil samples will be logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings. A Photo-ionization Detector (PID) or GastechtorTM will be utilized to screen the soil samples for Total Organic Vapour (TOV). Representative worst-case soil samples from each borehole will be collected and submitted to a certified laboratory for analysis based on TOV readings, sample depth, visual and/or olfactory field observations.

Recommended volumes of soil samples selected for chemical analysis will be collected into pre-cleaned laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC/BTEX and VOCs will be collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes

and sealed using Teflon lined septa lids. The samples will be placed into clean insulated coolers chilled with ice for storage and transport. The samples will be assigned unique identification numbers, and the date, time, location, and requested analyses for each sample will be documented in a bound field note book. The samples will be submitted to the contractual laboratory within analytical test group holding times under Chain of Custody protocols. New disposable chemical resistant gloves will be used for each soil core to prevent sample cross-contamination.

3.3 Monitoring Well Installation

A proposed total of five (5) boreholes will be instrumented as groundwater monitoring wells installed with 1.5 to 3 m long screens intercepting the native overburden material, where the shallow water table aquifer is expected, extending to depths of approximately 9.14 m below grade. The monitoring wells will be constructed using 51 mm diameter, Schedule 40, PVC riser pipe and number 10 slot size (0.25 mm) well screens. The base of the well screen will be sealed with threaded flush PVC end caps. All well pipe connections will be factory machined threaded flush couplings. The annular space around the well screen will be backfilled with silica sand, to an average height of 0.6 m above the top of the screen. Granular bentonite will be placed in the borehole annulus from the top of the sand pack to approximately 0.3 m below grade. The monitoring well will be completed with flush-mounted protective steel casings cemented into place.

It is noted that all five (5) out of eight (8) the monitoring wells will be utilized for the Phase Two ESA in conjunction with the geotechnical and hydrological investigation and the remaining three (3) monitoring wells will be utilized to support the environmental investigation.

3.4 Monitoring Well Development

The newly installed monitoring wells, will be developed to remove fine sediment particles potentially lodged in the sand pack and well screen to enhance hydraulic communication with the surrounding formation waters. The monitoring wells will be developed using a dedicated low-density polyethylene (LDPE) tubing, equipped with an inertial foot valve to disturb the water column. The wells will be developed until approximately 3 to 5 well volumes of water will be removed and/or until purged dry. Well development details will be documented on a well development log sheet or in a bound hard cover notebook. All development waters will be collected and stored in labeled, sealed containers.

3.5 Groundwater Level Measurements

Groundwater level measurement will be recorded for the newly installed monitoring well to determine the depth of the water table aquifer beneath the Site. The water level will be measured with respect to the top of the PVC riser pipe by means of an electronic water level meter. The water levels will be recorded on water level log sheets or in a bound field notebook. The water level meter probe will be decontaminated between monitoring well locations.

3.6 Elevation Survey

An elevation survey will be conducted to obtain vertical control of the newly installed monitoring well location and boreholes. The top of the PVC riser pipe of the monitoring well and ground surface elevation of the monitoring well and borehole locations will be surveyed against an geodetic benchmark, or if unavailable, against a suitable arbitrary benchmark. Elevations measured against a geodetic/arbitrary benchmark will be recorded as meters above mean sea level (m AMSL). The elevation survey will be accurate to within ± 0.3 cm.

3.7 Field Measurements of Water Quality Parameters

Prior to collecting the groundwater sample, field measurements of water quality parameters will be recorded from the monitoring wells utilizing low-flow purging and sampling methodologies. Groundwater will be purged from the monitoring wells using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels will be recorded in three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Generally well purging will continued until the purged water has chemically stabilized as indicated by field

parameter measurements and the well head drawdown is maintained within 10 cm for 3 consecutive readings. In the event that the parameters do not stabilize or the well head drawdown is too significant, the groundwater is to recover to approximately 75% of static levels before sampling.

The multi-meter electrodes will be calibrated prior to receipt of the meter by the supplier using in-house pH and conductivity reference standards. All collected purged water will be stored on-Site in labeled, sealed containers. Equipment used during groundwater monitoring will be thoroughly cleaned and decontaminated between wells.

3.8 Groundwater Sampling

Upon completion the field measurements of water quality parameters, groundwater samples will be collected for chemical analysis using the peristaltic pump and dedicated LDPE tubing. Recommended groundwater sample volumes will be collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples will be placed in an insulated cooler chilled with ice for storage and transport. Samples for BTEX and VOC analysis will be collected in triplicate vials prepared with concentrated hydrochloric acid or an acceptable substitute as a preservative. Each vial will be inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no head-space is present.

The groundwater sample will be assigned a unique identification number, and the date, time, project number, company name, location and requested analyses will be documented in a bound hard cover notebook. The sample will be submitted to the contractual laboratory within analytical test group holding times under chain of custody protocols. New disposable chemical resistant gloves will be used for each sampling location to prevent sample cross-contamination.

4. Field Quality Assurance/Quality Control Program

The objective of the field quality assurance/quality control (QA/QC) program is to obtain soil and groundwater samples and other field measurements that provide data of acceptable quality that meets the objectives of the Phase Two ESA. The objectives of the QA/QC program will be achieved through the implementation of procedures for the collection of unbiased (i.e. non-contaminated) samples, sample documentation and the collection of appropriate QC samples to provide a measure of sample reproducibility and accuracy. The field QA/QC measures will comprise:

- Decontamination Protocols;
- Equipment Calibration;
- Sample Preservation;
- Sample Documentation; and,
- Field Quality Control Samples.

Details on the field QA/QC measures are provided below.

4.1 Decontamination Protocols

Decontamination protocols will be followed during field sampling where non-dedicated sampling equipment is used to prevent sample cross contamination. For the borehole drilling and soil sampling, soil sampling devices will be cleaned/decontaminated between sampling intervals and auger flights between borehole locations in according with SOP requirements. For the monitoring well installation, well components are not to come into contact with the ground surface prior to insertion into boreholes. Electronic water level meters will be decontaminated between monitoring well locations during well development, and purging activities. For hydraulic conductivity tests, the electronic water level meters will be decontaminated between sampling locations. All decontamination fluids will be collected and stored in sealed, labeled containers.

4.2 Equipment Calibration

All equipment requiring calibration will be calibrated in the field according to manufacturer's requirements using analytical grade reagents, or by the supplier prior to conducting field activities, and subsequently checked in the field. The calibration of all pre-calibrated instruments will be checked in the field using analytical grade reagents and re-calibrated as required. For multiple day sampling events, equipment calibration will be checked prior to the beginning of sampling activities. All calibration data will be documented in a bound hard cover notebook.

4.3 Sample Preservation

All samples will be preserved using appropriate analytical test group specific reagents, as required, and upon collection placed in pre-chilled insulated coolers packed with ice for storage and transport.

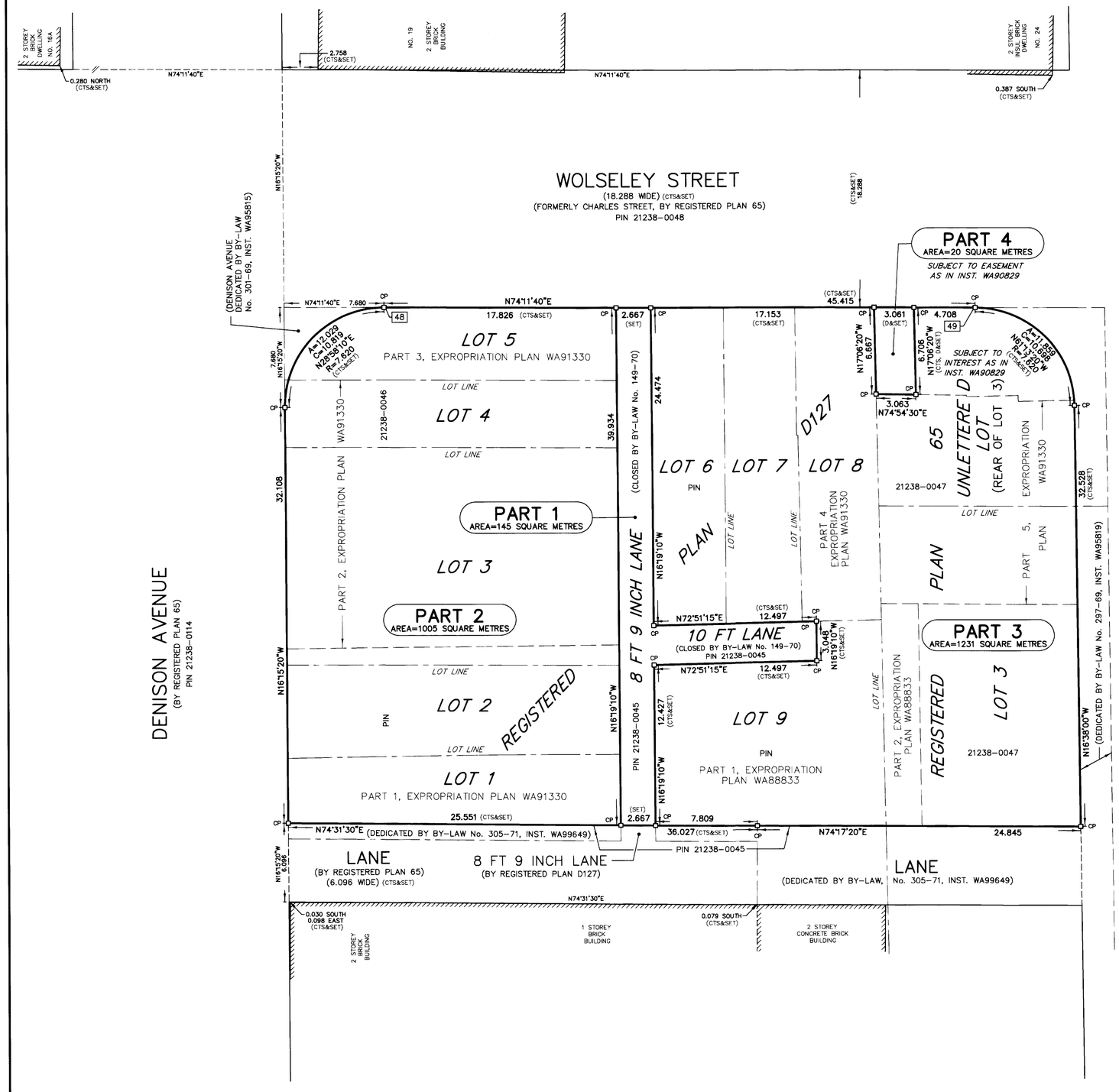
4.4 Sample Documentation

All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

4.5 Field Quality Control

Field quality control samples will be collected to evaluate the accuracy and reproducibility of the field sampling procedures. For groundwater sampling, one (1) field duplicate is to be collected for every ten (10) samples submitted for chemical analysis. For multiple day sampling events, at least one (1) field duplicate soil and groundwater sample will be submitted for chemical analysis. The field duplicate samples will be assessed by calculating the relative percent difference and comparing to the analytical test group specific acceptance criteria.

Appendix B – Survey Plan



I require this plan to be deposited under the Land Titles Act.

Date NOVEMBER 19, 2020

G.V.

GARY B. VANDERVEEN O.L.S.

PLAN 66R-31627

RECEIVED AND DEPOSITED

Date December 1, 2020

D. MANANDHAR

Representative for the Land Registrar for the Land Titles Division of THE TORONTO REGISTRY OFFICE (No. 66)

SCHEDULE					
PART	LOTS/LANE	PLAN	PIN	NAME OF MOST RECENT TRANSFEREE	AREA (M^2)
1	ALL OF 10 FT LANE AND PART OF 8 FT 9 INCH LANE	D127	PART OF 21238-0045	THE CORPORATION OF THE CITY OF TORONTO	145
2	ALL OF LOTS 2 AND 3 AND PART LOTS 1, 4 AND 5		ALL OF 21238-0046		1005
3	ALL OF LOTS 6, 7 AND 8 AND PART LOT 9		ALL OF 21238-0047		1231
	PART LOT 3 (NSQS) AND PART OF UNLETTERED LOT (REAR OF LOT 3) (NSQS)	65			
4	PART OF UNLETTERED LOT (REAR OF LOT 3) (NSQS)				20

PART 4 – SUBJECT TO EASEMENT AS IN INST. WA90829.

PLAN OF SURVEY OF
LOTS 2, 3, 6, 7 AND 8
PART OF LOTS 1, 4, 5 AND 9 AND
ALL OF 10 FT LANE
(CLOSED BY BY-LAW No. 149-70) AND
PART OF 8 FT 9 INCH LANE
(CLOSED BY BY-LAW No. 149-70)
REGISTERED PLAN D127
AND
PART OF LOT 3
(NORTH SIDE OF QUEEN STREET) AND
PART OF UNLETTERED LOT
(REAR OF LOT 3, NORTH SIDE OF QUEEN STREET)
REGISTERED PLAN 65
CITY OF TORONTO

SCALE 1 : 200

3 0 5 10 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

NOTES

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
CTS	DENOTES	CITY OF TORONTO SURVEY DEPARTMENT
SCP	DENOTES	SPECIFIED CONTROL POINT
NSQS	DENOTES	NORTH SIDE OF QUEEN STREET
D	DENOTES	INST. WA90829

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 02219740238 AND No. 02219740700 AND ARE REFERRED TO THE 3° MODIFIED TRANSVERSE MERCATOR GRID PROJECTION, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE, TOR_H-1974.

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988622.
AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 02219740238	312885.890	4834012.414
48	312796.815	4834085.810
49	312840.508	4834098.178

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 19, 2020.

NOVEMBER 19, 2020
DATE

G.V.
GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS
1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000 EMAIL: hjv@hjv-ols.ca

SCALE: 1:200	DRAWN BY: V.P.	CHKD. BY: G.V.	JOB NO: 20-2863-REF1

Appendix C – Borehole Logs

Log of Borehole BH 101

Project No. GTR-21018382-A0 Drawing No. 6

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

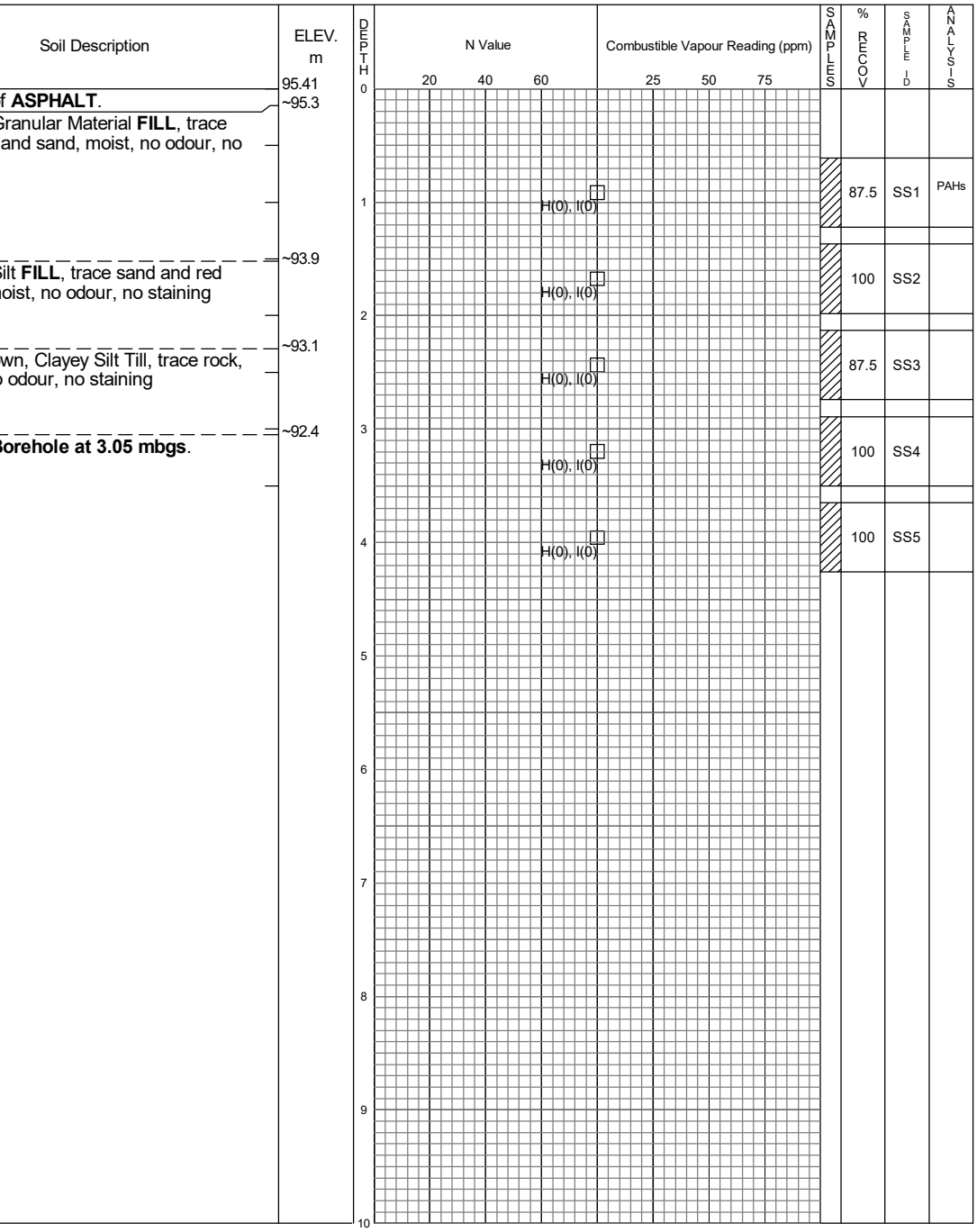
Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			95.41	0
		0.15 m of **ASPHALT**.	~95.3	
		Brown, Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining		1
			~93.9	
		Brown, Silt **FILL**, trace sand and red bricks, moist, no odour, no staining		2
			~93.1	
		Dark Brown, Clayey Silt Till, trace rock, moist, no odour, no staining		3
			~92.4	
		End of Borehole at 3.05 mbgs.		4
				5
				6
				7
				8
				9
				10



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	87.5	SS1	PAHs
	100	SS2	
	87.5	SS3	
	100	SS4	
	100	SS5	

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)

Log of Borehole BH 102

Project No. GTR-21018382-A0 Drawing No. 7

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

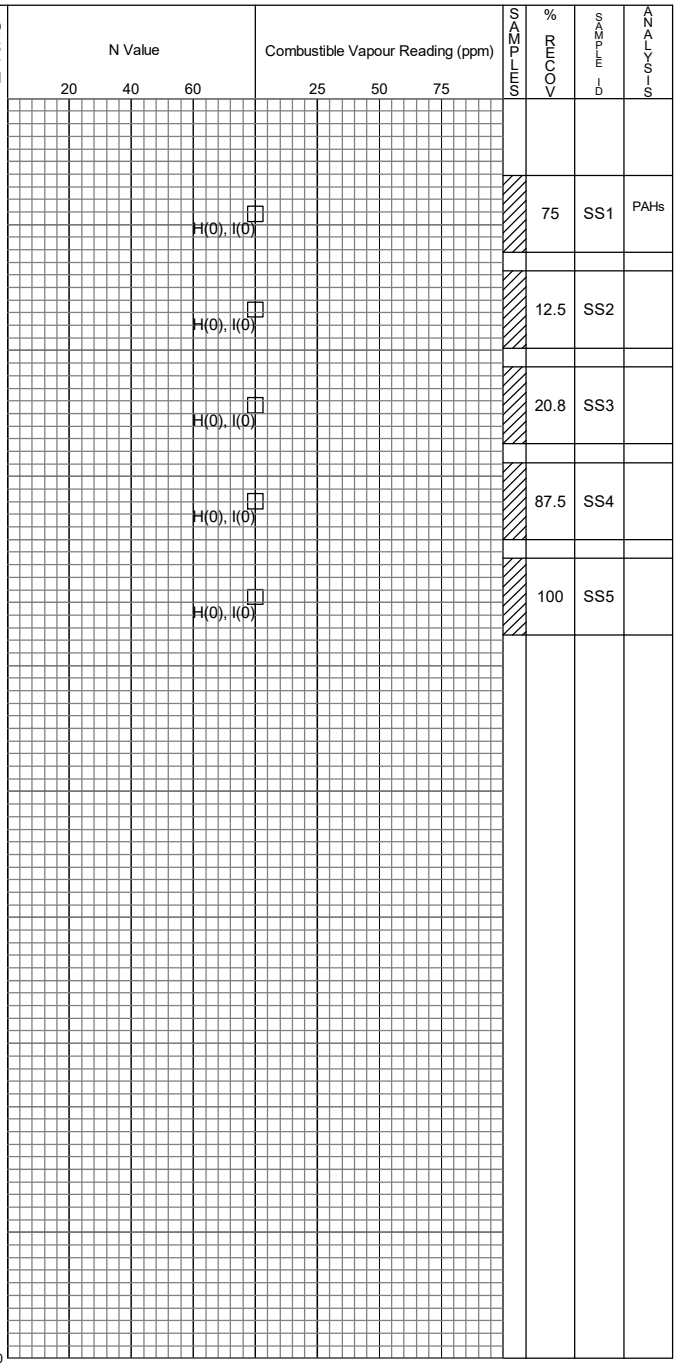
Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.39	0
		Brown, Granular Material **FILL**, trace rock, silt, moist, no odour, no staining	~95.2	
		Brown, Silt **FILL**, trace of rock sand, moist, no odour, no staining	~93.9	1
		Dark grey, Clayey Silt Till, trace rock, moist, no odour, no staining	~93.1	2
		End of Borehole at 3.05 mbgs.	~92.3	3
				4
				5
				6
				7
				8
				9
				10



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	75	SS1	PAHs
	12.5	SS2	
	20.8	SS3	
	87.5	SS4	
	100	SS5	

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)

Log of Borehole BH 103

Project No. GTR-21018382-A0 Drawing No. 8

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

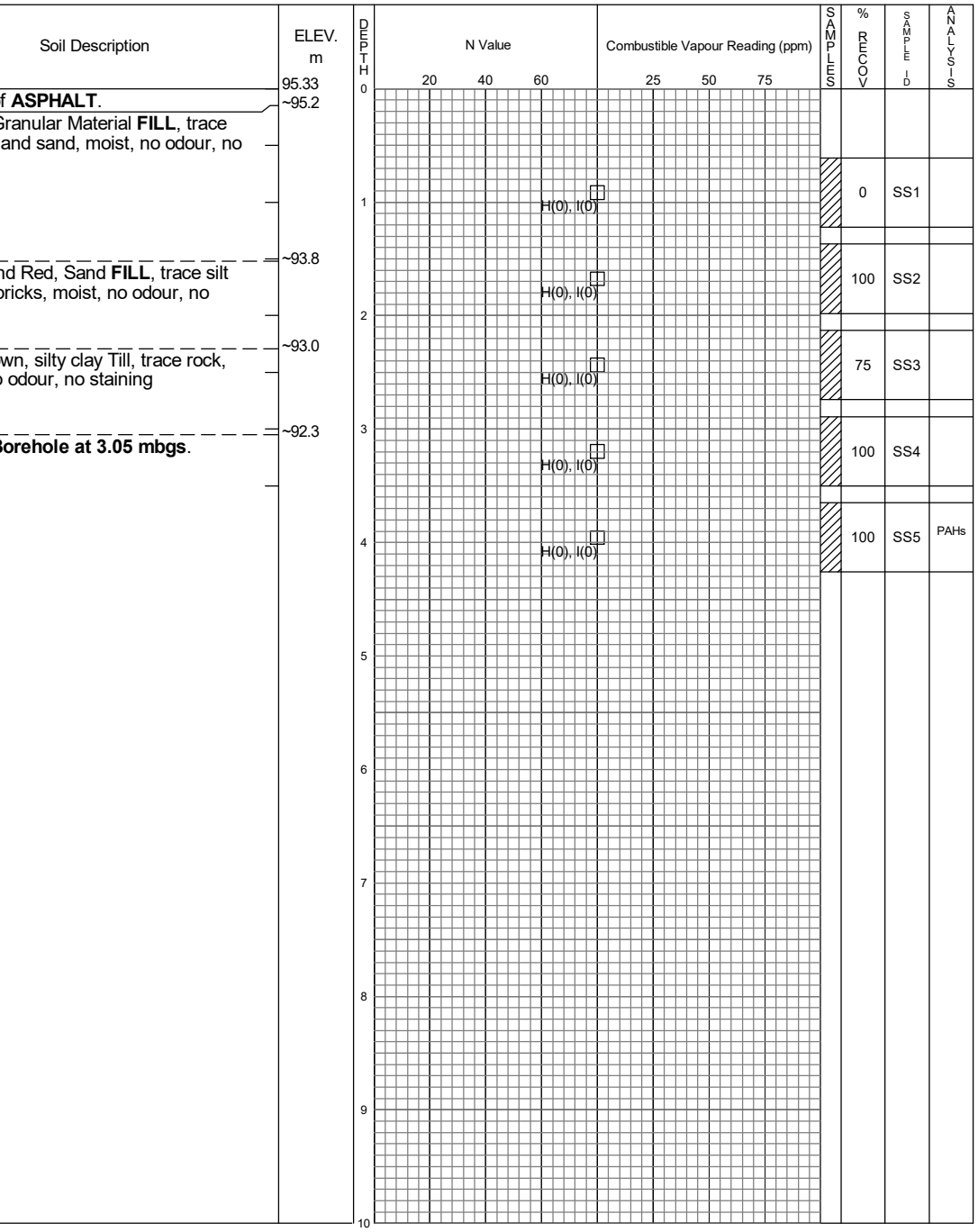
Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.33	0
		Brown, Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining	~95.2	
		Brown and Red, Sand **FILL**, trace silt and red bricks, moist, no odour, no staining	~93.8	2
		Dark Brown, silty clay Till, trace rock, moist, no odour, no staining	~93.0	
		End of Borehole at 3.05 mbgs.	~92.3	3



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	0	SS1	
	100	SS2	
	75	SS3	
	100	SS4	
	100	SS5	PAHs

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)

Log of Borehole BH 104

Project No. GTR-21018382-A0 Drawing No. 9

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

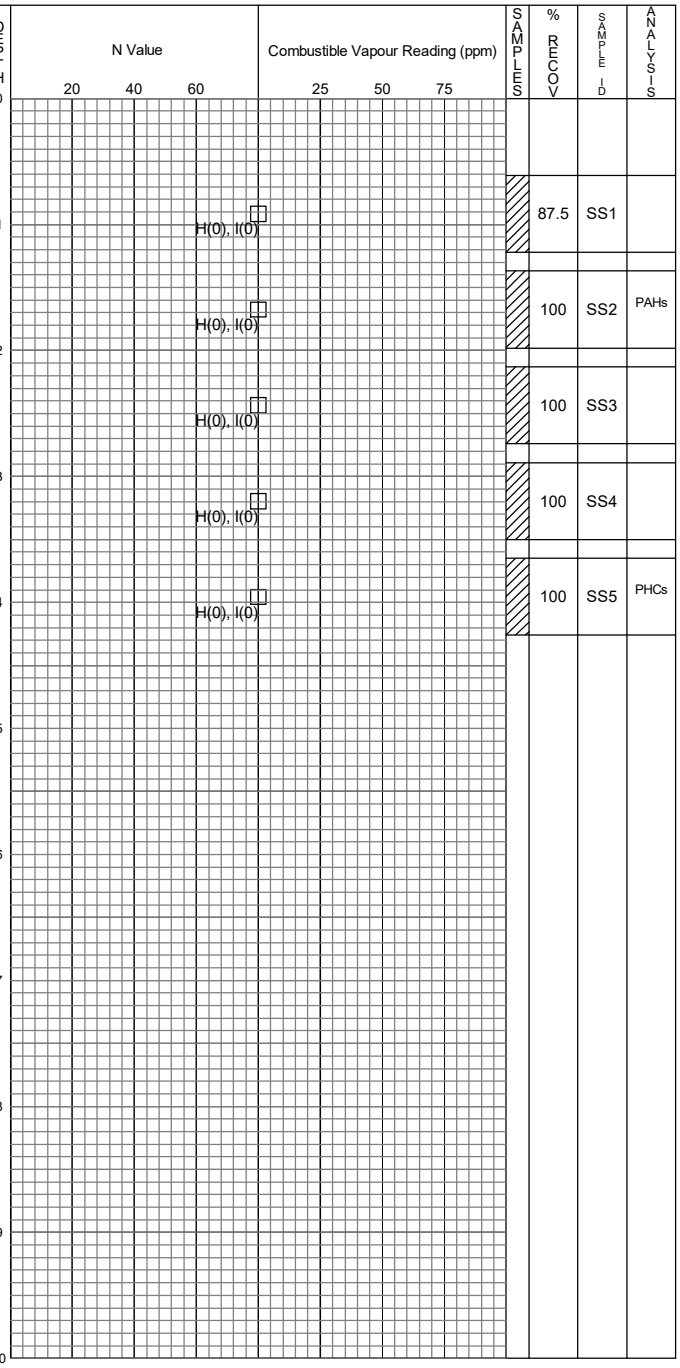
Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.80	0
		Brown, Granular Material **FILL**, trace rock, silt and clay, moist, no odour, no staining	~95.7	
		Brown, Silt **FILL**, trace sand and rock, moist, no odour, slight staining	~94.3	1
		Dark Brown, Silty clay Till, trace rock, moist, no odour, slight staining	~93.5	2
		End of Borehole at 3.05 mbgs.	~92.8	3
				4
				5
				6
				7
				8
				9
				10



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	87.5	SS1	
	100	SS2	PAHs
	100	SS3	
	100	SS4	
	100	SS5	PHCs

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Time	Water Level (m)	Depth to Cave (m)

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Log of Borehole BH 105

Project No. GTR-21018382-A0 | Drawing No. 10

Project: Phase Two ESA | Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.54	0
		Grey Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining	~95.4	
		Brown, Silt **FILL**, trace sand and red bricks, moist, no odour, no staining	~94.0	1
		Dark Brown, Sandy Silt Till, trace rock, moist, no odour, slight staining	~93.2	2
		Dark grey, Silty clay till, moist to wet, trace rock, no odour, no staining	~92.5	3
				4
				5
		End of Borehole at 5.18 mbgs.	~90.4	6
				7
				8
				9
				10

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	N Value	Combustible Vapour Reading (ppm)
	75	SS1		H(0), I(0)	
	100	SS2		H(0), I(0)	
	100	SS3		H(0), I(0)	
	100	SS4		H(0), I(0)	
	100	SS5	PHCs	H(0), I(0)	
	100	SS6		H(0), I(0)	
	100	SS7			

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Time	Water Level (m)	Depth to Cave (m)

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Log of Borehole BH 106

Project No. GTR-21018382-A0 Drawing No. 11

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 8, 2022

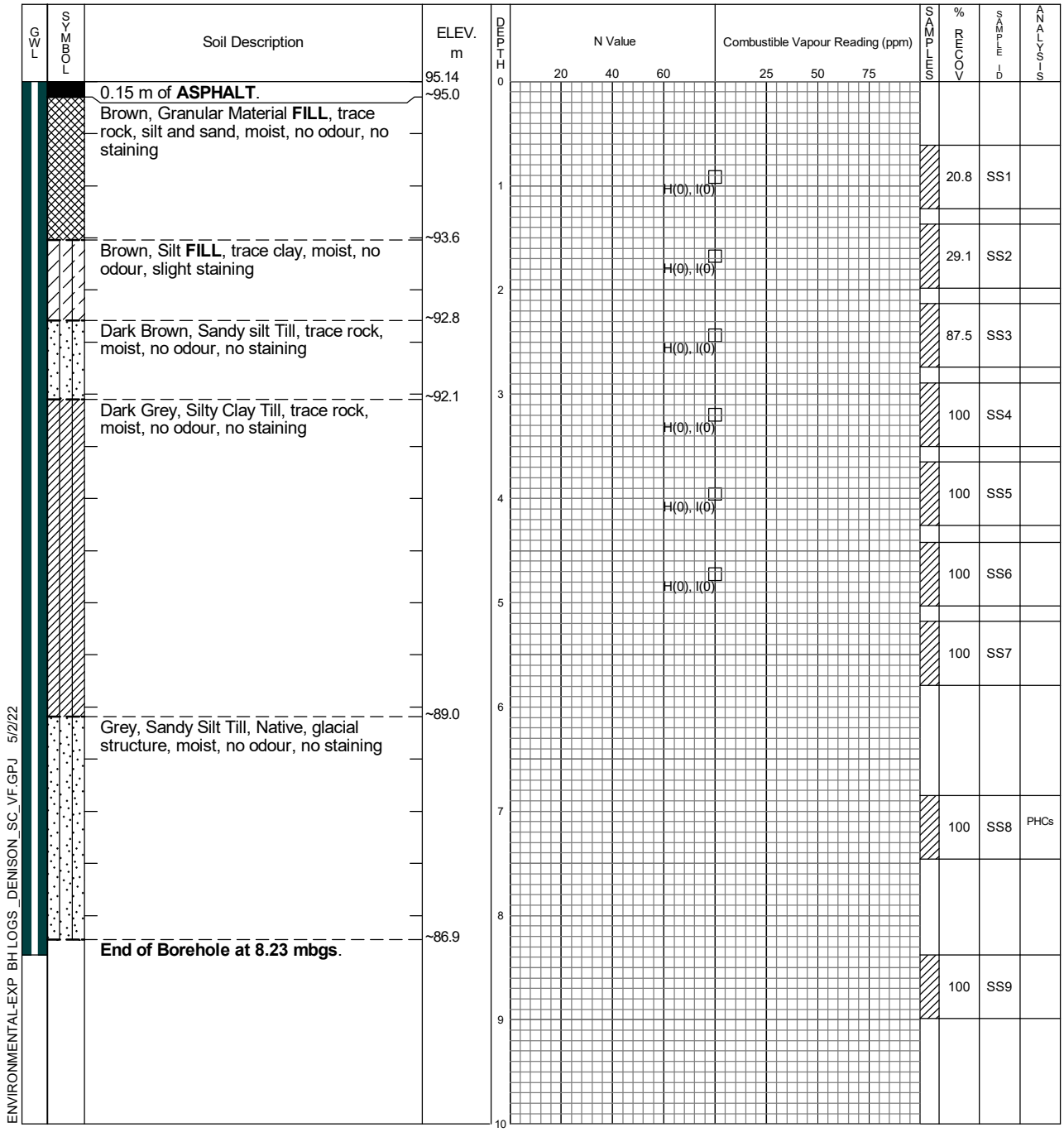
Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.14	0
		Brown, Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining	~95.0	
		Brown, Silt **FILL**, trace clay, moist, no odour, slight staining	~93.6	1
		Dark Brown, Sandy silt Till, trace rock, moist, no odour, no staining	~92.8	2
		Dark Grey, Silty Clay Till, trace rock, moist, no odour, no staining	~92.1	3
		Grey, Sandy Silt Till, Native, glacial structure, moist, no odour, no staining	~89.0	6
		End of Borehole at 8.23 mbgs.	~86.9	8



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	20.8	SS1	
	29.1	SS2	
	87.5	SS3	
	100	SS4	
	100	SS5	
	100	SS6	
	100	SS7	
	100	SS8	PHCs
	100	SS9	

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)

Log of Borehole BH 110

Project No. GTR-21018382-A0 Drawing No. 15

Project: Phase Two ESA Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 9, 2022

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value (20, 40, 60)	Combustible Vapour Reading (ppm) (25, 50, 75)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
		0.15 m of **ASPHALT**.	95.39	0						
		Brown, Granular Material **FILL**, trace rock, silty sand to sandy silt fill, moist, no odour, no staining	~95.2	1	H(0), I(0)			50	SS1	PAHs Metals
		Brown, sandy silt fill, trace rocks, moist to wet, no odour, slight black staining	~93.9	2	H(0), I(3)			25	SS2	
					H(0), I(9)			88	SS3	
		Top 0.23m is brown silt mixture, trace rocks and roots, no odour, no staining, moist to wet	~92.5	3	H(0), I(0)			100	SS4	
		Rest is grey, clayey silt till., moist to wet	~91.7	4	H(0), I(0)			100	SS5	
		Dark Grey, Clay Till, trace rock, moist, no odour, no staining		5	H(0), I(0)			100	SS6	
		End of Borehole at 5.18mbgs.	~90.2	6	H(0), I(0)			100	SS7	
				7						
				8						
				9						
				10						

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Time	Water Level (m)	Depth to Cave (m)

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Log of Borehole BH/MW1

Project No. GTR-21018382-A0 Drawing No. 1

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

Southeastern portion of the site

Date Drilled: December 6, 2021

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value (20, 40, 60)	Combustible Vapour Reading (ppm) (25, 50, 75)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
			95.33	0						
		0.15 m of **Asphalt**.	~95.2							
		Granular **FILL** with rock, sand, moist, no odour, no staining.						30	SS1	M&I PAH
		Encountered rock/cobblestone	~94.6	1				0	SS2	
		Brown, Sandy Silt Till, trace clay, moist, no odour, no staining	~93.8	2				100	SS3	
								20	SS4	
		Grey, Clayey Silt Till, tace gravel, moist to wet, no odour, no staining	~92.1	3				100	SS5	PHCs VOCs PAHs M&I
				4				100	SS6	
				5				30	SS7	
		Grey, Clayey Silt Till, trace gravel, moist, no odour, no staining	~89.2	6				90	SS8	
				7						
				8				50	SS9	
				9						
				10				50	SS10	

H(0), I(0)

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Continued Next Page

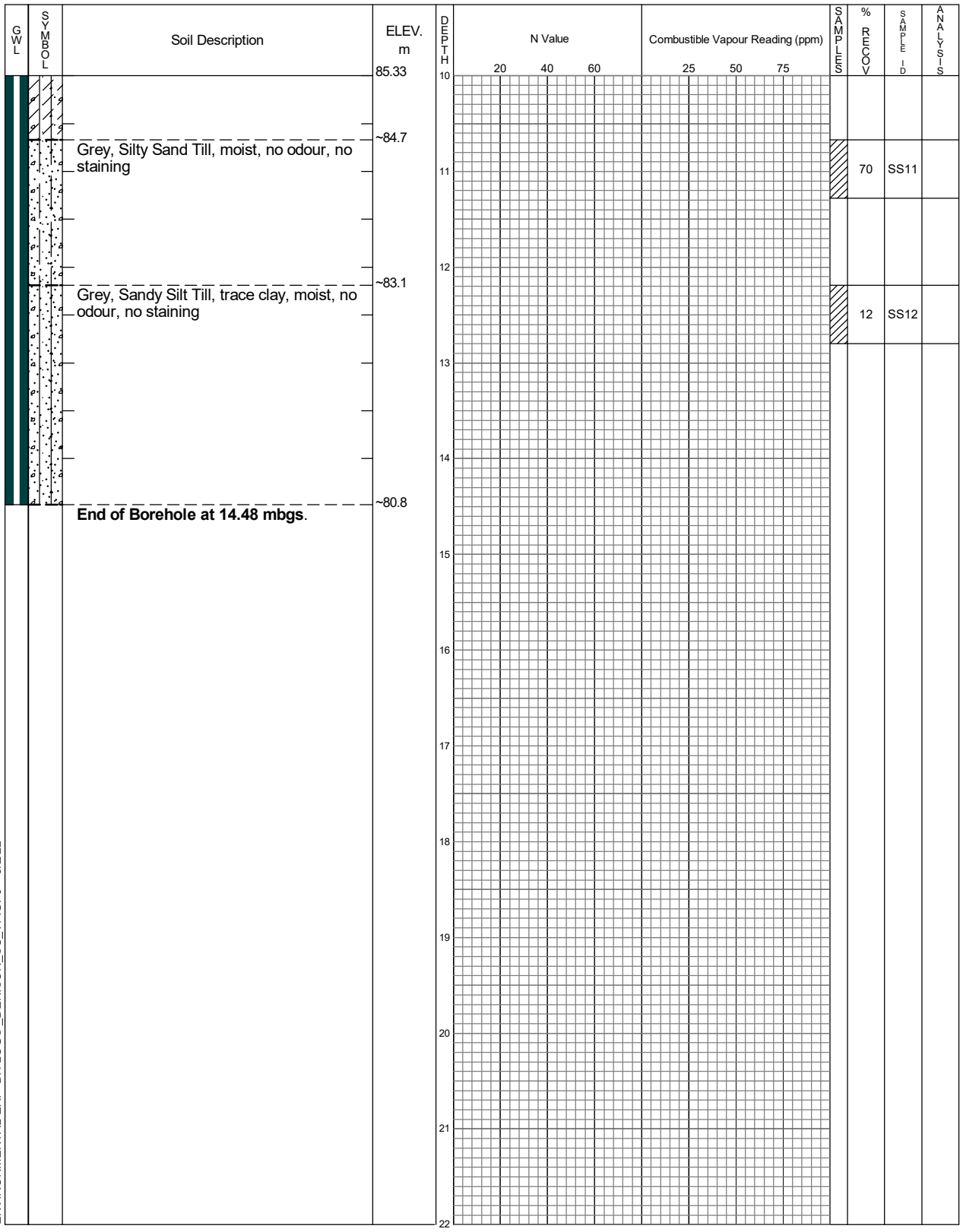
EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	Dry	
December 23, 2021	Dry	
January 11, 2022	Dry	
January 13, 2022	8.55	

Log of Borehole BH/MW1

Project No. GTR-21018382-A0 Drawing No. 1

Project: Phase Two ESA Sheet No. 2 of 2



ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	Dry	
December 23, 2021	Dry	
January 11, 2022	Dry	
January 13, 2022	8.55	

Log of Borehole BH/MW107

Project No. GTR-21018382-A0 Drawing No. 12

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 9, 2022

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			95.24	0
		0.15 m of **ASPHALT**.	~95.1	
		Brown, Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining		1
			~93.7	
		Brown, Silt **FILL**, trace sand and red bricks, moist, no odour, no staining		2
			~92.9	
		Dark Brown, Clayey Silt Till, trace rock, moist, no odour, no staining		
			~92.2	3
		Dark Grey, Silty Clay Till, trace rock, moist, no odour, no staining		4
			~89.1	5
		Grey, Clayey Silt Till, trace rock, glacial structure, moist, no odour, no staining		6
				7
				8
				9
			~86.0	10
		End of Borehole at 9.21 mbgs.		

N Value: 20 40 60

Combustible Vapour Reading (ppm): 25 50 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	41.6	SS1	M&I PAHs
	50	SS2	
	33.3	SS3	
	100	SS4	
	100	SS5	
	100	SS6	
	100	SS7	PHCs
	100	SS8	
	100	SS9	

H(0), I(0)

Continued Next Page

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	8.43	
February 22, 2022	6.895	

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Log of Borehole BH/MW107

Project No. GTR-21018382-A0 Drawing No. 12

Project: Phase Two ESA Sheet No. 2 of 2

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value	Combustible Vapour Reading (ppm)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
			85.24	10	20 40 60	25 50 75		100	SS10	
				11						
				12						
				13						
				14						
				15						
				16						
				17						
				18						
				19						
				20						
				21						
				22						

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	8.43	
February 22, 2022	6.895	

Log of Borehole BH/MW108

Project No. GTR-21018382-A0 | Drawing No. 13

Project: Phase Two ESA | Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 9, 2022

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value (20, 40, 60)	Combustible Vapour Reading (ppm) (25, 50, 75)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
			95.57	0						
		0.15 m of **Asphalt**.	~95.4							
		Granular **FILL** with rock, traces of silt and sand, moist, no odour, no staining.								
		Brown **FILL** silt, traces of clay and rocks, moist, no odour, no staining.	~94.8	1		H(0), I(0)		50	SS1	
						H(0), I(0)		50	SS2	
		Brown, Silty Sand Till, trace clay, moist, no odour, no staining	~93.4	2		H(0), I(0)		100	SS3	
		Grey, Silty Clay Till, moist to wet, no odour, no staining	~92.5	3		H(0), I(0)		100	SS4	
		Grey, clayey till, tarce silt, moist, no odour, no staining	~91.9	4		H(0), I(0)		100	SS5	
						H(0), I(0)		100	SS6	
		Grey, Silty Sand Till, moist, no odour, no staining	~90.4	5				100	SS7	M&I PAHs
		Dark Grey, Sandy Silt Till, trace clay, moist, Slight odour, no staining	~89.5	6						
				7				100	SS8	
		Dark Grey, Silty Sand Till, trace rock, moist, Strong odour, slight staining	~88.0	8						
				9				100	SS9	
				10						

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	12.64	
February 22, 2022	12.84	

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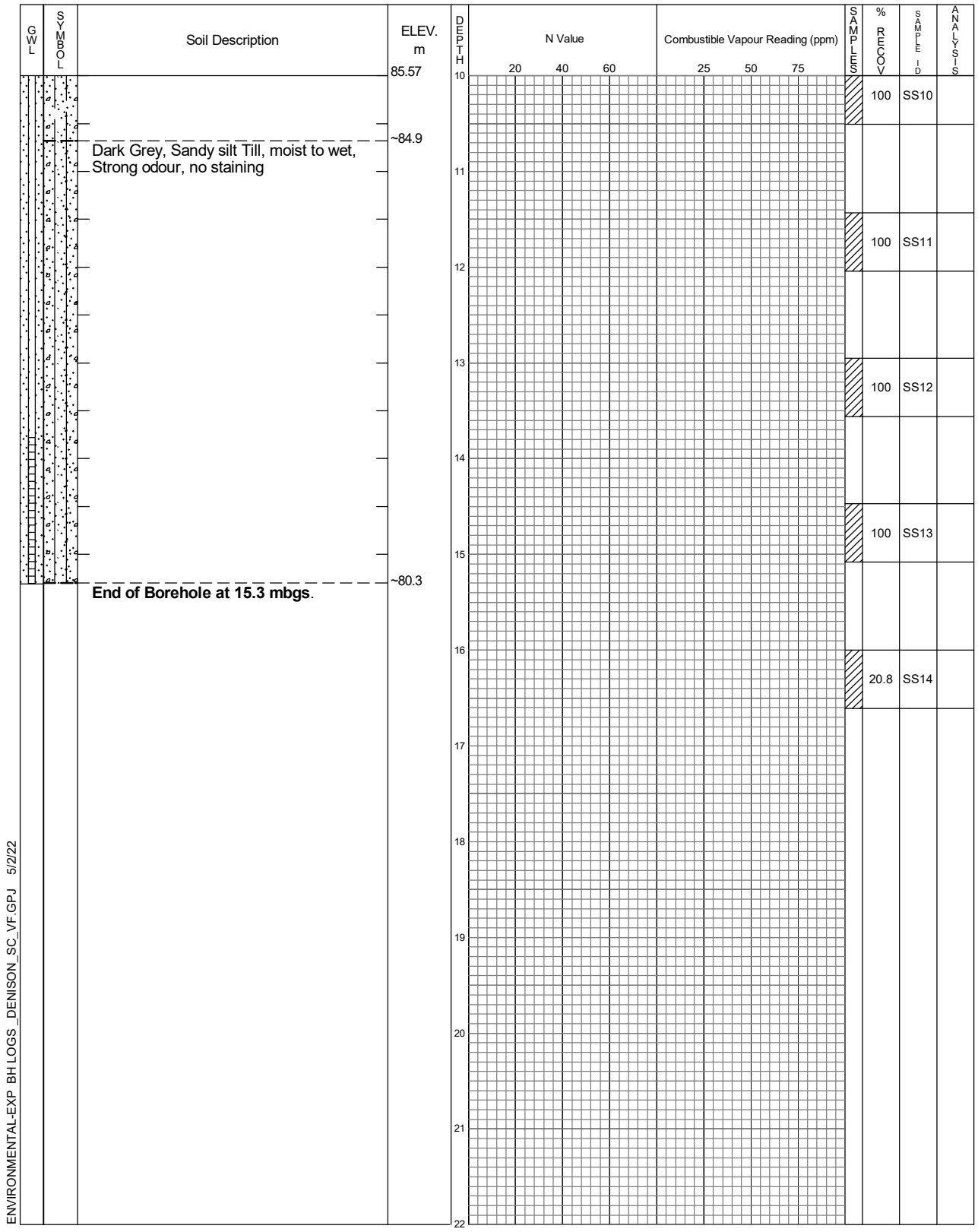
Log of Borehole BH/MW108

Project No. GTR-21018382-A0 Drawing No. 13

Project: Phase Two ESA Sheet No. 2 of 2



ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	12.64	
February 22, 2022	12.84	

Log of Borehole BH/MW109

Project No. GTR-21018382-A0 | Drawing No. 14

Project: Phase Two ESA | Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto, ON

15 Denison Ave, Toronto

Date Drilled: February 7, 2022

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.15 m of **ASPHALT**.	95.64 ~95.5	0
		Brown, Granular Material **FILL**, trace rock, silt and clay, moist, no odour, slight staining		1
		Brown, Silt **FILL**, trace sand, moist, no odour, slight staining	~94.1	2
		Dark Brown, Clayey Silt Till, trace rock, moist, no odour, no staining	~93.4	
		Dark Grey, Silty Clay Till, trace rock, moist, no odour, no staining	~92.6	3
				4
				5
				6
		Grey, Clayey Silt Till, moist, no odour, no staining	~89.6	7
				8
				9
		End of Borehole at 9.21 mbgs.	~86.4	10

N Value: 20, 40, 60 — Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	20.8	SS1	
	29.1	SS2	M&I PAHs
	87.5	SS3	
	100	SS4	
	100	SS5	
	100	SS6	
	100	SS7	
	100	SS8	
	100	SS9	

H(0), I(0)

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	7.35	
February 22, 2022	6.30	

Log of Borehole BH/MW2

Project No. GTR-21018382-A0 Drawing No. 2

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

Northwestern portion of the site

Date Drilled: December 11, 2021

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			95.58	0
		0.15 m of **ASPHALT**.	~95.4	
		Grey, Granular Material **FILL**, trace rock, sand and clay, moist, no odour, no staining		1
			~94.1	
		Brown, Clayey Silt Till, trace sand, trace red brick, moist, no odour, no staining		2
			~93.3	
		Greyish Brown, Clayey Silt Till, trace sand, moist, no odour, no staining		
			~92.5	3
		Grey, Silty Clay Till, moist, no odour, no staining		4
				5
				6
			~89.5	
		Grey, Clayey Silt Till, moist, trace sand, no odour, no staining		7
				8
				9
			~85.7	10

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	N Value / Combustible Vapour Reading (ppm)
	55	SS1	M&I PAH	H(0), I(4)
	50	SS2	pH	H(10), I(1)
	60	SS3		H(0), I(0)
	80	SS4		H(0), I(0)
	12	SS5	pH	H(5), I(0)
	5	SS6	PHCs VOCs	H(5), I(0)
	100	SS7		H(0), I(0)
	100	SS8		H(0), I(0)

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ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	Dry	
December 23, 2021	Dry	
January 11, 2022	8.93	
January 13, 2022	7.76	

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Log of Borehole BH/MW2

Project No. GTR-21018382-A0 Drawing No. 2

Project: Phase Two ESA Sheet No. 2 of 2

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value	Combustible Vapour Reading (ppm)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
		End of Borehole at 9.91 mbgs.	85.58	10	20 40 60	25 50 75				
				11						
				12						
				13						
				14						
				15						
				16						
				17						
				18						
				19						
				20						
				21						
				22						

ENVIRONMENTAL-EXP BH LOGS _DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	Dry	
December 23, 2021	Dry	
January 11, 2022	8.93	
January 13, 2022	7.76	

Log of Borehole BH/MW3

Project No. GTR-21018382-A0 Drawing No. 3

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

Central portion of the site

Date Drilled: December 6 & 7, 2021

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			95.76	0
		0.17 m of **ASPHALT**.	~95.6	
		Brown/Grey, Granular Material **FILL**, trace rock, clay and sand, moist, no odour, some black staining	~95.0	
		Brown, Sandy Silt Till, trace clay and gravel, moist, no odour, no staining		1
				2
			~93.5	
		Brown, Sandy Silt Till, moist, no odour, no staining		
			~92.7	3
		Greyish brown, Clayey Silt Till, trace sand, moist, no odour, no staining		4
			~91.2	
		Grey, Clayey Silt Till, moist, no odour, no staining		5
			~89.7	6
		Grey, Sandy Silt Till, moist, no odour, no staining		7
				8
				9
				10

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	80	SS1	Metals PAH
	80	SS2	Grain Size
	100	SS3	
	55	SS4	
	100	SS5	
	100	SS6	Grain Size
	100	SS7	
	100	SS8	
	100	SS9	

H(0), I(0)

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	8.49	
December 24, 2021	8.09	
January 11, 2022	6.99	
January 13, 2022	6.54	

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Brampton, Ontario
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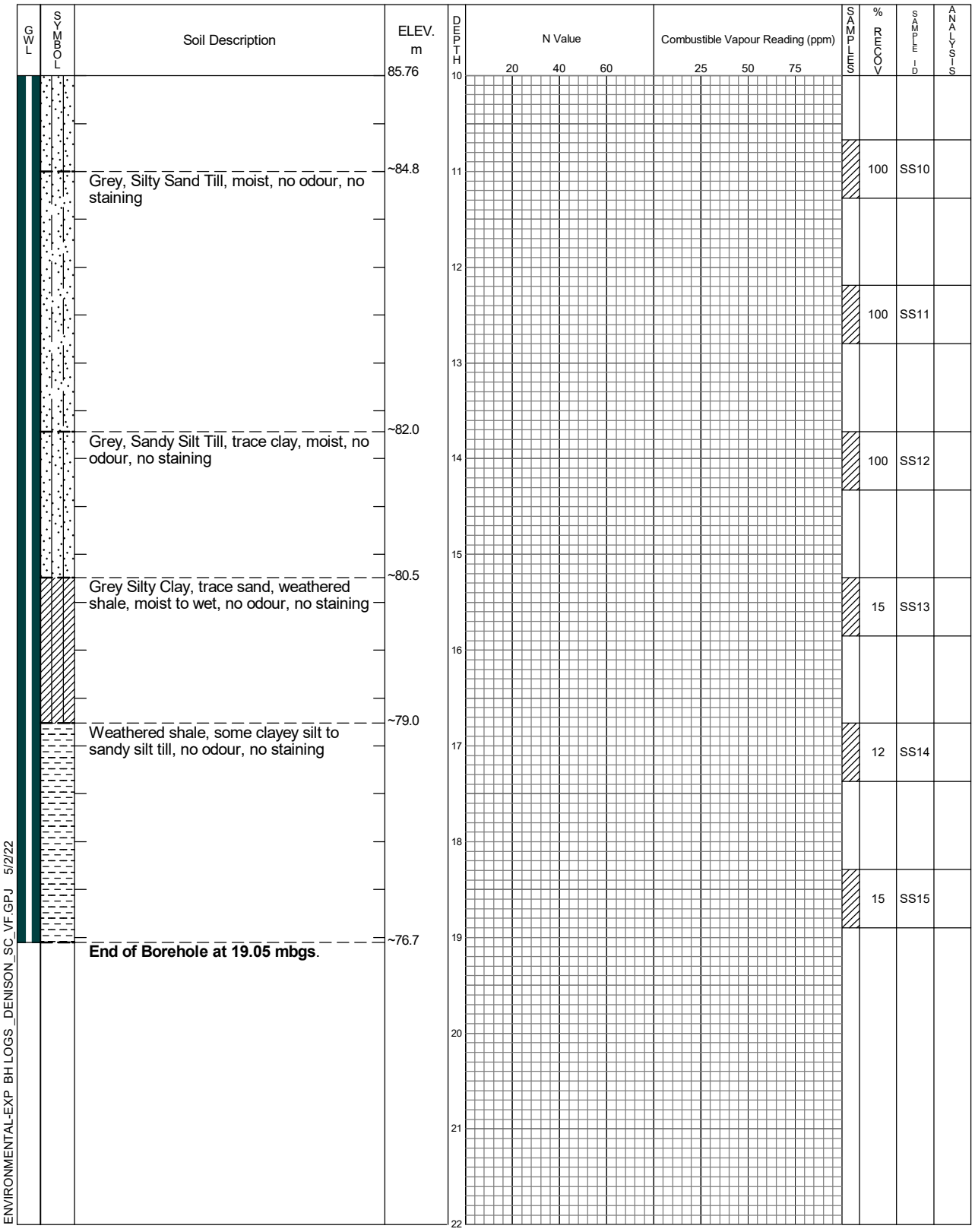
Log of Borehole BH/MW3

Project No. GTR-21018382-A0 Drawing No. 3

Project: Phase Two ESA Sheet No. 2 of 2



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Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	8.49	
December 24, 2021	8.09	
January 11, 2022	6.99	
January 13, 2022	6.54	

Log of Borehole BH/MW4

Project No. GTR-21018382-A0 Drawing No. 4

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

Northeastern portion of the site

Date Drilled: December 7, 2021

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		0.17 m of **ASPHALT**.	95.58	0
		Brown/Grey, Granular Material **FILL**, trace rock, clay and sand, moist, slight odour odour, no staining (some staining observed from 0.76 - 2.29 mbgs)	~95.4	
		Brown, Clayey Silt, trace sand and rock, moist, no odour, no staining	~93.3	2
		Brown, Clayey Silt Till, moist, no odour, no staining	~92.5	3
		Grey, Sandy Silt, trace clay, moist, no odour, no staining	~89.5	6
		Grey, Sandy Silt Till, moist, slight odour, slight black staining	~88.0	8
				10

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	30	SS1	Metals PAH
	50	SS2	
	30	SS3	
	40	SS4	
	40	SS5	
	100	SS6	PHCs VOCs PAHs M&I
	100	SS7	
	100	SS8	
	100	SS9	

H(0), I(0)

H(0), I(0)

H(0), I(0)

H(0), I(0)

H(0), I(1)

H(0), I(1)

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
December 23, 2021	6.50	
December 24, 2021	6.46	
January 11, 2022	6.65	
January 13, 2022	6.65	

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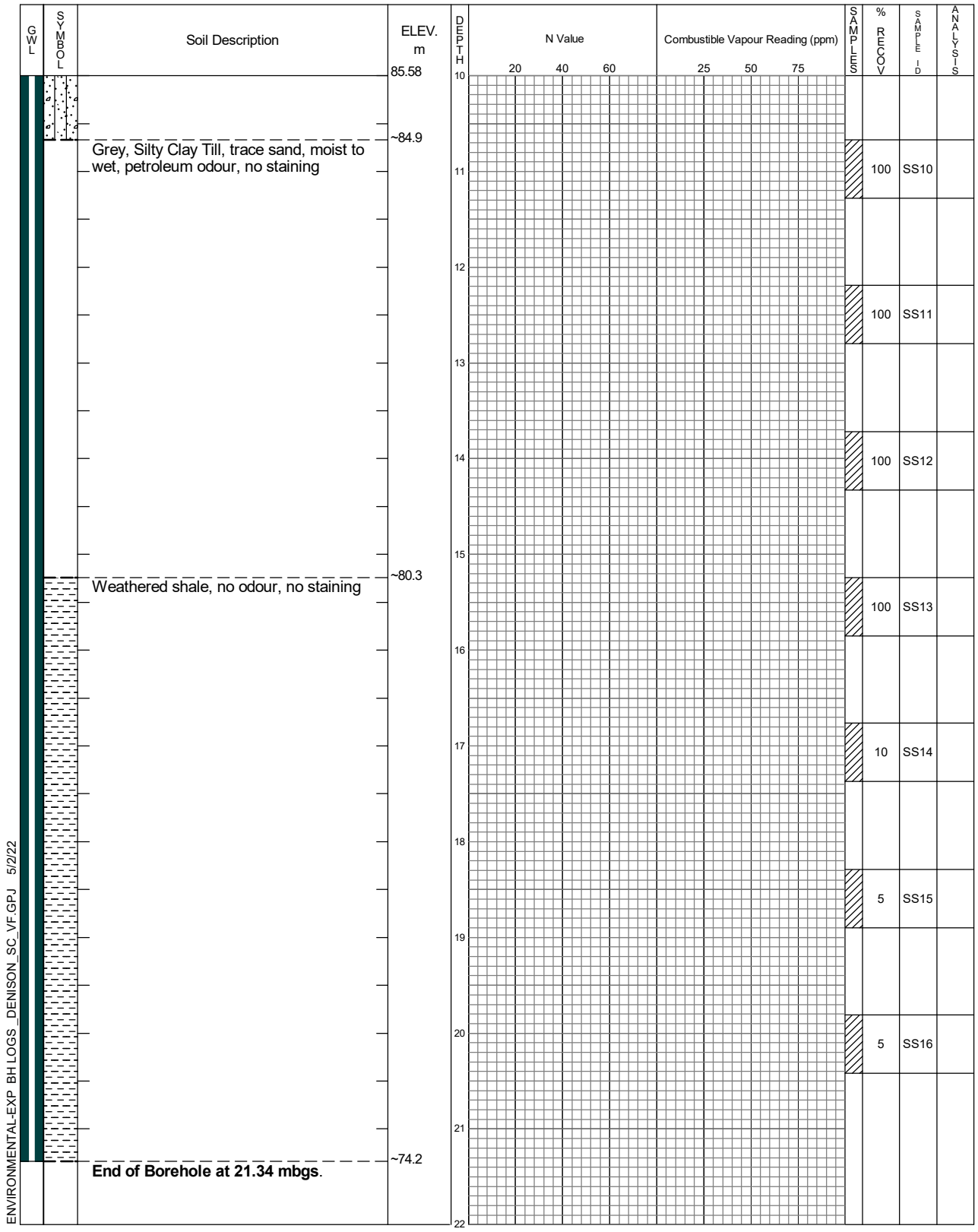
Log of Borehole BH/MW4

Project No. GTR-21018382-A0 Drawing No. 4

Project: Phase Two ESA Sheet No. 2 of 2



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Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
December 23, 2021	6.50	
December 24, 2021	6.46	
January 11, 2022	6.65	
January 13, 2022	6.65	

Log of Borehole BH/MW5

Project No. GTR-21018382-A0 Drawing No. 5

Project: Phase Two ESA Sheet No. 1 of 2

Location: 15 Denison Avenue, Toronto, ON

Southeastern portion of the site

Date Drilled: December 9, 2021

Drill Type: Truckmount

Datum:

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			95.15	0
		0.17 m of **ASPHALT**.	~95.0	
		Brown/Grey, Granular Material **FILL**, trace sand and rock, moist, slight odour odour, no staining (some staining observed from 0.76 - 2.29 mbgs)		1
		Brown, Silty Sand to Sandy Silt Till, trace gravel, moist, no odour, no staining	~93.6	2
		Greyish brown, Clayey Silt Till, trace clay, moist, no odour, no staining	~92.9	
		Grey, Clayey Silt Till, moist, trace gravel, no odour, no staining	~92.1	3
				4
				5
			~89.1	6
		Grey, Clayey Silt Till, trace sand, moist, no odour, no staining		7
				8
				9
				10

N Value: 20, 40, 60

Combustible Vapour Reading (ppm): 25, 50, 75

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	N Value / Combustible Vapour Reading (ppm)
	50	SS1	Metals PAH	H(0), I(9)
	12	SS2		H(0), I(7)
	20	SS3		H(0), I(0)
	100	SS4		H(0), I(2)
	100	SS5		H(0), I(3)
	100	SS6	PHCs VOCs	H(0), I(3)
	100	SS7		
	100	SS8		
	100	SS9		

ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	5.62	
December 23, 2021	8.60	
January 11, 2022	7.68	
January 13, 2022	6.63	

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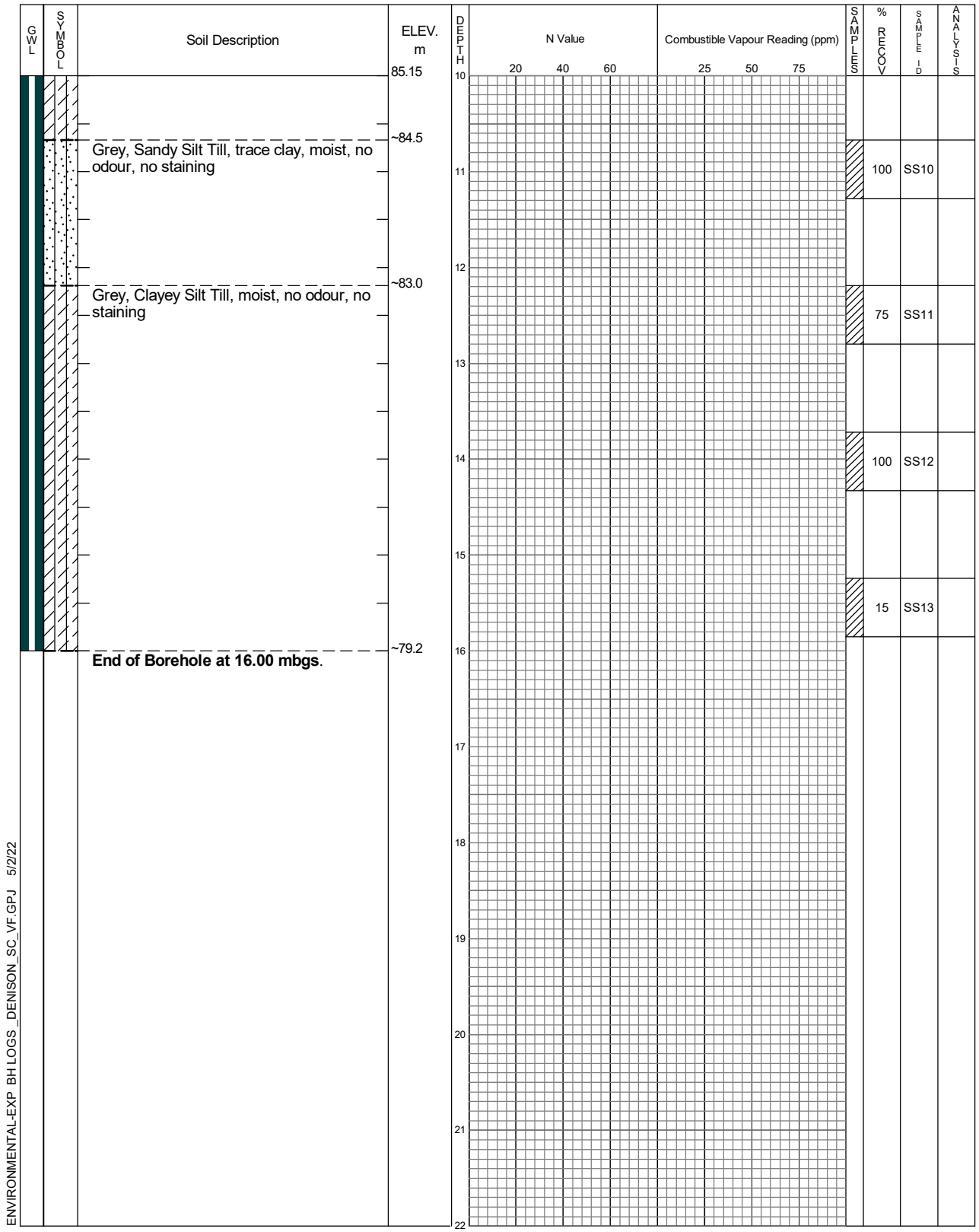
Log of Borehole BH/MW5

Project No. GTR-21018382-A0 Drawing No. 5

Project: Phase Two ESA Sheet No. 2 of 2



ENVIRONMENTAL-EXP BH LOGS_DENISON_SC_VF.GPJ 5/2/22

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Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	5.62	
December 23, 2021	8.60	
January 11, 2022	7.68	
January 13, 2022	6.63	

Appendix D – Analytical Results

Table D.1 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)
GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH101-2A (2020)	BH102-2A (2020)	BH103-2A (2020)	BH105-2 (2020)	BH106-2B (2020)	BH107-2 (2020)	BH9107-2 (2020) (Duplicate of	BH108-3 (2020)	BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6	BH106 SS9	BH105 SS5	BH104 SS5	MW 107 SS7
Lab ID			MMM510	MMM513	MMM515	MMM519	MMM522	MMM525	MMM526	MMM529	3331908	3331910	3331912	3331914	3331916	3497899	3492120	3492141	3501471
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	6-Dec-21	7-Dec-21	9-Dec-21	10-Dec-21	8-Feb-22	7-Feb-22	7-Feb-22	9-Feb-22
Sample Depth (m)			0.8-1.1	0.8-1.1	0.8-1.1	0.8-1.1	1.1-1.4	0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	3.05-3.66	4.57-5.18	4.57-5.18	4.57-5.18	8.38-8.99	3.05-3.66	3.05-3.66	5.18-5.79
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
F1 (C6-C10)	65	10	<10	<10	<10	<10	<10	<10	<10	<10	<5	<5	<5	**257**	<5	<5	<5	<5	<5
F1 (C6-C10) - BTEX	65	10	<10	<10	<10	<10	<10	<10	<10	<10	<5	<5	<5	**255**	<5	<5	<5	<5	<5
F2 (C10-C16)	150	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F4 Gravimetric	5600	-	-	-	-	-	-	-	-	-	-			-	-	-	-	-	-

All soil concentrations reported in µg/g.
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
-'= Not Analyzed
'NV'= No value
Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.2 - SOIL ANALYTICAL RESULTS- Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6	BH105 SS5	BH104 SS5	BH106 SS9	MW 107 SS7
Lab ID			3331908	3331910	3331912	3331914	3331916	3492120	3492141	3497899	3501471
Sampling Date			12/06/2021	12/06/2021	12/07/2021	12/09/2021	12/10/2021	02/07/2022	02/07/2022	02/08/2022	02/09/2022
Sample Depth (m)			3.05-3.66	3.05-3.66	4.57-5.18	4.57-5.18	4.57-5.18	3.05-3.66	3.05-3.66	8.38-8.99	5.18-5.79
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toulene	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	0.05	<0.05	<0.05	<0.05	0.86	<0.05	<0.05	<0.05	<0.05	<0.05
Xylene	25	0.05	<0.05	<0.05	<0.05	1.4	<0.05	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
-'= Not Analyzed
'NV'= No value
Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.3 - SOIL ANALYTICAL RESULTS- Volatile Organic Compounds (VOCs)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH101-2A (2020)	BH101-6 (2020)	BH102-2A (2020)	BH102-5 (2020)	BH103-2A (2020)	BH105-2 (2020)	BH106-2B (2020)	BH107-2 (2020)	BH9107-2 (2020) (duplicate of BH107-2)	BH108-3 (2020)	BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6
Lab ID			MMM510	MMM511	MMM513	MMM514	MMM515	MMM519	MMM522	MMM525	MMM526	MMM529	3331908	3331910	3331912	3331914	3331916
Sampling Date			22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	22-Apr-2020	6-Dec-2021	6-Dec-2021	7-Dec-2021	9-Dec-2021	10-Dec-2021
Sample Depth (m)			0.8-1.1	3.8-4.4	0.8-1.1	3.1-3.6	0.8-1.1	0.8-1.1	1.1-1.4	0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	3.05-3.66	4.57-5.18	4.57-5.18	4.57-5.18
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT
1,3-Dichloropropene (Cis + Trans)	0.083	0.04	<0.050	<0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04
Acetone	28	0.50	<0.50	<0.49	<0.50	<0.49	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	0.17	0.02	<0.050	<0.0060	<0.020	<0.0060	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	13	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	0.26	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Bromomethane	0.05	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	0.12	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	2.7	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Chloroform	0.18	0.04	<0.050	<0.040	0.059	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04
Dibromochloromethane	9.4	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	4.3	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	6	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	0.097	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	25	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	11	0.02	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloroethane	0.05	0.03	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03
1,1-Dichloroethylene	0.05	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Cis- 1,2-Dichloroethylene	30	0.02	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02
Trans- 1,2-Dichloroethylene	0.75	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichloropropane	0.085	0.03	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03
Ethylbenzene	15	0.020	<0.020	<0.010	<0.020	<0.010	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	0.86	<0.05
Ethylene Dibromide	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04
n-Hexane	34	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	0.96	0.05	<0.050	<0.049	<0.050	<0.40	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone	44	0.50	<0.50	<0.40	<0.50	<0.40	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	4.3	0.50	<0.50	<0.40	<0.50	<0.040	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl Ether	1.4	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	2.2	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04
1,1,2,2-Tetrachloroethane	0.05	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	2.3	0.05	0.27	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene	6	0.020	0.027	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1-Trichloroethane	3.4	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04
Trichloroethylene	0.52	0.03	<0.050	<0.010	<0.050	<0.010	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03
Trichlorofluoromethane	5.8	0.05	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	0.022	0.02	<0.020	<0.019	<0.020	<0.019	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.02	<0.02	<0.02	<0.02	<0.02
m & p-Xylene	-	0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	0.92	<0.05
o-Xylene	-	0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	0.48	<0.05
Xylenes (Total)	25	0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	1.4	<0.05

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

-'= Not Analyzed

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.4 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons (PAHs)
GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH105-1B (2020)	BH9105-1B (2020)	BH106-2A (2020)	BH107-1B (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1	BH1-SS5	BH1-SS55 (Duplicate of BH1 SS5)	BH2 SS1	BH3 SS1	BH4 SS1
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMM515	MMM518	MMM521	MMM524	MMM528	MMM530	3331907	3439065	3439066	3331915	3331909	3331911
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	6-Dec-21	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Sample Depth (m)			0.3-0.6	3.8-4.4	0.3-0.6	3.1-3.6	0.8-1.1	0.3-0.6	0.3-0.6	0.8-1.1	0.3-0.6	0.3-0.6	3.1-3.6	0.15-0.76	3.05-3.66	3.05-3.66	0.15-0.76	0.17-0.76	0.17-0.76
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Naphthalene	0.75	0.0050	0.011	<0.0050	0.010	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.11	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.142
Acenaphthylene	0.17	0.0050	0.11	<0.0050	0.074	<0.0050	<0.0050	0.019	<0.0050	0.010	0.0096	**1.9**	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	**0.31**
Acenaphthene	58	0.0050	0.022	<0.0050	0.015	<0.0050	<0.0050	0.0070	<0.0050	0.012	<0.0050	0.61	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.88
Fluorene	69	0.0050	0.024	<0.0050	0.015	<0.0050	<0.0050	0.0070	<0.0050	0.012	<0.0050	0.87	<0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	1.22
Phenanthrene	7.8	0.0050	0.45	<0.0050	0.25	<0.0050	<0.0050	0.14	<0.0050	0.19	0.043	**23**	<0.0050	0.64	<0.05	<0.05	<0.05	<0.05	7.16
Anthracene	0.74	0.0050	0.12	<0.0050	0.015	<0.0050	<0.0050	0.037	<0.0050	0.053	0.013	**5.6**	<0.0050	0.16	<0.05	<0.05	<0.05	<0.05	**2.46**
Fluoranthene	0.69	0.0050	**1.0**	<0.0050	0.63	<0.0050	<0.0050	0.32	0.0053	0.53	0.12	**40**	<0.0050	**1.43**	<0.05	<0.05	<0.05	<0.05	**12.3**
Pyrene	78	0.0050	1.1	<0.0050	0.64	<0.0050	<0.0050	0.33	0.0057	0.45	0.12	37	<0.0050	1.2	<0.05	<0.05	<0.05	<0.05	11.5
Benz(a)anthracene	0.63	0.0050	0.45	<0.0050	0.31	<0.0050	<0.0050	0.15	<0.0050	0.25	0.068	**18**	<0.0050	**0.82**	<0.05	<0.05	<0.05	<0.05	**8.41**
Chrysene	7.8	0.0050	0.43	<0.0050	0.28	<0.0050	<0.0050	0.14	<0.0050	0.20	0.064	**14**	<0.0050	0.67	<0.05	<0.05	<0.05	<0.05	5.58
Benzo(b)fluoranthene	0.78	0.0050	0.62	<0.0050	0.42	<0.0050	<0.0050	0.20	<0.0050	0.25	0.11	**17**	<0.0050	**0.84**	<0.05	<0.05	<0.05	<0.05	**6.62**
Benzo(k)fluoranthene	0.78	0.0050	0.21	<0.0050	0.14	<0.0050	<0.0050	0.068	<0.0050	0.095	0.035	**6.4**	<0.0050	0.44	<0.05	<0.05	<0.05	<0.05	**1.79**
Benzo(a)pyrene	0.3	0.0050	**0.52**	<0.0050	**0.32**	<0.0050	<0.0050	0.16	<0.0050	0.18	0.075	**14**	<0.0050	**0.68**	<0.05	<0.05	<0.05	<0.05	**4.74**
Indeno(1,2,3-cd)pyrene	0.48	0.0050	0.37	<0.0050	0.22	<0.0050	<0.0050	0.11	<0.0050	0.12	0.065	**8.5**	<0.0050	0.28	<0.05	<0.05	<0.05	<0.05	**1.95**
Dibenz(a,h)anthracene	0.1	0.0050	0.0076	<0.0050	0.051	<0.0050	<0.0050	0.024	<0.0050	0.030	0.013	**2.1**	<0.0050	0.09	<0.05	<0.05	<0.05	<0.05	**0.7**
Benzo(g,h,i)perylene	7.8	0.0050	0.39	<0.0050	0.23	<0.0050	<0.0050	0.11	<0.0050	0.10	0.067	7.8	<0.0050	0.34	<0.05	<0.05	<0.05	<0.05	2.26
1 and 2 Methlynaphthalene	3.4	0.0071	0.026	<0.0071	0.030	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	0.20	<0.0071	<0.05	<0.05	<0.05	<0.05	<0.05	0.47

All soil concentrations reported in µg/g.
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
-'= Not Analyzed
'NV'= No value
Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.4 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons (PAHs)
GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH4-SS6	BH4-SS66 (Duplicate of BH4 SS6)	BH5 SS1	BH101 SS1	BH109 SS2	BH102 SS1	BH103 SS5	BH104 SS2	MH108 SS7	MW 107 SS1	BH 110 SS1
Lab ID			3439063	3439064	3331913	3492116	3492124	3492126	3492133	3492136	3497898	3501475	3501477
Sampling Date			7-Dec-21	7-Dec-21	9-Dec-21	7-Feb-22	7-Feb-22	7-Feb-22	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22	9-Feb-22
Sample Depth (m)			4.57-5.18	4.57-5.18	0.17-0.76	0.15-0.76	1.37-1.98	0.15-0.76	3.65-4.26	1.37-1.98	5.18-5.79	0.15-0.76	0.15-0.76
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Naphthalene	0.75	0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	0.17	0.0050	<0.05	<0.05	<0.05	0.06	<0.05	0.06	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	58	0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	69	0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	7.8	0.0050	<0.05	<0.05	0.38	0.24	<0.05	0.49	<0.05	<0.05	<0.05	0.05	0.21
Anthracene	0.74	0.0050	<0.05	<0.05	0.11	0.09	<0.05	0.15	<0.05	<0.05	<0.05	<0.05	0.06
Fluoranthene	0.69	0.0050	<0.05	<0.05	0.46	0.64	<0.05	**0.88**	<0.05	<0.05	<0.05	0.11	0.39
Pyrene	78	0.0050	<0.05	<0.05	0.45	0.65	<0.05	0.81	<0.05	<0.05	<0.05	0.1	0.35
Benz(a)anthracene	0.63	0.0050	<0.05	<0.05	0.38	0.45	<0.05	**0.56**	<0.05	<0.05	<0.05	0.05	0.2
Chrysene	7.8	0.0050	<0.05	<0.05	0.14	0.29	<0.05	0.43	<0.05	<0.05	<0.05	<0.05	0.21
Benzo(b)fluoranthene	0.78	0.0050	<0.05	<0.05	0.32	0.46	<0.05	0.59	<0.05	<0.05	<0.05	0.06	0.23
Benzo(k)fluoranthene	0.78	0.0050	<0.05	<0.05	0.11	0.21	<0.05	0.2	<0.05	<0.05	<0.05	<0.05	0.09
Benzo(a)pyrene	0.3	0.0050	<0.05	<0.05	0.22	0.33	<0.05	**0.4**	<0.05	<0.05	<0.05	0.05	0.17
Indeno(1,2,3-cd)pyrene	0.48	0.0050	<0.05	<0.05	<0.05	0.2	<0.05	0.27	<0.05	<0.05	<0.05	<0.05	0.09
Dibenz(a,h)anthracene	0.1	0.0050	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	7.8	0.0050	<0.05	<0.05	0.14	0.22	<0.05	0.27	<0.05	<0.05	<0.05	<0.05	0.09
1 and 2 Methlynaphthalene	3.4	0.0071	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
-'= Not Analyzed
'NV'= No value
Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.5 - SOIL ANALYTICAL RESULTS- Metals, hydride-forming metals, and Other Regulated Parameters
GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH105-1B (2020)	BH9105-1B (2020) (Duplicate of BH105-1B)	BH105-6 (2020)	BH106-2A (2020)	BH106-6 (2020)	BH107-1B (2020)	BH107-5 (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1	BH1 SS5	BH1 SS55 (Duplicate of BH1 SS5)	BH2 SS1	BH2 SS2	BH2 SS5	BH3 SS1	BH4 SS1	BH4 SS6	BH4 SS66 (Duplicate of BH4 SS6)	BH5 SS1	MW 107 SS1	MH108 SS7	BH109 SS2	BH 110 SS1
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMM517	MMM518	MMM520	MMM521	MMM523	MMM524	MMM527	MMM528	MMM530	3331907	3439065	3439066	3331915	3362030	3362031	3331909	3331911	3439063	3439064	3331913	3501475	3497898	3492124	3501477
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	12/06/2021	12/06/2021	12/06/2021	12/10/2021	12/17/2021	12/17/2021	12/06/2021	12/07/2021	12/07/2021	12/07/2021	12/09/2021	02/09/2022	02/08/2022	02/07/2022	02/09/2022
Sample Depth (m)			0.3-0.6	3.8-4.4	0.3-0.6	3.1-3.6	0.8-1.1	0.3-0.6	0.3-0.6	3.8-4.4	0.8-1.1	3.8-4.4	0.3-0.6	3.1-3.6	0.3-0.6	3.1-3.6	0.15-0.76	3.05-3.66	3.05-3.66	0.15-0.76	0.76-1.37	3.05-3.66	0.17-0.76	0.17-0.76	4.57-5.18	4.57-5.18	0.17-0.76	0.15 - 0.76	5.18 - 5.79	1.37 - 1.98	0.15 - 0.76
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Antimony	7.5	0.20	2.9	<0.20	4.3	<0.20	<0.20	0.57	0.39	<0.20	0.46	0.25	1.6	<0.20	1.3	<0.20	<0.8	<0.8	<0.8	<0.8	-	-	<0.8	3.7	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	2
Arsenic	18	1.0	10	2.5	12	2.0	2.4	5.8	4.9	2.4	3.0	2.0	8.4	1.9	3.8	2.4	5	4	4	8	-	-	6	14	4	4	5	2	4	3	10
Barium	390	0.50	**410**	180	**470**	92	140	170	160	87	180	64	250	89	110	87	96.2	128	121	31.4	-	-	115	231	88.9	96	59.7	15.9	93.8	222	**519**
Beryllium	5	0.20	0.58	0.62	0.66	0.63	0.76	0.81	1	0.64	0.53	0.40	0.69	0.69	0.37	0.67	<0.4	0.5	0.5	<0.4	-	-	0.7	<0.4	0.6	0.6	<0.4	<0.4	0.7	0.7	0.5
Boron	120	5.0	28	6.3	8.6	6.9	6.7	9.8	11	7.7	12	6.4	15	8.1	5.8	8.3	7	9	7	13	-	-	7	13	10	12	18	<5	9	12	9
Boron (Hot Water Soluble)	1.5	0.050	1.4	0.16	0.59	0.20	0.23	1.40	1.3	0.32	1.3	0.34	1.1	0.16	0.48	0.37	0.42	0.33	0.37	0.39	-	-	0.82	1.28	0.36	0.37	0.46	0.15	0.35	-	0.44
Cadmium	1.2	0.10	0.63	<0.10	0.87	<0.10	<0.10	0.23	0.16	<0.10	0.21	0.18	0.41	0.13	0.30	<0.10	<0.5	<0.5	<0.5	<0.5	-	-	<0.5	1	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	0.6
Chromium	160	1.0	22	31	23	32	33	31	35	31	28	19	26	31	18	30	24	40	38	9	-	-	36	19	32	34	15	6	32	43	24
Cobalt	22	0.10	6.6	9.2	8.2	9.5	9.1	11	13	10	6.7	5.6	9.8	9.7	5.2	10	4.5	11.9	12.1	2.7	-	-	11.3	6.3	12.7	12.9	4.2	2	12.1	14.5	7.7
Copper	180	0.50	95	20	**1300**	18	19	30	30	24	22	12	71	21	24	22	14.7	22.1	23	22.7	-	-	26	47.1	24.6	24.3	11.9	3.8	24.1	27.5	56.7
Lead	120	1.0	**510**	8.2	**450**	7.4	8.7	**180**	67	7.6	**220**	15	**280**	8.1	130	8.1	**126**	11	15	17	-	-	58	**309**	11	10	57	14	13	41	**390**
Molybdenum	6.9	0.50	1.4	<0.50	2.6	<0.50	<0.50	1.3	0.99	<0.50	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	2.4	0.5	0.5	1.6	-	-	1.3	2.8	<0.5	<0.5	1.1	<0.5	<0.5	<0.5	1
Nickel	130	0.50	16	21	19	22	23	22	29	24	16	10	23	24	12	25	9	27	27	4	-	-	24	21	29	29	9	4	28	29	19
Selenium	2.4	0.50	0.60	<0.50	1.20	<0.50	<0.50	1.2	<0.50	<0.50	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	<0.8	<0.8	<0.8	<0.8	-	-	<0.8	1.1	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	25	0.20	0.58	<0.20	0.53	<0.20	<0.20	0.25	<0.20	<0.20	<0.20	<0.20	0.32	<0.20	<0.20	<0.20	<0.5	<0.5	<0.5	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6
Thallium	1	0.050	0.18	0.12	0.18	0.12	0.17	0.17	0.19	0.13	0.13	0.12	0.16	0.12	0.13	0.13	<0.5	<0.5	<0.5	<0.5	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.050	0.58	0.46	0.57	0.48	0.56	0.51	0.63	0.72	0.45	0.47	0.45	0.54	0.42	0.72	<0.50	0.87	0.91	1.11	-	-	0.58	0.84	0.68	0.73	0.7	<0.50	0.93	0.98	0.75
Vanadium	86	5.0	26	35	27	34	38	38	42	35	31	29	31	35	23	34	24.1	44.6	42.2	10.8	-	-	43.5	15	37.2	41.5	17.2	13.8	36	53.8	28.3
Zinc	340	5	310	47	**550**	43	51	130	91	48	110	54	220	50	150	50	116	59	60	89	-	-	75	**448**	58	58	330	21	57	110	**343**
Chromium, Hexavalent	10	0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	0.24	<0.18	0.68	<0.18	<0.18	<0.18	<0.18	<0.18	4.4	<0.2	<0.2	<0.2	-	-	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	<0.2
Cyanide, Free	0.051	0.01	<0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.040	<0.040	<0.040	<0.040	-	-	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	-	<0.040
Mercury	1.8	0.050	0.62	<0.0050	0.73	<0.0050	0.006	0.99	0.39	<0.0050	**1.9**	<0.0050	1.3	<0.0050	0.28	<0.0050	<0.10	<0.10	<0.10	<0.10	-	-	1.63	0.28	<0.10	<0.10	<0.10	<0.10	<0.10	-	0.35
Electrical Conductivity (2:1)	0.7	0.002	**1.1**	**0.76**	**1.1**	**1.2**	**1.8**	**2.2**	**2.0**	0.56	**2.3**	0.17	**1.8**	0.57	**4.3**	0.30	**0.992**	**1.87**	**1.85**	**2.07**	-	-	**1.49**	**2.79**	0.641	0.635	**3.28**	0.303	0.353	-	**4.94**
Sodium Adsorption Ratio (2:	5	N/A	**13**	2.6	**21**	**15**	**7.5**	4.9	4.0	0.89	**26**	0.24	**28**	0.9	**66**	0.93	**13.3**	**5.44**	**6.03**	**5.43**	-	-	**16.2**	1.42	1.44	1.34	**25.1**	**5.78**	1.19	-	**105**
pH, 2:1 CaCl2 Extraction	5.0-9.0	NA	8.0	7.8	7.7	7.9	7.9	7.4	7.6	7.7	**9.1**	7.8	7.8	8.1	8.1	7.9	8.2	7.2	7.2	**12.1**	**11.3**	**11.3**	7.8	8.2	7.4	7.3	**10.0**	7.6	7.8	-	7.9

Other Regulated Parameters (ORPs) includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in ug/g.
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'-' = Not Analyzed
'NV'= No value
ND Not detected
Bold Concentration exceeds MECP (2011) Table 3 SCS RPI(fine)

Table D.6 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	MW1	MW2	MW3	MW4	MW5	MW55 Dup	MW109	MW108	MW107	FIELD BLANK
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296	3541018	3541089	3541090	3397309
Sampling Date			01/24/2022	01/24/2022	12/24/2021	12/24/2021	12/24/2021	12/24/2021	02/22/2022	02/22/2022	02/22/2022	12/24/2021
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	13.78-15.31	7.61-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
F1 (C6-C10)	750	25	45	<25	<25	**30000**	353	291	**218000**	**29800**	**961**	<25
F1 (C6 to C10) minus BTEX	750	25	44	<25	<25	**27200**	341	278	**213000**	**24800**	**849**	<25
F2 (C10 to C16)	150	100	<100	<100	<100	**79000**	<100	<100	**74000**	**18000**	**3600**	<100
F3 (C16 to C34)	500	100	<100	<100	<100	<100	<100	<100	230	<100	<100	<100
F4 (C34 to C50)	500	100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	NA	500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

All groundwater concentrations reported in µg/L.
'<' = Parameter below detection limit, as indicated
'NV'= No value
Bold Concentration exceeds MECP (2011) Table 3 SCS Residential (fine)

Table D.7 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	MW1	MW2	MW3	MW4	MW5	MW55 Dup	MW109	MW108	MW107	TRIP BLANK
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296	3541018	3541089	3541090	3397319
Sampling Date			01/24/2022	01/24/2022	12/24/2021	12/24/2021	12/24/2021	12/24/2021	02/22/2022	02/22/2022	02/22/2022	12/22/2021
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	13.78-15.31	7.61-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Benzene	430	0.2	1.16	0.72	<0.40	4.25	<0.40	<0.40	4.96	2.84	<0.20	<0.20
Toulene	18000	0.2	<0.20	<0.20	<0.40	56	2.18	2.37	15.2	15	0.42	<0.20
Ethylbenzene	2300	0.1	<0.10	<0.10	<0.20	217	0.76	0.88	516	384	12.8	<0.10
Xylene	4200	0.2	<0.20	<0.20	<0.20	2540	8.97	10.2	**4610**	**4640**	98.3	<0.20

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 3 SCS Residential (fine)

Table D.8 - GROUNDWATER ANALYTICAL RESULTS: Volatile Organic Compounds (VOCs)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	MW1	MW2	MW3	MW4	MW5	MW55 Dup	TRIP BLANK
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296	3397319
Sampling Date			01/24/2022	01/24/2022	12/24/2021	12/24/2021	12/24/2021	12/24/2021	12/22/2021
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Dichlorodifluoromethane	4400	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Vinyl Chloride	1.7	0.17	<0.17	<0.17	<0.34	<1.70	<0.34	<0.34	<0.17
Bromomethane	56	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichlorofluoromethane	2500	0.40	<0.40	<0.40	<0.80	<4.00	<0.80	<0.80	<0.40
Acetone	130000	1.0	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1-Dichloroethylene	17	0.30	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methylene Chloride	5500	0.30	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
trans- 1,2-Dichloroethylene	17	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl tert-butyl ether	1400	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1-Dichloroethane	3100	0.30	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methyl Ethyl Ketone	1500000	1.0	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
cis- 1,2-Dichloroethylene	17	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Chloroform	22	0.20	3.59	3.21	<0.40	<2.00	0.69	0.55	<0.20
1,2-Dichloroethane	12	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1-Trichloroethane	6700	0.30	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Carbon Tetrachloride	8.4	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Benzene	430	0.20	1.16	0.72	<0.40	4.25	<0.40	<0.40	<0.20
1,2-Dichloropropane	140	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichloroethylene	17	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Bromodichloromethane	85000	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl Isobutyl Ketone	580000	1.0	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1,2-Trichloroethane	30	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Toluene	18000	0.20	<0.20	<0.20	<0.40	56	2.18	2.37	<0.20
Dibromochloromethane	82000	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylene Dibromide	0.83	0.10	<0.10	<0.10	<0.20	**<1.00**	<0.20	<0.20	<0.10
Tetrachloroethylene	17	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1,2-Tetrachloroethane	28	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Chlorobenzene	630	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylbenzene	2300	0.10	<0.10	<0.10	<0.20	217	0.76	0.88	<0.10
m & p-Xylene	-	0.20	<0.20	<0.20	<0.40	1820	5.32	6.05	<0.20
Bromoform	770	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Styrene	9100	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,1,2,2-Tetrachloroethane	15	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
o-Xylene	-	0.10	<0.10	<0.10	<0.20	717	3.65	4.13	<0.10
1,3-Dichlorobenzene	9600	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,4-Dichlorobenzene	67	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,2-Dichlorobenzene	9600	0.10	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,3-Dichloropropene	45	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	4200	0.20	<0.20	<0.20	<0.20	2540	8.97	10.2	<0.20
n-Hexane	520	0.20	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold RDL exceeds MECP (2011) Table 3 SCS Residential (fine).

Bold Concentration exceeds MECP (2011) Table 3 SCS Residential (fine)

Table D.9 - GROUNDWATER ANALYTICAL RESULTS: Polycyclic Aromatic Hydrocarbons (PAHs)

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	MW1	MW1	MW11 (DUP)	MW2	MW3	MW4	MW5	MW55 Dup	TRIP BLANK
Lab ID			3451634	TD0305	TD0306	3451819	3397286	3397294	3397295	3397296	TD0307
Sampling Date			01/24/2022	7/12/2022	7/12/2022	01/24/2022	12/24/2021	12/24/2021	12/24/2021	12/24/2021	7/12/2022
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	BV
Naphthalene	6400	0.20	<0.20	0.53	0.46	<0.20	<0.20	48.8	<0.20	<0.20	<0.050
Acenaphthylene	1.8	0.20	<0.20	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Acenaphthene	1700	0.20	<0.20	<0.050	<0.050	<0.20	<0.20	0.29	<0.20	<0.20	<0.050
Fluorene	400	0.20	<0.20	<0.050	<0.050	<0.20	<0.20	0.27	<0.20	<0.20	<0.050
Phenanthrene	580	0.10	0.48	0.06	0.071	<0.10	<0.10	<0.10	<0.10	<0.10	<0.030
Anthracene	2.4	0.10	0.11	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Fluoranthene	130	0.20	0.34	0.055	0.056	<0.20	<0.20	0.78	<0.20	<0.20	<0.050
Pyrene	68	0.20	1.1	0.064	0.074	<0.20	<0.20	0.62	<0.20	<0.20	<0.050
Benzo(a)anthracene	4.7	0.20	0.35	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Chrysene	1	0.10	0.6	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(b)fluoranthene	0.75	0.10	0.24	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(k)fluoranthene	0.4	0.10	<0.10	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(a)pyrene	0.81	0.01	0.33	<0.0090	<0.0090	<0.01	<0.01	<0.01	<0.01	<0.01	<0.0090
Indeno(1,2,3-cd)pyrene	0.2	0.20	<0.20	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Dibenz(a,h)anthracene	0.52	0.20	<0.20	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Benzo(g,h,i)perylene	0.2	0.20	**0.32**	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
2-and 1-methyl Naphthalene	1800	0.20	<0.20	0.22	0.19	<0.20	<0.20	41	<0.20	<0.20	<0.071

All groundwater concentrations reported in μg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 3 SCS Residential (fine)

Table D.10 - GROUNDWATER ANALYTICAL RESULTS: Metals, hydride-forming metals, and ORPs

GTR-21018382-A0, 15 Denison Avenue, Toronto, ON

Sample ID	MOE (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	MW1	MW2	MW3	MW4	MW5	MW55 Dup
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296
Sampling Date			01/24/2022	01/24/2022	12/24/2021	12/24/2021	12/24/2021	12/24/2021
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14
Consultant			EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Dissolved Antimony	20000	1.0	<1.0	<1.0	<1.0	<1.0	1.2	1.2
Dissolved Arsenic	1900	1.0	3.8	1	3.1	2.6	3.2	2.8
Dissolved Barium	29000	2.0	204	271	712	494	183	181
Dissolved Beryllium	67	0.5	<0.50	<0.50	<0.5	<0.5	<0.5	<0.5
Dissolved Boron	45000	10.0	216	139	711	382	215	215
Dissolved Cadmium	2.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	810	2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	66	0.50	<0.50	1.56	1.76	<0.50	1.31	1.41
Dissolved Copper	87	1.0	<1.0	5.1	<1.0	<1.0	<1.0	<1.0
Dissolved Lead	25	0.50	<0.50	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	9200	0.50	23.6	5.99	25	1.21	88.9	93.3
Dissolved Nickel	490	1.0	3.0	4.3	5.0	<1.0	4.4	4.7
Dissolved Selenium	63	1.0	<1.0	<1.0	3.7	3.3	5	4.1
Dissolved Silver	1.5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	510	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	420	0.50	2.5	2.44	3.12	<0.50	4.63	4.63
Dissolved Vanadium	250	0.40	0.61	0.86	0.65	0.48	1.18	1.28
Dissolved Zinc	1100	5.0	16.4	297	5.4	<5.0	13.5	19.2
Mercury	2.8	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chromium VI	140	2.000	<2	<2	<2.000	<2.000	<2.000	3.41
Dissolved Sodium	490000	250	99300	126000	NA	NA	NA	NA
Chloride	790000	100	119000	227000	NA	NA	NA	NA

Other Regulated Parameters (ORPs) includes mercury, Cr VI, and sodium

All groundwater concentrations reported in μg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA = Not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS Residential (fine)

Appendix E – Laboratory Certificates of Analysis

AGAT Laboratories

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CLIENT NAME: EXP SERVICES INC
1266 SOUTH SERVICE ROAD, SUITE C1-1
STONEY CREEK , ON L8E 5R9
(905) 573-4000
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-AO
AGAT WORK ORDER: 21T843367
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Dec 30, 2021
PAGES (INCLUDING COVER): 17
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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.*
- *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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.*
- *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 information contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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Certificate of Analysis

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH1 SS1	BH3 SS1	BH4 SS1	BH5 SS1	BH2 SS1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2021-12-06	2021-12-06 12:00	2021-12-07	2021-12-09	2021-12-10 12:00
Parameter	Unit	G / S	RDL	3331907	3331909	3331911	3331913	3331915
Antimony	µg/g	7.5	0.8	<0.8	<0.8	3.7	<0.8	<0.8
Arsenic	µg/g	18	1	5	6	14	5	8
Barium	µg/g	390	2.0	96.2	115	231	59.7	31.4
Beryllium	µg/g	5	0.4	<0.4	0.7	<0.4	<0.4	<0.4
Boron	µg/g	120	5	7	7	13	18	13
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.42	0.82	1.28	0.46	0.39
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	1.0	0.5	<0.5
Chromium	µg/g	160	5	24	36	19	15	9
Cobalt	µg/g	22	0.5	4.5	11.3	6.3	4.2	2.7
Copper	µg/g	180	1.0	14.7	26.0	47.1	11.9	22.7
Lead	µg/g	120	1	**126**	58	**309**	57	17
Molybdenum	µg/g	6.9	0.5	2.4	1.3	2.8	1.1	1.6
Nickel	µg/g	130	1	9	24	21	9	4
Selenium	µg/g	2.4	0.8	<0.8	<0.8	1.1	<0.8	<0.8
Silver	µg/g	25	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	0.58	0.84	0.70	1.11
Vanadium	µg/g	86	0.4	24.1	43.5	15.0	17.2	10.8
Zinc	µg/g	340	5	116	75	**448**	330	89
Chromium, Hexavalent	µg/g	10	0.2	4.4	<0.2	<0.2	<0.2	<0.2
Cyanide, Free	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	1.8	0.10	<0.10	1.63	0.28	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	**0.992**	**1.49**	**2.79**	**3.28**	**2.07**
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	**13.3**	**16.2**	1.42	**25.1**	**5.43**
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	8.22	7.83	8.18	**10.0**	**12.1**

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI MFT
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.

3331907-3331915 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:

Results relate only to the items tested. Results apply to samples as received.

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AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH1 SS1	BH3 SS1	BH4 SS1	BH5 SS1	BH2 SS1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2021-12-06	2021-12-06 12:00	2021-12-07	2021-12-09	2021-12-10 12:00
Parameter	**Unit**	**G / S**	**RDL**	**3331907**	**3331909**	**3331911**	**3331913**	**3331915**
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05	0.142	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05	**0.31**	<0.05	<0.05
Acenaphthene	µg/g	58	0.05	<0.05	<0.05	0.88	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05	1.22	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	0.64	<0.05	7.16	0.38	<0.05
Anthracene	µg/g	0.74	0.05	0.16	<0.05	**2.46**	0.11	<0.05
Fluoranthene	µg/g	0.69	0.05	**1.43**	<0.05	**12.3**	0.46	<0.05
Pyrene	µg/g	78	0.05	1.20	<0.05	11.5	0.45	<0.05
Benz(a)anthracene	µg/g	0.63	0.05	**0.82**	<0.05	**8.41**	0.38	<0.05
Chrysene	µg/g	7.8	0.05	0.67	<0.05	5.58	0.14	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	**0.84**	<0.05	**6.62**	0.32	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	0.44	<0.05	**1.79**	0.11	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	**0.68**	<0.05	**4.74**	0.22	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.48	0.05	0.28	<0.05	**1.95**	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	0.09	<0.05	**0.70**	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	7.8	0.05	0.34	<0.05	2.26	0.14	<0.05
1 and 2 Methlynaphthalene	µg/g	3.4	0.05	<0.05	<0.05	0.47	<0.05	<0.05
Moisture Content	%		0.1	11.2	16.9	6.2	5.5	10.0
Surrogate	**Unit**	**Acceptable Limits**						
Naphthalene-d8	%	50-140		115	108	79	109	105
Acridine-d9	%	50-140		114	74	85	88	98
Terphenyl-d14	%	50-140		108	88	92	81	92

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI MFT
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.

3331907-3331915 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: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

				SAMPLE DESCRIPTION:	BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6
				SAMPLE TYPE:	Soil	Soil	Soil	Soil	Soil
				DATE SAMPLED:	2021-12-06	2021-12-06 12:00	2021-12-07	2021-12-09	2021-12-10 12:00
Parameter	**Unit**	**G / S**	**RDL**		**3331908**	**3331910**	**3331912**	**3331914**	**3331916**
F1 (C6 - C10)	µg/g	65	5		<5	<5	<5	**257**	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5		<5	<5	<5	**255**	<5
F2 (C10 to C16)	µg/g	150	10		<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	1300	50		<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50		<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50		NA	NA	NA	NA	NA
Moisture Content	%		0.1		16.1	16.2	15.3	17.6	15.9
Surrogate	**Unit**	**Acceptable Limits**							
Toluene-d8	% Recovery	50-140			81	80	76	101	102
Terphenyl	%	60-140			78	79	81	76	91

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI MFT
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.

3331908-3331916 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is 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 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 without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2021-12-06	2021-12-06 12:00	2021-12-07	2021-12-09	2021-12-10 12:00
Parameter	Unit	G / S	RDL	3331908	3331910	3331912	3331914	3331916
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.022	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	28	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	1.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	11	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	44	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	30	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.18	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	3.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.085	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.52	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	13	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	4.3	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	9.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	15	0.05	<0.05	<0.05	<0.05	0.86	<0.05

Certified By: N Popnikolof

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AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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

DATE RECEIVED: 2021-12-10 **DATE REPORTED: 2021-12-30**

				SAMPLE DESCRIPTION:	BH1 SS5	BH3 SS5	BH4 SS6	BH5 SS6	BH2 SS6
				SAMPLE TYPE:	Soil	Soil	Soil	Soil	Soil
				DATE SAMPLED:	2021-12-06	2021-12-06 12:00	2021-12-07	2021-12-09	2021-12-10 12:00
Parameter	**Unit**	**G / S**	**RDL**		**3331908**	**3331910**	**3331912**	**3331914**	**3331916**
m & p-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	0.92	<0.05
Bromoform	ug/g	0.26	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	2.2	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	0.48	<0.05
1,3-Dichlorobenzene	ug/g	6	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.097	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	4.3	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	25	0.05		<0.05	<0.05	<0.05	1.40	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.083	0.04		<0.04	<0.04	<0.04	<0.04	<0.04
n-Hexane	µg/g	34	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1		16.1	16.2	15.3	17.6	15.9
Surrogate	**Unit**	**Acceptable Limits**							
Toluene-d8	% Recovery	50-140			102	101	103	98	106
4-Bromofluorobenzene	% Recovery	50-140			92	88	90	96	94

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI MFT
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.

3331908-3331916 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + 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 parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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Guideline Violation

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.992
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	µg/g	120	126
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	13.3
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benz(a)anthracene	µg/g	0.63	0.82
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	0.68
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	µg/g	0.78	0.84
3331907	BH1 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Fluoranthene	µg/g	0.69	1.43
3331909	BH3 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.49
3331909	BH3 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	16.2
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	2.79
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	µg/g	120	309
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Zinc	µg/g	340	448
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Acenaphthylene	µg/g	0.17	0.31
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Anthracene	µg/g	0.74	2.46
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benz(a)anthracene	µg/g	0.63	8.41
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	4.74
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	µg/g	0.78	6.62
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(k)fluoranthene	µg/g	0.78	1.79
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Dibenz(a,h)anthracene	µg/g	0.1	0.70
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Fluoranthene	µg/g	0.69	12.3
3331911	BH4 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - PAHs (Soil)	Indeno(1,2,3-cd)pyrene	µg/g	0.48	1.95
3331913	BH5 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	3.28
3331913	BH5 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	25.1
3331913	BH5 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	10.0
3331914	BH5 SS6	ON T3 S RPI MFT	O. Reg. 153(511) - PHCs F1 - F4 (-BTEX) (Soil)	F1 (C6 - C10)	µg/g	65	257
3331914	BH5 SS6	ON T3 S RPI MFT	O. Reg. 153(511) - PHCs F1 - F4 (-BTEX) (Soil)	F1 (C6 to C10) minus BTEX	µg/g	65	255
3331915	BH2 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	2.07
3331915	BH2 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.43
3331915	BH2 SS1	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	12.1

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

Soil Analysis

RPT Date: Dec 30, 2021			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	3342307		<0.8	<0.8	NA	< 0.8	137%	70%	130%	99%	80%	120%	74%	70%	130%
Arsenic	3342307		6	6	0.1%	< 1	117%	70%	130%	103%	80%	120%	105%	70%	130%
Barium	3342307		110	110	0.3%	< 2.0	106%	70%	130%	100%	80%	120%	102%	70%	130%
Beryllium	3342307		0.8	0.8	NA	< 0.4	106%	70%	130%	100%	80%	120%	92%	70%	130%
Boron	3342307		11	11	NA	< 5	76%	70%	130%	85%	80%	120%	80%	70%	130%
Boron (Hot Water Soluble)	3331907	3331907	0.42	0.37	NA	< 0.10	81%	60%	140%	96%	70%	130%	93%	60%	140%
Cadmium	3342307		<0.5	<0.5	NA	< 0.5	92%	70%	130%	104%	80%	120%	103%	70%	130%
Chromium	3342307		27	27	0.7%	< 5	103%	70%	130%	107%	80%	120%	108%	70%	130%
Cobalt	3342307		13.8	13.7	0.6%	< 0.5	103%	70%	130%	107%	80%	120%	105%	70%	130%
Copper	3342307		26.5	26.6	0.4%	< 1.0	97%	70%	130%	110%	80%	120%	100%	70%	130%
Lead	3342307		14	14	0.9%	< 1	106%	70%	130%	105%	80%	120%	99%	70%	130%
Molybdenum	3342307		0.6	0.6	NA	< 0.5	102%	70%	130%	104%	80%	120%	107%	70%	130%
Nickel	3342307		29	28	0.8%	< 1	101%	70%	130%	103%	80%	120%	99%	70%	130%
Selenium	3342307		<0.8	<0.8	NA	< 0.8	130%	70%	130%	103%	80%	120%	105%	70%	130%
Silver	3342307		<0.5	<0.5	NA	< 0.5	103%	70%	130%	106%	80%	120%	99%	70%	130%
Thallium	3342307		<0.5	<0.5	NA	< 0.5	108%	70%	130%	99%	80%	120%	94%	70%	130%
Uranium	3342307		0.77	0.77	NA	< 0.50	116%	70%	130%	108%	80%	120%	108%	70%	130%
Vanadium	3342307		37.5	37.3	0.5%	< 0.4	112%	70%	130%	103%	80%	120%	104%	70%	130%
Zinc	3342307		71	72	1.1%	< 5	106%	70%	130%	111%	80%	120%	106%	70%	130%
Chromium, Hexavalent	3346586		<0.2	<0.2	NA	< 0.2	101%	70%	130%	103%	80%	120%	101%	70%	130%
Cyanide, Free	3342211		<0.040	<0.040	NA	< 0.040	99%	70%	130%	101%	80%	120%	90%	70%	130%
Mercury	3342307		<0.10	<0.10	NA	< 0.10	111%	70%	130%	102%	80%	120%	98%	70%	130%
Electrical Conductivity (2:1)	3331907	3331907	0.992	0.986	0.6%	< 0.005	100%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	3331907	3331907	13.3	13.7	2.8%	NA									
pH, 2:1 CaCl2 Extraction	3272580		6.60	6.87	4.0%	NA	99%	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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Certified By:

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

Trace Organics Analysis

RPT Date: Dec 30, 2021			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	3230140		< 0.05	< 0.05	NA	< 0.05	105%	50%	140%	115%	50%	140%	101%	50%	140%
Acenaphthylene	3230140		< 0.05	< 0.05	NA	< 0.05	89%	50%	140%	74%	50%	140%	82%	50%	140%
Acenaphthene	3230140		< 0.05	< 0.05	NA	< 0.05	85%	50%	140%	93%	50%	140%	83%	50%	140%
Fluorene	3230140		< 0.05	< 0.05	NA	< 0.05	93%	50%	140%	93%	50%	140%	94%	50%	140%
Phenanthrene	3230140		< 0.05	< 0.05	NA	< 0.05	92%	50%	140%	92%	50%	140%	98%	50%	140%
Anthracene	3230140		< 0.05	< 0.05	NA	< 0.05	67%	50%	140%	64%	50%	140%	85%	50%	140%
Fluoranthene	3230140		< 0.05	< 0.05	NA	< 0.05	87%	50%	140%	97%	50%	140%	105%	50%	140%
Pyrene	3230140		< 0.05	< 0.05	NA	< 0.05	85%	50%	140%	85%	50%	140%	78%	50%	140%
Benz(a)anthracene	3230140		< 0.05	< 0.05	NA	< 0.05	93%	50%	140%	96%	50%	140%	85%	50%	140%
Chrysene	3230140		< 0.05	< 0.05	NA	< 0.05	92%	50%	140%	105%	50%	140%	93%	50%	140%
Benzo(b)fluoranthene	3230140		< 0.05	< 0.05	NA	< 0.05	105%	50%	140%	78%	50%	140%	92%	50%	140%
Benzo(k)fluoranthene	3230140		< 0.05	< 0.05	NA	< 0.05	78%	50%	140%	88%	50%	140%	105%	50%	140%
Benzo(a)pyrene	3230140		< 0.05	< 0.05	NA	< 0.05	88%	50%	140%	96%	50%	140%	78%	50%	140%
Indeno(1,2,3-cd)pyrene	3230140		< 0.05	< 0.05	NA	< 0.05	75%	50%	140%	92%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	3230140		< 0.05	< 0.05	NA	< 0.05	96%	50%	140%	105%	50%	140%	96%	50%	140%
Benzo(g,h,i)perylene	3230140		< 0.05	< 0.05	NA	< 0.05	93%	50%	140%	80%	50%	140%	93%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (-BTEX) (Soil)															
F1 (C6 - C10)	3331914	3331914	257	252	2.0%	< 5	99%	60%	140%	97%	60%	140%	110%	60%	140%
F2 (C10 to C16)	3331914	3331914	< 10	< 10	NA	< 10	78%	60%	140%	96%	60%	140%	76%	60%	140%
F3 (C16 to C34)	3331916	3331916	< 50	< 50	NA	< 50	84%	60%	140%	84%	60%	140%	84%	60%	140%
F4 (C34 to C50)	3331916	3331916	< 50	< 50	NA	< 50	79%	60%	140%	78%	60%	140%	71%	60%	140%
O. Reg. 153(511) - VOCs (Soil)															
Dichlorodifluoromethane	3332117		<0.05	<0.05	NA	< 0.05	75%	50%	140%	74%	50%	140%	89%	50%	140%
Vinyl Chloride	3332117		<0.02	<0.02	NA	< 0.02	104%	50%	140%	107%	50%	140%	91%	50%	140%
Bromomethane	3332117		<0.05	<0.05	NA	< 0.05	103%	50%	140%	98%	50%	140%	88%	50%	140%
Trichlorofluoromethane	3332117		<0.05	<0.05	NA	< 0.05	102%	50%	140%	97%	50%	140%	88%	50%	140%
Acetone	3332117		<0.50	<0.50	NA	< 0.50	113%	50%	140%	98%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	3332117		< 0.05	< 0.05	NA	< 0.05	99%	50%	140%	75%	60%	130%	102%	50%	140%
Methylene Chloride	3332117		<0.05	<0.05	NA	< 0.05	98%	50%	140%	76%	60%	130%	116%	50%	140%
Trans- 1,2-Dichloroethylene	3332117		<0.05	<0.05	NA	< 0.05	72%	50%	140%	94%	60%	130%	99%	50%	140%
Methyl tert-butyl Ether	3332117		<0.05	<0.05	NA	< 0.05	113%	50%	140%	73%	60%	130%	119%	50%	140%
1,1-Dichloroethane	3332117		<0.02	<0.02	NA	< 0.02	76%	50%	140%	98%	60%	130%	108%	50%	140%
Methyl Ethyl Ketone	3332117		<0.50	<0.50	NA	< 0.50	91%	50%	140%	106%	50%	140%	100%	50%	140%
Cis- 1,2-Dichloroethylene	3332117		<0.02	<0.02	NA	< 0.02	78%	50%	140%	72%	60%	130%	114%	50%	140%
Chloroform	3332117		<0.04	<0.04	NA	< 0.04	83%	50%	140%	78%	60%	130%	118%	50%	140%
1,2-Dichloroethane	3332117		<0.03	<0.03	NA	< 0.03	91%	50%	140%	96%	60%	130%	113%	50%	140%
1,1,1-Trichloroethane	3332117		<0.05	<0.05	NA	< 0.05	88%	50%	140%	72%	60%	130%	95%	50%	140%
Carbon Tetrachloride	3332117		<0.05	<0.05	NA	< 0.05	77%	50%	140%	73%	60%	130%	80%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 21T843367
PROJECT: GTR-21018382-AO
ATTENTION TO: Jason Slidders
SAMPLING SITE:15 Denison Ave.
SAMPLED BY:J.D

Trace Organics Analysis (Continued)

RPT Date: Dec 30, 2021			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	3332117		0.15	0.16	4.1%	< 0.02	82%	50%	140%	73%	60%	130%	112%	50%	140%
1,2-Dichloropropane	3332117		<0.03	<0.03	NA	< 0.03	95%	50%	140%	81%	60%	130%	115%	50%	140%
Trichloroethylene	3332117		<0.03	<0.03	NA	< 0.03	96%	50%	140%	82%	60%	130%	98%	50%	140%
Bromodichloromethane	3332117		<0.05	<0.05	NA	< 0.05	91%	50%	140%	79%	60%	130%	110%	50%	140%
Methyl Isobutyl Ketone	3332117		<0.50	<0.50	NA	< 0.50	98%	50%	140%	102%	50%	140%	99%	50%	140%
1,1,2-Trichloroethane	3332117		<0.04	<0.04	NA	< 0.04	79%	50%	140%	101%	60%	130%	86%	50%	140%
Toluene	3332117		<0.05	<0.05	NA	< 0.05	94%	50%	140%	96%	60%	130%	109%	50%	140%
Dibromochloromethane	3332117		<0.05	<0.05	NA	< 0.05	103%	50%	140%	92%	60%	130%	106%	50%	140%
Ethylene Dibromide	3332117		<0.04	<0.04	NA	< 0.04	116%	50%	140%	101%	60%	130%	90%	50%	140%
Tetrachloroethylene	3332117		<0.05	<0.05	NA	< 0.05	78%	50%	140%	83%	60%	130%	76%	50%	140%
1,1,1,2-Tetrachloroethane	3332117		<0.04	<0.04	NA	< 0.04	89%	50%	140%	85%	60%	130%	71%	50%	140%
Chlorobenzene	3332117		<0.05	<0.05	NA	< 0.05	94%	50%	140%	87%	60%	130%	82%	50%	140%
Ethylbenzene	3332117		<0.05	<0.05	NA	< 0.05	94%	50%	140%	107%	60%	130%	119%	50%	140%
m & p-Xylene	3332117		<0.05	<0.05	NA	< 0.05	97%	50%	140%	101%	60%	130%	95%	50%	140%
Bromoform	3332117		<0.05	<0.05	NA	< 0.05	108%	50%	140%	91%	60%	130%	72%	50%	140%
Styrene	3332117		<0.05	<0.05	NA	< 0.05	91%	50%	140%	85%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	3332117		<0.05	<0.05	NA	< 0.05	97%	50%	140%	100%	60%	130%	96%	50%	140%
o-Xylene	3332117		<0.05	<0.05	NA	< 0.05	90%	50%	140%	85%	60%	130%	82%	50%	140%
1,3-Dichlorobenzene	3332117		<0.05	<0.05	NA	< 0.05	88%	50%	140%	85%	60%	130%	81%	50%	140%
1,4-Dichlorobenzene	3332117		<0.05	<0.05	NA	< 0.05	92%	50%	140%	84%	60%	130%	82%	50%	140%
1,2-Dichlorobenzene	3332117		<0.05	<0.05	NA	< 0.05	97%	50%	140%	89%	60%	130%	83%	50%	140%
n-Hexane	3332117		<0.05	<0.05	NA	< 0.05	71%	50%	140%	84%	60%	130%	93%	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: N Popnikolof

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QA Violation

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

ATTENTION TO: Jason Slidders

RPT Date: Dec 30, 2021

PARAMETER	Sample Id	Sample Description	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
			Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
				Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)											
Antimony		BH1 SS1	137%	70%	130%	99%	80%	120%	74%	70%	130%

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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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, Free	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	TECHNICON AUTO ANALYZER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6036	modified from MSA PART 3, CH 14 and SM 2510 B	EC METER
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T843367

PROJECT: GTR-21018382-AO

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:J.D

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
Benz(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
1 and 2 Methlynaphthalene	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	CCME Tier 1 Method	BALANCE
F1 (C6 - 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
F3 (C16 to C34)	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
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE

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AGAT Laboratories

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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: EXP
Contact: Jason Sliddors
Address:
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Sliddors@exp.com
2. Email: Jas.Dhami@exp.com

Project Information:

Project: OTR - 20018382-A0
Site Location: 15 Denison Ave
Sampled By: J.D.
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP
Contact:
Address: AP@exp.com
Email: Karen.Burke@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table — *Indicate One*: ☐ Ind/Com ☑ Res/Park ☐ Agriculture
Soil Texture *(Check One)*: ☐ Coarse ☑ Fine

☐ Excess Soils R406
Table — *Indicate One*

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other
Indicate One

Is this submission for a **Record of Site Condition?** ☑ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Laboratory Use Only

Work Order #: 21T843367
Cooler Quantity: 1 large
Arrival Temperatures: 1.4 | 1.8 | 2.6
Custody Seal Intact: ☐ Yes ☐ No ☑ N/A
Notes: Free Ice

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 CPM

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
BH1 SS1	06/12/21	AM	1	S			✓			✓							
BH1 SS5	06/12/21	AM	3	S					✓			✓					
BH3 SS1	06/12/21	PM	1	S			✓			✓							
BH3 SS5	06/12/21	PM	3	S					✓			✓					
BH4 SS1	07/12/21	AM	1	S			✓			✓							
BH4 SS6	07/12/21	AM	3	S					✓			✓					
BH5 SS1	09/12/21	AM	1	S			✓			✓							
BH5 SS6	09/12/21	AM	3	S					✓			✓					
BH2 SS1	10/12/21	PM	1	S			✓			✓							
BH2 SS6	10/12/21	PM	3	S					✓			✓					

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Jaskarn Dhami	09/12/21	18:10	NEAL G		

Page 1 of 1

N°: T 128306

AGAT Laboratories

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http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 21T846789
SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager
DATE REPORTED: Dec 30, 2021
PAGES (INCLUDING COVER): 6
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.*
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- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

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

DATE RECEIVED: 2021-12-17 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH2 SS2	BH2 SS5
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362030	3362031
pH, 2:1 CaCl2 Extraction	pH Units		NA	11.3	7.89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362030-3362031 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

Particle Size by Sieve (Wet)

DATE RECEIVED: 2021-12-17 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH3 SS2	BH3 SS6
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362032	3362033
Sieve Analysis - 75 µm (retained)	%		NA	20.18	18.80
Sieve Analysis - 75 µm (passing)	%		NA	79.82	81.20
Soil Texture (Toronto)				Fine	Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362032-3362033 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

Soil Analysis

RPT Date: Dec 30, 2021			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - ORPs (Soil)															
pH, 2:1 CaCl2 Extraction	3362744		6.88	7.32	6.2%	NA	99%	80%	120%	NA			NA		

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Particle Size by Sieve (Wet)															
Sieve Analysis - 75 µm (retained)	3362032	3362032	20.18	19.46	3.6%	NA	104%	70%	130%	NA			NA		
Sieve Analysis - 75 µm (passing)	3362032	3362032	79.82	80.54	0.9%	NA	NA			NA			NA		

Comments: NA Signifies Not Applicable

Certified By:

Amanjot Bhela

CHARTERED CHEMIST AMANJOT BHELA — ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO

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Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
pH, 2:1 CaCl2 Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER
Sieve Analysis - 75 µm (retained)	INOR-93-6065	ASTM D1140	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	ASTM D1140	SIEVE

Results relate only to the items tested. Results apply to samples as received.

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webearth.agatlabs.com

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 21T846~~313~~789

Cooler Quantity: 1 Large

Arrival Temperatures: 1.4 3.2 2.7

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: Frozen

Report Information:

Company: EXP services Inc.
Contact: Jason Slidders
Address: 1595 Clark Blvd

Phone: 905 793 9800 Fax:

Reports to be sent to:
1. Email: Jason.Slidders@exp.com
2. Email:

Project Information:

Project: GTR-21018382-A0
Site Location: 15 Denison Ave
Sampled By: M.K
AGAT Quote #: PO:

Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP
Contact:
Address: AP@exp.com
Email: Karen.Burke@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☑ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☑ Fine

☐ Excess Soils R406
Table _____ *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
_____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☑ 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 CPM

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	pH	Grain Size (75 micrometre)	Potentially Hazardous or High Concentration (Y/N)
BH2 SS2	17/12/21	AM PM	1	S													✓		
BH2 SS5	17/12/21	AM PM	1	S													✓		
BH3 SS2	17/12/21	AM PM	1	S														✓	
BH3 SS6	17/12/21	AM PM	1	S														✓	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Matthew Kwan Matthew	17/12/21	12:00	HEAC		
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

21 DEC 17 12:00

Page _____ of _____

Nº: T 127760

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CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 22T855232
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer
DATE REPORTED: Jan 28, 2022
PAGES (INCLUDING COVER): 11
VERSION*: 1

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

Notes

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Certificate of Analysis

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

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

DATE RECEIVED: 2022-01-19

DATE REPORTED: 2022-01-28

		SAMPLE DESCRIPTION:		BH4-SS6	BH4-SS66	BH1-SS5	BH1-SS55
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2021-12-07	2021-12-07	2021-12-06	2021-12-06
Parameter	Unit	G / S	RDL	3439063	3439064	3439065	3439066
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	4	4	4	4
Barium	µg/g	390	2.0	88.9	96.0	128	121
Beryllium	µg/g	5	0.4	0.6	0.6	0.5	0.5
Boron	µg/g	120	5	10	12	9	7
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.36	0.37	0.33	0.37
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	32	34	40	38
Cobalt	µg/g	22	0.5	12.7	12.9	11.9	12.1
Copper	µg/g	180	1.0	24.6	24.3	22.1	23.0
Lead	µg/g	120	1	11	10	11	15
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	0.5	0.5
Nickel	µg/g	130	1	29	29	27	27
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	0.68	0.73	0.87	0.91
Vanadium	µg/g	86	0.4	37.2	41.5	44.6	42.2
Zinc	µg/g	340	5	58	58	59	60
Chromium, Hexavalent	µg/g	10	0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, Free	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	1.8	0.10	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.641	0.635	**1.87**	**1.85**
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.44	1.34	**5.44**	**6.03**
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.39	7.34	7.22	7.17

Certified By:

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

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

DATE RECEIVED: 2022-01-19 **DATE REPORTED: 2022-01-28**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine 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.

3439063-3439066 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:

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

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

DATE RECEIVED: 2022-01-19

DATE REPORTED: 2022-01-28

		SAMPLE DESCRIPTION:		BH4-SS6	BH4-SS66	BH1-SS5	BH1-SS55
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2021-12-07	2021-12-07	2021-12-06	2021-12-06
Parameter	**Unit**	**G / S**	**RDL**	**3439063**	**3439064**	**3439065**	**3439066**
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	58	0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.74	0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.63	0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	7.8	0.05	<0.05	<0.05	<0.05	<0.05
1 and 2 Methlynaphthalene	µg/g	3.4	0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	16.8	14.0	14.6	15.4
Surrogate	**Unit**	**Acceptable Limits**					
Naphthalene-d8	%	50-140		81	109	95	102
Acridine-d9	%	50-140		78	105	93	98
Terphenyl-d14	%	50-140		85	99	95	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine 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.

3439063-3439066 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: Pinkal Patel

Results relate only to the items tested. Results apply to samples as received.

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Exceedance Summary

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3439065	BH1-SS5	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.87
3439065	BH1-SS5	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.44
3439066	BH1-SS55	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.85
3439066	BH1-SS55	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	6.03

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

Soil Analysis

RPT Date: Jan 28, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	3443997		<0.8	<0.8	NA	< 0.8	135%	70%	130%	96%	80%	120%	98%	70%	130%
Arsenic	3443997		3	4	NA	< 1	127%	70%	130%	95%	80%	120%	101%	70%	130%
Barium	3443997		92.7	93.8	1.2%	< 2.0	106%	70%	130%	99%	80%	120%	113%	70%	130%
Beryllium	3443997		0.7	0.7	NA	< 0.4	93%	70%	130%	98%	80%	120%	93%	70%	130%
Boron	3443997		8	9	NA	< 5	80%	70%	130%	100%	80%	120%	90%	70%	130%
Boron (Hot Water Soluble)	3439063	3439063	0.36	0.35	NA	< 0.10	95%	60%	140%	109%	70%	130%	102%	60%	140%
Cadmium	3443997		<0.5	<0.5	NA	< 0.5	85%	70%	130%	106%	80%	120%	111%	70%	130%
Chromium	3443997		27	28	3.6%	< 5	113%	70%	130%	103%	80%	120%	101%	70%	130%
Cobalt	3443997		8.3	8.3	0.0%	< 0.5	119%	70%	130%	105%	80%	120%	110%	70%	130%
Copper	3443997		17.0	17.2	1.2%	< 1.0	103%	70%	130%	103%	80%	120%	110%	70%	130%
Lead	3443997		12	13	8.0%	< 1	114%	70%	130%	102%	80%	120%	106%	70%	130%
Molybdenum	3443997		<0.5	<0.5	NA	< 0.5	129%	70%	130%	107%	80%	120%	116%	70%	130%
Nickel	3443997		20	20	0.0%	< 1	117%	70%	130%	106%	80%	120%	112%	70%	130%
Selenium	3443997		<0.8	<0.8	NA	< 0.8	109%	70%	130%	104%	80%	120%	109%	70%	130%
Silver	3443997		<0.5	<0.5	NA	< 0.5	124%	70%	130%	106%	80%	120%	106%	70%	130%
Thallium	3443997		<0.5	<0.5	NA	< 0.5	128%	70%	130%	102%	80%	120%	103%	70%	130%
Uranium	3443997		1.06	1.12	NA	< 0.50	130%	70%	130%	103%	80%	120%	110%	70%	130%
Vanadium	3443997		37.4	38.3	2.4%	< 0.4	122%	70%	130%	102%	80%	120%	122%	70%	130%
Zinc	3443997		67	67	0.0%	< 5	115%	70%	130%	99%	80%	120%	117%	70%	130%
Chromium, Hexavalent	3448229		<0.2	<0.2	NA	< 0.2	95%	70%	130%	94%	80%	120%	90%	70%	130%
Cyanide, Free	3436155		<0.040	<0.040	NA	< 0.040	91%	70%	130%	92%	80%	120%	105%	70%	130%
Mercury	3443997		<0.10	<0.10	NA	< 0.10	125%	70%	130%	103%	80%	120%	108%	70%	130%
Electrical Conductivity (2:1)	3439063	3439063	0.641	0.705	9.5%	< 0.005	105%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	3439063	3439063	1.44	1.39	3.5%	NA									
pH, 2:1 CaCl2 Extraction	3449074		6.54	6.70	2.4%	NA	99%	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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Certified By:

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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http://www.agatlabs.com

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

Trace Organics Analysis

RPT Date: Jan 28, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	3447856		<0.05	<0.05	NA	< 0.05	67%	50%	140%	75%	50%	140%	70%	50%	140%
Acenaphthylene	3447856		<0.05	<0.05	NA	< 0.05	83%	50%	140%	74%	50%	140%	69%	50%	140%
Acenaphthene	3447856		<0.05	<0.05	NA	< 0.05	112%	50%	140%	74%	50%	140%	110%	50%	140%
Fluorene	3447856		<0.05	<0.05	NA	< 0.05	116%	50%	140%	99%	50%	140%	98%	50%	140%
Phenanthrene	3447856		<0.05	<0.05	NA	< 0.05	85%	50%	140%	71%	50%	140%	111%	50%	140%
Anthracene	3447856		<0.05	<0.05	NA	< 0.05	104%	50%	140%	104%	50%	140%	103%	50%	140%
Fluoranthene	3447856		<0.05	<0.05	NA	< 0.05	120%	50%	140%	102%	50%	140%	105%	50%	140%
Pyrene	3447856		<0.05	<0.05	NA	< 0.05	93%	50%	140%	111%	50%	140%	102%	50%	140%
Benz(a)anthracene	3447856		<0.05	<0.05	NA	< 0.05	103%	50%	140%	82%	50%	140%	103%	50%	140%
Chrysene	3447856		<0.05	<0.05	NA	< 0.05	109%	50%	140%	110%	50%	140%	96%	50%	140%
Benzo(b)fluoranthene	3447856		<0.05	<0.05	NA	< 0.05	65%	50%	140%	100%	50%	140%	102%	50%	140%
Benzo(k)fluoranthene	3447856		<0.05	<0.05	NA	< 0.05	61%	50%	140%	111%	50%	140%	99%	50%	140%
Benzo(a)pyrene	3447856		<0.05	<0.05	NA	< 0.05	107%	50%	140%	93%	50%	140%	113%	50%	140%
Indeno(1,2,3-cd)pyrene	3447856		<0.05	<0.05	NA	< 0.05	88%	50%	140%	95%	50%	140%	83%	50%	140%
Dibenz(a,h)anthracene	3447856		<0.05	<0.05	NA	< 0.05	90%	50%	140%	98%	50%	140%	90%	50%	140%
Benzo(g,h,i)perylene	3447856		<0.05	<0.05	NA	< 0.05	98%	50%	140%	107%	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).

Certified By:

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Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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QC Exceedance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

RPT Date: Jan 28, 2022		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)										
Antimony		135%	70%	130%	96%	80%	120%	98%	70%	130%

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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

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Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

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, Free	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	TECHNICON AUTO ANALYZER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6036	modified from MSA PART 3, CH 14 and SM 2510 B	EC METER
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T855232

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison

SAMPLED BY:JD

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
Benz(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
1 and 2 Methlynaphthalene	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	CCME Tier 1 Method	BALANCE

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AGAT Laboratories

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Chain of Custody Record

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

Laboratory Use Only

Work Order #: 22T855232.

Cooler Quantity: 1 Large

Arrival Temperatures: 2-7 | 2-8 | 3.0

Custody Seal Intact: ☐Yes ☐No ☐N/A

Notes: Ice

Report Information:

Company: EXP
Contact: Jason Shidles
Address: 1595 CLARK AVE, BRAMPTON

Phone: Fax:

Reports to be sent to:
1. Email: Jason.Shidles@exp.com
2. Email: STEVE.CHA@—

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table 3 *Indicate One*
☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture *(Check One)*
☐ Coarse
☒ Fine

☐ Excess Soils R406
Table ___ *Indicate One*

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
___ *Region*

☐ Prov. Water Quality Objectives (PWQO)

☐ Other
___ *Indicate One*

Is this submission for a **Record of Site Condition?** ☐ 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 CPM

Project Information:

Project: ATR-21018382-A0
Site Location: 15 Denison
Sampled By: JP
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	O. Reg 153: Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach: SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
BH4-SS6	PM	12/7/21 AM PM	1	S			X				X							
BH4-SS6G	↓	12/7/21 AM PM	↓	↓			↓				↓							
BH1-SS5		12/6/21 AM PM																
BH1-SS5G		12/6/21 AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Steve Cha	12/9/21	PM	Anthony Dsilva		
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

22 JAN 13 4:53PM

Page 1 of 1

N°: T 130076

Document ID: DIV 78 1911.021

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

Date Issued: March 9, 2021

AGAT Laboratories

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http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT:
AGAT WORK ORDER: 22T861405
SOIL ANALYSIS REVIEWED BY: Jacky Zhu, Spectroscopy Technician
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Feb 15, 2022
PAGES (INCLUDING COVER): 13
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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.*
- *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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.*
- *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 information contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T861405

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

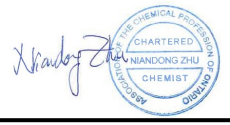
DATE RECEIVED: 2022-02-07 **DATE REPORTED: 2022-02-15**

		SAMPLE DESCRIPTION:		BH109 SS2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-02-07
Parameter	Unit	G / S	RDL	3492124
Antimony	µg/g	7.5	0.8	<0.8
Arsenic	µg/g	18	1	3
Barium	µg/g	390	2.0	222
Beryllium	µg/g	4	0.4	0.7
Boron	µg/g	120	5	12
Cadmium	µg/g	1.2	0.5	<0.5
Chromium	µg/g	160	5	43
Cobalt	µg/g	22	0.5	14.5
Copper	µg/g	140	1.0	27.5
Lead	µg/g	120	1	41
Molybdenum	µg/g	6.9	0.5	<0.5
Nickel	µg/g	100	1	29
Selenium	µg/g	2.4	0.8	<0.8
Silver	µg/g	20	0.5	<0.5
Thallium	µg/g	1	0.5	<0.5
Uranium	µg/g	23	0.50	0.98
Vanadium	µg/g	86	0.4	53.8
Zinc	µg/g	340	5	110

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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:



Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T861405

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-07

DATE REPORTED: 2022-02-15

		SAMPLE DESCRIPTION:		BH101 SS1	BH109 SS2	BH102 SS1	BH103 SS5	BH104 SS2
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2022-02-07	2022-02-07	2022-02-07	2022-02-07	2022-02-07
Parameter	**Unit**	**G / S**	**RDL**	**3492116**	**3492124**	**3492126**	**3492133**	**3492136**
Naphthalene	µg/g	0.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	0.06	<0.05	0.06	<0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	0.24	<0.05	0.49	<0.05	<0.05
Anthracene	µg/g	0.67	0.05	0.09	<0.05	0.15	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	0.64	<0.05	**0.88**	<0.05	<0.05
Pyrene	µg/g	78	0.05	0.65	<0.05	0.81	<0.05	<0.05
Benz(a)anthracene	µg/g	0.5	0.05	0.45	<0.05	**0.56**	<0.05	<0.05
Chrysene	µg/g	7	0.05	0.29	<0.05	0.43	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	0.46	<0.05	0.59	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	0.21	<0.05	0.20	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	**0.33**	<0.05	**0.40**	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	0.20	<0.05	0.27	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05	0.22	<0.05	0.27	<0.05	<0.05
1 and 2 Methlynaphthalene	µg/g	0.99	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	25.4	22.6	14.2	16.3	18.5
Surrogate	**Unit**	**Acceptable Limits**						
Naphthalene-d8	%	50-140		61	61	68	62	74
Acridine-d9	%	50-140		84	79	76	74	89
Terphenyl-d14	%	50-140		79	85	79	76	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

3492116-3492136 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: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T861405

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-07

DATE REPORTED: 2022-02-15

		SAMPLE DESCRIPTION:		BH105 SS5	BH104 SS5
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2022-02-07	2022-02-07
Parameter	**Unit**	**G / S**	**RDL**	**3492120**	**3492141**
Benzene	µg/g	0.21	0.02	<0.02	<0.02
Toluene	µg/g	2.3	0.05	<0.05	<0.05
Ethylbenzene	µg/g	2	0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05
Xylenes (Total)	µg/g	3.1	0.05	<0.05	<0.05
F1 (C6 - C10)	µg/g	55	5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA
Moisture Content	%		0.1	15.9	15.3
Surrogate	**Unit**	**Acceptable Limits**			
Toluene-d8	% Recovery	60-140		95	79
Terphenyl	%	60-140		90	95

Certified By: NPopnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T861405

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-07 **DATE REPORTED: 2022-02-15**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

3492120-3492141 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Guideline Violation

AGAT WORK ORDER: 22T861405

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3492116	BH101 SS1	ON T3 S RPI CT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	0.33
3492126	BH102 SS1	ON T3 S RPI CT	O. Reg. 153(511) - PAHs (Soil)	Benz(a)anthracene	µg/g	0.5	0.56
3492126	BH102 SS1	ON T3 S RPI CT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	0.40
3492126	BH102 SS1	ON T3 S RPI CT	O. Reg. 153(511) - PAHs (Soil)	Fluoranthene	µg/g	0.69	0.88

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

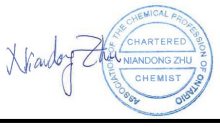
SAMPLED BY:Hanzala Rehman

Soil Analysis

RPT Date: Feb 15, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)															
Antimony	3497879		<0.8	<0.8	NA	< 0.8	136%	70%	130%	89%	80%	120%	100%	70%	130%
Arsenic	3497879		3	3	NA	< 1	121%	70%	130%	94%	80%	120%	95%	70%	130%
Barium	3497879		320	322	0.6%	< 2.0	101%	70%	130%	89%	80%	120%	89%	70%	130%
Beryllium	3497879		0.8	0.9	NA	< 0.4	87%	70%	130%	84%	80%	120%	91%	70%	130%
Boron	3497879		12	12	NA	< 5	76%	70%	130%	82%	80%	120%	93%	70%	130%
Cadmium	3497879		<0.5	<0.5	NA	< 0.5	106%	70%	130%	93%	80%	120%	93%	70%	130%
Chromium	3497879		58	58	0.0%	< 5	114%	70%	130%	99%	80%	120%	82%	70%	130%
Cobalt	3497879		17.8	18.1	1.7%	< 0.5	112%	70%	130%	96%	80%	120%	97%	70%	130%
Copper	3497879		35.1	35.2	0.3%	< 1.0	101%	70%	130%	100%	80%	120%	92%	70%	130%
Lead	3497879		10	10	0.0%	< 1	103%	70%	130%	90%	80%	120%	88%	70%	130%
Molybdenum	3497879		<0.5	<0.5	NA	< 0.5	117%	70%	130%	101%	80%	120%	102%	70%	130%
Nickel	3497879		37	37	0.0%	< 1	106%	70%	130%	96%	80%	120%	93%	70%	130%
Selenium	3497879		<0.8	<0.8	NA	< 0.8	99%	70%	130%	96%	80%	120%	95%	70%	130%
Silver	3497879		<0.5	<0.5	NA	< 0.5	102%	70%	130%	92%	80%	120%	90%	70%	130%
Thallium	3497879		<0.5	<0.5	NA	< 0.5	114%	70%	130%	91%	80%	120%	93%	70%	130%
Uranium	3497879		0.65	0.68	NA	< 0.50	127%	70%	130%	92%	80%	120%	98%	70%	130%
Vanadium	3497879		79.7	80.7	1.2%	< 0.4	122%	70%	130%	97%	80%	120%	91%	70%	130%
Zinc	3497879		109	110	0.9%	< 5	108%	70%	130%	99%	80%	120%	92%	70%	130%

Comments: NA Signifies Not Applicable.
Duplicate NA: results are under 5X the RDL and will not be calculated.
For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.

Certified By:



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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

Trace Organics Analysis

RPT Date: Feb 15, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	3492136	3492136	<0.05	<0.05	NA	< 0.05	106%	50%	140%	94%	50%	140%	118%	50%	140%
Acenaphthylene	3492136	3492136	<0.05	<0.05	NA	< 0.05	112%	50%	140%	104%	50%	140%	117%	50%	140%
Acenaphthene	3492136	3492136	<0.05	<0.05	NA	< 0.05	108%	50%	140%	99%	50%	140%	103%	50%	140%
Fluorene	3492136	3492136	<0.05	<0.05	NA	< 0.05	108%	50%	140%	106%	50%	140%	108%	50%	140%
Phenanthrene	3492136	3492136	<0.05	<0.05	NA	< 0.05	99%	50%	140%	99%	50%	140%	101%	50%	140%
Anthracene	3492136	3492136	<0.05	<0.05	NA	< 0.05	95%	50%	140%	95%	50%	140%	82%	50%	140%
Fluoranthene	3492136	3492136	<0.05	<0.05	NA	< 0.05	108%	50%	140%	108%	50%	140%	111%	50%	140%
Pyrene	3492136	3492136	<0.05	<0.05	NA	< 0.05	102%	50%	140%	103%	50%	140%	107%	50%	140%
Benz(a)anthracene	3492136	3492136	<0.05	<0.05	NA	< 0.05	76%	50%	140%	72%	50%	140%	102%	50%	140%
Chrysene	3492136	3492136	<0.05	<0.05	NA	< 0.05	116%	50%	140%	112%	50%	140%	97%	50%	140%
Benzo(b)fluoranthene	3492136	3492136	<0.05	<0.05	NA	< 0.05	75%	50%	140%	104%	50%	140%	112%	50%	140%
Benzo(k)fluoranthene	3492136	3492136	<0.05	<0.05	NA	< 0.05	87%	50%	140%	117%	50%	140%	85%	50%	140%
Benzo(a)pyrene	3492136	3492136	<0.05	<0.05	NA	< 0.05	76%	50%	140%	95%	50%	140%	90%	50%	140%
Indeno(1,2,3-cd)pyrene	3492136	3492136	<0.05	<0.05	NA	< 0.05	81%	50%	140%	89%	50%	140%	94%	50%	140%
Dibenz(a,h)anthracene	3492136	3492136	<0.05	<0.05	NA	< 0.05	72%	50%	140%	84%	50%	140%	91%	50%	140%
Benzo(g,h,i)perylene	3492136	3492136	<0.05	<0.05	NA	< 0.05	86%	50%	140%	96%	50%	140%	89%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (Soil)															
Benzene	3492141	3492141	<0.02	<0.02	NA	< 0.02	120%	60%	140%	111%	60%	140%	110%	60%	140%
Toluene	3492141	3492141	<0.05	<0.05	NA	< 0.05	104%	60%	140%	86%	60%	140%	89%	60%	140%
Ethylbenzene	3492141	3492141	<0.05	<0.05	NA	< 0.05	98%	60%	140%	80%	60%	140%	92%	60%	140%
m & p-Xylene	3492141	3492141	<0.05	<0.05	NA	< 0.05	117%	60%	140%	93%	60%	140%	95%	60%	140%
o-Xylene	3492141	3492141	<0.05	<0.05	NA	< 0.05	90%	60%	140%	94%	60%	140%	111%	60%	140%
F1 (C6 - C10)	3492141	3492141	<5	<5	NA	< 5	94%	60%	140%	101%	60%	140%	103%	60%	140%
F2 (C10 to C16)	3492674		< 10	< 10	NA	< 10	99%	60%	140%	101%	60%	140%	130%	60%	140%
F3 (C16 to C34)	3492674		< 50	< 50	NA	< 50	87%	60%	140%	99%	60%	140%	130%	60%	140%
F4 (C34 to C50)	3492674		< 50	< 50	NA	< 50	86%	60%	140%	86%	60%	140%	113%	60%	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: N Popowkolof

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Results relate only to the items tested. Results apply to samples as received.

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QA Violation

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

RPT Date: Feb 15, 2022

PARAMETER	Sample Id	Sample Description	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
			Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
				Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)											
Antimony		BH109 SS2	136%	70%	130%	89%	80%	120%	100%	70%	130%

Comments: NA Signifies Not Applicable.
Duplicate NA: results are under 5X the RDL and will not be calculated.
For a multi-element scan for lab control standards and matrix spikes, up to 10% of analytes may exceed the quoted limits by up to 10% absolute and it is considered acceptable.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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
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

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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
Benz(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
1 and 2 Methlynaphthalene	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	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 - 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
F3 (C16 to C34)	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

Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Mississauga, Ontario L4Z 1Y2
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Chain of Custody Record

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

Laboratory Use Only

Work Order #: 22T861405

Cooler Quantity: 1 Cooler

Arrival Temperatures: 6.6 | 6.1 | 7.0

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: Re-Del

Report Information:

Company: EXP
Contact: Jason Sliddes
Address: 1595 Clark Blvd, Brampton ON
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Sliddes@exp.com
2. Email:

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table (Indicate One): ☐ Ind/Com ☑ Res/Park ☐ Agriculture
Soil Texture (Check One): ☑ Coarse ☐ Fine

☐ Excess Soils R406
Table (Indicate One)

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other
Indicate One

Is this submission for a **Record of Site Condition?** ☑ 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 CPM

Project Information:

Project:
Site Location: 15 Denison Ave, Toronto
Sampled By: Hanzala Rehman
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
BH 101 SS 1	Feb 7	AM/PM	1	S						✓							
BH 105 SS 5	Feb 7	AM/PM	3	S					✓								
		AM/PM															
BH 109 SS 2	Feb 7	AM/PM	1	S				✓		✓							
BH 102 SS 1	Feb 7	AM/PM	1	S						✓							
		AM/PM															
BH 103 SS 5	Feb 7	AM/PM	1	S						✓							
BH 104 SS 2	Feb 7	AM/PM	1	S						✓							
BH 104 SS 5	Feb 7	AM/PM	3	S					✓								
		AM/PM															
		AM/PM															

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Hanzala Rehman	Feb 7/22	6:45	NEAL GORDON PE		

Page 1 of 1

Nº: T 129663

Document ID: DIV-78-1511.021

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

Date Issued: March 9, 2021

AGAT Laboratories

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CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT:
AGAT WORK ORDER: 22T861802
SOIL ANALYSIS REVIEWED BY: Jacky Zhu, Spectroscopy Technician
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Feb 16, 2022
PAGES (INCLUDING COVER): 13
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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.*
- *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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.*
- *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 information contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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Certificate of Analysis

AGAT WORK ORDER: 22T861802

PROJECT:

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:15 Denison Ave, Toronto

ATTENTION TO: Jason Slidders

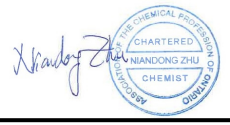
SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-08 **DATE REPORTED: 2022-02-16**

		SAMPLE DESCRIPTION:		MH108 SS7
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-02-08
Parameter	Unit	G / S	RDL	3497898
Antimony	µg/g	7.5	0.8	<0.8
Arsenic	µg/g	18	1	4
Barium	µg/g	390	2.0	93.8
Beryllium	µg/g	4	0.4	0.7
Boron	µg/g	120	5	9
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.35
Cadmium	µg/g	1.2	0.5	<0.5
Chromium	µg/g	160	5	32
Cobalt	µg/g	22	0.5	12.1
Copper	µg/g	140	1.0	24.1
Lead	µg/g	120	1	13
Molybdenum	µg/g	6.9	0.5	<0.5
Nickel	µg/g	100	1	28
Selenium	µg/g	2.4	0.8	<0.8
Silver	µg/g	20	0.5	<0.5
Thallium	µg/g	1	0.5	<0.5
Uranium	µg/g	23	0.50	0.93
Vanadium	µg/g	86	0.4	36.0
Zinc	µg/g	340	5	57
Chromium, Hexavalent	µg/g	8	0.2	<0.2
Cyanide, Free	µg/g	0.051	0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.353
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.19
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.81

Certified By:



Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 22T861802

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

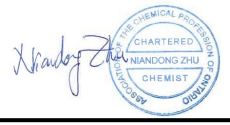
DATE RECEIVED: 2022-02-08 **DATE REPORTED: 2022-02-16**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

3497898 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:



Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 22T861802

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-08

DATE REPORTED: 2022-02-16

		SAMPLE DESCRIPTION:		MH108 SS7
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-02-08
Parameter	**Unit**	**G / S**	**RDL**	**3497898**
Naphthalene	µg/g	0.6	0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05
Benz(a)anthracene	µg/g	0.5	0.05	<0.05
Chrysene	µg/g	7	0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05	<0.05
1 and 2 Methlynaphthalene	µg/g	0.99	0.05	<0.05
Moisture Content	%		0.1	16.3
Surrogate	**Unit**	**Acceptable Limits**		
Naphthalene-d8	%	50-140		61
Acridine-d9	%	50-140		72
Terphenyl-d14	%	50-140		85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

3497898 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: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T861802

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-08

DATE REPORTED: 2022-02-16

		SAMPLE DESCRIPTION:		BH106 SS9
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-02-08
Parameter	**Unit**	**G / S**	**RDL**	**3497899**
Benzene	µg/g	0.21	0.02	<0.02
Toluene	µg/g	2.3	0.05	<0.05
Ethylbenzene	µg/g	2	0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05
o-Xylene	µg/g		0.05	<0.05
Xylenes (Total)	µg/g	3.1	0.05	<0.05
F1 (C6 - C10)	µg/g	55	5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5
F2 (C10 to C16)	µg/g	98	10	<10
F3 (C16 to C34)	µg/g	300	50	<50
F4 (C34 to C50)	µg/g	2800	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA
Moisture Content	%		0.1	21.7
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	60-140		125
Terphenyl	%	60-140		79

Certified By: NPopowich

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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CANADA L4Z 1Y2
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Certificate of Analysis

AGAT WORK ORDER: 22T861802

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-08

DATE REPORTED: 2022-02-16

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

3497899

Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

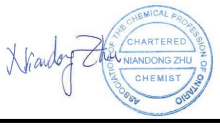
SAMPLED BY:Hanzala Rehman

Soil Analysis

RPT Date: Feb 16, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	3502810		<0.8	<0.8	NA	< 0.8	144%	70%	130%	109%	80%	120%	79%	70%	130%
Arsenic	3502810		3	3	NA	< 1	118%	70%	130%	109%	80%	120%	108%	70%	130%
Barium	3502810		143	142	0.7%	< 2.0	103%	70%	130%	100%	80%	120%	103%	70%	130%
Beryllium	3502810		0.5	0.5	NA	< 0.4	94%	70%	130%	102%	80%	120%	94%	70%	130%
Boron	3502810		10	11	NA	< 5	72%	70%	130%	93%	80%	120%	93%	70%	130%
Boron (Hot Water Soluble)	3505613		0.78	0.65	18.2%	< 0.10	83%	60%	140%	113%	70%	130%	106%	60%	140%
Cadmium	3502810		<0.5	<0.5	NA	< 0.5	111%	70%	130%	101%	80%	120%	97%	70%	130%
Chromium	3502810		26	26	0.0%	< 5	99%	70%	130%	107%	80%	120%	NA	70%	130%
Cobalt	3502810		8.5	8.3	2.4%	< 0.5	105%	70%	130%	105%	80%	120%	101%	70%	130%
Copper	3502810		15.7	15.7	0.0%	< 1.0	99%	70%	130%	112%	80%	120%	94%	70%	130%
Lead	3502810		5	5	0.0%	< 1	99%	70%	130%	99%	80%	120%	88%	70%	130%
Molybdenum	3502810		<0.5	0.6	NA	< 0.5	112%	70%	130%	111%	80%	120%	111%	70%	130%
Nickel	3502810		15	14	6.9%	< 1	104%	70%	130%	107%	80%	120%	97%	70%	130%
Selenium	3502810		<0.8	<0.8	NA	< 0.8	111%	70%	130%	106%	80%	120%	105%	70%	130%
Silver	3502810		<0.5	<0.5	NA	< 0.5	102%	70%	130%	104%	80%	120%	91%	70%	130%
Thallium	3502810		<0.5	<0.5	NA	< 0.5	96%	70%	130%	97%	80%	120%	90%	70%	130%
Uranium	3502810		0.62	0.64	NA	< 0.50	109%	70%	130%	101%	80%	120%	102%	70%	130%
Vanadium	3502810		40.0	39.5	1.3%	< 0.4	108%	70%	130%	104%	80%	120%	103%	70%	130%
Zinc	3502810		50	50	0.0%	< 5	105%	70%	130%	108%	80%	120%	NA	70%	130%
Chromium, Hexavalent	3498795		<0.2	<0.2	NA	< 0.2	94%	70%	130%	100%	80%	120%	93%	70%	130%
Cyanide, Free	3506717		<0.040	<0.040	NA	< 0.040	104%	70%	130%	96%	80%	120%	103%	70%	130%
Mercury	3502810		<0.10	<0.10	NA	< 0.10	103%	70%	130%	101%	80%	120%	88%	70%	130%
Electrical Conductivity (2:1)	3506703		0.188	0.186	1.1%	< 0.005	118%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	3506703		0.539	0.519	3.8%	NA									
pH, 2:1 CaCl2 Extraction	3506717		6.80	7.11	4.5%	NA	95%	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.
Matrix spike: Spike level < native concentration. Matrix spike acceptance limits do not apply.
Reference recovery is outside method's acceptance limit by more than an absolute maximum of 10%, however, all other QCs i.e. duplicate, blank, blank spike and matrix spike are within method's QC acceptance criteria.

Certified By:



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http://www.agatlabs.com

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

Trace Organics Analysis

RPT Date: Feb 16, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	3497494		<0.05	<0.05	NA	< 0.05	107%	50%	140%	100%	50%	140%	116%	50%	140%
Acenaphthylene	3497494		<0.05	<0.05	NA	< 0.05	112%	50%	140%	107%	50%	140%	75%	50%	140%
Acenaphthene	3497494		<0.05	<0.05	NA	< 0.05	110%	50%	140%	113%	50%	140%	84%	50%	140%
Fluorene	3497494		<0.05	<0.05	NA	< 0.05	115%	50%	140%	118%	50%	140%	99%	50%	140%
Phenanthrene	3497494		<0.05	<0.05	NA	< 0.05	104%	50%	140%	107%	50%	140%	98%	50%	140%
Anthracene	3497494		<0.05	<0.05	NA	< 0.05	111%	50%	140%	103%	50%	140%	95%	50%	140%
Fluoranthene	3497494		<0.05	<0.05	NA	< 0.05	118%	50%	140%	108%	50%	140%	87%	50%	140%
Pyrene	3497494		<0.05	<0.05	NA	< 0.05	111%	50%	140%	119%	50%	140%	121%	50%	140%
Benz(a)anthracene	3497494		<0.05	<0.05	NA	< 0.05	97%	50%	140%	119%	50%	140%	107%	50%	140%
Chrysene	3497494		<0.05	<0.05	NA	< 0.05	116%	50%	140%	111%	50%	140%	100%	50%	140%
Benzo(b)fluoranthene	3497494		<0.05	<0.05	NA	< 0.05	66%	50%	140%	111%	50%	140%	109%	50%	140%
Benzo(k)fluoranthene	3497494		<0.05	<0.05	NA	< 0.05	71%	50%	140%	106%	50%	140%	116%	50%	140%
Benzo(a)pyrene	3497494		<0.05	<0.05	NA	< 0.05	70%	50%	140%	106%	50%	140%	84%	50%	140%
Indeno(1,2,3-cd)pyrene	3497494		<0.05	<0.05	NA	< 0.05	81%	50%	140%	111%	50%	140%	83%	50%	140%
Dibenz(a,h)anthracene	3497494		<0.05	<0.05	NA	< 0.05	78%	50%	140%	108%	50%	140%	108%	50%	140%
Benzo(g,h,i)perylene	3497494		<0.05	<0.05	NA	< 0.05	76%	50%	140%	104%	50%	140%	79%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (Soil)															
Benzene	3492141		<0.02	<0.02	NA	< 0.02	120%	60%	140%	111%	60%	140%	110%	60%	140%
Toluene	3492141		<0.05	<0.05	NA	< 0.05	104%	60%	140%	86%	60%	140%	89%	60%	140%
Ethylbenzene	3492141		<0.05	<0.05	NA	< 0.05	98%	60%	140%	80%	60%	140%	92%	60%	140%
m & p-Xylene	3492141		<0.05	<0.05	NA	< 0.05	117%	60%	140%	93%	60%	140%	95%	60%	140%
o-Xylene	3492141		<0.05	<0.05	NA	< 0.05	90%	60%	140%	94%	60%	140%	111%	60%	140%
F1 (C6 - C10)	3492141		<5	<5	NA	< 5	94%	60%	140%	101%	60%	140%	103%	60%	140%
F2 (C10 to C16)	3505298		< 10	< 10	NA	< 10	114%	60%	140%	71%	60%	140%	72%	60%	140%
F3 (C16 to C34)	3505298		< 50	< 50	NA	< 50	107%	60%	140%	71%	60%	140%	71%	60%	140%
F4 (C34 to C50)	3505298		< 50	< 50	NA	< 50	92%	60%	140%	78%	60%	140%	83%	60%	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: N Popowkolof

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QA Violation

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

RPT Date: Feb 16, 2022

PARAMETER	Sample Id	Sample Description	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
			Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
				Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)											
Antimony		MH108 SS7	144%	70%	130%	109%	80%	120%	79%	70%	130%

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.
Matrix spike: Spike level < native concentration. Matrix spike acceptance limits do not apply.
Reference recovery is outside method's acceptance limit by more than an absolute maximum of 10%, however, all other QCs i.e. duplicate, blank, blank spike and matrix spike are within method's QC acceptance criteria.

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Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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, Free	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	TECHNICON AUTO ANALYZER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6036	modified from MSA PART 3, CH 14 and SM 2510 B	EC METER
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER

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AGAT Laboratories

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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
Benz(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
1 and 2 Methlynaphthalene	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	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 - 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
F3 (C16 to C34)	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

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

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webearth.agatlabs.com

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: EXP
Contact: Jason Slidders
Address: 1595 Clark Ave, Brampton, ON
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Slidders@exp.com
2. Email: hanzala.rehman@exp.com

Project Information:

Project:
Site Location: 15 Denison Ave, Toronto
Sampled By: Hanzala Rehman
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☑ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☑ Fine

☐ Excess Soils R406
Table _____ *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
_____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☑ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Laboratory Use Only

Work Order #: 22T861802
Cooler Quantity: 1 large
Arrival Temperatures: 6.4 6.2 7.5
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: Free Dex

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 CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfil Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
MW108 SS7	Feb 8	AM/PM	2	S			✓			✓							
BH106 SS9	Feb 8	AM/PM	3	S					✓								

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Hanzala Rehman	Feb 8	7:05pm	NEAC SOLOSPIE		

RECEIVED 8 7:11PM

Page 1 of 1

N°: T 129588

Document ID: DIV-78-1511-021

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

Date issued: March 9, 2021

AGAT Laboratories

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CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT:
AGAT WORK ORDER: 22T862183
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Feb 17, 2022
PAGES (INCLUDING COVER): 11
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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
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AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 22T862183

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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

DATE RECEIVED: 2022-02-09

DATE REPORTED: 2022-02-17

		SAMPLE DESCRIPTION:		MW 107 SS1	BH 110 SS1
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2022-02-09	2022-02-09
Parameter	Unit	G / S	RDL	3501475	3501477
Antimony	µg/g		0.8	<0.8	2.0
Arsenic	µg/g		1	2	10
Barium	µg/g		2.0	15.9	519
Beryllium	µg/g		0.4	<0.4	0.5
Boron	µg/g		5	<5	9
Boron (Hot Water Soluble)	µg/g		0.10	0.15	0.44
Cadmium	µg/g		0.5	<0.5	0.6
Chromium	µg/g		5	6	24
Cobalt	µg/g		0.5	2.0	7.7
Copper	µg/g		1.0	3.8	56.7
Lead	µg/g		1	14	390
Molybdenum	µg/g		0.5	<0.5	1.0
Nickel	µg/g		1	4	19
Selenium	µg/g		0.8	<0.8	<0.8
Silver	µg/g		0.5	<0.5	0.6
Thallium	µg/g		0.5	<0.5	<0.5
Uranium	µg/g		0.50	<0.50	0.75
Vanadium	µg/g		0.4	13.8	28.3
Zinc	µg/g		5	21	343
Chromium, Hexavalent	µg/g		0.2	<0.2	<0.2
Cyanide, Free	µg/g		0.040	<0.040	<0.040
Mercury	µg/g		0.10	<0.10	0.35
Electrical Conductivity (2:1)	mS/cm		0.005	0.303	4.94
Sodium Adsorption Ratio (2:1) (Calc.)	N/A		N/A	5.78	105
pH, 2:1 CaCl2 Extraction-PC Titrate	pH Units		NA	7.62	7.94

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3501475-3501477 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:

Results relate only to the items tested. Results apply to samples as received.

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AGAT WORK ORDER: 22T862183

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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

DATE RECEIVED: 2022-02-09

DATE REPORTED: 2022-02-17

		SAMPLE DESCRIPTION:		MW 107 SS1	BH 110 SS1
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2022-02-09	2022-02-09
Parameter	**Unit**	**G / S**	**RDL**	**3501475**	**3501477**
Naphthalene	µg/g		0.05	<0.05	<0.05
Acenaphthylene	µg/g		0.05	<0.05	<0.05
Acenaphthene	µg/g		0.05	<0.05	<0.05
Fluorene	µg/g		0.05	<0.05	<0.05
Phenanthrene	µg/g		0.05	0.05	0.21
Anthracene	µg/g		0.05	<0.05	0.06
Fluoranthene	µg/g		0.05	0.11	0.39
Pyrene	µg/g		0.05	0.10	0.35
Benz(a)anthracene	µg/g		0.05	0.05	0.20
Chrysene	µg/g		0.05	<0.05	0.21
Benzo(b)fluoranthene	µg/g		0.05	0.06	0.23
Benzo(k)fluoranthene	µg/g		0.05	<0.05	0.09
Benzo(a)pyrene	µg/g		0.05	0.05	0.17
Indeno(1,2,3-cd)pyrene	µg/g		0.05	<0.05	0.09
Dibenz(a,h)anthracene	µg/g		0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g		0.05	<0.05	0.09
1 and 2 Methlynaphthalene	µg/g		0.05	<0.05	<0.05
Moisture Content	%		0.1	12.0	17.1
Surrogate	**Unit**	**Acceptable Limits**			
Naphthalene-d8	%	50-140		64	67
Acridine-d9	%	50-140		80	85
Terphenyl-d14	%	50-140		88	80

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3501475-3501477 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: N Popnikolof

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PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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

DATE RECEIVED: 2022-02-09

DATE REPORTED: 2022-02-17

		SAMPLE DESCRIPTION:		MW 107 SS7
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-02-09
Parameter	**Unit**	**G / S**	**RDL**	**3501471**
Benzene	µg/g		0.02	<0.02
Toluene	µg/g		0.05	<0.05
Ethylbenzene	µg/g		0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05
o-Xylene	µg/g		0.05	<0.05
Xylenes (Total)	µg/g		0.05	<0.05
F1 (C6 - C10)	µg/g		5	<5
F1 (C6 to C10) minus BTEX	µg/g		5	<5
F2 (C10 to C16)	µg/g		10	<10
F3 (C16 to C34)	µg/g		50	<50
F4 (C34 to C50)	µg/g		50	<50
Gravimetric Heavy Hydrocarbons	µg/g		50	NA
Moisture Content	%		0.1	15.8
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	60-140		106
Terphenyl	%	60-140		90

Certified By: NPopowich

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AGAT WORK ORDER: 22T862183

PROJECT:

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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

DATE RECEIVED: 2022-02-09

DATE REPORTED: 2022-02-17

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3501471

Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popowkolof

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T862183

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

Soil Analysis

RPT Date: Feb 17, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	3512739		<0.8	<0.8	NA	< 0.8	104%	70%	130%	117%	80%	120%	94%	70%	130%
Arsenic	3512739		3	4	NA	< 1	127%	70%	130%	115%	80%	120%	116%	70%	130%
Barium	3512739		67.2	65.3	2.9%	< 2.0	106%	70%	130%	105%	80%	120%	105%	70%	130%
Beryllium	3512739		0.4	<0.4	NA	< 0.4	92%	70%	130%	116%	80%	120%	98%	70%	130%
Boron	3512739		6	6	NA	< 5	83%	70%	130%	105%	80%	120%	97%	70%	130%
Boron (Hot Water Soluble)	3501812		1.40	1.48	5.6%	< 0.10	97%	60%	140%	99%	70%	130%	101%	60%	140%
Cadmium	3512739		<0.5	<0.5	NA	< 0.5	112%	70%	130%	110%	80%	120%	113%	70%	130%
Chromium	3512739		17	16	NA	< 5	107%	70%	130%	113%	80%	120%	102%	70%	130%
Cobalt	3512739		6.1	5.9	3.3%	< 0.5	115%	70%	130%	115%	80%	120%	111%	70%	130%
Copper	3512739		14.9	14.4	3.4%	< 1.0	101%	70%	130%	116%	80%	120%	100%	70%	130%
Lead	3512739		15	10	40.0%	< 1	112%	70%	130%	107%	80%	120%	95%	70%	130%
Molybdenum	3512739		0.5	<0.5	NA	< 0.5	121%	70%	130%	116%	80%	120%	121%	70%	130%
Nickel	3512739		12	12	0.0%	< 1	115%	70%	130%	116%	80%	120%	109%	70%	130%
Selenium	3512739		<0.8	<0.8	NA	< 0.8	96%	70%	130%	117%	80%	120%	123%	70%	130%
Silver	3512739		<0.5	<0.5	NA	< 0.5	106%	70%	130%	111%	80%	120%	105%	70%	130%
Thallium	3512739		<0.5	<0.5	NA	< 0.5	110%	70%	130%	108%	80%	120%	107%	70%	130%
Uranium	3512739		0.55	0.50	NA	< 0.50	118%	70%	130%	104%	80%	120%	110%	70%	130%
Vanadium	3512739		29.0	27.7	4.6%	< 0.4	122%	70%	130%	114%	80%	120%	112%	70%	130%
Zinc	3512739		46	45	2.2%	< 5	115%	70%	130%	116%	80%	120%	106%	70%	130%
Chromium, Hexavalent	3499600		<0.2	<0.2	NA	< 0.2	97%	70%	130%	99%	80%	120%	82%	70%	130%
Cyanide, Free	3501475	3501475	<0.040	<0.040	NA	< 0.040	98%	70%	130%	92%	80%	120%	95%	70%	130%
Mercury	3512739		<0.10	<0.10	NA	< 0.10	116%	70%	130%	103%	80%	120%	104%	70%	130%
Electrical Conductivity (2:1)	3478881		1.28	1.23	4.0%	< 0.005	95%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	3478881		11.5	11.8	2.6%	NA									
pH, 2:1 CaCl2 Extraction-PC Titrate	3507242		6.14	6.34	3.2%	NA	96%	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.

Certified By:

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T862183

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

Trace Organics Analysis

RPT Date: Feb 17, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (Soil)															
Benzene	3492141		<0.02	<0.02	NA	< 0.02	120%	60%	140%	111%	60%	140%	110%	60%	140%
Toluene	3492141		<0.05	<0.05	NA	< 0.05	104%	60%	140%	86%	60%	140%	89%	60%	140%
Ethylbenzene	3492141		<0.05	<0.05	NA	< 0.05	98%	60%	140%	80%	60%	140%	92%	60%	140%
m & p-Xylene	3492141		<0.05	<0.05	NA	< 0.05	117%	60%	140%	93%	60%	140%	95%	60%	140%
o-Xylene	3492141		<0.05	<0.05	NA	< 0.05	90%	60%	140%	94%	60%	140%	111%	60%	140%
F1 (C6 - C10)	3492141		<5	<5	NA	< 5	94%	60%	140%	101%	60%	140%	103%	60%	140%
F2 (C10 to C16)	3502951		< 10	< 10	NA	< 10	119%	60%	140%	66%	60%	140%	97%	60%	140%
F3 (C16 to C34)	3502951		< 50	< 50	NA	< 50	115%	60%	140%	63%	60%	140%	97%	60%	140%
F4 (C34 to C50)	3502951		< 50	< 50	NA	< 50	88%	60%	140%	78%	60%	140%	72%	60%	140%
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	3499629		<0.05	<0.05	NA	< 0.05	108%	50%	140%	104%	50%	140%	91%	50%	140%
Acenaphthylene	3499629		<0.05	<0.05	NA	< 0.05	116%	50%	140%	109%	50%	140%	94%	50%	140%
Acenaphthene	3499629		<0.05	<0.05	NA	< 0.05	110%	50%	140%	109%	50%	140%	102%	50%	140%
Fluorene	3499629		<0.05	<0.05	NA	< 0.05	114%	50%	140%	113%	50%	140%	109%	50%	140%
Phenanthrene	3499629		<0.05	<0.05	NA	< 0.05	103%	50%	140%	107%	50%	140%	103%	50%	140%
Anthracene	3499629		<0.05	<0.05	NA	< 0.05	105%	50%	140%	97%	50%	140%	91%	50%	140%
Fluoranthene	3499629		<0.05	<0.05	NA	< 0.05	113%	50%	140%	115%	50%	140%	108%	50%	140%
Pyrene	3499629		<0.05	<0.05	NA	< 0.05	105%	50%	140%	110%	50%	140%	103%	50%	140%
Benz(a)anthracene	3499629		<0.05	<0.05	NA	< 0.05	84%	50%	140%	98%	50%	140%	105%	50%	140%
Chrysene	3499629		<0.05	<0.05	NA	< 0.05	118%	50%	140%	114%	50%	140%	91%	50%	140%
Benzo(b)fluoranthene	3499629		<0.05	<0.05	NA	< 0.05	98%	50%	140%	97%	50%	140%	100%	50%	140%
Benzo(k)fluoranthene	3499629		<0.05	<0.05	NA	< 0.05	79%	50%	140%	121%	50%	140%	97%	50%	140%
Benzo(a)pyrene	3499629		<0.05	0.05	NA	< 0.05	71%	50%	140%	102%	50%	140%	85%	50%	140%
Indeno(1,2,3-cd)pyrene	3499629		<0.05	<0.05	NA	< 0.05	80%	50%	140%	106%	50%	140%	91%	50%	140%
Dibenz(a,h)anthracene	3499629		<0.05	<0.05	NA	< 0.05	77%	50%	140%	104%	50%	140%	90%	50%	140%
Benzo(g,h,i)perylene	3499629		<0.05	<0.05	NA	< 0.05	75%	50%	140%	100%	50%	140%	97%	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: N Popnikolof

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T862183

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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, Free	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	TECHNICON AUTO ANALYZER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6036	modified from MSA PART 3, CH 14 and SM 2510 B	EC METER
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction-PC Titrate	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T862183

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

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
Benz(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
1 and 2 Methlynaphthalene	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	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 - 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
F3 (C16 to C34)	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

Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T862183

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave

SAMPLED BY:Hanzala R.

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

Results relate only to the items tested. Results apply to samples as received.

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

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: EXP
Contact: Jason Stidders
Address: 1595 Clark Blvd, Brampton, ON
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Stidders@exp.com
2. Email:

Project Information:

Project:
Site Location: 15 Denison Ave
Sampled By: Hanzala Rehman
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☑ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☑ Fine

☐ Excess Soils R406
Table _____ *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
_____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☑ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Laboratory Use Only

Work Order #: 22T862183
Cooler Quantity: 1 Large
Arrival Temperatures: 15.6 | 13.8 | 13.9
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: ice

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 CPM

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs; Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
MW 107 SS7	Feb9/22	AM	3	S					✓	✓							
MW 107 SS1	Feb9/22	AM	1	S			✓										
BH 110 SS2	Feb9/22	PM	1	S			✓	✓		✓							

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Hanzala Rehman	Feb9/22	3:30pm	Anthony Dsouza		
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

'22 FEB 9 3:33pm

Page 1 of 1

N°: T 129668

Document ID: DIV-78-1511-021

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

Date Issued: March 9, 2021

AGAT Laboratories

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

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 22T886282
SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager
TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer
DATE REPORTED: Apr 27, 2022
PAGES (INCLUDING COVER): 6
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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T886282

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:JE

O. Reg. 558 Metals and Inorganics

DATE RECEIVED: 2022-04-20

DATE REPORTED: 2022-04-27

		SAMPLE DESCRIPTION:		D-TCLP
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-04-20 13:20
Parameter	**Unit**	**G / S**	**RDL**	**3768764**
Arsenic Leachate	mg/L	2.5	0.010	<0.010
Barium Leachate	mg/L	100	0.010	1.39
Boron Leachate	mg/L	500	0.050	0.090
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	0.010	<0.010
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	0.24
Cyanide Leachate, Free	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:

Amanjot Bhela

ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO
CHARTERED
AMANJOT BHELA
CHEMIST

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T886282

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:JE

O. Reg. 558 - VOCs

DATE RECEIVED: 2022-04-20 **DATE REPORTED: 2022-04-27**

		SAMPLE DESCRIPTION:		D-TCLP
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-04-20 13:20
Parameter	**Unit**	**G / S**	**RDL**	**3768764**
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		105
4-Bromofluorobenzene	% Recovery	50-140		84

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.

3768764 Sample was prepared using Regulation 558 protocol and a zero headspace extractor.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Pinkal Patel

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

5835 COOPERS AVENUE
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TEL (905)712-5100
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http://www.agatlabs.com

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T886282

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:JE

Soil Analysis

RPT Date: Apr 27, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 558 Metals and Inorganics															
Arsenic Leachate	3767103		< 0.010	< 0.010	NA	< 0.010	99%	70%	130%	118%	80%	120%	115%	70%	130%
Barium Leachate	3767103		0.562	0.547	2.7%	< 0.010	102%	70%	130%	99%	80%	120%	98%	70%	130%
Boron Leachate	3767103		0.064	0.061	NA	< 0.050	99%	70%	130%	117%	80%	120%	107%	70%	130%
Cadmium Leachate	3767103		< 0.010	< 0.010	NA	< 0.010	100%	70%	130%	101%	80%	120%	97%	70%	130%
Chromium Leachate	3767103		< 0.050	< 0.050	NA	< 0.050	103%	70%	130%	108%	80%	120%	91%	70%	130%
Lead Leachate	3767103		< 0.010	< 0.010	NA	< 0.010	94%	70%	130%	97%	80%	120%	94%	70%	130%
Mercury Leachate	3767103		< 0.01	< 0.01	NA	< 0.01	95%	70%	130%	91%	80%	120%	98%	70%	130%
Selenium Leachate	3767103		< 0.010	< 0.010	NA	< 0.010	101%	70%	130%	112%	80%	120%	112%	70%	130%
Silver Leachate	3767103		< 0.010	< 0.010	NA	< 0.010	102%	70%	130%	103%	80%	120%	91%	70%	130%
Uranium Leachate	3767103		< 0.05	< 0.05	NA	< 0.050	94%	70%	130%	106%	80%	120%	108%	70%	130%
Fluoride Leachate	3767103		0.27	0.27	NA	< 0.10	100%	90%	110%	103%	90%	110%	101%	70%	130%
Cyanide Leachate, Free	3767103		<0.05	<0.05	NA	< 0.05	99%	70%	130%	92%	80%	120%	101%	70%	130%
(Nitrate + Nitrite) as N Leachate	3767103		<0.70	<0.70	NA	< 0.70	100%	80%	120%	94%	80%	120%	97%	70%	130%

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

Certified By:

Amanjot Bhela

ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO
CHARTERED
AMANJOT BHELA
CHEMIST

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Results relate only to the items tested. Results apply to samples as received.

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FAX (905)712-5122
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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T886282

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:JE

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
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
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-93-6018	EPA 1311 & modified from SM4500-F-C	ION SELECTIVE ELECTRODE
Cyanide Leachate, Free	INOR-93-6052	EPA 1311 modified from MOE 3015 SM 4500 CN-I,G387	TECHNICON AUTO ANALYZER
(Nitrate + Nitrite) as N Leachate	INOR-93-6053	EPA SW 846-1311 & modified from SM 4500 - NO3- I	LACHAT FIA
Trace Organics Analysis			
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

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 22T886282

Cooler Quantity: 1 large

Arrival Temperatures: 9.1 | 8.0 | 8.6

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: bagged ice

Report Information:

Company: EXP Services Inc
Contact: Jason Sidders
Address: 1595 Clark Blvd.
Brampton ON
Phone: 905-793-9800 Fax:
Reports to be sent to:
1. Email: ~~Jason.Sidders@exp.com~~
2. Email: Jason.SiddersS@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☐ Regulation 153/04
Table ____ *Indicate One*
☐ Ind/Com
☐ Res/Park
☐ Agriculture

Soil Texture *(Check One)*
☐ Coarse
☐ Fine

☐ Excess Soils R406
Table ____ *Indicate One*
☑ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☐ 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 CPM

Project Information:

Project: GTR-21018382-A0
Site Location: 15 Denison Avenue, Toronto, ON
Sampled By: JE
AGAT Quote #: ____ PO: ____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP
Contact: Karen-Buck@exp.com
Address:
Email: AP@exp.com

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ Metals ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
D-TCLP	04/20/22	13:20 AM PM	4	TCLP									✓				
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Joshua Eivin Klein	04/20/22	2:10 PM	Amber D. Crawford		
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

22APR20 2:12

Page 1 of 1

Nº: T 132263

AGAT Laboratories

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CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Bruce Watling
PROJECT: GTR-210183382-A0
AGAT WORK ORDER: 21T849562
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager
DATE REPORTED: Jan 11, 2022
PAGES (INCLUDING COVER): 21
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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

		SAMPLE DESCRIPTION:		MW3	MW4	MW5	MW55 Dup
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00
Parameter	**Unit**	**G / S**	**RDL**	**3397286**	**3397294**	**3397295**	**3397296**
Naphthalene	µg/L	1400	0.20	<0.20	48.8	<0.20	<0.20
Acenaphthylene	µg/L	1.8	0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	600	0.20	<0.20	0.29	<0.20	<0.20
Fluorene	µg/L	400	0.20	<0.20	0.27	<0.20	<0.20
Phenanthrene	µg/L	580	0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	130	0.20	<0.20	0.78	<0.20	<0.20
Pyrene	µg/L	68	0.20	<0.20	0.62	<0.20	<0.20
Benzo(a)anthracene	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.75	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.4	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.81	0.01	<0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.52	0.20	<0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	1800	0.20	<0.20	41.0	<0.20	<0.20
Sediment				No	No	No	No
Surrogate	**Unit**	**Acceptable Limits**					
Naphthalene-d8	%	50-140		108	105	93	93
Acridine-d9	%	50-140		87	80	101	91
Terphenyl-d14	%	50-140		74	78	98	98

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3397286-3397296 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. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

						SAMPLE DESCRIPTION:	FIELD BLANK
						SAMPLE TYPE:	Water
						DATE SAMPLED:	2021-12-24 12:00
Parameter	**Unit**	**G / S: A**	**G / S: B**	**G / S: C**	**RDL**		**3397309**
Benzene	µg/L	2	10	44	0.20		<0.20[<A]
Toluene	µg/L	2	16	18000	0.20		<0.20[<A]
Ethylbenzene	µg/L	2	160	2300	0.10		<0.10[<A]
m & p-Xylene	µg/L				0.20		<0.20
o-Xylene	µg/L				0.10		<0.10
Xylenes (Total)	µg/L			4200	0.20		<0.20[<C]
F1 (C6 - C10)	µg/L			750	25		<25[<C]
F1 (C6 to C10) minus BTEX	µg/L			750	25		<25[<C]
F2 (C10 to C16)	µg/L			150	100		<100[<C]
F3 (C16 to C34)	µg/L			500	100		<100[<C]
F4 (C34 to C50)	µg/L			500	100		<100[<C]
Gravimetric Heavy Hydrocarbons	µg/L				500		NA
Sediment							No

Surrogate	**Unit**	**Acceptable Limits**	
Toluene-d8	% Recovery	60-140	95.0
Terphenyl	% Recovery	60-140	77

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29 **DATE REPORTED: 2022-01-11**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to CIty of Toronto Storm Sewer Discharge, B Refers to City of Toronto Sanitary and Combined Sewers Discharge, C Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3397309 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29 **DATE REPORTED: 2022-01-11**

						SAMPLE DESCRIPTION:	MW3	MW4	MW5	MW55 Dup
						SAMPLE TYPE:	Water	Water	Water	Water
						DATE SAMPLED:	2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00
Parameter	**Unit**	**G / S: A**	**G / S: B**	**G / S: C**	**RDL**		**3397286**	**3397294**	**3397295**	**3397296**
F1 (C6-C10)	µg/L			750	25		<25[<C]	30000[>C]	353[<C]	291[<C]
F1 (C6 to C10) minus BTEX	µg/L			750	25		<25[<C]	27200[>C]	341[<C]	278[<C]
F2 (C10 to C16)	µg/L			150	100		<100[<C]	79000[>C]	<100[<C]	<100[<C]
F2 (C10 to C16) minus Naphthalene	µg/L				100		<100	79000	<100	<100
F3 (C16 to C34)	µg/L			500	100		<100[<C]	<100[<C]	<100[<C]	<100[<C]
F3 (C16 to C34) minus PAHs	µg/L				100		<100	<100	<100	<100
F4 (C34 to C50)	µg/L			500	100		<100[<C]	<100[<C]	<100[<C]	<100[<C]
Gravimetric Heavy Hydrocarbons	µg/L				500		NA	NA	NA	NA
Sediment							No	No	No	No
Surrogate	**Unit**		**Acceptable Limits**							
Toluene-d8	% Recovery		50-140				77.2	73.5	119	79.5
Terphenyl	% Recovery		60-140				62	109	65	62

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to CIty of Toronto Storm Sewer Discharge, B Refers to City of Toronto Sanitary and Combined Sewers Discharge, C Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3397286-3397296 The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is 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.

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

				SAMPLE DESCRIPTION:		MW3		MW4		MW5	MW55 Dup
				SAMPLE TYPE:		Water		Water		Water	Water
				DATE SAMPLED:		2021-12-24 12:00		2021-12-24 12:00		2021-12-24 12:00	2021-12-24 12:00
Parameter	Unit	G / S: A	G / S: B	G / S: C	RDL	3397286	RDL	3397294	RDL	3397295	3397296
Dichlorodifluoromethane	µg/L			4400	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Vinyl Chloride	µg/L			0.5	0.34	<0.34[<C]	1.70	<1.70	0.34	<0.34[<C]	<0.34[<C]
Bromomethane	µg/L			5.6	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Trichlorofluoromethane	µg/L			2500	0.80	<0.80[<C]	4.00	<4.00[<C]	0.80	<0.80[<C]	<0.80[<C]
Acetone	µg/L			130000	2.0	<2.0[<C]	10.0	<10.0[<C]	2.0	<2.0[<C]	<2.0[<C]
1,1-Dichloroethylene	µg/L			1.6	0.60	<0.60[<C]	3.00	<3.00	0.60	<0.60[<C]	<0.60[<C]
Methylene Chloride	µg/L	5.2	2000	610	0.60	<0.60[<A]	3.00	<3.00[<A]	0.60	<0.60[<A]	<0.60[<A]
trans- 1,2-Dichloroethylene	µg/L			1.6	0.40	<0.40[<C]	2.00	<2.00	0.40	<0.40[<C]	<0.40[<C]
Methyl tert-butyl ether	µg/L			190	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
1,1-Dichloroethane	µg/L			320	0.60	<0.60[<C]	3.00	<3.00[<C]	0.60	<0.60[<C]	<0.60[<C]
Methyl Ethyl Ketone	µg/L			470000	2.0	<2.0[<C]	10.0	<10.0[<C]	2.0	<2.0[<C]	<2.0[<C]
cis- 1,2-Dichloroethylene	µg/L			1.6	0.40	<0.40[<C]	2.00	<2.00	0.40	<0.40[<C]	<0.40[<C]
Chloroform	µg/L	2	40	2.4	0.40	<0.40[<A]	2.00	<2.00[<A]	0.40	0.69[<A]	0.55[<A]
1,2-Dichloroethane	µg/L			1.6	0.40	<0.40[<C]	2.00	<2.00	0.40	<0.40[<C]	<0.40[<C]
1,1,1-Trichloroethane	µg/L			640	0.60	<0.60[<C]	3.00	<3.00[<C]	0.60	<0.60[<C]	<0.60[<C]
Carbon Tetrachloride	µg/L			0.79	0.40	<0.40[<C]	2.00	<2.00	0.40	<0.40[<C]	<0.40[<C]
Benzene	µg/L	2	10	44	0.40	<0.40[<A]	2.00	4.25[A-B]	0.40	<0.40[<A]	<0.40[<A]
1,2-Dichloropropane	µg/L			16	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Trichloroethylene	µg/L			1.6	0.40	<0.40[<C]	2.00	<2.00	0.40	<0.40[<C]	<0.40[<C]
Bromodichloromethane	µg/L			85000	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Methyl Isobutyl Ketone	µg/L			140000	2.0	<2.0[<C]	10.0	<10.0[<C]	2.0	<2.0[<C]	<2.0[<C]
1,1,2-Trichloroethane	µg/L			4.7	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Toluene	µg/L	2	16	18000	0.40	<0.40[<A]	2.00	56.0[B-C]	0.40	2.18[A-B]	2.37[A-B]
Dibromochloromethane	µg/L			82000	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
Ethylene Dibromide	µg/L			0.25	0.20	<0.20[<C]	1.00	<1.00	0.20	<0.20[<C]	<0.20[<C]
Tetrachloroethylene	µg/L	4.4	1000	1.6	0.40	<0.40[<C]	2.00	<2.00[<A]	0.40	<0.40[<C]	<0.40[<C]
1,1,1,2-Tetrachloroethane	µg/L			3.3	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
Chlorobenzene	µg/L			630	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
Ethylbenzene	µg/L	2	160	2300	0.20	<0.20[<A]	1.00	217[B-C]	0.20	0.76[<A]	0.88[<A]

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

				SAMPLE DESCRIPTION:		MW3		MW4		MW5	MW55 Dup
				SAMPLE TYPE:		Water		Water		Water	Water
				DATE SAMPLED:		2021-12-24 12:00		2021-12-24 12:00		2021-12-24 12:00	2021-12-24 12:00
Parameter	**Unit**	**G / S: A**	**G / S: B**	**G / S: C**	**RDL**	**3397286**	**RDL**	**3397294**	**RDL**	**3397295**	**3397296**
m & p-Xylene	µg/L				0.40	<0.40	2.00	1820	0.40	5.32	6.05
Bromoform	µg/L			380	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
Styrene	µg/L			1300	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
1,1,2,2-Tetrachloroethane	µg/L	17	1400	3.2	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
o-Xylene	µg/L				0.20	<0.20	1.00	717	0.20	3.65	4.13
1,3-Dichlorobenzene	µg/L			9600	0.20	<0.20[<C]	1.00	<1.00[<C]	0.20	<0.20[<C]	<0.20[<C]
1,4-Dichlorobenzene	µg/L	6.8	80	8	0.20	<0.20[<A]	1.00	<1.00[<A]	0.20	<0.20[<A]	<0.20[<A]
1,2-Dichlorobenzene	µg/L	5.6	50	4600	0.20	<0.20[<A]	1.00	<1.00[<A]	0.20	<0.20[<A]	<0.20[<A]
1,3-Dichloropropene	µg/L			5.2	0.30	<0.30[<C]	0.30	<0.30[<C]	0.30	<0.30[<C]	<0.30[<C]
Xylenes (Total)	µg/L	4.4	1400	4200	0.20	<0.20[<A]	0.20	2540[B-C]	0.20	8.97[A-B]	10.2[A-B]
n-Hexane	µg/L			51	0.40	<0.40[<C]	2.00	<2.00[<C]	0.40	<0.40[<C]	<0.40[<C]
Surrogate	**Unit**		**Acceptable Limits**								
Toluene-d8	% Recovery		50-140			96	**10**	95	**2**	97	94
4-Bromofluorobenzene	% Recovery		50-140			99	**10**	106	**2**	104	100

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

				SAMPLE DESCRIPTION:		TRIP BLANK
				SAMPLE TYPE:		Water
				DATE SAMPLED:		2021-12-22 12:00
Parameter	Unit	G / S: A	G / S: B	G / S: C	RDL	3397319
Dichlorodifluoromethane	µg/L			4400	0.20	<0.20[<C]
Vinyl Chloride	µg/L			0.5	0.17	<0.17[<C]
Bromomethane	µg/L			5.6	0.20	<0.20[<C]
Trichlorofluoromethane	µg/L			2500	0.40	<0.40[<C]
Acetone	µg/L			130000	1.0	<1.0[<C]
1,1-Dichloroethylene	µg/L			1.6	0.30	<0.30[<C]
Methylene Chloride	µg/L	5.2	2000	610	0.30	<0.30[<A]
trans- 1,2-Dichloroethylene	µg/L			1.6	0.20	<0.20[<C]
Methyl tert-butyl ether	µg/L			190	0.20	<0.20[<C]
1,1-Dichloroethane	µg/L			320	0.30	<0.30[<C]
Methyl Ethyl Ketone	µg/L			470000	1.0	<1.0[<C]
cis- 1,2-Dichloroethylene	µg/L			1.6	0.20	<0.20[<C]
Chloroform	µg/L	2	40	2.4	0.20	<0.20[<A]
1,2-Dichloroethane	µg/L			1.6	0.20	<0.20[<C]
1,1,1-Trichloroethane	µg/L			640	0.30	<0.30[<C]
Carbon Tetrachloride	µg/L			0.79	0.20	<0.20[<C]
Benzene	µg/L	2	10	44	0.20	<0.20[<A]
1,2-Dichloropropane	µg/L			16	0.20	<0.20[<C]
Trichloroethylene	µg/L			1.6	0.20	<0.20[<C]
Bromodichloromethane	µg/L			85000	0.20	<0.20[<C]
Methyl Isobutyl Ketone	µg/L			140000	1.0	<1.0[<C]
1,1,2-Trichloroethane	µg/L			4.7	0.20	<0.20[<C]
Toluene	µg/L	2	16	18000	0.20	<0.20[<A]
Dibromochloromethane	µg/L			82000	0.10	<0.10[<C]
Ethylene Dibromide	µg/L			0.25	0.10	<0.10[<C]
Tetrachloroethylene	µg/L	4.4	1000	1.6	0.20	<0.20[<C]
1,1,1,2-Tetrachloroethane	µg/L			3.3	0.10	<0.10[<C]
Chlorobenzene	µg/L			630	0.10	<0.10[<C]
Ethylbenzene	µg/L	2	160	2300	0.10	<0.10[<A]

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

					SAMPLE DESCRIPTION:	**TRIP BLANK**
					SAMPLE TYPE:	**Water**
					DATE SAMPLED:	**2021-12-22 12:00**
Parameter	**Unit**	**G / S: A**	**G / S: B**	**G / S: C**	**RDL**	**3397319**
m & p-Xylene	µg/L				0.20	<0.20
Bromoform	µg/L			380	0.10	<0.10[<C]
Styrene	µg/L			1300	0.10	<0.10[<C]
1,1,2,2-Tetrachloroethane	µg/L	17	1400	3.2	0.10	<0.10[<C]
o-Xylene	µg/L				0.10	<0.10
1,3-Dichlorobenzene	µg/L			9600	0.10	<0.10[<C]
1,4-Dichlorobenzene	µg/L	6.8	80	8	0.10	<0.10[<A]
1,2-Dichlorobenzene	µg/L	5.6	50	4600	0.10	<0.10[<A]
1,3-Dichloropropene	µg/L			5.2	0.30	<0.30[<C]
Xylenes (Total)	µg/L	4.4	1400	4200	0.20	<0.20[<A]
n-Hexane	µg/L			51	0.20	<0.20[<C]
Surrogate	**Unit**		**Acceptable Limits**			
Toluene-d8	% Recovery		50-140			98
4-Bromofluorobenzene	% Recovery		50-140			100

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2021-12-29 **DATE REPORTED: 2022-01-11**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to CIty of Toronto Storm Sewer Discharge, B Refers to City of Toronto Sanitary and Combined Sewers Discharge, C Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3397286 Dilution factor=2
The sample was diluted because it was foamy. The reporting detection limit has been corrected for the dilution factor used.
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.

3397294 Dilution factor=10
The sample was diluted to keep the target compounds in the calibration range of the instrument and avoid contaminating the Purge and Trap system. The reporting detection limit has been corrected for the dilution factor used.
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.

3397295-3397296 Dilution factor=2
The sample was diluted because it was foamy. The reporting detection limit has been corrected for the dilution factor used.
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.

3397319 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: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

O. Reg. 153(511) - All Metals (Water)

DATE RECEIVED: 2021-12-29

DATE REPORTED: 2022-01-11

				SAMPLE DESCRIPTION:		MW3	MW4	MW5	MW55 Dup
				SAMPLE TYPE:		Water	Water	Water	Water
				DATE SAMPLED:		2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00	2021-12-24 12:00
Parameter	Unit	G / S: A	G / S: B	G / S: C	RDL	3397286	3397294	3397295	3397296
Dissolved Antimony	µg/L			20000	1.0	<1.0[<C]	<1.0[<C]	1.2[<C]	1.2[<C]
Dissolved Arsenic	µg/L			1900	1.0	3.1[<C]	2.6[<C]	3.2[<C]	2.8[<C]
Dissolved Barium	µg/L			29000	2.0	712[<C]	494[<C]	183[<C]	181[<C]
Dissolved Beryllium	µg/L			67	0.5	<0.5[<C]	<0.5[<C]	<0.5[<C]	<0.5[<C]
Dissolved Boron	µg/L			45000	10.0	711[<C]	382[<C]	215[<C]	215[<C]
Dissolved Cadmium	µg/L			2.7	0.20	<0.20[<C]	<0.20[<C]	<0.20[<C]	<0.20[<C]
Dissolved Chromium	µg/L			810	2.0	<2.0[<C]	<2.0[<C]	<2.0[<C]	<2.0[<C]
Dissolved Cobalt	µg/L			66	0.50	1.76[<C]	<0.50[<C]	1.31[<C]	1.41[<C]
Dissolved Copper	µg/L			87	1.0	<1.0[<C]	<1.0[<C]	<1.0[<C]	<1.0[<C]
Dissolved Lead	µg/L			25	0.50	<0.50[<C]	<0.50[<C]	<0.50[<C]	<0.50[<C]
Dissolved Molybdenum	µg/L			9200	0.50	25.0[<C]	1.21[<C]	88.9[<C]	93.3[<C]
Dissolved Nickel	µg/L			490	1.0	5.0[<C]	<1.0[<C]	4.4[<C]	4.7[<C]
Dissolved Selenium	µg/L			63	1.0	3.7[<C]	3.3[<C]	5.0[<C]	4.1[<C]
Dissolved Silver	µg/L			1.5	0.20	<0.20[<C]	<0.20[<C]	<0.20[<C]	<0.20[<C]
Dissolved Thallium	µg/L			510	0.30	<0.30[<C]	<0.30[<C]	<0.30[<C]	<0.30[<C]
Dissolved Uranium	µg/L			420	0.50	3.12[<C]	<0.50[<C]	4.63[<C]	4.63[<C]
Dissolved Vanadium	µg/L			250	0.40	0.65[<C]	0.48[<C]	1.18[<C]	1.28[<C]
Dissolved Zinc	µg/L			1100	5.0	5.4[<C]	<5.0[<C]	13.5[<C]	19.2[<C]
Mercury	µg/L			0.29	0.02	<0.02[<C]	<0.02[<C]	<0.02[<C]	<0.02[<C]
Chromium VI	µg/L	40	2000	140	2.000	<2.000[<A]	<2.000[<A]	<2.000[<A]	3.41[<A]

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to CIty of Toronto Storm Sewer Discharge, B Refers to City of Toronto Sanitary and Combined Sewers Discharge, C Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3397286-3397296 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Exceedance Summary

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Bruce Watling

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3397294	MW4	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	F1 (C6 to C10) minus BTEX	µg/L	750	27200
3397294	MW4	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	F1 (C6-C10)	µg/L	750	30000
3397294	MW4	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	F2 (C10 to C16)	µg/L	150	79000
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzene	µg/L	2	4.25
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Ethylbenzene	µg/L	2	217
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Toluene	µg/L	2	56.0
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Benzene	µg/L	2	4.25
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Ethylbenzene	µg/L	2	217
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Toluene	µg/L	2	56.0
3397294	MW4	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	µg/L	4.4	2540
3397294	MW4	ON Toronto SN	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Ethylbenzene	µg/L	160	217
3397294	MW4	ON Toronto SN	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Toluene	µg/L	16	56.0
3397294	MW4	ON Toronto SN	O. Reg. 153(511) - VOCs (Water)	Ethylbenzene	µg/L	160	217
3397294	MW4	ON Toronto SN	O. Reg. 153(511) - VOCs (Water)	Toluene	µg/L	16	56.0
3397294	MW4	ON Toronto SN	O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	µg/L	1400	2540
3397295	MW5	ON Toronto SM	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Toluene	µg/L	2	2.18
3397295	MW5	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Toluene	µg/L	2	2.18
3397295	MW5	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	µg/L	4.4	8.97
3397296	MW55 Dup	ON Toronto SM	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Toluene	µg/L	2	2.37
3397296	MW55 Dup	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Toluene	µg/L	2	2.37
3397296	MW55 Dup	ON Toronto SM	O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	µg/L	4.4	10.2

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

Trace Organics Analysis

RPT Date: Jan 11, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	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 and VOC) (Water)															
F1 (C6-C10)	3397312		<25	<25	NA	< 25	106%	60%	140%	111%	60%	140%	108%	60%	140%
F2 (C10 to C16)	3391892		< 100	< 100	NA	< 100	120%	60%	140%	60%	60%	140%	61%	60%	140%
F3 (C16 to C34)	3391892		< 100	< 100	NA	< 100	118%	60%	140%	78%	60%	140%	65%	60%	140%
F4 (C34 to C50)	3391892		< 100	< 100	NA	< 100	93%	60%	140%	108%	60%	140%	105%	60%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	3301752		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	78%	50%	140%	77%	50%	140%
Acenaphthylene	3301752		< 0.20	< 0.20	NA	< 0.20	98%	50%	140%	82%	50%	140%	107%	50%	140%
Acenaphthene	3301752		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	71%	50%	140%	81%	50%	140%
Fluorene	3301752		< 0.20	< 0.20	NA	< 0.20	86%	50%	140%	92%	50%	140%	92%	50%	140%
Phenanthrene	3301752		< 0.10	< 0.10	NA	< 0.10	98%	50%	140%	88%	50%	140%	85%	50%	140%
Anthracene	3301752		< 0.10	< 0.10	NA	< 0.10	85%	50%	140%	93%	50%	140%	78%	50%	140%
Fluoranthene	3301752		< 0.20	< 0.20	NA	< 0.20	99%	50%	140%	96%	50%	140%	93%	50%	140%
Pyrene	3301752		< 0.20	< 0.20	NA	< 0.20	78%	50%	140%	96%	50%	140%	99%	50%	140%
Benzo(a)anthracene	3301752		< 0.20	< 0.20	NA	< 0.20	96%	50%	140%	94%	50%	140%	96%	50%	140%
Chrysene	3301752		< 0.10	< 0.10	NA	< 0.10	86%	50%	140%	114%	50%	140%	84%	50%	140%
Benzo(b)fluoranthene	3301752		< 0.10	< 0.10	NA	< 0.10	92%	50%	140%	76%	50%	140%	92%	50%	140%
Benzo(k)fluoranthene	3301752		< 0.10	< 0.10	NA	< 0.10	98%	50%	140%	92%	50%	140%	78%	50%	140%
Benzo(a)pyrene	3301752		< 0.01	< 0.01	NA	< 0.01	78%	50%	140%	105%	50%	140%	101%	50%	140%
Indeno(1,2,3-cd)pyrene	3301752		< 0.20	< 0.20	NA	< 0.20	92%	50%	140%	108%	50%	140%	105%	50%	140%
Dibenz(a,h)anthracene	3301752		< 0.20	< 0.20	NA	< 0.20	95%	50%	140%	75%	50%	140%	72%	50%	140%
Benzo(g,h,i)perylene	3301752		< 0.20	< 0.20	NA	< 0.20	91%	50%	140%	85%	50%	140%	105%	50%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	3301752		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	78%	50%	140%	77%	50%	140%
Acenaphthylene	3301752		< 0.20	< 0.20	NA	< 0.20	98%	50%	140%	82%	50%	140%	107%	50%	140%
Acenaphthene	3301752		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	71%	50%	140%	81%	50%	140%
Fluorene	3301752		< 0.20	< 0.20	NA	< 0.20	86%	50%	140%	92%	50%	140%	92%	50%	140%
Phenanthrene	3301752		< 0.10	< 0.10	NA	< 0.10	98%	50%	140%	88%	50%	140%	85%	50%	140%
Anthracene	3301752		< 0.10	< 0.10	NA	< 0.10	85%	50%	140%	93%	50%	140%	78%	50%	140%
Fluoranthene	3301752		< 0.20	< 0.20	NA	< 0.20	99%	50%	140%	96%	50%	140%	93%	50%	140%
Pyrene	3301752		< 0.20	< 0.20	NA	< 0.20	78%	50%	140%	96%	50%	140%	99%	50%	140%
Benzo(a)anthracene	3301752		< 0.20	< 0.20	NA	< 0.20	96%	50%	140%	94%	50%	140%	96%	50%	140%
Chrysene	3301752		< 0.10	< 0.10	NA	< 0.10	86%	50%	140%	114%	50%	140%	84%	50%	140%
Benzo(b)fluoranthene	3301752		< 0.10	< 0.10	NA	< 0.10	92%	50%	140%	76%	50%	140%	92%	50%	140%
Benzo(k)fluoranthene	3301752		< 0.10	< 0.10	NA	< 0.10	98%	50%	140%	92%	50%	140%	78%	50%	140%
Benzo(a)pyrene	3301752		< 0.01	< 0.01	NA	< 0.01	78%	50%	140%	105%	50%	140%	101%	50%	140%
Indeno(1,2,3-cd)pyrene	3301752		< 0.20	< 0.20	NA	< 0.20	92%	50%	140%	108%	50%	140%	105%	50%	140%
Dibenz(a,h)anthracene	3301752		< 0.20	< 0.20	NA	< 0.20	95%	50%	140%	75%	50%	140%	72%	50%	140%
Benzo(g,h,i)perylene	3301752		< 0.20	< 0.20	NA	< 0.20	91%	50%	140%	85%	50%	140%	105%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

Trace Organics Analysis (Continued)

RPT Date: Jan 11, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	3382820		< 0.20	< 0.20	NA	< 0.20	56%	50%	140%	102%	50%	140%	69%	50%	140%
Vinyl Chloride	3382820		< 0.17	< 0.17	NA	< 0.17	106%	50%	140%	90%	50%	140%	76%	50%	140%
Bromomethane	3382820		< 0.20	< 0.20	NA	< 0.20	82%	50%	140%	107%	50%	140%	101%	50%	140%
Trichlorofluoromethane	3382820		< 0.40	< 0.40	NA	< 0.40	92%	50%	140%	77%	50%	140%	65%	50%	140%
Acetone	3382820		< 1.0	< 1.0	NA	< 1.0	93%	50%	140%	106%	50%	140%	104%	50%	140%
1,1-Dichloroethylene	3382820		< 0.30	< 0.30	NA	< 0.30	96%	50%	140%	75%	60%	130%	106%	50%	140%
Methylene Chloride	3382820		< 0.30	< 0.30	NA	< 0.30	90%	50%	140%	97%	60%	130%	80%	50%	140%
trans- 1,2-Dichloroethylene	3382820		< 0.20	< 0.20	NA	< 0.20	115%	50%	140%	93%	60%	130%	96%	50%	140%
Methyl tert-butyl ether	3382820		< 0.20	< 0.20	NA	< 0.20	110%	50%	140%	94%	60%	130%	110%	50%	140%
1,1-Dichloroethane	3382820		< 0.30	< 0.30	NA	< 0.30	84%	50%	140%	90%	60%	130%	86%	50%	140%
Methyl Ethyl Ketone	3382820		< 1.0	< 1.0	NA	< 1.0	102%	50%	140%	98%	50%	140%	105%	50%	140%
cis- 1,2-Dichloroethylene	3382820		< 0.20	< 0.20	NA	< 0.20	109%	50%	140%	76%	60%	130%	78%	50%	140%
Chloroform	3382820		< 0.20	< 0.20	NA	< 0.20	100%	50%	140%	77%	60%	130%	85%	50%	140%
1,2-Dichloroethane	3382820		< 0.20	< 0.20	NA	< 0.20	91%	50%	140%	74%	60%	130%	88%	50%	140%
1,1,1-Trichloroethane	3382820		< 0.30	< 0.30	NA	< 0.30	87%	50%	140%	83%	60%	130%	74%	50%	140%
Carbon Tetrachloride	3382820		< 0.20	< 0.20	NA	< 0.20	102%	50%	140%	98%	60%	130%	105%	50%	140%
Benzene	3382820		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	92%	60%	130%	112%	50%	140%
1,2-Dichloropropane	3382820		< 0.20	< 0.20	NA	< 0.20	108%	50%	140%	82%	60%	130%	106%	50%	140%
Trichloroethylene	3382820		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	116%	60%	130%	89%	50%	140%
Bromodichloromethane	3382820		< 0.20	< 0.20	NA	< 0.20	70%	50%	140%	76%	60%	130%	74%	50%	140%
Methyl Isobutyl Ketone	3382820		< 1.0	< 1.0	NA	< 1.0	95%	50%	140%	98%	50%	140%	104%	50%	140%
1,1,2-Trichloroethane	3382820		< 0.20	< 0.20	NA	< 0.20	87%	50%	140%	94%	60%	130%	106%	50%	140%
Toluene	3382820		< 0.20	< 0.20	NA	< 0.20	91%	50%	140%	86%	60%	130%	79%	50%	140%
Dibromochloromethane	3382820		< 0.10	< 0.10	NA	< 0.10	100%	50%	140%	81%	60%	130%	74%	50%	140%
Ethylene Dibromide	3382820		< 0.10	< 0.10	NA	< 0.10	92%	50%	140%	91%	60%	130%	96%	50%	140%
Tetrachloroethylene	3382820		< 0.20	< 0.20	NA	< 0.20	86%	50%	140%	72%	60%	130%	90%	50%	140%
1,1,1,2-Tetrachloroethane	3382820		< 0.10	< 0.10	NA	< 0.10	82%	50%	140%	78%	60%	130%	77%	50%	140%
Chlorobenzene	3382820		< 0.10	< 0.10	NA	< 0.10	97%	50%	140%	102%	60%	130%	106%	50%	140%
Ethylbenzene	3382820		< 0.10	< 0.10	NA	< 0.10	88%	50%	140%	97%	60%	130%	117%	50%	140%
m & p-Xylene	3382820		< 0.20	< 0.20	NA	< 0.20	96%	50%	140%	109%	60%	130%	100%	50%	140%
Bromoform	3382820		< 0.10	< 0.10	NA	< 0.10	100%	50%	140%	71%	60%	130%	82%	50%	140%
Styrene	3382820		< 0.10	< 0.10	NA	< 0.10	106%	50%	140%	88%	60%	130%	104%	50%	140%
1,1,2,2-Tetrachloroethane	3382820		< 0.10	< 0.10	NA	< 0.10	112%	50%	140%	103%	60%	130%	117%	50%	140%
o-Xylene	3382820		< 0.10	< 0.10	NA	< 0.10	89%	50%	140%	85%	60%	130%	120%	50%	140%
1,3-Dichlorobenzene	3382820		< 0.10	< 0.10	NA	< 0.10	79%	50%	140%	113%	60%	130%	108%	50%	140%
1,4-Dichlorobenzene	3382820		< 0.10	< 0.10	NA	< 0.10	111%	50%	140%	96%	60%	130%	101%	50%	140%
1,2-Dichlorobenzene	3382820		< 0.10	< 0.10	NA	< 0.10	115%	50%	140%	104%	60%	130%	94%	50%	140%
n-Hexane	3382820		< 0.20	< 0.20	NA	< 0.20	109%	50%	140%	102%	60%	130%	90%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 21T849562
PROJECT: GTR-210183382-A0
ATTENTION TO: Bruce Watling
SAMPLING SITE:15 Denison Ave., Toronto, ON
SAMPLED BY:Vanessa Faita

Trace Organics Analysis (Continued)

RPT Date: Jan 11, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (Water)															
Benzene	3397312		<0.20	<0.20	NA	< 0.20	99%	60%	140%	104%	60%	140%	88%	60%	140%
Toluene	3397312		<0.20	<0.20	NA	< 0.20	81%	60%	140%	104%	60%	140%	75%	60%	140%
Ethylbenzene	3397312		<0.10	<0.10	NA	< 0.10	90%	60%	140%	87%	60%	140%	100%	60%	140%
m & p-Xylene	3397312		<0.20	<0.20	NA	< 0.20	94%	60%	140%	99%	60%	140%	111%	60%	140%
o-Xylene	3397312		<0.10	<0.10	NA	< 0.10	100%	60%	140%	116%	60%	140%	84%	60%	140%
F1 (C6 - C10)	3397312		<25	<25	NA	< 25	106%	60%	140%	111%	60%	140%	108%	60%	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: N Popnikolof

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

Water Analysis

RPT Date: Jan 11, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - All Metals (Water)															
Dissolved Antimony	3397286	3397286	<1.0	<1.0	NA	< 1.0	97%	70%	130%	99%	80%	120%	92%	70%	130%
Dissolved Arsenic	3397286	3397286	3.1	2.4	NA	< 1.0	91%	70%	130%	93%	80%	120%	100%	70%	130%
Dissolved Barium	3397286	3397286	712	689	3.3%	< 2.0	100%	70%	130%	98%	80%	120%	99%	70%	130%
Dissolved Beryllium	3397286	3397286	<0.5	<0.5	NA	< 0.5	103%	70%	130%	95%	80%	120%	100%	70%	130%
Dissolved Boron	3397286	3397286	711	725	1.9%	< 10.0	105%	70%	130%	103%	80%	120%	107%	70%	130%
Dissolved Cadmium	3397286	3397286	<0.20	<0.20	NA	< 0.20	96%	70%	130%	99%	80%	120%	91%	70%	130%
Dissolved Chromium	3397286	3397286	<2.0	<2.0	NA	< 2.0	95%	70%	130%	98%	80%	120%	95%	70%	130%
Dissolved Cobalt	3397286	3397286	1.76	1.50	NA	< 0.50	92%	70%	130%	95%	80%	120%	93%	70%	130%
Dissolved Copper	3397286	3397286	<1.0	<1.0	NA	< 1.0	93%	70%	130%	105%	80%	120%	89%	70%	130%
Dissolved Lead	3397286	3397286	<0.50	<0.50	NA	< 0.50	101%	70%	130%	92%	80%	120%	89%	70%	130%
Dissolved Molybdenum	3397286	3397286	25.0	24.9	0.4%	< 0.50	100%	70%	130%	97%	80%	120%	97%	70%	130%
Dissolved Nickel	3397286	3397286	5.0	4.9	NA	< 1.0	92%	70%	130%	94%	80%	120%	91%	70%	130%
Dissolved Selenium	3397286	3397286	3.7	3.8	NA	< 1.0	100%	70%	130%	95%	80%	120%	95%	70%	130%
Dissolved Silver	3397286	3397286	<0.20	<0.20	NA	< 0.20	95%	70%	130%	95%	80%	120%	81%	70%	130%
Dissolved Thallium	3397286	3397286	<0.30	<0.30	NA	< 0.30	98%	70%	130%	96%	80%	120%	94%	70%	130%
Dissolved Uranium	3397286	3397286	3.12	2.98	4.6%	< 0.50	99%	70%	130%	99%	80%	120%	101%	70%	130%
Dissolved Vanadium	3397286	3397286	0.65	0.72	NA	< 0.40	93%	70%	130%	95%	80%	120%	97%	70%	130%
Dissolved Zinc	3397286	3397286	5.4	<5.0	NA	< 5.0	95%	70%	130%	97%	80%	120%	104%	70%	130%
Mercury	3397286	3397286	<0.02	<0.02	NA	< 0.02	101%	70%	130%	99%	80%	120%	99%	70%	130%
Chromium VI	3397286	3397286	<2.000	<2.000	NA	< 2	102%	70%	130%	108%	80%	120%	102%	70%	130%

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

Certified By:

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	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
Acridine-d9	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
Sediment			
Benzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Toluene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Ethylbenzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
m & p-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
o-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Xylenes (Total)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
F1 (C6 - 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-91-5010	modified from MOE PHC-E3421	(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

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F1 (C6-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-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
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
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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http://www.agatlabs.com

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T849562

PROJECT: GTR-210183382-A0

ATTENTION TO: Bruce Watling

SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6034	modified from SM 3500-CR B	LACHAT FIA

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Chain of Custody Record

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

Laboratory Use Only

Work Order #: 21T849562

Cooler Quantity:

Arrival Temperatures: 3.8 | 3.4 | 3.7

Custody Seal Intact: ☐ Yes ☒ No ☐ N/A

Notes: on ice

Report Information:

Company: EXP SERVICES INC.
Contact: JASON SLIDDERS.
Address: 1595 CLARK BLVD.
BRAMPTON, ON. L6T 4V1
Phone: 905 793 9800 EXT 2529 Fax:
Reports to be sent to:
1. Email: JASON.SLIDDERS@EXP.COM.
2. Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☒ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☒ Fine

☐ Excess Soils R406
Table _____ *Indicate One*

☐ Regulation 558

☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
_____ *Region*

☐ Prov. Water Quality Objectives (PWQO)

☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☒ 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 CPM

Project Information:

Project: GTR-2101838-2-AO
Site Location: 15 DENISON AVE, TORONTO, ON.
Sampled By: VANESSA FAITA.
AGAT Quote #: PO: GTR-2101838-2-AO
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP SERVICES INC.
Contact: JASON SLIDDERS.
Address: 1595 CLARK BLVD, BRAMPTON, L6T 4V1
Email: JASON.SLIDDERS@EXP.COM.

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
MW3	24/12/2021	PM	14	GW		Y	X		X	X		X					
MW4	24/12/2021	PM	14	GW		Y	X		X	X		X					
MW5	24/12/2021	PM	14	GW		Y	X		X	X		X					
MW5DUP	24/12/2021	PM	14	GW		Y	X		X	X		X					
FIELD BLANK	24/12/2021	PM	5	GW					X								
TRIP BLANK			3	GW								X					

21 DEC 28 8:18 AM

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
VANESSA FAITA	24/12/2021	3:35 p			

Page 1 of 1

Nº: T 129646

Document ID: DIV-78 1511.021

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

Date Issued: March 9, 2021

AGAT Laboratories

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CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 22T856755
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
DATE REPORTED: Feb 02, 2022
PAGES (INCLUDING COVER): 16
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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2022-01-24

DATE REPORTED: 2022-02-02

		SAMPLE DESCRIPTION:		MW1	MW2
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2022-01-24	2022-01-24
Parameter	**Unit**	**G / S**	**RDL**	**3451634**	**3451819**
Naphthalene	µg/L	7	0.20	<0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20	<0.20
Phenanthrene	µg/L	0.1	0.10	**0.48**	<0.10
Anthracene	µg/L	0.1	0.10	**0.11**	<0.10
Fluoranthene	µg/L	0.4	0.20	0.34	<0.20
Pyrene	µg/L	0.2	0.20	**1.1**	<0.20
Benzo(a)anthracene	µg/L	0.2	0.20	**0.35**	<0.20
Chrysene	µg/L	0.1	0.10	**0.60**	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	**0.24**	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	**0.33**	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	**0.32**	<0.20
2-and 1-methyl Naphthalene	µg/L	2	0.20	<0.20	<0.20
Sediment				TRACE	TRACE
Surrogate	**Unit**	**Acceptable Limits**			
Naphthalene-d8	%	50-140		60	64
Acridine-d9	%	50-140		79	79
Terphenyl-d14	%	50-140		83	81

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
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.

3451634-3451819 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. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2022-01-24 **DATE REPORTED: 2022-02-02**

		SAMPLE DESCRIPTION:		MW1	MW2
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2022-01-24	2022-01-24
Parameter	Unit	G / S	RDL	3451634	3451819
F1 (C6-C10)	µg/L	420	25	45	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	44	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA
Sediment				NO	TRACE
Surrogate	**Unit**	**Acceptable Limits**			
Toluene-d8	% Recovery	50-140		85.8	84.0
Terphenyl	% Recovery	60-140		78	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
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.

3451634-3451819 The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is 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.

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2022-01-24

DATE REPORTED: 2022-02-02

		SAMPLE DESCRIPTION:		MW1	MW2
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2022-01-24	2022-01-24
Parameter	Unit	G / S	RDL	3451634	3451819
Dichlorodifluoromethane	µg/L	590	0.20	<0.20	<0.20
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30	<0.30
Methylene Chloride	µg/L	5	0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	0.5	0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	400	1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20
Chloroform	µg/L	2	0.20	**3.59**	**3.21**
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.5	0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20	<0.20
Benzene	µg/L	0.5	0.20	**1.16**	**0.72**
1,2-Dichloropropane	µg/L	0.5	0.20	<0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20	<0.20
Bromodichloromethane	µg/L	2	0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20	<0.20
Toluene	µg/L	0.8	0.20	<0.20	<0.20
Dibromochloromethane	µg/L	2	0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10
Chlorobenzene	µg/L	0.5	0.10	<0.10	<0.10
Ethylbenzene	µg/L	0.5	0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20	<0.20

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2022-01-24 **DATE REPORTED: 2022-02-02**

		SAMPLE DESCRIPTION:		MW1	MW2
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2022-01-24	2022-01-24
Parameter	Unit	G / S	RDL	3451634	3451819
Bromoform	µg/L	5	0.10	<0.10	<0.10
Styrene	µg/L	0.5	0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.5	0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.5	0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**			
Toluene-d8	% Recovery	50-140		66	73
4-Bromofluorobenzene	% Recovery	50-140		92	90

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
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.

3451634-3451819 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: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

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

DATE RECEIVED: 2022-01-24

DATE REPORTED: 2022-02-02

		SAMPLE DESCRIPTION:		MW1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2022-01-24
Parameter	Unit	G / S	RDL	3451634
Dissolved Antimony	µg/L	1.5	1.0	<1.0
Dissolved Arsenic	µg/L	13	1.0	3.8
Dissolved Barium	µg/L	610	2.0	204
Dissolved Beryllium	µg/L	0.5	0.50	<0.50
Dissolved Boron	µg/L	1700	10.0	216
Dissolved Cadmium	µg/L	0.5	0.20	<0.20
Dissolved Chromium	µg/L	11	2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50
Dissolved Copper	µg/L	5	1.0	<1.0
Dissolved Lead	µg/L	1.9	0.50	<0.50
Dissolved Molybdenum	µg/L	23	0.50	**23.6**
Dissolved Nickel	µg/L	14	1.0	3.0
Dissolved Selenium	µg/L	5	1.0	<1.0
Dissolved Silver	µg/L	0.3	0.20	<0.20
Dissolved Thallium	µg/L	0.5	0.30	<0.30
Dissolved Uranium	µg/L	8.9	0.50	2.50
Dissolved Vanadium	µg/L	3.9	0.40	0.61
Dissolved Zinc	µg/L	160	5.0	16.4
Mercury	µg/L	0.1	0.02	<0.02
Chromium VI	µg/L	25	2	<2
Dissolved Sodium	µg/L	490000	250	99300
Chloride	µg/L	790000	100	119000
Electrical Conductivity	uS/cm	NA	2	1120
pH	pH Units		NA	7.79

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
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.

3451634 Metals analysis completed on a filtered sample.

Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

O. Reg. 153(511) - Metals & Inorganics (Water) - Lab Filtered

DATE RECEIVED: 2022-01-24

DATE REPORTED: 2022-02-02

		SAMPLE DESCRIPTION:		MW2
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2022-01-24
Parameter	Unit	G / S	RDL	3451819
Dissolved Antimony	µg/L		1.0	<1.0
Dissolved Arsenic	µg/L		1.0	1.0
Dissolved Barium	µg/L		2.0	271
Dissolved Beryllium	µg/L		0.50	<0.50
Dissolved Boron	µg/L		10.0	139
Dissolved Cadmium	µg/L		0.20	<0.20
Dissolved Chromium	µg/L		2.0	<2.0
Dissolved Cobalt	µg/L		0.50	1.56
Dissolved Copper	µg/L		1.0	5.1
Dissolved Lead	µg/L		0.50	0.50
Dissolved Molybdenum	µg/L		0.50	5.99
Dissolved Nickel	µg/L		1.0	4.3
Dissolved Selenium	µg/L		1.0	<1.0
Dissolved Silver	µg/L		0.20	<0.20
Dissolved Thallium	µg/L		0.30	<0.30
Dissolved Uranium	µg/L		0.50	2.44
Dissolved Vanadium	µg/L		0.40	0.86
Dissolved Zinc	µg/L		5.0	297
Mercury	µg/L		0.02	<0.02
Chromium VI	µg/L		2	<2
Dissolved Sodium	µg/L		250	126000
Chloride	µg/L		100	227000
Electrical Conductivity	uS/cm		2	1390
pH	pH Units		NA	7.55
Lab Filtration Performed				Y

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3451819 Metals analysis completed on a lab filtered sample.

Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Exceedance Summary

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3451634	MW1	ON T1 GW	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Molybdenum	µg/L	23	23.6
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Anthracene	µg/L	0.1	0.11
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Benzo(a)anthracene	µg/L	0.2	0.35
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Benzo(a)pyrene	µg/L	0.01	0.33
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Benzo(b)fluoranthene	µg/L	0.1	0.24
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Benzo(g,h,i)perylene	µg/L	0.2	0.32
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Chrysene	µg/L	0.1	0.60
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Phenanthrene	µg/L	0.1	0.48
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PAHs (Water)	Pyrene	µg/L	0.2	1.1
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzene	µg/L	0.5	1.16
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzo(a)anthracene	µg/L	0.2	0.35
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzo(a)pyrene	µg/L	0.01	0.33
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzo(b)fluoranthene	µg/L	0.1	0.24
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Phenanthrene	µg/L	0.1	0.48
3451634	MW1	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Pyrene	µg/L	0.2	1.01
3451634	MW1	ON T1 GW	O. Reg. 153(511) - VOCs (Water)	Benzene	µg/L	0.5	1.16
3451634	MW1	ON T1 GW	O. Reg. 153(511) - VOCs (Water)	Chloroform	µg/L	2	3.59
3451819	MW2	ON T1 GW	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)	Benzene	µg/L	0.5	0.72
3451819	MW2	ON T1 GW	O. Reg. 153(511) - VOCs (Water)	Benzene	µg/L	0.5	0.72
3451819	MW2	ON T1 GW	O. Reg. 153(511) - VOCs (Water)	Chloroform	µg/L	2	3.21

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

Trace Organics Analysis

RPT Date: Feb 02, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	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 and VOC) (Water)															
F1 (C6-C10)	3451819	3451819	<25	<25	NA	< 25	99%	60%	140%	105%	60%	140%	99%	60%	140%
F2 (C10 to C16)	3445029		< 100	< 100	NA	< 100	100%	60%	140%	86%	60%	140%	75%	60%	140%
F3 (C16 to C34)	3445029		< 100	< 100	NA	< 100	95%	60%	140%	95%	60%	140%	85%	60%	140%
F4 (C34 to C50)	3445029		< 100	< 100	NA	< 100	87%	60%	140%	106%	60%	140%	76%	60%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	3455506		<0.20	<0.20	NA	< 0.20	98%	50%	140%	100%	50%	140%	105%	50%	140%
Acenaphthylene	3455506		<0.20	<0.20	NA	< 0.20	91%	50%	140%	102%	50%	140%	84%	50%	140%
Acenaphthene	3455506		<0.20	<0.20	NA	< 0.20	115%	50%	140%	78%	50%	140%	74%	50%	140%
Fluorene	3455506		<0.20	<0.20	NA	< 0.20	109%	50%	140%	88%	50%	140%	81%	50%	140%
Phenanthrene	3455506		<0.10	<0.10	NA	< 0.10	115%	50%	140%	87%	50%	140%	82%	50%	140%
Anthracene	3455506		<0.10	<0.10	NA	< 0.10	113%	50%	140%	87%	50%	140%	80%	50%	140%
Fluoranthene	3455506		<0.20	<0.20	NA	< 0.20	122%	50%	140%	82%	50%	140%	76%	50%	140%
Pyrene	3455506		<0.20	<0.20	NA	< 0.20	107%	50%	140%	99%	50%	140%	92%	50%	140%
Benzo(a)anthracene	3455506		<0.20	<0.20	NA	< 0.20	114%	50%	140%	94%	50%	140%	93%	50%	140%
Chrysene	3455506		<0.10	<0.10	NA	< 0.10	107%	50%	140%	92%	50%	140%	70%	50%	140%
Benzo(b)fluoranthene	3455506		<0.10	<0.10	NA	< 0.10	91%	50%	140%	103%	50%	140%	114%	50%	140%
Benzo(k)fluoranthene	3455506		<0.10	<0.10	NA	< 0.10	86%	50%	140%	116%	50%	140%	111%	50%	140%
Benzo(a)pyrene	3455506		<0.01	<0.01	NA	< 0.01	76%	50%	140%	100%	50%	140%	90%	50%	140%
Indeno(1,2,3-cd)pyrene	3455506		<0.20	<0.20	NA	< 0.20	72%	50%	140%	93%	50%	140%	82%	50%	140%
Dibenz(a,h)anthracene	3455506		<0.20	<0.20	NA	< 0.20	67%	50%	140%	88%	50%	140%	71%	50%	140%
Benzo(g,h,i)perylene	3455506		<0.20	<0.20	NA	< 0.20	76%	50%	140%	101%	50%	140%	95%	50%	140%
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	3450575		< 0.20	< 0.20	NA	< 0.20	72%	50%	140%	105%	50%	140%	88%	50%	140%
Vinyl Chloride	3450575		< 0.17	< 0.17	NA	< 0.17	67%	50%	140%	80%	50%	140%	68%	50%	140%
Bromomethane	3450575		< 0.20	< 0.20	NA	< 0.20	89%	50%	140%	73%	50%	140%	75%	50%	140%
Trichlorofluoromethane	3450575		< 0.40	< 0.40	NA	< 0.40	77%	50%	140%	104%	50%	140%	85%	50%	140%
Acetone	3450575		< 1.0	< 1.0	NA	< 1.0	102%	50%	140%	103%	50%	140%	109%	50%	140%
1,1-Dichloroethylene	3450575		< 0.30	< 0.30	NA	< 0.30	114%	50%	140%	85%	60%	130%	98%	50%	140%
Methylene Chloride	3450575		< 0.30	< 0.30	NA	< 0.30	94%	50%	140%	99%	60%	130%	109%	50%	140%
trans- 1,2-Dichloroethylene	3450575		< 0.20	< 0.20	NA	< 0.20	82%	50%	140%	83%	60%	130%	100%	50%	140%
Methyl tert-butyl ether	3450575		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	111%	60%	130%	78%	50%	140%
1,1-Dichloroethane	3450575		< 0.30	< 0.30	NA	< 0.30	80%	50%	140%	74%	60%	130%	85%	50%	140%
Methyl Ethyl Ketone	3450575		< 1.0	< 1.0	NA	< 1.0	82%	50%	140%	97%	50%	140%	102%	50%	140%
cis- 1,2-Dichloroethylene	3450575		< 0.20	< 0.20	NA	< 0.20	92%	50%	140%	94%	60%	130%	102%	50%	140%
Chloroform	3450575		< 0.20	< 0.20	NA	< 0.20	85%	50%	140%	86%	60%	130%	100%	50%	140%
1,2-Dichloroethane	3450575		< 0.20	< 0.20	NA	< 0.20	80%	50%	140%	108%	60%	130%	92%	50%	140%
1,1,1-Trichloroethane	3450575		< 0.30	< 0.30	NA	< 0.30	78%	50%	140%	80%	60%	130%	120%	50%	140%
Carbon Tetrachloride	3450575		< 0.20	< 0.20	NA	< 0.20	85%	50%	140%	97%	60%	130%	91%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 22T856755
PROJECT: GTR-21018382-A0
ATTENTION TO: Jason Slidders
SAMPLING SITE:15 Denison Ave., Toronto
SAMPLED BY:Vanessa Faita

Trace Organics Analysis (Continued)

RPT Date: Feb 02, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	3450575		0.40	0.43	NA	< 0.20	88%	50%	140%	88%	60%	130%	80%	50%	140%
1,2-Dichloropropane	3450575		< 0.20	< 0.20	NA	< 0.20	85%	50%	140%	98%	60%	130%	119%	50%	140%
Trichloroethylene	3450575		< 0.20	< 0.20	NA	< 0.20	87%	50%	140%	87%	60%	130%	96%	50%	140%
Bromodichloromethane	3450575		< 0.20	< 0.20	NA	< 0.20	73%	50%	140%	81%	60%	130%	100%	50%	140%
Methyl Isobutyl Ketone	3450575		< 1.0	< 1.0	NA	< 1.0	105%	50%	140%	99%	50%	140%	112%	50%	140%
1,1,2-Trichloroethane	3450575		< 0.20	< 0.20	NA	< 0.20	112%	50%	140%	101%	60%	130%	86%	50%	140%
Toluene	3450575		< 0.20	< 0.20	NA	< 0.20	103%	50%	140%	97%	60%	130%	78%	50%	140%
Dibromochloromethane	3450575		< 0.10	< 0.10	NA	< 0.10	85%	50%	140%	83%	60%	130%	89%	50%	140%
Ethylene Dibromide	3450575		< 0.10	< 0.10	NA	< 0.10	90%	50%	140%	109%	60%	130%	95%	50%	140%
Tetrachloroethylene	3450575		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	98%	60%	130%	83%	50%	140%
1,1,1,2-Tetrachloroethane	3450575		< 0.10	< 0.10	NA	< 0.10	107%	50%	140%	85%	60%	130%	81%	50%	140%
Chlorobenzene	3450575		< 0.10	< 0.10	NA	< 0.10	117%	50%	140%	116%	60%	130%	81%	50%	140%
Ethylbenzene	3450575		< 0.10	< 0.10	NA	< 0.10	82%	50%	140%	111%	60%	130%	96%	50%	140%
m & p-Xylene	3450575		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	107%	60%	130%	93%	50%	140%
Bromoform	3450575		< 0.10	< 0.10	NA	< 0.10	72%	50%	140%	74%	60%	130%	101%	50%	140%
Styrene	3450575		< 0.10	< 0.10	NA	< 0.10	86%	50%	140%	90%	60%	130%	101%	50%	140%
1,1,2,2-Tetrachloroethane	3450575		< 0.10	< 0.10	NA	< 0.10	106%	50%	140%	110%	60%	130%	104%	50%	140%
o-Xylene	3450575		< 0.10	< 0.10	NA	< 0.10	81%	50%	140%	106%	60%	130%	91%	50%	140%
1,3-Dichlorobenzene	3450575		< 0.10	< 0.10	NA	< 0.10	118%	50%	140%	110%	60%	130%	116%	50%	140%
1,4-Dichlorobenzene	3450575		< 0.10	< 0.10	NA	< 0.10	107%	50%	140%	117%	60%	130%	112%	50%	140%
1,2-Dichlorobenzene	3450575		< 0.10	< 0.10	NA	< 0.10	92%	50%	140%	88%	60%	130%	92%	50%	140%
n-Hexane	3450575		< 0.20	< 0.20	NA	< 0.20	117%	50%	140%	82%	60%	130%	96%	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: N Popnikolof

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

Water Analysis

RPT Date: Feb 02, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Water)															
Dissolved Antimony	3448496		<1.0	<1.0	NA	< 1.0	102%	70%	130%	101%	80%	120%	107%	70%	130%
Dissolved Arsenic	3448496		<1.0	<1.0	NA	< 1.0	96%	70%	130%	105%	80%	120%	113%	70%	130%
Dissolved Barium	3448496		235	240	2.1%	< 2.0	100%	70%	130%	102%	80%	120%	100%	70%	130%
Dissolved Beryllium	3448496		<0.50	<0.50	NA	< 0.50	100%	70%	130%	105%	80%	120%	115%	70%	130%
Dissolved Boron	3448496		144	145	0.7%	< 10.0	96%	70%	130%	100%	80%	120%	107%	70%	130%
Dissolved Cadmium	3448496		<0.20	<0.20	NA	< 0.20	101%	70%	130%	104%	80%	120%	97%	70%	130%
Dissolved Chromium	3448496		<2.0	<2.0	NA	< 2.0	97%	70%	130%	99%	80%	120%	105%	70%	130%
Dissolved Cobalt	3448496		2.86	2.78	2.8%	< 0.50	98%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Copper	3448496		1.1	1.3	NA	< 1.0	96%	70%	130%	102%	80%	120%	94%	70%	130%
Dissolved Lead	3448496		<0.50	<0.50	NA	< 0.50	102%	70%	130%	103%	80%	120%	93%	70%	130%
Dissolved Molybdenum	3448496		6.45	6.79	5.1%	< 0.50	100%	70%	130%	105%	80%	120%	112%	70%	130%
Dissolved Nickel	3448496		9.0	9.1	1.1%	< 1.0	97%	70%	130%	103%	80%	120%	95%	70%	130%
Dissolved Selenium	3448496		1.8	2.9	NA	< 1.0	99%	70%	130%	109%	80%	120%	112%	70%	130%
Dissolved Silver	3448496		<0.20	<0.20	NA	< 0.20	94%	70%	130%	100%	80%	120%	87%	70%	130%
Dissolved Thallium	3448496		<0.30	<0.30	NA	< 0.30	103%	70%	130%	107%	80%	120%	98%	70%	130%
Dissolved Uranium	3448496		2.27	2.29	NA	< 0.50	103%	70%	130%	105%	80%	120%	103%	70%	130%
Dissolved Vanadium	3448496		<0.40	0.45	NA	< 0.40	98%	70%	130%	101%	80%	120%	112%	70%	130%
Dissolved Zinc	3448496		<5.0	6.2	NA	< 5.0	97%	70%	130%	104%	80%	120%	99%	70%	130%
Mercury	3450552		<0.02	<0.02	NA	< 0.02	102%	70%	130%	95%	80%	120%	92%	70%	130%
Chromium VI	3450552		<2	<2	NA	< 2	101%	70%	130%	104%	80%	120%	105%	70%	130%
Dissolved Sodium	3450552		46500	45600	2.0%	< 50	103%	70%	130%	103%	80%	120%	97%	70%	130%
Chloride	3444573		192000	195000	1.6%	< 100	94%	70%	130%	107%	80%	120%	NA	70%	130%
Electrical Conductivity	3450540		322	319	0.9%	< 2	94%	90%	110%						
pH	3450540		7.50	7.55	0.7%	NA	101%	90%	110%						

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

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

Certified By:

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Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	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
Acridine-d9	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
Sediment			
F1 (C6-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-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	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
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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

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CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T856755

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave., Toronto

SAMPLED BY:Vanessa Faita

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6034	modified from SM 3500-CR B	LACHAT FIA
Dissolved Sodium	MET-93-6105	modified from EPA 6010D	ICP/OES
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE
Lab Filtration Performed			FILTRATION

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AGAT Laboratories
5835 Coopers Avenue
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Chain of Custody Record

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

Laboratory Use Only
Work Order #: 22T856755
Cooler Quantity: 1 med
Arrival Temperatures: 6-6.1 | 6.5 | 5.2
Custody Seal Intact: ☐ Yes ☐ No ☑ N/A
Notes: Free Dell

Report Information:
Company: EXP Services Inc.
Contact: JASON SLIDDERS
Address: 1595 CLARK BLVD. BRAMPTON, ON L6T 4V1
Phone: (905)793-9800 ext Fax 2529.
Reports to be sent to:
1. Email: JASON.SLIDDERS@EXP.COM
2. Email:

Regulatory Requirements:
(Please check all applicable boxes)
☒ Regulation 153/04 — Table (Indicate One): ☐ Ind/Com ☑ Res/Park ☐ Agriculture; Soil Texture (Check One): ☐ Coarse ☑ Fine
☐ Excess Soils R406 — Table (Indicate One)
☐ Regulation 558
☐ CCME
☐ Sewer Use ☐ Sanitary ☐ Storm — Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other — Indicate One

Is this submission for a **Record of Site Condition?** ☑ 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 CPM

Project Information:
Project: GTR-21018382-A0
Site Location: 15 DEMSON AVE, TORONTO
Sampled By: VANESSA FAITA
AGAT Quote #: PO: GTR-21018382-A0
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information: Bill To Same: Yes ☑ No ☐
Company:
Contact:
Address:
Email:

Sample Matrix Legend
B Biota
GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	PAHs	PCBs	VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
MW1	24/01/2022	PM AM PM	14	GW		Y	X		X	X		X					
MW2	24/01/2022	AM. AM PM	14	GW		N	X		X	X		X					
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
VANESSA FAITA	24/01/2022	5:58 pm	NEAL GOROSPE		
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

22 JAN 24 5:58

Page 1 of 1

№: T 129653

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http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 22T866103
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Feb 25, 2022
PAGES (INCLUDING COVER): 7
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.*
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- *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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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Certificate of Analysis

AGAT WORK ORDER: 22T866103

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-22

DATE REPORTED: 2022-02-25

		SAMPLE DESCRIPTION:		MW109	MW108	MW107
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2022-02-22	2022-02-22	2022-02-22
Parameter	**Unit**	**G / S**	**RDL**	**3541018**	**3541089**	**3541090**
Benzene	µg/L	44	0.20	4.96	2.84	<0.20
Toluene	µg/L	18000	0.20	15.2	15.0	0.42
Ethylbenzene	µg/L	2300	0.10	516	384	12.8
m & p-Xylene	µg/L		0.20	3090	3150	60.1
o-Xylene	µg/L		0.10	1520	1490	38.2
Xylenes (Total)	µg/L	4200	0.20	**4610**	**4640**	98.3
F1 (C6 - C10)	µg/L	750	25	**218000**	**29800**	**961**
F1 (C6 to C10) minus BTEX	µg/L	750	25	**213000**	**24800**	**849**
F2 (C10 to C16)	µg/L	150	100	**74000**	**18000**	**3600**
F3 (C16 to C34)	µg/L	500	100	230	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA
Sediment				NO	NO	NO
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	% Recovery	60-140		80.0	107	110
Terphenyl	% Recovery	60-140		101	86	106

Certified By: N Popnikolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T866103

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

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

DATE RECEIVED: 2022-02-22 **DATE REPORTED: 2022-02-25**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured 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.

3541018-3541090 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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AGAT Laboratories

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Exceedance Summary

AGAT WORK ORDER: 22T866103

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
3541018	MW109	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 - C10)	µg/L	750	218000
3541018	MW109	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 to C10) minus BTEX	µg/L	750	213000
3541018	MW109	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F2 (C10 to C16)	µg/L	150	74000
3541018	MW109	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	Xylenes (Total)	µg/L	4200	4610
3541089	MW108	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 - C10)	µg/L	750	29800
3541089	MW108	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 to C10) minus BTEX	µg/L	750	24800
3541089	MW108	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F2 (C10 to C16)	µg/L	150	18000
3541089	MW108	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	Xylenes (Total)	µg/L	4200	4640
3541090	MW107	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 - C10)	µg/L	750	961
3541090	MW107	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F1 (C6 to C10) minus BTEX	µg/L	750	849
3541090	MW107	ON T3 NPGW CT	O. Reg. 153(511) - PHCs F1 - F4 (Water)	F2 (C10 to C16)	µg/L	150	3600

Results relate only to the items tested. Results apply to samples as received.

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T866103

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

Trace Organics Analysis

RPT Date: Feb 25, 2022			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (Water)															
Benzene	3532796		<0.20	<0.20	NA	< 0.20	113%	60%	140%	103%	60%	140%	80%	60%	140%
Toluene	3532796		<0.20	<0.20	NA	< 0.20	107%	60%	140%	119%	60%	140%	97%	60%	140%
Ethylbenzene	3532796		<0.10	<0.10	NA	< 0.10	101%	60%	140%	105%	60%	140%	100%	60%	140%
m & p-Xylene	3532796		<0.20	<0.20	NA	< 0.20	99%	60%	140%	103%	60%	140%	102%	60%	140%
o-Xylene	3532796		<0.10	<0.10	NA	< 0.10	92%	60%	140%	104%	60%	140%	113%	60%	140%
F1 (C6 - C10)	3532796		<25	<25	NA	< 25	95%	60%	140%	93%	60%	140%	98%	60%	140%
F2 (C10 to C16)	3541089	3541089	18000	24000	28.6%	< 100	102%	60%	140%	110%	60%	140%	68%	60%	140%
F3 (C16 to C34)	3541089	3541089	< 100	< 100	NA	< 100	102%	60%	140%	110%	60%	140%	62%	60%	140%
F4 (C34 to C50)	3541089	3541089	< 100	< 100	NA	< 100	94%	60%	140%	97%	60%	140%	79%	60%	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: N Popnikolof

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T866103

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

SAMPLED BY:Hanzala Rehman

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Toluene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Ethylbenzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
m & p-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
o-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Xylenes (Total)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
F1 (C6 - 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-91-5010	modified from MOE PHC-E3421	(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			

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories
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webearth.agatlabs.com

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: EXP
Contact: Jason Slidders
Address: 1595 Clark Blvd, Brampton, ON
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Slidders@exp.com
2. Email: Hanzala.rehman@exp.com

Project Information:

Project: GTR-210183 82-A0
Site Location: 15 Denison Ave Toronto
Sampled By: Hanzala Rehman
AGAT Quote #: PO:
Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table Table 3 *Indicate One*
☐ Ind/Com
☑ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☐ Fine

☐ Excess Soils R406
Table *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
Indicate One

Is this submission for a **Record of Site Condition?** ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Laboratory Use Only

Work Order #: 22T866103
Cooler Quantity: 1 med. Blue
Arrival Temperatures: 12.1 | 12.7 | 12.9
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: free ice

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 CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
MW109	Feb22/22	AM/PM	5	GW					✓								
MW108	Feb22/22	AM/PM	5	GW					✓								
MW107	Feb22/22	AM/PM	5	GW					✓								
		AM/PM															
		AM/PM															
		AM/PM															
		AM/PM															
		AM/PM															
		AM/PM															

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Hanzala Rehman	Feb22	1:30	Amber Duchene		
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

22 FEB 22 1:30

Page 1 of 1

N°: T 130892

Appendix F – Phase Two Conceptual Site Model

Phase Two Conceptual Site Model – 15 Denison Street, Toronto, ON

This section presents a P2CSM providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. These components are discussed in the following sections. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP. The list of figures referenced throughout this report is provided below.

List of Figures

Figure 1 – Site Location Plan

Figure 2 – Surrounding Land Use Plan, Phase One Study Area and PCAs

Figure 3 – Site Plan and Utilities

Figure 4 – Site Plan and APECs

Figure 5A – Borehole / Monitoring Well Location Plan

Figure 5B – Borehole / Monitoring Well Location Plan with PCAs and APECs

Figure 6 – Shallow Groundwater Contour Plan

Figure 7 – Soil Analytical Results – PHCs

Figure 8 – Soil Analytical Results – VOCs

Figure 9 – Soil Analytical Results – BTEX

Figure 10 – Soil Analytical Results – Metals, As, Sb, Se, CN-, Cr (VI), Hg, EC, SAR and B-HWS

Figure 11 – Soil Analytical Results – PAHs

Figure 12 – Soil Analytical Results - pH

Figure 13 – Groundwater Analytical Results – PHCs

Figure 14 – Groundwater Analytical Results – VOCs

Figure 15 – Groundwater Analytical Results – BTEX

Figure 16 – Groundwater Analytical Results – Metals, As, Sb, Se, Hg, Cr(VI), CN-, Sodium and Chloride

Figure 17 – Groundwater Analytical Results – PAHs

Figure 18A – Cross Section A-A'

Figure 18B – Cross Section A-A' with PHC Concentrations in Soil

Figure 18C – Cross Section A-A' with VOC Concentrations in Soil

Figure 18D – Cross Section A-A' with BTEX Concentrations in Soil

Figure 18E – Cross Section A-A' with Metals, As, Sb, Se, CN-, Cr (VI), Hg, EC, SAR and B-HWS Concentrations in Soil

Figure 18F – Cross Section A-A' with PAH Concentrations in Soil

Figure 18G – Cross Section A-A' with PHC Concentrations in Groundwater

Figure 18H – Cross Section A-A' with VOC Concentrations in Groundwater

Figure 18I – Cross Section A-A' with BTEX Concentrations in Groundwater

Figure 18J – Cross Section A-A' with Metals, As, Sb, Se, Hg, Cr(VI), CN-, Sodium and Chloride Concentrations in Groundwater

Figure 18K – Cross Section A-A' with PAH Concentrations in Groundwater

Figure 19A – Cross Section B-B'
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Figure 19C – Cross Section B-B' with VOC Concentrations in Soil
Figure 19D – Cross Section B-B' with BTEX Concentrations in Soil
Figure 19E – Cross Section B-B' with Metals, As, Sb, Se, CN-, Cr (VI), Hg, EC, SAR and B-HWS Concentrations in Soil
Figure 19F – Cross Section B-B' with PAH Concentrations in Soil
Figure 19G – Cross Section B-B' with PHC Concentrations in Groundwater
Figure 19H – Cross Section B-B' with VOC Concentrations in Groundwater
Figure 19I – Cross Section B-B' with BTEX Concentrations in Groundwater
Figure 19J – Cross Section B-B' with Metals, As, Sb, Se, Hg, Cr(VI), CN-, Sodium and Chloride Concentrations in Groundwater
Figure 19K – Cross Section B-B' with PAH Concentrations in Groundwater
Figure 20A – Human Health Conceptual Site Model – On-Site Receptors
Figure 20B – Human Health Conceptual Site Model – Off-Site receptors
Figure 21A – Ecological Health Conceptual Site Model – On-Site Receptors
Figure 21B – Ecological Health Conceptual Site Model – Off-Site receptors

1. Introduction

The Site is located on the east side of Denison Avenue, west side of Augusta Avenue and south side of Wolseley Street, approximately 45 metres north of Queen Street West. Details of the Site are as follows:

Table 1: Site Identification Information

Municipal Address	15 Denison Avenue
Current Land Use	Commercial
Proposed Land Use	Residential
Legal Description	Lts 6-8, Pt Lt 9 Pl D127, Pt Lt 3 n/s Queen Street, Pl 65, Pt Unlettered Lot as in WA88252, WA88288, WA88331, WA88833, WA89463, WA90829, WA97766, WA88489 Pt Lt 1 Pl D127, Pt Lt 3 n/s Queen St, Plan 65, Pt Lot 9 Plan D127, Lane Pl 65&D127 Lots 1-5 Plan D127, Except WA95815, WA99649
Property Identification Number (PIN)	21238-0047 (LT) 21238-0045 (LT) 21238-0046 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 629009 m E 4834085 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	GPS
Site Area	0.24 hectares (0.59 acres)
Property Owners, Owner Contact and Address	The Corporation of the City of Toronto 61 Front Street West, Union Station, East Wing, 3rd Floor Toronto, Ontario M5J 1E5

	attn. Ms. Tracey Smith

2. Potentially Contaminating Activities and Areas of Potential Environmental Concern

2.1 Potentially Contaminating Activities

A Phase One ESA, in accordance with O.Reg.153/04, has been conducted by EXP in August 2021 for the Phase One Property. Several PCAs were identified on-Site and within 250 m from the Phase One Property site boundaries. All PCAs that were identified within 250 m property are shown on Figure 2. Each PCA was further evaluated to determine if the activity may be contributing to an APEC at the Phase One Property.

The QP determined that select PCAs may contribute to an APEC for the property, while several PCAs were determined to not contribute to an APEC at the Phase One Property/Site due to various factors including, but not limited to, relative distance to the Phase One Property/Site, orientation to the Phase One Property/Site; degree and nature of PCA operations, potentially impacted media, etc. Refer to Table 2 for the evaluation of the PCAs in the Phase One Study Area.

Table 2: Potentially Contaminating Activities in the Phase One Study Area

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1	Entire Site	On-site	PCA#30 – Importation of Fill Material of Unknown Quality	Fill material was potentially used as a base for the parking lot, and in the former building cavities.	Yes, as the PCA is located on-Site.
2	Entire Site	On-site	PCA#Other – de-icing salts	De-icing salts were potentially used in the parking lot.	Yes, as the PCA is located on-Site.
Surrounding Properties					
3	5 Denison Avenue	5 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records Denison Laundry was located at the property from 1936 to 1940.	Yes, based on the close proximity to the Site.
4	1-5 Denison Avenue	5 m south	PCA#Other - historical manufacturing	Based on the 1948 and 1961 FIPs, various light factories were located at the property.	Yes, based on the close proximity to the Site.
5	3 Denison Avenue	15 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records Denison Cleaners was located at the property from 1955 to 1960.	Yes, based on the close proximity to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
6	472-474 Queen Street West	5 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the 1948 and 1961 FIPs, a metal works company was located at the rear of the property.	Yes, based on the close proximity to the Site.
7	468 Queen Street West	5 m south	PCA#Other – Coal Storage	Based on the municipal records, Rogers Elias Coal Co Ltd was located at the property from 1907 to 1940.	Yes, based on the close proximity to the Site.
8	478 Queen Street West	immediately south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, J. Brelin had a fuel tank installed in 1919.	Yes, based on the close proximity to the Site.
9	11 Augusta Avenue	15 m southeast	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, Allen William H Co, manufacturing chemists were located at the property in 1885.	Yes, based on the close proximity to the Site.
10	21-23 Augusta Avenue	15 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Maple Leaf Cleaners Ltd. was located at the property from 1960 to 1965.	Yes, based on the close proximity to the Site.
11	458 Queen Street West	15 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, British American Dyeing Co was located at the property in 1900.	Yes, based on the close proximity to the Site.
12	12 Denison Avenue	20 m west of the site	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, a fuel oil tank was installed in 1932.	Yes, based on the close proximity to the Site.
13	41 Augusta Avenue	65 m north	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the 1935 FIP, a repair garage was located at the property.	Yes, based on the close proximity to the Site.
14	1 Denison Avenue	25 m south	PCA#Other - historical manufacturing	Based on the municipal records, Denton Manufacturing was located at the property in 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
15	2 Denison Avenue	35 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaning and pressing business was located at the property in 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
16	40 Denison Avenue	80 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
17	64 Denison Avenue	175 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
18	68 Denison Avenue	185 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property from 1875 to 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
19	476 Adelaide Street West	210 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
20	480 Adelaide Street West	235 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, State of the Arts Ltd. (a printing company) was registered as a waste generator at the property between 1995 and 2001.	No, based on the inferred hydraulically downgradient location relative to the Site.
21	490 Adelaide Street West	235 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, Webster Printing Co was located at the property from 1950 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
22A	502 Adelaide Street West	235 m south	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, various paint companies were located at the property between 1945 and 1995.	No, based on the inferred hydraulically downgradient location relative to the Site.
22B	502 Adelaide Street West	235 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Nu Way Mfg Co was located at the property between 1955 and 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
22C	502 Adelaide Street West	235 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property in 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
23A	530 Adelaide Street	240 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report various clothing and textile manufacturing businesses were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
23B	530 Adelaide Street	240 m southwest	PCA#49 – Salvage Yard, including automobile wrecking	Based on the 1948 FIP, a junk yard was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
24	2 Augusta Avenue	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a sheet metal company was located at the property in 1919.	No, based on the inferred hydraulically downgradient location relative to the Site.
25	2-4 Augusta Avenue	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tin business was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
26	70 Augusta Avenue	155 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1940.	No, based on the separation distance from the Site.
27	98 Augusta Avenue	215 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Grange Co Laundry was located at the property from 1945 to 1965.	No, based on the separation distance from the Site.
28	104 Augusta Avenue	220 m north	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1929.	No, based on the separation distance from the Site.
29	60 Brant Street	145 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, City of Toronto had a gas & oil tank and pump in 1932.	No, based on the inferred hydraulically downgradient location relative to the Site.
30A	32 Camden Street	225 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically downgradient location relative to the Site.
30B	32 Camden Street	225 m southeast	PCA#Other – Skate Manufacturing	Based on the municipal records and ERIS report, a custom skate manufacturing business was located at the property between 1978 and 1995.	No, based on the inferred hydraulically downgradient location relative to the Site.
31	32-36 Camden Street	225 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Modern Blouse Mfg Co. was located at the property in 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
32	34 Camden Street	225 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
33	38-40 Camden Street	215 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, Bernard Cowan Company limited, a clothing manufacturing company was	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				located at the property from 1955 to 2000.	
34	38 Camden Street	215 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing and publishing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
35	42 Camden Street	205 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, Superb Fashions Ltd., a clothing manufacturing company was located at the property from 1985 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
36	44 Camden Street	200 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a fur clothing manufacturing company was located at the since in 1950.	No, based on the inferred hydraulically downgradient location relative to the Site.
37A	45 Camden Street	245 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records and ERIS report, multiple printing companies were located at the property between 1955 and 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
37B	45 Camden Street	245 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, multiple clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
38A	47 Camden Street	240 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records and FIPs, Canadian Sewing Machine & Steam Iron Co was located at the property from 1972 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
38B	47 Camden Street	240 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Cobra Slack Mfg Co was located at the property in 1978/79.	No, based on the inferred hydraulically downgradient location relative to the Site.
38C	47 Camden Street	240 m southeast	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, Sklar Furniture Mfg Co was located at the property from 1950 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
39	49 Camden Street	235 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, Elite Blouse & Skirt Mfg Co was located at the property in 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
40	51 Camden Street	225 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, Lunar Caustic Press was located at the property from 1995 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
41	18 Cameron Street	165 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printer was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
42	21 Carr Street	125 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
43	34 Carr Street	165 metres northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
44A	20 Maud Street	200 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
44B	20 Maud Street	200 m south	PCA#54 – Textile Manufacturing and Processing	Based o the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
44C	20 Maud Street	200 m south	PCA#Other - photoprocessing	Based on the ERIS report, 1076473 Ontario Limited was registered as a waste generator of photoprocessing wastes from 2002 to 2006.	No, based on the inferred hydraulically downgradient location relative to the Site.
45	22 Maud Street	220 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the 1964 FIP, Master Pad Co. Ltd. (mill construction) was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
46	30 Maud Street	180 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, Maud Street Printing Service was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
47	127 Portland Street	215 m south	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a dress manufacturing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
48	127-129 Portland Street	215 m south	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the 1964 FIP, a box factory (Collet Sproule Paper Box Factory) was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
49	149 Portland Street	165 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the 1964 FIP, a Chinese laundry business was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
50	164 Portland Street	130 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the 1964 FIP, a Chinese laundry business was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
51	390 Queen Street West	240 m east	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Graham Allan had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
52A	400 Queen Street West	220 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing and publishing companies were located at the property between 1950 and 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
52B	400 Queen Street West	220 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
53	416 Queen Street West	160 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report and municipal records, General Industrial Sewing Machine Co was located at the property from 1978 to 2000.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
54	420 Queen Street West	150 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a Chinese laundry business was located at the property from 1907 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
55	424 Queen Street West	135 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various blacksmiths, tinsmiths and coppersmiths were located at the property from 1865 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
56	428 Queen Street West	125 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Carl's Cleaners was located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
57	430 Queen Street West	120 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, M Weinberg had a permit for a fuel tank in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
58	432 Queen Street West	100 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, L Tulchinskey had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
59	434 Queen Street West	90 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
60	444 Queen Street West	60 m east	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a fur clothing manufacturing company was located at the property from 1945 to 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
61	492 Queen Street West	30 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tinsmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
62	502 Queen Street West	60 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Singer Sewing Machine Co. was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
63A	516 Queen Street West	90 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records a publishing company was located at the property in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
63B	516 Queen Street West	90 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
64	530R Queen Street West	160 m west	PCA#Other - historical manufacturing	Based on the 1964 FIP, various light manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
65	534 Queen Street West	155 m west	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Mole's Hardware was granted a permit to install a gasoline pump and 500 gallon tank in 1922.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
66	536 Queen Street West	165 m west	PCA#Other – Coal Storage	Based on the municipal records, a coal company was located at the property in 1885.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
67	542 Queen Street West	180 m west	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, A fuel oil tank was installed in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
68	544 Queen Street West	185 m west	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records and ERIS report, Victory Cleaners was located at the property from 1955 to 2020.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
69	546 Queen Street West	195 m west	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the municipal records Canadian Oil Co. was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
70	550 Queen Street West	200 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
71	552 Queen Street West	205 m west	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, Victory Cleaners was located at the property from 1945 to 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
72	558 Queen Street West	220 m west	PCA#47 – Rubber Manufacturing and Processing	Based on the municipal records and ERIS report, Rite Rubber Co was located at the property from 1985 to 2000.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
73	564 Queen Street West	235 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
74A	568 Queen Street West	245 m west	PCA#Other – Coal Storage	Based on the municipal records, Conger Coal Co Ltd. was located at the property from 1900 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
74B	568 Queen Street West	245 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
75	461 Queen Street West	55 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, 1260482 Ontario Limited (general rental centre) was registered as a was generator of light fuels in 2005.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
76	451 Queen Street West	235 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1890.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
77	455 Queen Street West	220 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
78	463 Queen Street West	205 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1950 to 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
79A	471 Queen Street West	190 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1960 to 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
79B	471 Queen Street West	190 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye company was located at the property from 1900 to 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
80	473 Queen Street West	180 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Levine Leather Co had a fuel tank installed in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81A	475 Queen Street West	175 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, American Sewing Machine Co was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81B	475 Queen Street West	175 m east	PCA#47 – Rubber Manufacturing and Processing	Based on the municipal records, a rubber company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81C	475 Queen Street West	175 m east	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye company was located at the property in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
81D	475 Queen Street West	175 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a blacksmith was located at the property from 1890 to 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
82A	477 Queen Street West	170 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records a laundry business was located at the property in 1890.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
82B	477 Queen Street West	170 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Priestly Demolition Inc. was registered as a waste generator of light fuels in 2006.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
83A	479 Queen Street West	165 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing and publishing companies were located at the property from 1950 to 1990.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
83B	479 Queen Street West	165 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property from 1875 to 1885.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
84	483 Queen Street West	155 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1940.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
85	485 Queen Street West	150 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
86	489 Queen Street West	140 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
87	491 Queen Street West	135 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records and ERIS report, Central Industrial Sewing Machine Co Ltd. was located at the property from 1985 to 2001.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
88	493 Queen Street West	130 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Central Industrial Sewing Machine Co Ltd. was located at the property in 1978/79.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
89A	497 Queen Street West	120 m east	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, a paint company was located at the property in 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
89B	497 Queen Street West	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located at the property in 1895.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
90	501-503 Queen Street West	105 m east	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1907 to 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
91A	503 Queen Street West	105 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tin worker was located at the property in 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
91B	503 Queen Street West	105 m east	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property in 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
91C	503 Queen Street West	105 m east	PCA#39 – Paints Manufacturing, Processing and Bulk Storage	Based on the municipal records, a paint company was located at the property in 1914.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
92	505 Queen Street West	105 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various laundry businesses were located at the property from 1895 to 1907.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
93	505-507 Queen Street West	100 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvation Army Industrial (believed to be a salvage operation) was located at the property in 1919 and 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
94	507 Queen Street West	100 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvation Army Salvage Department was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
95A	509 Queen Street West	95 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a tin worker was located at the property in 1907.	No, based on the inferred hydraulically downgradient location relative to the Site.
95B	509 Queen Street West	95 m southeast	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property in 1890.	No, based on the inferred hydraulically downgradient location relative to the Site.
96	511 Queen Street West	90 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various sewing machine companies were located at the property from 1985 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
97	514 Queen Street West	80 m west	PCA#Other – photoprocessing	Based on the municipal records and ERIS report, West Camera Ltd. was registered as a waste generator of photoprocessing wastes from 1992 to 2001.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
98	519 Queen Street West	80 m southeast	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and	Based on the ERIS report and municipal records, a furniture manufacturing company was located at the property from 1955 to 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Preserved Wood Products		
99	525 Queen Street West	75 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
100	535 Queen Street West	60 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Dominion Bank has a gasoline pump in 1931.	No, based on the inferred hydraulically downgradient location relative to the Site.
101	537 Queen Street West	55 m south	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, in 1924, a retail gasoline pump was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
102	547 Queen Street West	55 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1907 to 1936.	No, based on the inferred hydraulically downgradient location relative to the Site.
103A	553 Queen Street West	55 m south	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, various printing companies were located at the property from 1940 to 1989.	No, based on the inferred hydraulically downgradient location relative to the Site.
103B	553 Queen Street West	55 m south	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a fur cleaning company was located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
103C	553 Queen Street West	55 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically downgradient location relative to the Site.
103D	553 Queen Street West	55 m south	PCA#54 – Textile Manufacturing and Processing	Based on the 1964 FIP, a clothing factory was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
104	567 Queen Street West	60 m south	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dyer was located at the property in 1885.	No, based on the inferred hydraulically downgradient location relative to the Site.
105	575 Queen Street West	75 m southwest	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, Frontier Chemical Co was located at the property in 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
106	581 Queen Street West	85 m south	PCA#28 – Gasoline and Associated	Based on the ERIS report, H Franklin had a fuel oil tank installed in 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Products Storage in Fixed Tanks		
107	587 Queen Street West	115 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically downgradient location relative to the Site.
108	591 Queen Street West	125 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaning & pressing business was located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
109	495 Queen Street	125 m southeast	PCA#Other – vaping business	Based on the ERIS report, JUUL Labs, Inc. was registered as a waste generator of miscellaneous waste organic chemicals as of October 2019.	No, based on the inferred hydraulically downgradient location relative to the Site.
110	597 Queen Street West	145 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various dry cleaning businesses were located at the property from 1945 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
111	601 Queen Street West	150 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Durand Plating Co was located at the property in 1907.	No, based on the inferred hydraulically downgradient location relative to the Site.
112	603 Queen Street West	155 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Durand Electro Plating Co was located at the property from 1914 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
113	605 Queen Street West	160 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, various tinsmiths and blacksmiths were located at the property from 1890 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
114A	607 Queen Street West	165 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, various laundry businesses were located at the property from 1895 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
114B	607 Queen Street West	165 m southwest	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, Standard Car Wreckers were located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
115	609 Queen Street West	170 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, a knitting mill was located at the property from 1995 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
116A	619 Queen Street West	195 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printing company was located at the property from 1895 to 1900.	No, based on the inferred hydraulically downgradient location relative to the Site.
116B	619 Queen Street West	195 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1870.	No, based on the inferred hydraulically downgradient location relative to the Site.
117	621 Queen Street West	200 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a cleaner & presser was located at the property from 1940 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
118	623 Queen Street West	210 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing companies were located at the property from 1936 to 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
119A	629 Queen Street West	230 m southwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1929 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
119B	629 Queen Street West	230 m southwest	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records, a dye business was located at the property from 1914 to 1919.	No, based on the inferred hydraulically downgradient location relative to the Site.
120A	440 Richmond Street West	230 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records, an autobody shop was located at the property in 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
120B	440 Richmond Street West	230 m southeast	PCA#28 - Gasoline and Associated Products Storage in Fixed Tanks	Based on the municipal records a service station was located at the property from 1955 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
121	452 Richmond Street West	195 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a watch manufacturing company was located at the property in 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
122	456-458 Richmond Street West	190 m southeast	PCA#32 – Iron and Steel Manufacturing and Processing	Based on the municipal records, a brass manufacturing company was located at the property from 1936 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
123A	458 Richmond Street West	190 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records a dress manufacturing company was located at the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
123B	458 Richmond Street West	190 m southeast	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
124A	460-470 Richmond Street West	165 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, various clothing manufacturing companies were located at the property from 1929 to 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
124B	460-470 Richmond Street West	165 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, Dominion Machine & Tool Co. Ltd. was located at the property from 1929 to 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
124C	460-470 Richmond Street West	165 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records and ERIS report, various printing companies were located at the property in 1940.	No, based on the inferred hydraulically downgradient location relative to the Site.
125	480-494 Richmond Street West	110 m southeast	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1936 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
126	484-492 Richmond Street West	115 m southeast	PCA#34 – Metal Fabrication	Based on the municipal records, a foundry was located at the property from 1914 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.
127	588 and 590 Richmond Street West	185 m southwest	PCA#Other – medical equipment manufacturing	Based on the ERIS report and municipal records, Accurate Surgical Instruments was located at the property from 1978 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
128	492 Richmond Street West	115 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property in 1914.	No, based on the inferred hydraulically downgradient location relative to the Site.
129	496-508 Richmond	95 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvage Army salvage operation	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	Street West			was located at the property from 1919 to 1955.	
130	502 Richmond Street West	95 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Salvation Army Garage was registered as a waste generator of waste oils & lubricants from 1992 to 1998.	No, based on the inferred hydraulically downgradient location relative to the Site.
131	506 Richmond Street West	95 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, A gasoline pump was installed on the curb of a Salvation Army storage building in 1924.	No, based on the inferred hydraulically downgradient location relative to the Site.
132A	508 Richmond Street West	95 m southeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, various automotive repair garages were located at the property between 1925 and 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
132B	508 Richmond Street West	95 m southeast	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, a gasoline service station with one tank was located at the property in 1922 and 1924.	No, based on the inferred hydraulically downgradient location relative to the Site.
132C	508 Richmond Street West	95 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, a blacksmith was located at the property from 1914 to 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.
133	510 Richmond Street West	90 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, a garage was located at the property from 1972 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
134	518 Richmond Street West	90 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinsmith was located at the property from 1919 to 1925.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
135	520 Richmond Street	90 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Stephenson's Rental Services Inc. was registered as a waste generator of waste oils & lubricants, emulsified oils, oil skimmings & sludges, petroleum distillates and light fuels from 2005 to as of December 2018.	No, based on the inferred hydraulically downgradient location relative to the Site.
136	546 Richmond Street West	90 metres south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, a furniture manufacturing company was located at the site in 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
137	552 Richmond Street West	95 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records and FIPs, a lumber yard was located at the property in 1955 and 1964.	No, based on the inferred hydraulically downgradient location relative to the Site.
138A	445 Richmond Street West	230 m southeast	PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Based on the municipal records a dye company was located at the property in 200.	No, based on the inferred hydraulically downgradient location relative to the Site.
138B	445 Richmond Street West	230 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, textile mill was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
138C	445 Richmond Street West	230 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal record, a printing company was located at the property from 1965 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
139A	457 Richmond Street West	210 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records and ERIS report, various clothing manufacturing companies were located at the property from 1955 to 1965.	No, based on the inferred hydraulically downgradient location relative to the Site.
139B	457 Richmond	210 m southeast	PCA#Other - photoprocessing	Based on the ERIS report, a photoprocessing was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	Street West				
140A	471 Richmond Street West	185 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report and municipal records, various printing companies were located at the property from 1955 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
140B	471 Richmond Street West	185 m southeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a welding company was located at the property in 1945.	No, based on the inferred hydraulically downgradient location relative to the Site.
141A	477 Richmond Street West	170 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records and FIPs, various auto body shops were located at the property from 1945 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
141B	477 Richmond Street West	170 m southeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, Clarity Colour Inc. was registered as a waste generator of photoprocessing wastes from 1995 to 2004.	No, based on the inferred hydraulically downgradient location relative to the Site.
141C	477 Richmond Street West	170 m southeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a clothing manufacturing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
142	483 Richmond Street West	160 m southeast	PCA#10 – Commercial Autobody Shops	Based on the municipal records, an autobody shop was located at the property from 1978 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
143	496 Richmond Street West	100 m southeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records and FIPs, the Toronto department of public works was located at the property in 1978/79.	No, based on the inferred hydraulically downgradient location relative to the Site.
144	497 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain	Based on the municipal records and FIPs, the Toronto department of public works was located at the property from 1985 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			transportation systems		
145	501-509 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, the Toronto department of water works was located at the property from 1919 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.
146	505 Richmond Street West	145 m south	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, PUC (Works Yard Storage Tank) uncovered a leaking abandoned oil tank in 1995, causing soil contamination.	No, based on the inferred hydraulically downgradient location relative to the Site.
147	505-511 Richmond Street West	145 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, the Toronto department of water works was located at the property from 1960 to 1990.	No, based on the inferred hydraulically downgradient location relative to the Site.
148	513 – 523 Richmond Street West	140 m south	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, the Toronto department of water works was located at the property from 1919 to 1929.	No, based on the inferred hydraulically downgradient location relative to the Site.
149A	525 Richmond Street West	140 m south	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a hosiery manufacturing company was located at the property from 1972 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
149B	525 Richmond Street West	140 m south	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records a foundry was located at the property in 1960.	No, based on the inferred hydraulically downgradient location relative to the Site.
150	533 Richmond	150 m south	PCA#59 – Wood Treating and Preservative Facility	Based on the municipal records, a lumber company was located at the property from 1965 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
	Street West		and Bulk Storage of Treated and Preserved Wood Products		
151A	543 Richmond Street West	195 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a manufacturing company was located the property in 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
151B	543 Richmond Street West	195 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
152	545 Richmond Street West	190 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153A	555 Richmond Street West	225 m southwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, various printing companies were located at the property from 1972 to 1979.	No, based on the inferred hydraulically downgradient location relative to the Site.
153B	555 Richmond Street West	225 m southwest	PCA#Other – photoprocessing	Based on the ERIS report, Lason Canada Company (motion picture laboratory) was registered as a waste generator of transfer station oils wastes and photoprocessing wastes from 1999 to 2006.	No, based on the inferred hydraulically downgradient location relative to the Site.
153C	555 Richmond Street West	225 m southwest	PCA#Other – medical device manufacturing	Based on the ERIS report, various medical device manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153D	555 Richmond Street West	225 m southwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, various metal companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
153E	555 Richmond Street West	225 m southwest	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, textile manufacturing companies were located at the property.	No, based on the inferred hydraulically downgradient location relative to the Site.
154A	16 Ryerson Avenue	140 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a sheet metal company was located at the property from 1960 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
154B	16 Ryerson Avenue	140 m west	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the municipal records, an envelope manufacturing company was located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
154C	16 Ryerson Avenue	140 m west	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, multiple chemical companies were located at the property in 1950.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
154D	16 Ryerson Avenue	140 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the municipal records, a printing company was located at the property in 2000.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
155	16 & 24 Ryerson Avenue	140 m west	PCA#45 – Pulp, Paper, and Paperboard Manufacturing and Processing	Based on the municipal records, multiple envelope/paper manufacturing companies were located at the property from 1945 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
156A	24 Ryerson Avenue	150 m northwest	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
156B	24 Ryerson Avenue	140 m west	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a knitting mill was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
157	33 Ryerson Avenue	115 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tool and die manufacturing company was located at the property from 1914 to 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
158	47 Ryerson Avenue	125 m northwest	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
159	57 Ryerson Avenue	150 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a laundry business was located at the property from 1914 to 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
160	81-83 Ryerson Avenue	215 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1940 to 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
161A	83 Ryerson Avenue	215 m northwest	PCA#34 – Metal Fabrication	Based on the municipal records, a brass manufacturing company was located at the property from 1925 to 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
161B	83 Ryerson Avenue	215 m northwest	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the ERIS report, Sanitary Carpet Cleaning Co was issued a permit in 1921 to install carpet cleaning machinery in the rear building.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
162A	174 Spadina Avenue	200 m east	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
162B	174 Spadina Avenue	200 m east	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
163	180 Spadina Avenue	200 m east	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the FIP, a furniture manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
164	186 Spadina Avenue	205 m northeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a newspaper publisher was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
165	188A Spadina Avenue	210 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a fur clothing manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166A	192 Spadina Avenue	210 m northeast	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the FIP and ERIS report, various printing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166B	192 Spadina Avenue	210 m northeast	PCA#28 Gasoline and Associated Products in Fixed Tanks	Based on the ERIS report, Murray Printing Co had a fuel oil tank installed in 1920.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
166C	192 Spadina Avenue	210 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
167	196 Spadina Avenue	215 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, various clothing manufacturing companies were located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
168	198 Spadina Avenue	245 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the ERIS report, a fur clothing manufacturing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
169	208-210 Spadina Avenue	245 m northeast	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the FIP, General Motors Garage was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
170	1 Vanauley Street	120 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 1972.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
171A	7 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a buckle and clasp manufacturing company was located at the property from 1978 to 1986.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
171B	7 Vanauley Street	120 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
172A	8 Vanauley Street	85 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Associated Cleaners & Dyers, a dry cleaning business had a gasoline tank installed in 1933.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
172B	8-14 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1929 to 1979.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
173	14 Vanauley Street	85 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, Fountain "My Valet", a cleaning and pressing business, had a gasoline tank installed in 1920.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
174	20-28 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning	Based on the municipal records, a dry cleaner was located at the property in 1965.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Equipment (where chemicals are used)		
175A	28 Vanauley Street	85 m east	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Based on the municipal records, a dry cleaner was located at the property from 1945 to 1960.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
175B	28 Vanauley Street	85 m east	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	Based on the municipal records, a furniture manufacturing company was located at the property in 1936.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
176	28-30 Vanauley Street	85 m east	PCA#52 – Storage, maintenance, fueling, and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the municipal records, Mack Trucks of Canada Ltd. was located at the property in 1925.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
177A	39 Vanauley Street	120 m east	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage	Based on the municipal records, a chemist was located at the property in 1875.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
177B	39 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1865.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
178	40 Vanauley Street	85 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tin can manufacturing company was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
179A	40-42 Vanauley Street	85 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a metal and textile salvage was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
179B	40-42 Vanauley Street	85 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a metal and textile salvage was located at the property in 1955.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
180	50 Vanauley Street	90 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
181	55 Vanauley Street	120 m east	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a tinmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
182A	94 Vanauley Stret	120 m northeast	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a metal and textile salvage was located at the property from 1919 to 1929.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
182**B**	94 Vanauley Stret	120 m northeast	PCA#54 – Textile Manufacturing and Processing	Based on the municipal records, a metal and textile salvage was located at the property from 1919 to 1929.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
183	96 Vanauley Street	120 m northeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, a salvage yard was located at the property from 1945 to 1950	No, based on the inferred hydraulically cross-gradient location relative to the Site.
184	22 Wolseley Street	65 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the municipal records, a blacksmith was located at the property in 1880.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
185	35 Wolseley Street	85 m west	PCA#58 - Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste other than use of biosoils as soil conditioners	Based on the ERIS report, in 1946, a well at the rear of the property was filled using 100 loads of ashes.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
186	51 Wolsley Street	135 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
187	54 Wolseley Street	160 m west	PCA#31 – Ink Manufacturing, Processing and Bulk Storage	Based on the ERIS report, a printing company was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
188	55 Wolseley Street	145 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the ERIS report, a tinsmith was located at the property in 1919.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
189	63 Wolseley Street	170 m west	PCA#33 – Metal Treatment, Coating, Plating and Finishing	Based on the FIP, and iron and aluminum business was located at the property.	No, based on the inferred hydraulically cross-gradient location relative to the Site.

PCA Identifier	Address	Location of Activity (in relation to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
190	Vanauley Street and Queen Street West	115 m east	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the ERIS report, Metrolinx was registered as a waste generator of other specified inorganic sludges, slurries or solids, waste oils/sludges (petroleum based) and light fuels from 2020 to as of April 2021.	No, based on the inferred hydraulically cross-gradient location relative to the Site.
191	St. Andrews Square (south of Richmond Street West and east of Maud Street,	135 m south	PCA#58 - Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste other than use of biosoils as soil conditioners	Based on the ERIS report, in the 1880s ashes, mud and scrapings were deposit in St. Andrew's Square. The property was later filled and graded and occupied by a market, hall, city yard and playground.	No, based on the inferred hydraulically downgradient location relative to the Site.

(1) Distances are approximate. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses.

(2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg 153/04, as amended) that is occurring or has occurred in a phase one Study area.

2.2 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area APECs were identified, as presented in Figure 4, and summarized in Table 3 below.

Table 3: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Potential presence of fill material brought to site for construction of parking lot and infilling of former	Entire Site	PCA#30 - Importation of Fill Material of Unknown Quality	On-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Soil

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
building cavities (PCA identifier 1)					
APEC 2: Potential use of de-icing salts in the parking lot.	Entire Site	PCA#Other – de-icing salts	On-Site	EC and SAR	Soil
APEC 3: Off-site PCAs to the south – historical dry cleaning, light manufacturing, metals work, coal storage and fuel tank (PCA identifiers 3, 4, 5, 6, 7, 8)	Southern portion of Site	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used) PCA#Other - historical manufacturing PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used) PCA#33 – Metal Treatment, Coating, Plating and Finishing PCA#Other – Coal Storage PCA#28 Gasoline and Associated Products in Fixed Tanks	Off-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI), PHCs, VOCs,	Groundwater
APEC 4: Off-site PCAs to the southeast – historic chemists, dry cleaning and dye works (PCA identifiers, 9, 10, 11)	Southeastern portion of site	PCA#8 – Chemical Manufacturing, Processing and Bulk Storage PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used) PCA#17 – Dye Manufacturing, Processing and Bulk Storage	Off-site	PHCs, VOCs, PAHs	Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 5: Historic fuel oil tank to the west (PCA identifier 12)	Northwestern portion of site	PCA#28 Gasoline and Associated Products in Fixed Tanks	Off-site	PHCs	Groundwater
APEC 6: Historic repair garage to the north (PCA identifier 13)	Northeastern portion of site	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-site	PHCs, VOCs	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site.

Refer to Figures 4 and 5B for the location of APECs on the Site. Boreholes/monitoring wells advanced on the Site to investigate the identified APECs, and subsequently to delineate COCs detected in soil, are shown on Figures 5A and 5B.

2.3 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records and relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Table 4: Site Utilities

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	Unknown
Sanitary Sewer	City of Toronto	Underground	Unknown
Storm Sewer	City of Toronto	Underground	Various storm sewers observed in the asphalt portion of the Site.
Water	City of Toronto	Underground	Unknown.
Electricity	Toronto Hydro	Underground	Unknown
Telecommunications	Bell Canada / Telus / Rogers	Underground	Unknown

Preferential pathways for COCs in groundwater include underground utilities, building footings and subsurface features. As no COCs were identified in groundwater at the Site, preferential pathways provided by subsurface structures and utilities will not affect groundwater contaminant fate or transport.

3. Physical Site Description

3.1 Geological and Hydrogeological Conditions

The Site and surrounding areas are located within the Iroquois Plain which is expected to consist of undifferentiated older tills and may include stratified deposits. The bedrock in the general area of the Stie is part of a group belong to the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member, consisting of shale, limestone, dolostone and siltstone.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 94 m above sea level. A review of the topographic map indicated that the nearest water body is Lake Ontario, located approximately 1.3 km south of the site. Based on the local topography, the anticipated groundwater flow direction is south.

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on December 21, 2021, no areas of natural significance were identified at the Site or within 30 m of the Site.

3.1.1 Surface Material

Pavement structure, comprising 150 to 170 mm asphaltic concrete, was encountered in all borehole location at ground surface.

3.1.2 Fill Material

Fill, comprising granular material with trace rock, sand and/or clay, was encountered below the surface at all borehole locations to depths ranging from approximately 0.76 to 2.29 m below existing ground surface. BH110 was terminated in the fill material at the depth of 0.76 m bgs.

3.1.3. Native Material

The fill was underlaid by silty sand to silty clay till with trace of sand, clay and rock at all borehole locations. The silty sand to silty clay was generally brown in colour and moist condition and becoming grey with depths. BH1, BH2, BH5, BH101 to BH109 were terminated in the silty sand to silty clay till deposit at the depths ranging from 3.05 to 16.00 m below ground surface (m bgs).

3.1.4 Bedrock

Bedrock was encountered in BH 4 and BH 5 at depths between 19.05 and 21.34 m bgs.

BH 3 and BH4 were terminated within the bedrock at the depths ranging from 19.05 to 21.34 m bgs

3.2 Hydrogeology

Based on the groundwater contour map delineated for the Site, the groundwater is anticipated to flow in a southeast direction. Refer to Table 5 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 5: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	5.62 m bgs to 12.84 m bgs
Groundwater Elevation	82.40 m to 89.53 m
Direction of Groundwater Flow	Southwesterly

Location	Observation
Horizontal Hydraulic Gradient	0.033 m/m (between MW1 and MW4) and 0.011 m/m (between MW2 and MW5)

m bgs = metres below ground surface

The hydrogeology of the Phase Two Property is illustrated on the groundwater contour plans (Figures 6A and 6B).

3.3 Site Sensitivity

The Site Sensitivity classification with respect to the conditions set out under Sections 35, 41 and 43.1 of O.Reg.153/04 were evaluated to determine if the Site is sensitive, as presented in Table 6.

Table 6: Site Sensitivity

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 35 applies if	(i) The full depth generic site condition standards in a non-potable groundwater condition	Yes
	(ii) The stratified site condition standards in a non-potable groundwater condition	No
	(iii) The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system	Yes
	(iv) The record of site condition does not specify agricultural or other use as the type of property use	Yes
	(v) The property is located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater	No
	(vi) The property or one of the properties in the phase one study area has a well used or intended for use as a source of water for human consumption or agriculture.	No
	(vii) A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the standards in preparing a record of site condition for the property; A. the single tier municipality has given written notice that it does not object to the application of the standards	Yes
Section 41 applies if	(i) property is within an area of natural significance	No
	(ii) property includes or is adjacent to an area of natural significance or part of such an area (City of Toronto's Environmental Significant Area)	No
	(iii) property includes land that is within 30 m of an area of natural significance or part of such an area (City of Toronto's Environmental Significant Area)	No
	(iv) soil at property has a pH value for surface soil less than 5 or greater than 9	No
	(v) soil at property has a pH value for sub-surface soil less than 5 or greater than 11	No*
	(vi) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site	No

Sensitivity	Classification	Does Sensitivity Apply to Site?
	condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property	
Section 43.1 applies if	(i) property is a shallow soil property	No
	(ii) property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 m of a water body	No

3.3.1 Soil Importation

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property, and to backfill excavations.

Based on the reviewed information, it appears that fill material is across the entire Site, and the fill material is assessed in this Phase Two ESA. No fill material has been brought to the Site during the Phase Two ESA.

3.4 Land Use

At the time of the Phase Two ESA, the Site was a parking lot. Build Toronto Inc. is planning to re-develop the Site for residential land use.

4. Contaminants of Concern

For assessment purposes, EXP selected the MECP (2011) Table 3: Full depth Background Site condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use and coarse textured soil was considered applicable for determining contaminants of concern (COCs), based on the rationale presented in Table 7 below.

Table 7: Site Condition Standards

Description	Site Specific Condition
Section 35 Site Sensitivity	Applicable • The full depth generic site condition standards in a non-potable groundwater condition. • The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system • The Site is not proposed for agricultural or other property use for filing RSC. • The Site was not located within wellhead protection area. • No well within the Phase One Study Area is used as a source of water for human consumption or agriculture. A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the non-portable ground water standards. The single tier municipality (City of Toronto) has given written notice that it does not object to the application of the standards

Description	Site Specific Condition
Section 41 Site Sensitivity	Not applicable • The soil at the Site has pH values between 5 and 9 for surficial soil; and, between 5 and 11 for subsurface soil. • The Site is not located within, and/or located adjacent to an area of natural significance/an environmentally sensitive area.
Section 43.1 Site Sensitivity	Not applicable • The Site is not considered a shallow soil property, based on the recovered soil cores, which indicated that more than two-thirds of the Site has an overburden thickness in excess of 2 m. • The Site is not located within 30 m of a surface water body
Land Use	Residential/Parkland/Institutional • The proposed future use of the Site is for residential use.
Soil Texture	Medium and Fine textured • The predominant texture of soils at the Site is considered to be medium and fine, based on soil characteristics identified in the borehole logs and during the 75 micron sieve grain size analysis.

*pH did exceed in subsurface soil due to association with fill. Based on future development of the Site, the pH impacted subsurface soils will be removed during excavation for underground levels of basement.

Based on the reported analytical results, various parameters were detected at concentrations above the applicable MECP Table 3 SCS in soil and groundwater

Table 8: Table 3 SCS Exceedances in Soil

Parameter Analyzed in Soil	Maximum Concentration	Site Condition Standard (1)	Maximum Concentration Above Applicable SCS?
Metals, Inorganics and Other Regulated Parameters			
Barium	519	390	Yes
Lead	390	120	Yes
Zinc	448	340	Yes
Electrical Conductivity (2:1)	4.94	0.7	No(2)
Sodium Adsorption Ratio	105	5	No(2)
pH	12.1	5.0-9.0	Yes
Polycyclic Aromatic Hydrocarbons (PAHs)			
Acenaphthylene	0.31	0.17	Yes
Anthracene	2.46	0.74	Yes
Fluoranthene	12.3	0.69	Yes
Benz(a)anthracene	8.41	0.63	Yes
Benzo(b)fluoranthene	6.62	0.78	Yes
Benzo(k)fluoranthene	1.79	0.78	Yes
Benzo(a)pyrene	4.74	0.3	Yes
Indeno(1,2,3-cd)pyrene	1.95	0.48	Yes

Parameter Analyzed in Soil	Maximum Concentration	Site Condition Standard (1)	Maximum Concentration Above Applicable SCS?
Dibenz(a,h)anthracene	0.7	0.1	Yes
Petroleum Hydrocarbon (PHCs)			
F1 (C6-C10)	257	65	Yes
F1 (C6-C10)-BTEX	255	65	Yes

(1) Table 3 Site Condition Standards for a Residential/Parkland/Institutional Property use and medium/fine textured soil.

(2) Parameter deemed not to exceed SCS based on amendments to O.Reg. 153/04.

Table 9: Table 3 SCS Exceedances in Groundwater

Parameter Analyzed in Groundwater	Maximum Concentration	Site Condition Standard (1)	Maximum Concentration Above Applicable SCS?
Petroleum Hydrocarbon (PHCs) with BTEX			
F1 (C6-C10)	218000	750	Yes
F1 (C6 to C10) minus BTEX	213000	750	Yes
F2 (C10 to C16)	79000	150	Yes
Xylene	4610	4200	Yes
Polycyclic Aromatic Hydrocarbons (PAHs)			
Benzo(g,h,i)perylene	0.32	0.2	Yes

(1) Table 3 Site Condition Standards for All Types of Property use and medium/fine textured soil.

(2) Parameter deemed not to exceed SCS based on amendments to O.Reg. 153/04.

The identified exceedances of EC and SAR in soil and sodium are likely to be attributable to the application of de-icing salts on-Site and/or salting of the surrounding roadways (i.e. Denison Avenue, Wolsely Street and/or Augusta Avenue) during winter months. It should be noted that salt related parameters will not be retained as COCs due to the recent amendments to O.Reg. 153/04 regarding the application of deicing salts to paved surfaces for the purposes of vehicular and pedestrian traffic safety. As presented in the paragraph 1 of Section 49.1 in O.Reg. 407/19:

49.1 If an applicable Site condition standard is exceeded at a property solely because of one of the following reasons, the applicable Site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

1. The qualified person has determined, based on a phase one environmental Site assessment or a phase two environmental Site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.

As such, fifteen (15) parameters in soil are retained as COCs for the present investigation:

- Barium in soil,
- Lead in soil,
- Zinc in soil,
- Acenaphthylene in soil,
- Anthracene in soil,
- Fluoranthene in soil,
- Benz(a)anthracene in soil,
- Benzo(b)fluoranthene in soil,

- Benzo(k)fluoranthene in soil,
- Benzo(a)pyrene in soil,
- Indeno(1,2,3-cd)pyrene in soil,
- Dibenz(a,h)anthracene in soil,
- pH in soil,
- F1 (C6-C10) in soil, and,
- F1 (C6-C10)-BTEX in soil

Five (5) parameters in Site groundwaters were retained as COCs for the present investigation:

- F1 (C6-C10) in groundwater,
- F1 (C6 to C10) minus BTEX in groundwater,
- F2 (C10 to C16) in groundwater,
- Benzo(ghi)perylene,
- Xylenes in groundwater, and,
- Free Product was also observed in the monitoring wells on-Site.

Elevated Reported Laboratory Detection Limits:

It is noted that one (1) parameter, ethylene dibromide, in groundwater sample MW4 had a laboratory RDL that was raised due to elevated concentrations of target analytes, resulting in the dilution of the sample at the laboratory. As a result, the RDL of ethylene dibromide was elevated above the Table 3 SCS. However, based on a review of the PCAs, APECs and pCOCs identified at Site, laboratory CoAs, and commercial applications of ethylene dibromide, this parameter will not be retained as a COC for the Site for the following three (3) reasons:

1. This RDL exceedance of ethylene dibromide was isolated to one (1) sample, MW4, collected at a screen depth of 6.09 – 9.14 m bgs from the overburden groundwater. Upon review of the laboratory CoA (No. 21T849562), it was identified that the RDL of the select VOC was increased due to sample dilution at the time of analysis. The sample was diluted to keep the target compounds in the calibration range of the instrument and avoid contaminating the Purge and Trap system, attributed to the high concentration of xylene. The reporting detection limit has been corrected for the dilution factor used.
2. It is noted that ethylene dibromide has not been detected above the RDL in any soil or groundwater sample collected from Site. In total, fourteen (14) soil samples and one (1) field duplicate sample were analyzed for VOCs, and five (5) groundwater samples and one (1) field duplicate sample were analyzed for VOCs.
3. Ethylene dibromide is most commonly used currently as pest treatment in forestry and apiculture, spot treatment of milling machinery. Given the identified APECs at the Site and pCOCs associated with each APEC, it is unlikely that ethylene dibromide would be present at the site.

As such, ethylene dibromide will not be retained as a COC.

4.1 Soil Impacts

Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, PAHs, and metals and inorganics. Details of the delineation, source and distribution of the impacts are summarized in Table 10, based on the current Site conditions.

Table 10: Source and Distribution of Soil Impacts

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
PAHs / Soil	Southwestern, and northeastern of the Site	12	Impacts confined to fill layer (0.0 – 2.24 m bgs).	18G
pH/Soil	Northeastern, southeastern of the Site	11	Impacts confined to fill layer (0.0 – 2.24 m bgs).	17F
Metals/ Soil	Northern, east-central and southern of the Site	9	Impacts confined to fill layer (0.0 – 2.24 m bgs).	18D

4.2 Groundwater Impacts

Groundwater samples were submitted for the analysis of PHCs, BTEX, VOCS, PAHs, and metals and inorganics. Details of the delineation, source and distribution of the impacts are summarized in Table 11, based on the current Site conditions.

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
PHCs / GW	Northeastern, southwestern and southeastern of the Site	11	Requires additional delineation	18H
PAHs / GW	Southeastern	16	Requires additional sampling	18K

4.3 Sediments Impacts

No sediment or surface water bodies are present at the site.

4.4 Contaminant Fate and Transport

4.4.1 Soil Media

Several parameters were noted to exceed the applicable Table 3 SCS, barium, lead, zinc, acenaphthylene, anthracene, fluoranthene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3,-cd)pyrene, dibenz(a,h)anthracene, pH, PHC F1 and F1 minus BTEX. Metals and PAHs are associated with the importation of fill and as such are generally located in the surface portion of the Site and are unlikely to migrate/degrade. The high pH values are likely the result of the imported fill material >1.5 m below ground surface (subsurface). As there are no sources for PHCs on-Site, the PHC impacts in the soil are likely the result of an off-Site source that has migrated via the groundwater table onto the Site. The PHCs impacts are lighter fractions and as such are more likely to volatilize/degrade over time. It's unlikely the off-Site fuel source still exists and is likely the result of an off-Site UST/AST that is no longer in use.

Additional delineation work is required to support future remediation and/or risk assessment for the Site.

4.4.2 Groundwater Media

Several parameters were noted to exceed the applicable Table 3 SCS; fraction of PHCs F1, F1 minus BTEX, and F2, xylenes (including free product) and benzo(g,h,i)perylene in groundwater. Thus, five (5) parameters are retained as COCs in groundwater. As mentioned above, the PHCs and associated products (xylenes) are likely the result of an off-Site UST/AST that leaked and has impacted the Site as a result.

Additional delineation work is required to support future remediation and/or risk assessment for the Site. Additionally, the free product on the Site must be removed prior to the completion of a risk assessment if this is the chosen method to deal with the groundwater impacts.

4.4.3 Preferential Pathways

Given that soil is immobile and the brunt of the impacts are located in the fill material above the groundwater table, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil via leaching of contamination to groundwater is a possible migration pathway; however, this migration pathway is not anticipated to be significant. EXP notes that there are storm sewers on-Site and these sewers may have allowed for hydrocarbon impacts to have migrated onto the Site with greater ease.

As the proposed development plans include the construction of a subsurface parking structure, which will largely remove the impacted fill material at the Site, soil impacts are not anticipated to be present under future buildings constructed on-Site. The impacted groundwater appears to be delineated horizontally and as such a flow- through situation does not appear to be occurring on the Site, however, the impacts are not vertically delineated and likely extend to the bedrock surface. As such, additional delineation is required to support future remediation and/or risk assessment for the Site and efforts to remove all the soil to the bedrock surface should be considered.

4.4.4 Climatic Conditions

It is noted that climatic or meteorological conditions may influence the distribution and migration of COCs at the Site. Seasonal fluctuations in groundwater due to cyclical increases and decreases in precipitation can affect groundwater recharge. Groundwater levels may be elevated in the spring and fall due to snow melt and/or increases in precipitation; and, groundwater levels may be lowered in the winter and summer due to snow storage and/or increased evaporation. Such fluctuations can increase the vertical distribution of COCs in the capillary zone, as well as alter the direction of groundwater flow paths based on changes in infiltration rates. However, given the low hydraulic conductivity at the Site, surface infiltration and groundwater flow paths would be limited in extent; therefore, climatic and meteorological conditions at the site are not expected to have a significant influence on the contaminants or contaminant migration.

5. Exposure Pathways

5.1 Human Health Receptors and Exposure Pathways

The selection of human receptors is based on the future residential use of the Site. Therefore, the receptors chosen for analysis are those standard receptors found at residential properties and include: property residents (all ages), property visitors (all ages), property trespassers (child and adult). Subsurface workers (e.g., construction/utility workers), long-term outdoor workers (e.g., grounds keepers) and indoor workers (e.g., security guards or cleaning staff) may also be present during redevelopment and future operation of the Site and as such, are also considered as potentially present at the Site.

Based on the COCs identified at the Site, possible routes of exposure for on-Site human receptors include the following:

- Incidental soil ingestion and dermal contact for the property resident, visitor, trespasser, long-term outdoor worker, and subsurface worker;

- Inhalation of soil particulates for the property resident, visitor, trespasser, long-term outdoor worker, and subsurface worker;
- Ingestion of homegrown produce impacted with soil or groundwater for the property residents, visitor, and trespasser;
- Inhalation of indoor air for the long-term indoor worker, property resident, visitor and trespasser;
- Trench air inhalation sourced from soil or groundwater for the subsurface worker;
- Groundwater dermal contact and incidental ingestion for the subsurface worker completing excavation or utility trench work;
- Inhalation of outdoor air for the property resident, visitor, trespasser, long-term outdoor worker and subsurface worker; and,
- Vapour skin contact for the property resident, visitor, trespasser, long-term indoor worker, long-term outdoor worker, and subsurface worker.

It should be noted that the trench air exposure pathway is only applicable for the sub-surface worker receptor, as only this receptor is considered to be exposed to trench air impacted with contaminants sourced from the Site. Based on the measured depth to groundwater at the Site, 5.52 m bgs, and non-potable groundwater condition, all direct contact groundwater-based exposure pathways are deemed incomplete, with the exception of those identified for subsurface workers who may contact pooled groundwater in excavations and/or trenches while completing subsurface work.

Off-site human receptors consist of the same receptors found on-site. The potential exposure routes for on- and off-Site human receptors are summarized in Figure 20A and 20B, respectively.

5.2 Ecological Receptors and Exposure Pathways

The selection of ecological receptors takes into consideration the location of the Site in an urban area and the presence of Lake Ontario, located south of the Site. Relevant on-Site receptors, as illustrated in the ECSM (Figure 21A) consist of terrestrial VECs such as plants, soil invertebrates, mammals and birds. Given the depth to groundwater measured at the Site (i.e., 5.52 m bgs), all direct contact groundwater exposure pathways are deemed incomplete for terrestrial ecological receptors present on-Site.

On-Site ecological exposure routes include the following:

- Root uptake and direct contact by terrestrial plants for soil;
- Stem and foliar uptake and contact by terrestrial plants for soil and groundwater;
- Soil particulate inhalation, dermal contact and incidental ingestion by terrestrial mammals and birds;
- Dermal contact and incidental ingestion by soil invertebrates;
- Ingestion of impacted plant and animal tissue by soil invertebrates and mammals and birds for soil and groundwater; and,
- Vapour inhalation by soil invertebrates and mammals and birds sourced from soil and/or groundwater.

Off-Site ecological receptors consist of the same terrestrial receptors found on-site, in addition to aquatic species, aquatic vegetations (e.g., duckweed), aquatic invertebrates (e.g., daphnia), amphibians and retiles (e.g., snapping turtle and green frog) semi-aquatic mammals and birds (e.g., muskrat and waterfowl), and fish.

Off-Site exposure routes for terrestrial receptors include the following:

- Soil particulate inhalation by terrestrial mammals and birds;
- Stem and foliar uptake by terrestrial plants for soil and groundwaters;
- Vapour inhalation by soil invertebrates and mammals and birds sourced from groundwater;
- Ingestion of impacted plant and animal tissues by soil invertebrates and terrestrial mammals and birds; and,
- Surface water dermal contact, ingestion and ingestion of plant or animal tissue impact with COCs migrating to surface water by terrestrial mammals and birds.

Relevant exposure pathways for off-Site aquatic receptors such as aquatic plants, aquatic invertebrates, aquatic birds and mammals, amphibians, reptiles and fish include the following:

- Root, stem and foliar uptake of surface water for aquatic plants;
- Ingestion and dermal contact of surface water for aquatic invertebrates, semi-aquatic mammals and birds, amphibians and reptiles and fish;
- Ingestion of impacted plant and animal tissue for aquatic invertebrates, semi-aquatic mammals and birds, amphibians and reptiles and fish; and,
- Gill uptake of surface water for aquatic invertebrates and fish.

It is noted that all exposure pathways for off-site aquatic receptors are considered complete as there are groundwater COCs in excess of the applicable Table 3 SCS. Refer to Figure 21A for ECSM for on- Site ecological receptors and refer to Figure 21B for off-Site ecological receptors.

Appendix G – Grain Size

AGAT Laboratories

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

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800
ATTENTION TO: Jason Slidders
PROJECT: GTR-21018382-A0
AGAT WORK ORDER: 21T846789
SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager
DATE REPORTED: Dec 30, 2021
PAGES (INCLUDING COVER): 6
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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

AGAT Laboratories

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

Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

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

DATE RECEIVED: 2021-12-17 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH2 SS2	BH2 SS5
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362030	3362031
pH, 2:1 CaCl2 Extraction	pH Units		NA	11.3	7.89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362030-3362031 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Certificate of Analysis

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

Particle Size by Sieve (Wet)

DATE RECEIVED: 2021-12-17 **DATE REPORTED: 2021-12-30**

		SAMPLE DESCRIPTION:		BH3 SS2	BH3 SS6
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2021-12-17	2021-12-17
Parameter	Unit	G / S	RDL	3362032	3362033
Sieve Analysis - 75 µm (retained)	%		NA	20.18	18.80
Sieve Analysis - 75 µm (passing)	%		NA	79.82	81.20
Soil Texture (Toronto)				Fine	Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

3362032-3362033 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

Soil Analysis

RPT Date: Dec 30, 2021			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - ORPs (Soil)															
pH, 2:1 CaCl2 Extraction	3362744		6.88	7.32	6.2%	NA	99%	80%	120%	NA			NA		

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Particle Size by Sieve (Wet)															
Sieve Analysis - 75 µm (retained)	3362032	3362032	20.18	19.46	3.6%	NA	104%	70%	130%	NA			NA		
Sieve Analysis - 75 µm (passing)	3362032	3362032	79.82	80.54	0.9%	NA	NA			NA			NA		

Comments: NA Signifies Not Applicable

Certified By:

Amanjot Bhela

CHARTERED CHEMIST AMANJOT BHELA — ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 21T846789

PROJECT: GTR-21018382-A0

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave.

SAMPLED BY:M.K

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
pH, 2:1 CaCl2 Extraction	INOR-93-6031	modified from EPA 9045D and MCKEAGUE 3.11	PH METER
Sieve Analysis - 75 µm (retained)	INOR-93-6065	ASTM D1140	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	ASTM D1140	SIEVE

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 21T846~~313~~789

Cooler Quantity: 1 Large

Arrival Temperatures: 1.4 3.2 2.7

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: Frozen

Report Information:

Company: EXP services Inc.
Contact: Jason Slidders
Address: 1595 Clark Blvd

Phone: 905 793 9800 Fax:

Reports to be sent to:
1. Email: Jason.Slidders@exp.com
2. Email:

Project Information:

Project: GTR-21018382-A0
Site Location: 15 Denison Ave
Sampled By: M.K
AGAT Quote #: PO:

Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP
Contact:
Address: AP@exp.com
Email: Karen.Burke@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☑ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☑ Fine

☐ Excess Soils R406
Table _____ *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
_____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☑ 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 CPM

Sample Matrix Legend

B	Biota
GW	Ground Water
O	Oil
P	Paint
S	Soil
SD	Sediment
SW	Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	pH	Grain Size (75 micrometre)	Potentially Hazardous or High Concentration (Y/N)
BH2 SS2	17/12/21	AM PM	1	S													✓		
BH2 SS5	17/12/21	AM PM	1	S													✓		
BH3 SS2	17/12/21	AM PM	1	S														✓	
BH3 SS6	17/12/21	AM PM	1	S														✓	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	
		AM PM																	

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Matthew Kwan Matthew	17/12/21	12:00	HEAC		
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

21 DEC 17 12:00

Page _____ of _____

Nº: T 127760

Appendix H – Non-potable Groundwater Notification

TORONTO

Engineering & Construction Services

Metro Hall
55 John Street 16th Floor
Toronto, Ontario M5V 3C6

Pat Scanga, P.Eng., FEC
Manager, Development Engineering
Toronto & East York District

Tel: 416-392-8320
Fax: 416-392-4426
Pat.Scanga@toronto.ca
www.toronto.ca

March 26, 2022

exp. Services Inc.
220 Commerce Valley Drive West, Suite 110
Markham, Ontario
L3T 0A8

Attention: Jason Slidders

File No: GTR-21015081-A0

Dear Mr. Slidders:

Re: 15 Denison Avenue, Toronto, Ontario

Your Notice of Intention dated March 15, 2022 pursuant to Section 35(3)(d) of Ontario Regulation 153/04 to apply non-potable ground water site condition standards.

Please be advised that we have no objection to non-potable ground water site condition standards being applied in the preparation of a Record of Site Condition for the subject property.

Yours truly,

for
Pat Scanga, PMP, P.Eng.
Manager, Development Engineering,
Toronto & East York District

PS/aw

311
toronto at your service