15 Denison Avenue, Toronto, Ontario

Phase Two Environmental Site Assessment Update

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Table of Contents

1. Executive Summary 4
2. Introduction 7
2.1 Site Description 7
2.2 Legal Description and Property Ownership 7
2.3 Current and Proposed future Uses 8
2.4 Applicable Site Condition Standards 8
3. Background Information 10
3.1 Physical Setting 10
3.2 Previous Environmental Investigations 10
4 Scope of Investigation 15
4.1 Overview of Site Investigation 15
4.1.1 Scope of Work 15
4.2 Media Investigated 15
4.3 Phase Two Conceptual Site Model 16
4.4 Deviations from Sampling and Analysis Plan 16
4.5 Impediments 16
5. Investigation Method 17
5.1 General 17
5.2 Underground Utilities 17
5.3 Borehole Drilling 17
5.4 Soil: Sampling 17
5.5 Soil: Field Screening Measurements 18
5.6 Groundwater: Monitoring Well Installation 18
5.7 Groundwater: Monitoring Well Development 19
5.8 Groundwater: Purging and Field Measurements of Water Quality Parameters 19
5.9 Groundwater: Sampling 20
5.10 Sediment Sampling 20

DRAFT

5.11 Analytical Testing 20
5.12 Residue Management Procedures 20
5.13 Elevation Survey 21
5.14 Quality Assurance and Quality Control Measures 21
6. Review and Evaluation 22
6.1 Geology 22
6.1.1 Surface Material 22
6.1.2 Fill Material 22
6.1.3 Native Material 22
6.1.4 Bedrock 22
6.2 Groundwater: Elevations and Flow Direction 22
6.2.1 Groundwater: Horizontal Hydraulic Gradients 23
6.2.2 Groundwater: Vertical Hydraulic Gradients 23
6.3 Soil Texture 23
6.4 Soil: Field Screening 23
6.5 Soil Quality 23
6.5.1 Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) in Soil 24
6.5.2 Volatile Organic Compounds (VOCs) in Soil 24
6.5.3 Polycyclic Aromatic Hydrocarbons (PAHs) in Soil 24
6.5.4 Metals, including Hydride Forming Metals and Other Regulated Parameters (ORPs) in Soil 25
6.5.5 Soil pH 25
6.5.6 Chemical Transformation and Soil Contaminant Source 26
6.5.7 Evidence of Non-Aqueous Phase Liquid 26
6.6 Groundwater Quality 26
6.6.1 Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) in Groundwater 26
6.6.2 Volatile Organic Compounds (VOCs) in Groundwater 26
6.6.3 Polycyclic Aromatic Hydrocarbons (PAHs) in Groundwater 27

DRAFT

6.6.4 Metals including Hydride Forming Metals and Other Regulated Parameters (ORPs) in Groundwater 27
6.6.5 Chemical Transformation and Groundwater Contaminant Source 27
6.6.6 Evidence of Non-Aqueous Phase Liquid (NAPL) 27
6.7 Sediment Quality 28
6.8 Quality Assurance and Quality Control Measures 29
6.9 Phase Two Conceptual Site Model 31
7. Conclusions 32
8. General Limitations 35
9. Closure 36
10. References 37

Appendices

Figures
Tables
Appendix A – Sampling and Analysis Plan
Appendix B – Survey Plan
Appendix C – Borehole Logs
Appendix D – Analytical Results
Appendix E – Laboratory Certificates of Analysis
Appendix F – Phase Two Conceptual Site Model
Appendix G – Grain Size
Appendix H – Non-potable Groundwater Notification
Appendix I – Relative Percentage Difference Calculations

DRAFT

1. Executive Summary

EXP Services Inc. (EXP) was retained by Build Toronto Inc. ('Client') to complete a Phase Two Environmental Site Assessment (ESA) Update of the property located at 15 Denison Avenue, Toronto, Ontario (hereinafter referred to as the "Site"; Refer to Figures 1 and 2). The objective of the Phase Two ESA was to consolidate the environmental information from a previous Limited Environmental Subsurface Investigation (Terrapex, 2020) and a prior Phase Two ESA (EXP, 2022b), to conduct horizontal and vertical delineation of groundwater impacts, to characterize the extents of identified soil and groundwater contamination, and to further assess the areas of potential environmental concern (APECs) identified in the Phase One ESA (EXP, 2022a) in support of a future risk assessment and the filing of a RSC on the MECP's Environmental Brownfield Site Registry.

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 is currently used as a City of Toronto 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.

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. EXP conducted a Phase Two in 2022 to evaluate the identified APECs. For completeness, the results of the original Phase Two ESA (EXP, 2022b) are summarized within this Phase Two ESA Update.

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

1. As part of the Phase Two ESA Update, twenty-two (22) boreholes were advanced by Green Infrastructure Projects Ltd. (GIP) to a maximum depth of 19.8 metres below ground surface (m bgs). It is noted that ten (10) of the twenty-two (22) boreholes were used exclusively for the free product extraction program and nine (9) additional boreholes were used for a pH averaging program. Three (3) boreholes were completed as monitoring wells for environmental purposes and groundwater exceedance delineation.

2. The stratigraphy at the Site, as observed in the boreholes, generally consisted of 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. Bedrock was encountered in BH24-1, BH24-2, and BH24-3 as well as previously advanced boreholes BH3, and BH4. The inferred depth of bedrock ranged between 14.93 m to 21.34 m bgs. All five (5) boreholes were terminated in bedrock.

3. Groundwater levels were measured between December 14, 2021, and April 25, 2024. Based on the groundwater contour map delineated for the Site using groundwater level measurements collected on April 25, 2024, the groundwater is anticipated to flow in a northwesterly direction in most of the Site and a southeasterly direction in the southeastern portion of the Site. Groundwater flow direction has shown variation between measurement dates. The direction of localized groundwater flow may be influenced by disturbed soil (fill), underground utilities crosscutting the Site and/or underground building structures in the immediate area of the Site. As such, the measured groundwater flow direction may not be representative of the larger regional area.

4. As part of prior investigations at the Site (Terrapex, 2020; EXP, 2022b), soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), metals including hydride forming metals and other regulated parameters (ORPs), pH, and polycyclic aromatic

DRAFT

hydrocarbons (PAHs). It is noted that no groundwater sampling was completed as part of the prior investigation completed by Terrapex (2020). The analytical results of historical investigations at the Site tested parameters in the soil samples were either not detected or detected below the Table 3 SCS, except for the following:

- PHC F1 – BTEX in sample BH5 SS6;
- Barium in samples BH110 SS1, BH101-1B (2020) and BH102-1B (2020);
- Copper in BH102-1B (2020);
- Lead in samples BH1 SS1, BH4 SS1, BH110 SS1, BH101-1B (2020), BH102-1B (2020), BH105-1B (2020), BH106-2A (2020), BH107-1B (2020) and BH108-1B (2020);
- Zinc in samples BH4 SS1, BH110 SS1 and BH102-1B (2020);
- Mercury in sample BH106-2A (2020);
- EC in samples BH101-1B (2020), BH101-6 (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH105-1B (2020), duplicate BH9105-1B (2020), BH106-2A (2020), BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1, BH4 SS1, BH5 SS1 and BH110 SS1;
- SAR in samples BH101-1B (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH106-2A (2020), BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, duplicate BH1 SS55, BH2 SS1, BH3 SS1, BH5 SS1, BH107 SS1 and BH110 SS1;
- Acenaphthylene in samples BH4 SS1 and BH108-1B (2020);
- Anthracene in samples BH4 SS1 and BH108-1B (2020);
- Fluoranthene in samples BH1 SS1, BH4 SS1, BH102 SS1, BH101-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Benzo(a)anthracene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(b/j)fluoranthene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(k)fluoranthene in samples BH4 SS1 and BH108-1B (2020);
- Benzo(a)pyrene in samples BH1 SS1, BH4 SS1, BH101 SS1, BH102 SS1, BH101-1B (2020), BH102-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Chrysene in sample BH108-1B (2020);
- Indeno(1,2,3-cd)pyrene in sample BH4 SS1 and BH108-1B (2020);
- Dibenz(a,h)anthracene in sample BH4 SS1 and BH108-1B (2020); and
- Phenanthrene in sample BH108-1B (2020).

5. As a part of the investigation conducted by Terrapex (2020), a pH value for surface soil was reported as 9.11 at BH106-2A (2020), collected at a depth of 0.8-1.1 m bgs, which is outside the range for the application of the Table 3 SCS. In addition, as a part of the Phase Two ESA conducted by EXP (2022b), pH values for surface soil were reported at 12.1 and 11.3 at BH2-SS1 and BH2-SS2 respectively, at depths ranging from 0.76 to 1.37 m bgs, and 10.0 at BH5 SS1 at a depth of 0.17-0.75 m bgs, which are also outside the range for the application of the Table 3 SCS. From March 25th to March 27th, 2024, EXP returned to the Site and advanced nine (9) additional shallow boreholes in proximity to BH106, BH2, and BH5 (i.e., within <2 m radius). Three (3) soil samples were collected from the surrounding shallow boreholes for each sample location, at the same depths where out-of-range pH values were found and collected samples were submitted for pH analysis. Following the MECP (2016) guidance and as per Section 48.(2) of O.Reg. 153/04, the three (3) pH results for each sampling location were logarithmically averaged and yielded results within the applicable Table 3 SCS; and thus the Site is not considered to be sensitive as a result of soil pH.

6. 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 and SAR concentrations are associated with de-icing

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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.

7. As part of the Phase Two ESA Update, groundwater samples were submitted for the analysis of PHCs including BTEX and PAHs. 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-BTEX, and PHC F2 in a sample from MW4; and,
    - PHC F1-BTEX, PHC F2, PHC F3 in samples from MW108, and MW109.

8. As part of prior investigation at the Site (EXP, 2022b), groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, metals including hydride forming metals and ORPs, and PAHs. The analytical results of the groundwater samples were either not detected or detected at concentrations below the Table 3 SCS, except for the following:

    - PHC F1-BTEX, and PHC F2 in samples from MW4, MW107, MW108 and MW109;
    - Xylene in samples from MW108 and MW109; and,
    - Benzo(ghi)perylene in a sample from MW1.

    It is noted that the Benzo(ghi)perylene exceedance of the MECP Table 3 SCS was not retained as a COC due to presence of sediment within the original sample. Two (2) consecutive re-sampling events showed clean results for benzo(ghi)perylene at MW1. As such, benzo(ghi)perylene will not be retained as a COC at the Site.

9. As part of the prior Phase Two ESA completed at the Site (EXP, 2022b), the following RDL exceeded the applicable Table 3 SCS:

    - Ethylene Dibromide in a sample collected from MW4.

    It is noted that the prior ethylene dibromide exceedance in groundwater sample MW4 (labratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), 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. As such, ethylene dibromide will not be retained as a COC at the Site.

10. During completion of the original Phase Two ESA (EXP, 2022b) the presence of light non-aqueous phase liquids (LNPAL) was identified at several monitoring wells located at the northeastern portion of the Site, with worst case LNAPL conditions observed at MW4 in July 2022. EXP has monitored free product levels at the Site within monitoring wells and extraction wells during completion of the Phase Two ESA Update. During completion of the Phase Two ESA Update, free product ranging in thickness between 2.26 and 0.01 m has been identified at several monitoring well and extraction well locations, with the thickest LNAPL present at MW109 on April 24, 2024. A free product extraction program is currently underway at the Site via use of the extraction wells and the results of which will be covered under a report of a sperate cover.

Based on the exceedances of the O. Reg. 153/04 Table 3 Standards (residential land use) of PHCs, PAHs, Metals and ORPs in soil, and PHCs and BTEX in groundwater at the Site, EXP recommends remediation and/or risk assessment before an RSC can be filed.

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2. Introduction

EXP Services Inc. (EXP) was retained by Build Toronto Inc. ('Client') to complete a Phase Two Environmental Site Assessment (ESA) Update 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 consolidate the environmental information from a previous Limited Environmental Subsurface Investigation (Terrapex, 2020) and Phase Two ESA Investigation (EXP, 2022b), to conduct horizontal and vertical delineation to characterize the extents of identified soil and/or groundwater contamination, and to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA (EXP, 2022a) in support of a future risk assessment and the filing of a RSC on the MECP's Environmental Brownfield Site Registry.

This Phase Two ESA Update 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 east of Denison Avenue, west of Augusta Avenue and south 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 is currently in use as a City of Toronto 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, Community, Parkland
Legal Description	Part of PIN 21238-0045 (LT) LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO PIN 21238-0046 (LT) LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO PIN 21238-0047 (LT) LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819; S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY OF TORONTO
Property Identification Number (PIN)	Part of 21238-0045 (LT) All of 21238-0046 (LT) All of 21238-0047 (LT)

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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

2.3 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.

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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 April 18, 2024. A response was received from the City on April 23, 2024, 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 are applied as the site criteria (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.

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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 previous reports were available for review at the time of this Phase Two ESA for the Site.

- A summary of a report entitled: "*Summary of Environmental Investigation*" prepared by Terrapex Environmental Ltd. for City of Toronto, dated April 30, 2020:
  - Eight (8) boreholes (BH101 to BH108) were advanced at the Site to a maximum depth of 4.4 m below ground surface (m bgs).
  - 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 RPI land use in a non-potable groundwater condition with coarse texture soil (Table 3 SCS). It is noted that the current standards applicable for the Phase Two Update are for medium-fine textured soil.
  - Elevated concentrations of metals and inorganics, PAHs, and/or VOCs in soil exceeding the Table 3 SCS were identified at six (6) of eight (8) 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

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elevated concentration exceeding the Table 3 SCS at four (4) of the eight (8) boreholes (BH101, BH102, BH 104 and BH108). The impacted soil was identified at a depth ranging from 0.3 to 0.6 m bgs 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 m bgs in the fill unit in the north central portion of the Site and was suspected to be related to a water main leak in the Wolsely street road allowance (*It is noted that the chloroform exceedance was only to the Table 3 SCS for coarse textured soils and chloroform does not exceed the now applicable medium-fine Table 3 SCS*);
- Several metals parameters (barium, copper, lead, and/or zinc) and mercury were identified at elevated concentration exceeding the Table 3 SCS at six (6) 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 m bgs in the fill unit across the entire site with the exception of the northeast corner of the Site. Metal and mercury exceedances are 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 (8) borehole locations advanced at the Site. The impacted soil was identified at a depth ranging from 0.3 to 4.4 m bgs 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 findings and conclusions of the Environmental Investigation, the following were recommended by Terrapex Environmental Ltd.:
  - 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.

- A report entitled "*15 Denison Avenue, Toronto, Ontario: Phase One Environmental Site Assessment*" completed by EXP for Build Toronto Inc, dated April 27, 2022:
  - EXP completed the Site visit on December 2, 2021. At the time of the Site visit the Site building was occupied by a Green P parking lot with no structures located at the Site.
  - Based on the records review it was determined that the Site was first developed for residential use prior to 1875. A bakery later appeared at 13 Denison Avenue (central-western portion of the site) prior to 1929. Circa 1970, the structures on-Site were demolished, and the Site was redeveloped into the current parking lot.
  - The Phase One ESA also identified historical dry cleaners, lighting manufacturers and metal works, coal storage and a fuel tank south of the Site, historical chemists, dry cleaners and dye works southeast of the Site, a historic fuel oil tank to the west of the Site, and a historic repair garage to the north of the Site.
  - Based on EXP's findings from the Site visit and records review, the following six (6) APECs were identified for the Site:

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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 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)	Off-site	PHCs, VOCs, PAHs	Groundwater

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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)
		PCA#17 – Dye Manufacturing, Processing and Bulk Storage			
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, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	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, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Groundwater

- The report concluded that an RSC cannot be filed based on the Phase One ESA alone. A Phase Two ESA is required to investigate the APECs identified in this Phase One ESA, prior to filing a RSC, if required.
- *It is further noted that based on current MECP guidance related to the presence of PCAs associated with either ASTs, USTs, or automotive repair garages, several of the pCOCs for the above noted APECs have been updated within the current Phase Two ESA Update.*

- A report entitled "*15 Denison Avenue, Toronto, Ontario: Phase Two Environmental Site Assessment*" completed by EXP for Build Toronto, dated August 31, 2022:
  - Between December 6th and 11th, 2021, 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 16.0 m bgs between February 6th and 9th, 2022.
  - Boreholes, BH1 through BH5 were outfitted as monitoring wells, BH/MW1, BH/MW2, BH/MW3, BH/MW4 and BH/MW5, up to a maximum screen depth of 9.35 m bgs. In addition, boreholes BH107, BH108 and BH109 were also outfitted as monitoring wells with a maximum screen depth of 15.30 m bgs at BH/MW108.
  - The general stratigraphy at the Site, as observed in the boreholes, consisted of the fill material below asphaltic concrete pavement, was underlaid by clayey silt, silt and sandy silt till with traces of sand and gravel at all borehole locations.
  - Groundwater levels were measured at one (1) or more monitoring well between December 14 and February 22, 2022. Based on the groundwater contour map for the Site, the groundwater was anticipated to flow in a westerly direction.
  - Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, metals, hydride forming metals, ORPs, and PAHs.

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- 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 – BTEX in sample BH5 SS6;
  - Lead, EC, 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; and,
  - Fluoranthene, ben(a)anthracene and benzo(a)pyrene in sample BH102 SS1.
- The reported pH value for surface soil ranged between 7.2 and 12.1 and subsurface ranged between 7.2 and 11.3, both of which are 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.
- Groundwater samples were submitted for the analysis of metals, hydride forming metals, ORPs, PAHs, PHCs, BTEX and VOCs.
- 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 - BTEX, PHC F2 in a sample from MW4;
  - PHC F2 in a sample from MW107;
  - PHC F1, PHC F2 and Xylenes in a sample from MW108 and MW109; and,
  - Benzo(g,h,i)perylene in a sample from MW1.
- Free product (i.e. visible film or sheen) and/or petroleum odours was observed in several monitoring wells located at the central and northeastern portion of the Site during groundwater purging and groundwater sampling activities.
- Based on the soil and groundwater exceedances of Table 3 SCS found on Site, EXP recommended additional delineation to support future remediation and/or risk assessment for the Site.

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4 Scope of Investigation

4.1 Overview of Site Investigation

The objective of the Phase Two ESA was to consolidate the environmental information from a previous Limited Environmental Subsurface Investigation (Terrapex, 2020) and Phase Two ESA Investigation (EXP, 2022b), to conduct horizontal and vertical delineation to characterize the extents of identified soil and groundwater contamination, and to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA (EXP, 2022a) in support of a future risk assessment and 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 Update 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 twenty-two (22) boreholes across the Site:
    - One (1) telescopic borehole (BH) to approximately 20 m below ground surface (m bgs) into the bedrock installed with a 50 mm diameter monitoring well installed at 20 m bgs to vertically delineate northeast corner (worst case area for LNAPL);
    - Two (2) telescopic boreholes (BHs) to approximately 15 m below ground surface (m bgs) above the bedrock installed with a 50 mm diameter monitoring well installed at 15 m bgs to horizontally delineate northeast corner;
    - Nine (9) boreholes (or three (3) clusters of three (3) boreholes) to approximately three (3) m bgs support pH averaging exercise; and
    - Ten (10) boreholes to approximately 9.2 m bgs installed with a 100 mm diameter monitoring wells for free product extraction program. It is noted that the associated free product extraction program is on-going at the Site and the results of which will be covered under a report of a sperate cover.
- Submit twelve (12) soil samples plus two (2) duplicate for a total of fourteen (14) soil samples for analysis of pH for averaging purposes and three (3) subsurface soil pH samples from around BH2 for delineation purposes;
- Develop all newly installed groundwater monitoring wells;
- Resample eight (8) previously installed monitoring wells and the three (3) new monitoring wells for the analysis of PHCs and BTEX, in addition to two (2) duplicate samples;
- 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.

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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.

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.

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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 Update was carried out between March 25 and April 10, 2024. All boreholes were advanced under the full-time supervision of EXP staff and are listed in Table 2.

In addition to the boreholes advanced as a part of the original Phase Two ESA (EXP, 2022b), twenty-two (22) boreholes were advanced by Green Infrastructure Projects Ltd. (GIP), under the oversight of EXP, to a maximum depth of 19.8 metres below ground surface (m bgs). Ten (10) of the twenty-two (22) boreholes were used exclusively for the free product extraction program. Extraction well locations are identified as EW1 through EW10. No borehole logs are provided for the installation of extraction wells given that all locations utilized for this purposes were straight augured to completion depth. It is noted that telescopic drilling practices were implemented for three (3) boreholes (BH24-1, BH24-2, and BH24-3) which included deeper wells for vertical delineation that extended up to or were terminated with the bedrock.

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 a bin and 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.

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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 Bureau Veritas (BV) of Mississauga, Ontario. The samples were transported/submitted within the acceptable holding time to BV 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.

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

Three (3) boreholes advanced at the Site were instrumented with monitoring wells for environmental purposes and ten (10) boreholes were completed as extraction wells as part of the Phase Two ESA Update drilling program. 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.

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Three (3) boreholes advanced at the Site (BH24-1, BH24-2 and BH24-3) were advanced as telescopic monitoring wells and were completed in two (2) parts. All three (3) wells were initially advanced to depths of 9.14 m bgs and then filled with bentonite grout to create a water tight seal. The grout was allowed to set overnight and in the following days, a smaller diameter hollow stem auger was advanced through the grout column to the respectful completion depths of 15.4, 19.8 and 15.3 m bgs. The monitoring wells consisted of a 3 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. Metal casings with a diameter of 10.2 cm were installed surrounding each telescopic monitoring well to a depth of 9 m bgs. 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. All 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.

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 three (3) to five (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 twenty-four (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 or low-flow peristaltic 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.

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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 Update was undertaken in accordance with the SAAP presented in Appendix A, to confirm concentrations of PHCs and BTEX in groundwater prior to completion of the LNAPL free product remediation and 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, BV. 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 Update.

5.11 Analytical Testing

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas (BV), of Mississauga, Ontario. BV is an accredited laboratory under the Standards Council of Canada/Canadian Association of Environmental Analytical Laboratories (Accredited Laboratory No. 97 and 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.

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5.13 Elevation Survey

An elevation survey was conducted during the Phase Two ESA Update investigative activities, with the purpose of obtaining relative vertical control of the monitoring well locations. The ground surface elevations of boreholes/monitoring wells MW24-1 to MW24-3 were measured on April 22, 2024.

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 list of the QA/QC samples collected in soil and groundwater are presented in Tables 3 and 5, following the report.

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6. Review and Evaluation

6.1 Geology

The soil investigation conducted at the Site for the environmental assessment consisted of the advancement of three (3) boreholes into the overburden and/or bedrock materials to a maximum depth of approximately 20 m bgs. A copy of the EXP (2022) borehole logs are provided in Appendix C for reference purposes. No borehole logs were produced as a result of the advancement of boreholes by Terrapex (2020). 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.

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 locations at ground surface.

6.1.2 Fill Material

Fill, comprising granular material with trace gravel, sand and/or clay, was encountered below the surface at all borehole locations to depths ranging from approximately 0.76 to 2.29 m bgs.

6.1.3 Native Material

The fill was underlaid by clayey silt, silt and sandy silt till with traces of sand and gravel at all borehole locations. The silty sand to silty clay was encountered at depths of approximately 0.76 to 16.76 m below existing ground surface and was generally brown in colour becoming grey with depth. Previously installed boreholes BH1 and BH106 were terminated in the silty sand to sandy silt till deposit at depths ranging from 3.05 to 14.48 m bgs, and BH101 to BH105, BH 107 to BH109, BH2 and BH5 were terminated in the clayey silt till deposit at depths ranging from 3.05 to 16.0 m bgs.

6.1.4 Bedrock

Bedrock was encountered in BH24-1, BH24-2, and BH24-3 as well as previously advanced boreholes BH3, and BH4. The depth of bedrock ranged between 14.93 m to 21.34 m bgs. BH24-1, BH24-2, and BH24-3 were all terminated at or within bedrock.

6.2 Groundwater: Elevations and Flow Direction

Groundwater levels were measured between December 14, 2021, and April 25, 2024. 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 local groundwater was shown to flow in a southwesterly direction based on groundwater elevations collected between January and February 2022 and local groundwater was shown to flow in a northwestern direction at the western portion of the Site, and a southeastern direction in the southeast corner of the Site based on groundwater elevations collected on April 25, 2024. Local groundwater flow direction has shown variation between monitoring dates and may be influenced by the presence of utilities and other subsurface features at the Site and on adjacent properties. The direction of regional groundwater flow at the Site is assumed to be towards the south and Lake Ontario.

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A groundwater contour map is presented in Figure 6A and Figure 6B for groundwater elevations measured in January-February 2022 and April 2024, respectively.

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 0.005 m/m (between MW1 and MW4) to 0.001 m/m (between MW2 and MW5). Calculations of the horizontal hydraulic gradients observed at the Site are provided in Tables 7A and 7B.

6.2.2 Groundwater: Vertical Hydraulic Gradients

Groundwater vertical gradients were calculated for one (1) set of monitoring wells, BH/MW109, and BH/MW23-2 based on water levels collected on April 25, 2024. An upward vertical gradient of 0.631 m/m was calculated between the well pair, as shown on Table 8.

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 to the Site (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 were 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.

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Please refer to Table 3 for a summary of the soil samples collected from Site by Terrapex (2020) and EXP in relation to the rationale for sample collection / submission (i.e., assessment of APEC or Site characterization).

6.5.1 Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) in Soil

As part of the Phase Two ESA Update, PHCs including BTEX were not analyzed in soil.

As part of the prior Environmental Investigation (Terrapex, 2020) and Phase Two ESA (EXP, 2022b), a total of nineteen (19) soil samples including one (1) field duplicate were analyzed for PHCs, and nine (9) soil samples were analyzed for BTEX. The following exceedances of the Table 3 SCS were identified upon review of the historical analytical data:

- PHC F1 – BTEX in sample BH5 SS6.

Refer to Figures 7, 17B and 18B. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.1 and D.2 of Appendix D.

6.5.2 Volatile Organic Compounds (VOCs) in Soil

As part of the Phase Two ESA Update, VOCs were not analyzed in soil.

As part of the prior Environmental Investigation (Terrapex, 2020) and Phase Two ESA (EXP, 2022b), a total of seventeen (17) soil samples including one (1) field duplicate were analyzed VOCs. VOCs were either not detected or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

Refer to Figures 8, 17C and 18C. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.3 of Appendix D.

6.5.3 Polycyclic Aromatic Hydrocarbons (PAHs) in Soil

As part of the Phase Two ESA Update, PAHs were not analyzed for soil.

As part of the prior Environmental Investigation (Terrapex, 2020) and Phase Two ESA (EXP, 2022b), a total of nineteen (19) soil samples including two (2) field duplicate were analyzed PAHs. The following exceedances of the Table 3 SCS were identified upon review of the historical analytical data:

- Acenaphthylene in samples BH4 SS1 and BH108-1B (2020);
- Anthracene in samples BH4 SS1 and BH108-1B (2020);
- Fluoranthene in samples BH1 SS1, BH4 SS1, BH102 SS1, BH101-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Benzo(a)anthracene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(b/j)fluoranthene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(k)fluoranthene in samples BH4 SS1 and BH108-1B (2020);
- Benzo(a)pyrene in samples BH1 SS1, BH4 SS1, BH101 SS1, BH102 SS1, BH101-1B (2020), BH102-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Chrysene in sample BH108-1B (2020);
- Indeno(1,2,3-cd)pyrene in sample BH4 SS1 and BH108-1B (2020);
- Dibenz(a,h)anthracene in sample BH4 SS1 and BH108-1B (2020); and
- Phenanthrene in sample BH108-1B (2020).

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Refer to Figures 12, 17G and 18G. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.4 of Appendix D.

6.5.4 Metals, including Hydride Forming Metals and Other Regulated Parameters (ORPs) in Soil

As part of the Phase Two ESA Update, Metals including hydride forming metals were not analyzed for soil. Samples were submitted for pH for the purpose of averaging (Refer to section 6.5.5 of this report).

As part of the prior Environmental Investigation (Terrapex, 2020) and Phase Two ESA (EXP, 2022b), a total of thirty-one (31) soil samples including three (3) field duplicate samples were analyzed for Metals including hydride forming metals and/or ORPs. The following exceedances of the Table 3 SCS were identified upon review of the historical analytical data:

- Barium in samples BH 110 SS1, BH101-1B (2020) and BH102-1B (2020);
- Copper in BH102-1B (2020);
- Lead in samples BH1 SS1, BH4 SS1, BH110 SS1, BH101-1B (2020), BH102-1B (2020), BH105-1B (2020), BH106-2A (2020), BH107-1B (2020) and BH108-1B (2020);
- Zinc in samples BH4 SS1, BH110 SS1 and BH102-1B (2020);
- Mercury in sample BH106-2A (2020);
- EC in samples BH101-1B (2020), BH101-6 (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH105-1B (2020), duplicate BH9105-1B (2020), BH106-2A (2020), BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1, BH4 SS1, BH5 SS1 and BH110 SS1; and,
- SAR in samples BH101-1B (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH106-2A, BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, duplicate BH1 SS55, BH2 SS1, BH3 SS1, BH5 SS1, BH107 SS1 and BH110 SS1.

It is the QP's opinion that the elevated concentrations of EC and SAR 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.

Refer to Figures 9, 17D and 18D for metals hydride forming metals and select ORPs results and associated cross sections. Refer to Figures 10, 17E and 18E for EC and SAR results and associated cross sections. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.5 of Appendix D.

6.5.5 Soil pH

As a part of the soil investigation conducted by Terrapex in 2020, a pH value for surface soil was reported as 9.11 at BH106-2A, collected at a depth of 0.8-1.1 m bgs, which is outside the range for the application of the Table 3 SCS. In addition, as a part of the Phase Two ESA conducted by EXP (2022), pH values for surface soil were reported at 12.1 and 11.3 at BH2-SS1 and BH2-SS2 respectively, at depths ranging from 0.76 to 1.37 m bgs, and 10.0 at BH5 SS1 at a depth of 0.17-0.75 m bgs, which are also outside the range for the application of the Table 3 SCS.

From March 25th to March 27th, 2024, EXP returned to the Site and advanced nine (9) additional shallow boreholes in proximity to BH106, BH2, and BH5 (i.e., within <2 m radius). Three (3) soil samples were collected from the surrounding shallow boreholes for each sample location, at the same depths where out-of-range pH values were found and collected samples were submitted for pH analysis. Following the MECP (2016) guidance and as per Section 48.(2) of O.Reg. 153/04, the three (3) pH results for each sampling location were logarithmically averaged and yielded a value of 8.90 at BH2-SS1, 8.19 at BH2-SS2, 8.33 at BH5 SS1, and 8.43 at BH106-2A which are within the acceptable range for the application of Table 3 SCS. As such, Section 41 was not applied to the Site, and the Site was not classified as environmentally sensitive.

Refer to Tables D.5 to D.5C in Appendix D for a summary of the soil samples analyzed for pH and to Figures 11, 17F and 18F.

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6.5.6 Chemical Transformation and Soil Contaminant Source

The elevated metals and PAHs in the soil samples are 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. The isolated PHC exceedance may be associated with the leaching of groundwater impacts to soil at the Site.

6.5.7 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from BH4, BH104 and BH108, indicated the presence of slight staining and/or odour at the time of the original Phase Two ESA (2022b). No staining or odour was observed in soil cores retrieved from BH24-1 through BH24-3 advanced as part of the Phase Two ESA Update.

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 (PHCs) including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) in Groundwater

Fourteen (14) groundwater samples including two (2) duplicate QA/QC samples and one (1) trip blank sample were analyzed for PHCs including BTEX.

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

- PHC F1-BTEX, and PHC F2 in a sample collected from MW4; and,
- PHC F1-BTEX, PHC F2, PHC F3 in a sample collected from MW108 and MW109.

As part of the original Phase Two ESA (EXP, 2022b), a total of ten (10) groundwater samples including one (1) field duplicate sample and one (1) field blank sample were analyzed for PHCs including BTEX. The following exceedances of the Table 3 SCS were identified upon review of the historical analytical data:

- PHC F1-BTEX and PHC F2 in samples collected from MW4, MW107, MW108 and MW109; and,
- Xylenes in a sample collected from MW108 and MW109.

Refer to Figures 13, 17H and 18H. The results of the analysis together with the applicable Table 3 SCS are presented in Tables D.6 & D.7 of Appendix D.

6.6.2 Volatile Organic Compounds (VOCs) in Groundwater

As part of the Phase Two ESA Update, VOCs were not analyzed in groundwater.

As part of the Phase Two ESA (EXP, 2022b), a total of seven (7) groundwater samples including one (1) field duplicate sample and one (1) trip blank sample were analyzed for VOCs. VOCs were either not detected or detected below the applicable Table 3 SCS with the exception of the following RDL exceedance:

- An RDL exceedance of ethylene dibromide in a sample collected from MW4.

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It is noted that the ethylene dibromide exceedance in groundwater sample MW4 (labratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), 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. Refer to the Phase Two ESA CSM for further discussion.

Refer to Figures 14, 17I and 18I for a depiction of VOC analytical results in groundwater samples from the Site. The results of all other VOCs together with the applicable Table 3 SCS are presented in Table D.9 of Appendix D.

6.6.3 Polycyclic Aromatic Hydrocarbons (PAHs) in Groundwater

Two (2) groundwater samples including one (1) field duplicate sample were analyzed for PAHs.

PAHs were either not detected or detected below the applicable Table 3 SCS.

As part of the Phase Two ESA (EXP, 2022b), a total of nine (9) groundwater samples including two (2) duplicate samples and one (1) trip blank sample were analyzed for PAHs. The following exceedances of the Table 3 SCS were identified upon review of the historical analytical data:

- Benzo(ghi)perylene in a sample collected from MW1

It is noted that the Benzo(ghi)perylene exceedance of the MECP Table 3 SCS was not retained as a COC due to presence of sediment within the original sample. Two (2) consecutive re-sampling events showed clean results for benzo(ghi)perylene at MW1.

Refer to Figures 16, 17K and 18K. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.10 of Appendix D.

6.6.4 Metals including Hydride Forming Metals and Other Regulated Parameters (ORPs) in Groundwater

As part of the Phase Two ESA Update, Metals including hydride forming metals and ORPs were not analyzed in groundwater.

As part of the Phase Two ESA (EXP, 2022b), a total of six (6) groundwater samples including one (1) field duplicate sample were analyzed for metals including hydride forming metals and/or ORPs. Metals including hydride forming metals and/or ORPs were either not detected or detected below the applicable Table 3 SCS.

Refer to Figures 15, 17J and 18J. The results of the analysis together with the applicable Table 3 SCS are presented in Table D.11 of Appendix D.

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, MW109 and MW4 during the monitoring, purging and/or sampling activities.

In 2021 and 2022, evidence of LNAPL free product was identified at several monitoring well locations within the central, northeastern and northwestern portion of the Site. In the summer of 2022, LNAPL free product was identified at BH/MW2,

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BH/MW109, and BH/MW4. During a free-product assessment completed in July 2022 to assess all existing monitoring wells for the presence of free-product, the 'worst-case' conditions were observed at monitoring well location MW4, in the northeastern portion of the Site. Approximately 1 m of LNAPL free product was identified at MW4 in July 2022. It is noted that minimal product was observed in a bailer used to monitor free product at MW2 during one (1) monitoring event in July 2022. LNAPL was not detected in MW2 during six (6) consecutive monitoring events over the course of 2024, and groundwater samples submitted for analysis of PHCs/BTEX and VOCs from this monitoring well for two (2) consecutive sampling events were below the applicable Table 3 Site Condition Standards. As such, the location is not considered to contain free product.

The following table summarized free product detected during monitoring events at the Site.

Well ID	Free Product Thickness (m)	Free Product Thickness (m)	Free Product Thickness (m)	Free Product Thickness (m)	Free Product Thickness (m)	Free Product Thickness (m)	Free Product Thickness (m)
	12-Jul-22	22 and 23-Apr-24	25-Apr-24	9-May-24	23-May-24	6-Jun-24	20-Jun-24
MW2	~0.01	-	-	-	-	-	-
MW109	~1	2.26	1.49	1.08	*Observed	0.56	0.89
MW4	~1	0.44	*Observed	0.53	*Observed	0.11	0.44
EW5	NI	-	0.06	-	-	-	0.13
EW7	NI	-	0.01	-	-	-	0.07
EW8	NI	-	-	-	-	-	0.03
EW9	NI	-	0.34	*Observed	*Observed	-	0.29
EW10	NI	-	1.1	0.63	*Observed	-	0.5

Notes:
"-" indicates free product was not detected at the time of monitoring.
"NI" indicates the monitoring/extraction well was not yet installed at the time of the monitoring event.
"*Observed" indicates free product was observed in a bailer, however, an in-well measurement was not obtained.

Ongoing free product recovery is currently being completed at the Site, the results will be reported on a separate cover.

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.

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 (2) sample concentrations are greater than 5x the RDL.

The field duplicate sample results from the present and all prior environmental investigations were quantitatively evaluated by calculating the RPD. The RPD values for all parameters analyzed in soil and groundwater ranged from 0% to 91%. Assessment of the duplicate soil and groundwater samples 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.

Field QA/QC samples were collected during soil and groundwater sampling. The tables below summarizes the number of soil and groundwater original samples and duplicates collected per parameters group.

Summary of QA/QC Samples (Soil)

Sampling Group	Total number of Original Samples	Number of Field Duplicate Samples	Alert Criteria Met (Yes/No)
PHCs	18	1	Yes
BTEX (Only)	9	0	NA
VOCs	16	1	Yes
PAHs	27	3	Yes
Metals (including hydride forming metals)	26	3	**No – See below.**
Soil pH	42	5	Yes
ORPs (B-HWS, Cr VI, Hg, EC, SAR, CN-)	25	3	**No – See below.**

NA – Not applicable, no duplicate collected for parameter grouping.

DRAFT

Summary of QA/QC Samples (Ground Water)

Sampling Group	Total number of Original Samples	Number of Field Duplicate Samples	Alert Criteria Met (Yes/No)
PHCs	19	3	Yes
BTEX (Only)	19	3	Yes
VOCs	5	1	Yes
PAHs	7	3	**No – See below.**
Metals (including hydride forming)	5	1	Yes
ORPs (Cr VI, Cl-, CN- and Hg)	5	1	Yes

NA – Not applicable, no duplicate collected for parameter grouping.

The following RPD exceedance(s) were identified:

- Lead, zinc, and mercury in the same soil sample/duplicate pair of BH105-1B (2020) and BH9105-1B (2020), collected by Terrapex in April 2020. This exceedance is attributed to soil heterogeneity in the fill material where samples were collected.
- Lead in the soil sample/duplicate pair of BH1 SS5 and BH1 SS55 collected by EXP in December 2021. This exceedance is attributed to soil heterogeneity in soil.
- Phenanthrene in the groundwater sample/duplicate pair MW1 and DUP 3, collected by EXP in April 2024. Difference in the sample / duplicate pair may be associated with differences in sediment bias in the samples.

It is noted that the higher concentration between the original and duplicate sample was carried forward for consideration when determining COCs and maximum concentrations as a conservative approach. As such, these alert limits are not anticipated to alter the conclusions of the assessment.

Refer to Table 3 for a summary of the QA/QC samples collected and submitted for chemical analysis.

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas (BV), of Mississauga, ON. BV is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accredited Laboratory No. 97 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 BV 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 BV 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.

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7. Conclusions

EXP was retained by Build Toronto Inc. ("Client") to complete a Phase Two ESA Update for the property located at 15 Denison Avenue, in Toronto, Ontario. The Site is located on the east of Denison Avenue, west of Augusta Avenue and south 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; 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 consolidate the environmental information from a previous Limited Environmental Subsurface Investigation (Terrapex, 2020) and the original Phase Two ESA Investigation (EXP, 2022b), to conduct horizontal and vertical delineation to characterize the extents of identified soil and groundwater contamination, and to assess the APECs identified in the Phase One ESA (EXP, 2022a) in support of a future risk assessment and the filing of a RSC on the MECP's Environmental Brownfield Site Registry.

The scope of the Phase Two ESA Update is 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. As part of the Phase Two ESA Update, twenty-two (22) boreholes were advanced by Green Infrastructure Projects Ltd. (GIP) to a maximum depth of 19.8 metres below ground surface (m bgs). It is noted that ten (10) of the twenty-two (22) boreholes were used exclusively for the free product extraction program and nine (9) additional boreholes were used for a pH averaging program. Three (3) boreholes were completed as monitoring wells for environmental purposes and groundwater exceedance delineation.

2. The stratigraphy at the Site, as observed in the boreholes, generally consisted of 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. Bedrock was encountered in BH24-1, BH24-2, and BH24-3 as well as previously advanced boreholes BH3, and BH4. The inferred depth of bedrock ranged between 14.93 m to 21.34 m bgs. All five (5) boreholes were terminated in bedrock.

3. Groundwater levels were measured between December 14, 2021, and April 25, 2024. Based on the groundwater contour map delineated for the Site using groundwater level measurements collected on April 25, 2024, the groundwater is anticipated to flow in a northwesterly direction in most of the Site and a southeasterly direction in the southeastern portion of the Site. Groundwater flow direction has shown variation between measurement dates. The direction of localized groundwater flow may be influenced by disturbed soil (fill), underground utilities crosscutting the Site and/or underground building structures in the immediate area of the Site. As such, the measured groundwater flow direction may not be representative of the larger regional area.

4. As part of prior investigations at the Site (Terrapex, 2020; EXP, 2022b), soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), metals including hydride forming metals and other regulated parameters (ORPs), pH, and polycyclic aromatic hydrocarbons (PAHs). It is noted that no groundwater sampling was completed as part of the prior investigation completed by Terrapex (2020). The analytical results of historical investigations at the Site tested parameters in the soil samples were either not detected or detected below the Table 3 SCS, except for the following:

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- PHC F1 – BTEX in sample BH5 SS6;
- Barium in samples BH110 SS1, BH101-1B (2020) and BH102-1B (2020);
- Copper in BH102-1B (2020);
- Lead in samples BH1 SS1, BH4 SS1, BH110 SS1, BH101-1B (2020), BH102-1B (2020), BH105-1B (2020), BH106-2A (2020), BH107-1B (2020) and BH108-1B (2020);
- Zinc in samples BH4 SS1, BH110 SS1 and BH102-1B (2020);
- Mercury in sample BH106-2A (2020);
- EC in samples BH101-1B (2020), BH101-6 (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH105-1B (2020), duplicate BH9105-1B (2020), BH106-2A (2020), BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, BH1 SS55, BH2 SS1, BH3 SS1, BH4 SS1, BH5 SS1 and BH110 SS1;
- SAR in samples BH101-1B (2020), BH102-1B (2020), BH102-5 (2020), BH103-2A (2020), BH104-1B (2020), BH106-2A (2020), BH107-1B (2020), BH108-1B (2020), BH1 SS1, BH1 SS5, duplicate BH1 SS55, BH2 SS1, BH3 SS1, BH5 SS1, BH107 SS1 and BH110 SS1;
- Acenaphthylene in samples BH4 SS1 and BH108-1B (2020);
- Anthracene in samples BH4 SS1 and BH108-1B (2020);
- Fluoranthene in samples BH1 SS1, BH4 SS1, BH102 SS1, BH101-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Benzo(a)anthracene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(b/j)fluoranthene in samples BH1 SS1, BH4 SS1 and BH108-1B (2020);
- Benzo(k)fluoranthene in samples BH4 SS1 and BH108-1B (2020);
- Benzo(a)pyrene in samples BH1 SS1, BH4 SS1, BH101 SS1, BH102 SS1, BH101-1B (2020), BH102-1B (2020), BH104-1B (2020) and BH108-1B (2020);
- Chrysene in sample BH108-1B (2020);
- Indeno(1,2,3-cd)pyrene in sample BH4 SS1 and BH108-1B (2020);
- Dibenz(a,h)anthracene in sample BH4 SS1 and BH108-1B (2020); and
- Phenanthrene in sample BH108-1B (2020).

5. As a part of the investigation conducted by Terrapex (2020), a pH value for surface soil was reported as 9.11 at BH106-2A (2020), collected at a depth of 0.8-1.1 m bgs, which is outside the range for the application of the Table 3 SCS. In addition, as a part of the Phase Two ESA conducted by EXP (2022b), pH values for surface soil were reported at 12.1 and 11.3 at BH2-SS1 and BH2-SS2 respectively, at depths ranging from 0.76 to 1.37 m bgs, and 10.0 at BH5 SS1 at a depth of 0.17-0.75 m bgs, which are also outside the range for the application of the Table 3 SCS. From March 25th to March 27th, 2024, EXP returned to the Site and advanced nine (9) additional shallow boreholes in proximity to BH106, BH2, and BH5 (i.e., within <2 m radius). Three (3) soil samples were collected from the surrounding shallow boreholes for each sample location, at the same depths where out-of-range pH values were found and collected samples were submitted for pH analysis. Following the MECP (2016) guidance and as per Section 48.(2) of O.Reg. 153/04, the three (3) pH results for each sampling location were logarithmically averaged and yielded results within the applicable Table 3 SCS; and thus the Site is not considered to be sensitive as a result of soil pH.

6. 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 and 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.

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7. As part of the Phase Two ESA Update, groundwater samples were submitted for the analysis of PHCs including BTEX and PAHs. 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-BTEX, and PHC F2 in a sample from MW4; and,
    - PHC F1-BTEX, PHC F2, PHC F3 in samples from MW108, and MW109.

8. As part of prior investigation at the Site (EXP, 2022b), groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, metals including hydride forming metals and ORPs, and PAHs. The analytical results of the groundwater samples were either not detected or detected at concentrations below the Table 3 SCS, except for the following:

    - PHC F1-BTEX, and PHC F2 in samples from MW4, MW107, MW108 and MW109;
    - Xylene in samples from MW108 and MW109; and,
    - Benzo(ghi)perylene in a sample from MW1.

    It is noted that the Benzo(ghi)perylene exceedance of the MECP Table 3 SCS was not retained as a COC due to presence of sediment within the original sample. Two (2) consecutive re-sampling events showed clean results for benzo(ghi)perylene at MW1. As such, benzo(ghi)perylene will not be retained as a COC at the Site.

9. As part of the prior Phase Two ESA completed at the Site (EXP, 2022b), the following RDL exceeded the applicable Table 3 SCS:

    - Ethylene Dibromide in a sample collected from MW4.

    It is noted that the prior ethylene dibromide exceedance in groundwater sample MW4 (labratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), 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. As such, ethylene dibromide will not be retained as a COC at the Site.

10. During completion of the original Phase Two ESA (EXP, 2022b) the presence of light non-aqueous phase liquids (LNPAL) was identified at several monitoring wells located at the northeastern portion of the Site, with worst case LNAPL conditions observed at MW4 in July 2022. EXP has monitored free product levels at the Site within monitoring wells and extraction wells during completion of the Phase Two ESA Update. During completion of the Phase Two ESA Update, free product ranging in thickness between 2.26 and 0.01 m has been identified at several monitoring well and extraction well locations, with the thickest LNAPL present at MW109 on April 24, 2024. A free product extraction program is currently underway at the Site via use of the extraction wells and the results of which will be covered under a report of a sperate cover.

Based on the exceedances of the O. Reg. 153/04 Table 3 Standards (residential land use) of PHCs, PAHs, Metals and ORPs in soil, and PHCs and BTEX in groundwater at the Site, EXP recommends remediation and/or risk assessment before an RSC can be filed.

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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 regard 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.

DRAFT

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.

DRAFT

Samuel Patterson, MES
Risk Assessment Specialist/Project Manager
Environmental Services

DRAFT

Robert Helik, P.Eng.
Vice President, Environmental Services
Environmental Services

DRAFT

10. References

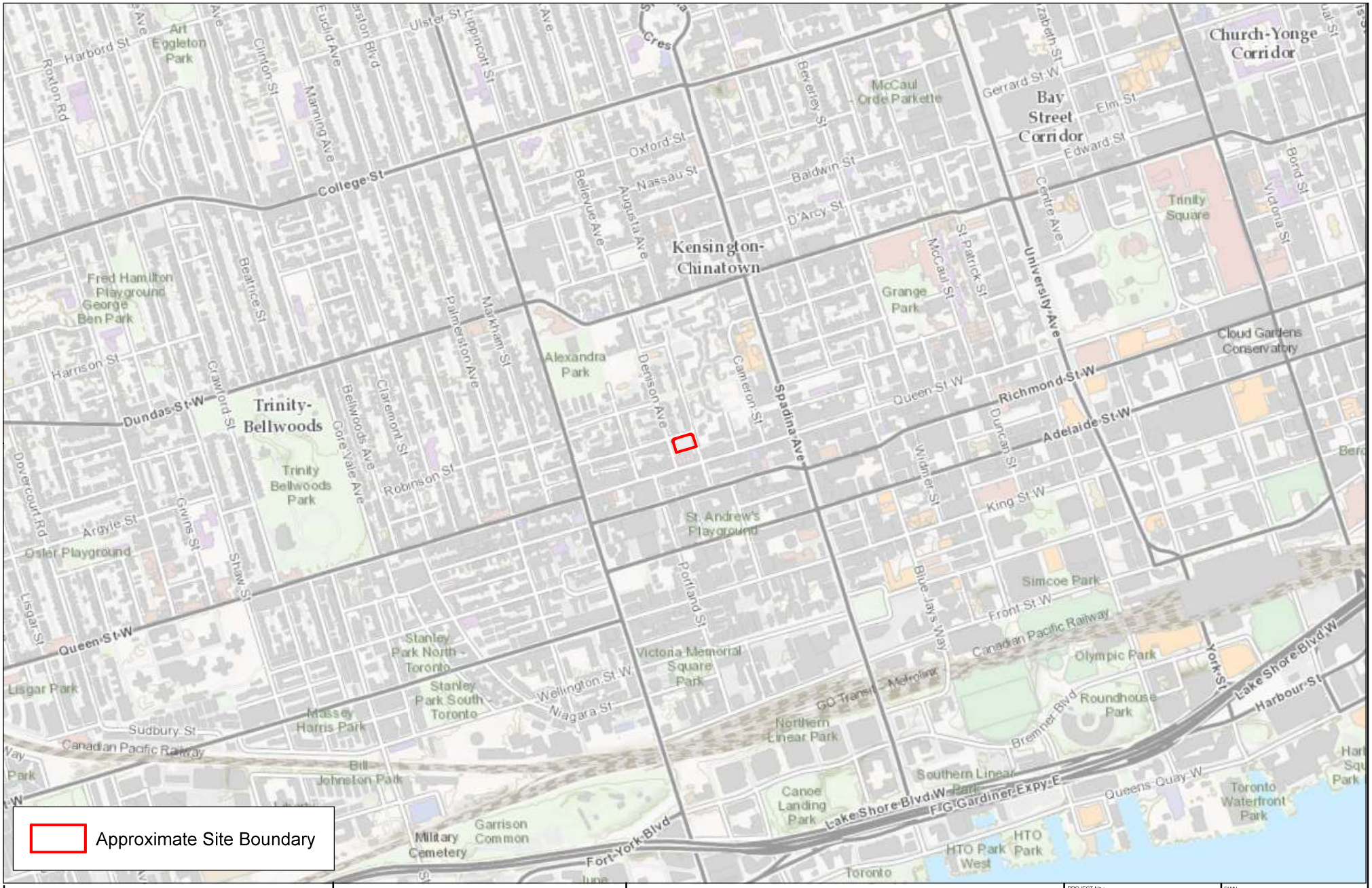
This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

- 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. *(2022a) Phase One Environmental Site Assessment– 15 Denison Avenue, Toronto, ON* dated April 27, 2022, prepared for Build Toronto Inc.
- EXP Services Inc. *(2022b) Phase Two Environmental Site Assessment – 15 Denison Avenue, Toronto, ON* dated August 31, 2022, prepared for Build Toronto Inc.
- 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.
- Terrapex *(2020) Summary of Environmental Investigation – 15 Denison Avenue, Toronto, ON*, dated April 30, 2020, prepared for The City of Toronto
- 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)

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Figures

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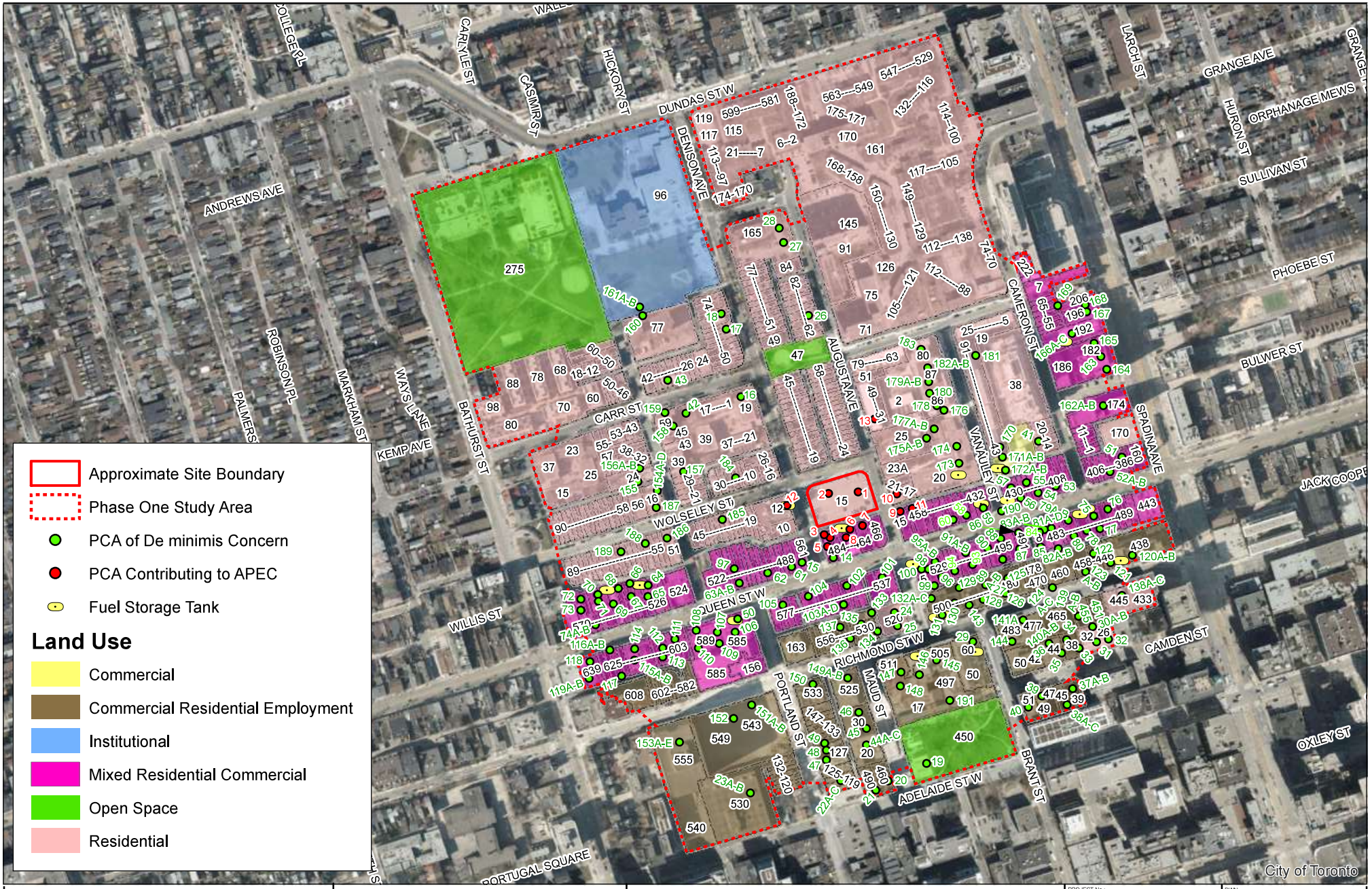
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0 150 300 450 600 750 m

TITLE AND LOCATION:

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

PROJECT No.	DWN.
GTR-21018382-B0	AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 1



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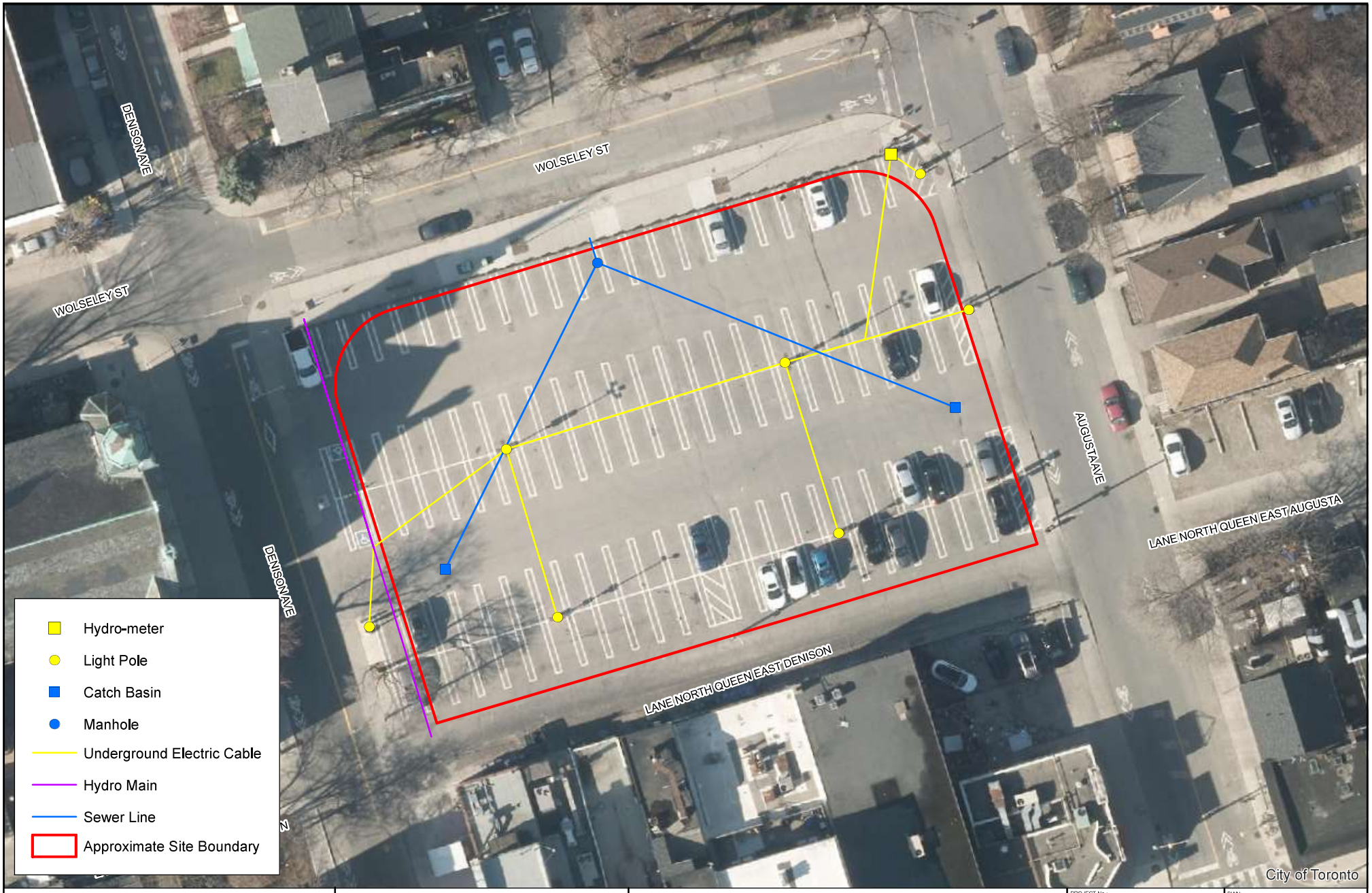
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TITLE AND LOCATION:

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

PROJECT No.	DWN.
GTR-21018382-B0	AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 2



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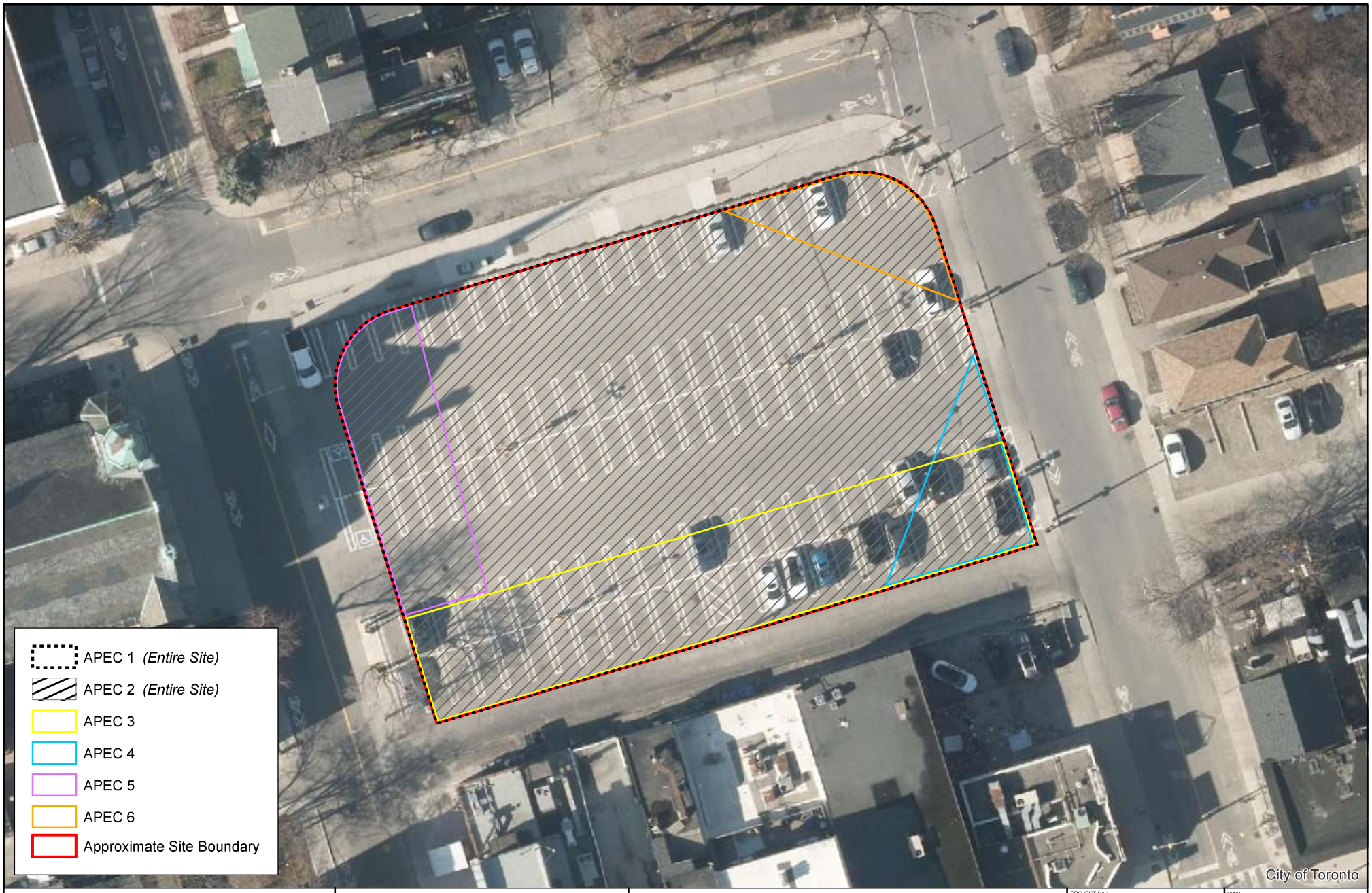
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TITLE AND LOCATION:

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

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 3



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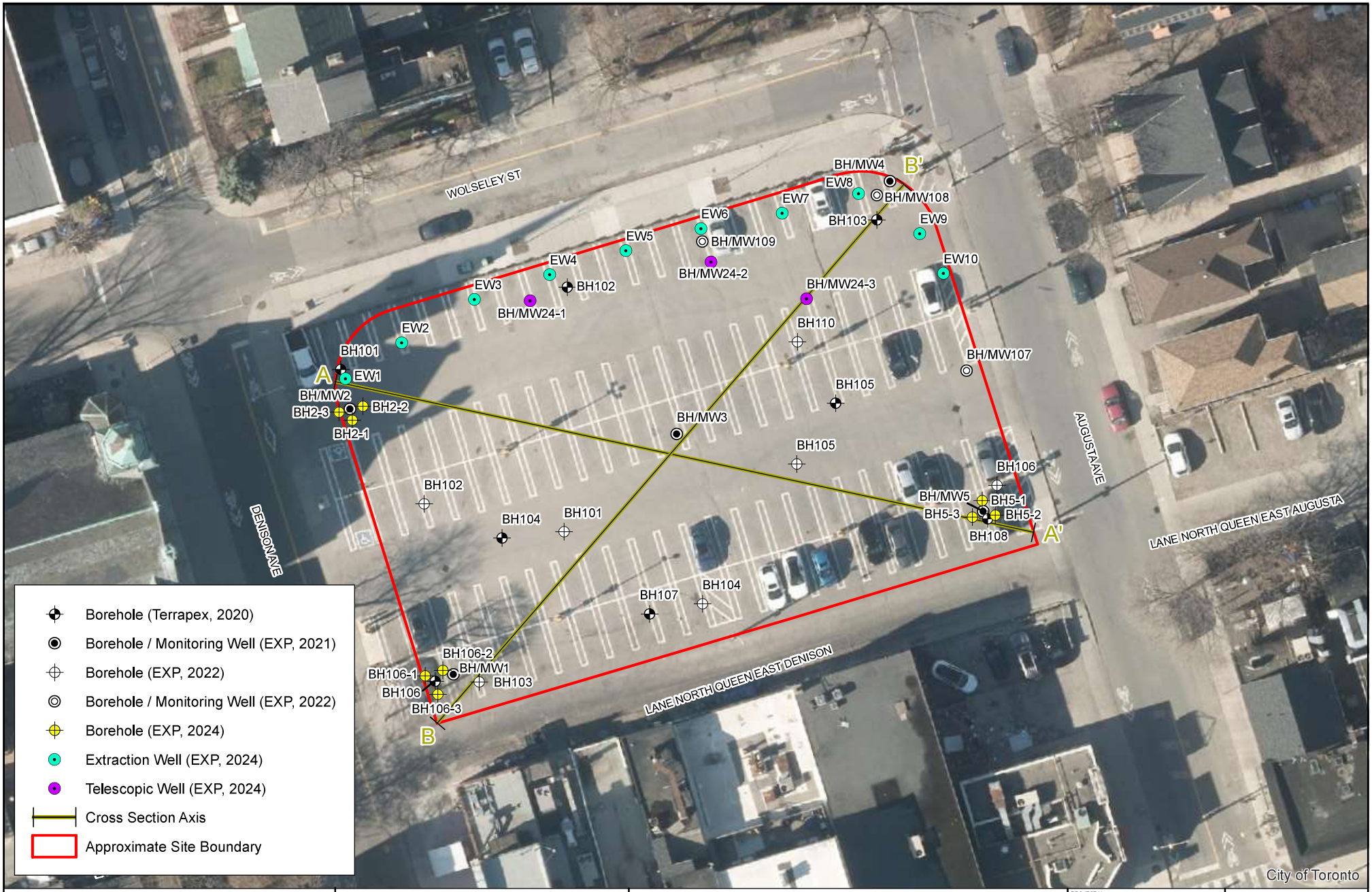
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TITLE AND LOCATION:

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

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 4



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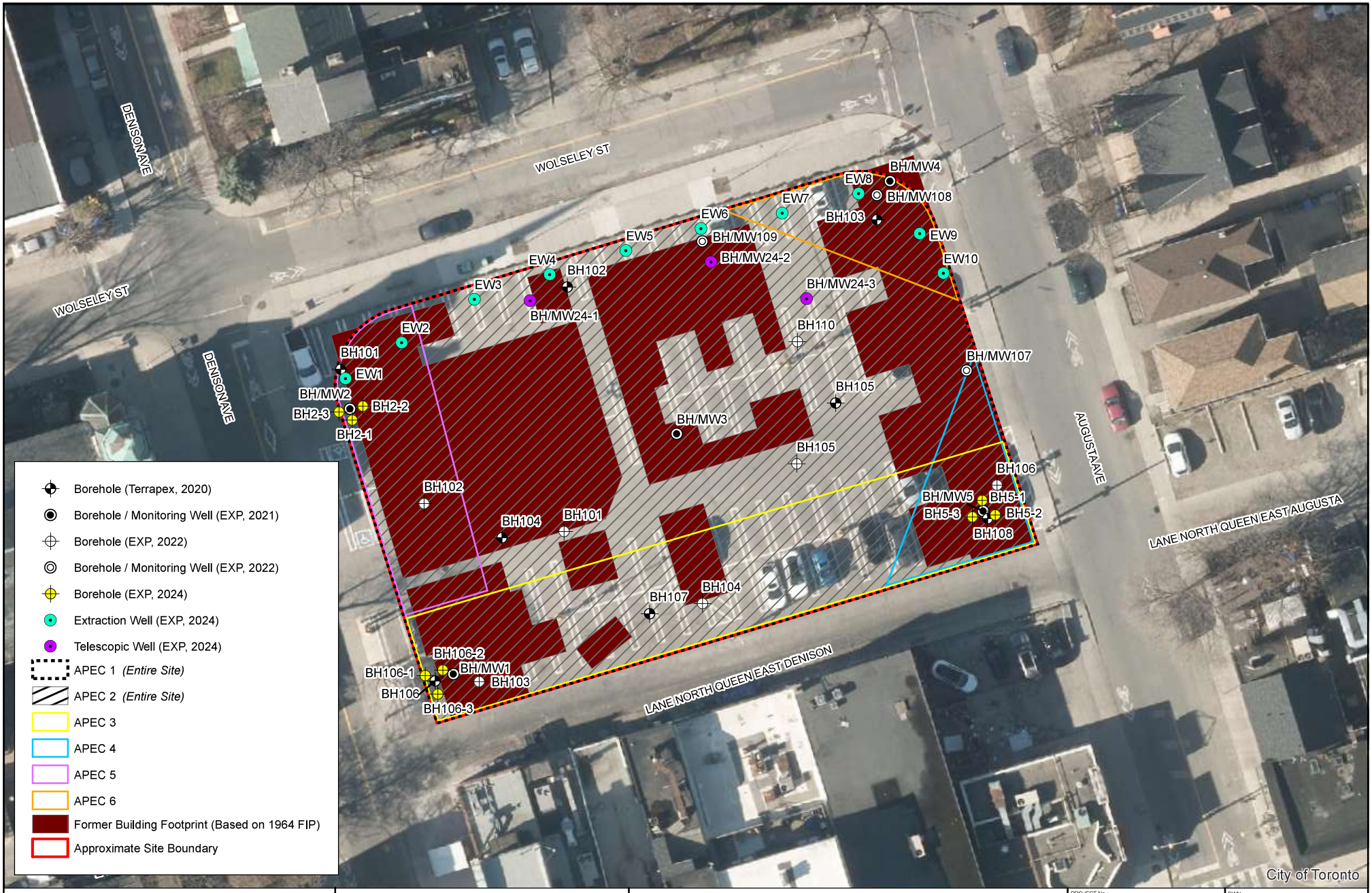
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TITLE AND LOCATION:

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

PROJECT No.:	DWN:
GTR-21018382-B0	AC
SCALE:	CHKD:
AS NOTED	SP
DATE:	FIG. No.:
JUNE 2024	5A



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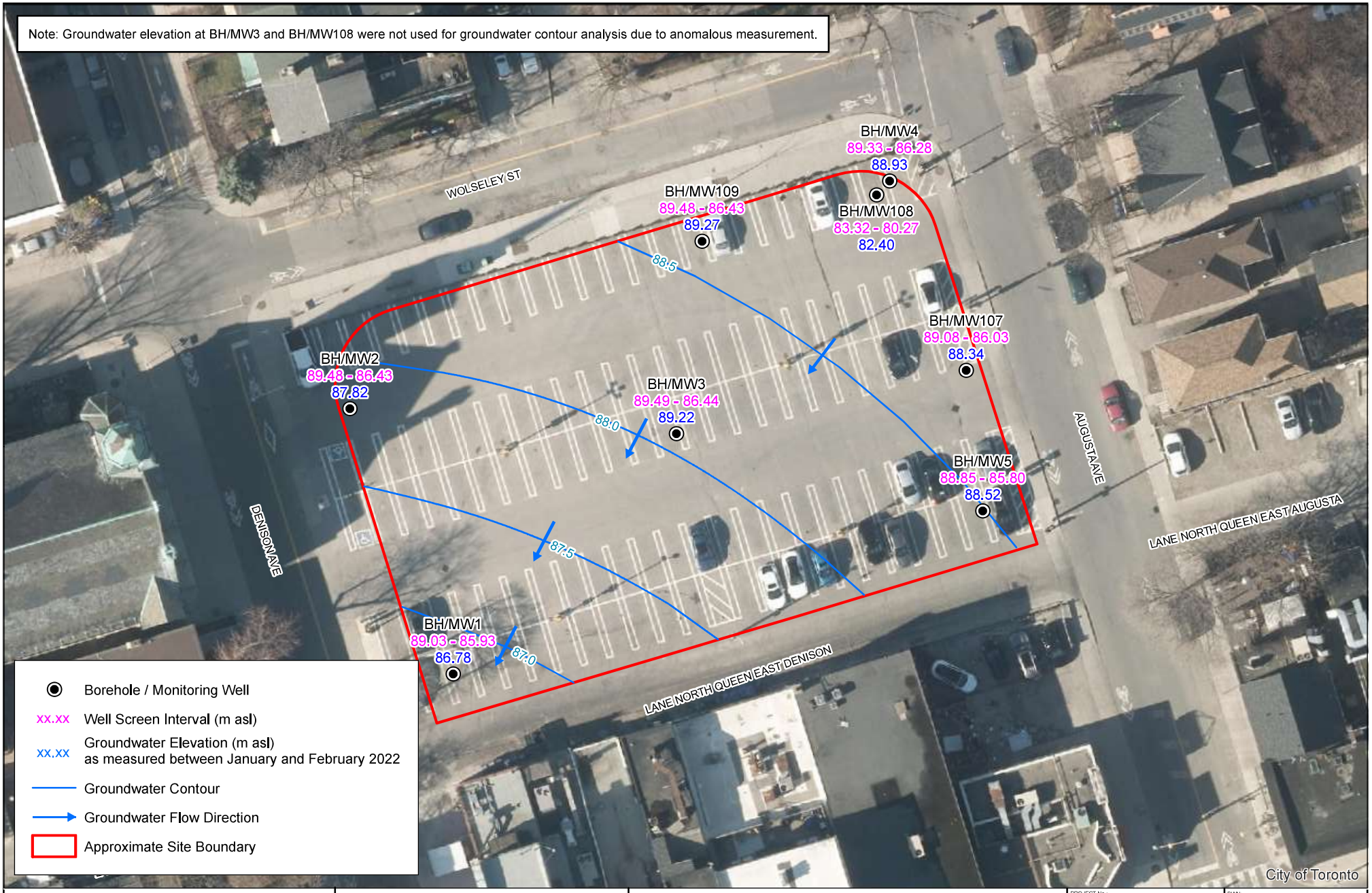
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TITLE AND LOCATION:

BOREHOLE / MONITORING WELL LOCATION PLAN AND APECs
Phase Two Environmental Site Assessment
15 Denison Avenue
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PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 5B



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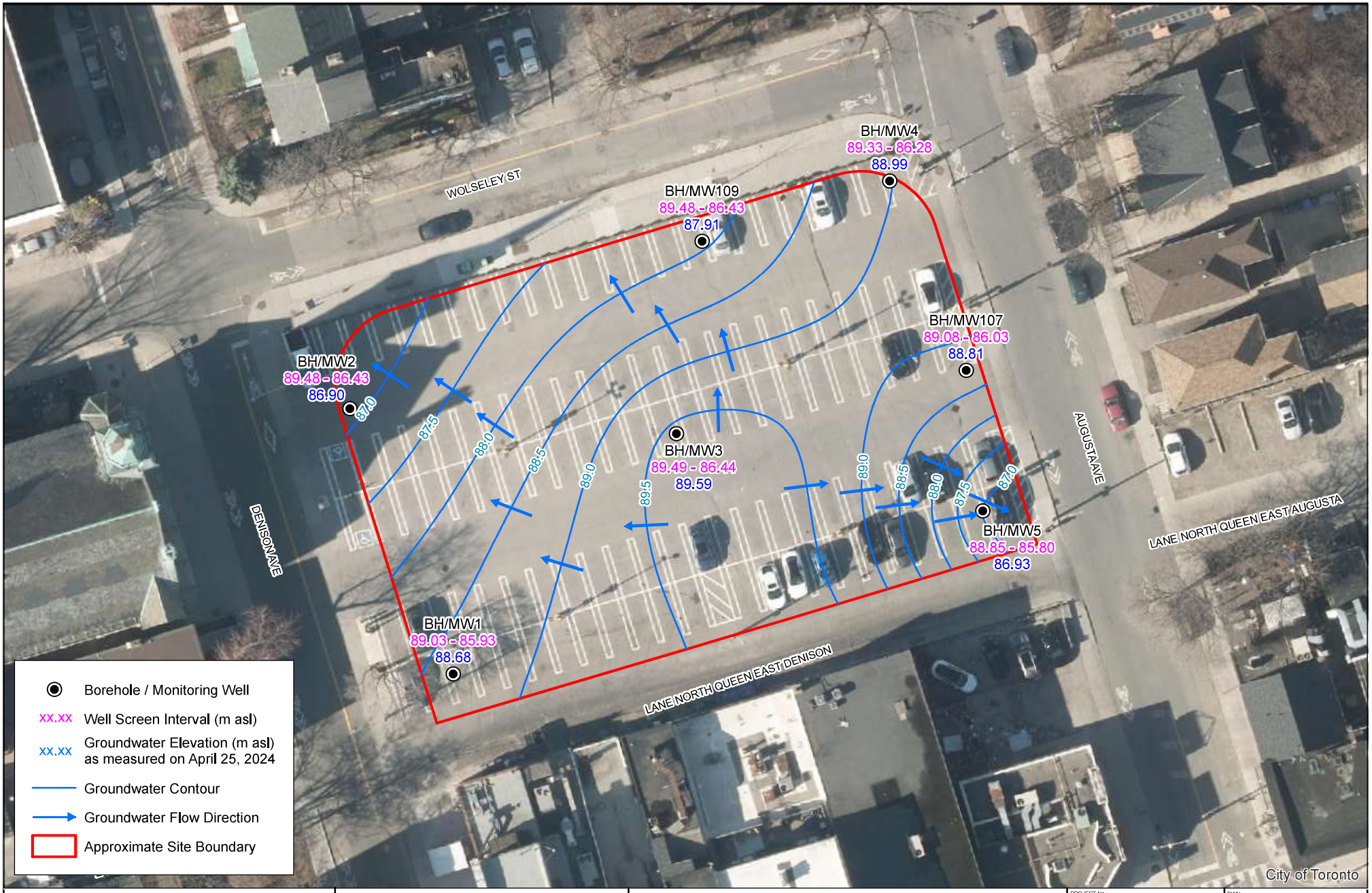
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TITLE AND LOCATION:

SHALLOW GROUNDWATER CONTOUR PLAN
- JANUARY AND FEBRUARY 2022
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 6A



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TITLE AND LOCATION:

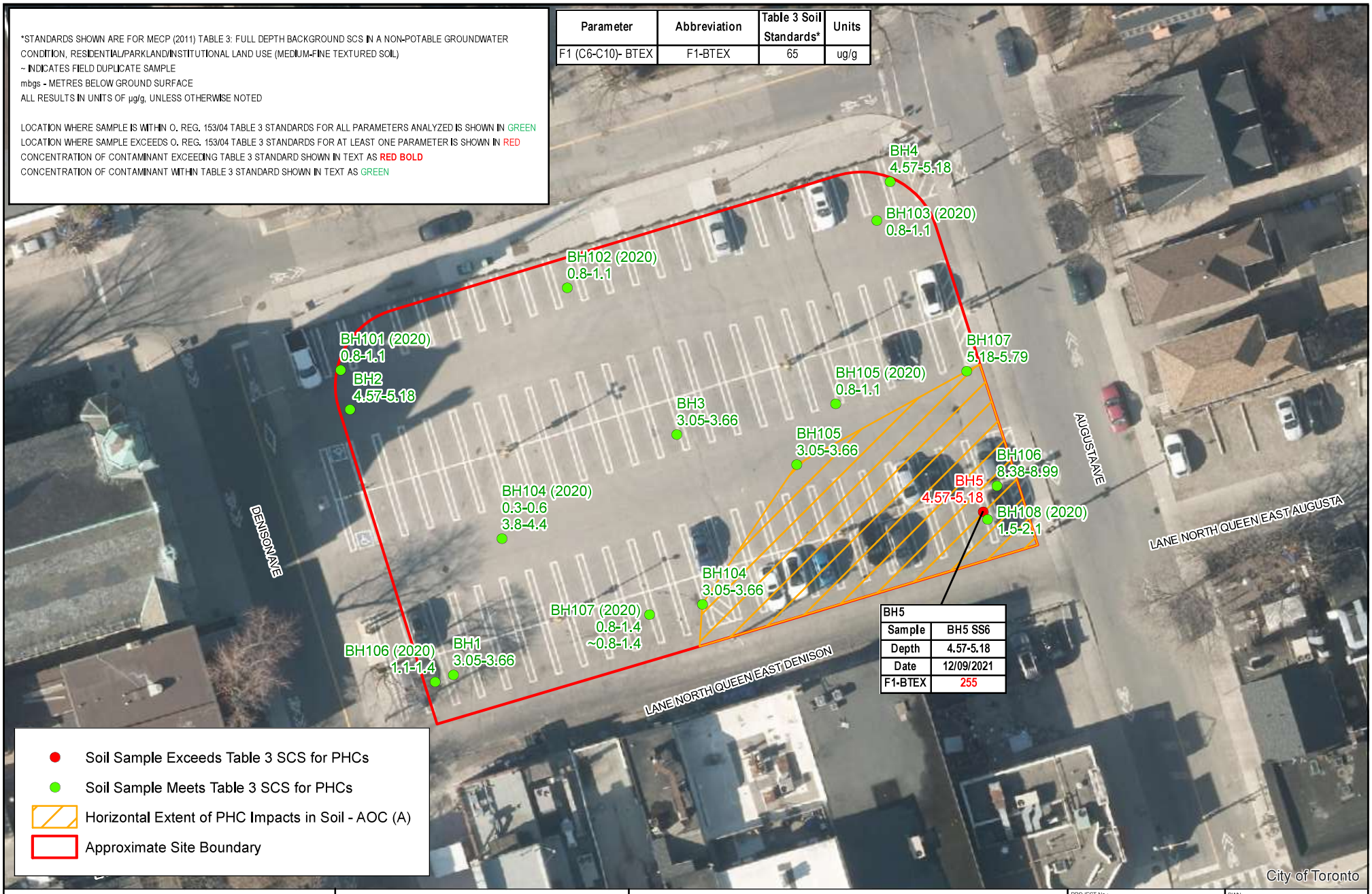
SHALLOW GROUNDWATER CONTOUR PLAN
- APRIL 25, 2024
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 6B

*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)- BTEX	F1-BTEX	65	ug/g



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

- Soil Sample Exceeds Table 3 SCS for PHCs
- Soil Sample Meets Table 3 SCS for PHCs
- Horizontal Extent of PHC Impacts in Soil - AOC (A)
- Approximate Site Boundary

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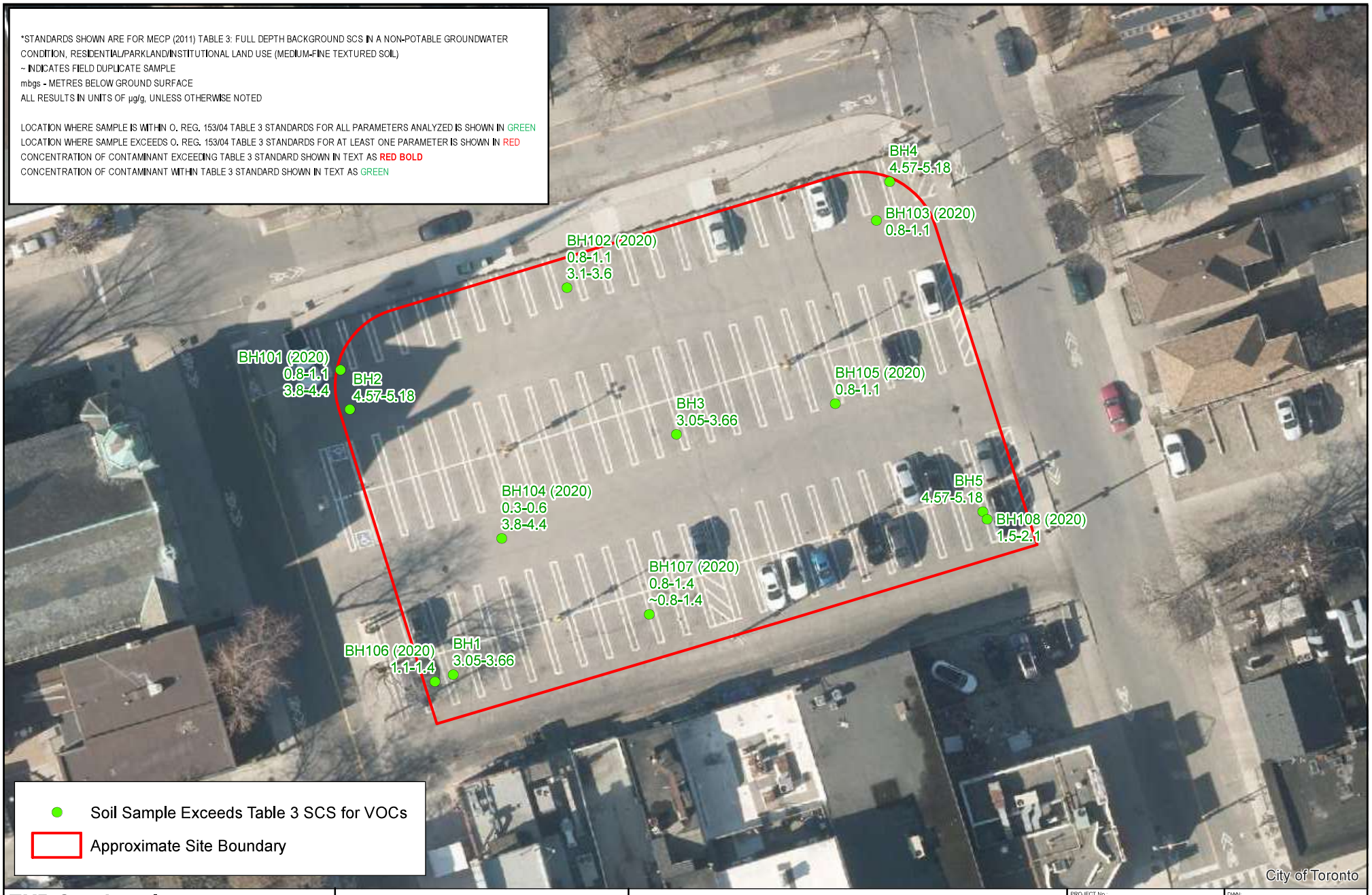
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TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS -
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BTEX
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 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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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-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	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

Other Regulated Parameters (ORPs):
B-HWS = Hot Water Soluble Boron
CN- = Free Cyanide
Cr VI = Hexavalent Chromium
Hg = Mercury

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
Lead	126	11	15

BH4 0.17-0.76 / 4.57-5.18 / ~4.57-5.18
BH108 5.18-5.79
BH103 (2020) 0.8-1.1
BH109 1.37-1.98
BH102 (2020) 0.3-0.6 / 3.1-3.6
BH101 (2020) 0.3-0.6 / 3.8-4.4
BH110 0.15-0.76
BH107 0.15-0.76
BH2 0.15-0.76
BH3 0.17-0.76
BH105 (2020) 0.3-0.6 / ~0.3-0.6 / 3.8-4.4
BH5 0.17-0.76
BH104 (2020) 0.3-0.6 / 3.8-4.4
BH108 (2020) 0.3-0.6 / 3.1-3.6
BH107 (2020) 0.3-0.6 / 3.1-3.6
BH106 (2020) 0.8-1.1 / 3.8-4.4
BH1 0.15-0.76 / 3.05-3.66 / ~3.05-3.66
DENISON AVE
LANE NORTH QUEEN EAST DENISON
AUGUSTA AVE
City of Toronto

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

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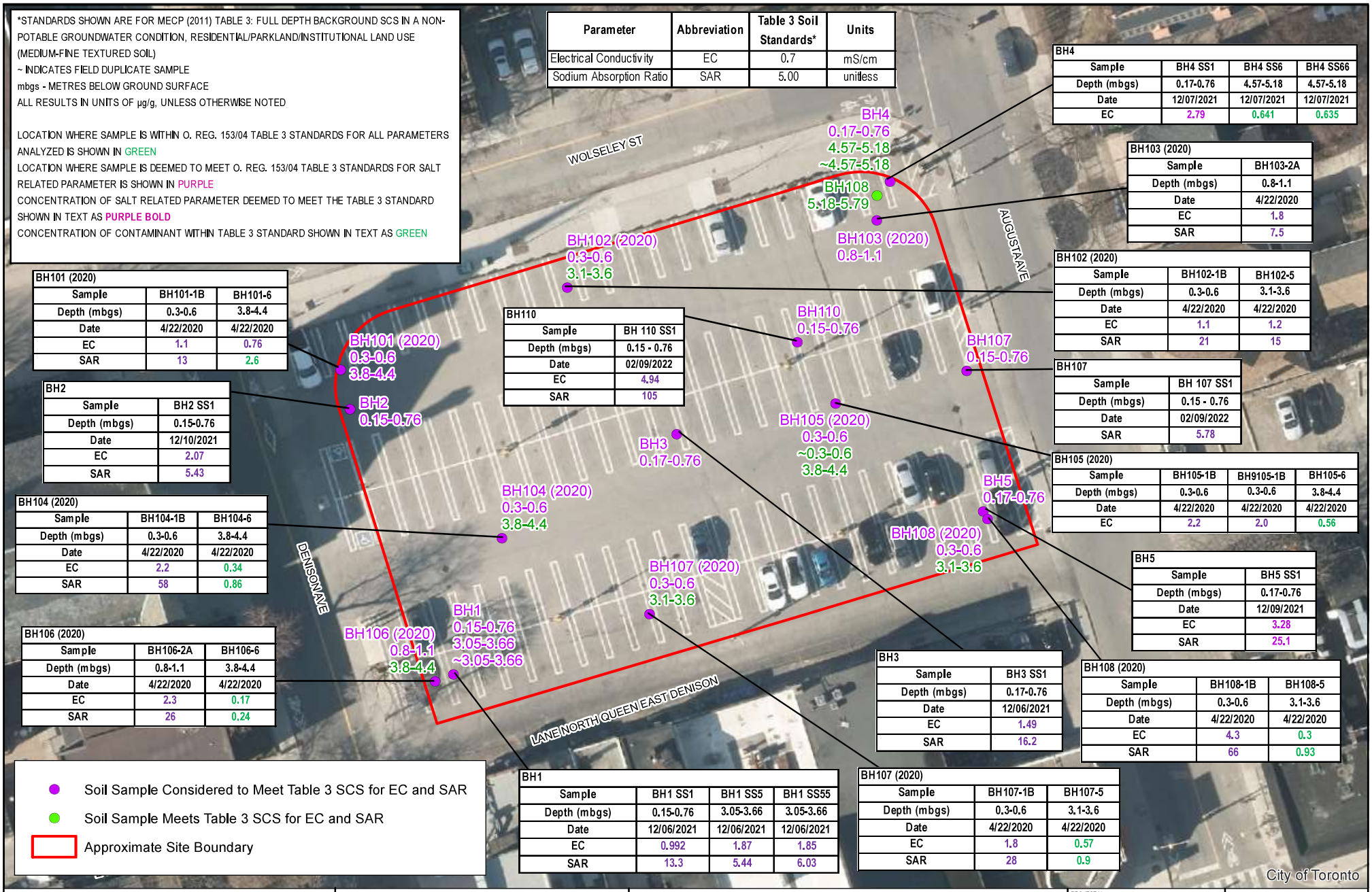
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TITLE AND LOCATION:
SOIL ANALYTICAL RESULTS -
METALS INCLUDING HYDRIDE FORMING METALS
AND SELECT ORPs
(B-HWS,CN-, Cr VI, Hg)
Phase Two Environmental Site Assessment
15 Denison Avenue
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PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 9



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TITLE AND LOCATION:

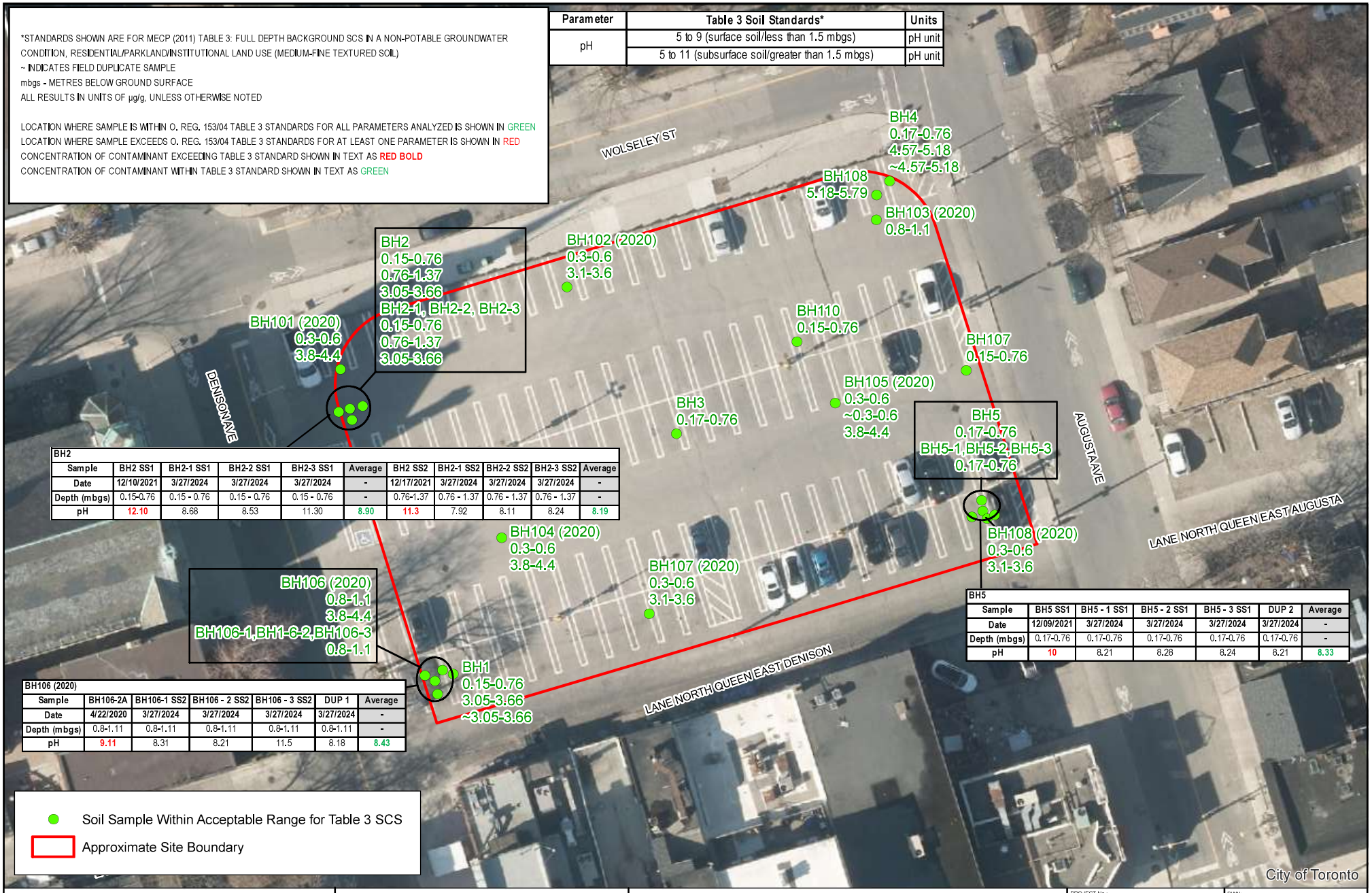
SOIL ANALYTICAL RESULTS -
ELECTRICAL CONDUCTIVITY (EC) AND
SODIUM ADSORPTION RATIO (SAR)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	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	BH2-1 SS1	BH2-2 SS1	BH2-3 SS1	Average	BH2 SS2	BH2-1 SS2	BH2-2 SS2	BH2-3 SS2	Average
Date	12/10/2021	3/27/2024	3/27/2024	3/27/2024	-	12/17/2021	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.15-0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	-	0.76-1.37	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37	-
pH	**12.10**	8.68	8.53	11.30	**8.90**	**11.3**	7.92	8.11	8.24	**8.19**

BH5

Sample	BH5 SS1	BH5 - 1 SS1	BH5 - 2 SS1	BH5 - 3 SS1	DUP 2	Average
Date	12/09/2021	3/27/2024	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.17-0.76	0.17-0.76	0.17-0.76	0.17-0.76	0.17-0.76	-
pH	**10**	8.21	8.28	8.24	8.21	**8.33**

BH106 (2020)

Sample	BH106-2A	BH106-1 SS2	BH106 - 2 SS2	BH106 - 3 SS2	DUP 1	Average
Date	4/22/2020	3/27/2024	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11	-
pH	**9.11**	8.31	8.21	11.5	8.18	**8.43**

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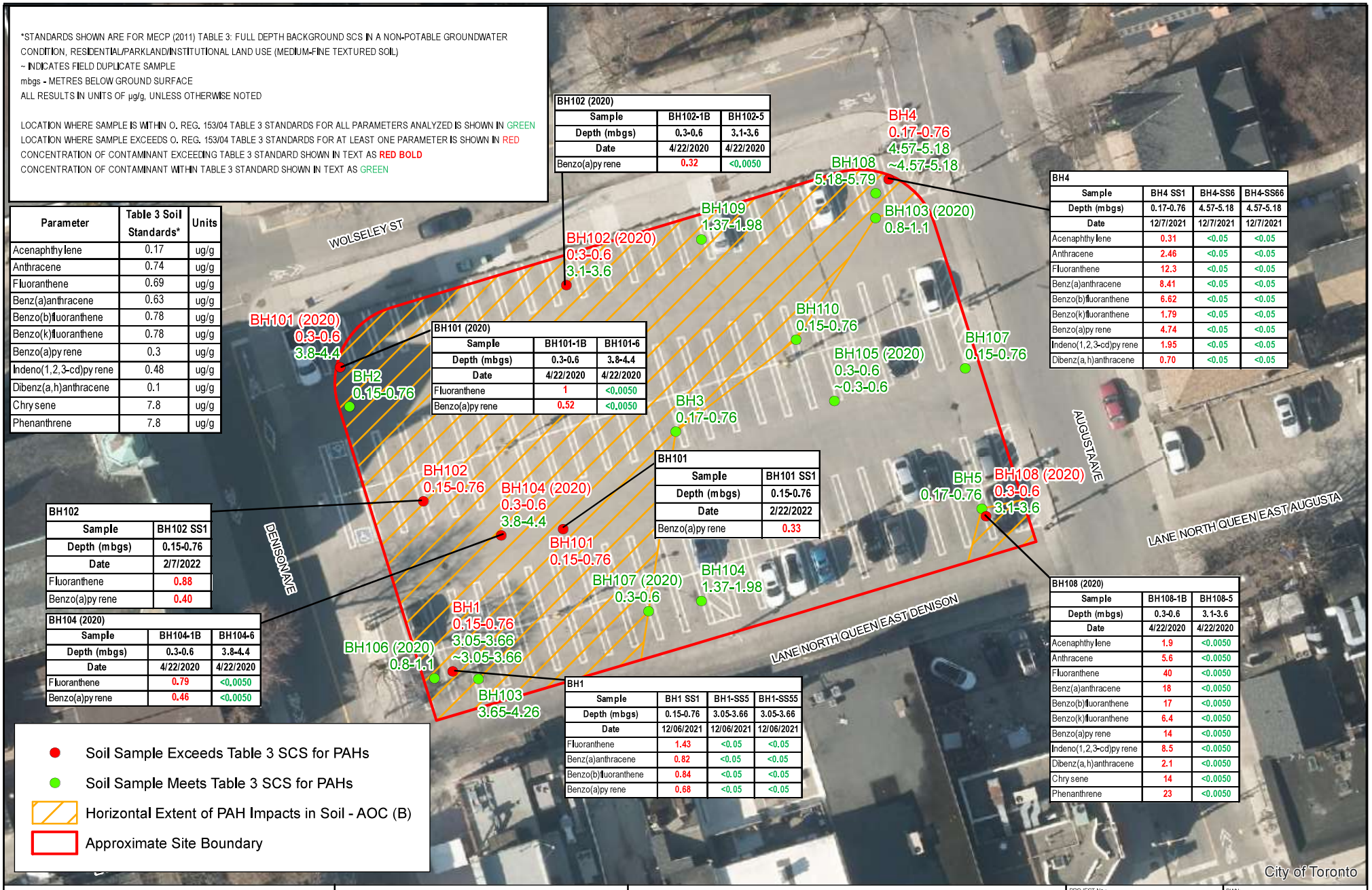
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0 5 10 15 20 25 m

TITLE AND LOCATION:

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

PROJECT No.:	DWN:
GTR-21018382-B0	AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 11



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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.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 12

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS in a NON-POTABLE GROUNDWATER CONDITION, ALL TYPES OF LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ 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
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 Groundwater Standards*	Units
F1(C6-C10) - BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
F3 (C16-C34)	500	ug/L
Xylene	4200	ug/L

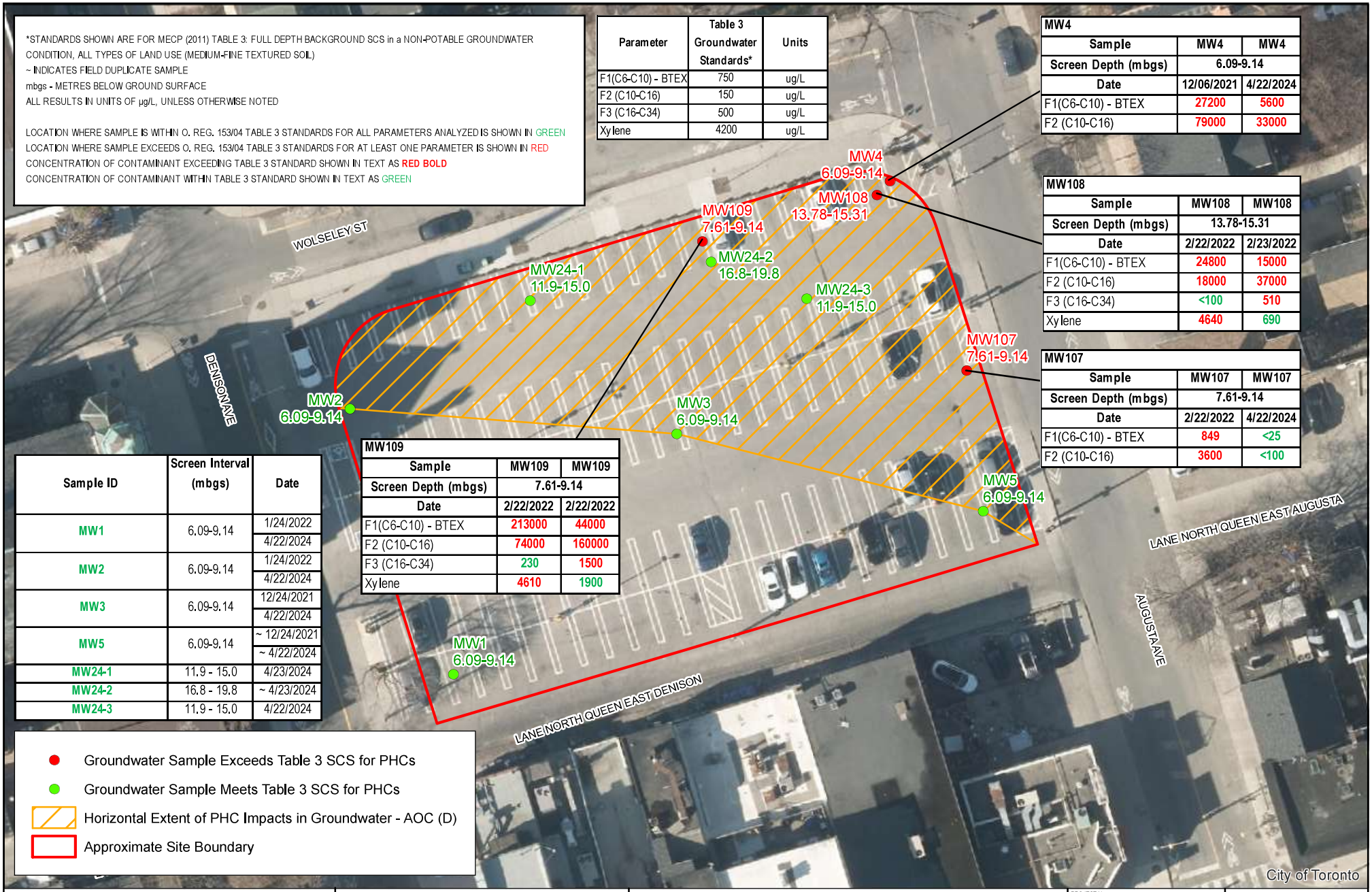
MW4		
Sample	MW4	MW4
Screen Depth (mbgs)	6.09-9.14	
Date	12/06/2021	4/22/2024
F1(C6-C10) - BTEX	27200	5600
F2 (C10-C16)	79000	33000

MW108		
Sample	MW108	MW108
Screen Depth (mbgs)	13.78-15.31	
Date	2/22/2022	2/23/2022
F1(C6-C10) - BTEX	24800	15000
F2 (C10-C16)	18000	37000
F3 (C16-C34)	<100	510
Xylene	4640	690

MW107		
Sample	MW107	MW107
Screen Depth (mbgs)	7.61-9.14	
Date	2/22/2022	4/22/2024
F1(C6-C10) - BTEX	849	<25
F2 (C10-C16)	3600	<100

MW109		
Sample	MW109	MW109
Screen Depth (mbgs)	7.61-9.14	
Date	2/22/2022	2/22/2022
F1(C6-C10) - BTEX	213000	44000
F2 (C10-C16)	74000	160000
F3 (C16-C34)	230	1500
Xylene	4610	1900

Sample ID	Screen Interval (mbgs)	Date
MW1	6.09-9.14	1/24/2022
		4/22/2024
MW2	6.09-9.14	1/24/2022
		4/22/2024
MW3	6.09-9.14	12/24/2021
		4/22/2024
MW5	6.09-9.14	~ 12/24/2021
		~ 4/22/2024
MW24-1	11.9 - 15.0	4/23/2024
MW24-2	16.8 - 19.8	~ 4/23/2024
MW24-3	11.9 - 15.0	4/22/2024



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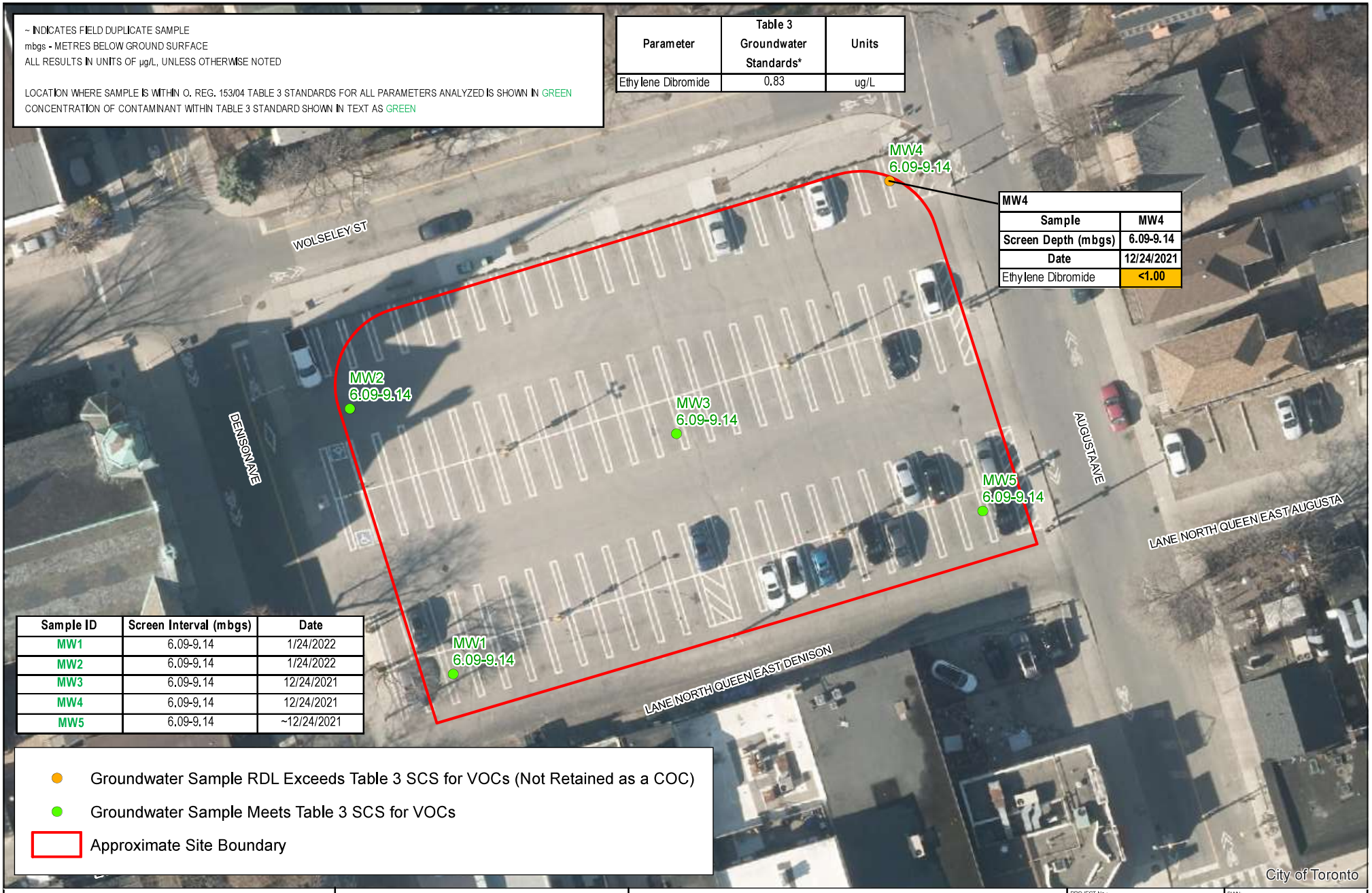
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0 5 10 15 20 25 m

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-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 13



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TITLE AND LOCATION:

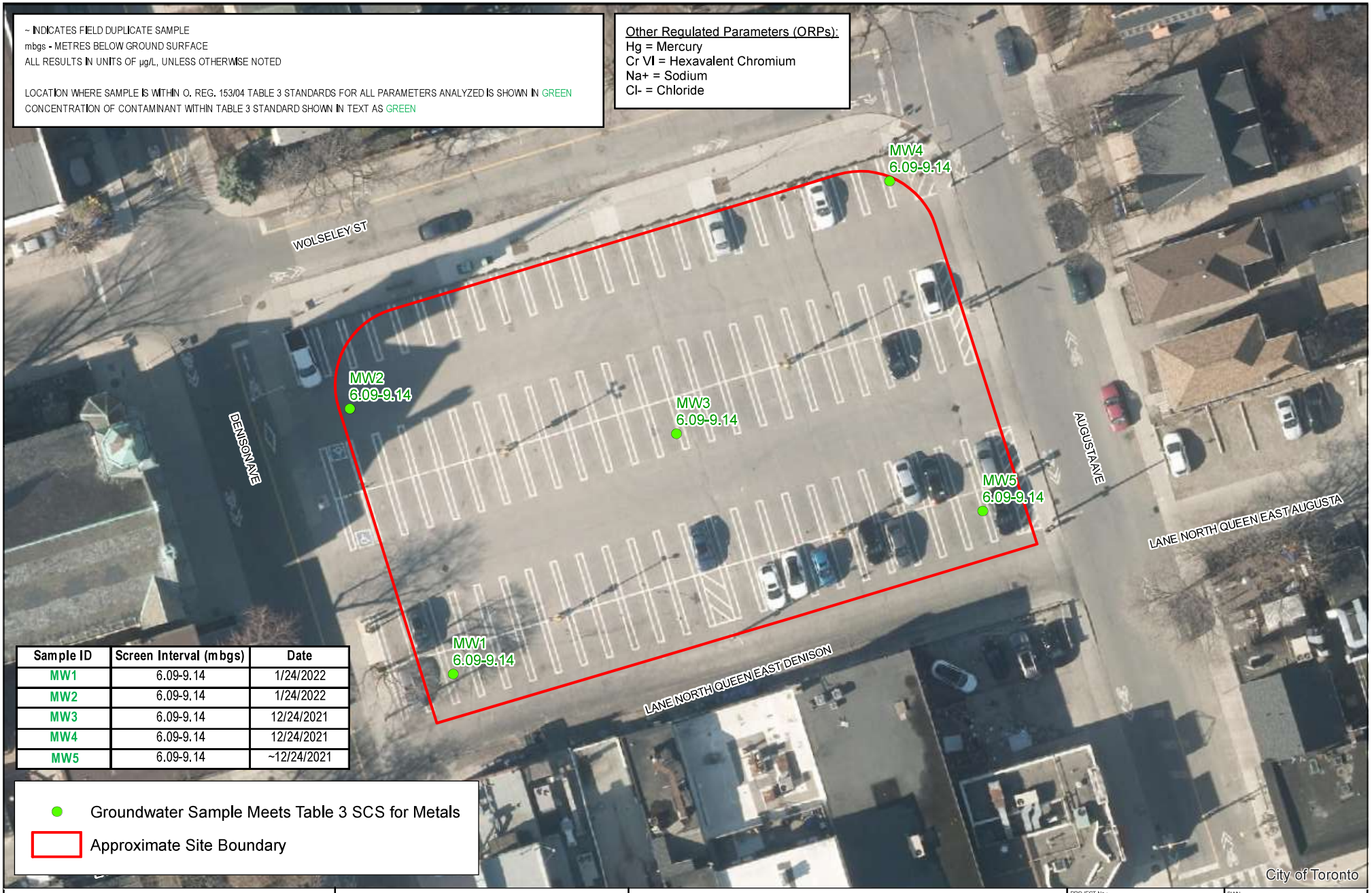
GROUNDWATER ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: AC
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 14

~ 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

Other Regulated Parameters (ORPs):
Hg = Mercury
Cr VI = Hexavalent Chromium
Na+ = Sodium
Cl- = Chloride



Sample ID	Screen Interval (mbgs)	Date
MW1	6.09-9.14	1/24/2022
MW2	6.09-9.14	1/24/2022
MW3	6.09-9.14	12/24/2021
MW4	6.09-9.14	12/24/2021
MW5	6.09-9.14	~12/24/2021

Groundwater Sample Meets Table 3 SCS for Metals

Approximate Site Boundary

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N

0 5 10 15 20 25 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS -
METALS INCLUDING HYDRIDE-FORMING METALS,
AND SELECT ORPs (Hg, Cr VI, Na+, Cl-)
Phase Two Environmental Site Assessment
15 Denison Avenue
Toronto, Ontario

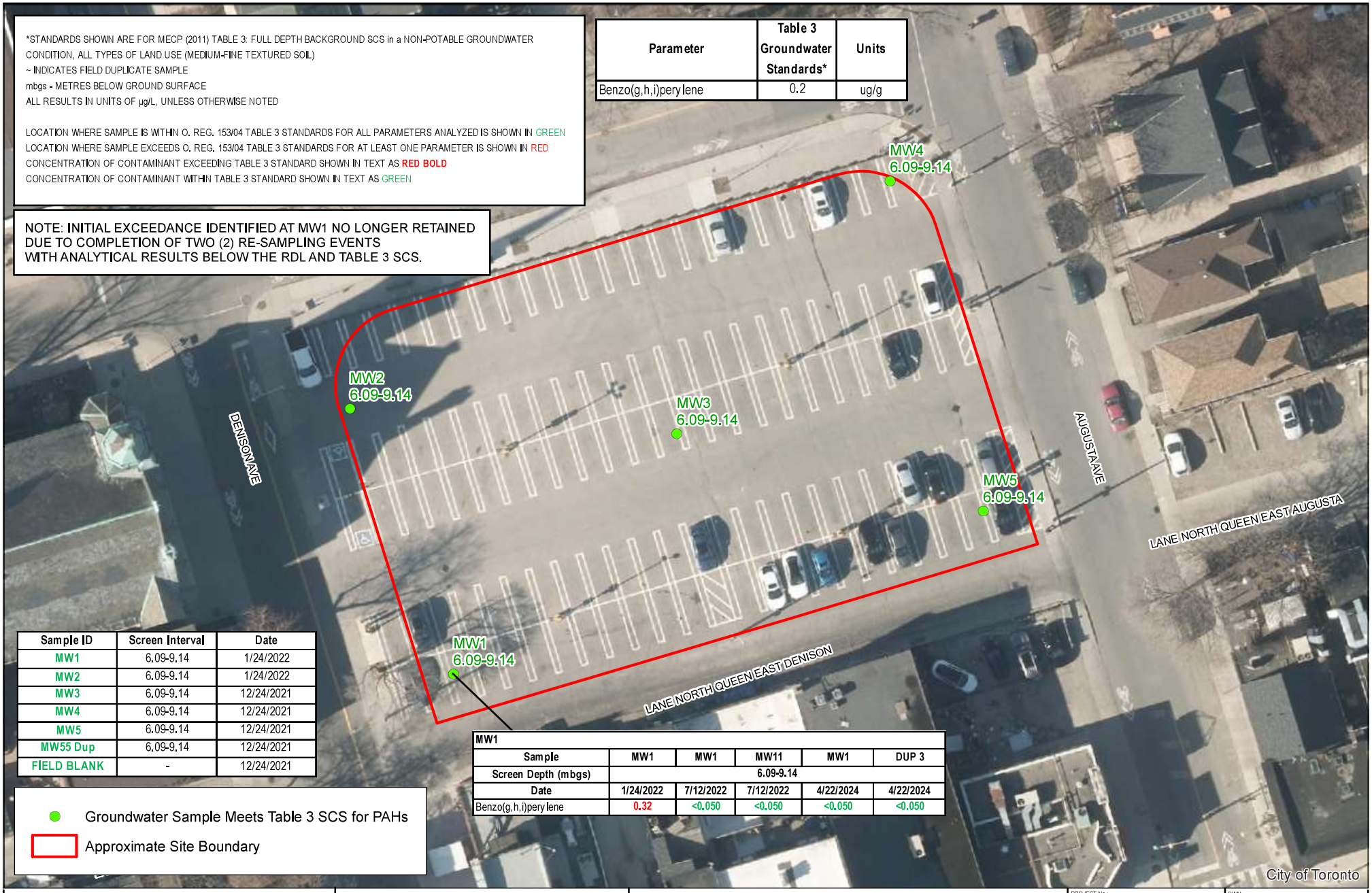
PROJECT No.:	DWN:
GTR-21018382-B0	AC
SCALE:	CHKD:
AS NOTED	SP
DATE:	FIG. No.:
JUNE 2024	15

*STANDARDS SHOWN ARE FOR MECP (2011) TABLE 3: FULL DEPTH BACKGROUND SCS in a NON-POTABLE GROUNDWATER CONDITION, ALL TYPES OF LAND USE (MEDIUM-FINE TEXTURED SOIL)
~ 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
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: INITIAL EXCEEDANCE IDENTIFIED AT MW1 NO LONGER RETAINED DUE TO COMPLETION OF TWO (2) RE-SAMPLING EVENTS WITH ANALYTICAL RESULTS BELOW THE RDL AND TABLE 3 SCS.

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



Sample ID	Screen Interval	Date
MW1	6.09-9.14	1/24/2022
MW2	6.09-9.14	1/24/2022
MW3	6.09-9.14	12/24/2021
MW4	6.09-9.14	12/24/2021
MW5	6.09-9.14	12/24/2021
MW55 Dup	6.09-9.14	12/24/2021
FIELD BLANK	-	12/24/2021

MW1					
Sample	MW1	MW1	MW11	MW1	DUP 3
Screen Depth (mbgs)	6.09-9.14				
Date	1/24/2022	7/12/2022	7/12/2022	4/22/2024	4/22/2024
Benzo(g,h,i)perylene	0.32	<0.050	<0.050	<0.050	<0.050

Groundwater Sample Meets Table 3 SCS for PAHs

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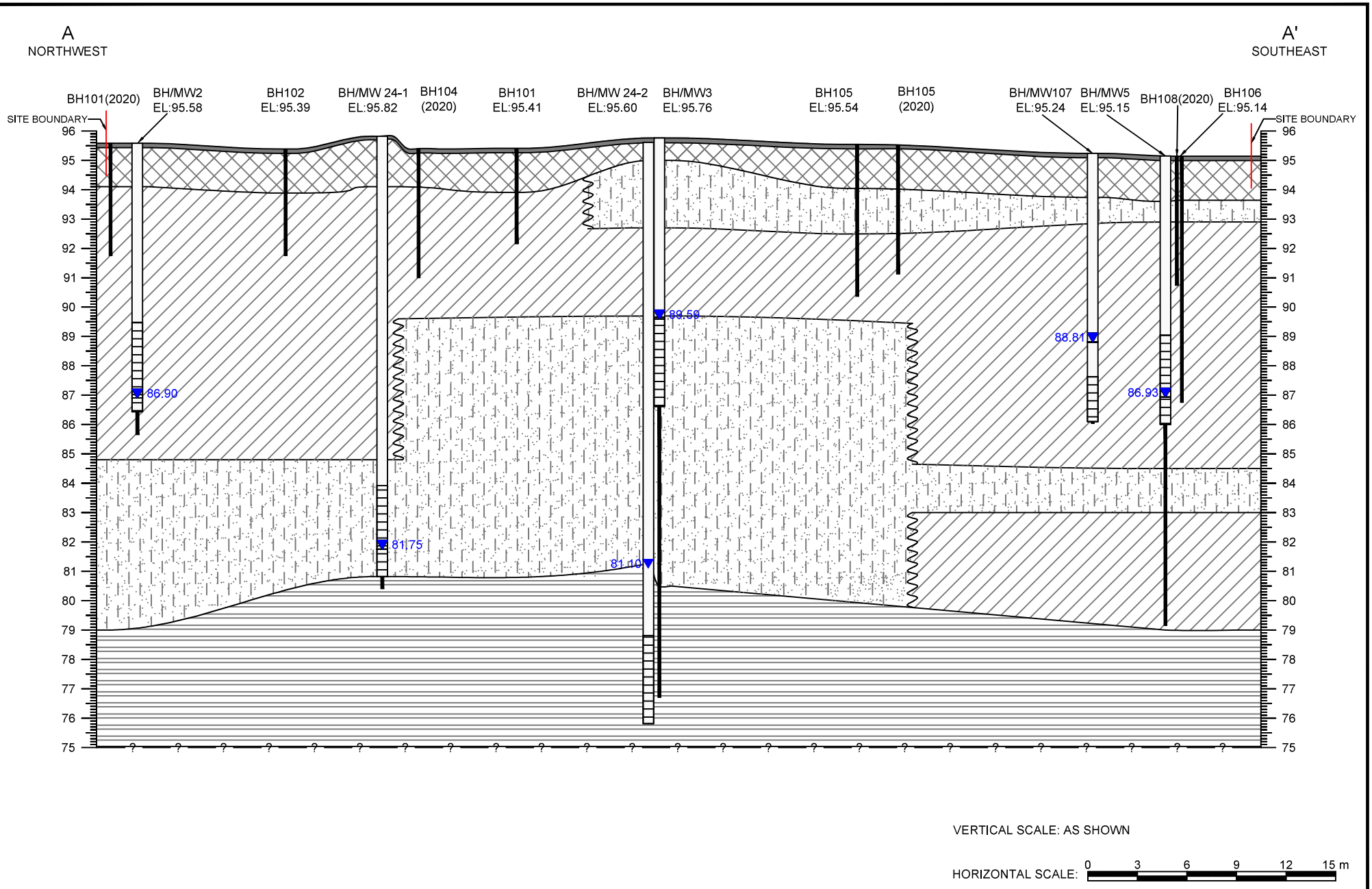
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0 5 10 15 20 25 m

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-B0	AC
SCALE:	CHKD:
AS NOTED	SP
DATE:	FIG. No.:
JUNE 2024	16



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LEGEND:

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

▼ GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

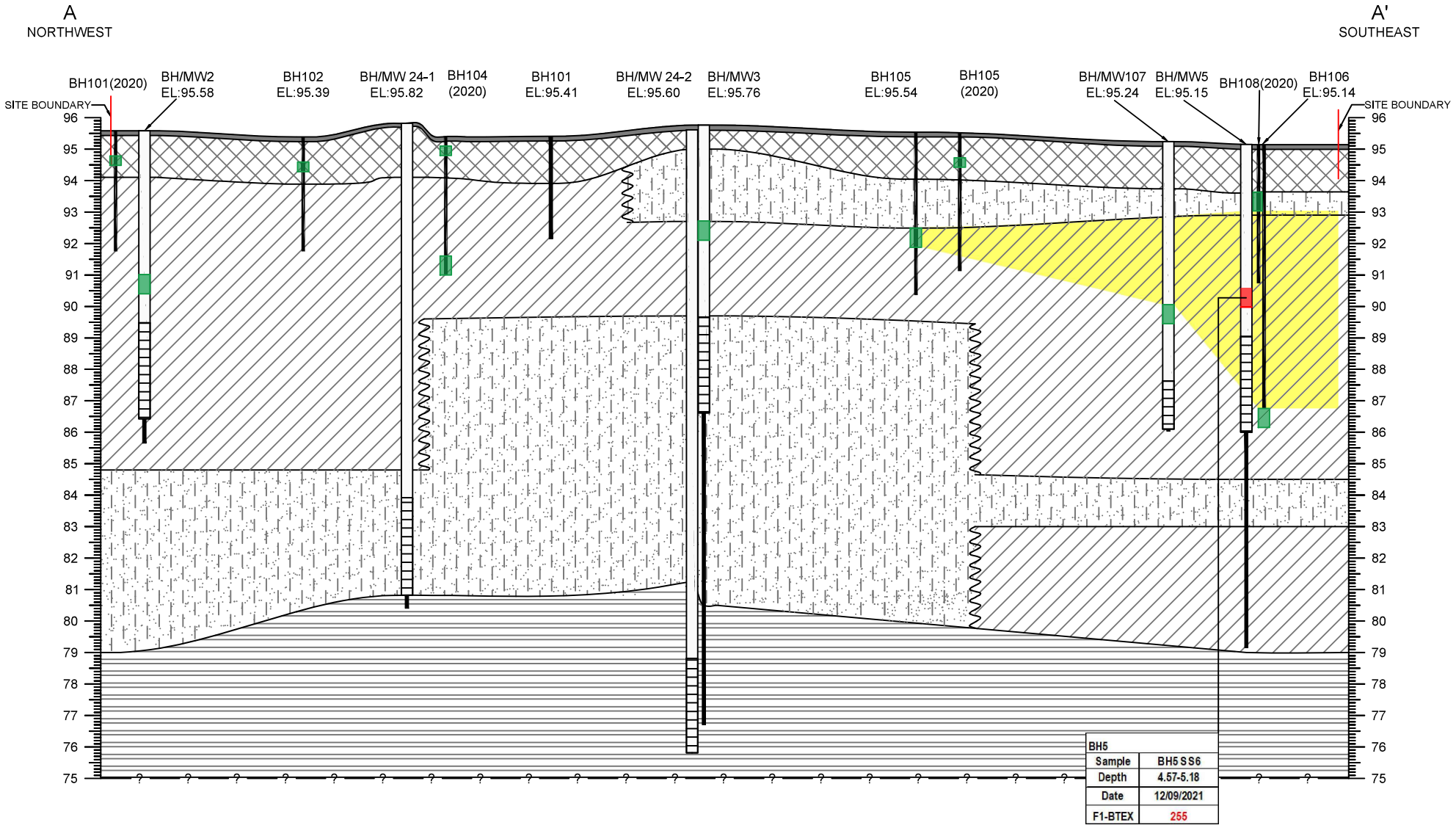
TITLE AND LOCATION:

CROSS SECTION A-A'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17A

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*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)- BTEX	F1-BTEX	65	ug/g

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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

TITLE AND LOCATION:

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

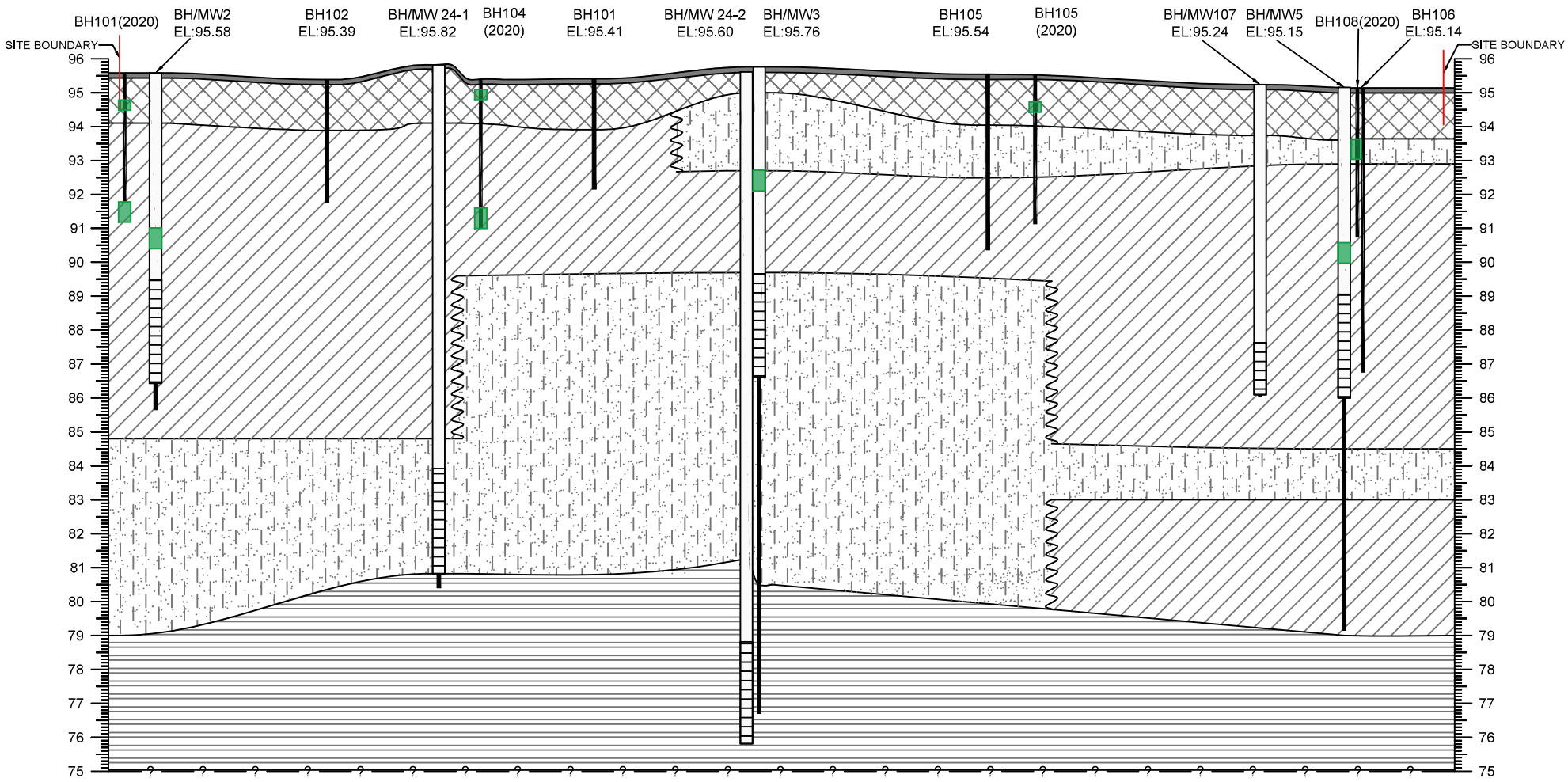
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.: GTR-21018382-B0	DWN.: MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 17B

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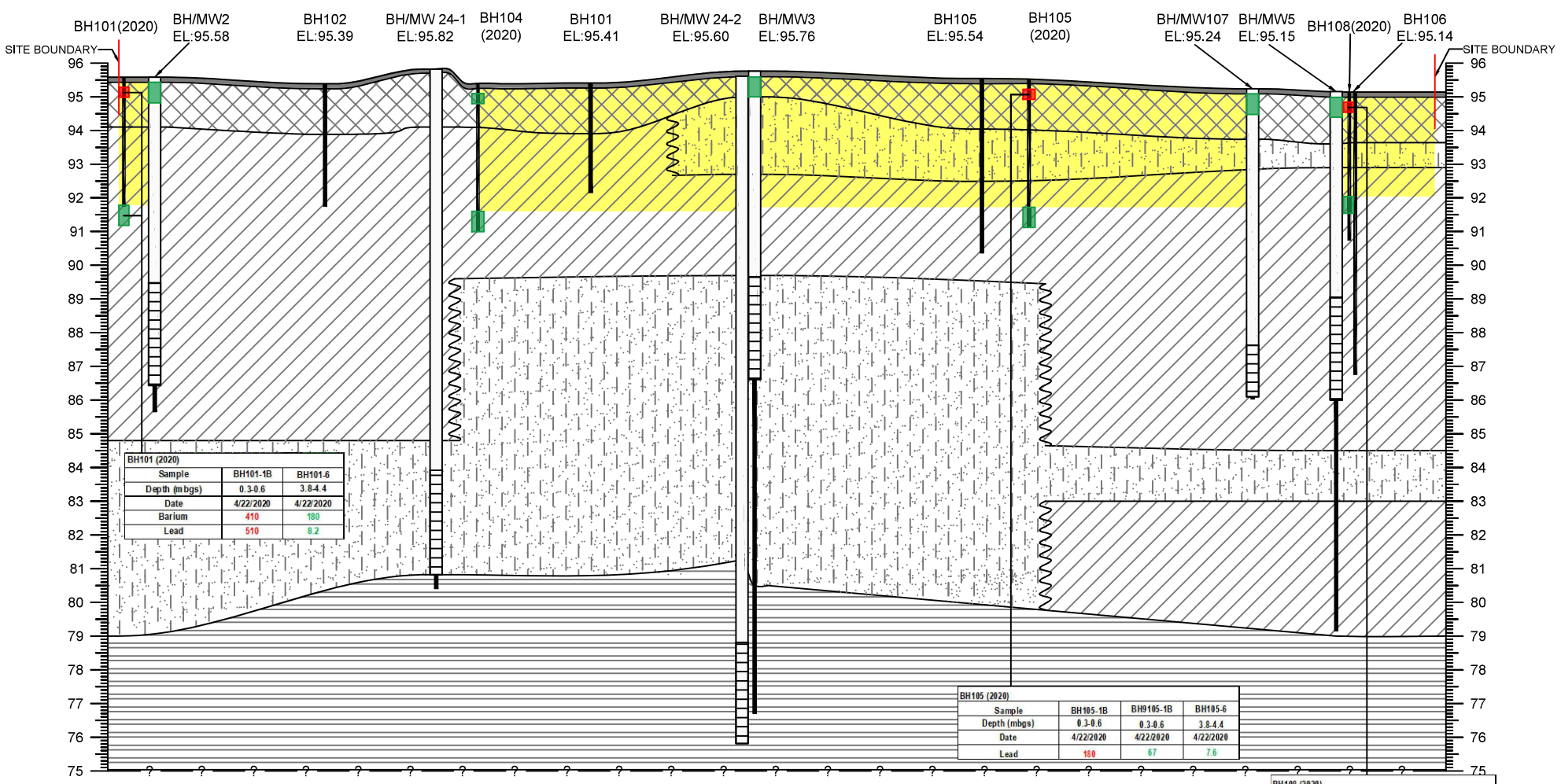
LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK

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-B0	MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 17C

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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	4/23/2020
Lead	130	8.1

*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
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

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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

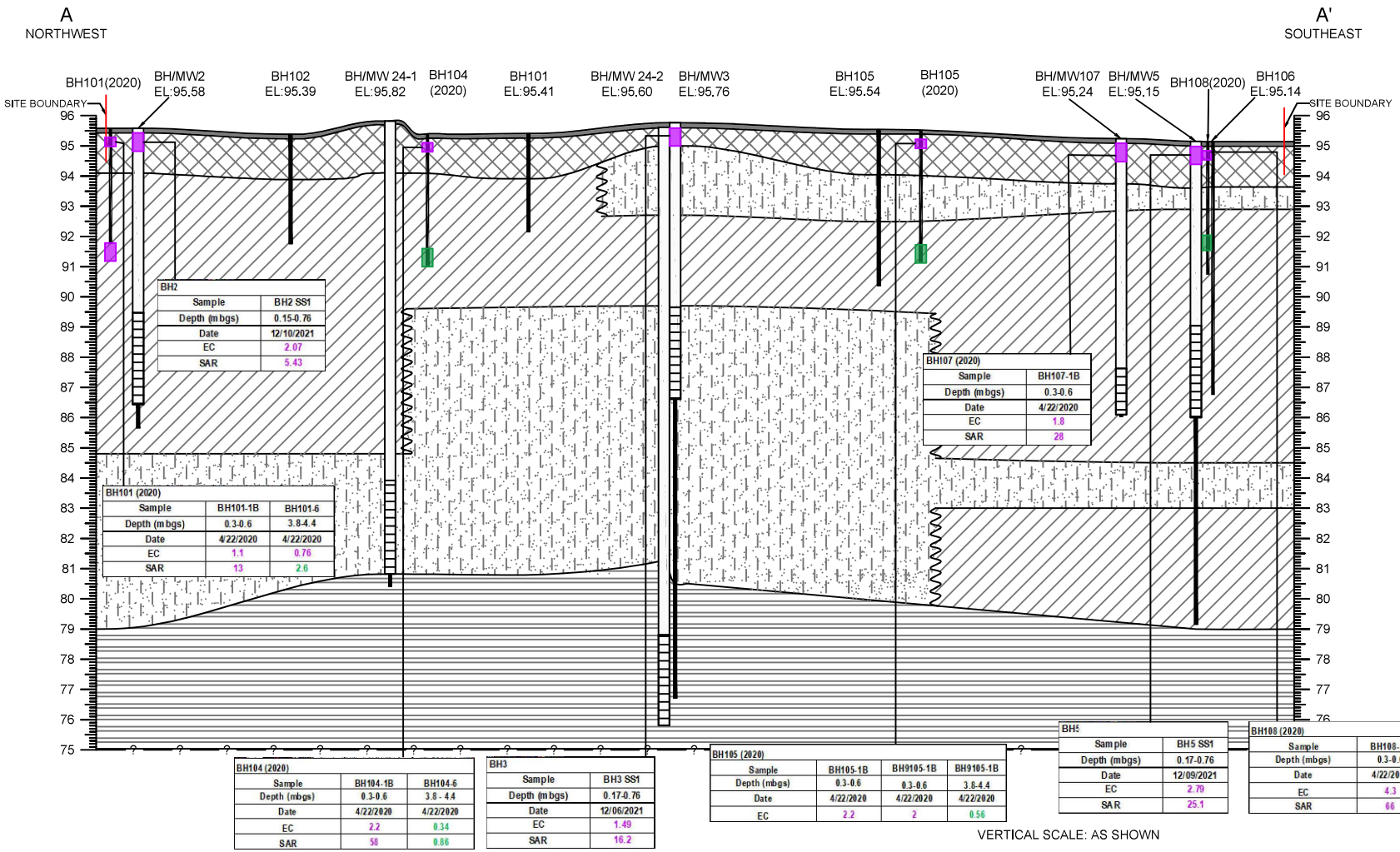
TITLE AND LOCATION:

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

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17D

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VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

*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 IS DEEMED TO MEET O. REG. 153/04 TABLE 3 STANDARDS FOR SALT RELATED PARAMETER IS SHOWN IN PURPLE
CONCENTRATION OF SALT RELATED PARAMETER DEEMED TO MEET THE TABLE 3 STANDARD SHOWN IN TEXT AS **PURPLE 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

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

TITLE AND LOCATION:

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

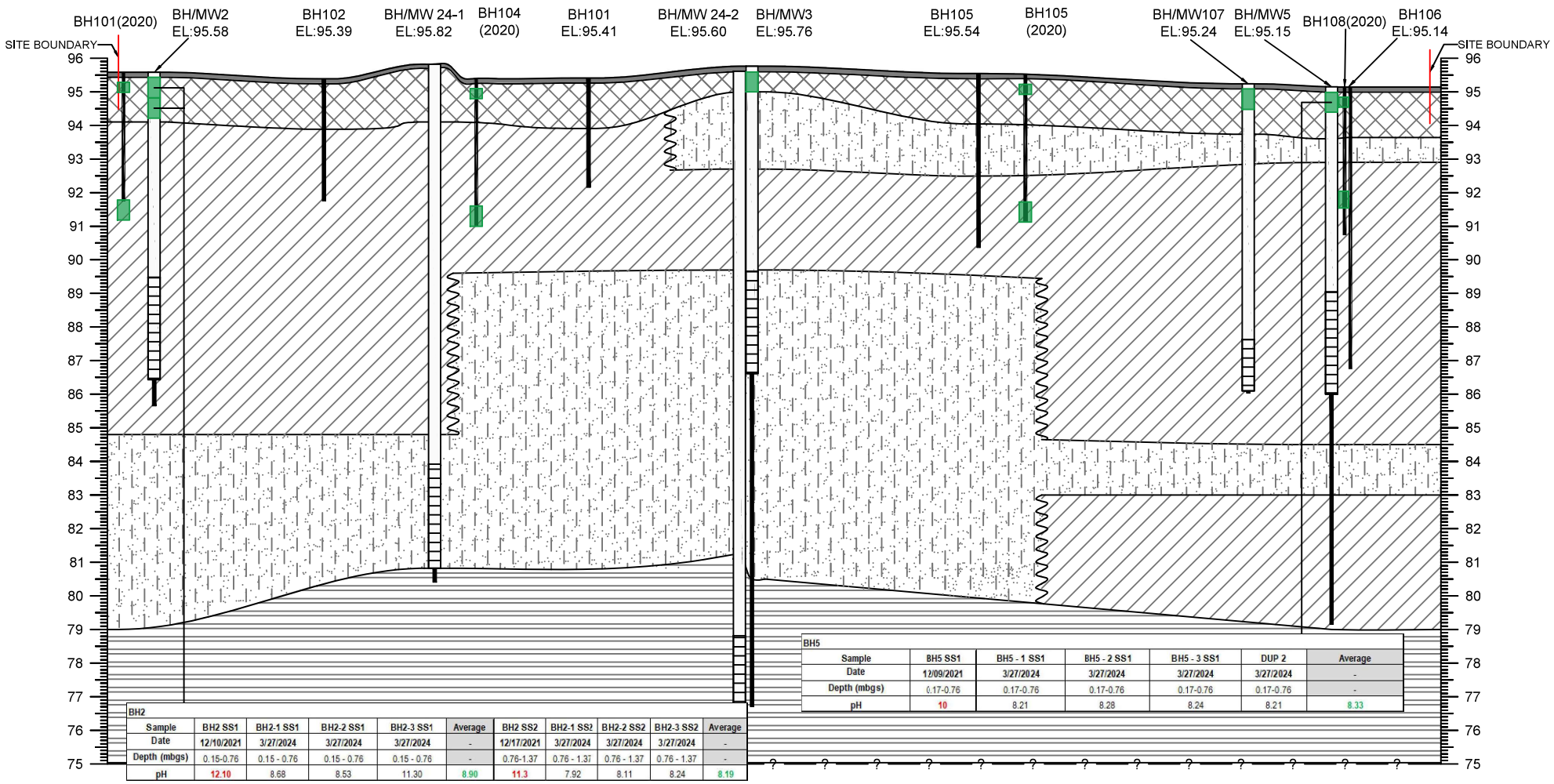
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.: GTR-21018382-B0	DWN.: MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 17E

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A
NORTHWEST

A'
SOUTHEAST



BH2

Sample	BH2 SS1	BH2-1 SS1	BH2-2 SS1	BH2-3 SS1	Average	BH2 SS2	BH2-1 SS2	BH2-2 SS2	BH2-3 SS2	Average
Date	12/10/2021	3/27/2024	3/27/2024	3/27/2024	-	12/17/2021	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.15-0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	-	0.76-1.37	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37	-
pH	12.10	8.68	8.53	11.30	8.90	11.3	7.92	8.11	8.24	8.19

BH5

Sample	BH5 SS1	BH5 - 1 SS1	BH5 - 2 SS1	BH5 - 3 SS1	DUP 2	Average
Date	12/09/2021	3/27/2024	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.17-0.76	0.17-0.76	0.17-0.76	0.17-0.76	0.17-0.76	-
pH	10	8.21	8.28	8.24	8.21	8.33

*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: INITIAL pH EXCEEDANCE RESOLVED VIA CONFIRMATORY SOIL SAMPLING PROGRAM COMPLETED IN MARCH 2024

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

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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

TITLE AND LOCATION:

CROSS SECTION A-A' WITH pH IN SOIL

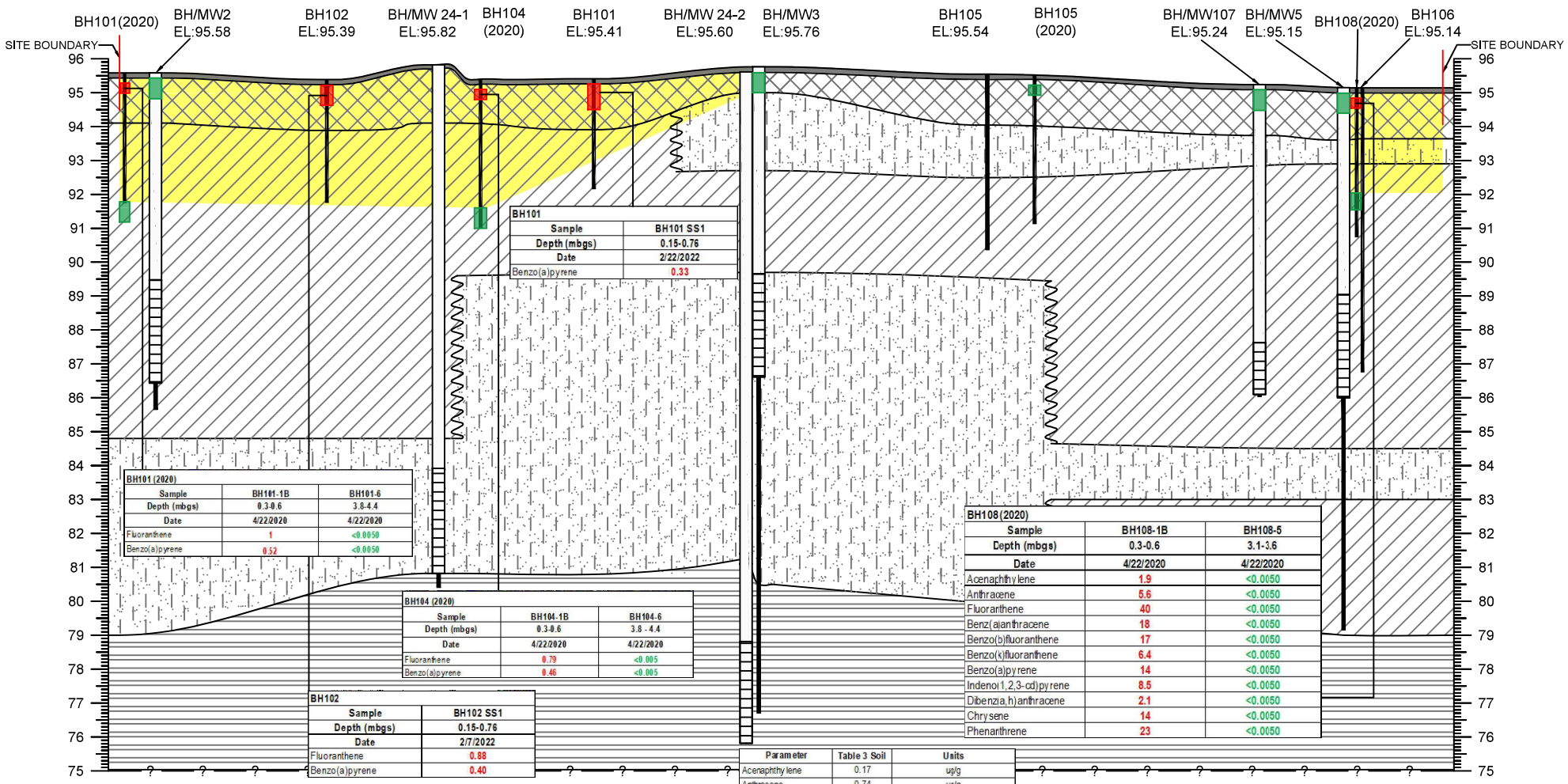
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17F

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A
NORTHWEST

A'
SOUTHEAST



BH101	
Sample	BH101 SS1
Depth (mbgs)	0.15-0.76
Date	2/22/2022
Benzo(a)pyrene	0.33

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

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	<0.005
Benzo(a)pyrene	0.46	<0.005

BH102	
Sample	BH102 SS1
Depth (mbgs)	0.15-0.76
Date	2/7/2022
Fluoranthene	0.88
Benzo(a)pyrene	0.40

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
Chrysene	14	<0.0050
Phenanthrene	23	<0.0050

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

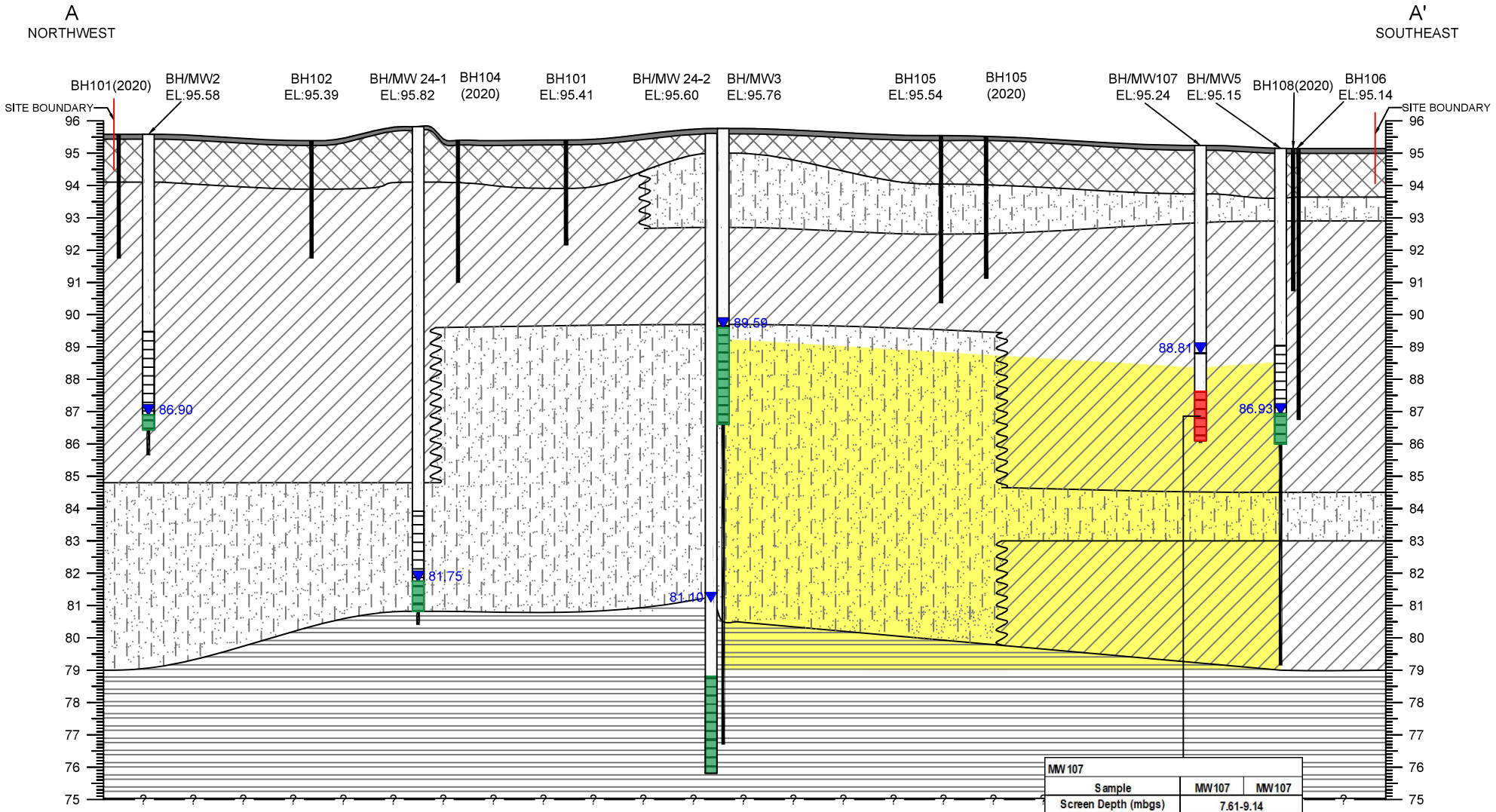
TITLE AND LOCATION:

CROSS SECTION A-A' WITH PAH CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
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DATE:	FIG. NO.:
JUNE 2024	17G

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MW107		
Sample	MW107	MW107
Screen Depth (mbgs)	7.61-9.14	
Date	2/22/2022	4/22/2024
F1(C6-C10) - BTEX	849	<25
F2 (C10-C16)	3600	<100

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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

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

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LEGEND:
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- CLAYEY SILT TILL
- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024
- EXTENT OF IMPACT

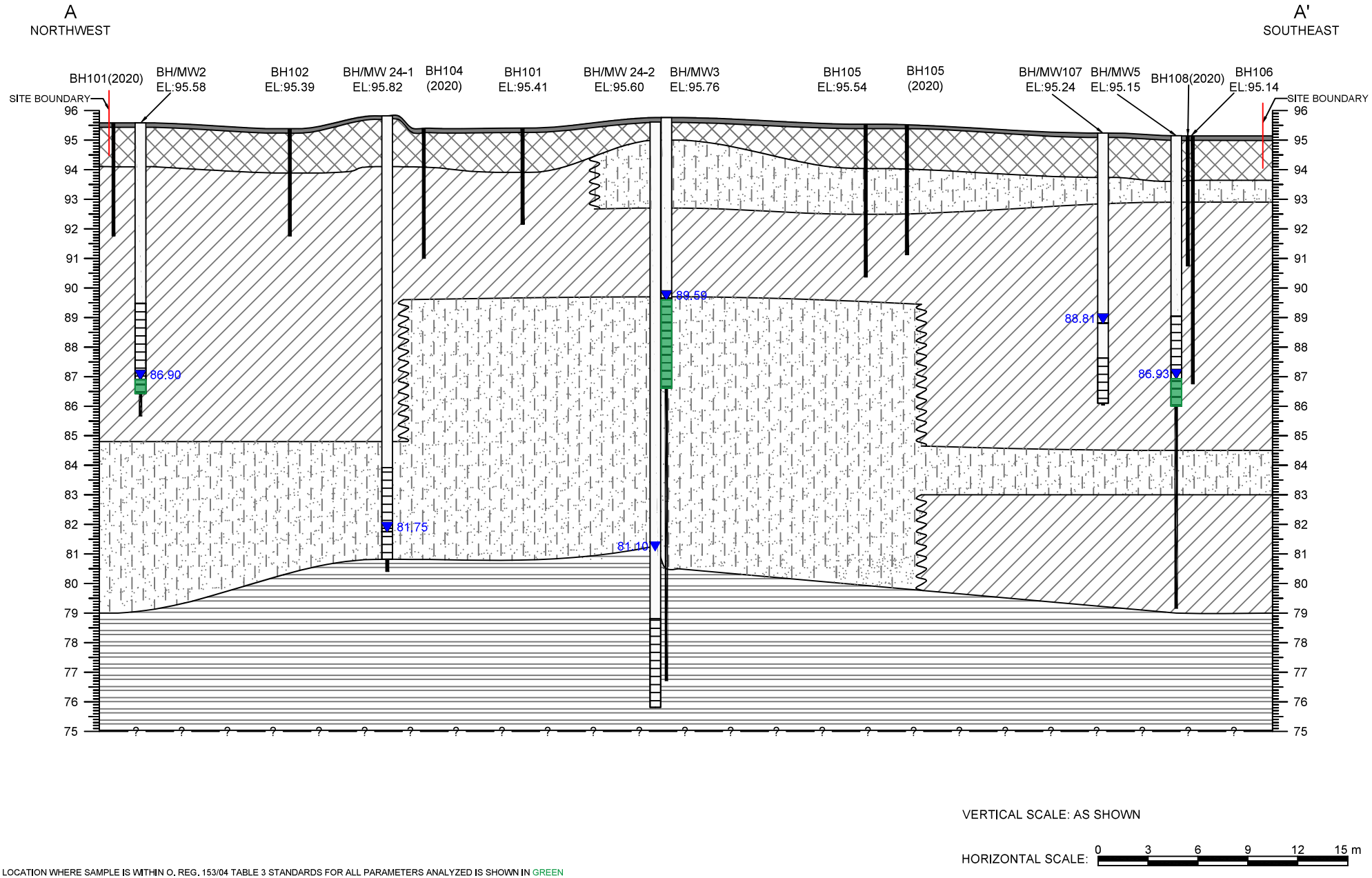
TITLE AND LOCATION:

CROSS SECTION A-A' WITH PHC AND BTEX CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17H

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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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- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK

▼ GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

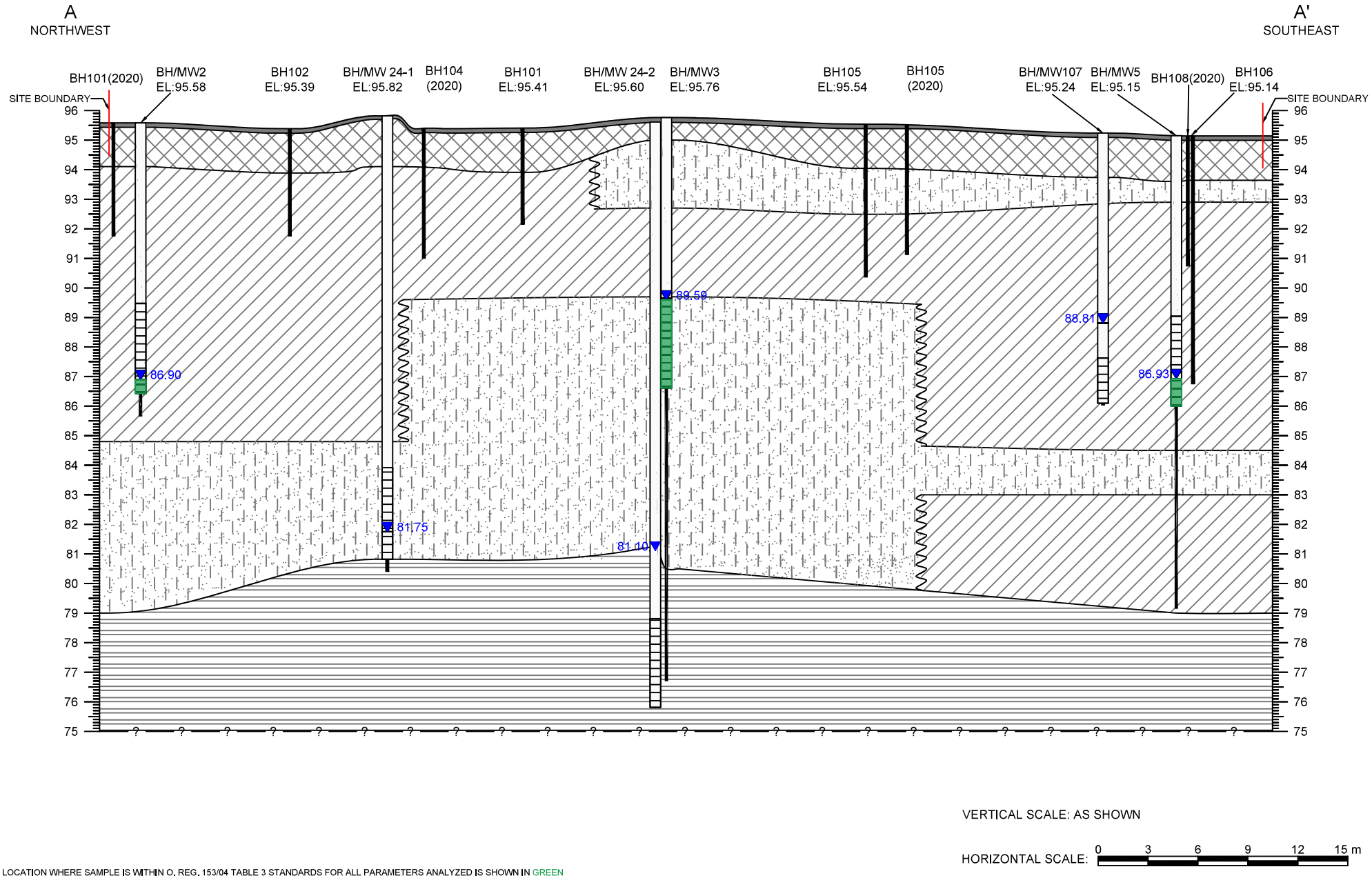
TITLE AND LOCATION:

CROSS SECTION A-A' WITH VOC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17I

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LEGEND:

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- FILL
- CLAYEY SILT TILL
- CLAYEY SILT
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

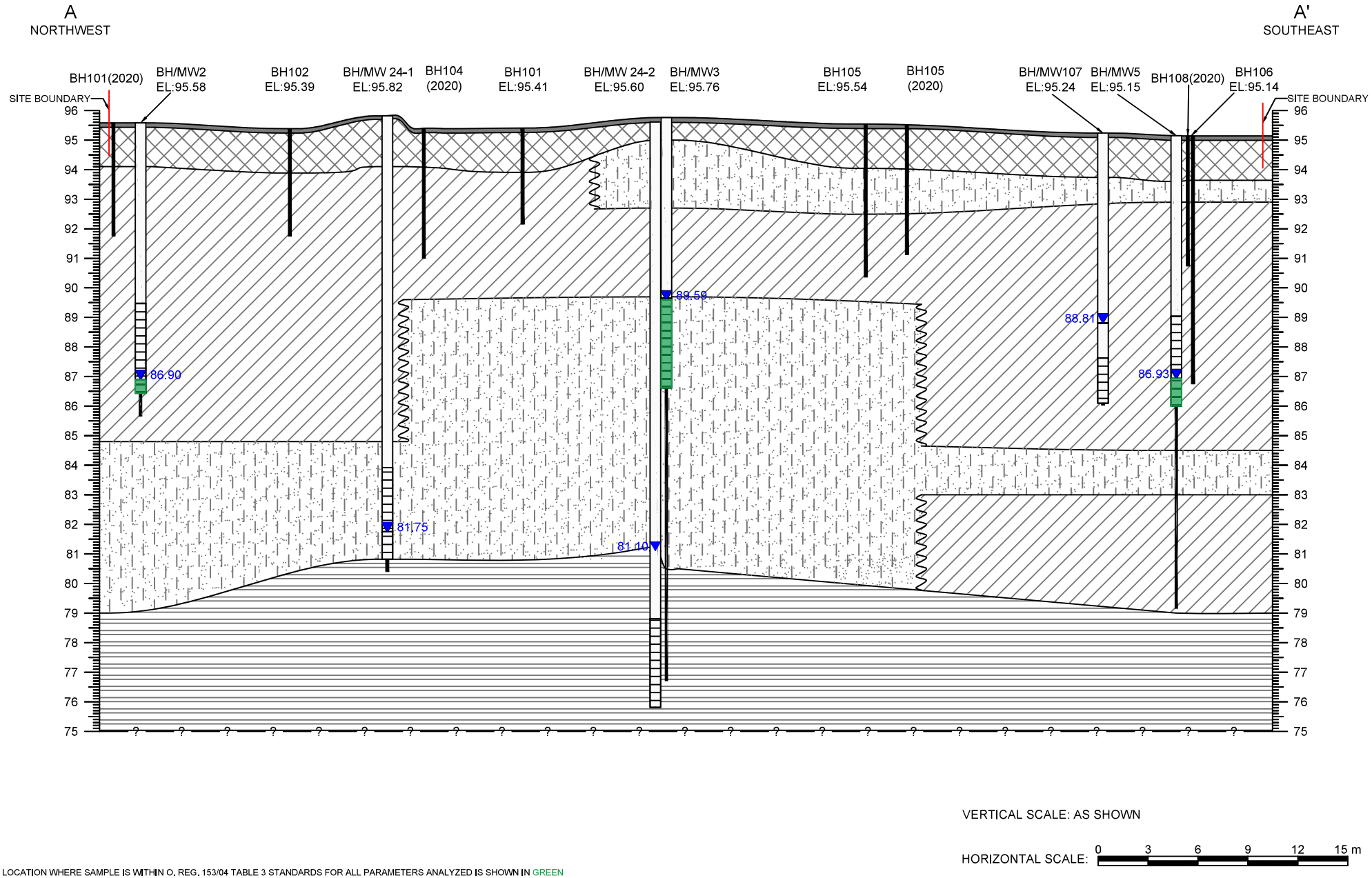
TITLE AND LOCATION:

CROSS SECTION A-A' WITH METALS, HYDRIDE-FORMING METALS AND ORPs (Hg, Cr VI, Na+, Cl-) CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

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DATE:	FIG. NO.:
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LEGEND:

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

▼ GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

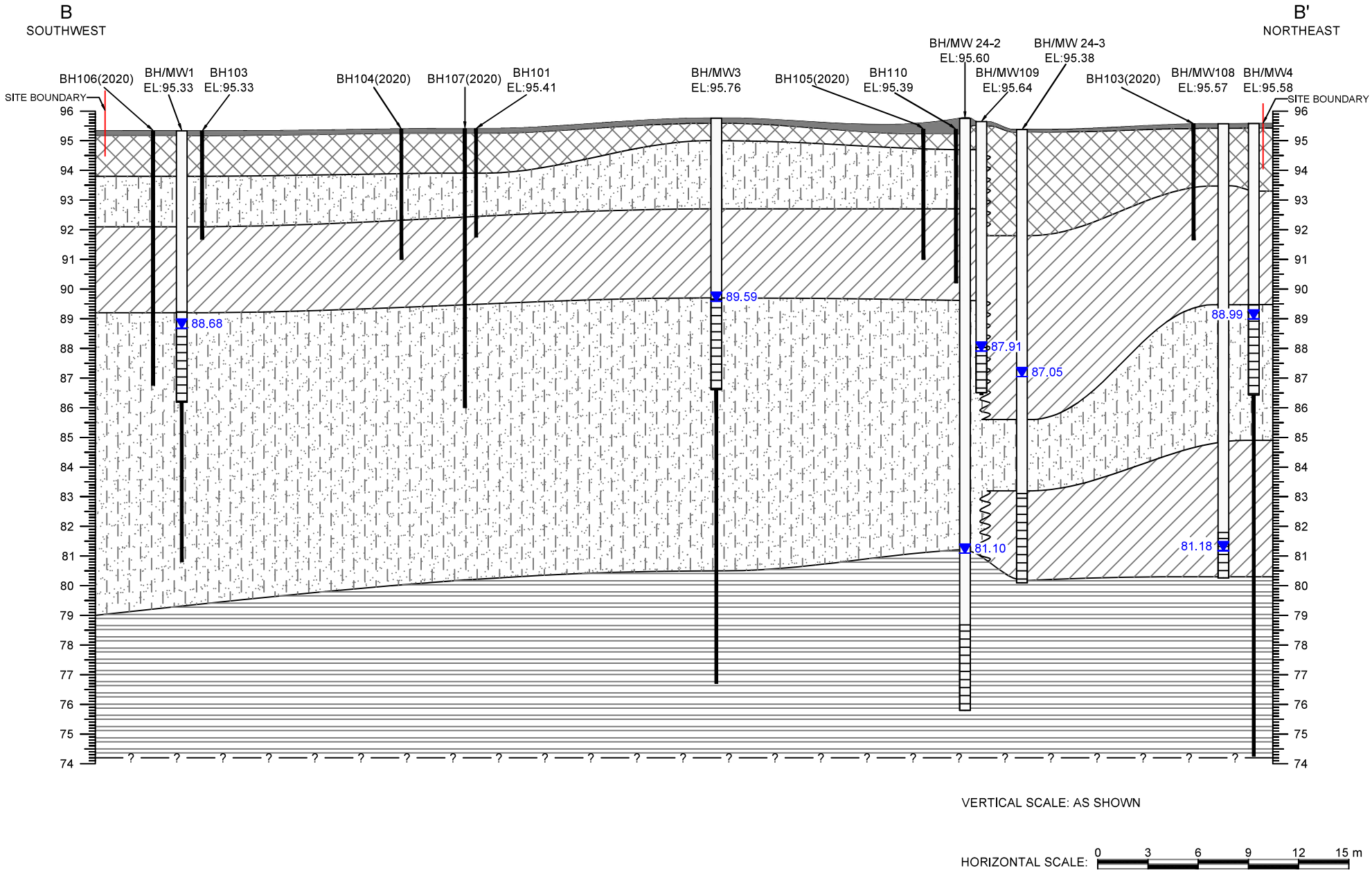
TITLE AND LOCATION:

CROSS SECTION A-A' WITH PAH CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	17K

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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 ON APRIL 25, 2024

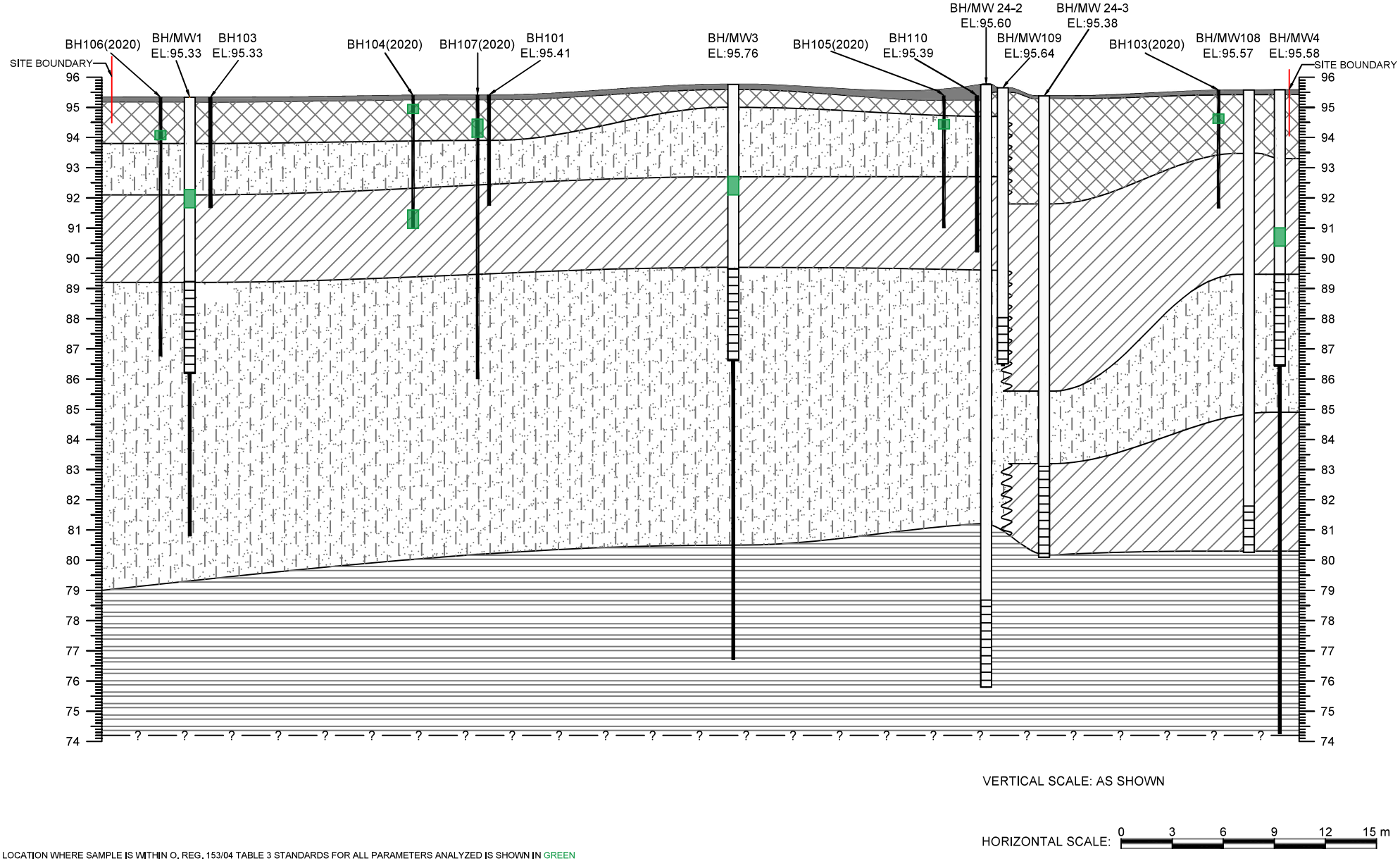
TITLE AND LOCATION:

CROSS SECTION B-B'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	18A

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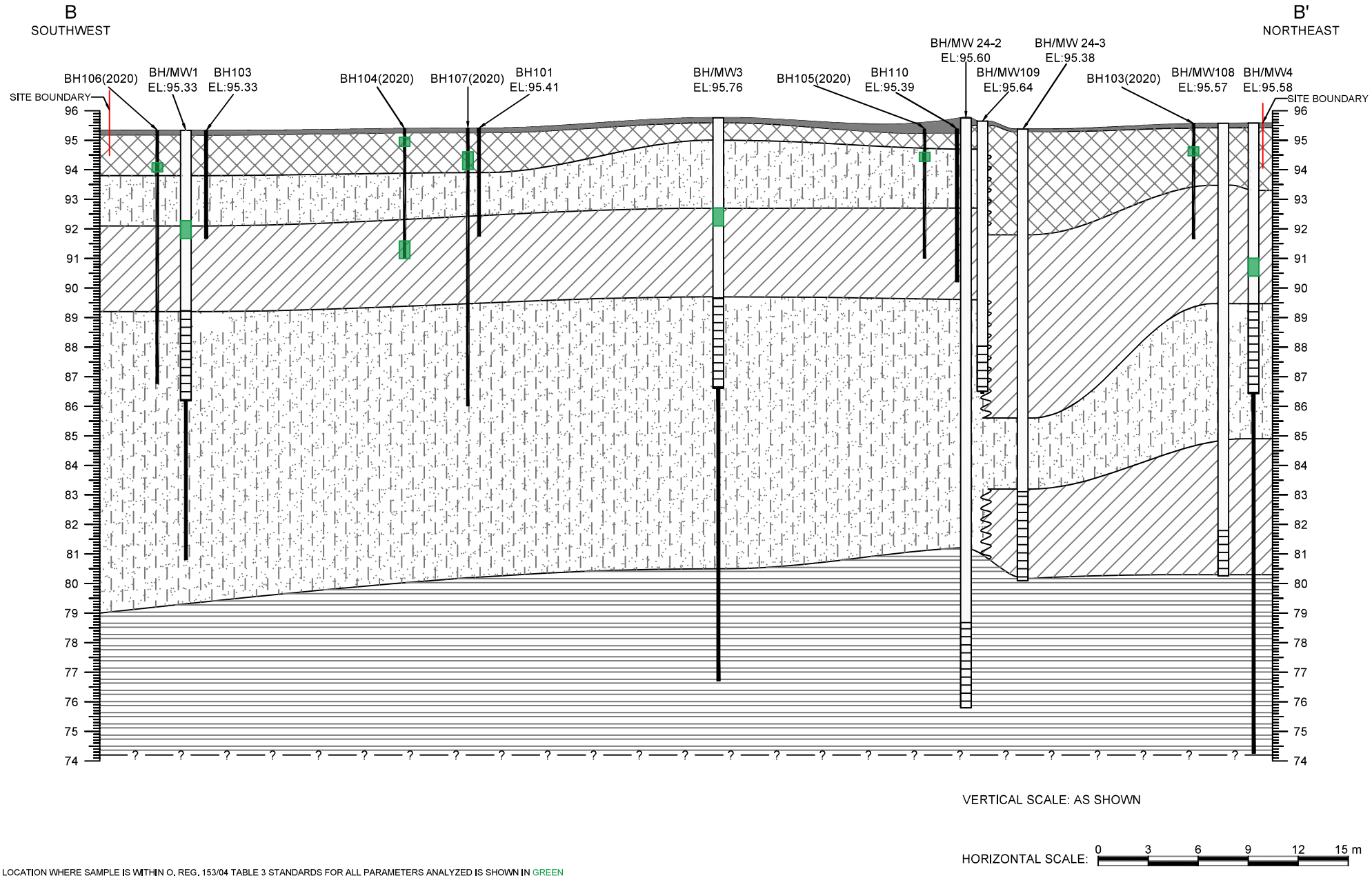
LEGEND:
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- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

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-B0	MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18B

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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

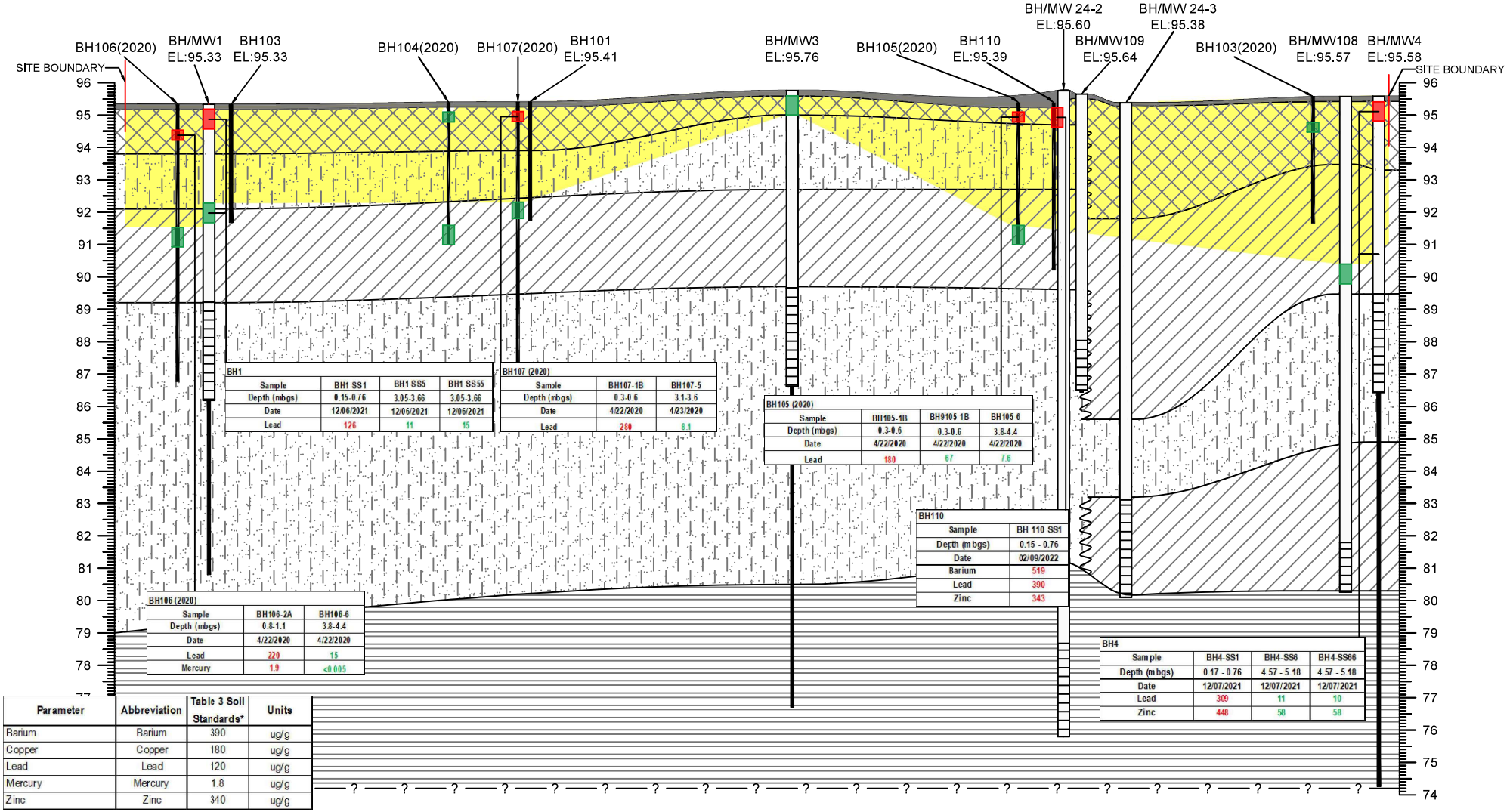
TITLE AND LOCATION:

CROSS SECTION B-B' WITH VOC CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18C

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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
Lead	126	11	15

BH107 (2020)		
Sample	BH107-1B	BH107-5
Depth (mbgs)	0.3-0.6	3.1-3.6
Date	4/22/2020	4/23/2020
Lead	280	8.1

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

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	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	<0.005

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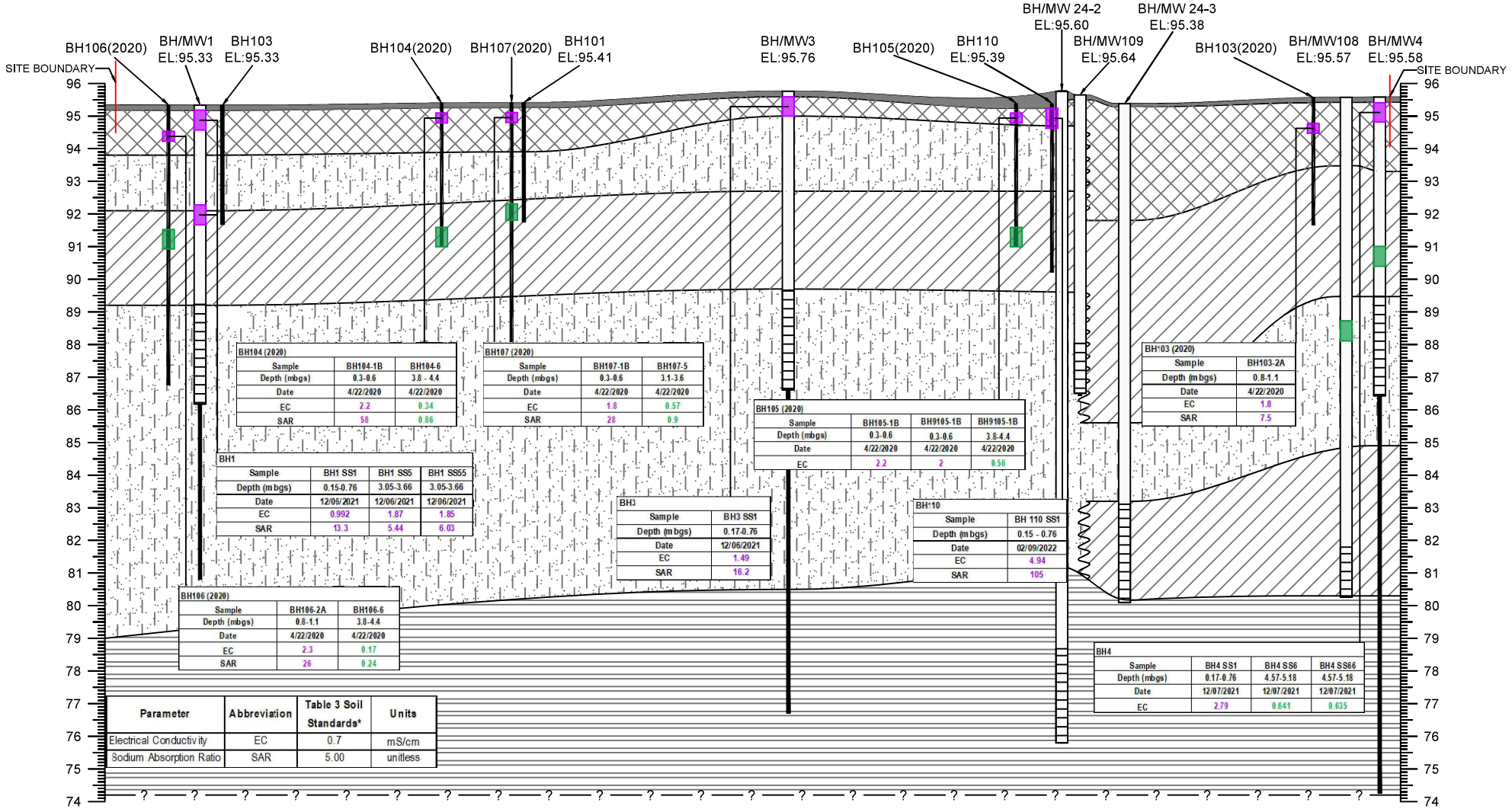
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LEGEND:
- ASPHALT
- FILL
- CLAYEY SILT TILL
- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

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

PROJECT NO.: GTR-21018382-B0
DWN.: MS
SCALE: AS NOTED
CK: SP
DATE: JUNE 2024
FIG. NO.: 18D

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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

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

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

BH105 (2020)			
Sample	BH105-1B	BH9105-1B	BH9105-1B
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	0.56

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	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

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
EC	2.79	0.641	0.635

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 IS DEEMED TO MEET O. REG. 153/04 TABLE 3 STANDARDS FOR SALT RELATED PARAMETER IS SHOWN IN PURPLE
CONCENTRATION OF SALT RELATED PARAMETER DEEMED TO MEET THE TABLE 3 STANDARD SHOWN IN TEXT AS PURPLE 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

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

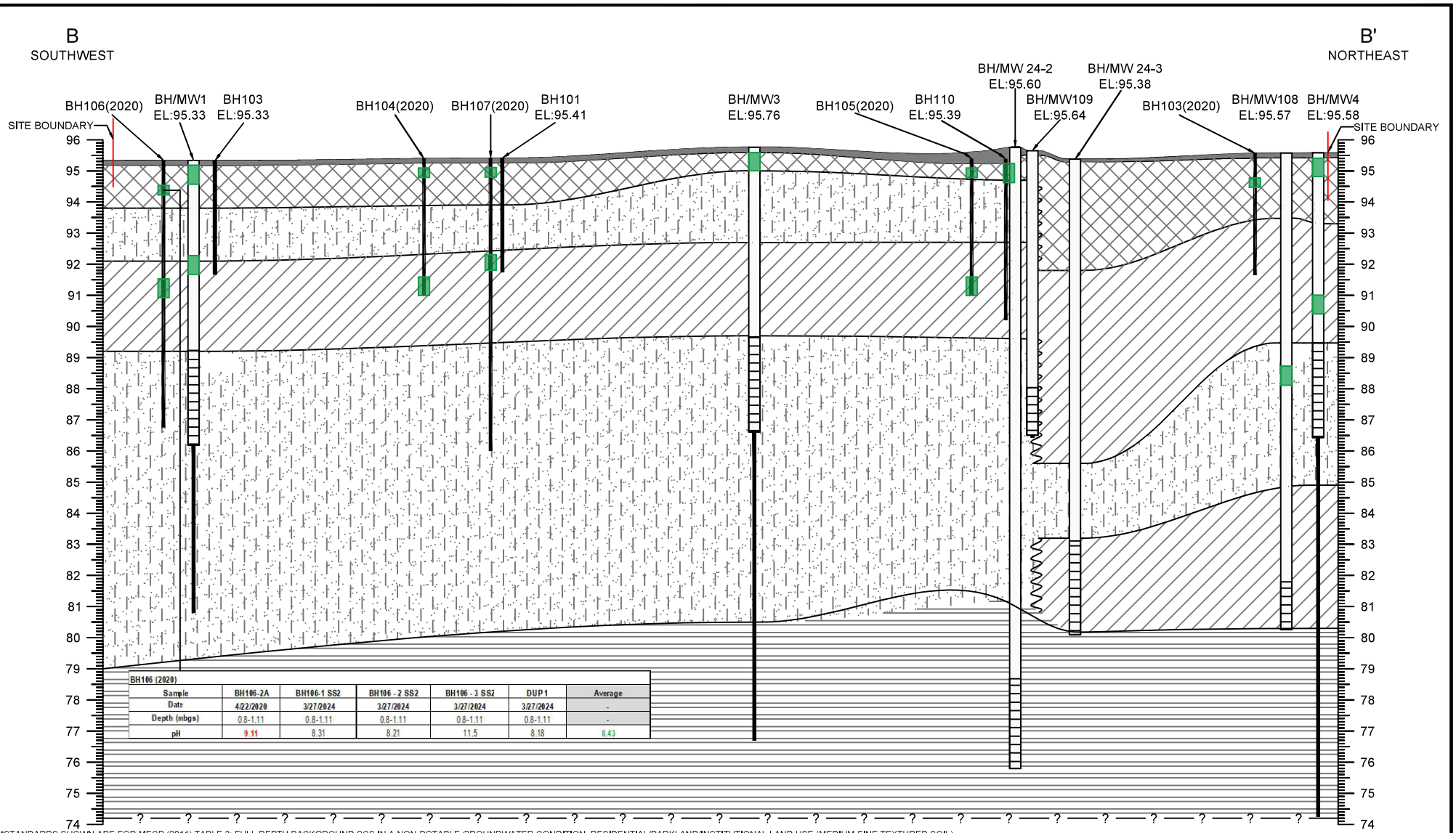
TITLE AND LOCATION:

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

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	18E

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BH106 (2020)

Sample	BH106-2A	BH106-1 SS2	BH106 - 2 SS2	BH106 - 3 SS2	DUP1	Average
Date	4/22/2020	3/27/2024	3/27/2024	3/27/2024	3/27/2024	-
Depth (mbgs)	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11	0.8-1.11	-
pH	9.11	8.31	8.21	11.5	8.18	8.43

*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: INITIAL pH EXCEEDANCE RESOLVED VIA CONFIRMATORY SOIL SAMPLING PROGRAM COMPLETED IN MARCH 2024

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

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- SHALE BEDROCK

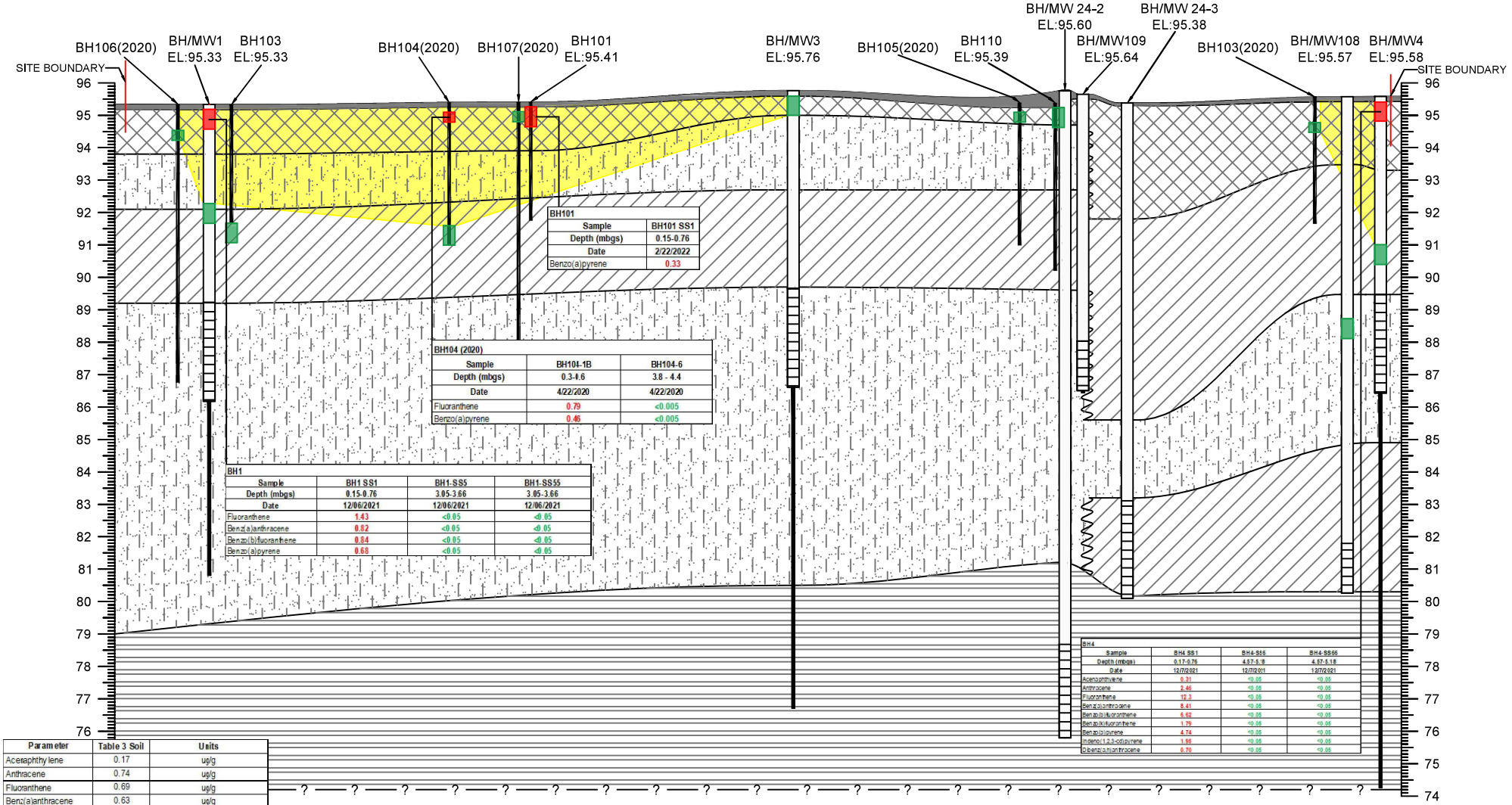
TITLE AND LOCATION:

CROSS SECTION B-B' WITH pH IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	18F

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BH101

Sample	BH101 SS1
Depth (mbgs)	0.15-0.76
Date	2/22/2022
Benzo(a)pyrene	0.33

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	<0.005
Benzo(a)pyrene	0.46	<0.005

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
Fluoranthene	1.43	<0.05	<0.05
Benz(a)anthracene	0.82	<0.05	<0.05
Benzo(b)fluoranthene	0.84	<0.05	<0.05
Benzo(a)pyrene	0.68	<0.05	<0.05

BH4

Sample	BH4 SS1	BH4-SS5	BH4-SS55
Depth (mbgs)	0.17-0.76	4.57-5.18	4.57-5.18
Date	12/7/2021	12/7/2021	12/7/2021
Acenaphthene	0.31	<0.05	<0.05
Anthracene	2.46	<0.05	<0.05
Fluoranthene	12.3	<0.05	<0.05
Benz(a)anthracene	8.41	<0.05	<0.05
Benzo(b)fluoranthene	6.62	<0.05	<0.05
Benzo(k)fluoranthene	1.79	<0.05	<0.05
Benzo(a)pyrene	4.74	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	1.99	<0.05	<0.05
Dibenz(a,h)anthracene	0.79	<0.05	<0.05

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
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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:
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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- EXTENT OF IMPACT

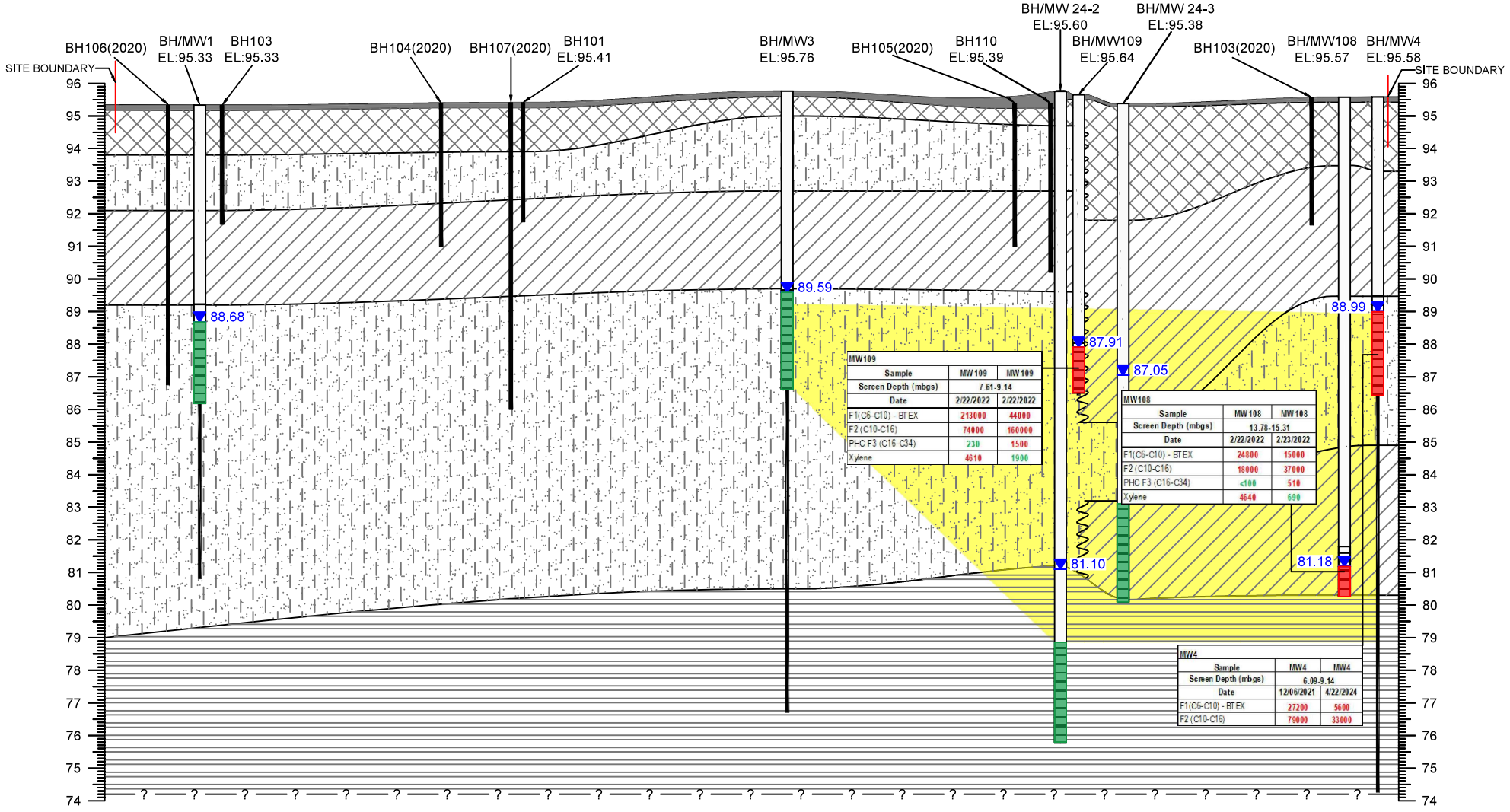
TITLE AND LOCATION:

CROSS SECTION B-B' WITH PAH CONCENTRATIONS IN SOIL

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
AS NOTED	SP
DATE:	FIG. NO.:
JUNE 2024	18G

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*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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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 Groundwater Standards*	Units
F1(C6-C10) - BTEX	750	ug/L
F2 (C10-C16)	150	ug/L
Xylene	4200	ug/L

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024
- EXTENT OF IMPACT

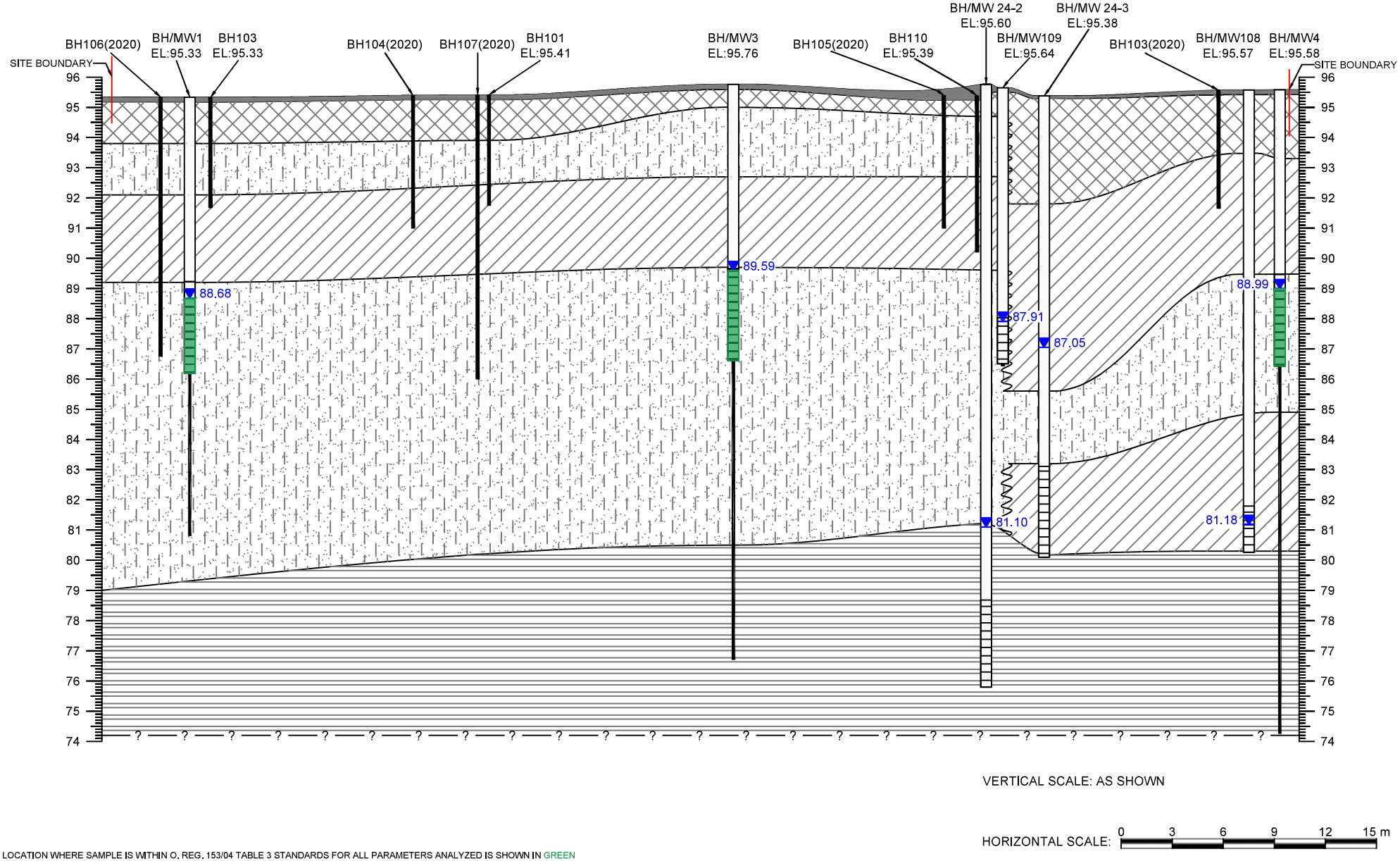
TITLE AND LOCATION:

CROSS SECTION B-B' WITH PHC AND BTEX CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18H

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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
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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK

▼ GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

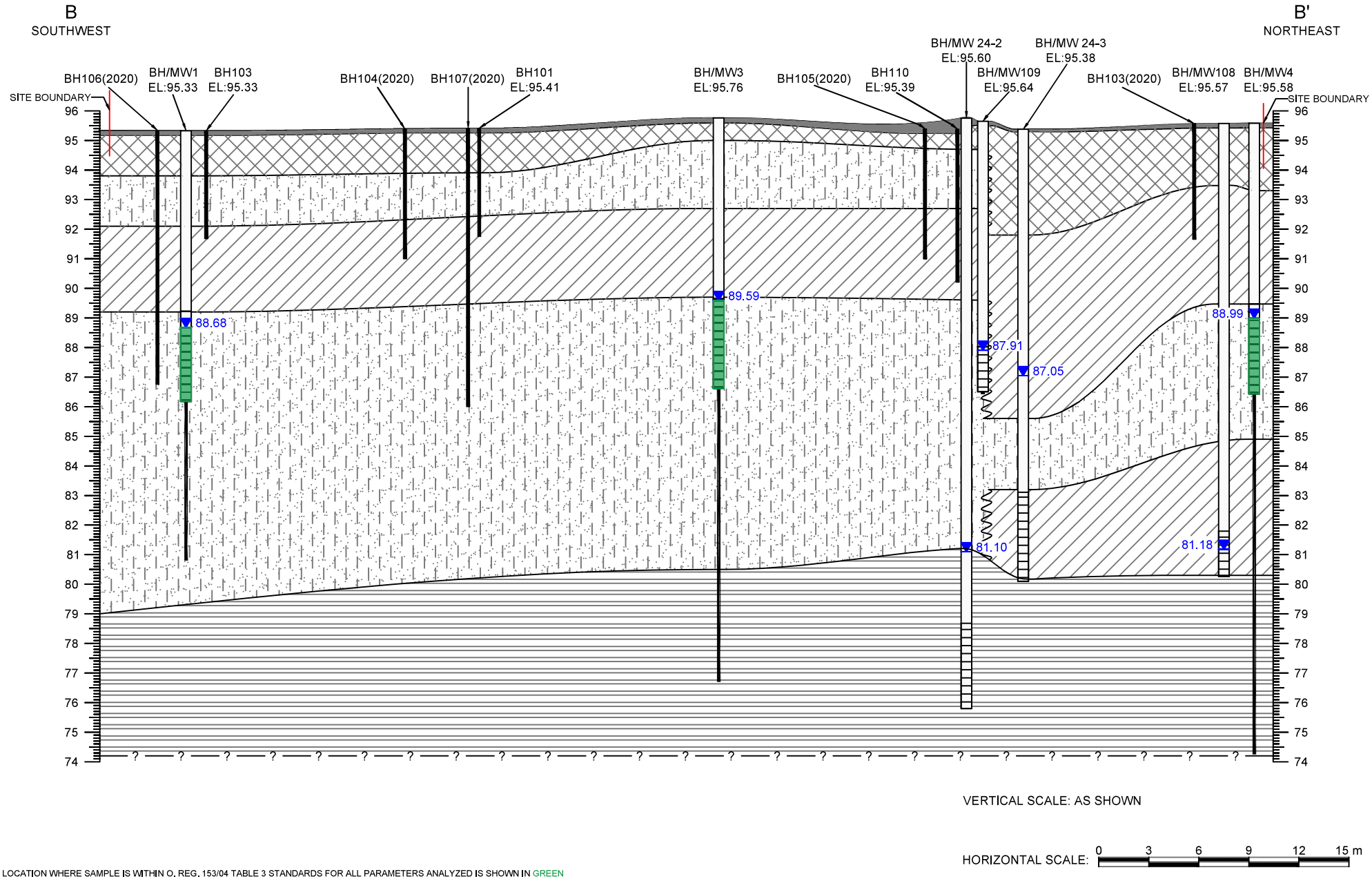
TITLE AND LOCATION:

CROSS SECTION B-B' WITH VOC CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE:	CK:
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DATE:	FIG. NO.:
JUNE 2024	18I

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VERTICAL SCALE: AS SHOWN

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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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- SANDY SILT TILL
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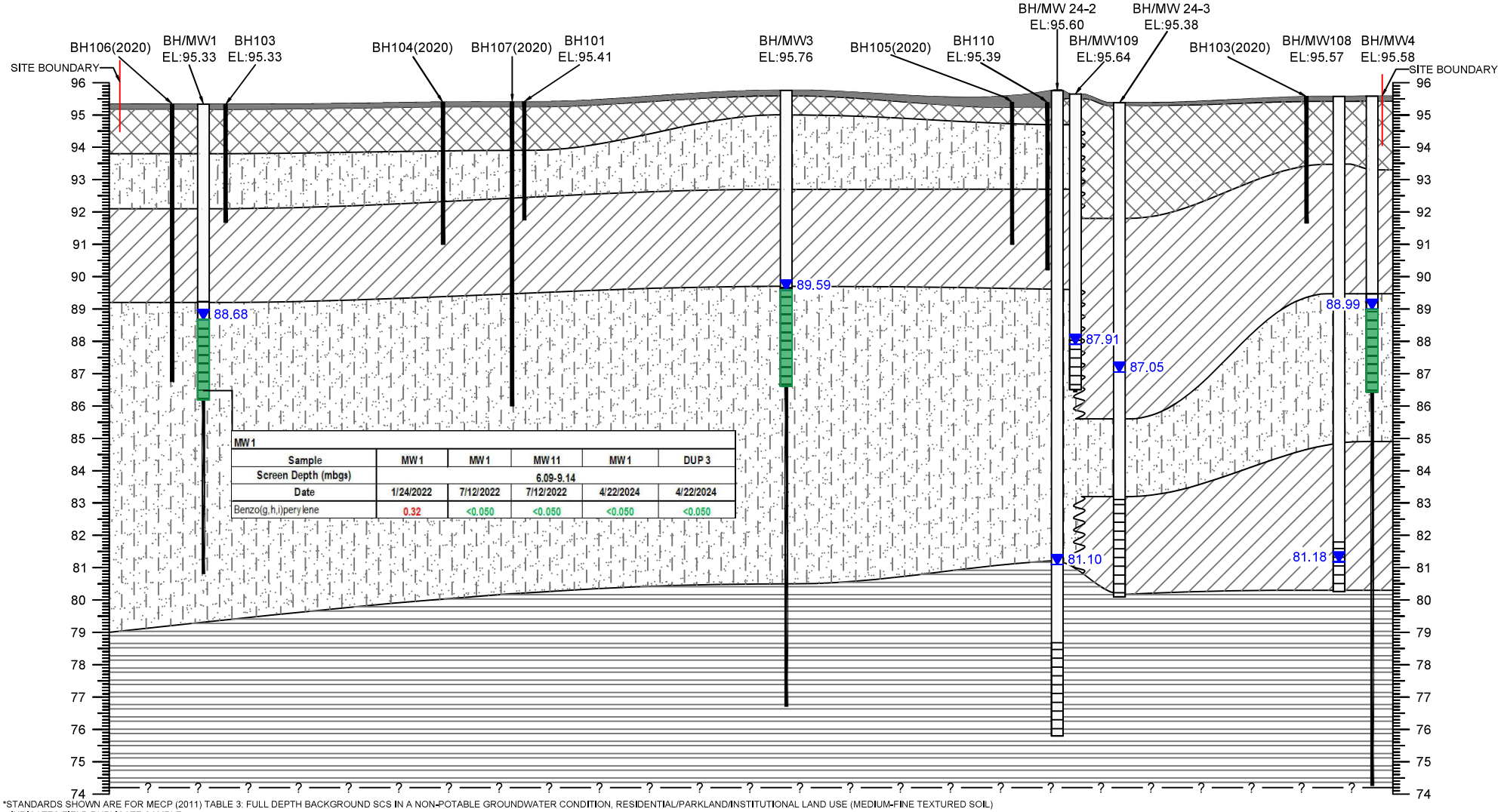
▼ GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

TITLE AND LOCATION:

CROSS SECTION B-B' WITH METALS, HYDRIDE-FORMING METALS AND ORPs (Hg, Cr VI, Na+, Cl-) CONCENTRATIONS IN GROUNDWATER
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	DWN.:
GTR-21018382-B0	MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18J

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*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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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	Units
Benzo(g,h,i)perylene	0.2	ug/g

NOTE: INITIAL EXCEEDANCE IDENTIFIED AT MW1 NO LONGER RETAINED DUE TO COMPLETION OF TWO (2) RE-SAMPLING EVENTS WITH ANALYTICAL RESULTS BELOW THE RDL AND TABLE 3 SCS

VERTICAL SCALE: AS SHOWN

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- SILT TILL
- SANDY SILT TILL
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON APRIL 25, 2024

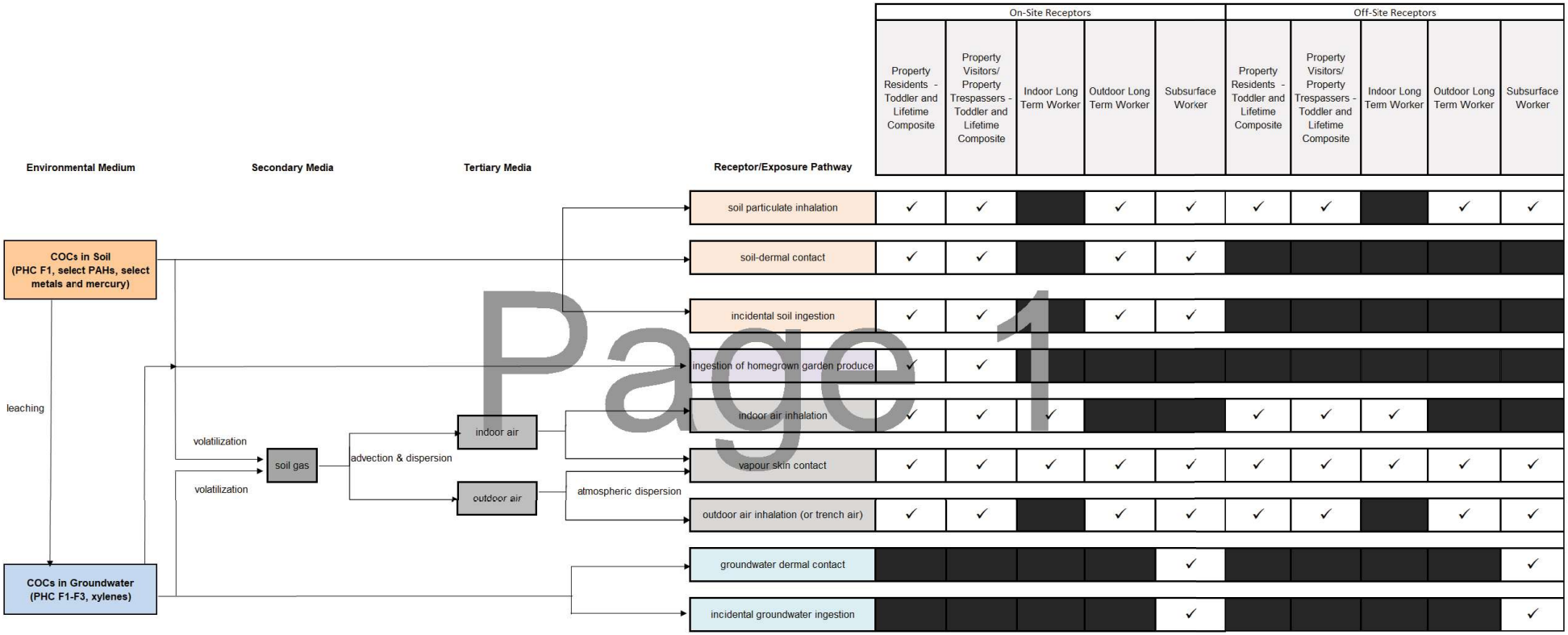
TITLE AND LOCATION:

CROSS SECTION B-B' WITH PAH CONCENTRATIONS IN GROUNDWATER

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.: GTR-21018382-B0	DWN.: MS
SCALE: AS NOTED	CK: SP
DATE: JUNE 2024	FIG. NO.: 18K

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Page 1

Legend:

	Pathway is incomplete
✓	Pathway is complete

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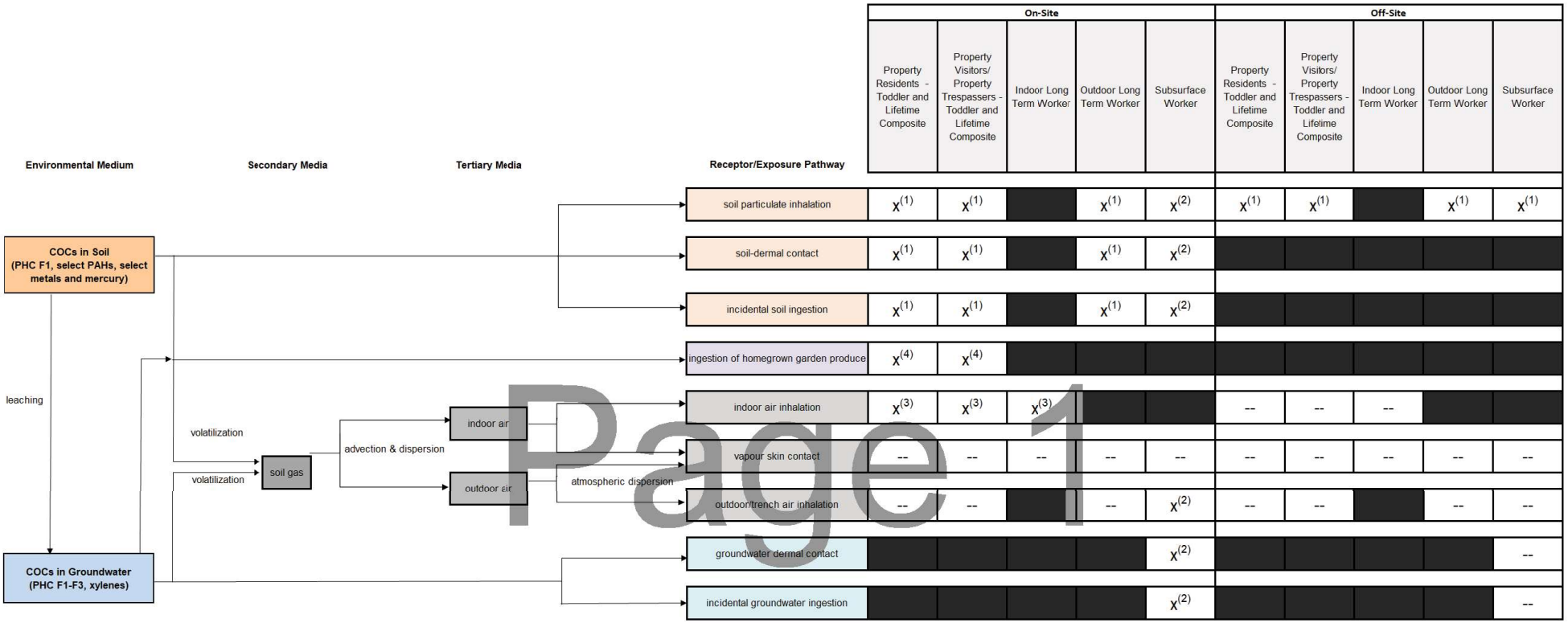
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TITLE AND LOCATION:

Human Health Conceptual Exposure Model Without Risk Management Measures

Phase Two Environmental Site Assessment Update
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: SP
SCALE: AS NOTED	CHKD: SP
DATE: JUNE 2024	FIG. No.: 19A



Page 1

Legend:

	Pathway is incomplete
x	Pathway is blocked by RMM
--	Pathway is complete but unacceptable risks are not anticipated

RMM required on-Site (subject to MECP approval):
1) Hard cap or fill cap
2) Health and Safety Plan
3) Engineered measures for vapour mitigation
A Soil and Groundwater Management Plan is also required for the Site.

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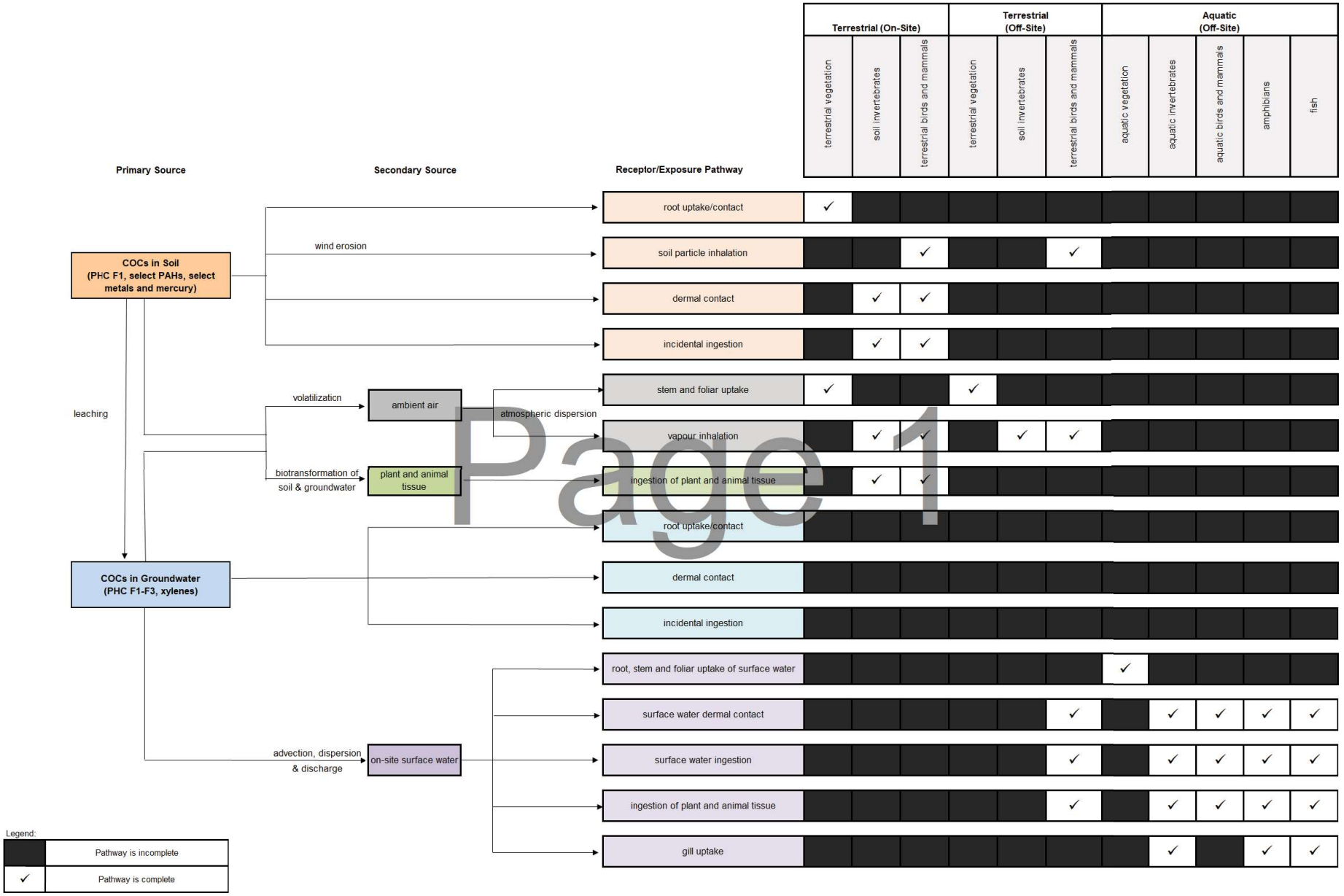
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Human Health Conceptual Exposure Model With Risk Management Measures

Phase Two Environmental Site Assessment Update
15 Denison Avenue
Toronto, Ontario

PROJECT No.: GTR-21018382-B0	DWN: SP
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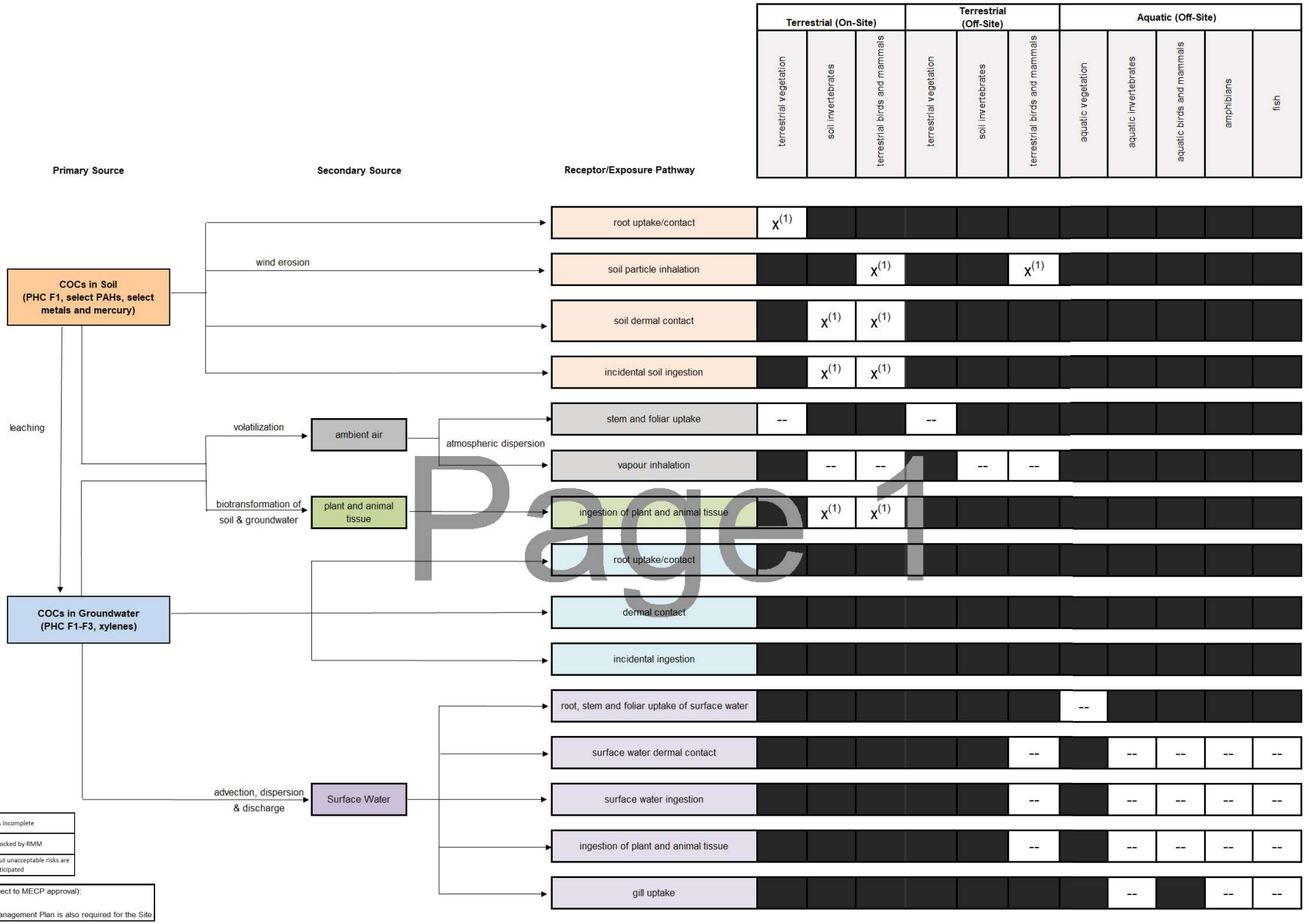
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Tables

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TABLE 1 - Areas of Potential Environmental Concern (APECs)

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

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, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	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, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	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

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TABLE 2 - Borehole Log Information

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

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
BH24-1	95.82	15.40	80.42	10-Apr-24	GIP
BH24-2	95.6	19.80	75.8	29-Apr-24	GIP
BH24-3	95.38	15.30	80.08	11-Apr-24	GIP

Elevation based on geodetic benchmark.

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

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
BH2-1 SS1	0.15-0.76	pH averaging program	pH
BH2-1 SS2	0.76-1.37	pH averaging program	pH
BH2-1 SS5	3.05-3.66	Vertical Delineation	pH
BH2-2 SS1	0.15-0.76	pH averaging program	pH
BH2-2 SS2	0.76-1.37	pH averaging program	pH
BH2-2 SS5	3.05-3.66	Vertical Delineation	pH
BH2-3 SS1	0.15-0.76	pH averaging program	pH
BH2-3 SS2	0.76-1.37	pH averaging program	pH
BH2-3 SS5	3.05-3.66	Vertical Delineation	pH
BH106-1 SS2	0.8-1.1	pH averaging program	pH
BH106-2 SS2	0.8-1.1	pH averaging program	pH
BH106-3 SS2	0.8-1.1	pH averaging program	pH
BH5-1 SS1	0.17-0.76	pH averaging program	pH
BH5-2 SS1	0.17-0.76	pH averaging program	pH
BH5-3 SS1	0.17-0.76	pH averaging program	pH
QA/QC Samples:			
BH1-SS55	3.05-3.66	Duplicate of BH1 SS5	M&I, PAHs
dup 1	0.8-1.1	Duplicate of BH106-3 SS2	pH
dup 2	0.17-0.76	Duplicate of BH5-2 SS1	pH
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-B0 - Phase Two Environmental Site Assessment Update

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
MW24-1	95.82	15.37	3.05	83.50	80.45	Silty Clay Till	Intact
MW24-2	95.6	19.97	3.05	78.68	75.63	Bedrock (Shale)	Intact
MW24-3	95.38	15.32	3.05	83.11	80.06	Silty Clay Till, Silty Sand Till	Intact

Elevation based on geodetic benchmark.

TABLE 5 - Summary of Groundwater Samples Submitted for Chemical Analysis

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

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
MW5	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW107	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW3	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW1	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX, PAHs
MW2	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW24-3	22-Apr-24	Horizontal Delineation	PHCs, BTEX
MW4	22-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW24-2	23-Apr-24	Vertical Delineation	PHCs, BTEX
MW24-1	23-Apr-24	Horizontal Delineation	PHCs, BTEX
MW108	23-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
MW109	23-Apr-24	Pre-Remediation Conditions	PHCs, BTEX
QA/QC Samples:			
FIELD BLANK	24-Dec-21	QA/QC	PHCs
TRIP BLANK	24-Dec-21	QA/QC	VOCs
TRIP BLANK	23-Apr-24	QA/QC	PHCs
MW55	24-Dec-21	Duplicate of MW5	M&I, PAH, PHCs, VOCs
dup 1	22-Apr-24	Duplicate of MW5	PHCs, BTEX
dup 2	23-Apr-24	Duplicate of MW24-2	PHCs, BTEX
dup 3	22-Apr-24	Duplicate of MW1	PAHs

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-B0 - Phase Two Environmental Site Assessment Update

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
		5.21	90.12	15-Apr-24
		6.55	88.78	22-Apr-24
		6.65	88.68	25-Apr-24
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
		5.11	90.47	15-Apr-24
		8.35	87.23	22-Apr-24
		8.68	86.90	25-Apr-24
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
		5.54	90.22	15-Apr-24
		6.1	89.66	22-Apr-24
		6.17	89.59	25-Apr-24
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
		5.88	89.70	15-Apr-24
		6.15	89.43	22-Apr-24
		6.59	88.99	25-Apr-24
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
		3.6	91.55	15-Apr-24
		8.08	87.07	22-Apr-24
		8.41	86.74	23-Apr-24
		8.22	86.93	25-Apr-24
BH/MW107	95.238	8.43	86.81	14-Feb-22
		6.90	88.34	22-Feb-22
		5.92	89.32	15-Apr-24
		6.36	88.88	22-Apr-24
		6.43	88.81	25-Apr-24
BH/MW108	95.574	12.64	82.93	14-Feb-22
		12.84	82.73	22-Feb-22
		6.56	89.01	15-Apr-24
		13.53	82.04	22-Apr-24
		13.37	82.20	23-Apr-24
		14.39	81.18	25-Apr-24
BH/MW109	95.644	7.35	88.29	14-Feb-22
		6.30	89.34	22-Feb-22
		5.58	90.06	15-Apr-24
		8.10	87.54	23-Apr-24
		7.73	87.91	25-Apr-24
BH/MW24-1	95.82	3.77	92.05	15-Apr-24
		13.83	81.99	22-Apr-24
		14.07	81.75	25-Apr-24
BH/MW24-2	95.6	6.95	88.65	15-Apr-24
		13.97	81.63	22-Apr-24
		13.80	81.80	23-Apr-24
		14.50	81.10	25-Apr-24
BH/MW24-3	95.38	4.30	91.08	15-Apr-24
		8.81	86.57	22-Apr-24
		8.33	87.05	25-Apr-24

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

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

15 Denison Avenue, Toronto, Ontario

Well Pair	Separation Distance (m)	Groundwater Elevations** (m)	Elevation Difference (m)	Hydraulic Gradient* (m/m)
MW1	66.0	88.68	0.31	0.005
MW4		88.99		

*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 April 25, 2024 by EXP.

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

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

15 Denison Avenue, Toronto, Ontario

Well Pair	Separation Distance (m)	Groundwater Elevations** (m)	Elevation Difference (m)	Hydraulic Gradient* (m/m)
MW2	61.0	86.90	0.04	0.001
MW5		86.93		

*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 April 25, 2024 by EXP.

TABLE 8 -Vertical Hydraulic Gradient

GTR-210183382-B0 - Phase Two Environmental Site Assessment Update

15 Denison Avenue, Toronto, Ontario

Well Pair	Groundwater Elevation (m ASL)	Bottom of Well Elevation (m ASL)	hp	z	h	Gradient* (m/m)
BH/MW109	87.91	86.43	1.48	36.43	37.91	0.631
MW23-2	81.10	75.63	5.47	25.63	31.10	

*The vertical hydraulic gradient between monitoring well pair is calculated from iv = (h2-h1)/(z2-z1)

Appendix A – Sampling and Analysis Plan

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Phase Two Environmental Site Assessment Update – Sampling and Analysis Plan

1. Introduction

This Appendix presents the Sampling and Analysis Plan (SAAP) that was developed in support of the Phase Two Environmental Assessment (ESA) Update Work 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 Update will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in the Phase One ESA (EXP, 2022a) 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'), and polyaromatic hydrocarbons (PAHs) in groundwater and to assess the pH of the soil across the Site.

Soil sampling will be conducted to assess the soil pH across the Site. The soil sample intervals will extend from 0.15 meters (m) below grade surface (bgs) up to a maximum depth of approximately 3.66 m bgs. The boreholes will consist of nine (9) boreholes (or three (3) clusters of three (3) boreholes) to approximately 3.66 m bgs.

Groundwater sampling will be location-specific to assess the potential presence of PHCs, BTEX, PAHs based on the groundwater impacts found as a part of the Phase Two ESA (EXP, 2022b). The monitoring well network will comprise two (2) telescopic boreholes (BHs) to approximately 15 m bgs with a 50 mm diameter monitoring well installed at 15 m bgs, and one (1) telescopic borehole (BH) to approximately 20 m bgs into the bedrock, completed as a monitoring well.

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 twelve (12) boreholes are proposed to be advanced at the Site, up to a maximum depth of approximately 20 m below grade, nine (9) of which will provide for the collection of samples of the surficial and subsurface soil beneath the Site. Please note, all twelve (12) of the boreholes will be used for the environmental investigation. The borehole locations will be selected to assess the soil pH across the Site and to delineate the groundwater impacts outlined in EXP's 2022 Phase Two ESA Report.

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 auguring 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 to 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.

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 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 notebook. 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 three (3) 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 15 and 20 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.

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 a 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 continue 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 of 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 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

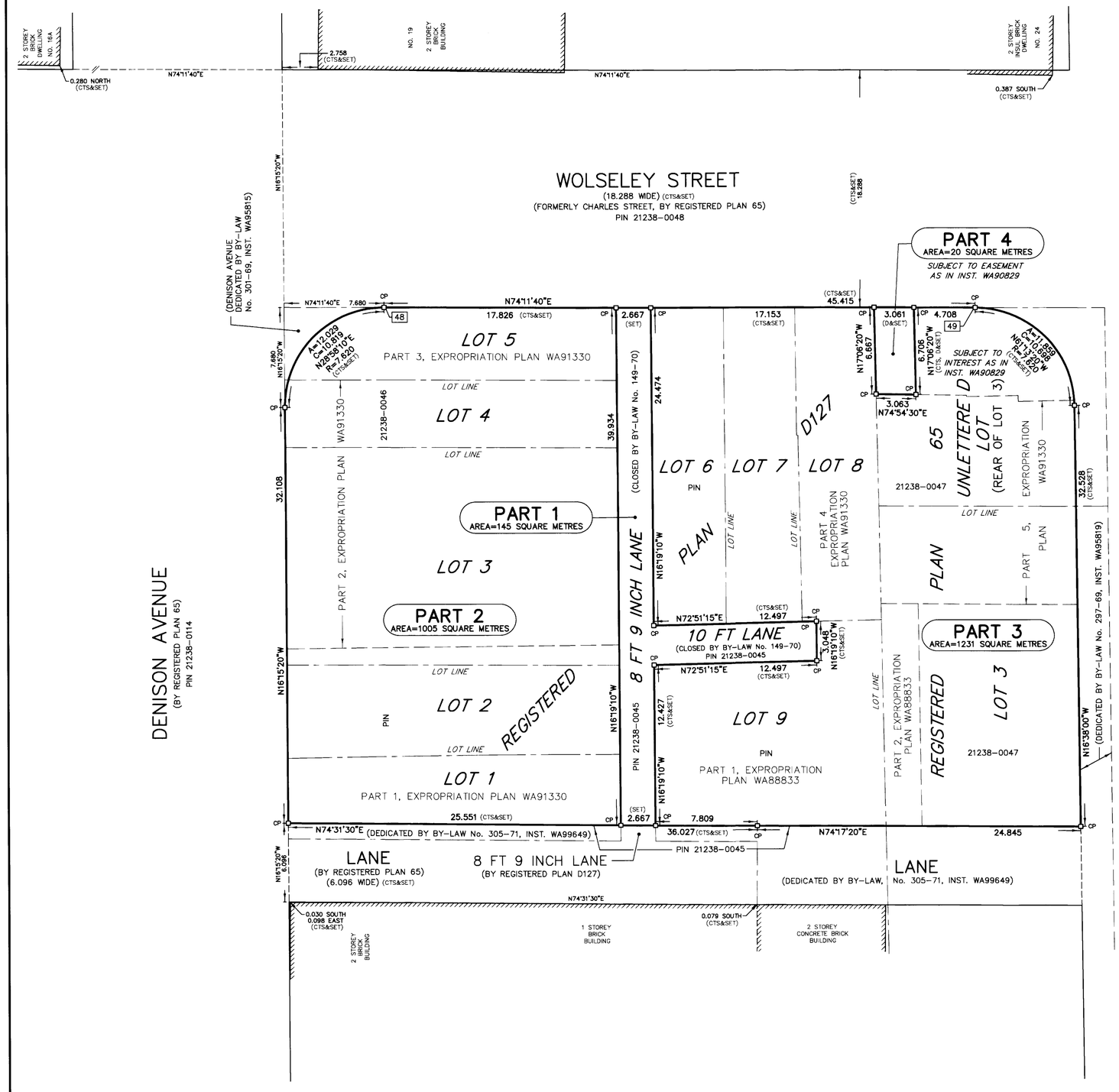
All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

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 them to the analytical test group specific acceptance criteria.

Appendix B – Survey Plan

DRAFT



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

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

DRAFT

Log of Borehole BH/MW 24-1

Project No. GTR-21018283-B0 | Drawing No. 1

Project: Supplementary Drilling Program | Sheet No. 1 of 2

Location: 15 Denison Ave

Refer to Borehole Location Plan

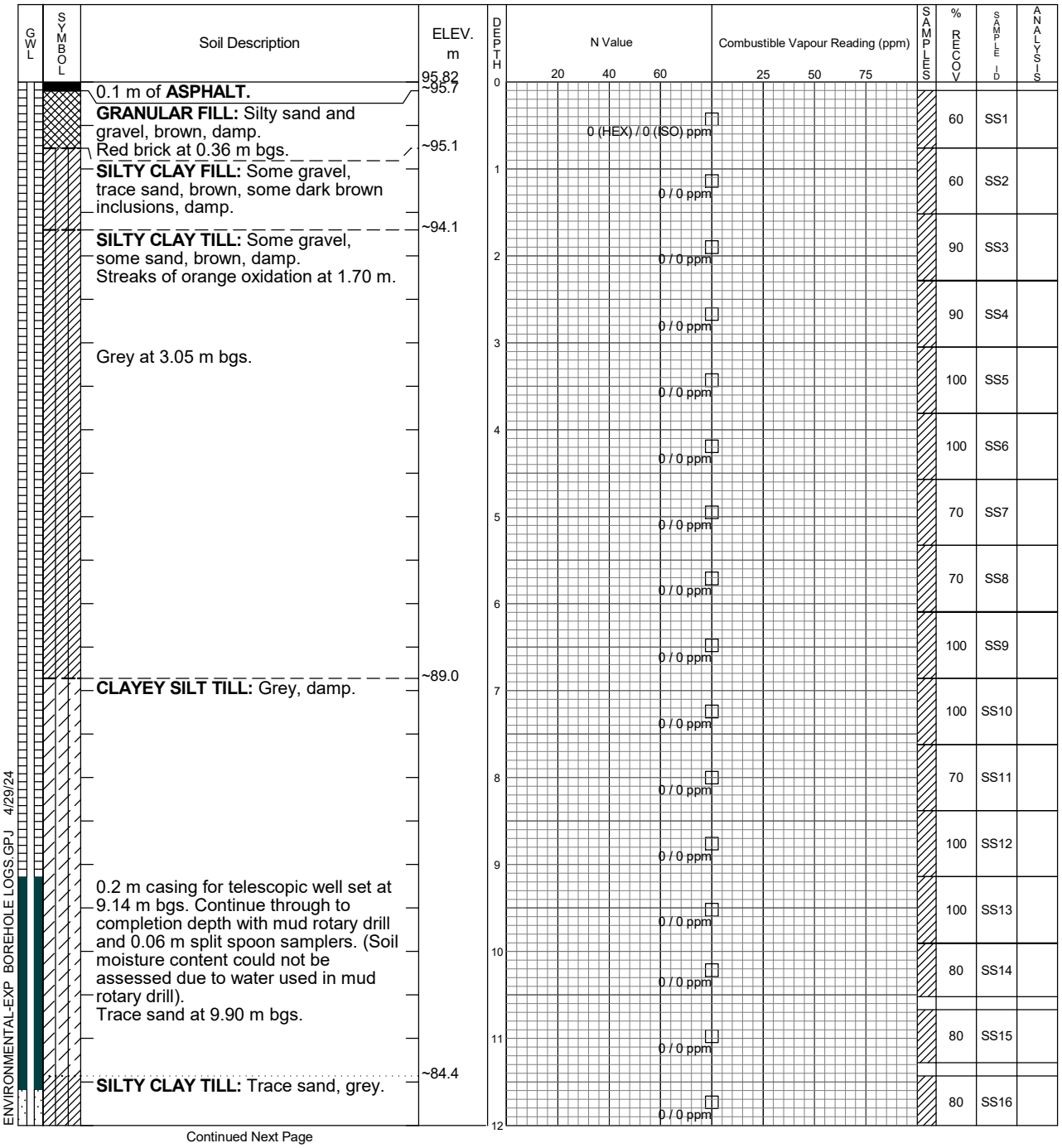
Date Drilled: April 10, 2024

Drill Type: Geoprobe 3126GT

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		



Continued Next Page

ENVIRONMENTAL-EXP BOREHOLE LOGS.GPJ 4/29/24

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	3.71	
April 22 2024	13.83	
April 25 2024	14.07	

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

Log of Borehole BH/MW 24-1

Project No. GTR-21018283-B0 Drawing No. 1

Project: Supplementary Drilling Program Sheet No. 2 of 2

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value	Combustible Vapour Reading (ppm)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
			83.82	12	20 40 60	25 50 75				
		Some gravel below 13.00 m bgs.		13		0 / 0 ppm		80	SS17	
				14		0 / 0 ppm		80	SS18	
			~82.0	15		0 / 0 ppm		80	SS19	
				16		0 / 0 ppm		80	SS20	
		Shale fragments at 15 m bgs.	~80.4	17		0 / 0 ppm		10	SS21	
		END OF BOREHOLE AT 15.4 m bgs		18						
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX). - 50 mm well installed, well screen depth: 11.9 - 15.0 m bgs. - Groundwater samples taken for F1-F4 PHCS and BTEX.		19						
				20						
				21						
				22						
				23						
				24						
				25						
				26						

ENVIRONMENTAL-EXP BOREHOLE LOGS.GPJ 4/29/24

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	3.71	
April 22 2024	13.83	
April 25 2024	14.07	

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

Log of Borehole BH/MW 24-2

Project No. GTR-21018283-B0 Drawing No. 2

Project: Supplementary Drilling Program Sheet No. 1 of 2

Location: 15 Denison Ave

Refer to Borehole Location Plan

Date Drilled: March 28, 2024

Drill Type: Geoprobe 3126GT

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.**	95.60 ~95.5	0
		GRANULAR FILL: Trace gravel, silt, and clay, brown, moist.		1
		SILTY CLAY FILL: Trace sand, brown, moist.	~94.1	2
		CLAYEY SILT TILL: Trace gravel, brown, moist.	~93.3	3
		SILTY CLAY TILL: Trace gravel, dark grey, moist.	~92.6	4
				5
				6
		CLAYEY SILT TILL: Grey, moist.	~89.5	7
				8
				9
		0.2 m casing for telescopic well set at 9.14 m bgs. Continue through to completion depth with mud rotary drill and 0.06 m split spoon samplers. (Soil moisture content could not be assessed due to water used in mud rotary drill).	~86.4	10
		SANDY SILT TILL: Some clay, grey.		11
		SILTY CLAY TILL: trace sand, grey. Some sand at 11.7 m bgs.	~84.2	12

N Value: 20, 40, 60

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

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	
	70	SS1		0 (HEX) / 0 (ISO) ppm
	80	SS2		0 / 0 ppm
	80	SS3		0 / 0 ppm

ENVIRONMENTAL-EXP BOREHOLE LOGS.GPJ 4/29/24

Continued Next Page

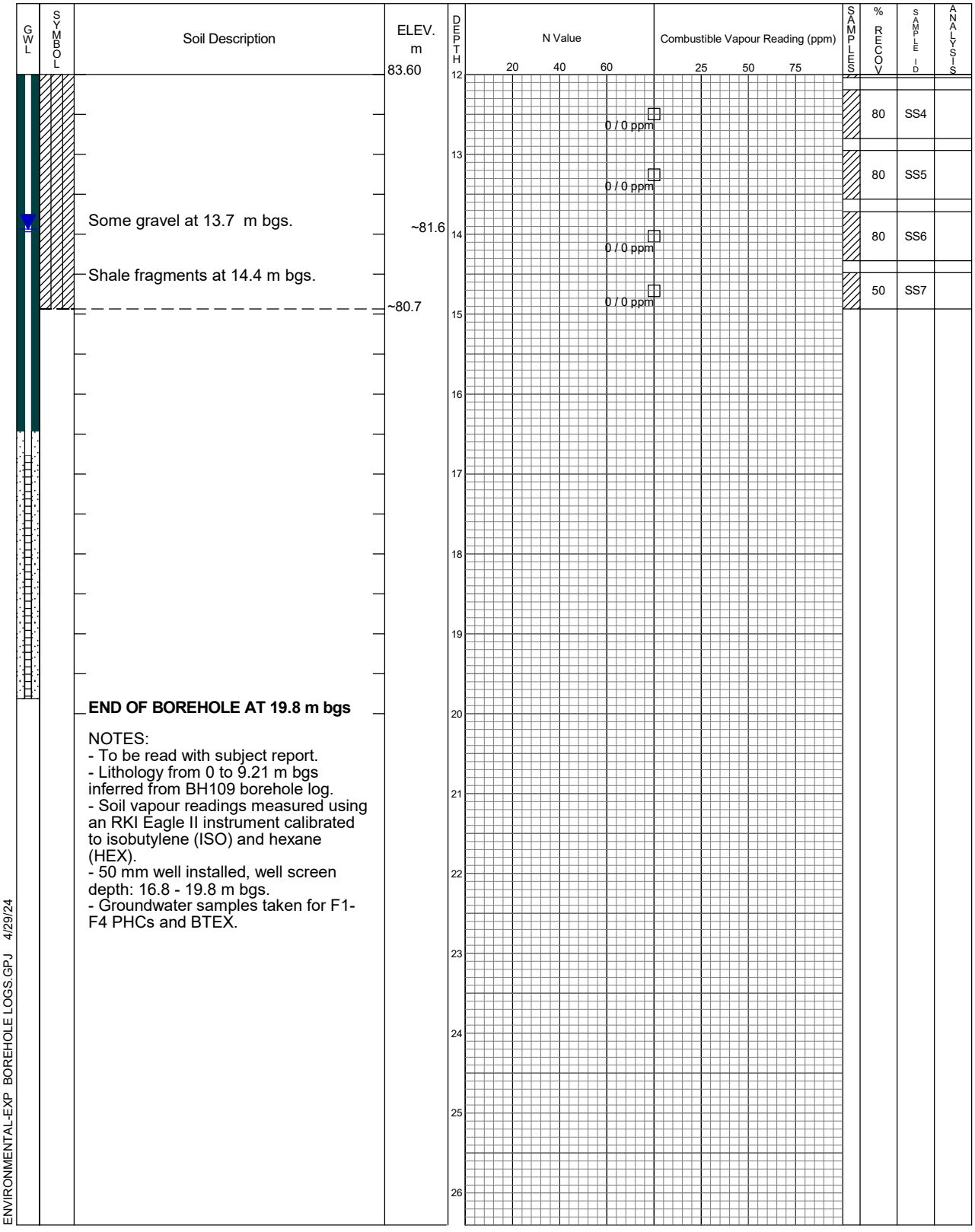
exp Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	6.88	
April 22 2024	13.97	
April 23, 2024	13.80	
April 25 2024	14.5	

Log of Borehole BH/MW 24-2

Project No. GTR-21018283-B0 Drawing No. 2

Project: Supplementary Drilling Program Sheet No. 2 of 2



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

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	6.88	
April 22 2024	13.97	
April 23, 2024	13.80	
April 25 2024	14.5	

Log of Borehole BH/MW 24-3

Project No. GTR-21018283-B0 Drawing No. 3

Project: Supplementary Drilling Program Sheet No. 1 of 2

Location: 15 Denison Ave

Refer to Borehole Location Plan

Date Drilled: April 11, 2024

Drill Type: Geoprobe 3126GT

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
		0.1 m of **ASPHALT.**	95.38 ~95.3	0
		GRANULAR FILL: Silty sand and gravel, brown, damp.		
			~94.6	
		SILTY CLAY FILL: Some gravel, trace sand, aslphalt pieces, brown, mottled orange, damp. Brick pieces at 0.23 m bgs. Light brown at 1.63 m bgs.		1
				2
				3
			~91.8	
		SILTY CLAY TILL: Some gravel, grey, damp.		4
				5
				6
			~88.8	
		CLAYEY SILT TILL: Some gravel, grey, damp.		7
				8
▽			~86.6	
		0.2 m casing for telescopic well set at 9.14 m bgs. Continue through to completion depth with mud rotary drill and 0.06 m split spoon samplers. (Soil moisture content could not be assessed due to water used in mud rotary drill).		9
			~85.6	10
		SILTY SAND TILL: Trace gravel, trace clay, grey.		11
				12

N Value: 20, 40, 60

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

0 (HEX) / 0 (ISO) ppm

0 / 0 ppm

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	90	SS1	
	90	SS2	
	100	SS3	
	100	SS4	
	100	SS5	
	100	SS6	
	100	SS7	
	100	SS8	
	100	SS9	
	100	SS10	
	100	SS11	
	100	SS12	
	100	SS13	
	100	SS14	

ENVIRONMENTAL-EXP BOREHOLE LOGS.GPJ 4/29/24

Continued Next Page

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	4.23	
April 22 2024	8.81	
April 25 2024	8.33	

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

Log of Borehole BH/MW 24-3

Project No. GTR-21018283-B0 Drawing No. 3

Project: Supplementary Drilling Program Sheet No. 2 of 2

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value	Combustible Vapour Reading (ppm)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
			83.38	12	20 40 60	25 50 75				
		~83.2								
		SILTY CLAY TILL: Grey.		13		0 / 0 ppm		100	SS15	
		Trace gravel at 13.71 m bgs.		14		0 / 0 ppm		100	SS16	
		~80.1		15		0 / 0 ppm		10	SS17	
		Shale fragments at 15.2 m bgs. **END OF BOREHOLE AT 15.3 m bgs**		16						
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX). - 50 mm well installed, well screen depth: 11.9 - 15.0 m bgs. - Groundwater samples taken for F1-F4 PHCS and BTEX.		17						
				18						
				19						
				20						
				21						
				22						
				23						
				24						
				25						
				26						

ENVIRONMENTAL-EXP BOREHOLE LOGS.GPJ 4/29/24

Time	Water Level (m)	Depth to Cave (m)
April 15 2024	4.23	
April 22 2024	8.81	
April 25 2024	8.33	

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

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

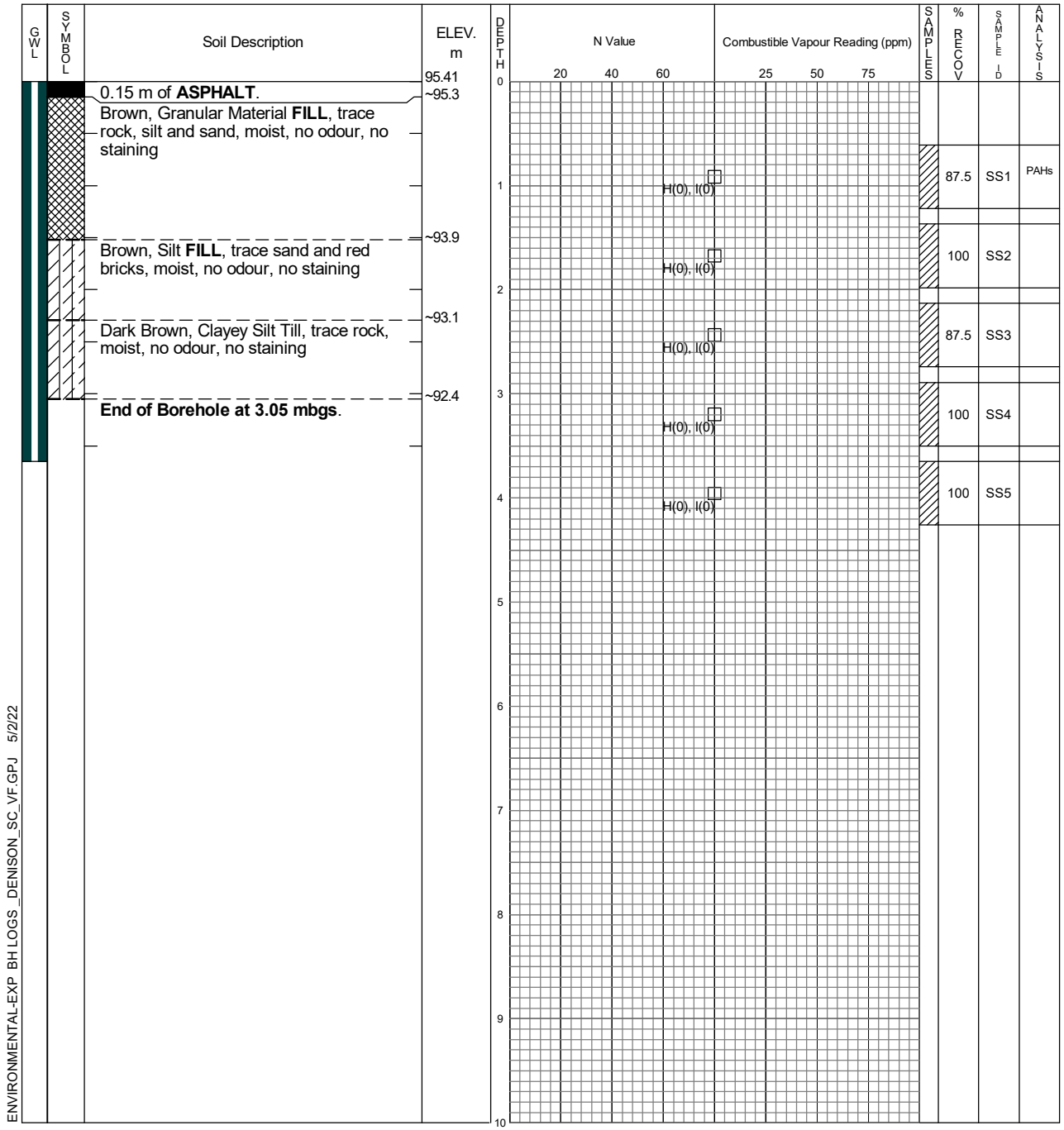
Drill Type: Truckmount

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
		0.15 m of **ASPHALT**.	95.41	0
		Brown, Granular Material **FILL**, trace rock, silt and sand, moist, no odour, no staining	~95.3	
		Brown, Silt **FILL**, trace sand and red bricks, moist, no odour, no staining	~93.9	1
		Dark Brown, Clayey Silt Till, trace rock, moist, no odour, no staining	~93.1	2
		End of Borehole at 3.05 mbgs.	~92.4	3
				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

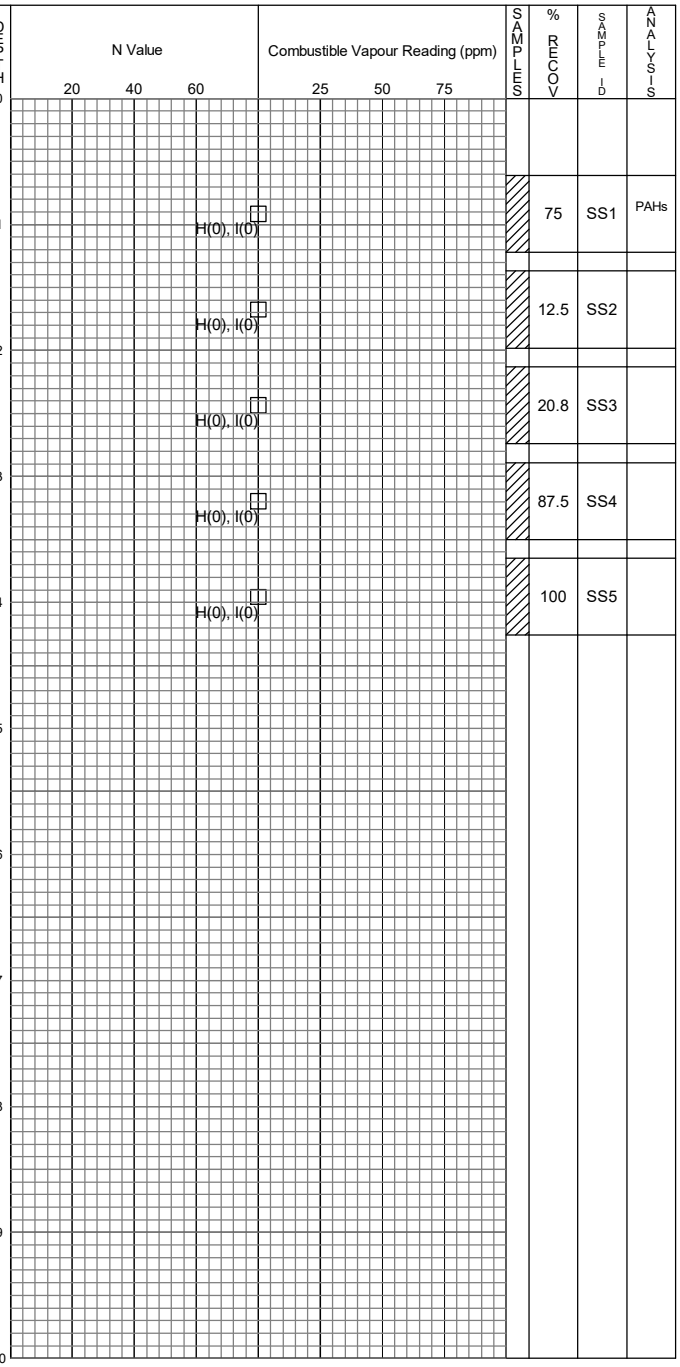
Drill Type: Truckmount

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
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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
				10

N Value: 20, 40, 60

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

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

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

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

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Facsimile: 905-793-0641

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	N Value (20, 40, 60)	Combustible Vapour Reading (ppm) (25, 50, 75)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
		0.15 m of **ASPHALT**.	95.80	0						
		Brown, Granular Material **FILL**, trace rock, silt and clay, moist, no odour, no staining	~95.7							
				1	H(0), I(0)			87.5	SS1	
		Brown, Silt **FILL**, trace sand and rock, moist, no odour, slight staining	~94.3							
				2	H(0), I(0)			100	SS2	PAHs
		Dark Brown, Silty clay Till, trace rock, moist, no odour, slight staining	~93.5							
				3	H(0), I(0)			100	SS3	
		End of Borehole at 3.05 mbgs.	~92.8							
				4	H(0), I(0)			100	SS4	
								100	SS5	PHCs
				5						
				6						
				7						
				8						
				9						
				10						

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

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

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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

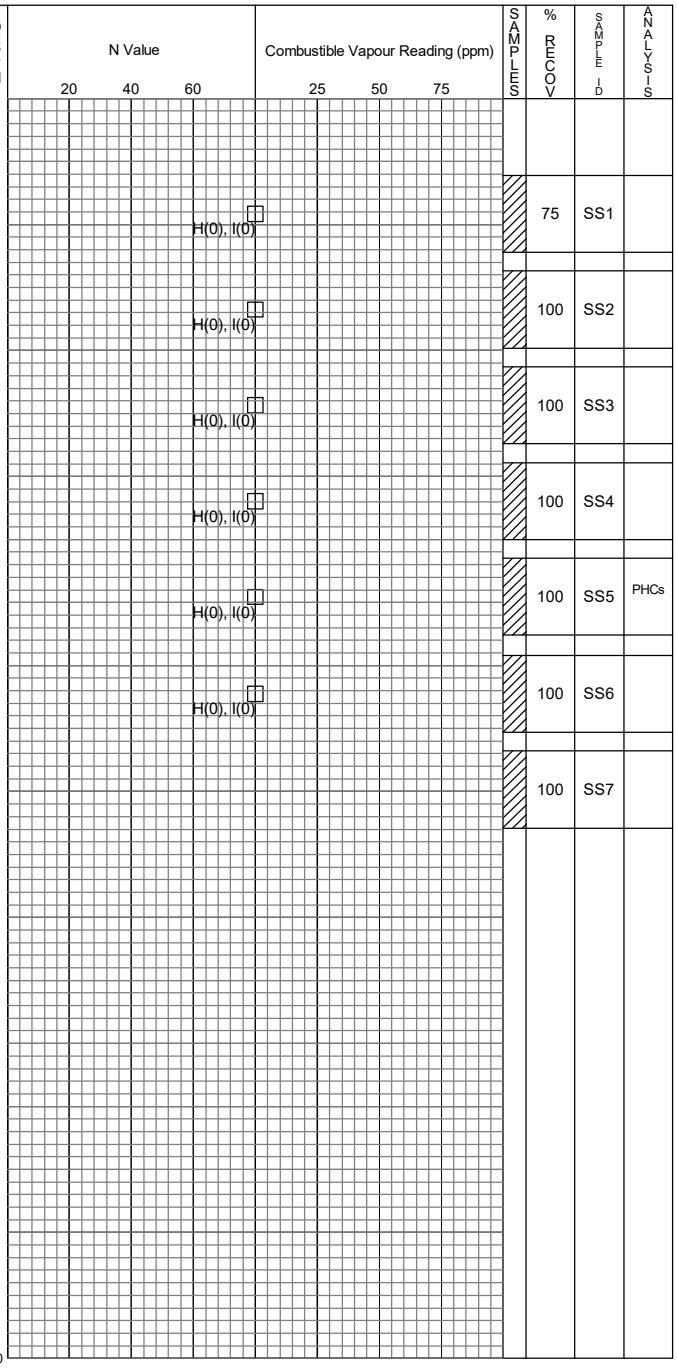
Drill Type: Truckmount

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



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	75	SS1	
	100	SS2	
	100	SS3	
	100	SS4	
	100	SS5	PHCs
	100	SS6	
	100	SS7	

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

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

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

N Value: 20 40 60

Combustible Vapour Reading (ppm): 25 50 75

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	

H(0), I(0)

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

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

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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
			95.39	0
		0.15 m of **ASPHALT**.	~95.2	
		Brown, Granular Material **FILL**, trace rock, silty sand to sandy silt fill, moist, no odour, no staining		1
			~93.9	
		Brown, sandy silt fill, trace rocks, moist to wet, no odour, slight black staining		2
			~92.5	3
		Top 0.23m is brown silt mixture, trace rocks and roots, no odour, no staining, moist to wet		
		Rest is grey, clayey silt till., moist to wet	~91.7	4
		Dark Grey, Clay Till, trace rock, moist, no odour, no staining		
				5
			~90.2	
		End of Borehole at 5.18mbgs.		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)
	50	SS1	PAHs Metals		H(0), I(0)
	25	SS2			H(0), I(3)
	88	SS3			H(0), I(9)
	100	SS4			H(0), I(0)
	100	SS5			H(0), I(0)
	100	SS6			H(0), I(0)
	100	SS7			H(0), I(0)

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

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

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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
			95.33	0
		0.15 m of **Asphalt**.	~95.2	
		Granular **FILL** with rock, sand, moist, no odour, no staining.		
		Encountered rock/cobblestone	~94.6	1
		Brown, Sandy Silt Till, trace clay, moist, no odour, no staining	~93.8	2
		Grey, Clayey Silt Till, tace gravel, moist to wet, no odour, no staining	~92.1	3
		Grey, Clayey Silt Till, trace gravel, moist, no odour, no staining	~89.2	6
				10

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

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	N Value	Combustible Vapour Reading (ppm)
	30	SS1	M&I PAH	H(0), I(0)	
	0	SS2		H(0), I(0)	
	100	SS3		H(0), I(0)	
	20	SS4		H(0), I(0)	
	100	SS5	PHCs VOCs PAHs M&I	H(0), I(0)	
	100	SS6			
	30	SS7			
	90	SS8			
	50	SS9			
	50	SS10			

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

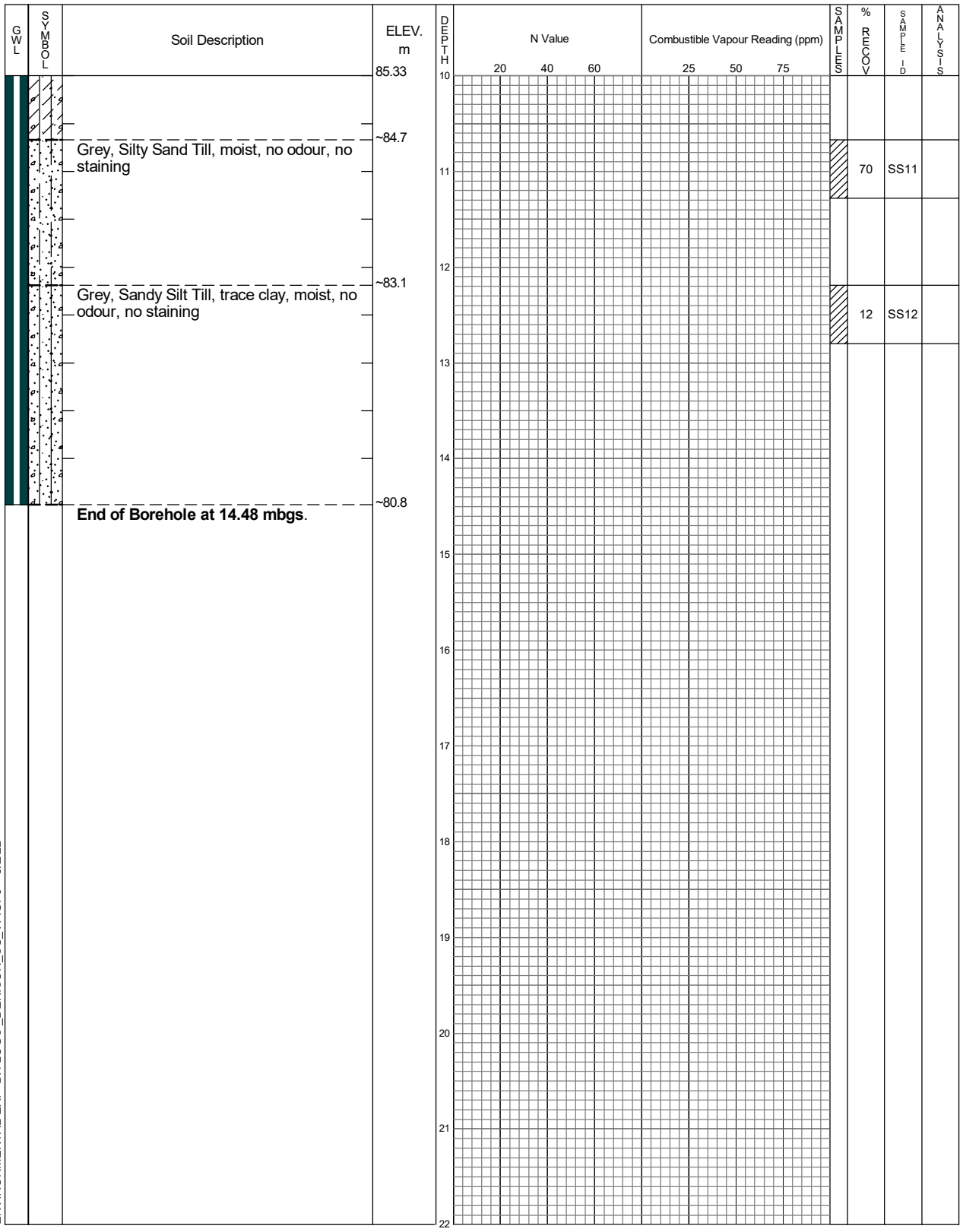
Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	Dry	
December 23, 2021	Dry	
January 11, 2022	Dry	
January 13, 2022	8.55	

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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

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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)

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

Continued Next Page

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

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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

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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	
				5	H(0), I(0)			100	SS6	
		Grey, Silty Sand Till, moist, no odour, no staining	~90.4					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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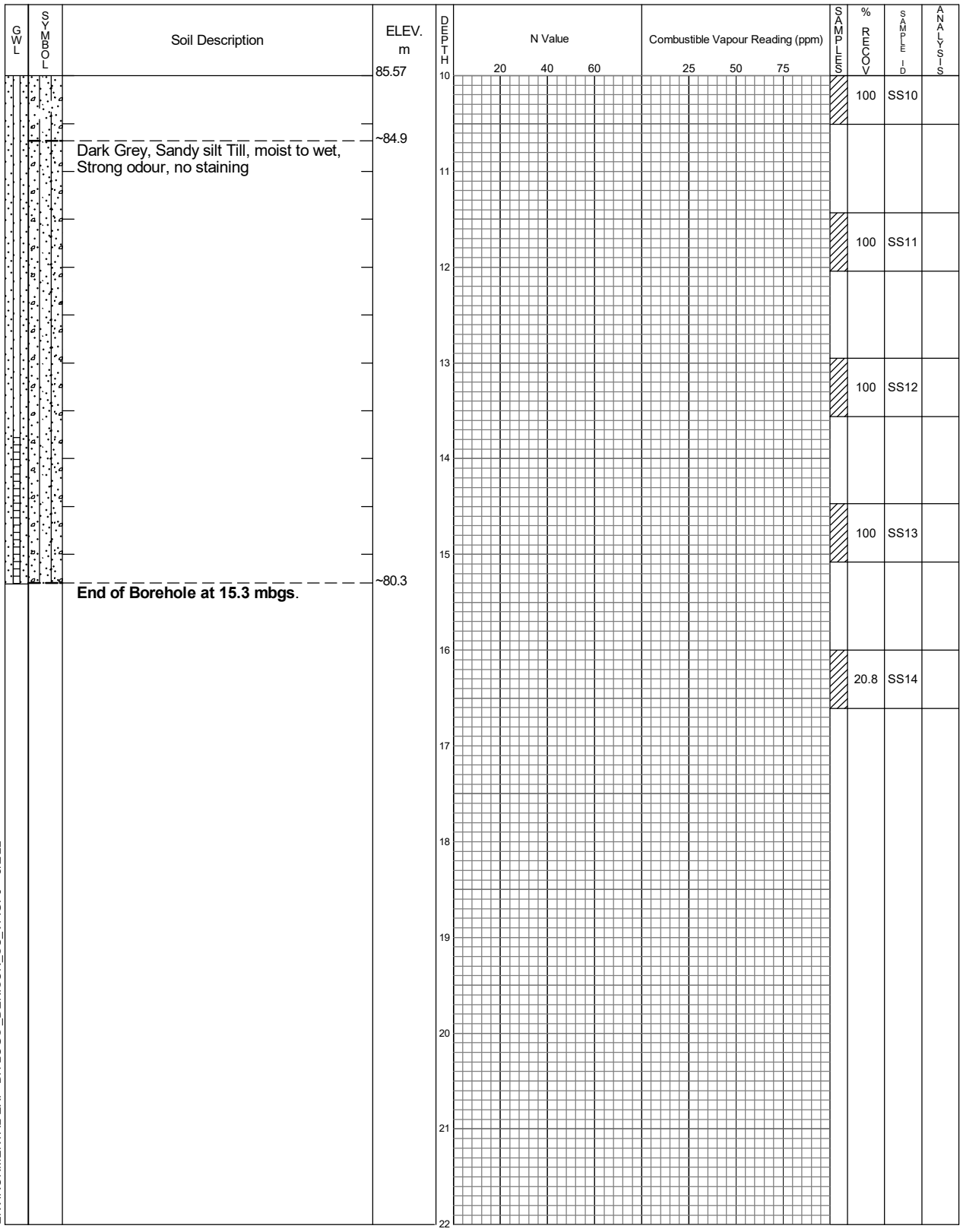
Time	Water Level (m)	Depth to Cave (m)
February 14, 2022	12.64	
February 22, 2022	12.84	

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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



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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

H(0), I(0)

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	

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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
			~89.5	6
		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)

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

Continued Next Page

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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Facsimile: 905-793-0641

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

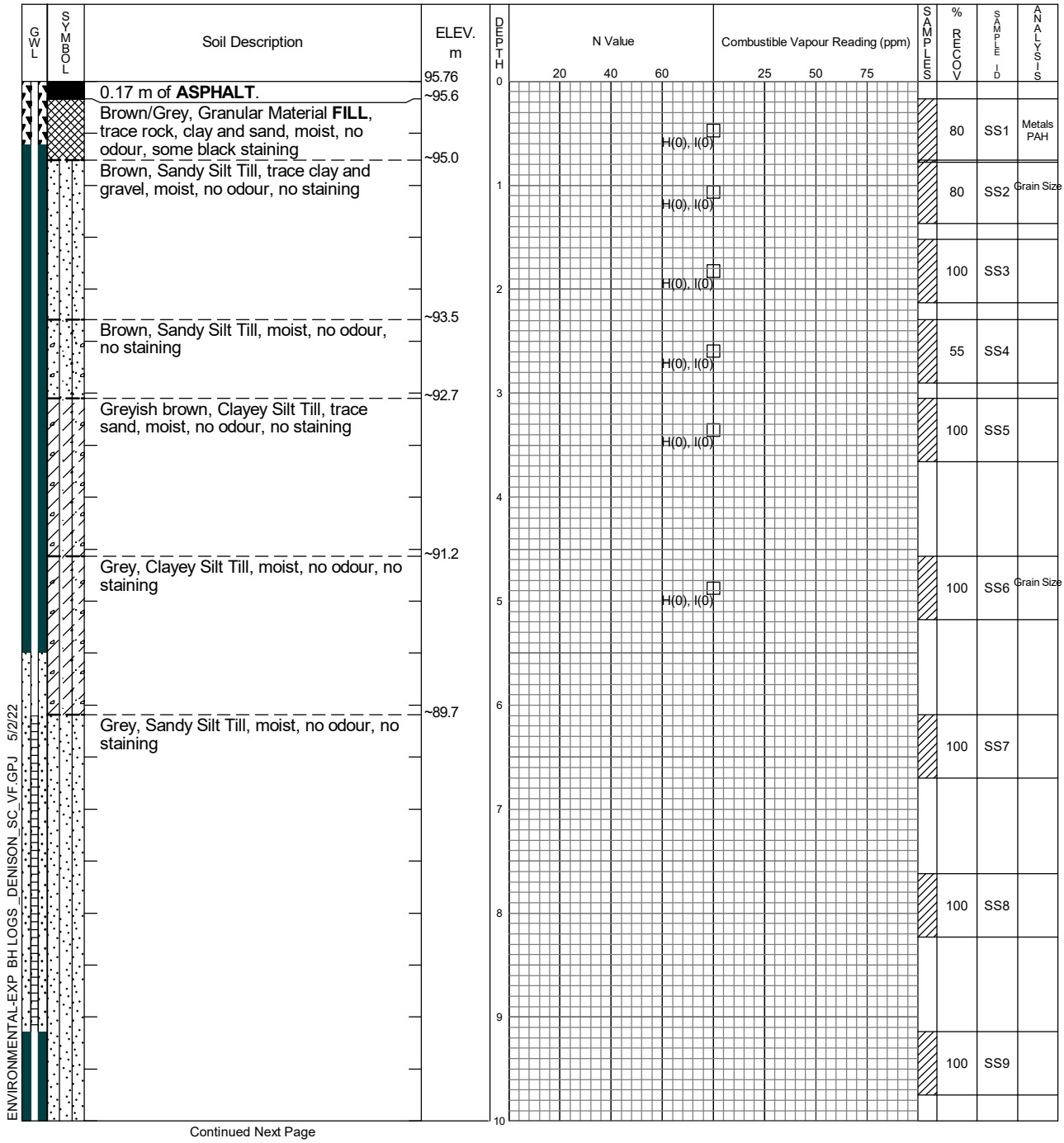
Date Drilled: December 6 & 7, 2021

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		



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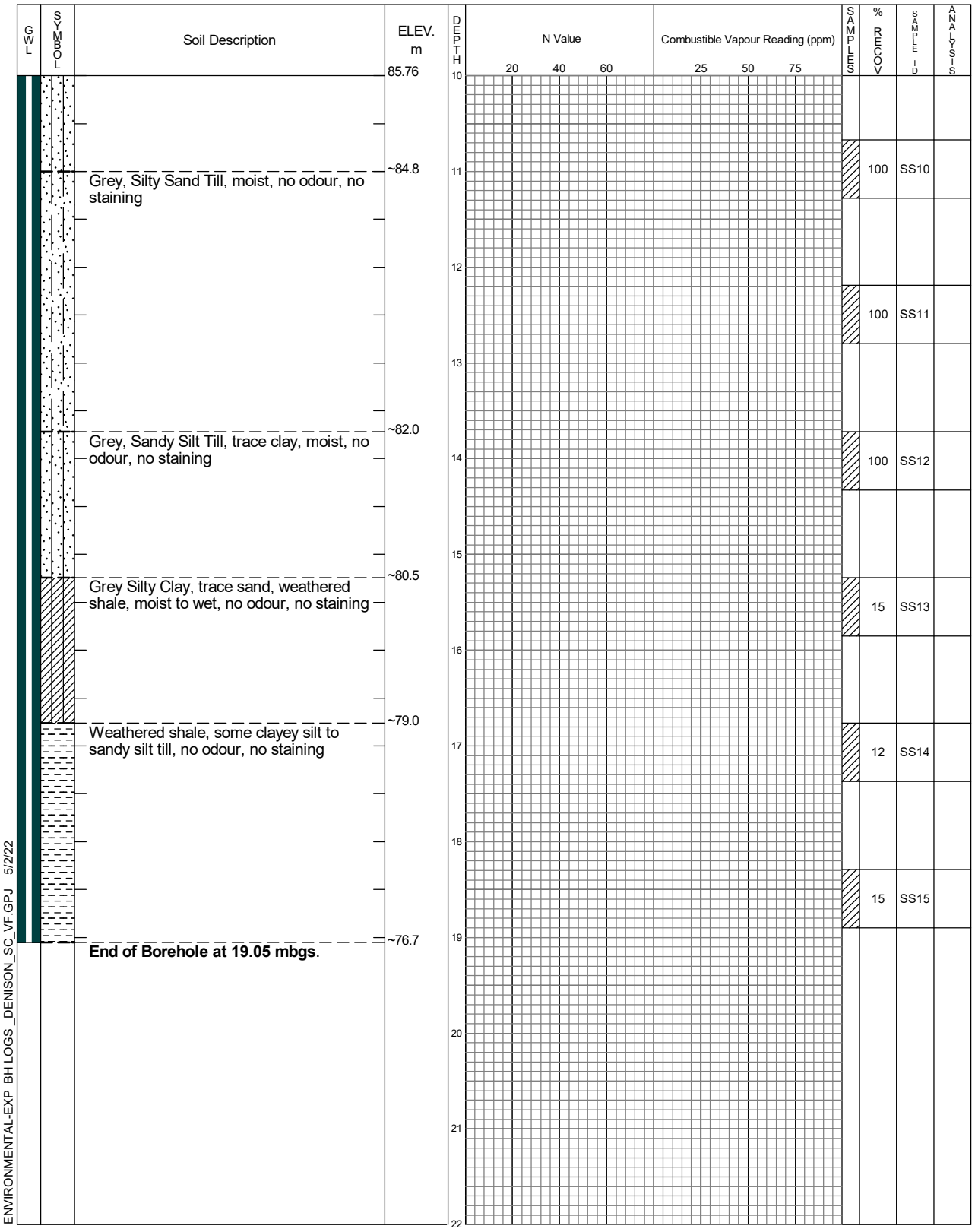
Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	8.49	
December 24, 2021	8.09	
January 11, 2022	6.99	
January 13, 2022	6.54	

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

Log of Borehole BH/MW3

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

Project: Phase Two ESA Sheet No. 2 of 2



EXP Services Inc.
Brampton, Ontario
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	N Value (20, 40, 60)	Combustible Vapour Reading (ppm) (25, 50, 75)	SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
		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		H(0), I(0)			30	SS1	Metals PAH
				1	H(0), I(0)			50	SS2	
				2	H(0), I(0)			30	SS3	
		Brown, Clayey Silt, trace sand and rock, moist, no odour, no staining	~93.3		H(0), I(0)			40	SS4	
		Brown, Clayey Silt Till, moist, no odour, no staining	~92.5	3	H(0), I(1)			40	SS5	
				4						
				5	H(0), I(1)			100	SS6	PHCs VOCs PAHs M&I
		Grey, Sandy Silt, trace clay, moist, no odour, no staining	~89.5	6				100	SS7	
				7						
		Grey, Sandy Silt Till, moist, slight odour, slight black staining	~88.0	8				100	SS8	
				9				100	SS9	
				10						

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

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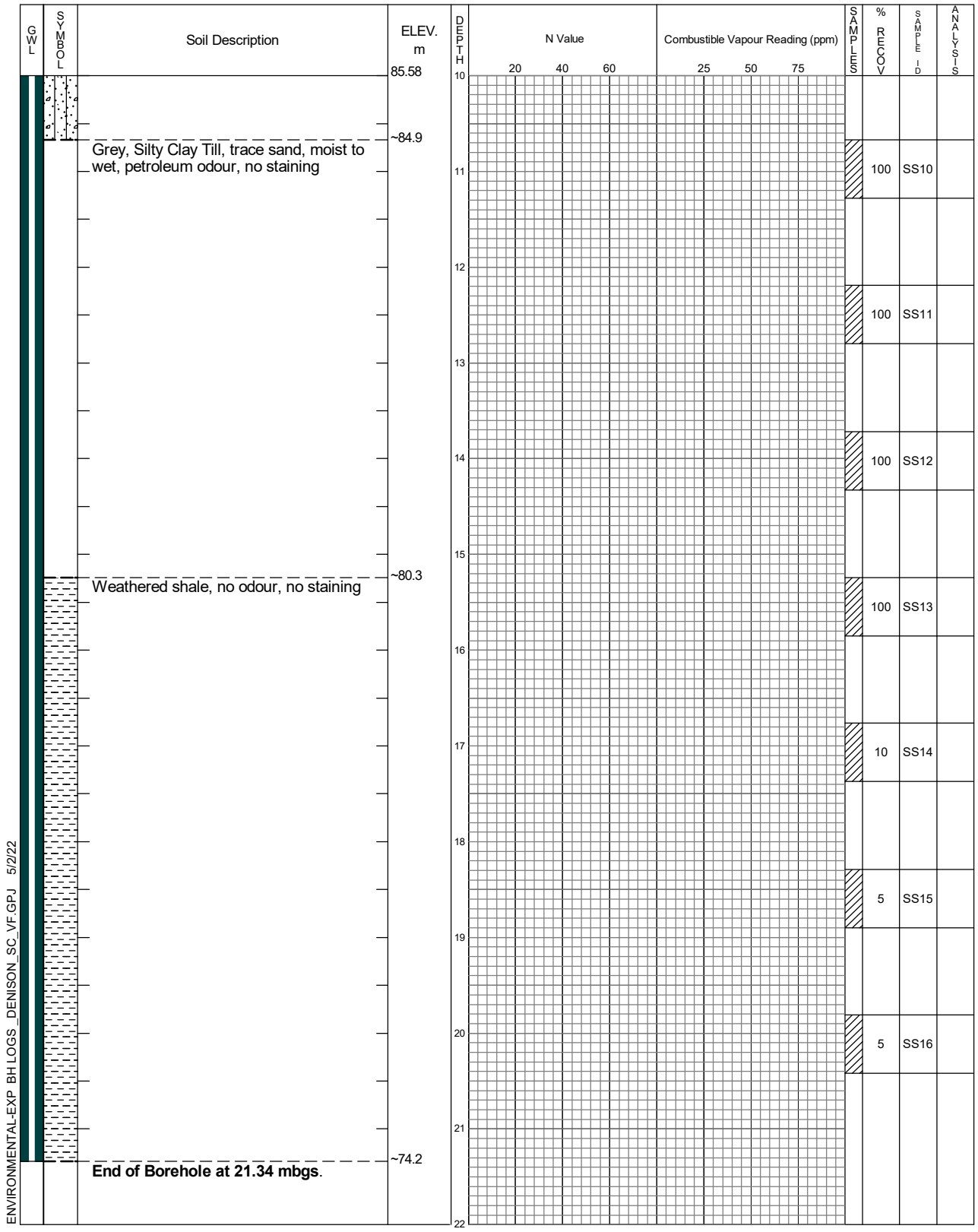
Time	Water Level (m)	Depth to Cave (m)
December 23, 2021	6.50	
December 24, 2021	6.46	
January 11, 2022	6.65	
January 13, 2022	6.65	

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

Log of Borehole BH/MW4

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

Project: Phase Two ESA Sheet No. 2 of 2



EXP Services Inc.
Brampton, Ontario
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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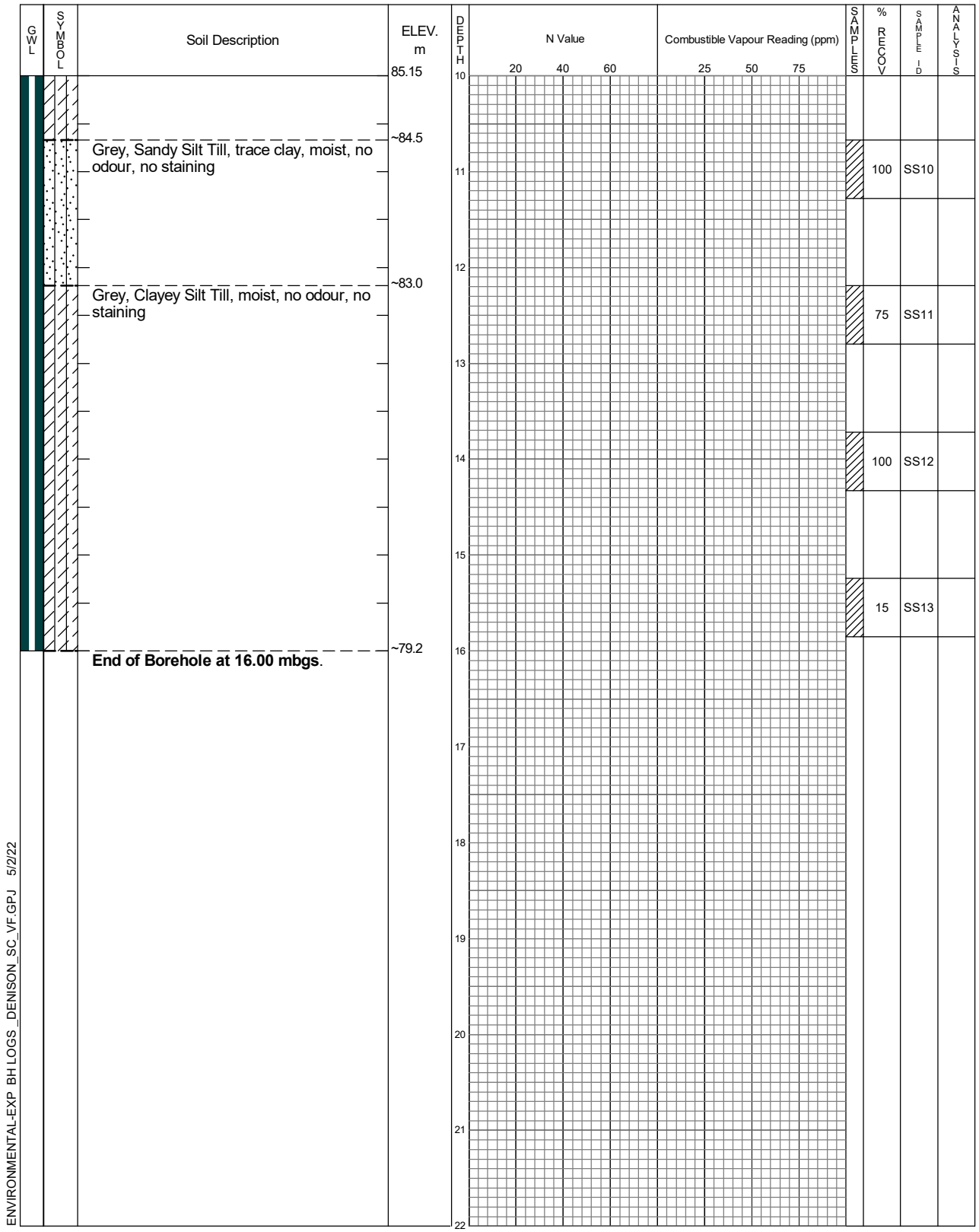
Time	Water Level (m)	Depth to Cave (m)
December 14, 2021	5.62	
December 23, 2021	8.60	
January 11, 2022	7.68	
January 13, 2022	6.63	

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

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

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

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

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SOIL ANALYTICAL RESULTS:

Table D.1 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-2A (2020)	BH102-2A (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-2 (2020)	BH106-2B (2020)
Lab ID			MMM510	MMM513	MMM515	MMW528	MMW529	MMM519	MMM522
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20	22-Apr-20
Soil Sample Depth (m)			0.8-1.1	0.8-1.1	0.8-1.1	0.3 - 0.6	3.8 - 4.4	0.8-1.1	1.1-1.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980
PHC F1 (C6-C10)	65	5	<10	<10	<10	<10	<10	<10	<10
PHC F1 (C6-C10) - BTEX	65	5	<10	<10	<10	<10	<10	<10	<10
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

Table D.1 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)	BH108-3 (2020)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6
Lab ID			MMM525	MMM526	MMM529	3331908	3331916	3331910	3331912
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Soil Sample Depth (m)			0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18
Consultant			Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	21T843367	21T843367	21T843367	21T843367
PHC F1 (C6-C10)	65	5	<10	<10	<10	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	<10	<10	<10	<5	<5	<5	<5
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
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SOIL ANALYTICAL RESULTS:

Table D.1 - SOIL ANALYTICAL RESULTS- Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH5 SS6	BH104 SS5	BH105 SS5	BH106 SS9	MW 107 SS7
Lab ID			3331914	3492141	3492120	3497899	3501471
Sampling Date			9-Dec-21	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22
Soil Sample Depth (m)			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
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	22T861405	22T861405	22T861802	22T862183
PHC F1 (C6-C10)	65	5	**257**	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	**255**	<5	<5	<5	<5
PHC F2 (C10-C16)	150	10	<10	<10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	-	-	-	-	-	-

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

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

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6
Lab ID			3331908	3331916	3331910	3331912
Sampling Date			6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21
Soil Sample Depth (m)			3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18
Consultant			EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	21T843367	21T843367	21T843367
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (total)	25	0.05	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:

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

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH5 SS6	BH104 SS5	BH105 SS5	BH106 SS9	MW 107 SS7
Lab ID			3331914	3492141	3492120	3497899	3501471
Sampling Date			9-Dec-21	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22
Soil Sample Depth (m)			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
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			21T843367	22T861405	22T861802	22T861405	22T862183
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	0.05	0.86	<0.05	<0.05	<0.05	<0.05
Xylenes (total)	25	0.05	1.4	<0.05	<0.05	<0.05	<0.05

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011

2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only

3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table D.3 - SOIL ANALYTICAL RESULTS- Volatile Organic Compounds (VOCs)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-2A (2020)	BH101-6 (2020)	BH102-2A (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-2 (2020)	BH106-2B (2020)
Lab ID			MMM510	MMM511	MMM513	MMM514	MMM515	MMW528	MMW529	MMM519	MMM522
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
Soil Sample Depth (m)			0.8-1.1	3.8-4.4	0.8-1.1	3.1-3.6	0.8-1.1	0.3 - 0.6	3.8 - 4.4	0.8-1.1	1.1-1.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980
cis- & trans-1,3-Dichloropropene	0.083	0.04	<0.050	<0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Acetone	28	0.49	<0.50	<0.49	<0.50	<0.49	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	0.17	0.006	<0.050	<0.0060	<0.020	<0.0060	<0.050	<0.020	<0.020	<0.050	<0.050
Bromodichloromethane	13	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Bromoform	0.26	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Bromomethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Carbon Tetrachloride	0.12	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Chlorobenzene	2.7	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Chloroform	0.18	0.04	<0.050	<0.040	0.059	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Dibromochloromethane	9.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichlorobenzene	4.3	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,3-Dichlorobenzene	6	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,4-Dichlorobenzene	0.097	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Dichlorodifluoromethane	25	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
1,1-Dichloroethane	11	0.02	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
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
1,1-Dichloroethylene	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
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
trans-1,2-Dichloroethylene	0.75	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
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
Ethylbenzene	15	0.01	<0.020	<0.010	<0.020	<0.010	<0.020	<0.020	<0.020	<0.020	<0.020
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Hexane (n)	34	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Methylene chloride (Dichloromethane)	0.96	0.049	<0.050	<0.049	<0.050	<0.40	<0.050	<0.050	<0.050	<0.050	<0.050
Methyl ethyl ketone (2-Butanone)	44	0.4	<0.50	<0.40	<0.50	<0.40	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	4.3	0.4	<0.50	<0.40	<0.50	<0.040	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl t-butyl ether (MTBE)	1.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Styrene	2.2	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
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
1,1,2,2-Tetrachloroethane	0.05	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Tetrachloroethylene	2.3	0.04	0.27	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Toluene	6	0.02	0.027	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
1,1,1-Trichloroethane	3.4	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
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
Trichloroethylene	0.52	0.01	<0.050	<0.010	<0.050	<0.010	<0.050	<0.050	<0.050	<0.050	<0.050
Trichlorofluoromethane	5.8	0.04	<0.050	<0.040	<0.050	<0.040	<0.050	<0.050	<0.050	<0.050	<0.050
Vinyl Chloride	0.022	0.019	<0.020	<0.019	<0.020	<0.019	<0.020	<0.020	<0.020	<0.020	<0.020
m-Xylene + p-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
o-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Xylenes (Total)	25	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020

All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table D.3 - SOIL ANALYTICAL RESULTS- Volatile Organic Compounds (VOCs)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)	BH108-3 (2020)	BH1 SS5	BH2 SS6	BH3 SS5	BH4 SS6	BH5 SS6	Methanol Blank
Lab ID			MMM525	MMM526	MMM529	3331908	3331916	3331910	3331912	3331914	MMM531
Sampling Date			22-Apr-20	22-Apr-20	22-Apr-20	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21	9-Dec-21	22-Apr-20
Soil Sample Depth (m)			0.8-1.4	0.8-1.4	1.5-2.1	3.05-3.66	4.57-5.18	3.05-3.66	4.57-5.18	4.57-5.18	-
Consultant			Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP	EXP	Terrapex
Laboratory			BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	BV
Certificate of Analysis Number			C099980	C099980	C099980	21T843367	21T843367	21T843367	21T843367	21T843367	C099980
cis- & trans-1,3-Dichloropropene	0.083	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.05
Acetone	28	0.49	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.49
Benzene	0.17	0.006	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.0060
Bromodichloromethane	13	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Bromoform	0.26	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Bromomethane	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Carbon Tetrachloride	0.12	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Chlorobenzene	2.7	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Chloroform	0.18	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Dibromochloromethane	9.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,2-Dichlorobenzene	4.3	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,3-Dichlorobenzene	6	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,4-Dichlorobenzene	0.097	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Dichlorodifluoromethane	25	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1-Dichloroethane	11	0.02	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.040
1,2-Dichloroethane	0.05	0.03	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.040
1,1-Dichloroethylene	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
cis-1,2-Dichloroethylene	30	0.02	<0.050	<0.050	<0.050	<0.02	<0.02	<0.02	<0.02	<0.02	<0.040
trans-1,2-Dichloroethylene	0.75	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,2-Dichloropropane	0.085	0.03	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.040
Ethylbenzene	15	0.01	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.86	<0.010
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Hexane (n)	34	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Methylene chloride (Dichloromethane)	0.96	0.049	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.049
Methyl ethyl ketone (2-Butanone)	44	0.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40
Methyl Isobutyl Ketone	4.3	0.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40
Methyl t-butyl ether (MTBE)	1.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Styrene	2.2	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1,1,2-Tetrachloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
1,1,2,2-Tetrachloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Tetrachloroethylene	2.3	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Toluene	6	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	<0.05	<0.020
1,1,1-Trichloroethane	3.4	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
1,1,2-Trichloroethane	0.05	0.04	<0.050	<0.050	<0.050	<0.04	<0.04	<0.04	<0.04	<0.04	<0.040
Trichloroethylene	0.52	0.01	<0.050	<0.050	<0.050	<0.03	<0.03	<0.03	<0.03	<0.03	<0.010
Trichlorofluoromethane	5.8	0.04	<0.050	<0.050	<0.050	<0.05	<0.05	<0.05	<0.05	<0.05	<0.040
Vinyl Chloride	0.022	0.019	<0.020	<0.020	<0.020	<0.02	<0.02	<0.02	<0.02	<0.02	<0.019
m-Xylene + p-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.92	<0.020
o-Xylene	NV	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	0.48	<0.020
Xylenes (Total)	25	0.02	<0.020	<0.020	<0.020	<0.05	<0.05	<0.05	<0.05	1.4	<0.020

All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
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SOIL ANALYTICAL RESULTS:
Table D.4 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons (PAHs)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-1B (2020)	BH9105-1B (2020) (DUP of BH105-1B)	BH106-2A (2020)	BH107-1B (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMW528	MMW529	MMM515	MMM518	MMM521	MMM524	MMM528	MMM530	3331907
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	6-Dec-21
Soil 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	3.8 - 4.4	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
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	BV	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980	C099980	C099980	C099980	C099980	22T862183
Naphthalene	0.75	0.005	0.011	<0.0050	0.01	<0.0050	<0.0050	0.0081	<0.005	<0.0050	<0.0050	<0.0050	<0.0050	0.11	<0.0050	<0.05
Acenaphthylene	0.17	0.005	0.11	<0.0050	0.074	<0.0050	<0.0050	0.054	<0.005	0.019	<0.0050	0.01	0.0096	**1.90**	<0.0050	<0.05
Acenaphthene	58	0.005	0.022	<0.0050	0.015	<0.0050	<0.0050	0.023	<0.005	0.007	<0.0050	0.012	<0.0050	0.61	<0.0050	<0.05
Fluorene	69	0.005	0.024	<0.0050	0.015	<0.0050	<0.0050	0.021	<0.005	0.007	<0.0050	0.012	<0.0050	0.87	<0.0050	<0.05
Phenanthrene	7.8	0.005	0.45	<0.0050	0.25	<0.0050	<0.0050	0.27	<0.005	0.14	<0.0050	0.19	0.043	**23**	<0.0050	0.64
Anthracene	0.74	0.005	0.12	<0.0050	0.015	<0.0050	<0.0050	0.085	<0.005	0.037	<0.0050	0.053	0.013	**5.6**	<0.0050	0.16
Fluoranthene	0.69	0.005	**1**	<0.0050	0.63	<0.0050	<0.0050	**0.79**	<0.005	0.32	0.0053	0.53	0.12	**40**	<0.0050	**1.43**
Pyrene	78	0.005	1.1	<0.0050	0.64	<0.0050	<0.0050	0.78	<0.005	0.33	0.0057	0.45	0.12	37	<0.0050	1.2
Benzo(a)anthracene	0.63	0.005	0.45	<0.0050	0.31	<0.0050	<0.0050	0.46	<0.005	0.15	<0.0050	0.25	0.068	**18**	<0.0050	**0.82**
Chrysene	7.8	0.005	0.43	<0.0050	0.28	<0.0050	<0.0050	0.38	<0.005	0.14	<0.0050	0.2	0.064	**14**	<0.0050	0.67
Benzo(b/j)fluoranthene	0.78	0.005	0.62	<0.0050	0.42	<0.0050	<0.0050	0.54	<0.005	0.2	<0.0050	0.25	0.11	**17**	<0.0050	**0.84**
Benzo(k)fluoranthene	0.78	0.005	0.21	<0.0050	0.14	<0.0050	<0.0050	0.19	<0.005	0.068	<0.0050	0.095	0.035	**6.4**	<0.0050	0.44
Benzo(a)pyrene	0.3	0.005	**0.52**	<0.0050	**0.32**	<0.0050	<0.0050	**0.48**	<0.005	0.16	<0.0050	0.18	0.075	**14**	<0.0050	**0.68**
Indeno(1,2,3-cd)pyrene	0.48	0.005	0.37	<0.0050	0.22	<0.0050	<0.0050	0.29	<0.005	0.11	<0.0050	0.12	0.065	**8.5**	<0.0050	0.28
Dibenz(a,h)anthracene	0.1	0.005	0.0076	<0.0050	0.051	<0.0050	<0.0050	0.057	<0.005	0.024	<0.0050	0.03	0.013	**2.10**	<0.0050	0.09
Benzo(ghi)perylene	7.8	0.007	0.39	<0.0050	0.23	<0.0050	<0.0050	0.26	<0.005	0.11	<0.0050	0.1	0.067	7.8	<0.0050	0.34
1&2-Methylnaphthalene	3.4	0.005	0.026	<0.0071	0.03	<0.0071	<0.0071	0.014	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	0.2	<0.0071	<0.05

All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceritificate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table D.4 - SOIL ANALYTICAL RESULTS- Polycyclic Aromatic Hydrocarbons
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH1-SS5	BH1-SS55 (DUP of BH1 SS5)	BH2 SS1	BH3 SS1	BH4 SS1	BH4-SS6	BH4-SS66 (DUP of BH4 SS6)	BH5 SS1	BH101 SS1	BH102 SS1	BH103 SS5	BH104 SS2	BH108 SS7	MW 107 SS1	BH109 SS2	BH 110 SS1
Lab ID			3439065	3439066	3331915	3331909	3331911	3439063	3439064	3331913	3492116	3492126	3492133	3492136	3497898	3501475	3492124	3501477
Sampling Date			6-Dec-21	6-Dec-21	10-Dec-21	6-Dec-21	7-Dec-21	7-Dec-21	7-Dec-21	9-Dec-21	7-Feb-22	7-Feb-22	7-Feb-22	7-Feb-22	8-Feb-22	9-Feb-22	7-Feb-22	9-Feb-22
Soil Sample Depth (m)			3.05-3.66	3.05-3.66	0.15-0.76	0.17-0.76	0.17-0.76	4.57-5.18	4.57-5.18	0.17-0.76	0.15-0.76	0.15-0.76	3.65-4.26	1.37-1.98	5.18-5.79	0.15-0.76	1.37-1.98	0.15-0.76
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			22T855232	22T855232	21T843367	21T843367	21T8343367	22T855232	22T855232	21T843367	22T861405	22T861405	22T861405	22T861405	22T861802	22T862183	22T861405	22T862183
Naphthalene	0.75	0.005	<0.05	<0.05	<0.05	<0.05	0.142	<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	0.005	<0.05	<0.05	<0.05	<0.05	**0.31**	<0.05	<0.05	<0.05	0.06	0.06	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	58	0.005	<0.05	<0.05	<0.05	<0.05	0.88	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	69	0.005	<0.05	<0.05	<0.05	<0.05	1.22	<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	0.005	<0.05	<0.05	<0.05	<0.05	7.16	<0.05	<0.05	0.38	0.24	0.49	<0.05	<0.05	<0.05	0.05	<0.05	0.21
Anthracene	0.74	0.005	<0.05	<0.05	<0.05	<0.05	**2.46**	<0.05	<0.05	0.11	0.09	0.15	<0.05	<0.05	<0.05	<0.05	<0.05	0.06
Fluoranthene	0.69	0.005	<0.05	<0.05	<0.05	<0.05	**12.3**	<0.05	<0.05	0.46	0.64	**0.88**	<0.05	<0.05	<0.05	0.11	<0.05	0.39
Pyrene	78	0.005	<0.05	<0.05	<0.05	<0.05	11.5	<0.05	<0.05	0.45	0.65	0.81	<0.05	<0.05	<0.05	0.1	<0.05	0.35
Benzo(a)anthracene	0.63	0.005	<0.05	<0.05	<0.05	<0.05	**8.41**	<0.05	<0.05	0.38	0.45	0.56	<0.05	<0.05	<0.05	0.05	<0.05	0.2
Chrysene	7.8	0.005	<0.05	<0.05	<0.05	<0.05	5.58	<0.05	<0.05	0.14	0.29	0.43	<0.05	<0.05	<0.05	<0.05	<0.05	0.21
Benzo(b/j)fluoranthene	0.78	0.005	<0.05	<0.05	<0.05	<0.05	**6.62**	<0.05	<0.05	0.32	0.46	0.59	<0.05	<0.05	<0.05	0.06	<0.05	0.23
Benzo(k)fluoranthene	0.78	0.005	<0.05	<0.05	<0.05	<0.05	**1.79**	<0.05	<0.05	0.11	0.21	0.2	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
Benzo(a)pyrene	0.3	0.005	<0.05	<0.05	<0.05	<0.05	**4.74**	<0.05	<0.05	0.22	**0.33**	**0.4**	<0.05	<0.05	<0.05	0.05	<0.05	0.17
Indeno(1,2,3-cd)pyrene	0.48	0.005	<0.05	<0.05	<0.05	<0.05	**1.95**	<0.05	<0.05	<0.05	0.2	0.27	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
Dibenz(a,h)anthracene	0.1	0.005	<0.05	<0.05	<0.05	<0.05	**0.7**	<0.05	<0.05	<0.05	<0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(ghi)perylene	7.8	0.007	<0.05	<0.05	<0.05	<0.05	2.26	<0.05	<0.05	0.14	0.22	0.27	<0.05	<0.05	<0.05	<0.05	<0.05	0.09
1&2-Methylnaphthalene	3.4	0.005	<0.05	<0.05	<0.05	<0.05	0.47	<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.
'<' = Parameter below detection limit, as indicated
'NV'= No value
Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
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SOIL ANALYTICAL RESULTS:
Table D.5 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated Parameters
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH101-1B (2020)	BH101-6 (2020)	BH102-1B (2020)	BH102-5 (2020)	BH103-2A (2020)	BH104-1B (2020)	BH104-6 (2020)	BH105-1B (2020)	BH9105-1B (2020) (DUP of BH105-1B)	BH105-6 (2020)
Lab ID			MMM509	MMM511	MMM512	MMM514	MMM515	MMW528	MMW529	MMM517	MMM518	MMM520
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
Soil 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	3.8 - 4.4	0.3-0.6	0.3-0.6	3.8-4.4
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex
Laboratory			BV	BV	BV	BV	BV	BV	BV	BV	BV	BV
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C0A1969	C0A1969	C099980	C099980	C099980
Antimony	7.5	0.2	2.9	<0.20	4.3	<0.20	<0.20	<0.2	<0.20	0.57	0.39	<0.20
Arsenic	18	1	10	2.5	12	2	2.4	3.1	2	5.8	4.9	2.4
Barium	390	0.5	**410**	180	**470**	92	140	86	97	170	160	87
Beryllium	5	0.2	0.58	0.62	0.66	0.63	0.76	0.83	0.66	0.81	1	0.64
Boron (total)	120	5	28	6.3	8.6	6.9	6.7	5.9	7.7	9.8	11	7.7
Boron (Hot Water Soluble)	1.5	0.05	1.4	0.16	0.59	0.2	0.23	0.46	0.34	1.4	1.3	0.32
Cadmium	1.2	0.1	0.63	<0.10	0.87	<0.10	<0.10	0.1	<0.10	0.23	0.16	<0.10
Chromium (total)	160	1	22	31	23	32	33	31	33	31	35	31
Cobalt	22	0.1	6.6	9.2	8.2	9.5	9.1	10	10	11	13	10
Copper	180	0.5	95	20	**1300**	18	19	21	20	30	30	24
Lead	120	1	**510**	8.2	**450**	7.4	8.7	31	7.4	**180**	67	7.6
Molybdenum	6.9	0.5	1.4	<0.50	2.6	<0.50	<0.50	0.51	<0.50	1.3	0.99	<0.50
Nickel	130	0.5	16	21	19	22	23	22	24	22	29	24
Selenium	2.4	0.5	0.6	<0.50	1.2	<0.50	<0.50	0.5	<0.50	1.2	<0.50	<0.50
Silver	25	0.2	0.58	<0.20	0.53	<0.20	<0.20	0.2	<0.20	0.25	<0.20	<0.20
Thallium	1	0.05	0.18	0.12	0.18	0.12	0.17	0.18	0.14	0.17	0.19	0.13
Uranium	23	0.05	0.58	0.46	0.57	0.48	0.56	0.48	0.77	0.51	0.63	0.72
Vanadium	86	5	26	35	27	34	38	39	37	38	42	35
Zinc	340	5	310	47	**550**	43	51	61	49	130	91	48
Chromium VI	10	0.18	<0.18	<0.18	<0.18	<0.18	<0.18	0.35	<0.18	<0.18	0.24	<0.18
Free Cyanide	0.051	0.01	<0.01	0.01	<0.01	<0.01	<0.01	<0.01	0.01	<0.01	<0.01	<0.01
Mercury	1.8	0.05	0.62	<0.050	0.73	<0.050	0.006	0.14	<0.05	0.99	0.39	<0.050
Electrical Conductivity (mS/cm)	0.7	0.002	1.1	0.76	1.1	1.2	1.8	2.2	0.34	2.2	2	0.56
Sodium Adsorption Ratio (unitless)	5	-	13	2.6	21	15	7.5	58	0.86	4.9	4	0.89
pH (pH units)	5-9 (surface soil); 5-11 (subsurface soil)	-	8	7.8	7.7	7.88	7.92	8.49	7.67	7.43	7.55	7.67

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
~~Conc.~~ pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.
Bold Concentration exceeds MECP (2011) SCS.
Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
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SOIL ANALYTICAL RESULTS:
Table D.5 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated Parameters
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH106-2A (2020)	BH106-6 (2020)	BH107-1B (2020)	BH107-5 (2020)	BH108-1B (2020)	BH108-5 (2020)	BH1 SS1	BH1 SS5	BH1 SS55 (DUP of BH1 SS5)	BH2 SS1
Lab ID			MMM521	MMM523	MMM524	MMM527	MMM528	MMM530	3331907	3439065	3439066	3331915
Sampling Date			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
Soil Sample Depth (m)			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
Consultant			Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	Terrapex	EXP	EXP	EXP	EXP
Laboratory			BV	BV	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			C099980	C099980	C099980	C099980	C099980	C099980	21T843367	22T855232	22T855232	21T843367
Antimony	7.5	0.2	0.46	0.25	1.6	<0.20	1.3	<0.20	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	3	2	8.4	1.9	3.8	2.4	5	4	4	8
Barium	390	0.5	180	64	250	89	110	87	96.2	128	121	31.4
Beryllium	5	0.2	0.53	0.4	0.69	0.69	0.37	0.67	<0.4	0.5	0.5	<0.4
Boron (total)	120	5	12	6.4	15	8.1	5.8	8.3	7	9	7	13
Boron (Hot Water Soluble)	1.5	0.05	1.3	0.34	1.1	0.16	0.48	0.37	0.42	0.33	0.37	0.39
Cadmium	1.2	0.1	0.21	0.18	0.41	0.13	0.3	<0.10	<0.5	<0.5	<0.5	<0.5
Chromium (total)	160	1	28	19	26	31	18	30	24	40	38	9
Cobalt	22	0.1	6.7	5.6	9.8	9.7	5.2	10	4.5	11.9	12.1	2.7
Copper	180	0.5	22	12	71	21	24	22	14.7	22.1	23	22.7
Lead	120	1	**220**	15	**280**	8.1	**130**	8.1	**126**	11	15	17
Molybdenum	6.9	0.5	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	2.4	0.5	0.5	1.6
Nickel	130	0.5	16	10	23	24	12	25	9	27	27	4
Selenium	2.4	0.5	<0.50	<0.50	1.1	<0.50	<0.50	<0.50	<0.8	<0.8	<0.8	<0.8
Silver	25	0.2	<0.20	<0.20	0.32	<0.20	<0.20	<0.20	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.05	0.13	0.12	0.16	0.12	0.13	0.13	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.05	0.45	0.47	0.45	0.54	0.42	0.72	<0.50	0.87	0.91	1.11
Vanadium	86	5	31	29	31	35	23	34	24.1	44.6	42.2	10.8
Zinc	340	5	110	54	220	50	150	50	116	59	60	89
Chromium VI	10	0.18	0.68	<0.18	<0.18	<0.18	<0.18	<0.18	4.4	<0.2	<0.2	<0.2
Free Cyanide	0.051	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.040	<0.040	<0.040	<0.040
Mercury	1.8	0.05	**1.9**	<0.050	1.3	<0.050	0.28	<0.050	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (mS/cm)	0.7	0.002	2.3	0.17	1.8	0.57	4.3	0.3	0.992	1.87	1.85	2.07
Sodium Adsorption Ratio (unitless)	5	-	26	0.24	28	0.9	66	0.93	13.3	5.44	6.03	5.43
pH (pH units)	5-9 (surface soil); 5-11 (subsurface soil)	-	~~9.11~~	7.81	7.81	8.1	8.1	7.89	8.22	7.22	7.17	12.1

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
~~Conc.~~ pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.
Bold Concentration exceeds MECP (2011) SCS.
Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

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2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes on
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

SOIL ANALYTICAL RESULTS:
Table D.5 - SOIL ANALYTICAL RESULTS- Metals, Hydride-Forming Metals, and Other Regulated Parameters
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	BH2 SS2	BH2 SS5	BH3 SS1	BH4 SS1	BH4 SS6	BH4 SS66 (DUP of BH4 SS6)	BH5 SS1	MW 107 SS1	BH108 SS7	BH109 SS2	BH 110 SS1	BH2-1 SS5	BH2-2 SS5	BH2-3 SS5
Lab ID			3362030	3362031	3331909	3331911	3439063	3439064	3331913	3501475	3497898	3492124	3501477	YTN874	YTN877	YTN880
Sampling Date			17-Dec-21	17-Dec-21	6-Dec-21	7-Dec-21	7-Dec-21	7-Dec-21	9-Dec-21	9-Feb-22	8-Feb-22	7-Feb-22	9-Feb-22	27-Mar-24	27-Mar-24	27-Mar-24
Soil Sample Depth (m)			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	3.05-3.66	3.05-3.66	3.05-3.66
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	BV	BV	BV
Certificate of Analysis Number			21T846789	21T846789	21T843367	21T843367	22T855232	22T855232	21T843367	22T862183	22T861802	22T861405	22T862183	C493962	C493962	C493962
Antimony	7.5	0.2	-	-	<0.8	3.7	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	2	-	-	-
Arsenic	18	1	-	-	6	14	4	4	5	2	4	3	10	-	-	-
Barium	390	0.5	-	-	115	231	88.9	96	59.7	15.9	93.8	222	**519**	-	-	-
Beryllium	5	0.2	-	-	0.7	<0.4	0.6	0.6	<0.4	<0.4	0.7	0.7	0.5	-	-	-
Boron (total)	120	5	-	-	7	13	10	12	18	<5	9	12	9	-	-	-
Boron (Hot Water Soluble)	1.5	0.05	-	-	0.82	1.28	0.36	0.37	0.46	0.15	0.35	-	0.44	-	-	-
Cadmium	1.2	0.1	-	-	<0.5	1.0	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	0.6	-	-	-
Chromium (total)	160	1	-	-	36	19	32	34	15	6	32	43	24	-	-	-
Cobalt	22	0.1	-	-	11.3	6.3	12.7	12.9	4.2	2	12.1	14.5	7.7	-	-	-
Copper	180	0.5	-	-	26	47.1	24.6	24.3	11.9	3.8	24.1	27.5	56.7	-	-	-
Lead	120	1	-	-	58	**309**	11	10	57	14	13	41	**390**	-	-	-
Molybdenum	6.9	0.5	-	-	1.3	2.8	<0.5	<0.5	1.1	<0.5	<0.5	<0.5	1	-	-	-
Nickel	130	0.5	-	-	24	21	29	29	9	4	28	29	19	-	-	-
Selenium	2.4	0.5	-	-	<0.8	1.1	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	-	-
Silver	25	0.2	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	-	-	-
Thallium	1	0.05	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-
Uranium	23	0.05	-	-	0.58	0.84	0.68	0.73	0.7	<0.50	0.93	0.98	0.75	-	-	-
Vanadium	86	5	-	-	43.5	15	37.2	41.5	17.2	13.8	36	53.8	28.3	-	-	-
Zinc	340	5	-	-	75	**448**	58	58	330	21	57	110	**343**	-	-	-
Chromium VI	10	0.18	-	-	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	-	<0.2	-	-	-
Free Cyanide	0.051	0.01	-	-	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	-	<0.040	-	-	-
Mercury	1.8	0.05	-	-	1.63	0.28	<0.10	<0.10	<0.10	<0.10	<0.10	-	0.35	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.002	-	-	1.49	2.79	0.641	0.635	3.28	0.303	0.353	-	4.94	-	-	-
Sodium Adsorption Ratio (unitless)	5	-	-	-	16.2	1.42	1.44	1.34	25.1	5.78	1.19	-	105	-	-	-
pH (pH units)	5-9 (surface soil); 5-11 (subsurface soil)	-	~~11.3~~	7.89	7.83	8.18	7.39	7.34	~~10~~	7.62	7.81	-	7.94	7.88	7.91	7.86

Notes:

Other Regulated Parameters (ORPs) - includes HWS-B, cyanide, mercury, Cr VI, EC, SAR and pH
All soil concentrations reported in µg/g.
'<' = Parameter below detection limit, as indicated
'NV'= No value
~~Conc.~~ pH level outside of acceptable range of 5-9 (surface) and/or 5-11 (subsurface). See Tables B.8A, B.8B and B.8C for pH averaging results. pH exceedances no longer considered.
Bold Concentration exceeds MECP (2011) SCS.
Concentration exceeds applicable MECP Standards; however, this parameter is not considered a COC due to the amendments to the Regulation (O.Reg. 407/19 - December 4, 2019).

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SOIL ANALYTICAL RESULTS:

Table D.6A - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH2)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH2-SS1				BH2-SS2			
Sample ID		BH2-SS1	BH2-1 SS1	BH2-2 SS1	BH2-3 SS1	BH2-SS2	BH2-1 SS2	BH2-2 SS2	BH2-3 SS2
Lab ID		3331915	YTN872	YTN875	YTN878	3362030	YTN873	YTN876	YTN879
Sampling Date		10-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24	10-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24
Soil Sample Depth (m)		0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37	0.76 - 1.37
Consultant		EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory		AGAT	BV	BV	BV	AGAT	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	**12.10**	8.68	8.53	11.3	**11.3**	7.92	8.11	8.24
Average pH (Calculated)		**8.90**				**8.19**			

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. Technical Update Environmentally Sensitive Areas: pH levels. January.

Average for pH calculated per MECP (2007) guidance. Average pH = -log[mean($10^{-sample1}+10^{-sample2}+10^{-sample3}$)]

SOIL ANALYTICAL RESULTS:
Table D.6B - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH5)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH5 SS1				
Sample ID		BH5 SS1	BH5 - 1 SS1	BH5 - 2 SS1	BH5 - 3 SS1	DUP 2 (DUP of BH5 SS1)
Lab ID		3331913	YTN867	YTN868	YTN869	YTN870
Sampling Date		9-Dec-21	27-Mar-24	27-Mar-24	27-Mar-24	27-Mar-24
Soil Sample Depth (m)		0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76	0.15 - 0.76
Consultant		EXP	EXP	EXP	EXP	EXP
Laboratory		AGAT	BV	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	**10**	8.21	8.28	8.24	8.21
Average pH (Calculated)		**8.33**				

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. *Technical Update Environmentally Sensitive Areas: pH levels.* January.

Average for pH calculated per MECP (2007) guidance. Average pH = -log[mean($10^{-sample1}$+$10^{-sample2}$+$10^{-sample3}$)]

SOIL ANALYTICAL RESULTS:

Table D.6C - SOIL ANALYTICAL RESULTS - Soil pH Averaging (BH106)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Location ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential/Parkland/Institutional Land Use (medium/fine textured soil)	BH106-2A				
Sample ID		BH106-2A	BH106-1 SS2	BH106 - 2 SS2	BH106 - 3 SS2	DUP 1 (DUP of BH106 -2 SS2)
Lab ID		MMM521	YTN863	YTN864	YTN865	YTN866
Sampling Date		22-Apr-20	27-Mar-24	27-Mar-24	27-Mar-24	27-Mar-24
Soil Sample Depth (m)		0.8 - 1.1	0.8 - 1.1	0.8 - 1.1	0.8 - 1.1	0.8 - 1.1
Consultant		Terrapex	EXP	EXP	EXP	EXP
Laboratory		BV	BV	BV	BV	BV
pH (surface soils - 0-1.5 mbgs)	5-9 (surface soil); 5-11 (subsurface soil)	**9.11**	8.31	8.21	11.5	8.18
Average pH (Calculated)		**8.43**				

Notes

All soil concentrations reported in pH units

'<' = Parameter below detection limit, as indicated

Bold Concentration exceeds MECP (2011) SCS.

Ontario Ministry of the Environment, Conservation and Parks (MECP). 2007. *Technical Update Environmentally Sensitive Areas: pH levels.* January.

Average for pH calculated per MECP (2007) guidance. Average pH = -log[mean($10^{-sample1}$+$10^{-sample2}$+$10^{-sample3}$)]

GROUNDWATER ANALYTICAL RESULTS:

Table D.7 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW2	MW2	MW3	MW3	MW4	MW4
Lab ID			3451634	YZG823	3451819	YZG824	3397286	YZG822	3397294	YZG826
Sampling Date			24-Jan-22	22-Apr-24	24-Jan-22	22-Apr-24	24-Dec-21	22-Apr-24	24-Dec-21	22-Apr-24
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
Laboratory			AGAT	BV	AGAT	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			22T856755	C4C1812	22T856755	C4C1812	21T849562	C4C1812	21T849562	C4C1812
PHC F1 (C6-C10)	750	25	45	<25	<25	<25	<25	<25	**30000**	**7300**
PHC F1 (C6-C10) - BTEX	750	25	44	<25	<25	<25	<25	<25	**27200**	**5600**
PHC F2 (C10-C16)	150	100	<100	<100	<100	<100	<100	<100	**79000**	**33000**
PHC F3 (C16-C34)	500	100	<100	<200	<100	<200	<100	<200	<100	440
PHC F4 (C34-C50)	500	100	<100	<200	<100	<200	<100	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table D.7 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW5	MW55 (DUP of MW5)	MW5	DUP 1 (DUP of MW5)	MW107	MW107	MW108	MW108
Lab ID			3397295	3397296	YZG821	YZG831	3541090	YZG835	3541089	YZG830
Sampling Date			24-Dec-21	24-Dec-21	22-Apr-24	22-Apr-24	22-Feb-22	22-Apr-24	22-Feb-22	23-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	7.61-9.14	13.78-15.31	13.78-15.31
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	BV	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			21T849562	21T849562	C4C1812	C4C1812	22T866103	C4C1812	22T866103	C4C1812
PHC F1 (C6-C10)	750	25	353	291	<25	<25	**961**	<25	**29800**	**15000**
PHC F1 (C6-C10) - BTEX	750	25	341	278	<25	<25	**849**	<25	**24800**	**15000**
PHC F2 (C10-C16)	150	100	<100	<100	<100	<100	**3600**	<100	**18000**	**37000**
PHC F3 (C16-C34)	500	100	<100	<100	<200	<200	<100	<200	<100	**510**
PHC F4 (C34-C50)	500	100	<100	<100	<200	<200	<100	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table D.7 - GROUNDWATER ANALYTICAL RESULTS: Petroleum Hydrocarbons (PHCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW109	MW109	MW24-1	MW24-2	DUP 2 (DUP of MW24-2)	MW24-3	FIELD BLANK	TRIP BLANK
Lab ID			3541018	YZG829	YZG828	YZG827	YZG832	YZG825	3397309	YZG834
Sampling Date			22-Feb-22	23-Apr-24	23-Apr-24	23-Apr-24	23-Apr-24	22-Apr-24	24-Dec-21	23-Apr-24
Screen Depth Interval (m)			7.61-9.14	7.61-9.14	11.9 - 15.0	16.8 - 19.8	16.8 - 19.8	11.9 - 15.0	-	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	BV	AGAT	BV
Certificate of Analysis Number			22T866103	C4C1812	C4C1812	C4C1812	C4C1812	C4C1812	21T849562	C4C1812
PHC F1 (C6-C10)	750	25	**218000**	**46000**	<25	<25	<25	<25	<25	<25
PHC F1 (C6-C10) - BTEX	750	25	**213000**	**44000**	<25	<25	<25	<25	<25	<25
PHC F2 (C10-C16)	150	100	**74000**	**160000**	<100	<100	<100	<100	<100	<100
PHC F3 (C16-C34)	500	100	230	**1500**	<200	<200	<200	<200	<100	<200
PHC F4 (C34-C50)	500	100	<100	280	<200	<200	<200	<200	<100	<200
Reached baseline at C50?	NV	NV	YES	YES	YES	YES	YES	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	500	-	-	-	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:
Table D.8 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW2	MW2	MW3	MW3	MW4	MW4
Lab ID			3451634	YZG823	3451819	YZG824	3397286	YZG822	3397294	YZG826
Sampling Date			24-Jan-22	22-Apr-24	24-Jan-22	22-Apr-24	24-Dec-21	22-Apr-24	24-Dec-21	22-Apr-24
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
Laboratory			AGAT	BV	AGAT	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			22T856755	C4C1812	22T856755	C4C1812	21T849562	C4C1812	21T849562	C4C1812
Benzene	430	0.2	1.16	<0.20	0.72	<0.20	<0.40	<0.20	4.25	3.1
Toluene	18000	0.2	<0.20	<0.20	<0.20	<0.20	<0.40	<0.20	56	65
Ethylbenzene	2300	0.1	<0.10	<0.20	<0.10	<0.20	<0.20	<0.20	217	150
Xylenes (total)	4200	0.2	<0.20	<0.40	<0.20	<0.40	<0.20	<0.40	2540	1400

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

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:
Table D.8 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW5	MW55 (DUP of MW5)	MW5	DUP 1 (DUP of MW5)	MW107	MW107	MW108	MW108
Lab ID			3397295	3397296	YZG821	YZG831	3541090	YZG835	3541089	YZG830
Sampling Date			24-Dec-21	24-Dec-21	22-Apr-24	22-Apr-24	22-Feb-22	22-Apr-24	22-Feb-22	23-Apr-24
Screen Depth Interval (m)			6.09-9.14	6.09-9.14	6.09-9.14	6.09-9.14	7.61-9.14	7.61-9.14	13.78-15.31	13.78-15.31
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	BV	BV	AGAT	BV	AGAT	BV
Certificate of Analysis Number			21T849562	21T849562	C4C1812	C4C1812	22T866103	C4C1812	22T866103	C4C1812
Benzene	430	0.2	<0.40	<0.40	<0.20	<0.20	<0.20	<0.20	2.84	<4.0
Toluene	18000	0.2	2.18	2.37	<0.20	<0.20	0.42	<0.20	15	<4.0
Ethylbenzene	2300	0.1	0.76	0.88	<0.20	<0.20	12.8	<0.20	384	80
Xylenes (total)	4200	0.2	8.97	10.2	<0.40	<0.40	98.3	<0.40	**4640**	690

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

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceritificate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:
Table D.8 - GROUNDWATER ANALYTICAL RESULTS: Benzene, Toulene, Ethylbenzene, and Xylene (BTEX)
GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW109	MW109	MW24-1	MW24-2	DUP 2 (DUP of MW24-2)	MW24-3	TRIP BLANK	TRIPBLANK
Lab ID			3541018	YZG829	YZG828	YZG827	YZG832	YZG825	3397319	YZG834
Sampling Date			22-Feb-22	23-Apr-24	23-Apr-24	23-Apr-24	23-Apr-24	22-Apr-24	22-Dec-21	23-Apr-24
Screen Depth Interval (m)			7.61-9.14	7.61-9.14	11.9 - 15.0	16.8 - 19.8	16.8 - 19.8	11.9 - 15.0	-	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	BV	AGAT	BV
Certificate of Analysis Number			22T866103	C4C1812	C4C1812	C4C1812	C4C1812	C4C1812	21T849562	C4C1812
Benzene	430	0.2	4.96	<4.0	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	18000	0.2	15.2	6.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Ethylbenzene	2300	0.1	516	130	<0.20	<0.20	<0.20	<0.20	<0.10	<0.20
Xylenes (total)	4200	0.2	**4610**	1900	<0.40	<0.40	<0.40	<0.40	<0.20	<0.40

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

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table D.9 - GROUNDWATER ANALYTICAL RESULTS: Volatile Organic Compounds (VOCs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)	TRIP BLANK
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296	3397319
Sampling Date			24-Jan-22	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21	22-Dec-21
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
Certificate of Analysis Number			22T856755	22T856755	21T849562	21T849562	21T849562	21T849562	21T849562
Dichlorodifluoromethane	4400	0.2	<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	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichlorofluoromethane	2500	0.4	<0.40	<0.40	<0.80	<4.00	<0.80	<0.80	<0.40
Acetone	130000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1-Dichloroethylene	17	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methylene chloride (Dichloromethane)	5500	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
trans-1,2-Dichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl t-butyl ether (MTBE)	1400	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1-Dichloroethane	3100	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Methyl ethyl ketone (2-Butanone)	1500000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
cis-1,2-Dichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Chloroform	22	0.2	3.59	3.21	<0.40	<2.00	0.69	0.55	<0.20
1,2-Dichloroethane	12	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1-Trichloroethane	6700	0.3	<0.30	<0.30	<0.60	<3.00	<0.60	<0.60	<0.30
Carbon Tetrachloride	8.4	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Benzene	430	0.2	1.16	0.72	<0.40	4.25	<0.40	<0.40	<0.20
1,2-Dichloropropane	140	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Trichloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Bromodichloromethane	85000	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Methyl Isobutyl Ketone	580000	1	<1.0	<1.0	<2.0	<10.0	<2.0	<2.0	<1.0
1,1,2-Trichloroethane	30	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
Toluene	18000	0.2	<0.20	<0.20	<0.40	56	2.18	2.37	<0.20
Dibromochloromethane	82000	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylene Dibromide (1,2-Dibromoethane)	0.83	0.1	<0.10	<0.10	<0.20	**<1.00**	<0.20	<0.20	<0.10
Tetrachloroethylene	17	0.2	<0.20	<0.20	<0.40	<2.00	<0.40	<0.40	<0.20
1,1,1,2-Tetrachloroethane	28	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Chlorobenzene	630	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Ethylbenzene	2300	0.1	<0.10	<0.10	<0.20	217	0.76	0.88	<0.10
m-Xylene + p-Xylene	NV	0.2	<0.20	<0.20	<0.40	1820	5.32	6.05	<0.20
Bromoform	770	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
Styrene	9100	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,1,2,2-Tetrachloroethane	15	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
o-Xylene	NV	0.1	<0.10	<0.10	<0.20	717	3.65	4.13	<0.10
1,3-Dichlorobenzene	9600	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,4-Dichlorobenzene	67	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,2-Dichlorobenzene	9600	0.1	<0.10	<0.10	<0.20	<1.00	<0.20	<0.20	<0.10
1,3-Dichloropropene	45	0.3	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	4200	0.2	<0.20	<0.20	<0.20	2540	8.97	10.2	<0.20
Hexane (n)	520	0.2	<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 Concentration exceeds MECP (2011) SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table D.10 - GROUNDWATER ANALYTICAL RESULTS: Polycyclic Aromatic Hydrocarbons (PAHs)

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW1	MW11 (DUP of MW1)	MW1	DUP 3 (DUP of MW1)	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)	TRIP BLANK
Lab ID			3451634	TD0305	TD0306	YZG823	YZG833	3451819	3397286	3397294	3397295	3397296	TD0307
Sampling Date			24-Jan-22	12-Jul-22	12-Jul-22	22-Apr-24	22-Apr-24	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21	12-Jul-22
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	6.09-9.14	6.09-9.14	-
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	BV	BV	BV	BV	AGAT	AGAT	AGAT	AGAT	AGAT	BV
Certificate of Analysis Number			22T856755	C2J4227	C2J4227	C4C1812	C4C1812	22T856755	21T849562	21T849562	21T849562	21T849562	C2J4227
Naphthalene	6400	0.05	~~<0.20~~	0.53	0.46	0.051	0.08	<0.20	<0.20	48.8	<0.20	<0.20	<0.050
Acenaphthylene	1.8	0.05	~~<0.20~~	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Acenaphthene	1700	0.05	~~<0.20~~	<0.050	<0.050	0.28	0.24	<0.20	<0.20	0.29	<0.20	<0.20	<0.050
Fluorene	400	0.05	~~<0.20~~	<0.050	<0.050	0.22	0.18	<0.20	<0.20	0.27	<0.20	<0.20	<0.050
Phenanthrene	580	0.03	~~0.48~~	0.06	0.071	0.31	0.22	<0.10	<0.10	<0.10	<0.10	<0.10	<0.030
Anthracene	2.4	0.05	~~0.11~~	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Fluoranthene	130	0.05	~~0.34~~	0.055	0.056	0.14	0.099	<0.20	<0.20	0.78	<0.20	<0.20	<0.050
Pyrene	68	0.05	~~1.1~~	0.064	0.074	0.11	0.076	<0.20	<0.20	0.62	<0.20	<0.20	<0.050
Benzo(a)anthracene	4.7	0.05	~~0.35~~	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Chrysene	1	0.05	~~0.6~~	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(b/j)fluoranthene	0.75	0.05	~~0.24~~	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(k)fluoranthene	0.4	0.05	~~<0.10~~	<0.050	<0.050	<0.050	<0.050	<0.10	<0.10	<0.10	<0.10	<0.10	<0.050
Benzo(a)pyrene	0.81	0.009	~~0.33~~	<0.0090	<0.0090	<0.0090	<0.0090	<0.01	<0.01	<0.01	<0.01	<0.01	<0.0090
Indeno(1,2,3-cd)pyrene	0.2	0.05	~~<0.20~~	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Dibenz(a,h)anthracene	0.52	0.05	~~<0.20~~	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
Benzo(ghi)perylene	0.2	0.05	**~~0.32~~**	<0.050	<0.050	<0.050	<0.050	<0.20	<0.20	<0.20	<0.20	<0.20	<0.050
1&2-Methylnaphthalene	1800	0.071	~~<0.20~~	0.22	0.19	<0.071	<0.071	<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) SCS.

~~Bold~~ Exceedance of the MECP Table 3 SCS not retained due to presence of sediment within the orginal sample and two (2) re-sampling events completed at MW1.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceriticate of Analysis which contains all QA/QC information

GROUNDWATER ANALYTICAL RESULTS:

Table D.11 - GROUNDWATER ANALYTICAL RESULTS: Metals, Hydride-Forming Metals, and ORPs

GTR-21018382-B0, 15 Denison Avenue, Toronto, ON

Sample ID	MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition All Types of Land Use (medium/fine textured soil)	Minimum Reporting Detection Limit (RDL)	MW1	MW2	MW3	MW4	MW5	MW55 (DUP of MW5)
Lab ID			3451634	3451819	3397286	3397294	3397295	3397296
Sampling Date			24-Jan-22	24-Jan-22	24-Dec-21	24-Dec-21	24-Dec-21	24-Dec-21
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
Certificate of Analysis Number			22T856755	22T856755	21T849562	21T849562	21T849562	21T849562
Antimony	20000	1	<1.0	<1.0	<1.0	<1.0	1.2	1.2
Arsenic	1900	1	3.8	1	3.1	2.6	3.2	2.8
Barium	29000	2	204	271	712	494	183	181
Beryllium	67	0.5	<0.50	<0.50	<0.5	<0.5	<0.5	<0.5
Boron (total)	45000	10	216	139	711	382	215	215
Cadmium	2.7	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chromium (total)	810	2	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Cobalt	66	0.5	<0.50	1.56	1.76	<0.50	1.31	1.41
Copper	87	1	<1.0	5.1	<1.0	<1.0	<1.0	<1.0
Lead	25	0.5	<0.50	0.5	<0.50	<0.50	<0.50	<0.50
Molybdenum	9200	0.5	23.6	5.99	25	1.21	88.9	93.3
Nickel	490	1	3	4.3	5	<1.0	4.4	4.7
Selenium	63	1	<1.0	<1.0	3.7	3.3	5	4.1
Silver	1.5	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Thallium	510	0.3	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Uranium	420	0.5	2.5	2.44	3.12	<0.50	4.63	4.63
Vanadium	250	0.4	0.61	0.86	0.65	0.48	1.18	1.28
Zinc	1100	5	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	<2	<2	<2.000	<2.000	<2.000	3.41
Sodium	2300000	250	99300	126000	-	-	-	-
Chloride	2300000	100	119000	227000	-	-	-	-

Notes:

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

All groundwater concentrations reported in µg/L

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) SCS.

1. Criteria refers to Ministry of Environment "Soil, Ground Water and and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" April 15, 2011
2. This table represents a summary of the data presented in the Laboratory Certificate of Analysis for convenience purposes only
3. This summary is to be use in conjuction with, not as a replacement of the Laboratory Ceritificate of Analysis which contains all QA/QC information

Appendix E – Laboratory Certificates of Analysis

DRAFT

AGAT Laboratories

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http://www.agatlabs.com

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.

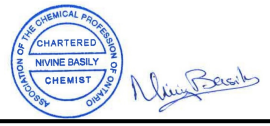
SAMPLED BY:J.D

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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http://www.agatlabs.com

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.

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) - 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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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.

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: 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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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

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 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

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CANADA L4Z 1Y2
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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.*
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- *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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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.

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FAX (905)712-5122
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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: Freezer

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:

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

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 Ave
Sampled By: M.K
AGAT Quote #: PO:

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

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

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

Invoice Information:

Bill To Same: Yes ☐ No ☐

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

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.*
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- *The test results reported herewith relate only to the samples as received by the laboratory.*
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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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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

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CANADA L4Z 1Y2
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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.

AGAT Laboratories

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CANADA L4Z 1Y2
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FAX (905)712-5122
http://www.agatlabs.com

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:

ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO
CHARTERED
NIVINE BASILY
CHEMIST

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

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

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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:



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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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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-2101838Z-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 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-SS5S	↓	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): Steve Cha	Date 12/9/21	Time PM	Samples Received By (Print Name and Sign): Anthony Dsilva	Date	Time
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

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Page 1 of 1

Nº: T 130076

Document ID: DIV 78 1911.021

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Date Issued: March 9, 2021

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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: 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.*
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- *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)
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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)

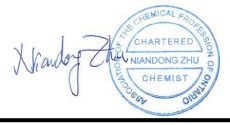
DATE RECEIVED: 2022-02-07 **DATE REPORTED: 2022-02-15**

		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.

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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:

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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: N Popnikolof

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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

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: 22T861405

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

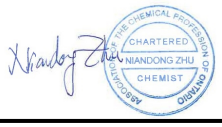
SAMPLED BY:Hanzala Rehman

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.

AGAT Laboratories

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http://www.agatlabs.com

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

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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

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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

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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 #: 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		

22 FEB ? 7:04PM

Page 1 of 1

N°: T 129663

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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.*

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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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

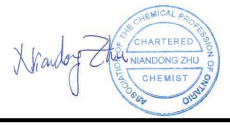
O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2022-02-08

DATE REPORTED: 2022-02-16

		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)

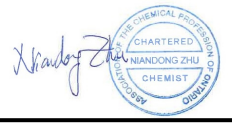
DATE RECEIVED: 2022-02-08 **DATE REPORTED: 2022-02-16**

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: NPopowkolof

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: NPopowkolof

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

AGAT Laboratories

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http://www.agatlabs.com

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: 

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 22T861802

PROJECT:

ATTENTION TO: Jason Slidders

SAMPLING SITE:15 Denison Ave, Toronto

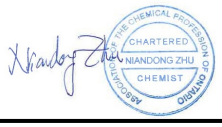
SAMPLED BY:Hanzala Rehman

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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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 Popnikolof

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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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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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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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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 Sliddery
Address: 1595 Clark Ave, Brampton, ON
Phone: Fax:
Reports to be sent to:
1. Email: Jason.Sliddery@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: 6.7 | 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			✓			✓							
		AM/PM															
		AM/PM															
BH106 SS9	Feb 8	AM/PM	3	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
Hanzala Rehman	Feb 8	7:05pm	NEAC		
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

RECEIVED 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

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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: 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.*

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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: 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

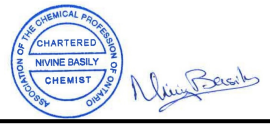
		SAMPLE DESCRIPTION:		MW 107 SS1	BH 110 SS1
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2022-02-09	2022-02-09
Parameter	Unit	G / S	RDL	3501475	3501477
Antimony	µg/g		0.8	<0.8	2.0
Arsenic	µg/g		1	2	10
Barium	µg/g		2.0	15.9	519
Beryllium	µg/g		0.4	<0.4	0.5
Boron	µg/g		5	<5	9
Boron (Hot Water Soluble)	µg/g		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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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) - 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

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

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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) - 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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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) - 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

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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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
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

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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

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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

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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 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

Sample Matrix Legend

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

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 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)
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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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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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.

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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:



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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
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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: 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 2:12PM

Page 1 of 1

Nº: T 132263

Your Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Your C.O.C. #: 960563-01-01, 962299-10-01

Attention: Samuel Patterson

exp Services Inc
Brampton Branch
1595 Clark Blvd
Brampton, ON
CANADA L6T 4V1

Report Date: 2024/04/04
Report #: R8092764
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C493962
Received: 2024/03/28, 11:50

Sample Matrix: Soil
Samples Received: 18

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Cyanide (WAD) in Leachates	1	N/A	2024/04/03	CAM SOP-00457	OMOE 3015 m
Fluoride by ISE in Leachates	1	2024/04/03	2024/04/03	CAM SOP-00449	SM 24 4500-F- C m
Total Metals in TCLP Leachate by ICPMS	1	2024/04/03	2024/04/03	CAM SOP-00447	EPA 6020B m
pH CaCl2 EXTRACT	17	2024/04/02	2024/04/02	CAM SOP-00413	EPA 9045 D m
TCLP - % Solids	1	2024/04/02	2024/04/03	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2024/04/03	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2024/04/03	CAM SOP-00401	EPA 1311 Update I m
TCLP Zero Headspace Extraction	1	2024/04/02	2024/04/03	CAM SOP-00430	EPA 1311 m
VOCs in ZHE Leachates	1	2024/04/03	2024/04/03	CAM SOP-00228	EPA 8260D

Remarks:

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Your C.O.C. #: 960563-01-01, 962299-10-01

Attention: Samuel Patterson

exp Services Inc
Brampton Branch
1595 Clark Blvd
Brampton, ON
CANADA L6T 4V1

Report Date: 2024/04/04
Report #: R8092764
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C493962
Received: 2024/03/28, 11:50

Encryption Key



Bureau Veritas
04 Apr 2024 12:32:56

Please direct all questions regarding this Certificate of Analysis to:
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

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

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

GFL TCLP MINIMUM PACKAGE (SOIL)

Bureau Veritas ID		YTN871		
Sampling Date		2024/03/27		
COC Number		960563-01-01		
	UNITS	**TCLP**	**RDL**	**QC Batch**
Charge/Prep Analysis				
Amount Extracted (Wet Weight) (g)	N/A	25	N/A	9308444
Inorganics				
Final pH	pH	6.45		9312214
Leachable Fluoride (F-)	mg/L	0.29	0.10	9311434
Initial pH	pH	9.47		9312214
TCLP - % Solids	%	100	0.2	9309060
TCLP Extraction Fluid	N/A	FLUID 1		9312213
Leachable WAD Cyanide (Free)	mg/L	<0.010	0.010	9311439
Metals				
Leachable Arsenic (As)	mg/L	<0.2	0.2	9311418
Leachable Barium (Ba)	mg/L	1.0	0.2	9311418
Leachable Boron (B)	mg/L	0.2	0.1	9311418
Leachable Cadmium (Cd)	mg/L	<0.05	0.05	9311418
Leachable Chromium (Cr)	mg/L	<0.1	0.1	9311418
Leachable Lead (Pb)	mg/L	<0.1	0.1	9311418
Leachable Mercury (Hg)	mg/L	<0.001	0.001	9311418
Leachable Selenium (Se)	mg/L	<0.1	0.1	9311418
Leachable Silver (Ag)	mg/L	<0.01	0.01	9311418
Volatile Organics				
Leachable Benzene	mg/L	<0.020	0.020	9311662
Leachable Carbon Tetrachloride	mg/L	<0.020	0.020	9311662
Leachable Chlorobenzene	mg/L	<0.020	0.020	9311662
Leachable Chloroform	mg/L	<0.020	0.020	9311662
Leachable 1,2-Dichlorobenzene	mg/L	<0.050	0.050	9311662
Leachable 1,4-Dichlorobenzene	mg/L	<0.050	0.050	9311662
Leachable 1,2-Dichloroethane	mg/L	<0.050	0.050	9311662
Leachable 1,1-Dichloroethylene	mg/L	<0.020	0.020	9311662
Leachable Methylene Chloride(Dichloromethane)	mg/L	<0.20	0.20	9311662
Leachable Methyl Ethyl Ketone (2-Butanone)	mg/L	<1.0	1.0	9311662
Leachable Tetrachloroethylene	mg/L	<0.020	0.020	9311662
Leachable Trichloroethylene	mg/L	<0.020	0.020	9311662

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
N/A = Not Applicable

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

GFL TCLP MINIMUM PACKAGE (SOIL)

Bureau Veritas ID		YTN871		
Sampling Date		2024/03/27		
COC Number		960563-01-01		
	UNITS	**TCLP**	**RDL**	**QC Batch**
Leachable Vinyl Chloride	mg/L	<0.020	0.020	9311662
Surrogate Recovery (%)				
Leachable 4-Bromofluorobenzene	%	105		9311662
Leachable D4-1,2-Dichloroethane	%	105		9311662
Leachable D8-Toluene	%	87		9311662

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		YTN863	YTN864	YTN865	YTN866	YTN867	YTN868	
Sampling Date		2024/03/27	2024/03/27	2024/03/27	2024/03/27	2024/03/27	2024/03/27	
COC Number		960563-01-01	960563-01-01	960563-01-01	960563-01-01	960563-01-01	960563-01-01	
	UNITS	**BH106-1 SS2**	**BH106 - 2 SS2**	**BH106 - 3 SS2**	**DUP 1**	**BH5 - 1 SS1**	**BH5 - 2 SS1**	**QC Batch**
Inorganics								
Available (CaCl2) pH	pH	8.31	8.21	11.5	8.18	8.21	8.28	9308870
QC Batch = Quality Control Batch								

Bureau Veritas ID		YTN869	YTN870	YTN872	YTN873	YTN874	YTN874	
Sampling Date		2024/03/27	2024/03/27	2024/03/25	2024/03/25	2024/03/25	2024/03/25	
COC Number		960563-01-01	960563-01-01	962299-10-01	962299-10-01	962299-10-01	962299-10-01	
	UNITS	**BH5 - 3 SS1**	**DUP 2**	**BH2-1 SS1**	**BH2-1 SS2**	**BH2-1 SS5**	**BH2-1 SS5 Lab-Dup**	**QC Batch**
Inorganics								
Available (CaCl2) pH	pH	8.24	8.21	8.68	7.92	7.88	7.85	9308870
QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate								

Bureau Veritas ID		YTN875	YTN876	YTN877	YTN878	YTN879	YTN880	
Sampling Date		2024/03/25	2024/03/25	2024/03/25	2024/03/25	2024/03/25	2024/03/25	
COC Number		962299-10-01	962299-10-01	962299-10-01	962299-10-01	962299-10-01	962299-10-01	
	UNITS	**BH2-2 SS1**	**BH2-2 SS2**	**BH2-2 SS5**	**BH2-3 SS1**	**BH2-3 SS2**	**BH2-3 SS5**	**QC Batch**
Inorganics								
Available (CaCl2) pH	pH	8.53	8.11	7.91	11.3	8.24	7.86	9308870
QC Batch = Quality Control Batch								

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

TEST SUMMARY

Bureau Veritas ID: YTN863 **Collected:** 2024/03/27
Sample ID: BH106-1 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN864 **Collected:** 2024/03/27
Sample ID: BH106 - 2 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN865 **Collected:** 2024/03/27
Sample ID: BH106 - 3 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN866 **Collected:** 2024/03/27
Sample ID: DUP 1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN867 **Collected:** 2024/03/27
Sample ID: BH5 - 1 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN868 **Collected:** 2024/03/27
Sample ID: BH5 - 2 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN869 **Collected:** 2024/03/27
Sample ID: BH5 - 3 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

TEST SUMMARY

Bureau Veritas ID: YTN870 **Collected:** 2024/03/27
Sample ID: DUP 2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN871 **Collected:** 2024/03/27
Sample ID: TCLP **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Cyanide (WAD) in Leachates	SKAL/CN	9311439	N/A	2024/04/03	Chloe Pollock
Fluoride by ISE in Leachates	ISE	9311434	2024/04/03	2024/04/03	Surinder Rai
Total Metals in TCLP Leachate by ICPMS	ICP1/MS	9311418	2024/04/03	2024/04/03	Arefa Dabhad
TCLP - % Solids	BAL	9309060	2024/04/02	2024/04/03	Mujtaba Quadri Syed
TCLP - Extraction Fluid		9312213	N/A	2024/04/03	Mujtaba Quadri Syed
TCLP - Initial and final pH	PH	9312214	N/A	2024/04/03	Mujtaba Quadri Syed
TCLP Zero Headspace Extraction		9308444	2024/04/02	2024/04/03	Archit Prajapati
VOCs in ZHE Leachates	GC/MS	9311662	2024/04/03	2024/04/03	Noel Ramos

Bureau Veritas ID: YTN872 **Collected:** 2024/03/25
Sample ID: BH2-1 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN873 **Collected:** 2024/03/25
Sample ID: BH2-1 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN874 **Collected:** 2024/03/25
Sample ID: BH2-1 SS5 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN874 Dup **Collected:** 2024/03/25
Sample ID: BH2-1 SS5 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

TEST SUMMARY

Bureau Veritas ID: YTN875 **Collected:** 2024/03/25
Sample ID: BH2-2 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN876 **Collected:** 2024/03/25
Sample ID: BH2-2 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN877 **Collected:** 2024/03/25
Sample ID: BH2-2 SS5 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN878 **Collected:** 2024/03/25
Sample ID: BH2-3 SS1 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN879 **Collected:** 2024/03/25
Sample ID: BH2-3 SS2 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

Bureau Veritas ID: YTN880 **Collected:** 2024/03/25
Sample ID: BH2-3 SS5 **Shipped:**
Matrix: Soil **Received:** 2024/03/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9308870	2024/04/02	2024/04/02	Vidhi Khatri

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GENERAL COMMENTS

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

Package 1	3.7°C

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

QUALITY ASSURANCE REPORT

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		Leachate Blank	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9311662	Leachable 4-Bromofluorobenzene	2024/04/03	105	70 - 130	104	70 - 130	104	%				
9311662	Leachable D4-1,2-Dichloroethane	2024/04/03	100	70 - 130	99	70 - 130	105	%				
9311662	Leachable D8-Toluene	2024/04/03	104	70 - 130	103	70 - 130	88	%				
9308870	Available (CaCl2) pH	2024/04/02			100	97 - 103			0.39	N/A		
9311418	Leachable Arsenic (As)	2024/04/03	97	80 - 120	100	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
9311418	Leachable Barium (Ba)	2024/04/03	99	80 - 120	103	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
9311418	Leachable Boron (B)	2024/04/03	95	80 - 120	97	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9311418	Leachable Cadmium (Cd)	2024/04/03	99	80 - 120	98	80 - 120	<0.05	mg/L	NC	35	<0.05	mg/L
9311418	Leachable Chromium (Cr)	2024/04/03	94	80 - 120	96	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9311418	Leachable Lead (Pb)	2024/04/03	94	80 - 120	97	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9311418	Leachable Mercury (Hg)	2024/04/03	96	80 - 120	99	80 - 120	<0.001	mg/L	NC	35	<0.001	mg/L
9311418	Leachable Selenium (Se)	2024/04/03	99	80 - 120	101	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9311418	Leachable Silver (Ag)	2024/04/03	92	80 - 120	94	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
9311434	Leachable Fluoride (F-)	2024/04/03	100	80 - 120	99	80 - 120	<0.10	mg/L	NC	25	<0.10	mg/L
9311439	Leachable WAD Cyanide (Free)	2024/04/03	80	80 - 120	101	80 - 120	<0.0020	mg/L	NC	20	<0.010	mg/L
9311662	Leachable 1,1-Dichloroethylene	2024/04/03	102	70 - 130	93	70 - 130	<0.020	mg/L				
9311662	Leachable 1,2-Dichlorobenzene	2024/04/03	99	70 - 130	91	70 - 130	<0.050	mg/L				
9311662	Leachable 1,2-Dichloroethane	2024/04/03	96	70 - 130	88	70 - 130	<0.050	mg/L				
9311662	Leachable 1,4-Dichlorobenzene	2024/04/03	111	70 - 130	103	70 - 130	<0.050	mg/L				
9311662	Leachable Benzene	2024/04/03	94	70 - 130	86	70 - 130	<0.020	mg/L	NC	30		
9311662	Leachable Carbon Tetrachloride	2024/04/03	100	70 - 130	92	70 - 130	<0.020	mg/L				
9311662	Leachable Chlorobenzene	2024/04/03	103	70 - 130	96	70 - 130	<0.020	mg/L				
9311662	Leachable Chloroform	2024/04/03	105	70 - 130	97	70 - 130	<0.020	mg/L				
9311662	Leachable Methyl Ethyl Ketone (2-Butanone)	2024/04/03	110	60 - 140	102	60 - 140	<1.0	mg/L				
9311662	Leachable Methylene Chloride (Dichloromethane)	2024/04/03	103	70 - 130	93	70 - 130	<0.20	mg/L				
9311662	Leachable Tetrachloroethylene	2024/04/03	103	70 - 130	95	70 - 130	<0.020	mg/L				
9311662	Leachable Trichloroethylene	2024/04/03	104	70 - 130	96	70 - 130	<0.020	mg/L				

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		Leachate Blank	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9311662	Leachable Vinyl Chloride	2024/04/03	100	70 - 130	90	70 - 130	<0.020	mg/L				

N/A = Not Applicable

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

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

Leachate Blank: A blank matrix containing all reagents used in the leaching procedure. Used to determine any process contamination.

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

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

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

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

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C493962
Report Date: 2024/04/04

exp Services Inc
Client Project #: GTR-21018382-B0-C100
Site Location: 15 DENISON DRILLING
Sampler Initials: GS

VALIDATION SIGNATURE PAGE

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

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

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

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

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

Page of

CHAIN OF CUSTODY RECORD

IMMEDIATE

INVOICE TO:

Company Name: #30554 exp Services Inc
Attention: Accounts Payable
Address: 1595 Clark Blvd, Brampton ON L6T 4V1
Tel: (905) 793-9800 Fax: (905) 793-0641
Email: AP@exp.com; Karen.Burke@exp.com

REPORT TO:

Company Name: Exp Services
Attention: Samuel Patterson
Address: 1595 Clark Blvd
Tel: Fax:
Email: Samuel.Patterson@exp.com ; gabriel.spizzirri@exp.com

PROJECT INFORMATION:

Quotation #: C31675 - Stream 3
P.O. #:
Project: GIR-21018382-BO-C100
Project Name: 15 Denison drilling
Site #:
Sampled By: Gabriel Spizzirri

Laboratory Use Only:

Bureau Veritas Job #:
Bottle Order #: 960563
COC #: C#960563-01-01
Project Manager: Patricia Legette

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011): ☐ Table 1 ☒ Res/Park ☐ Medium/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☒ Table 3 ☐ Agri/Other ☐ For RSC ☐ Table ___

Other Regulations: ☐ CCME ☐ Sanitary Sewer Bylaw ☐ Reg 558 ☐ Storm Sewer Bylaw ☐ MISA Municipality ☐ PWQO ☐ Reg 406 Table ☐ Other

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? ___

ANALYSIS REQUESTED (PLEASE BE SPECIFIC)

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: [X]
(will be applied if Rush TAT is not specified);
Standard TAT = 5-7 Working days for most tests.,
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Requiroc: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	Toronto Sanitary&Storm Sewer (100-2016)	PH	Tclp TCLP package							# of Bottles	Comments
1		BH106-1 SS2	24/03/27	AM	Soil			X								1	
2		BH106-2 SS2															
3		BH106-3 SS2															
4		dup 1															
5		BHS-1 SS1															
6		BHS-2 SS1															
7		BHS-3 SS1															
8		dup 2															
9		TCLP		PM					X							2	
10																	

NONT-2024-03-2347

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
Gabriel Spizzirri GS.	24/03/27	5:30pm	VIA VIHICSHIPMENT	2024/03/28	11:50	

Laboratory Use Only
Time Sensitive ☑ Temperature (°C) on Rece: 4.3/4 4/3/4
Custody Seal Present ☑ Intact ☑ Yes ☐ No

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client

#BV 80 7778

Bureau Veritas Canada (2019) Inc.

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

CHAIN OF CUSTODY RECORD

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:		Laboratory Use Only:	
Company Name:	#17488 exp Services Inc	Company Name:	See Page 1	Quotation #:	~~C20328~~	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:	~~Jason Slidders~~	P.O. #:	See Page 1		962299
Address:	1595 Clark Blvd	Address:		Project:	~~GTR-21025789-E0~~	COC #:	Project Manager:
	Brampton ON L6T 4V1			Project Name:			
Tel:	(905) 793-9800 Fax: (905) 793-0641	Tel:	~~(905) 793-9800 Ext: 2520~~ Fax:	Site #:	~~800 Kipling Avenue~~	C#962299-10-01	Patricia Legette
Email:	AP@exp.com; Karen.Burke@exp.com	Email:	~~jason.slidders@exp.com~~	Sampled By:			

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)	Other Regulations	Special Instructions
☐ Table 1 ☒ Res/Park ☐ Medium/Fine	☐ CCME ☐ Sanitary Sewer Bylaw	
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ Reg 558. ☐ Storm Sewer Bylaw	
☒ Table 3 ☐ Agri/Other ☐ For RSC	☐ MISA Municipality	
☐ Table ___	☐ PWQO ☐ Reg 406 Table	
	☐ Other	

Include Criteria on Certificate of Analysis (Y/N)? ____

Field Filtered (please circle): Metals / Hg / Cr VI

ANALYSIS REQUESTED (PLEASE BE SPECIFIC)

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	O.Reg 153 VOCs by HS (Water)	Total Suspended Solids	PH	# of Bottles	Comments
1		BH2-1 SS1	March 25th 2024	AM	Soil			X	1	
2		BH2-1 SS2								
3		BH2-1 SS5								
4		BH2-2 SS1								
5		BH2-2 SS2								
6		BH2-2 SS5								
7		BH2-3 SS1								
8		BH2-3 SS2								
9		BH2-3 SS5								
10										

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests.
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ____ Time Required: ____ ☐
Rush Confirmation Number: ____ *(call lab for #)*

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
Gabriel Spizzirri G.S.	24/03/24	5:30pm	VIJAY VIJAYSHREE PATEL	2024/03/28	11:50	

Laboratory Use Only
Time Sensitive: 2024/04/02 4/3/24 | Temperature (°C) on Recei: 4/3/24 | Custody Seal Present: Yes ☐ No ☐ | Intact: ☐ ☐

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

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** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client

BV 857778

Bureau Veritas Canada (2019) Inc.

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) 793-9809

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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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: 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

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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: 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:		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:



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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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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

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**

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

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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:



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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%

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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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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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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SAMPLING SITE:15 Denison Ave., Toronto, ON

SAMPLED BY:Vanessa Faita

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

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Method Summary

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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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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

N°: 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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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: 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)

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.

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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 Popowich

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

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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
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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.

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) - 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:



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

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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

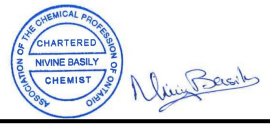
Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

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:



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

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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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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

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

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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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
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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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
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

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Mississauga, Ontario L4Z 1Y2
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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 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:

Project Information:

Project: GTR-21018382-A0
Site Location: 15 DENISON 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:

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 #: 22T856755
Cooler Quantity: 1 med
Arrival Temperatures: 6 6.1 6.5 5.2
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	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	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)
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																	
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		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 GORDPE		
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

Nº: T 129653

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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CANADA L4Z 1Y2
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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: 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.*
- *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.

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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: NPopowkolof

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

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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: 

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

AGAT Laboratories

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MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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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

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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.

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: 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
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 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-210183382-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)
		AM PM															
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

22FEB22 1:30p

Page 1 of 1

N°: T 130892

Your Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Your C.O.C. #: 887710-01-01

Attention: Jason Slidders

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/07/18
Report #: R7215972
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2J4227
Received: 2022/07/13, 09:33

Sample Matrix: Water
Samples Received: 3

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	3	N/A	2022/07/18	CAM SOP-00301	EPA 8270D m
PAH Compounds in Water by GC/MS (SIM)	3	2022/07/14	2022/07/15	CAM SOP-00318	EPA 8270D m

Remarks:

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Your Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Your C.O.C. #: 887710-01-01

Attention: Jason Slidders

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/07/18
Report #: R7215972
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2J4227
Received: 2022/07/13, 09:33

Encryption Key



Bureau Veritas
18 Jul 2022 16:49:40

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799
==========
This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.
For Service Group specific validation please refer to the Validation Signature Page.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2J4227
Report Date: 2022/07/18

exp Services Inc
Client Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Sampler Initials: VS

SEMI-VOLATILE ORGANICS BY GC-MS (WATER)

Bureau Veritas ID		TDO305	TDO306	TDO307		
Sampling Date		2022/07/12	2022/07/12	2022/07/12		
COC Number		887710-01-01	887710-01-01	887710-01-01		
	UNITS	**BH/MW1**	**BH/MW11**	**TRIP BLANK**	**RDL**	**QC Batch**
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	0.22	0.19	<0.071	0.071	8106647
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Acenaphthylene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Anthracene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Benzo(a)anthracene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Benzo(a)pyrene	ug/L	<0.0090	<0.0090	<0.0090	0.0090	8109478
Benzo(b/j)fluoranthene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Benzo(g,h,i)perylene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Benzo(k)fluoranthene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Chrysene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Dibenzo(a,h)anthracene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Fluoranthene	ug/L	0.055	0.056	<0.050	0.050	8109478
Fluorene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
Indeno(1,2,3-cd)pyrene	ug/L	<0.050	<0.050	<0.050	0.050	8109478
1-Methylnaphthalene	ug/L	0.084	0.075	<0.050	0.050	8109478
2-Methylnaphthalene	ug/L	0.14	0.12	<0.050	0.050	8109478
Naphthalene	ug/L	0.53	0.46	<0.050	0.050	8109478
Phenanthrene	ug/L	0.060	0.071	<0.030	0.030	8109478
Pyrene	ug/L	0.064	0.074	<0.050	0.050	8109478
Surrogate Recovery (%)						
D10-Anthracene	%	80	90	96		8109478
D14-Terphenyl (FS)	%	51	56	87		8109478
D8-Acenaphthylene	%	80	92	93		8109478

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2J4227
Report Date: 2022/07/18

exp Services Inc
Client Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Sampler Initials: VS

TEST SUMMARY

Bureau Veritas ID: TDO305
Sample ID: BH/MW1
Matrix: Water

Collected: 2022/07/12
Shipped:
Received: 2022/07/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8106647	N/A	2022/07/18	Automated Statchk
PAH Compounds in Water by GC/MS (SIM)	GC/MS	8109478	2022/07/14	2022/07/15	Jonghan Yoon

Bureau Veritas ID: TDO306
Sample ID: BH/MW11
Matrix: Water

Collected: 2022/07/12
Shipped:
Received: 2022/07/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8106647	N/A	2022/07/18	Automated Statchk
PAH Compounds in Water by GC/MS (SIM)	GC/MS	8109478	2022/07/14	2022/07/15	Jonghan Yoon

Bureau Veritas ID: TDO307
Sample ID: TRIP BLANK
Matrix: Water

Collected: 2022/07/12
Shipped:
Received: 2022/07/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8106647	N/A	2022/07/18	Automated Statchk
PAH Compounds in Water by GC/MS (SIM)	GC/MS	8109478	2022/07/14	2022/07/15	Jonghan Yoon

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2J4227
Report Date: 2022/07/18

exp Services Inc
Client Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Sampler Initials: VS

GENERAL COMMENTS

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

Package 1	5.3°C

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2J4227
Report Date: 2022/07/18

QUALITY ASSURANCE REPORT

exp Services Inc
Client Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Sampler Initials: VS

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8109478	D10-Anthracene	2022/07/14	87	50 - 130	102	50 - 130	100	%		
8109478	D14-Terphenyl (FS)	2022/07/14	80	50 - 130	97	50 - 130	95	%		
8109478	D8-Acenaphthylene	2022/07/14	84	50 - 130	96	50 - 130	98	%		
8109478	1-Methylnaphthalene	2022/07/14	106	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
8109478	2-Methylnaphthalene	2022/07/14	99	50 - 130	97	50 - 130	<0.050	ug/L	NC	30
8109478	Acenaphthene	2022/07/14	107	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
8109478	Acenaphthylene	2022/07/14	106	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
8109478	Anthracene	2022/07/14	99	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
8109478	Benzo(a)anthracene	2022/07/14	97	50 - 130	112	50 - 130	<0.050	ug/L	NC	30
8109478	Benzo(a)pyrene	2022/07/14	90	50 - 130	106	50 - 130	<0.0090	ug/L	NC	30
8109478	Benzo(b/j)fluoranthene	2022/07/14	91	50 - 130	107	50 - 130	<0.050	ug/L	NC	30
8109478	Benzo(g,h,i)perylene	2022/07/14	88	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
8109478	Benzo(k)fluoranthene	2022/07/14	88	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
8109478	Chrysene	2022/07/14	96	50 - 130	111	50 - 130	<0.050	ug/L	NC	30
8109478	Dibenzo(a,h)anthracene	2022/07/14	78	50 - 130	95	50 - 130	<0.050	ug/L	NC	30
8109478	Fluoranthene	2022/07/14	109	50 - 130	120	50 - 130	<0.050	ug/L	NC	30
8109478	Fluorene	2022/07/14	105	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
8109478	Indeno(1,2,3-cd)pyrene	2022/07/14	88	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
8109478	Naphthalene	2022/07/14	99	50 - 130	97	50 - 130	<0.050	ug/L	NC	30
8109478	Phenanthrene	2022/07/14	108	50 - 130	110	50 - 130	<0.030	ug/L	NC	30
8109478	Pyrene	2022/07/14	104	50 - 130	114	50 - 130	<0.050	ug/L	NC	30

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

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

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

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

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

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

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2J4227
Report Date: 2022/07/18

exp Services Inc
Client Project #: GTR-21018382-A0, C100
Site Location: 15 Dennison Avenue, Toronto, ON
Sampler Initials: VS

VALIDATION SIGNATURE PAGE

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

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Your Project #: GTR-21018382-B0 – C400
Site Location: 15 DENISON AVENUE, TORONTO, ONTARIO
Your C.O.C. #: 986953-01-01, 986953-02-01

Attention: Samuel Patterson

exp Services Inc
Brampton Branch
1595 Clark Blvd
Brampton, ON
CANADA L6T 4V1

Report Date: 2024/04/29
Report #: R8128480
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4C1812
Received: 2024/04/24, 10:54

Sample Matrix: Water
Samples Received: 15

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2024/04/27	CAM SOP-00301	EPA 8270D m
Petroleum Hydro. CCME F1 & BTEX in Water	12	N/A	2024/04/25	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Water	2	N/A	2024/04/26	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	1	2024/04/25	2024/04/25	CAM SOP-00316	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	13	2024/04/25	2024/04/26	CAM SOP-00316	CCME PHC-CWS m
PAH Compounds in Water by GC/MS (SIM)	2	2024/04/25	2024/04/26	CAM SOP-00318	EPA 8270E

Remarks:

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

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

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

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.

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

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

Your Project #: GTR-21018382-B0 – C400
Site Location: 15 DENISON AVENUE, TORONTO, ONTARIO
Your C.O.C. #: 986953-01-01, 986953-02-01

Attention: Samuel Patterson

exp Services Inc
Brampton Branch
1595 Clark Blvd
Brampton, ON
CANADA L6T 4V1

Report Date: 2024/04/29
Report #: R8128480
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4C1812
Received: 2024/04/24, 10:54

reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key



Bureau Veritas
29 Apr 2024 17:50:19

Please direct all questions regarding this Certificate of Analysis to:
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

O.REG 153 PAHS (WATER)

Bureau Veritas ID			YZG823	YZG833		
Sampling Date			2024/04/22	2024/04/22		
COC Number			986953-01-01	986953-02-01		
	UNITS	**Criteria**	**MW1**	**DUP3**	**RDL**	**QC Batch**
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	1800	<0.071	<0.071	0.071	9352505
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	1700	0.28	0.24	0.050	9355489
Acenaphthylene	ug/L	1.8	<0.050	<0.050	0.050	9355489
Anthracene	ug/L	2.4	<0.050	<0.050	0.050	9355489
Benzo(a)anthracene	ug/L	4.7	<0.050	<0.050	0.050	9355489
Benzo(a)pyrene	ug/L	0.81	<0.0090	<0.0090	0.0090	9355489
Benzo(b/j)fluoranthene	ug/L	0.75	<0.050	<0.050	0.050	9355489
Benzo(g,h,i)perylene	ug/L	0.2	<0.050	<0.050	0.050	9355489
Benzo(k)fluoranthene	ug/L	0.4	<0.050	<0.050	0.050	9355489
Chrysene	ug/L	1	<0.050	<0.050	0.050	9355489
Dibenzo(a,h)anthracene	ug/L	0.52	<0.050	<0.050	0.050	9355489
Fluoranthene	ug/L	130	0.14	0.099	0.050	9355489
Fluorene	ug/L	400	0.22	0.18	0.050	9355489
Indeno(1,2,3-cd)pyrene	ug/L	0.2	<0.050	<0.050	0.050	9355489
1-Methylnaphthalene	ug/L	1800	<0.050	<0.050	0.050	9355489
2-Methylnaphthalene	ug/L	1800	<0.050	<0.050	0.050	9355489
Naphthalene	ug/L	6400	0.051	0.080	0.050	9355489
Phenanthrene	ug/L	580	0.31	0.22	0.030	9355489
Pyrene	ug/L	68	0.11	0.076	0.050	9355489
Surrogate Recovery (%)						
D10-Anthracene	%	-	106	101		9355489
D14-Terphenyl (FS)	%	-	105	98		9355489
D8-Acenaphthylene	%	-	108	102		9355489

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

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

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

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Bureau Veritas Job #: C4C1812
Report Date: 2024/04/29

exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Site Location: 15 DENISON AVENUE, TORONTO, ONTARIO
Sampler Initials: GS

O.REG 153 PHCS, BTEX/F1-F4 (WATER)

Bureau Veritas ID			YZG821	YZG821	YZG822		YZG823		
Sampling Date			2024/04/22	2024/04/22	2024/04/22		2024/04/22		
COC Number			986953-01-01	986953-01-01	986953-01-01		986953-01-01		
	UNITS	**Criteria**	**MW5**	**MW5 Lab-Dup**	**MW3**	**QC Batch**	**MW1**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons									
Benzene	ug/L	430	<0.20	<0.20	<0.20	9354439	<0.20	0.20	9354439
Toluene	ug/L	18000	<0.20	<0.20	<0.20	9354439	<0.20	0.20	9354439
Ethylbenzene	ug/L	2300	<0.20	<0.20	<0.20	9354439	<0.20	0.20	9354439
o-Xylene	ug/L	-	<0.20	<0.20	<0.20	9354439	<0.20	0.20	9354439
p+m-Xylene	ug/L	-	<0.40	<0.40	<0.40	9354439	<0.40	0.40	9354439
Total Xylenes	ug/L	4200	<0.40	<0.40	<0.40	9354439	<0.40	0.40	9354439
F1 (C6-C10)	ug/L	750	<25	<25	<25	9354439	<25	25	9354439
F1 (C6-C10) - BTEX	ug/L	750	<25	<25	<25	9354439	<25	25	9354439
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	<100	<100	<100	9356256	<100	100	9355491
F3 (C16-C34 Hydrocarbons)	ug/L	500	<200	<200	<200	9356256	<200	200	9355491
F4 (C34-C50 Hydrocarbons)	ug/L	500	<200	<200	<200	9356256	<200	200	9355491
Reached Baseline at C50	ug/L	-	Yes	Yes	Yes	9356256	Yes		9355491
Surrogate Recovery (%)									
1,4-Difluorobenzene	%	-	107	108	109	9354439	109		9354439
4-Bromofluorobenzene	%	-	96	96	84	9354439	84		9354439
D10-o-Xylene	%	-	94	93	93	9354439	93		9354439
D4-1,2-Dichloroethane	%	-	102	101	104	9354439	103		9354439
o-Terphenyl	%	-	100	97	98	9356256	102		9355491

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

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

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Bureau Veritas Job #: C4C1812
Report Date: 2024/04/29

exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Site Location: 15 DENISON AVENUE, TORONTO, ONTARIO
Sampler Initials: GS

O.REG 153 PHCS, BTEX/F1-F4 (WATER)

Bureau Veritas ID			YZG824	YZG825		YZG826		YZG827	YZG828		
Sampling Date			2024/04/22	2024/04/22		2024/04/22		2024/04/23	2024/04/23		
COC Number			986953-01-01	986953-01-01		986953-01-01		986953-01-01	986953-01-01		
	UNITS	**Criteria**	**MW2**	**MW24-3**	**RDL**	**MW4**	**RDL**	**MW24-2**	**MW24-1**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons											
Benzene	ug/L	430	<0.20	<0.20	0.20	3.1	0.40	<0.20	<0.20	0.20	9354439
Toluene	ug/L	18000	<0.20	<0.20	0.20	65	0.40	<0.20	<0.20	0.20	9354439
Ethylbenzene	ug/L	2300	<0.20	<0.20	0.20	150	0.40	<0.20	<0.20	0.20	9354439
o-Xylene	ug/L	-	<0.20	<0.20	0.20	550	0.40	<0.20	<0.20	0.20	9354439
p+m-Xylene	ug/L	-	<0.40	<0.40	0.40	890	0.80	<0.40	<0.40	0.40	9354439
Total Xylenes	ug/L	4200	<0.40	<0.40	0.40	1400	0.80	<0.40	<0.40	0.40	9354439
F1 (C6-C10)	ug/L	750	<25	<25	25	**7300**	50	<25	<25	25	9354439
F1 (C6-C10) - BTEX	ug/L	750	<25	<25	25	**5600**	50	<25	<25	25	9354439
F2-F4 Hydrocarbons											
F2 (C10-C16 Hydrocarbons)	ug/L	150	<100	<100	100	**33000**	100	<100	<100	100	9356256
F3 (C16-C34 Hydrocarbons)	ug/L	500	<200	<200	200	440	200	<200	<200	200	9356256
F4 (C34-C50 Hydrocarbons)	ug/L	500	<200	<200	200	<200	200	<200	<200	200	9356256
Reached Baseline at C50	ug/L	-	Yes	Yes		Yes		Yes	Yes		9356256
Surrogate Recovery (%)											
1,4-Difluorobenzene	%	-	109	110		103		104	107		9354439
4-Bromofluorobenzene	%	-	87	83		100		89	92		9354439
D10-o-Xylene	%	-	97	93		93		94	96		9354439
D4-1,2-Dichloroethane	%	-	102	100		96		103	103		9354439
o-Terphenyl	%	-	101	98		101		100	101		9356256

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

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

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Bureau Veritas Job #: C4C1812
Report Date: 2024/04/29

exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Site Location: 15 DENISON AVENUE, TORONTO, ONTARIO
Sampler Initials: GS

O.REG 153 PHCS, BTEX/F1-F4 (WATER)

Bureau Veritas ID			YZG829	YZG830		YZG831	YZG832	YZG834		
Sampling Date			2024/04/23	2024/04/23		2024/04/22	2024/04/23	2024/04/23		
COC Number			986953-01-01	986953-02-01		986953-02-01	986953-02-01	986953-02-01		
	UNITS	**Criteria**	**MW109**	**MW108**	**RDL**	**DUP1**	**DUP2**	**TRIPBLANK**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons										
Benzene	ug/L	430	<4.0	<4.0	4.0	<0.20	<0.20	<0.20	0.20	9354439
Toluene	ug/L	18000	6.6	<4.0	4.0	<0.20	<0.20	<0.20	0.20	9354439
Ethylbenzene	ug/L	2300	130	80	4.0	<0.20	<0.20	<0.20	0.20	9354439
o-Xylene	ug/L	-	700	210	4.0	<0.20	<0.20	<0.20	0.20	9354439
p+m-Xylene	ug/L	-	1200	480	8.0	<0.40	<0.40	<0.40	0.40	9354439
Total Xylenes	ug/L	4200	1900	690	8.0	<0.40	<0.40	<0.40	0.40	9354439
F1 (C6-C10)	ug/L	750	**46000**	**15000**	500	<25	<25	<25	25	9354439
F1 (C6-C10) - BTEX	ug/L	750	**44000**	**15000**	500	<25	<25	<25	25	9354439
F2-F4 Hydrocarbons										
F2 (C10-C16 Hydrocarbons)	ug/L	150	**160000**	**37000**	100	<100	<100	<100	100	9356256
F3 (C16-C34 Hydrocarbons)	ug/L	500	**1500**	**510**	200	<200	<200	<200	200	9356256
F4 (C34-C50 Hydrocarbons)	ug/L	500	280	<200	200	<200	<200	<200	200	9356256
Reached Baseline at C50	ug/L	-	Yes	Yes		Yes	Yes	Yes		9356256
Surrogate Recovery (%)										
1,4-Difluorobenzene	%	-	105	104		108	107	108		9354439
4-Bromofluorobenzene	%	-	103	105		97	87	94		9354439
D10-o-Xylene	%	-	94	94		98	94	93		9354439
D4-1,2-Dichloroethane	%	-	94	95		97	101	100		9354439
o-Terphenyl	%	-	101	100		98	98	99		9356256

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

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

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

O.REG 153 PHCS, BTEX/F1-F4 (WATER)

Bureau Veritas ID			YZG835		
Sampling Date			2024/04/22		
COC Number			986953-02-01		
	UNITS	**Criteria**	**MW107**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons					
Benzene	ug/L	430	<0.20	0.20	9354439
Toluene	ug/L	18000	<0.20	0.20	9354439
Ethylbenzene	ug/L	2300	<0.20	0.20	9354439
o-Xylene	ug/L	-	<0.20	0.20	9354439
p+m-Xylene	ug/L	-	<0.40	0.40	9354439
Total Xylenes	ug/L	4200	<0.40	0.40	9354439
F1 (C6-C10)	ug/L	750	<25	25	9354439
F1 (C6-C10) - BTEX	ug/L	750	<25	25	9354439
F2-F4 Hydrocarbons					
F2 (C10-C16 Hydrocarbons)	ug/L	150	<100	100	9356256
F3 (C16-C34 Hydrocarbons)	ug/L	500	<200	200	9356256
F4 (C34-C50 Hydrocarbons)	ug/L	500	<200	200	9356256
Reached Baseline at C50	ug/L	-	Yes		9356256
Surrogate Recovery (%)					
1,4-Difluorobenzene	%	-	107		9354439
4-Bromofluorobenzene	%	-	91		9354439
D10-o-Xylene	%	-	93		9354439
D4-1,2-Dichloroethane	%	-	99		9354439
o-Terphenyl	%	-	98		9356256

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

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

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TEST SUMMARY

Bureau Veritas ID: YZG821 **Collected:** 2024/04/22
Sample ID: MW5 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/25	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG821 Dup **Collected:** 2024/04/22
Sample ID: MW5 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG822 **Collected:** 2024/04/22
Sample ID: MW3 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG823 **Collected:** 2024/04/22
Sample ID: MW1 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9352505	N/A	2024/04/27	Automated Statchk
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9355491	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb
PAH Compounds in Water by GC/MS (SIM)	GC/MS	9355489	2024/04/25	2024/04/26	Mitesh Raj

Bureau Veritas ID: YZG824 **Collected:** 2024/04/22
Sample ID: MW2 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG825 **Collected:** 2024/04/22
Sample ID: MW24-3 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

TEST SUMMARY

Bureau Veritas ID: YZG826 **Collected:** 2024/04/22
Sample ID: MW4 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/26	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG827 **Collected:** 2024/04/23
Sample ID: MW24-2 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/26	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG828 **Collected:** 2024/04/23
Sample ID: MW24-1 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG829 **Collected:** 2024/04/23
Sample ID: MW109 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG830 **Collected:** 2024/04/23
Sample ID: MW108 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG831 **Collected:** 2024/04/22
Sample ID: DUP1 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

TEST SUMMARY

Bureau Veritas ID: YZG832 **Collected:** 2024/04/23
Sample ID: DUP2 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG833 **Collected:** 2024/04/22
Sample ID: DUP3 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9352505	N/A	2024/04/27	Automated Statchk
PAH Compounds in Water by GC/MS (SIM)	GC/MS	9355489	2024/04/25	2024/04/26	Mitesh Raj

Bureau Veritas ID: YZG834 **Collected:** 2024/04/23
Sample ID: TRIPBLANK **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

Bureau Veritas ID: YZG835 **Collected:** 2024/04/22
Sample ID: MW107 **Shipped:**
Matrix: Water **Received:** 2024/04/24

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9354439	N/A	2024/04/25	Domnica Andronescu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9356256	2024/04/25	2024/04/26	Mohammed Abdul Nafay Shoeb

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GENERAL COMMENTS

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

Package 1	1.7°C

Sample YZG826 [MW4] : F1/BTEX Analysis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

Sample YZG829 [MW109] : F1/BTEX Analysis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

Sample YZG830 [MW108] : F1/BTEX Analysis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9354439	1,4-Difluorobenzene	2024/04/25	105	70 - 130	104	70 - 130	108	%		
9354439	4-Bromofluorobenzene	2024/04/25	103	70 - 130	103	70 - 130	94	%		
9354439	D10-o-Xylene	2024/04/25	100	70 - 130	101	70 - 130	97	%		
9354439	D4-1,2-Dichloroethane	2024/04/25	98	70 - 130	102	70 - 130	99	%		
9355489	D10-Anthracene	2024/04/26	109	50 - 130	123	50 - 130	111	%		
9355489	D14-Terphenyl (FS)	2024/04/26	106	50 - 130	122	50 - 130	109	%		
9355489	D8-Acenaphthylene	2024/04/26	110	50 - 130	124	50 - 130	109	%		
9355491	o-Terphenyl	2024/04/26	104	60 - 130	102	60 - 130	100	%		
9356256	o-Terphenyl	2024/04/25	108	60 - 130	105	60 - 130	105	%		
9354439	Benzene	2024/04/25	96	50 - 140	99	50 - 140	<0.20	ug/L	NC	30
9354439	Ethylbenzene	2024/04/25	104	50 - 140	104	50 - 140	<0.20	ug/L	NC	30
9354439	F1 (C6-C10) - BTEX	2024/04/25					<25	ug/L	NC	30
9354439	F1 (C6-C10)	2024/04/25	94	60 - 140	96	60 - 140	<25	ug/L	NC	30
9354439	o-Xylene	2024/04/25	100	50 - 140	100	50 - 140	<0.20	ug/L	NC	30
9354439	p+m-Xylene	2024/04/25	99	50 - 140	99	50 - 140	<0.40	ug/L	NC	30
9354439	Toluene	2024/04/25	89	50 - 140	91	50 - 140	<0.20	ug/L	NC	30
9354439	Total Xylenes	2024/04/25					<0.40	ug/L	NC	30
9355489	1-Methylnaphthalene	2024/04/26	91	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355489	2-Methylnaphthalene	2024/04/26	91	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355489	Acenaphthene	2024/04/26	91	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355489	Acenaphthylene	2024/04/26	93	50 - 130	104	50 - 130	<0.050	ug/L	NC	30
9355489	Anthracene	2024/04/26	90	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355489	Benzo(a)anthracene	2024/04/26	78	50 - 130	102	50 - 130	<0.050	ug/L	NC	30
9355489	Benzo(a)pyrene	2024/04/26	76	50 - 130	101	50 - 130	<0.0090	ug/L	NC	30
9355489	Benzo(b/j)fluoranthene	2024/04/26	78	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355489	Benzo(g,h,i)perylene	2024/04/26	75	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
9355489	Benzo(k)fluoranthene	2024/04/26	76	50 - 130	102	50 - 130	<0.050	ug/L	NC	30
9355489	Chrysene	2024/04/26	77	50 - 130	102	50 - 130	<0.050	ug/L	NC	30
9355489	Dibenzo(a,h)anthracene	2024/04/26	75	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
9355489	Fluoranthene	2024/04/26	88	50 - 130	104	50 - 130	<0.050	ug/L	NC	30
9355489	Fluorene	2024/04/26	90	50 - 130	102	50 - 130	<0.050	ug/L	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9355489	Indeno(1,2,3-cd)pyrene	2024/04/26	74	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
9355489	Naphthalene	2024/04/26	97	50 - 130	109	50 - 130	<0.050	ug/L	NC	30
9355489	Phenanthrene	2024/04/26	89	50 - 130	102	50 - 130	<0.030	ug/L	NC	30
9355489	Pyrene	2024/04/26	87	50 - 130	103	50 - 130	<0.050	ug/L	NC	30
9355491	F2 (C10-C16 Hydrocarbons)	2024/04/26	93	60 - 130	93	60 - 130	<100	ug/L	NC	30
9355491	F3 (C16-C34 Hydrocarbons)	2024/04/26	100	60 - 130	101	60 - 130	<200	ug/L	NC	30
9355491	F4 (C34-C50 Hydrocarbons)	2024/04/26	90	60 - 130	91	60 - 130	<200	ug/L	NC	30
9356256	F2 (C10-C16 Hydrocarbons)	2024/04/26	104	60 - 130	102	60 - 130	<100	ug/L	NC	30
9356256	F3 (C16-C34 Hydrocarbons)	2024/04/26	108	60 - 130	106	60 - 130	<200	ug/L	NC	30
9356256	F4 (C34-C50 Hydrocarbons)	2024/04/26	100	60 - 130	95	60 - 130	<200	ug/L	NC	30

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

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

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

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

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

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

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

VALIDATION SIGNATURE PAGE

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

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

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

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NONT-2024-04-2203

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name:	#17488 exp Services Inc	Company Name:		Quotation #:	C41513
Attention:	Accounts Payable	Attention:	Samuel Patterson	P.O. #:	
Address:	1595 Clark Blvd Brampton ON L6T 4V1	Address:		Project:	GTR-21018382-B0 – C400
Tel:	(905) 793-9800 Fax: (905) 793-0641	Tel:	Fax:	Project Name:	15 Denison ave
Email:	AP@exp.com; Karen.Burke@exp.com	Email:	samuel.patterson@exp.com	Site #:	
				Sampled By:	Gabriel Spizzirri

Bottle Order #: 986953

COC #: C#986953-01-01

Project Manager: Patricia Legette

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)
- ☐ Table 1 ☒ Res/Park ☒ Medium/Fine
- ☐ Table 2 ☐ Ind/Comm ☐ Coarse
- ☒ Table 3 ☐ Agri/Other ☐ For RSC
- ☐ Table ___

Other Regulations
- ☐ CCME ☐ Sanitary Sewer Bylaw
- ☐ Reg 558. ☐ Storm Sewer Bylaw
- ☐ MISA Municipality ___
- ☐ PWQO ☐ Reg 406 Table ___
- ☐ Other ___

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? Y

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests.
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	ANALYSIS REQUESTED (PLEASE BE SPECIFIC): O.Reg 153 PHCs, BTEX/F1-F4	O.Reg 153 PAHs	# of Bottles	Comments
1		MW 5	24/04/22	AM	GW		X		4	
2		MW 7	↓	↓	↓		↓		↓	
3		MW 3		↓					↓	
4		MW 1		↓				X	6	
5		MW 2		PM					4	
6		MW 24-3		↓					↓	
7		MW 4	↓	↓						
8		MW 24-2	24/04/23	AM						
9		MW 24-1	↓	↓						
10		MW 109	↓	PM	↓		↓		↓	

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
G.S. Gabriel Spizzirri	24/04/24	10:50 am				

Laboratory Use Only

Time Sensitive	Temperature (°C) on Recei	Custody Seal	Yes	No
	1.3 | 1	Present		
		Intact		

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client

Bureau Veritas Canada (2019) Inc.

Bureau Veritas
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CHAIN OF CUSTODY RECORD

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:		Laboratory Use Only:	
Company Name:	#17488 exp Services Inc	Company Name:		Quotation #:	C41513	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:	Samuel Patterson	P.O. #:			986953
Address:	1595 Clark Blvd	Address:		Project:	GTR-21018382-B0 – C400	COC #:	Project Manager:
	Brampton ON L6T 4V1			Project Name:	15 denison ave	C#986953-02-01	Patricia Legette
Tel:	(905) 793-9800 Fax: (905) 793-0641	Tel:	Fax:	Site #:			
Email:	AP@exp.com; Karen.Burke@exp.com	Email:	samuel.patterson@exp.com	Sampled By:	Gabriel Spizzirri		

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)
- ☐ Table 1 ☒ Res/Park ☒ Medium/Fine
- ☐ Table 2 ☐ Ind/Comm ☐ Coarse
- ☒ Table 3 ☐ Agri/Other ☐ For RSC
- ☐ Table ___

Other Regulations
- ☐ CCME ☐ Sanitary Sewer Bylaw
- ☐ Reg 558. ☐ Storm Sewer Bylaw
- ☐ MISA Municipality ___
- ☐ PWQO ☐ Reg 406 Table ___
- ☐ Other ___

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? ___

ANALYSIS REQUESTED (PLEASE BE SPECIFIC):

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	O.Reg 153 PHCs, BTEX/F1-F4	O.Reg 153 PAHs	# of Bottles	Comments
1		MW108	24/04/23	PM	GW		X		4	
2		dup 1	24/04/22	AM	↓		X		4	
3		dup 2	24/04/23	AM			X		4	
4		dup 3	24/04/22	AM				X	2	
5		Trip blank			GW		X		4	
6										
7										
8										
9										
10										

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests..
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
G.S. Gabriel Spizzirri	24/04/24	10:50 am				

Laboratory Use Only

Time Sensitive	Temperature (°C) on Recei	Custody Seal Present	Yes	No
	11.3/1	Intact	✓	

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client

Bureau Veritas Canada (2019) Inc.

Bureau Veritas
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NONT-2024-04-2203

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name:	#17468 exp Services Inc	Company Name:		Quotation #:	C41513
Attention:	Accounts Payable	Attention:	Samuel Patterson	P.O. #:	
Address:	1595 Clark Blvd Brampton ON L6T 4V1	Address:		Project:	GTR-21018382-80 – C400
Tel:	(905) 793-9800 Fax: (905) 793-0641	Tel:	Fax:	Project Name:	15 Denison ave.
Email:	AP@exp.com; Karen.Burke@exp.com	Email:	samuel.patterson@exp.com	Site #:	
				Sampled By:	Gabriel Spizzirri

Bottle Order #: 955953

COC #: C#955953-01-01

Project Manager: Patricia Legette

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011): ☐ Table 1 ☒ Res/Park ☒ Medium/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☒ Table 3 ☐ Agri/Other ☐ For RSC ☐ Table ___

Other Regulations: ☐ CCME ☐ Sanitary Sewer Bylaw ☐ Reg 558 ☐ Storm Sewer Bylaw ☐ MISA Municipality ☐ PWQO ☐ Reg 406 Table ☐ Other

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? Y

Turnaround Time (TAT) Required
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified)
Standard TAT = 5-7 Working days for most tests.
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	O.Reg 153 PHCs, BTEX/F1-F4	O.Reg 153 PAHs	# of Bottles	Comments
1		MW 5	24/04/22	AM	GW		X		4	
2		~~MW 7~~ MW107	↓	↓	↓		↓		↓	
3		MW 3		↓						
4		MW 1		↓				X	6	
5		MW 2		PM					4	
6		MW 24-3		↓					↓	
7		MW 4	↓	↓						
8		MW 24-2	24/04/23	AM						
9		MW 24-1	↓	↓						
10		MW109	↓	PM	↓		↓		↓	

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted	Laboratory Use Only: Time Sensitive	Temperature (°C) on Recei	Custody Seal Present / Intact	Yes	No
G.S. Gabriel Spizzirri	24/04/24	10:50 am		24/04/24	1054			1/3/1			

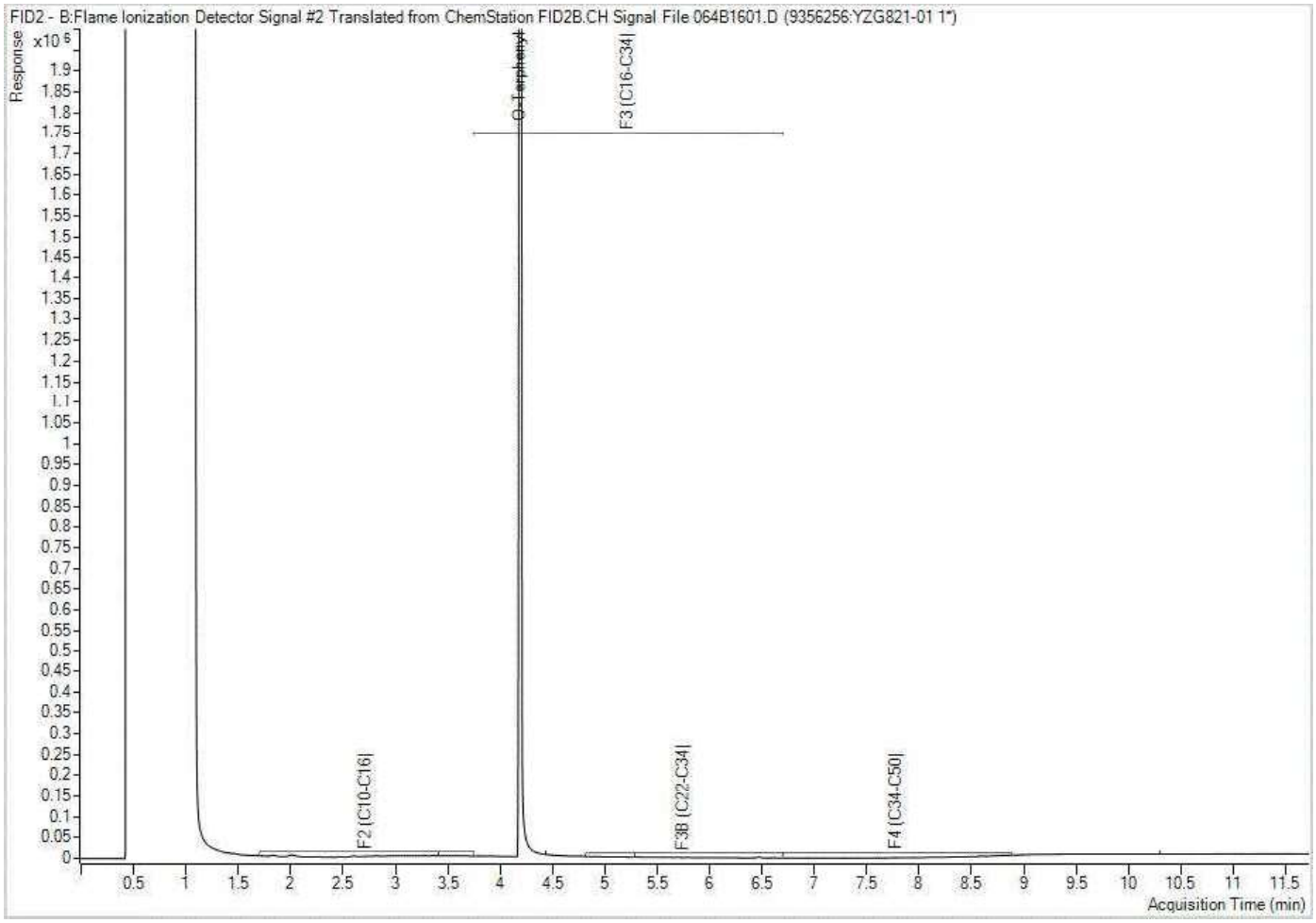
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

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SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

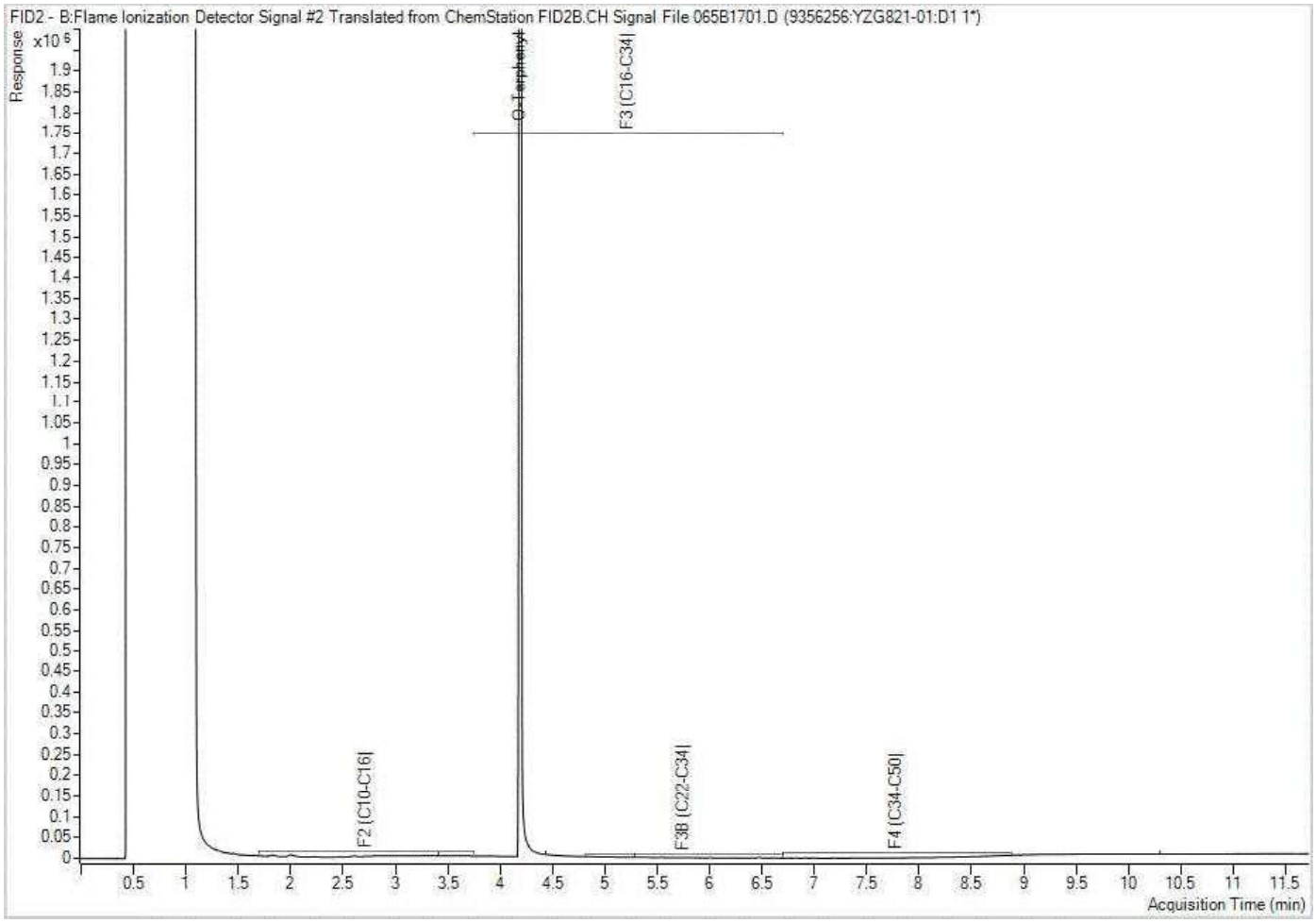
White: Bureau Veritas Yellow: Client

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



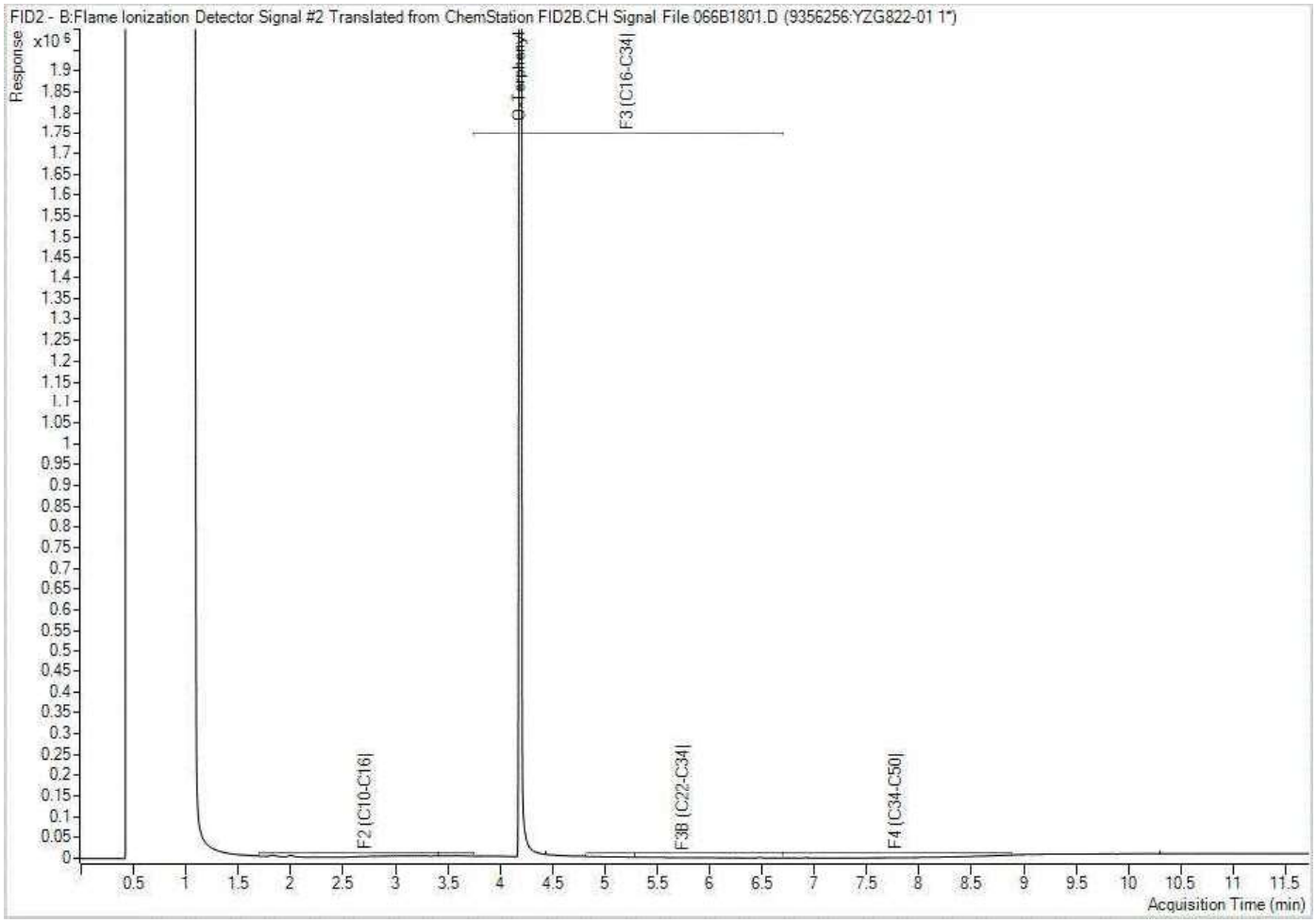
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



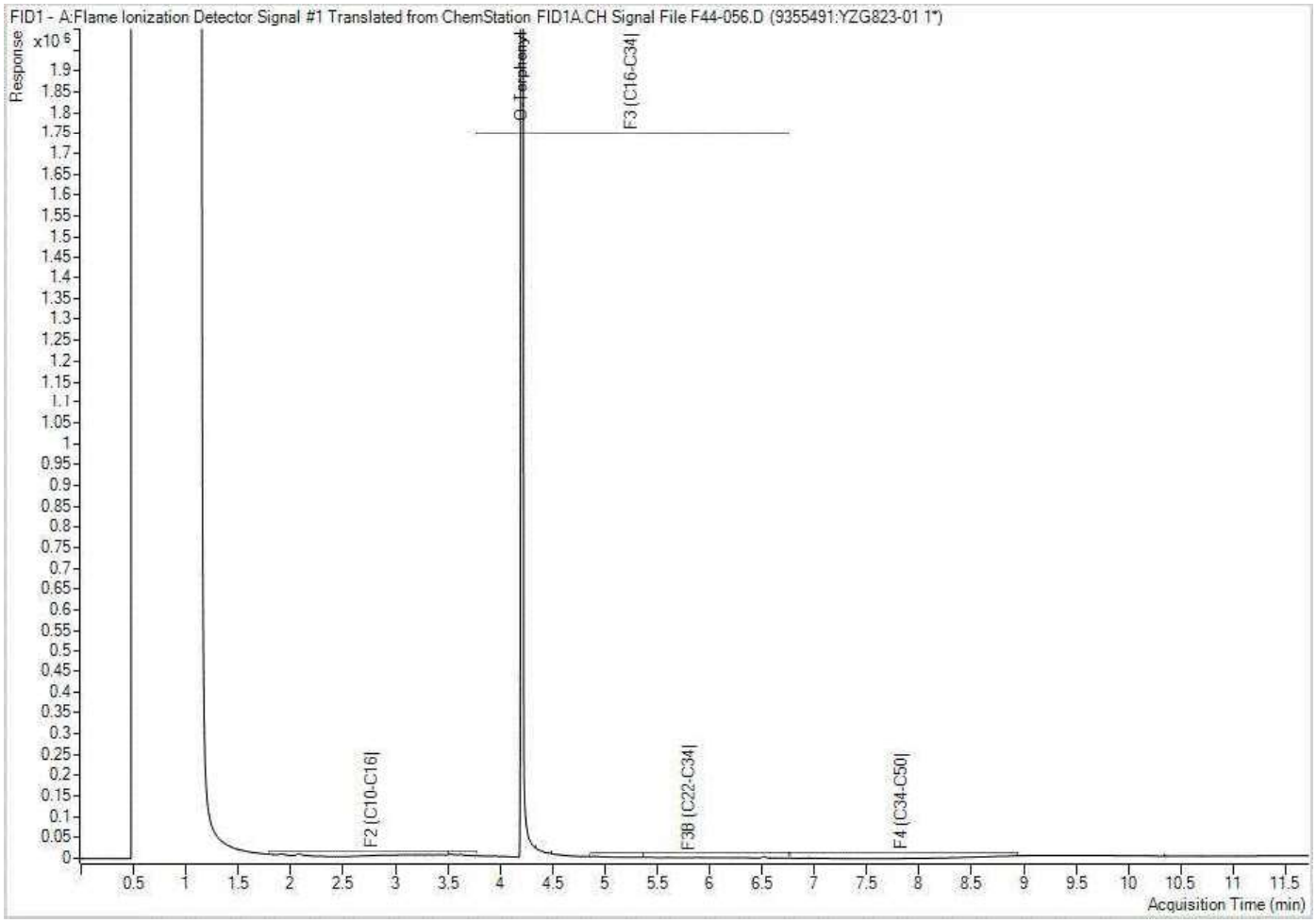
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



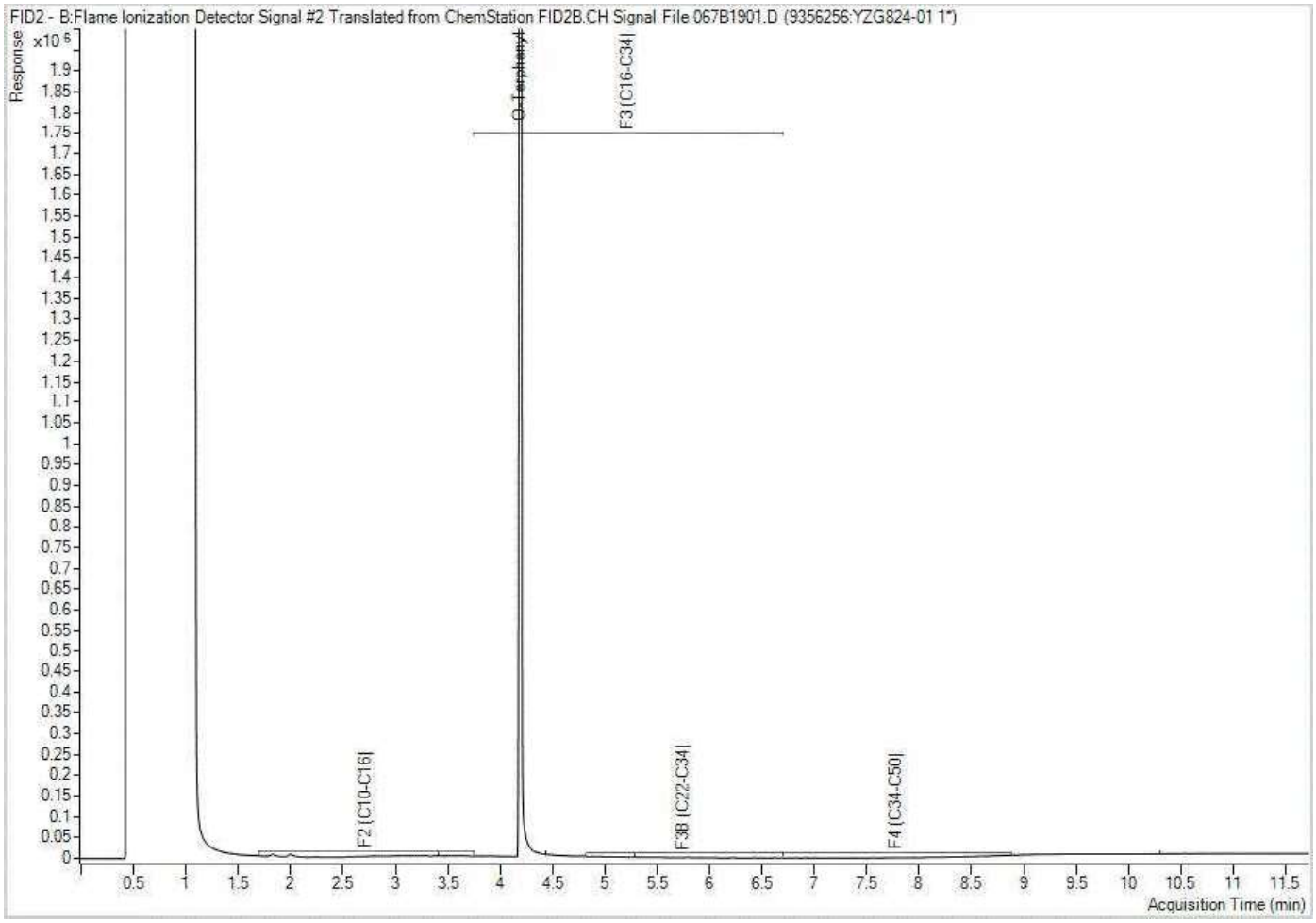
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



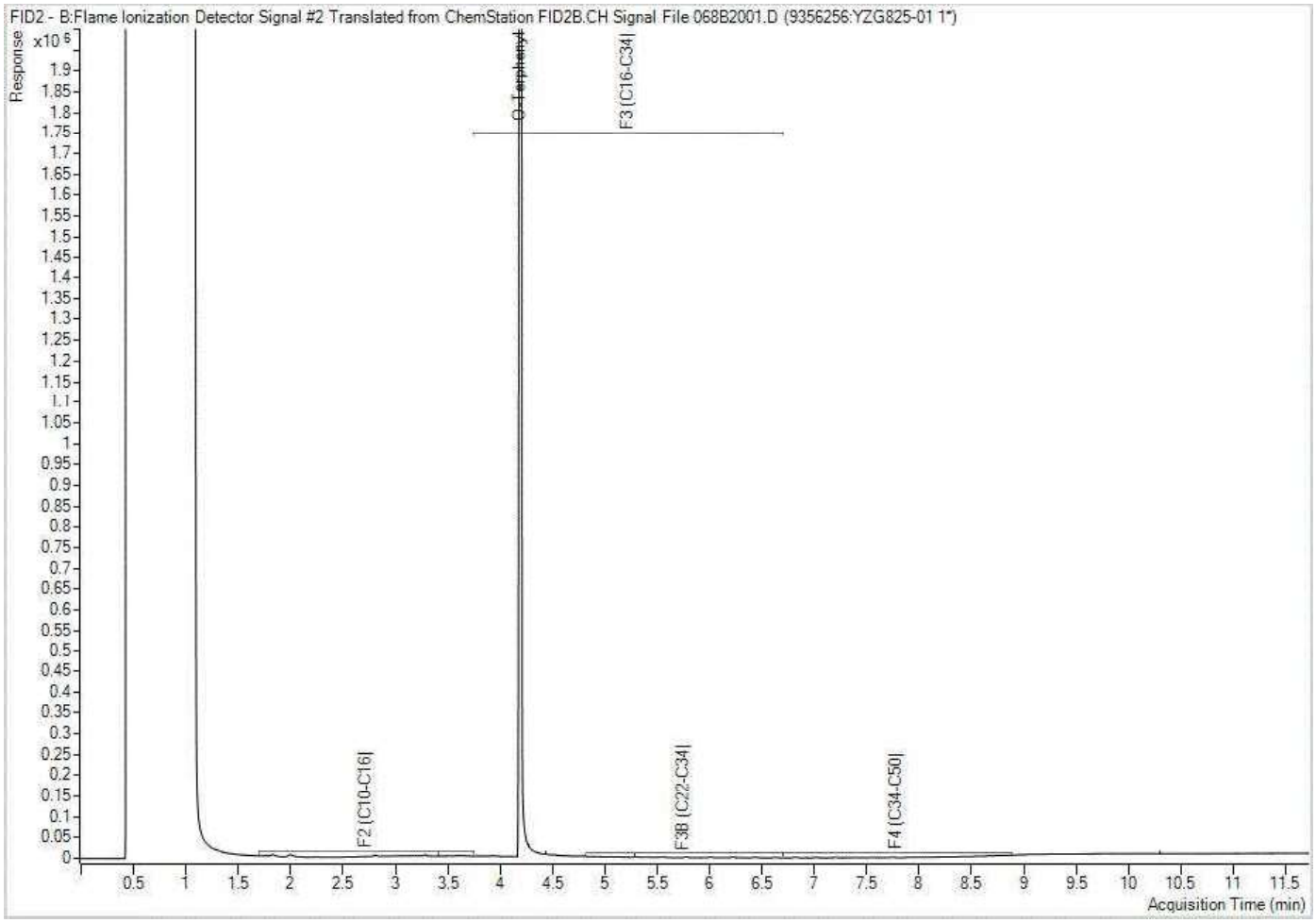
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

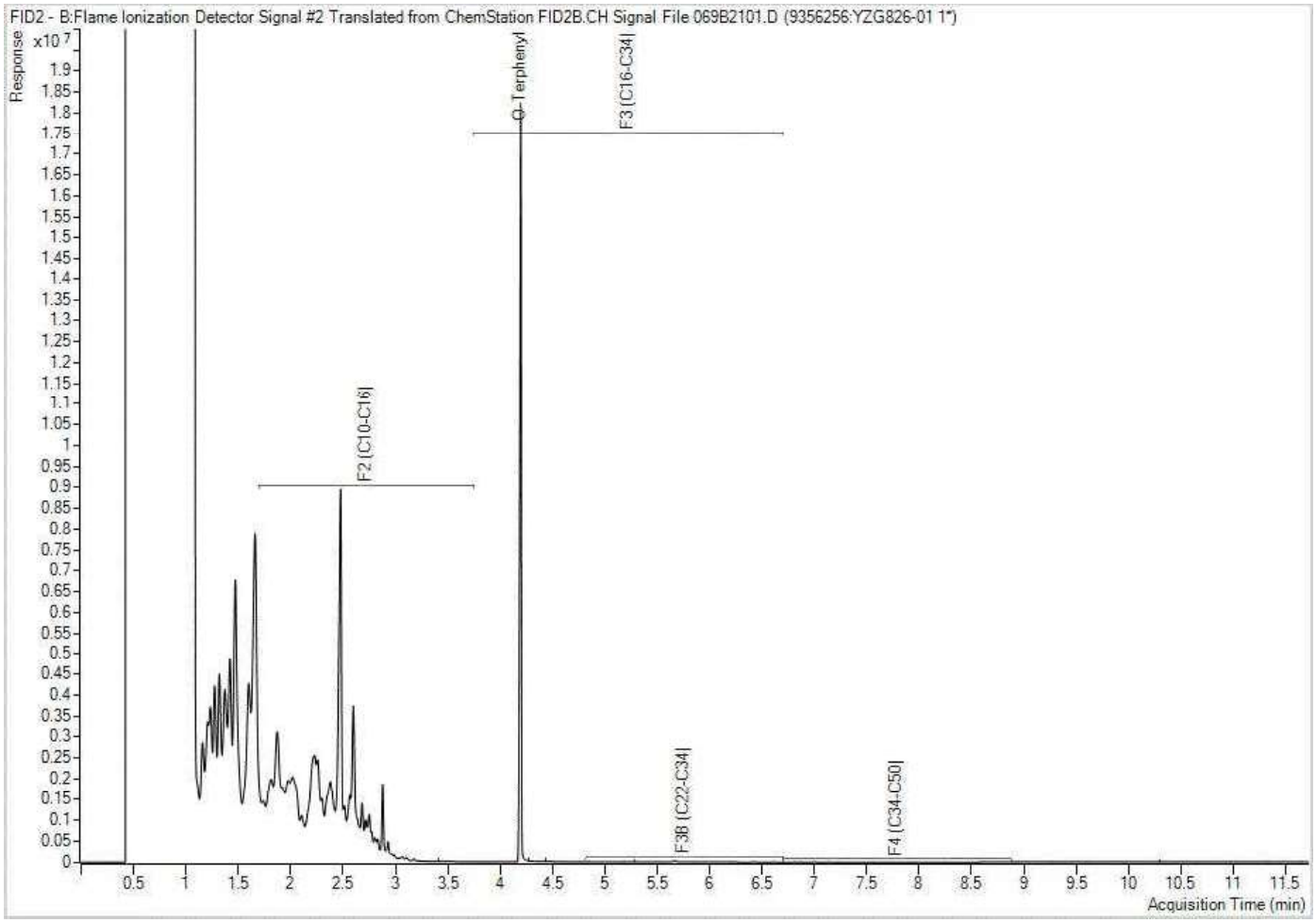


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C4C1812
Report Date: 2024/04/29
Bureau Veritas Sample: YZG826

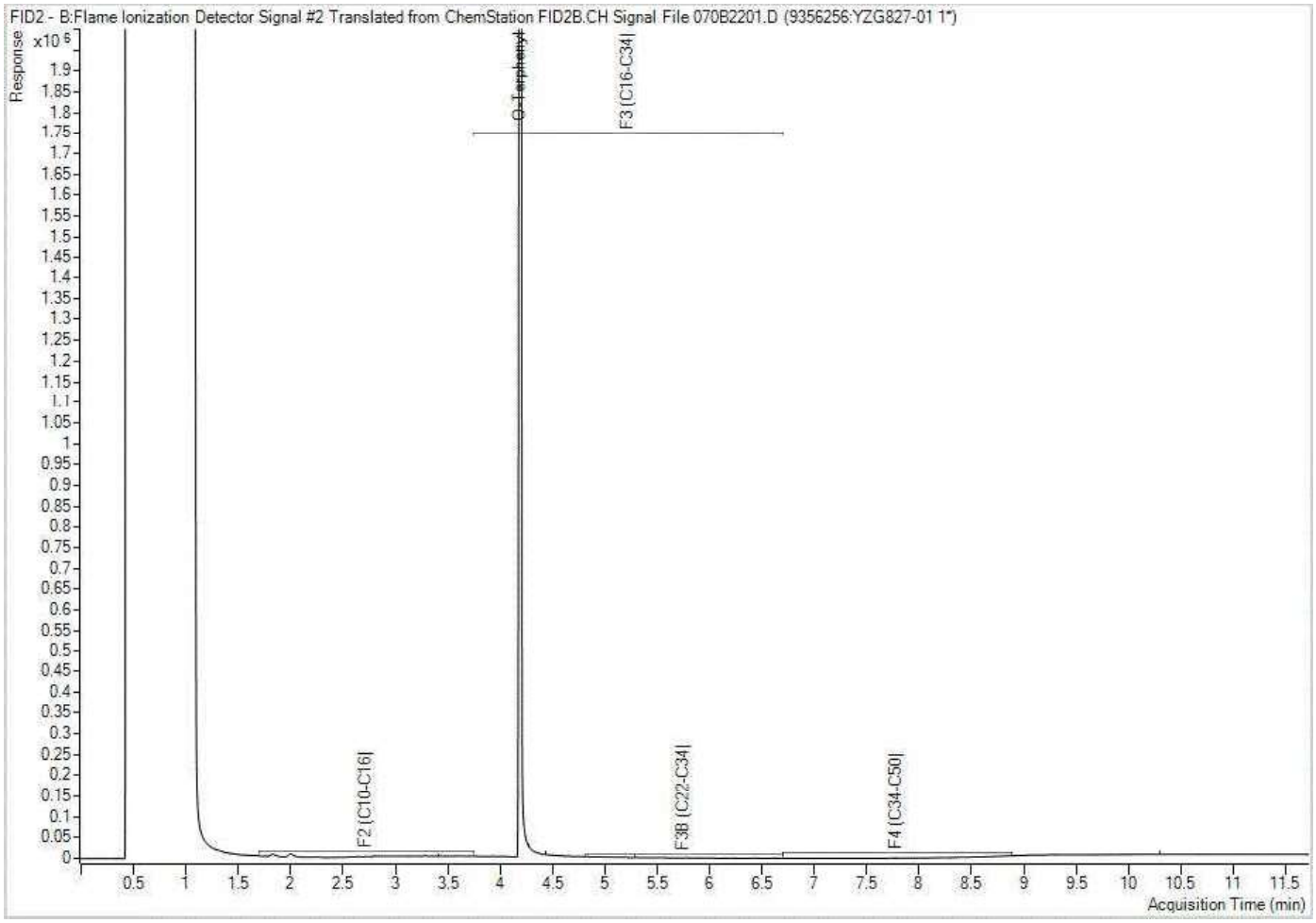
exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Project name: 15 DENISON AVENUE, TORONTO, ONTARIO
Client ID: MW4

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



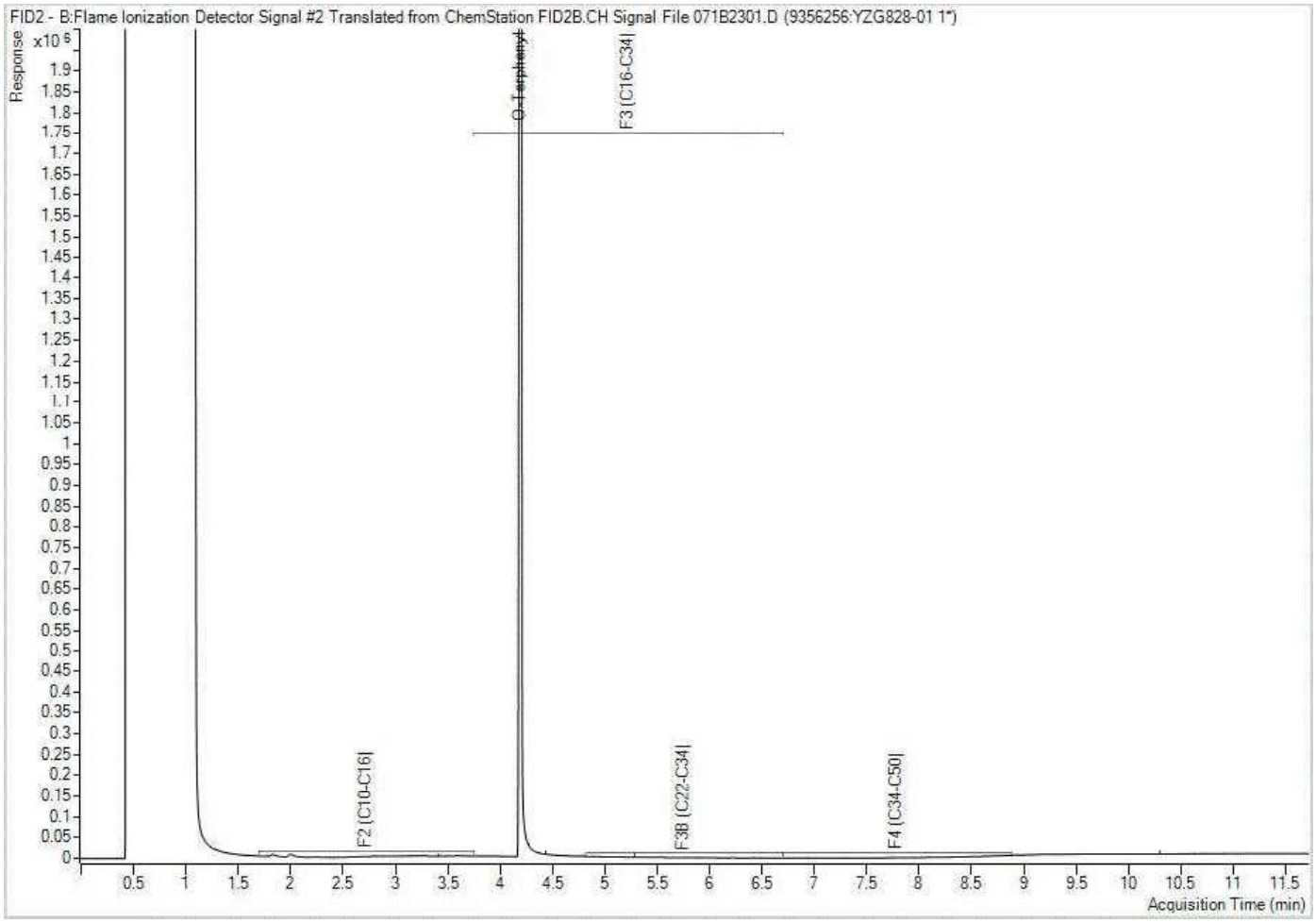
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

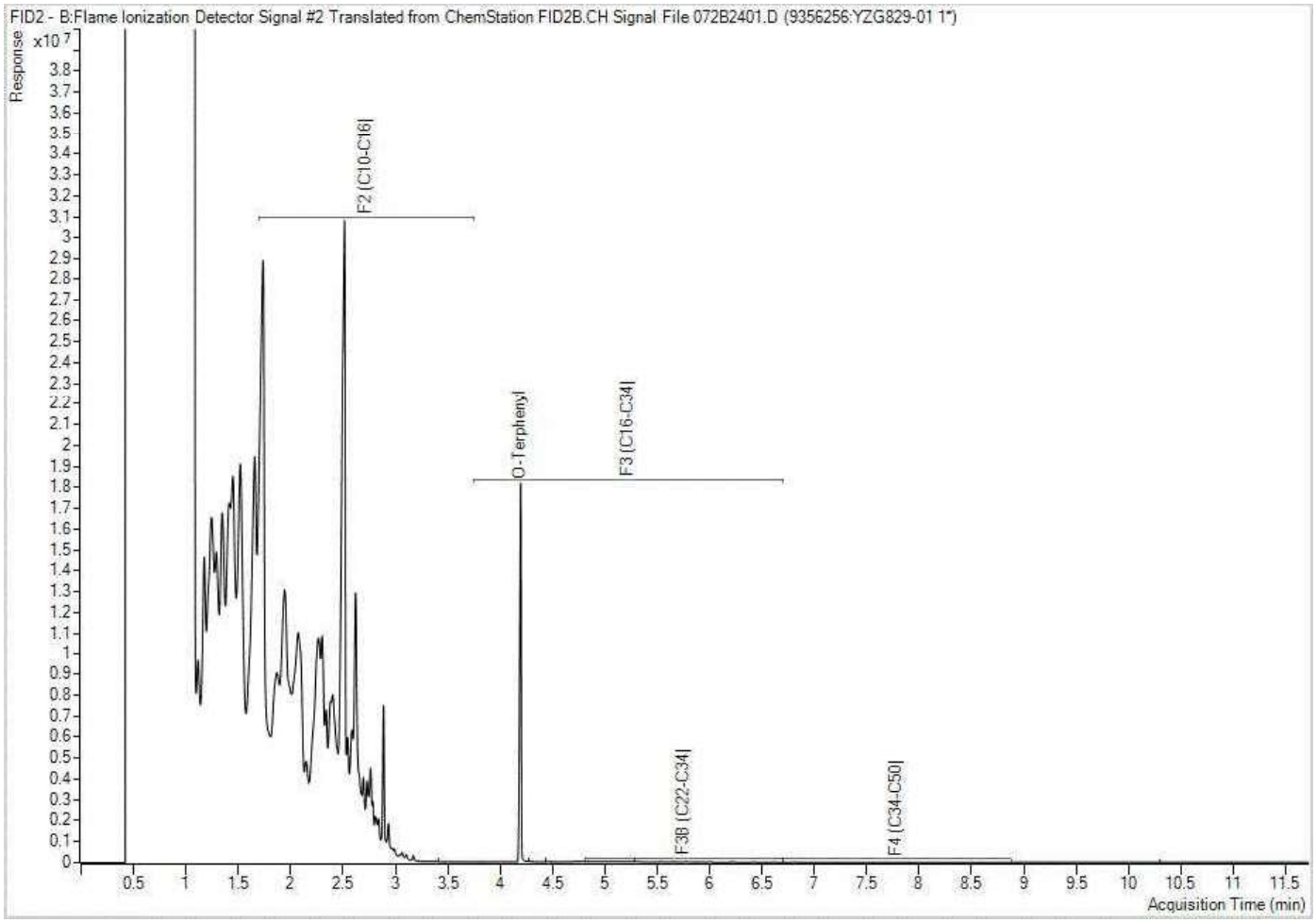


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

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Report Date: 2024/04/29
Bureau Veritas Sample: YZG829

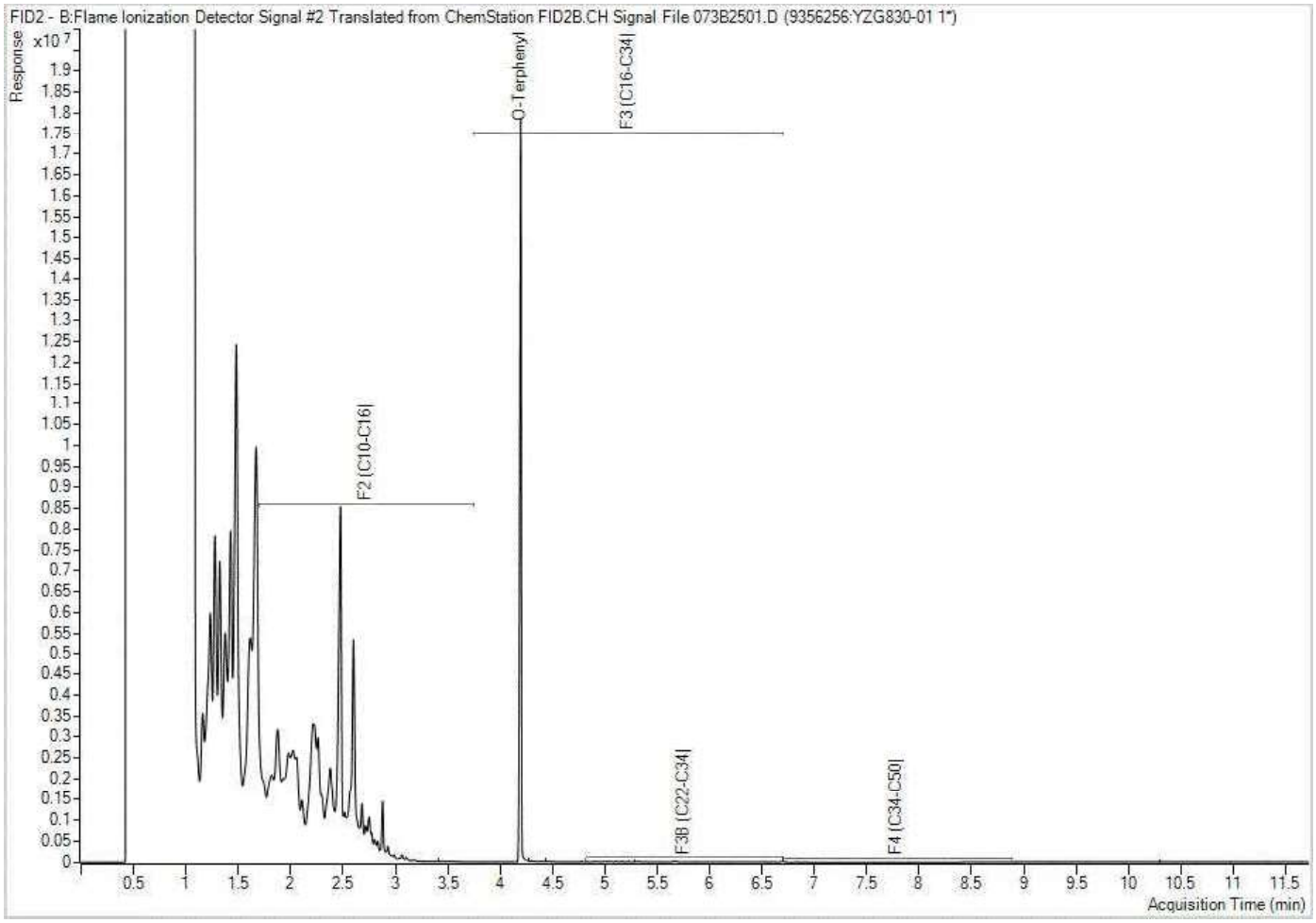
exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Project name: 15 DENISON AVENUE, TORONTO, ONTARIO
Client ID: MW109

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

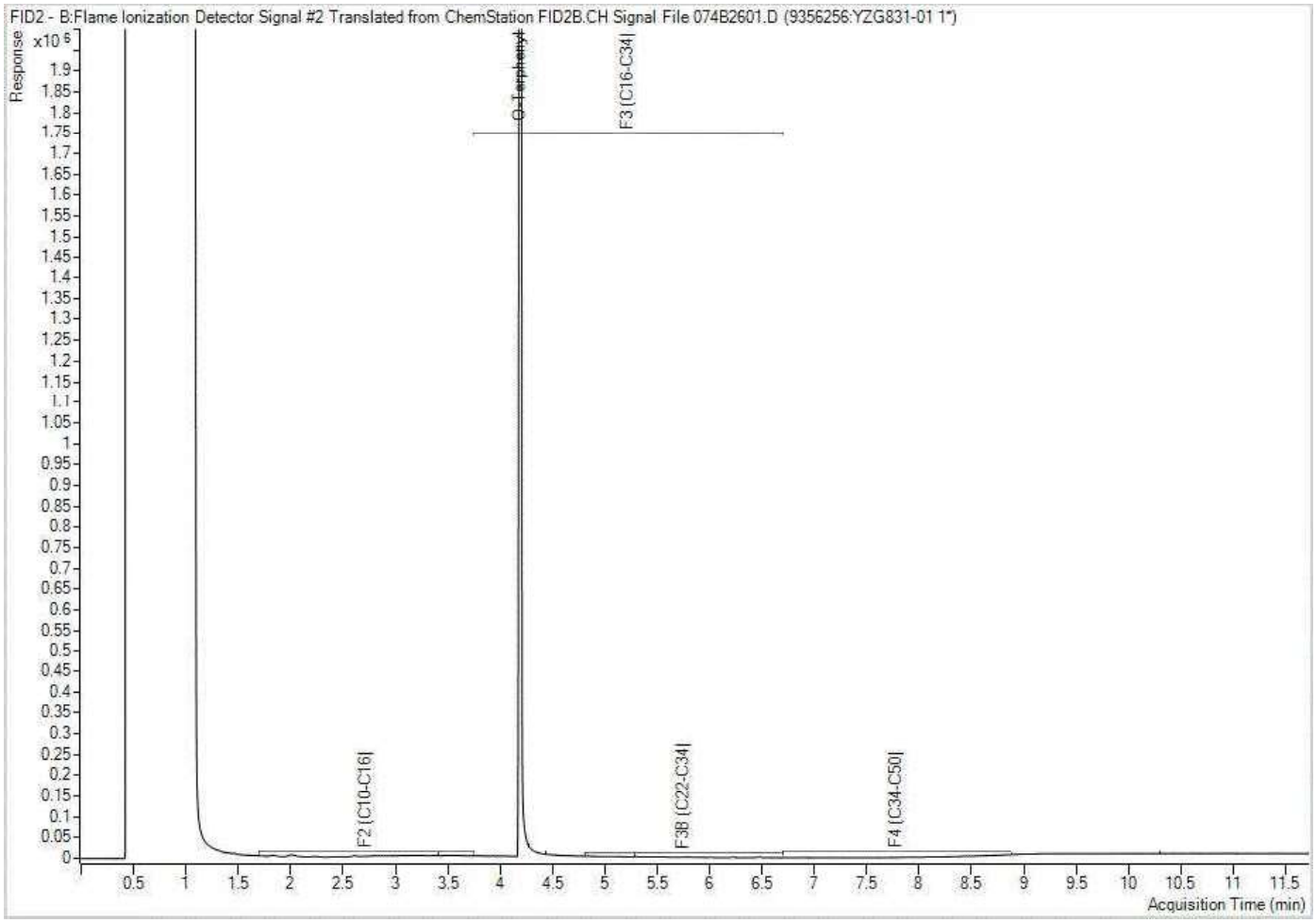


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

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Report Date: 2024/04/29
Bureau Veritas Sample: YZG831

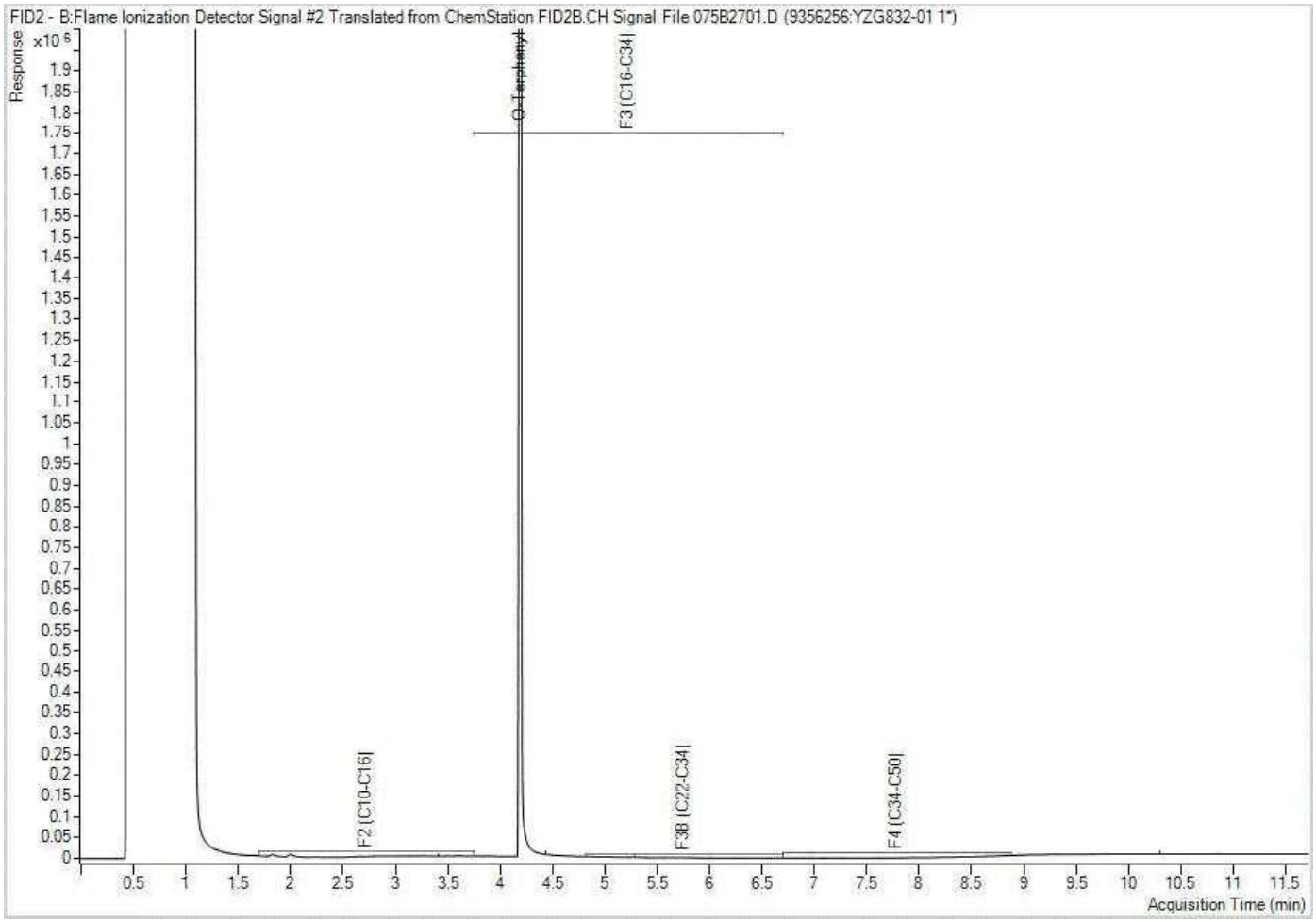
exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Project name: 15 DENISON AVENUE, TORONTO, ONTARIO
Client ID: DUP1

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

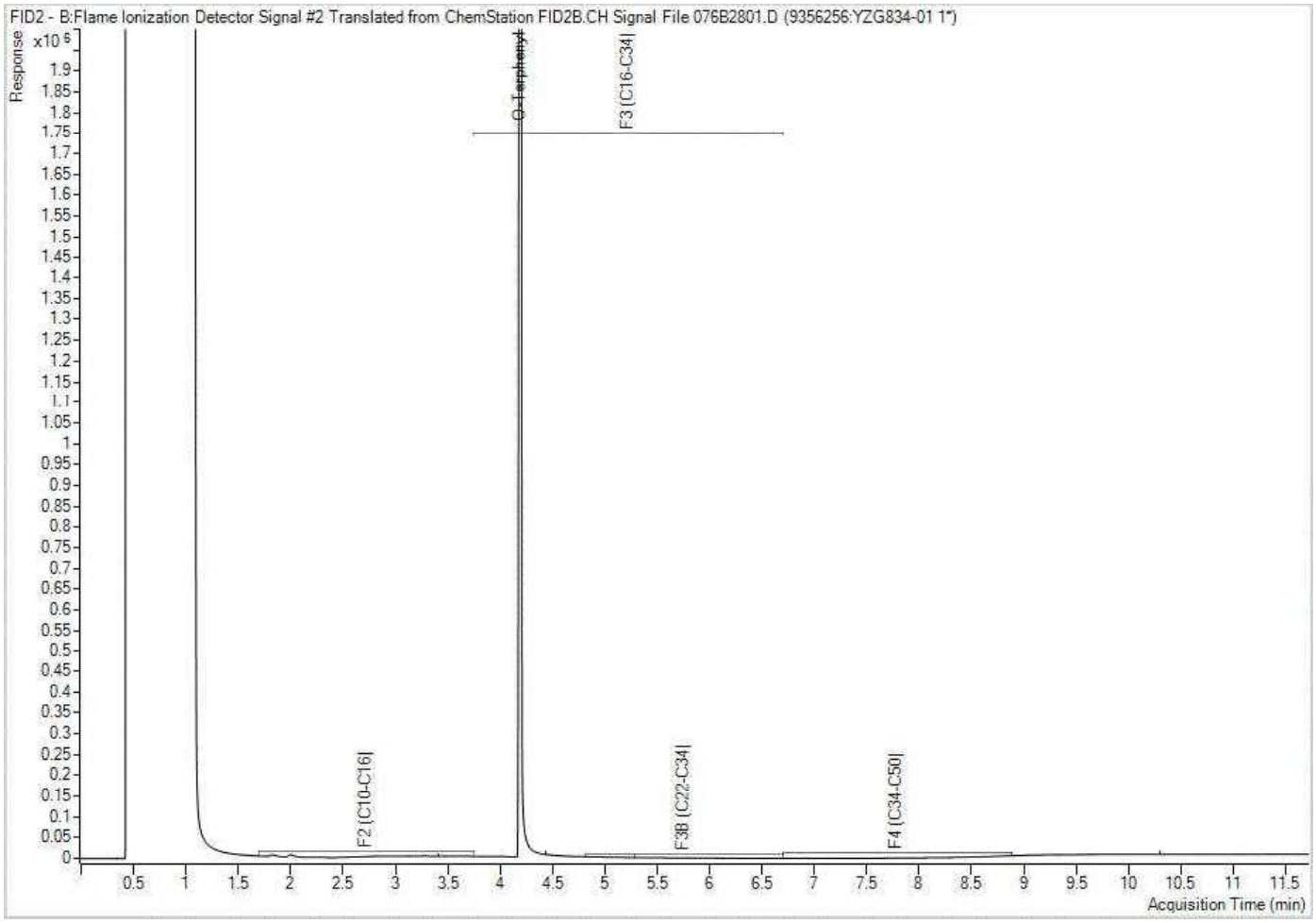


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

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Report Date: 2024/04/29
Bureau Veritas Sample: YZG834

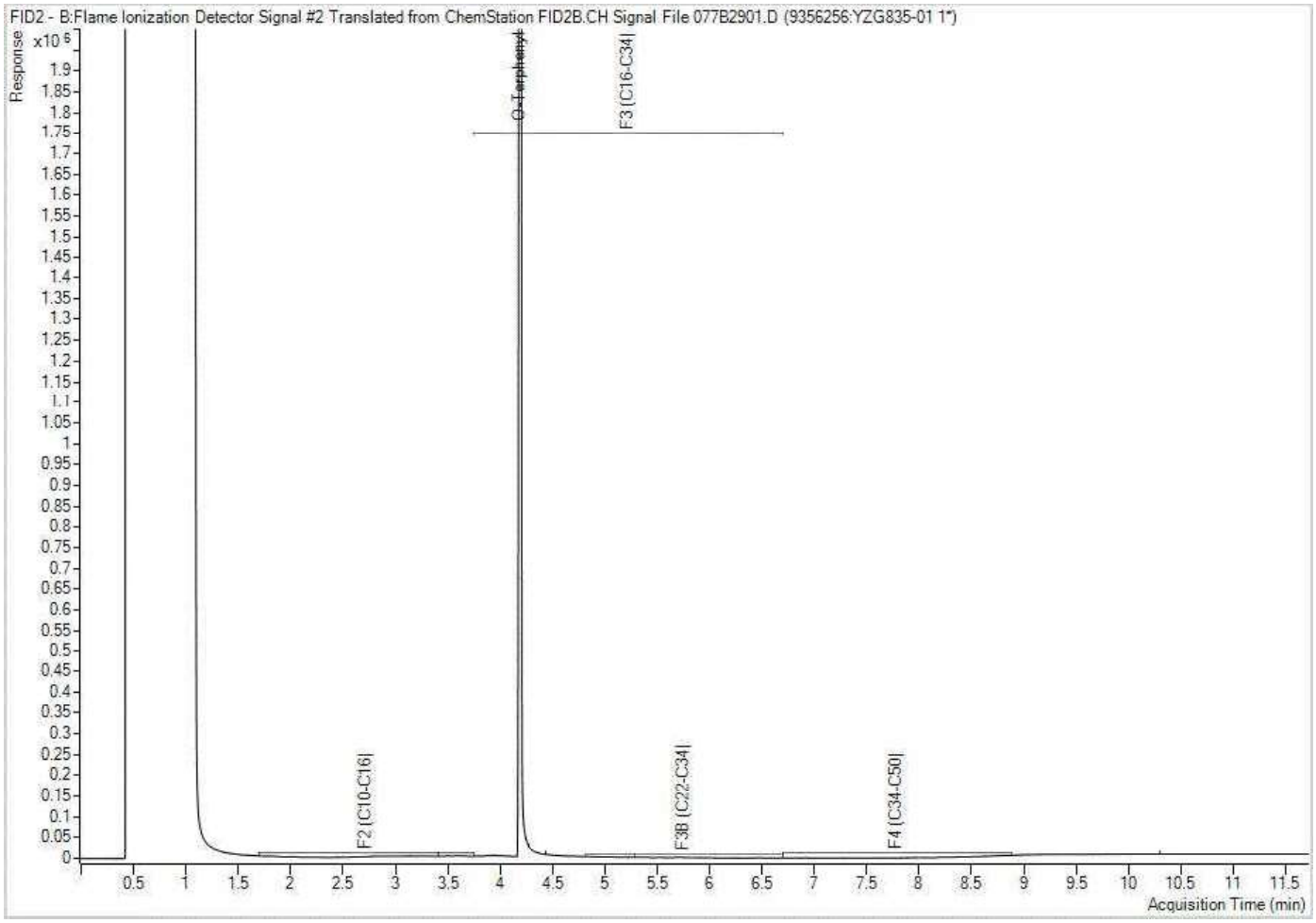
exp Services Inc
Client Project #: GTR-21018382-B0 – C400
Project name: 15 DENISON AVENUE, TORONTO, ONTARIO
Client ID: TRIPBLANK

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

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

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
MW4	YZG826-02	F1 (C6-C10)	750	7300	50	ug/L
MW4	YZG826-02	F1 (C6-C10) - BTEX	750	5600	50	ug/L
MW4	YZG826-01	F2 (C10-C16 Hydrocarbons)	150	33000	100	ug/L
MW109	YZG829-02	F1 (C6-C10)	750	46000	500	ug/L
MW109	YZG829-02	F1 (C6-C10) - BTEX	750	44000	500	ug/L
MW109	YZG829-01	F2 (C10-C16 Hydrocarbons)	150	160000	100	ug/L
MW109	YZG829-01	F3 (C16-C34 Hydrocarbons)	500	1500	200	ug/L
MW108	YZG830-02	F1 (C6-C10)	750	15000	500	ug/L
MW108	YZG830-02	F1 (C6-C10) - BTEX	750	15000	500	ug/L
MW108	YZG830-01	F2 (C10-C16 Hydrocarbons)	150	37000	100	ug/L
MW108	YZG830-01	F3 (C16-C34 Hydrocarbons)	500	510	200	ug/L

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

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

Appendix F – Phase Two Conceptual Site Model

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Phase Two Conceptual Site Model – 15 Denison Avenue, 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 –Phase One Study Area, Surrounding Land Use Plan and Potentially Contaminating Activities

Figure 3 – Site Plan and Utilities

Figure 4 – Areas of Potential Environmental Concern (APECs)

Figure 5A – Borehole / Monitoring Well Location Plan

Figure 5B – Borehole / Monitoring Well Location Plan and APECs

Figure 6A – Shallow Groundwater Contour Plan – January and February 2022

Figure 6B – Shallow Groundwater Contour Plan – April 25, 2024

Figure 7 – Soil Analytical Results – Petroleum Hydrocarbons (PHCs) Including BTEX

Figure 8 – Soil Analytical Results – Volatile Organic Compounds (VOCs)

Figure 9 – Soil Analytical Results – Metals, Hydride Former Metals and Select ORPs (B-HWS, CN-, Cr VI, Hg)

Figure 10 – Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR)

Figure 11 – Soil Analytical Results – pH

Figure 12 – Polycyclic Aromatic Hydrocarbons (PAHs)

Figure 13 – Groundwater Analytical Results – Petroleum Hydrocarbons (PHCs) Including BTEX

Figure 14 – Groundwater Analytical Results – Volatile Organic Compounds (VOCs)

Figure 15 – Groundwater Analytical Results – Metals Including Hydride-Forming Metals, and ORPs (Hg, Cr(VI), CN-, Na^+, Cl^-)

Figure 16 – Groundwater Analytical Results – Polycyclic Aromatic Hydrocarbons (PAHs)

Figure 17A – Cross Section A-A'

Figure 17B – Cross Section A-A' with PHC (Including BTEX) Concentrations in Soil

Figure 17C – Cross Section A-A' with VOC Concentrations in Soil

Figure 17D – Cross Section A-A' with Metals, Hydride-Forming Metals and Select ORPs (B-HWS, CN-, Cr VI, Hg) Concentrations in Soil

Figure 17E – Cross Section A-A' with EC and SAR Concentrations in Soil

Figure 17F – Cross Section A-A' with pH Concentrations in Soil

Figure 17G – Cross Section A-A' with PAH Concentrations in Soil

Figure 17H – Cross Section A-A' with PHC and BTEX Concentrations in Groundwater

Figure 17I – Cross Section A-A' with VOC Concentrations in Groundwater

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Figure 17J – Cross Section A-A' with Metals, Hydride-Forming Metals and ORPs (Hg, Cr VI, Na^+, Cl^-) Concentrations in Groundwater

Figure 17K – Cross Section A-A' with PAH Concentrations in Groundwater

Figure 18A – Cross Section B-B'

Figure 18B – Cross Section B-B' with PHC (Including BTEX) Concentrations in Soil

Figure 18C – Cross Section B-B' with VOC Concentrations in Soil

Figure 18D – Cross Section B-B' with Metals, Hydride-Forming Metals and Select ORPs (B-HWS, CN-, Cr VI, Hg) Concentrations in Soil

Figure 18E – Cross Section B-B' with EC and SAR Concentrations in Soil

Figure 18F – Cross Section B-B' with pH Concentrations in Soil.

Figure 18G – Cross Section B-B' with PAH Concentrations in Soil

Figure 18H – Cross Section B-B' with PHC and BTEX Concentrations in Groundwater

Figure 18I – Cross Section B-B' with VOC Concentrations in Groundwater

Figure 18J – Cross Section B-B' with Metals, Hydride-Forming Metals and ORPs (Hg, Cr V), Na^+, Cl^-) Concentrations in Groundwater

Figure 18K – Cross Section B-B' with PAH Concentrations in Groundwater

Figure 19A – Human Health Conceptual Site Model – On-Site Receptors

Figure 19B – Human Health Conceptual Site Model – Off-Site receptors

Figure 20A – Ecological Health Conceptual Site Model – On-Site Receptors

Figure 20B – Ecological Health Conceptual Site Model – Off-Site receptors

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1. Introduction

The Site is located on the east side of Denison Avenue, west of Augusta Avenue and south of Wolseley Street, approximately 45 metres north of Queen Street West (Figure 1). 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, Community, Parkland
Legal Description	Part of PIN 21238-0045 (LT) LANE PL 65 TORONTO; 10 FT LANE, 8 FT 9 INCH LANE PL D127 TORONTO; PT LT 1 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT LT 9 PL D127 TORONTO AS IN WA99649; TORONTO , CITY OF TORONTO PIN 21238-0046 (LT) LT 1-5 PL D127 TORONTO EXCEPT WA95815, WA99649; TORONTO , CITY OF TORONTO PIN 21238-0047 (LT) LT 6-8 PL D127 TORONTO; PT LT 9 PL D127 TORONTO; PT LT 3 N/S QUEEN ST PL 65 TORONTO; PT UNLETTERED LT TO REAR OF LT 3 N/S QUEEN ST PL 65 TORONTO PT 5, EXPROP PL WA91330; PT 1 & 2, EXPROP PL WA88833 & AS IN WA90829 WA88489, WA88331, WA88288, WA88252 EXCEPT WA99649, WA95819; S/T WA90829; S/T INTEREST IN WA90829; S/T DEBTS IN WA97766; TORONTO , CITY OF TORONTO
Property Identification Number (PIN)	Part of 21238-0045 (LT) All of 21238-0046 (LT) All of 21238-0047 (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

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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 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.
6	472-474 Queen	5 m south	PCA#33 – Metal Treatment,	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.

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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		Coating, Plating and Finishing		
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	5 m 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	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.

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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)?
			(where chemicals are used)		
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	No, based on the inferred hydraulically downgradient location relative to the Site.

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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)?
				businesses were located at the property.	
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.
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	No, based on the inferred hydraulically downgradient location relative to the Site.

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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 between 1978 and 1995.	
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 located at the property from 1955 to 2000.	No, based on the inferred hydraulically downgradient location relative to the Site.
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.

DRAFT

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)?
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.
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 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.
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	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.

DRAFT

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)?
			Treated and Preserved Wood Products		
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.
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,	Based on the ERIS report and municipal records, General Industrial Sewing Machine Co was	No, based on the inferred hydraulically cross-gradient location relative to the Site.

DRAFT

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)?
			Coating, Plating and Finishing	located at the property from 1978 to 2000.	
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.
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.

DRAFT

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)?
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.
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.

DRAFT

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)?
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.
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	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.

DRAFT

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)		
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.
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.

DRAFT

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)?
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.

DRAFT

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	Based on the ERIS report and municipal records, a furniture manufacturing company was	No, based on the inferred hydraulically downgradient location relative to the Site.

DRAFT

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)?
			Facility and Bulk Storage of Treated and Preserved Wood Products	located at the property from 1955 to 1965.	
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.

DRAFT

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)?
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 Products Storage in Fixed Tanks	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.
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.

DRAFT

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)?
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.
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.

DRAFT

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)?
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.
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.

DRAFT

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)?
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 Street West	95 m southeast	PCA#49 – Salvage Yard, including automobile wrecking	Based on the municipal records, the Salvage Army salvage operation was located at the property from 1919 to 1955.	No, based on the inferred hydraulically downgradient location relative to the Site.
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.

DRAFT

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)?
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.
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 m 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	230 m southeast	PCA#17 – Dye Manufacturing,	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.

DRAFT

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		Processing and Bulk Storage		
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 Street West	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.
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.

DRAFT

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)?
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 transportation systems	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.
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	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.

DRAFT

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)?
			material used to maintain transportation systems		
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 Street West	150 m south	PCA#59 – Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products	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.
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.

DRAFT

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)?
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.
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,	Based on the municipal records, a tool and die manufacturing	No, based on the inferred hydraulically cross-gradient location relative to the Site.

DRAFT

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)?
			Coating, Plating and Finishing	company was located at the property from 1914 to 1919.	
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.
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.

DRAFT

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)?
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.
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.

DRAFT

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)?
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 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.
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	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.

DRAFT

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)?
			of equipment, vehicles, and material used to maintain transportation systems		
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.
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	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.

DRAFT

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)?
			automobile wrecking		
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.
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	135 m south	PCA#58 - Waste Disposal and Waste	Based on the ERIS report, in the 1880s ashes, mud and scrapings were deposit in St. Andrew's	No, based on the inferred hydraulically downgradient location relative to the Site.

DRAFT

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)?
	(south of Richmond Street West and east of Maud Street,		Management, including thermal treatment, landfilling and transfer of waste other than use of biosoils as soil conditioners	Square. The property was later filled and graded and occupied by a market, hall, city yard and playground.	

(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 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 (PCA identifier 2)	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	Southern portion of Site	PCA#37 – Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	PAHs, metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI), PHCs, VOCs	Groundwater

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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)
storage and fuel tank (PCA identifiers 3, 4, 5, 6, 7, 8)		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			
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, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	Groundwater
APEC 6: Historic repair garage to the north (PCA identifier 13)	Northeastern portion of site	PCA#52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-site	PHCs, VOCs, PAHs, Metals, As, Sb, Se, HWS-B, CN-, Hg, Cr(VI)	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 was 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 and/or groundwater, 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 and depths of the utilities cannot be determined without professional locate services.

Table 4: Site Utilities

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Not Applicable	Not Applicable.
Sanitary Sewer	City of Toronto	Not Applicable	Not Applicable.
Storm Sewer	City of Toronto	Underground	Various storm sewers were observed in the asphalt portion of the Site, the storm sewer enters the Site from the north, adjacent to Wolseley Street.
Water	City of Toronto	Not Applicable.	Not Applicable.
Electricity	Toronto Hydro	Underground	Entering from the western portion of the Site along Denison Avenue. A hydro main is present adjacent to the Site along Denison running north-south.
Telecommunications	Bell Canada / Telus / Rogers	Not Applicable.	Not Applicable.

At the time of the Phase Two ESA, there were no buildings present on-Site. Preferential pathways for COCs in groundwater include underground utilities, however; the minimum depth to groundwater at the Site is 3.60 m. As such, it is unlikely for utilities to influence the migration of groundwater COCs.

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 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.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 94 m above sea level (m asl). 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 April 24, 2024, 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 locations at ground surface.

3.1.2 Fill Material

Fill, comprising granular material with trace gravel, 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 (bgs).

3.1.3. Native Material

The fill was underlaid by clayey silt, silt and sandy silt till with traces of sand and gravel at all borehole locations. The silty sand to silty clay was encountered at depths of approximately 0.76 to 16.76 m below existing ground surface and was generally brown in colour becoming grey with depth. Previously installed boreholes BH1 and BH106 were terminated in the silty sand to sandy silt till deposit at depths ranging from 3.05 to 14.48 m bgs, and BH101 to BH105, BH 107 to BH109, BH2 and BH 5 were terminated in the clayey silt till deposit at depths ranging from 3.05 to 16.0 m bgs.

3.1.4 Bedrock

Bedrock was encountered in BH24-1, BH24-2, and BH24-3 as well as previously advanced boreholes BH3, and BH4. The depth of bedrock ranged between 14.93 m to 21.34 m bgs. BH24-1, BH24-2, and BH24-3 were all terminated at or within bedrock.

3.2 Hydrogeology

Based on the groundwater contour map delineated for the Site, the local groundwater was shown to flow in a southwesterly direction based on groundwater elevations collected between January and February 2022 and local groundwater was shown to flow in a northwestern direction at the western portion of the Site, and a southeastern direction in the southeast corner of the Site based on groundwater elevations collected on April 25, 2024. Local groundwater flow direction has shown variation between monitoring dates and may be influenced by the presence of utilities and other subsurface features at the Site and on adjacent properties. The direction of regional groundwater flow at the Site is assumed to be towards the south and Lake Ontario.

Refer to Table 5 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 5: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	3.60 to 14.50 m bgs
Groundwater Elevation	81.10 to 92.05 m asl
Direction of Groundwater Flow	Southwesterly (January - February 2022) Northwesterly to Southeasterly (April 2024)
Horizontal Hydraulic Gradient	0.005 m/m (between MW1 and MW4) and 0.001 m/m (between MW2 and MW5)
Vertical Hydraulic Gradient	0.63 m/m (between BH/MW109 and MW23-2)

m bgs = metres below ground surface
m asl = meters above sea level

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The groundwater contour plans for the Phase Two Property are illustrated on 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 condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property	No
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

*pH levels outside of the MECP acceptable range were identified at select locations in 2020 and 2021; however, additional investigations completed at the Site in March 2024 indicated that the average pH at these locations were within the acceptable range. See Section 4 for additional details.

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 present across the entire Site, and the fill material is assessed in this Phase Two ESA as APEC 1. 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. The Owner is planning to re-develop the Site as a mixed use, affordable housing development, complete with a multi-storey residential tower, cultural space and parkland, occupying the entirety of the Site footprint.

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 medium/fine 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 a 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
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.

DRAFT

Description	Site Specific Condition
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 mixed use, including residential.
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.

* As a part of the soil investigation conducted by Terrapex in 2020, a pH value for surface soil was reported as 9.11 at BH106-2A, collected at a depth of 0.8-1.1 m bgs, which is outside the range for the application of the Table 3 SCS. In addition, as a part of the Phase Two ESA conducted by EXP (2022), pH values for surface soil were reported at 12.1 and 11.3 at BH2-SS1 and BH2-SS2 respectively, at depths ranging from 0.76 to 1.37 m bgs, and 10.0 at BH5 SS1 at a depth of 0.17-0.75 m bgs, which are also outside the range for the application of the Table 3 SCS.

From March 25th to March 27th, 2024, EXP returned to the Site and advanced nine (9) additional shallow boreholes in proximity to BH106, BH2, and BH5 (i.e., within <2 m radius). Three (3) soil samples were collected from the surrounding shallow boreholes for each sample location, at the same depths where out-of-range pH values were found and collected samples were submitted for pH analysis. It is noted that the initial analytical results for soil pH collected from a depth of 3.05 – 3.66 m bgs at BH2 SS5 during the Phase Two ESA by EXP in 2022 were within acceptable range for subsurface soils, and pH averaging was not conducted; however, additional samples were collected at this depth for delineation purposes.

Following the MECP (2016) guidance and as per Section 48.(2) of O.Reg. 153/04, the three (3) pH results for each sampling location were logarithmically averaged and yielded a value of 8.90 at BH2-SS1, 8.19 at BH2-SS2, 8.33 at BH5 SS1, and 8.43 at BH106-2A which are within the acceptable range for the application of Table 3 SCS. As such, Section 41 was not applied to the Site, and the Site was not classified as environmentally sensitive. Refer to Figure 11.

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
Copper	1,300	180	Yes
Lead	510	120	Yes
Mercury	1.9	1.8	Yes
Zinc	550	340	Yes
Electrical Conductivity	4.94	0.7	No(2)
Sodium Adsorption Ratio	105	5	No(2)

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Parameter Analyzed in Soil	Maximum Concentration	Site Condition Standard (1)	Maximum Concentration Above Applicable SCS?
Polycyclic Aromatic Hydrocarbons (PAHs)			
Acenaphthylene	1.9	0.17	Yes
Anthracene	5.6	0.74	Yes
Benz(a)anthracene	18	0.63	Yes
Benzo(a)pyrene	14	0.3	Yes
Benzo(b)fluoranthene	17	0.78	Yes
Benzo(k)fluoranthene	6.4	0.78	Yes
Chrysene	14	7.8	Yes
Dibenz(a,h)anthracene	2.1	0.1	Yes
Fluoranthene	40	0.69	Yes
Indeno(1,2,3-cd)pyrene	8.5	0.48	Yes
Phenanthrene	23	7.8	Yes
Petroleum Hydrocarbon (PHCs)			
PHC 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			
PHC F1 (C6 to C10) - BTEX	213,000	750	Yes
PHC F2 (C10 to C16)	160,000	150	Yes
PHC F3 (C16-C34)	1,500	500	Yes
Xylene	4,640	4,200	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.

Electrical Conductivity, Sodium Adsorption Ratio and De-icing Salt Exemption:

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:

Section 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, seventeen (17) parameters in soil are retained as COCs for the present investigation:

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- Barium;
- Copper;
- Lead;
- Mercury;
- Zinc;
- Acenaphthylene;
- Anthracene;
- Benz(a)anthracene;
- Benzo(b)fluoranthene;
- Benzo(k)fluoranthene;
- Benzo(a)pyrene;
- Chrysene;
- Dibenz(a,h)anthracene;
- Fluoranthene;
- Indeno(1,2,3-cd)pyrene;
- Phenanthrene; and,
- F1 (C6-C10)-BTEX.

Four (4) parameters in Site groundwaters were retained as COCs for the present investigation:

- PHC F1 (C6 to C10) - BTEX;
- PHC F2 (C10 to C16);
- PHC F3 (C16-C34);
- Xylenes in groundwater.

Additionally, Free Product was also observed in the monitoring wells on-Site, as discussed further in Section 4.2.

Elevated Reported Laboratory Detection Limits:

It is noted that ethylene dibromide in groundwater sample MW4 (laboratory ID No. 3397294) had a laboratory RDL that was raised due to elevated concentrations of target analytes (i.e., PHCs and BTEX), 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.

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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 a pest treatment for forestry and agriculture and as an intermediate for dyes, resins, waxes and gums. Prior to 1990 ethylene dibromide was used as an additive in some gasoline mixtures to scavenge lead and to stop engine knocking. However, the use of ethylene dibromide as a fuel additive was primary limited to aviation fuel or high-performance racing fuels. As such, given the identified APECs and associated COPCs at the Site, ethylene dibromide is unlikely to be associated with any APECs at the Site.

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

Isolated PAH Exceedance (Benzo(g,h,i)perylene):

It should be noted that an isolated exceedance of benzo(g,h,i)perylene was identified at BH/MW1 on January 24, 2022. Based on review of field notes (which identified a potential sediment interference) and the completion of two (2) confirmatory sampling event on July 12, 2022, and April 22, 2024, with results below both the Table 3 SCS and the laboratory RDL, EXP does not believe the isolated exceedance of benzo(g,h,i)perylene in groundwater is representative of current Site conditions and is likely attributed to sediment interference. As such, given the completion of two (2) rounds of groundwater sampling, with results below the Table 3 SCS and the presence of sediment identified in the original sample, benzo(g,h,i)perylene is not retained as a COC for groundwater at the Site.

4.1 Soil Impacts

Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, PAHs, metals, hydride forming metals and ORPs. 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
PHCs / Soil	Southeastern portion of the Site	7	An Isolated exceedance was identified between 4.57 - 5.18 m bgs at BH5. The exceedance at BH5 was vertically delineated by a clean sample collected from BH106 at 8.38 – 8.99 m bgs.	17B
PAHs / Soil	Northern, western and southeastern portions of the Site	12	It is inferred that PAH exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/ or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH101, BH102 and BH104 (2020) exceedances were found at 0.15 – 0.76 m bgs, 0.15 – 0.76 m bgs and 0.3 – 0.6 m bgs, respectively, and were vertically delineated by a clean sample collected at BH104 (2020) from a depth of 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from BH1 at 3.05 – 3.66 m bgs.	17G and 18G

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Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
			Exceedances were identified at BH102 (2020) and BH108 (2020) at a depth of 0.3 – 0.6 m bgs and were both vertically delineated by clean samples collected from 3.1 – 3.6 m bgs at each location. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs.	
Metals and Mercury / Soil	Northern, east-central and southern portions of the Site	9	It is inferred that metal and mercury exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. BH106 (2020) exceedances were delineated by a clean sample collected at 3.8 – 4.4 m bgs. BH102 (2020) and BH107 (2020) exceedances (0.3 – 0.6 m bgs) were both vertically delineated by clean samples from 3.1 – 3.6 m bgs at each location. Exceedances at BH105 (2020) (0.3 – 0.6 m bgs) and BH110 (0.15 – 0.76 m bgs) were vertically delineated by a clean sample collected from BH105 (2020) at a depth of 3.8 – 4.4 m bgs. An exceedance at BH108 (2020) was vertically delineated by a clean sample collected at BH108 (2020) from 3.1 – 3.6 m bgs. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs.	17D and 18D

4.2 Groundwater Impacts

Groundwater samples were submitted for the analysis of PHCs, BTEX, VOCS, PAHs, metals, hydride forming metals and ORPs. Details of the delineation, source and distribution of the impacts are summarized in Table 11, based on the current Site conditions.

Table 11: Source and Distribution of Groundwater Impacts

Parameter Group and Media	Horizontal Delineation	Associated Drawings	Vertical Delineation	Associated Drawings
PHCs and BTEX / Groundwater	Northern, central and east portions of the Site	13	Groundwater exceedances were identified at a screen depth of 6.09 - 9.14 m bgs at monitoring well MW4, at a screen depth of 7.61 – 9.14 m bgs at MW107 and MW109 and at a screen depth of 13.78 – 15.31 m bgs at MW108. PHCs F1-F3 and xylene exceedances in groundwater were vertically delineated to a depth of 16.8 m bgs at MW24-2 (MW24-2 screened between 16.8 – 19.8 m bgs).	17H and 18H

Evidence of LNAPL Free-Product in Groundwater:

In 2021 and 2022, evidence of LNAPL free product was identified at several monitoring well locations within the central, northeastern and northwestern portion of the Site. In the summer of 2022, LNAPL free product was identified at BH/MW2, BH/MW3, BH/MW109, and BH/MW4. During a free-product assessment completed in July 2022 to assess all existing monitoring

wells for the presence of free-product, the 'worst-case' conditions were observed at monitoring well location MW4, in the northeastern portion of the Site. Approximately 1 m of LNAPL free product was identified at MW4 in July 2022. It is noted that minimal product was observed in a bailer used to monitor free product at MW2 during one (1) monitoring event in July 2022. LNAPL was not detected in MW2 during six (6) consecutive monitoring events over the course of 2024, and groundwater samples submitted for analysis of PHCs/BTEX and VOCs from this monitoring well for two (2) consecutive sampling events were below the applicable Table 3 Site Condition Standards. As such, MW2 is not considered to contain free product.

In March 2024, EXP returned to the Site and installed ten (10), 4 inch diameter, extraction wells at the Site in order to facilitate a remedial program to remove the LNAPL free product from groundwater at the Site. All extraction wells were installed by a licensed drilling contractor and were completed to a depth of approximately 9.2 m bgs and were outfitted with a screen extending from 9.2 m bgs to just below surface grade at each extraction well. Extraction wells were installed across the northern and northeastern property boundary in the vicinity of the identified LNAPL and worst case PHC and BTEX exceedances. EXP is currently undertaking regular groundwater pumping events and free product gauging in order to remove the LNAPL free product at the Site. EXP and the remedial subcontractor are currently completing six (6) months of bi-weekly groundwater removals from the Site, which will be followed by six (6) months of monthly extraction events. During each extraction event EXP Technicians use an IP probe to monitor the depth to free product, thickness of free product and static water level. Following the completion of one (1) year of extraction events, EXP will complete a monthly free product monitoring program to evaluate if residual free product levels rebound following completion of the extraction activities.

Based on completion of several extraction events during April and May 2024, free product ranging in thickness between 2.26 and 0.01 m has been identified at several monitoring well and extraction well locations, with the thickest LNAPL present at MW109 on April 24, 2024. LNAPL free product has been detected at BH/MW109, BH/MW4, EW5, EW7, EW9 and EW10 on one (1) or more occasions since initiation of the free product removal program. EXP will provide a final remediation report, detailing the methodologies and results of the free product extraction program at the time of the initial RA submission.

It is acknowledged that an RSC cannot be filed for the property until such a time as the LNAPL free-product present in the subsurface of the Site has been remediated to an extent reasonably feasible.

The following table summarized free product detected during monitoring events at the Site.

Table 12: Summary of Free Product detected in Monitoring Wells On-Site

Well ID	Free Product Thickness (m) 12-Jul-22	Free Product Thickness (m) 22 and 23-Apr-24	Free Product Thickness (m) 25-Apr-24	Free Product Thickness (m) 9-May-24	Free Product Thickness (m) 23-May-24	Free Product Thickness (m) 6-Jun-24	Free Product Thickness (m) 20-Jun-24
MW2	~0.01	-	-	-	-	-	-
MW109	~1	2.26	1.49	1.08	*Observed	0.56	0.89
MW4	~1	0.44	*Observed	0.53	*Observed	0.11	0.44
EW5	NI	-	0.06	-	-	-	0.13
EW7	NI	-	0.01	-	-	-	0.07
EW8	NI	-	-	-	-	-	0.03
EW9	NI	-	0.34	*Observed	*Observed	-	0.29
EW10	NI	-	1.1	0.63	*Observed	-	0.5

Notes:
"-" indicates free product was not detected at the time of monitoring.

"NI" indicates the monitoring/extraction well was not yet installed at the time of the monitoring event.
"*Observed" indicates free product was observed in a bailer, however, an in-well measurement was not obtained.

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, copper, lead, mercury, zinc, acenaphthylene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, fluoranthene, indeno(1,2,3,-cd)pyrene, Phenanthrene and F1 - BTEX. Metals and PAHs are likely associated with the importation of fill and as such are generally located in the surface soils of the Site and are unlikely to migrate/degrade. 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 likely associated with the historical auto repair garage identified to the north of the Site. It is unlikely that an on-Site fuel source is present at the time of the Phase Two ESA, and, as such, the source may be the result of an off-Site UST/AST that is no longer in use. The PHCs impacts are lighter fractions and as such are more likely to volatilize/degrade over time.

4.4.2 Groundwater Media

Several parameters were noted to exceed the applicable Table 3 SCS; fraction of PHCs F1 to F3 (including free product) and xylenes in groundwater. Thus, four (4) parameters are retained as COCs in groundwater. As mentioned above, the PHCs and associated products (xylenes) are likely associated with the historical auto repair garage identified to the north of the Site or the result of unidentified off-Site UST/AST(s) that have leaked and have impacted the Site based on the worst case LNAPL locations observed in the northeast portion of the Site.

The free product detected in groundwater at the Site must be removed prior to the filling of an RSC.

4.4.3 Preferential Pathways

Given that soil is immobile and the majority 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.

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.

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4.6 Areas where Contaminants are Present

The following table summarizes each area of contamination (AOC) identified at the Site.

Table 13: Summary of Areas of Contamination

Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
AOC A – Southeastern portion of the Site	PHC F1 - BTEX	Soil	A soil exceedance of PHC F1 - BTEX was localized to one (1) borehole location (BH5). The lateral extent of impacts is shown on Figure 7. Vertical delineation was achieved at a depth of 8.38 in BH106 SS9. The vertical extent of impacts is shown on Figure 17B.	The source of contamination may be associated with the historical auto repair garage situated to the north of the Site (PCA 13).	Given that soil is immobile, 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, as no groundwater exceedances were identified in samples collected from the adjacent monitoring wells at the southeastern corner of the Site, this migration pathway is not anticipated to be significant.	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration 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.	There are currently no enclosed structures on the Site. PHC F1 - BTEX may be present under buildings constructed on-Site in the future and may present a risk to receptors via vapour intrusion.
AOC B – Northern, western and southeastern portions of the Site.	Acenaphthylene, Anthracene, Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenz(a,h)anthracene	Soil	Soil exceedances of PAHs were localized to eight (8) borehole locations: BH1, BH101, BH104 (2020), BH102, BH101 (2020), BH102 (2020), BH108 (2020) and BH4. The lateral extent of impacts is shown on Figure 12. It is inferred that PAH exceedances are primarily isolated to the fill	The source of contamination is likely associated with the importation of fill materials of unknown quality (PCA 1).	Given that soil is immobile, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil via leaching of contamination to groundwater is a	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration would be limited in extent. Therefore, climatic and meteorological conditions at the Site are not expected	There are currently no enclosed structures on the Site. Select volatile PAHs (i.e., acenaphthylene, anthracene and phenanthrene) may be present under buildings constructed on-Site in the

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Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
	Fluoranthene, Indeno(1,2,3-cd) pyrene, Chrysene and Phenanthrene.		materials (found from approximately 0.0 to 2.9 m bgs) and/ or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH101, BH102 and BH104 (2020) exceedances were found at 0.15 – 0.76 m bgs, 0.15 – 0.76 m bgs and 0.3 – 0.6 m bgs, respectively, and were vertically delineated by a clean sample collected at BH104 (2020) from a depth of 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. Exceedances were identified at BH102 (2020) and BH108 (2020) at a depth of 0.3 – 0.6 m bgs and were both vertically delineated by clean samples collected from 3.1 – 3.6 m bgs at each location. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs. The vertical extent of impacts are shown on Figures 17G and 18G.		possible migration pathway. However, as no groundwater PAH exceedances Table 3 SCS were found at the Site, this migration pathway is not anticipated to be significant.	to have a significant influence on the contaminants or contaminant migration.	future and may present a risk to receptors via vapour intrusion. The remaining PAHs are not considered sufficiently volatile for vapour intrusion pathways to be complete.
AOC C – Northern, east central and southern portions of the Site	Barium, Copper, Lead, Mercury and Zinc.	Soil	Soil exceedances of metals and/or mercury were localized to nine (9) borehole locations: BH1, BH106 (2020), BH101 (2020), BH102 (2020), BH4, BH110, BH105 (2020), BH108(2020), BH107 (2020). The	The source of contamination is likely associated with the importation of fill materials of	Given that soil is immobile, no significant migration of the soil contamination is anticipated. Migration of contaminants in soil	Given the fine soil type, current use of the Site as a parking lot and low hydraulic conductivity at the Site, surface infiltration would be limited in extent.	There are currently no enclosed structures on the Site. Mercury may be present under buildings constructed on-Site in the future and may present a

Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
			lateral extent of impacts is shown on Figure 9. It is inferred that metal and mercury exceedances are primarily isolated to the fill materials (found from approximately 0.0 to 2.9 m bgs) and/or upper native materials. BH101 (2020) exceedances (0.3 – 0.6 m bgs) were vertically delineated at BH101 (2020) with a clean sample collected from 3.8 – 4.4 m bgs. BH1 exceedances (0.15 – 0.76 m bgs) were vertically delineated at BH1 with a clean sample collected from 3.05 – 3.66 m bgs. BH106 (2020) exceedances were delineated by a clean sample collcted at 3.8 – 4.4 m bgs. BH102 (2020) and BH107 (2020) exceedances (0.3 – 0.6 m bgs) were both vertically delineated by clean samples from 3.1 – 3.6 m bgs at each location. Exceedances at BH105 (2020) (0.3 – 0.6 m bgs) and BH110 (0.15 – 0.76 m bgs) were vertically delineated by a clean sample collected from BH105 (2020) at a depth of 3.8 – 4.4 m bgs. An exceedance at BH108 (2020) was vertically delineated by a clean sample collected from 3.1 – 3.6 m bgs. Finally, an exceedance was identified at BH4 at 0.17 – 0.76 m	unknown quality (PCA 1).	via leaching of contamination to groundwater is a possible migration pathway however as no groundwater metals or ORPs were identified in exceedances of Table 3 SCS from the adjacent monitoring wells, this migration pathway is not anticipated to be significant.	Therefore, climatic and meteorological conditions at the Site are not expected to have a significant influence on the contaminants or contaminant migration.	risk to receptors via vapour intrusion. Barium, Copper, Lead, and Zinc are not considered sufficiently volatile for vapour intrusion pathways to be complete.

Area of Contamination and Location	COCs in Excess of Table 3 SCS	Medium	Distribution of Contaminants	Discharge of Contaminants into the Natural Environment	Migration of Contaminants	Influence of Climatic or Meteorological Conditions	Vapour Intrusion Pathway Considerations
			bgs that was vertically delineated by a clean sample at BH4 from 4.57 – 5.18 m bgs. The vertical extent of impacts are shown on Figures 17D and 18D.				
AOC D – Northern, central and east portions of the Site	PHCs F1 to F3 and Xylene	Groundwater	Exceedances of PHCs F1 to F3 and/or xylenes were identified in four (4) monitoring well locations, MW107, MW4, MW108 and MW109. The horizontal extent of the impact is shown in Figure 13 and vertical delineation of groundwater impacts are shown on Figure 17H and 18H. Groundwater impacts for PHCs and xylenes been vertically delineated to 16.8 mbgs at MW24-2 in the northern portion of the Site.	The source of contamination may be associated with the historical auto repair garage situated to the north of the Site (PCA 13) or other unidentified fuel storage tanks located within proximity to the northeastern portion of the Site where worst case LNAPL conditions were identified.	Groundwater impacts are expected to be migrating with groundwater flow (predominantly northwest). Given the depth of the groundwater impact, existing and potential future underground utility conduits may act as a preferential pathway for the migration of the groundwater impacts.	The climatic and meteorological conditions at the Site are not believed to have a significant influence on the contaminants or contaminant migration at the Site. However, given that PHC F1, F2, and F3 are LNAPL potential exists for the migration of these contaminants at the surface of the groundwater table, increases in precipitation and temperatures may result in the amplified volatilization and migration of these COCs in the subsurface.	There are currently no enclosed structures on the Site. PHCs F1 to F2 and xylene may be present under buildings constructed on-Site in the future and may present a risk to receptors via vapour intrusion. PHC F3 is not considered sufficiently volatile for vapour intrusion pathways to be complete.

5. Exposure Pathways

5.1 Human Health Receptors and Exposure Pathways

The selection of human receptors is based on the proposed future mixed use of the Site. The proposed redevelopment includes a multi-storey residential tower, cultural space and parkland. Therefore, the receptors chosen for analysis are those standard receptors found at residential and community 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 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, dermal contact and inhalation of soil particulates for the property resident, visitor, trespasser, long-term outdoor worker, and subsurface worker;
- Ingestion of homegrown produce impacted with soil for the property residents and property visitors;
- Inhalation of indoor air for the long-term property resident, property visitor and trespassers and indoor workers;
- Inhalation of outdoor air for the property resident, property visitor, property trespasser, long-term outdoor worker and subsurface worker;
- Trench air inhalation sourced from soil or groundwater for the subsurface worker;
- Vapour skin contact for the property resident, property visitor, property trespasser, long-term indoor worker, long-term outdoor worker, and subsurface worker; and,
- Groundwater dermal contact and incidental ingestion for the subsurface worker completing excavation or utility trench work.

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, 3.60 to 14.50 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 human receptors are summarized in Figure 19A. As risk management measures (RMM) are intended for the Site, a human health conceptual site model (HHCSM) in the presence of RMM is provided as Figure 19B.

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 approximately 1.3 km south of the Site. Relevant on-Site receptors consist of terrestrial VECs such as plants, soil invertebrates, mammals and birds. Given the depth to groundwater measured at the Site (i.e., 3.6 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;
- Stem and foliar uptake and contact by terrestrial plants;

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- 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, mammals and birds; and,
- Vapour inhalation by soil invertebrates, mammals and birds.

Off-Site ecological receptors consist of the same terrestrial receptors found on-site, in addition to aquatic species. Aquatic species include aquatic vegetation, aquatic invertebrates, amphibians and reptiles, semi-aquatic mammals and birds, 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;
- Ingestion of impacted plant and animal tissues by soil invertebrates, terrestrial mammals and birds;
- Vapour inhalation by soil invertebrates and 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.

The potential exposure routes for ecological receptors are summarized in Figure 20A. As RMM are intended for the Site, the ecological conceptual site model (ECSM) in the presence of RMM is provided as Figure 20B.

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Appendix G – Grain Size

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APPENDIX G: RATIONALE FOR SOIL TEXTURE SELECTION

Based on previous subsurface investigations completed by EXP (2022) and Terrapex (2020), the Site stratigraphy is generally described as consisting of asphalt overlaying fill comprising of sand and gravel to clay, underlain by silty sand till, then followed by silty clay till down to a depth of approximately 3.05 to 16.0 mbgs. Bedrock was encountered at depths ranging between 14.93 m to 21.34 mbgs.

Two (2) soil samples were collected as a part of the Phase Two ESA (EXP, 2022) and analyzed by AGAT for grain size. The results of the grain size data are presented below in Table G.1.

Based on the observations made during previous drilling investigations and the results of the grain size analysis, as per Section 42 of O. Reg. 153/04, the QP_{ESA} has determined that less than 1/3 of the soil at the property, measured by volume, consists of coarse textured soil and hence standards for medium and fine textured soil at the property are applicable.

As per Section 42 of O. Reg. 153/04, coarse textured soil means soil that contains more than 50 percent by mass of particles that are 75 µm or larger in mean diameter and medium and fine textured soil means soil that contains 50 percent or more by mass of particles that are smaller than 75 µm in mean diameter.

Please refer to Table G.1 below for a summary of grain size sample location, depth and sample description. Please refer to Figure 5A of the Phase Two CSM (Appendix F) for a visual depiction of sampling locations at the Site. A copy of the Grain Size Analysis report is attached to this Appendix.

Table G.1: Grain Size Sample Information

Sample ID	Sample Depth (mbgs)	Soil Texture	Soil Type	Sample Location
BH3 SS2	0.8 – 1.4	Medium - Fine	Sandy silt; trace clay and gravel	Central
BH3 SS6	4.6 – 5.2	Medium – Fine	Clayey silt	Central

References:

- Terrapex Environmental Ltd. (2020) *Summary of Environmental Investigation, 15 Denison Avenue, Toronto, Ontario*, dated April 30, 2020.
- EXP (2022) *Phase Two Environmental Site Assessment, 15 Denison Avenue, Toronto, Ontario*, dated August 31, 2022.

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: 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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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:



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: 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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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: Freezer

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:

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

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 Ave
Sampled By: M.K
AGAT Quote #: PO:

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

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

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

Invoice Information:

Bill To Same: Yes ☐ No ☐

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

DRAFT

April 18, 2024

Office of the City Clerk
City of Toronto
13th Floor West, 100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: GTR-21018382-B0 Notification of Risk Assessment and Use of Non-Potable Standards
15 Denison Avenue, Toronto, Ontario

To Whom it May Concern:

EXP Services Inc. (EXP) has been retained to undertake Risk Assessment (RA) work and file a Record of Site Condition (RSC) under Ontario Regulation (O. Reg.) 153/04 for the above noted property (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 Site has an area of approximately 0.24 hectares (0.59 acres) and is currently in use as a parking lot. The Site is located in a highly urban area of mixed-commercial, institutional and residential land use.

Notification of RA

Environmental assessment work has been conducted on-Site by Terrapex Environmental Ltd. and EXP Services Inc. between 2020 and 2024. All soil and groundwater sampling and analysis was performed in full compliance with O. Reg. 153/04.

The contaminants of concern that are the subject of the RA are barium, lead, zinc, electrical conductivity, sodium adsorption ratio, acenaphthylene, anthracene, fluoranthene, benz(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, dibenzo(a,h)anthracene, F1 PHCs, and BTEX in soil and PHCs F1-F2 and xylene in groundwater.

Notification of Non-Potable Standards

As per O. Reg. 153/04, this letter serves to notify you of the intention to apply non-potable Standards (Ministry of the Environment, Conservation and Parks (MECP) Table 3 Standards) as listed in the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* to the above noted property.

The MECP non-potable site condition standards were deemed to be applicable because:

- 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 and have no potable water wells installed;
- The property is not located in an area designated in a municipal official plan as a well-head protection area or other designation identified by the City of Toronto for the protection of groundwater; and,
- The RSC does not specify agricultural or other use as the type of property use for which the RSC is being filed.

By submitting this letter, EXP is addressing the RSC requirement whereby the municipality must be informed of the intention to apply non-potable groundwater site condition standards in the preparation of the RSC.

We trust that this provides the information required at this time. However, if you have questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,
EXP Services Inc.



Samuel Patterson
(Samuel.Patterson@exp.com)
Risk Assessment Specialist / Project Manager
Environmental Services

TORONTO

Pat Scanga P.Eng. FEC.
Manager, Engineering Review

Engineering & Construction Services

Metro Hall
55 John Street, 16th Floor
Toronto, Ontario M5V 3C6

Tel: 416.392.8320
Fax: 416.392.4426
Pat Scanga@toronto.ca
www.toronto.ca

April 23, 2024

EXP
1595 Clark Boulevard
Brampton, ON L6T 4V1
CANADA

ATTENTION: Gabriel Spizzirri

Dear Gabriel:

Re: 15 Denison Avenue, Toronto Ontario

Your Notice of Intention dated April 18, 2024, 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,

Stephanie Macri

SM for PS
Pat Scanga, P.Eng. FEC.
Manager, Development Engineering
Toronto East York District

311
toronto at your service

Appendix I – Relative Percentage Difference Calculations

DRAFT

Table I-1: ALERT LIMITS FOR RELATIVE PERCENT DIFFERENCES

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Parameters	Alert Limit[1] (%)	
	Water	Soil
PAHs	30	40
PCBs	30	40
PHCs	30	30
VOCs	30	50
Electrical Conductivity	-	10
Cr (VI), Cyanide	20	35
Metals, Hydride-Forming Metals, SAR, Hg	20	30
HWS-B	-	40
pH units	-	0.3 units

[1] As per MECP (2011) Analytical Protocol.

Table I-2A: SOIL FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES PETROLEUM HYDROCARBONS AND BTEX

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)		
Lab ID	MMM525	MMM526		
Sampling Date	22-Apr-20	22-Apr-20		
Soil Sample Depth (m)	0.8-1.4	0.8-1.4		
Consultant	Terrapex	Terrapex		
Laboratory	BV	BV		
Certificate of Analysis Number	C099980	C099980	RDL	RPD
PHC F1 (C6-C10) - BTEX	<10	<10	10	nc
PHC F2 (C10-C16)	<10	<10	10	nc
PHC F3 (C16-C34)	<50	<50	50	nc
PHC F4 (C34-C50)	<50	<50	50	nc

NOTES:

All results in ppm (µg/g) and based on dry weight basis.

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I-2B: SOIL FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES VOLATILE ORGANIC COMPOUNDS

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	BH107-2 (2020)	BH9107-2 (2020) (DUP of BH107-2)		
Lab ID	MMM525	MMM526		
Sampling Date	22-Apr-20	22-Apr-20		
Soil Sample Depth (m)	0.8-1.4	0.8-1.4		
Consultant	Terrapex	Terrapex		
Laboratory	BV	BV		
Certificate of Analysis Number	C099980	C099980	RDL	RPD
Acetone	<0.50	<0.50	0.500	nc
Benzene	<0.050	<0.050	0.050	nc
Bromodichloromethane	<0.050	<0.050	0.050	nc
Bromoform	<0.050	<0.050	0.050	nc
Bromomethane	<0.050	<0.050	0.050	nc
Carbon Tetrachloride	<0.050	<0.050	0.050	nc
Chlorobenzene	<0.050	<0.050	0.050	nc
Chloroform	<0.050	<0.050	0.050	nc
Dibromochloromethane	<0.050	<0.050	0.050	nc
1,2-Dichlorobenzene	<0.050	<0.050	0.050	nc
1,3-Dichlorobenzene	<0.050	<0.050	0.050	nc
1,4-Dichlorobenzene	<0.050	<0.050	0.050	nc
Dichlorodifluoromethane	<0.050	<0.050	0.050	nc
1,1-Dichloroethane	<0.050	<0.050	0.050	nc
1,2-Dichloroethane	<0.050	<0.050	0.050	nc
1,1-Dichloroethylene	<0.050	<0.050	0.050	nc
Cis-1,2-Dichloroethylene	<0.050	<0.050	0.050	nc
Trans-1,2-Dichloroethylene	<0.050	<0.050	0.050	nc
1,2-Dichloropropane	<0.050	<0.050	0.050	nc
cis- & trans-1,3-Dichloropropene	<0.050	<0.050	0.050	nc
Ethylbenzene	<0.020	<0.020	0.020	nc
Ethylene Dibromide (1,2-Dibromoethane)	<0.050	<0.050	0.050	nc
Hexane (n)	<0.050	<0.050	0.050	nc
Methyl ethyl ketone (2-Butanone)	<0.50	<0.50	0.500	nc
Methylene chloride (Dichloromethane)	<0.050	<0.050	0.050	nc
Methyl Isobutyl Ketone	<0.50	<0.50	0.500	nc
Methyl t-butyl ether (MTBE)	<0.050	<0.050	0.050	nc
Styrene	<0.050	<0.050	0.050	nc
1,1,1,2-Tetrachloroethane	<0.050	<0.050	0.050	nc
1,1,2,2-Tetrachloroethane	<0.050	<0.050	0.050	nc
Toluene	<0.020	<0.020	0.020	nc
Tetrachloroethylene	<0.050	<0.050	0.050	nc
1,1,1-Trichloroethane	<0.050	<0.050	0.050	nc
1,1,2-Trichloroethane	<0.050	<0.050	0.0500	nc
Trichloroethylene	<0.050	<0.050	0.050	nc
Trichlorofluoromethane	<0.050	<0.050	0.050	nc
Vinyl Chloride	<0.020	<0.020	0.020	nc
m-Xylene + p-Xylene	<0.020	<0.020	0.020	nc
o-Xylene	<0.020	<0.020	0.020	nc
Xylenes (total)	<0.020	<0.020	0.020	nc

NOTES:

All results in ppm (µg/g) and based on dry weight basis.

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I-2C SOIL FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES
POLYCYCLIC AROMATIC HYDROCARBONS

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	BH105-1B (2020)	BH9105-1B (2020) (DUP of BH105-1B)			BH1-SS5	BH1-SS55 (DUP of BH1 SS5)			BH4-SS6	BH4-SS66 (DUP of BH4 SS6)		
Lab ID	MMM515	MMM518			3439065	3439066			3439063	3439064		
Sampling Date	22-Apr-20	22-Apr-20			6-Dec-21	6-Dec-21			7-Dec-21	7-Dec-21		
Soil Sample Depth (m)	0.3-0.6	0.3-0.6			3.05-3.66	3.05-3.66			4.57-5.18	4.57-5.18		
Consultant	Terrapex	Terrapex			EXP	EXP			EXP	EXP		
Laboratory	BV	BV			AGAT	AGAT			AGAT	AGAT		
Certificate of Analysis Number	C099980	C099980	RDL	RPD	22T855232	22T855232	RDL	RPD	22T855232	22T855232	RDL	RPD
Naphthalene	<0.0050	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Acenaphthylene	0.019	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Acenaphthene	0.007	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Fluorene	0.007	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Phenanthrene	0.14	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Anthracene	0.037	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Fluoranthene	0.320	0.0053	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Pyrene	0.33	0.0057	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Benzo(a)anthracene	0.15	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Chrysene	0.14	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Benzo(b/j)fluoranthene	0.2	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Benzo(k)fluoranthene	0.068	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Benzo(a)pyrene	0.16	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Indeno(1,2,3-cd)pyrene	0.11	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Dibenz(a,h)anthracene	0.024	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
Benzo(ghi)perylene	0.11	<0.0050	0.005	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc
1&2-Methylnaphthalene	<0.0071	<0.0071	0.0071	nc	<0.05	<0.05	0.050	nc	<0.05	<0.05	0.050	nc

NOTES:

All results in ppm (µg/g) and based on dry weight basis.

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I-2D: SOIL FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES
METALS, HYDRIDE-FORMING METALS AND ORPs

GTR-21018382-B0
15 Denison Avenue, Toronto, ON

Sample ID	BH105-1B (2020)	BH9105-1B (2020) (DUP of BH105-1B)			BH1 SS5	BH1 SS55 (DUP of BH1 SS5)			BH4 SS6	BH4 SS66 (DUP of BH4 SS6)		
Lab ID	MMM517	MMM518			3439065	3439066			3439063	3439064		
Sampling Date	22-Apr-20	22-Apr-20			6-Dec-21	6-Dec-21			7-Dec-21	7-Dec-21		
Soil Sample Depth (m)	0.3-0.6	0.3-0.6			3.05-3.66	3.05-3.66			4.57-5.18	4.57-5.18		
Consultant	Terrapex	Terrapex			EXP	EXP			EXP	EXP		
Laboratory	BV	BV			AGAT	AGAT			AGAT	AGAT		
Certificate of Analysis Number	C099980	C099980	RDL	RPD	22T855232	22T855232	RDL	RPD	22T855232	22T855232	RDL	RPD
Antimony	0.57	0.39	0.2	nc	<0.8	<0.8	0.8	nc	<0.8	<0.8	0.8	nc
Arsenic	5.8	4.9	1	16.8	4.0	4.0	1	nc	4.0	4.0	1	nc
Barium	170	160	0.5	6.1	128	121	2	5.6	89	96	2	7.7
Beryllium	0.81	1.00	0.2	nc	0.50	0.50	0.4	nc	0.60	0.60	0.4	nc
Boron (total)	9.8	11	5	nc	9	7	5	nc	10	12	5	nc
Boron (Hot Water Soluble)	1	1	0.05	7.4	0	0	0.1	nc	0	0	0.1	nc
Cadmium	0	0	0.1	nc	<0.5	<0.5	0.5	nc	<0.5	<0.5	0.5	nc
Chromium (total)	31	35	1	12.1	40	38	5	5.1	32	34	5	6.1
Cobalt	11.0	13.00	0.1	16.7	11.9	12.10	0.5	1.7	12.7	12.90	0.5	1.6
Copper	30	30	0.5	0.0	22	23.0	1	4.0	25	24.3	1	1.2
Lead	180	67	1	**91.5**	11	15	1	**30.8**	11	10	1	9.5
Molybdenum	1.30	0.99	0.99	nc	0.50	0.50	0.5	nc	<0.5	<0.5	0.5	nc
Nickel	22	29	0.5	27.5	27	27	1	0.0	29	29	1	0.0
Selenium	1	<0.50	0.5	nc	<0.8	<0.8	0.8	nc	<0.8	<0.8	0.8	nc
Silver	0.3	<0.20	0.2	nc	<0.5	<0.5	0.5	nc	<0.5	<0.5	0.5	nc
Thallium	0.17	0.19	0.05	nc	<0.5	<0.5	0.5	nc	<0.5	<0.5	0.5	nc
Uranium	0.51	0.63	0.05	21.1	0.87	0.91	0.5	nc	0.68	0.73	0.5	nc
Vanadium	38	42	5	10.0	44.6	42.2	0.4	5.5	37.2	41.5	0.4	10.9
Zinc	130	91	5	**35.3**	59.000	60.000	5	1.7	58.000	58.000	5	0.0
Chromium VI	<0.18	0.24	0.18	nc	<0.2	<0.2	0.2	nc	<0.2	<0.2	0.2	nc
Free Cyanide	<0.01	<0.01	0.01	nc	<0.040	<0.040	0.04	nc	<0.040	<0.040	0.04	nc
Mercury	1	0	0.05	**87.0**	<0.10	<0.10	0.1	nc	<0.10	<0.10	0.1	nc
Electrical Conductivity (mS/cm)	2.2	2.0	0.002	9.5	1.9	1.9	0.005	1.1	0.6	0.6	0.005	0.9
Sodium Adsorption Ratio (unitless)	4.9	4.0	-	20.2	5.44	6.03	-	10.3	1.44	1.34	-	7.2
pH (pH units)	7.4	7.6	-	1.6	7.22	7.17	-	0.7	7.39	7.34	-	0.7

NOTES:
ORP (Other Regulated Parameters): Cr VI, mercury, cyanide, HWS-B, pH, EC, SAR
All results in ppm (µg/g) and based on dry weight basis.
'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.
Exceedences of alert limits are shown in **bold**.

Table I3-A: GROUNDWATER FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES
PETROLEUM HYDROCARBONS

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	MW5	MW55 (DUP of MW5)			MW5	DUP 1 (DUP of MW5)			MW24-2	DUP 2 (DUP of MW24-2)		
Lab ID	3397295	3397296			YZG821	YZG831			YZG827	YZG832		
Sampling Date	24-Dec-21	24-Dec-21			22-Apr-24	22-Apr-24			23-Apr-24	23-Apr-24		
Screen Depth Interval (m)	6.09-9.14	6.09-9.14			6.09-9.14	6.09-9.14			16.8 - 19.8	16.8 - 19.8		
Consultant	EXP	EXP			EXP	EXP			EXP	EXP		
Laboratory	AGAT	AGAT			BV	BV			BV	BV		
Certificate of Analysis Number	21T849562	21T849562	RDL	RPD	C4C1812	C4C1812	RDL	RPD	C4C1812	C4C1812	RDL	RPD
Benzene	<0.40	<0.40	0.4	nc	<0.20	<0.20	0.2	nc	<0.20	<0.20	nc	nc
Toluene	2.18	2.37	0.4	8.35	<0.20	<0.20	0.2	nc	<0.20	<0.20	nc	nc
Ethylbenzene	0.76	0.88	0.2	nc	<0.20	<0.20	0.2	nc	<0.20	<0.20	nc	nc
Total Xylenes	8.97	10.2	0.2	12.83	<0.40	<0.40	0.4	nc	<0.40	<0.40	nc	nc
F1 (C6-C10)	353	291	25	19.25	<25	<25	25	nc	<25	<25	25	nc
F1 (C6-C10) - BTEX	341	278	25	20.36	<25	<25	25	nc	<25	<25	25	nc
F2 (C10-C16)	<100	<100	100	nc	<100	<100	100	nc	<100	<100	100	nc
F3 (C16-C34)	<100	<100	100	nc	<200	<200	200	nc	<200	<200	200	nc
F4 (C34-C50)	<100	<100	100	nc	<200	<200	200	nc	<200	<200	200	nc
Reached Baseline at C50	YES	YES	-	-	YES	YES	-	-	YES	YES	-	-
F4 Gravimetric	-	-	-	-	-	-	-	-	-	-	-	-

NOTES:

All results in ppB (µg/L).

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I3-B: GROUNDWATER FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES VOLATILE ORGANIC COMPOUNDS

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	MW5	MW55 (DUP of MW5)		
Lab ID	3397295	3397296		
Sampling Date	24-Dec-21	24-Dec-21		
Screen Depth Interval (m)	6.09-9.14	6.09-9.14		
Consultant	EXP	EXP		
Laboratory	AGAT	AGAT		
Certificate of Analysis Number	21T849562	21T849562	RDL	RPD
Dichlorodifluoromethane	<0.40	<0.40	0.4	nc
Vinyl Chloride	<0.34	<0.34	0.34	nc
Bromomethane	<0.40	<0.40	0.4	nc
Trichlorofluoromethane	<0.80	<0.80	0.8	nc
Acetone	<2.0	<2.0	2	nc
1,1-Dichloroethylene	<0.60	<0.60	0.6	nc
Methylene chloride (Dichloromethane)	<0.60	<0.60	0.6	nc
trans-1,2-Dichloroethylene	<0.40	<0.40	0.4	nc
Methyl t-butyl ether (MTBE)	<0.40	<0.40	0.4	nc
1,1-Dichloroethane	<0.60	<0.60	0.6	nc
Methyl ethyl ketone (2-Butanone)	<2.0	<2.0	2	nc
cis-1,2-Dichloroethylene	<0.40	<0.40	0.4	nc
Chloroform	0.69	0.55	0.2	nc
1,2-Dichloroethane	<0.40	<0.40	0.4	nc
1,1,1-Trichloroethane	<0.60	<0.60	0.6	nc
Carbon Tetrachloride	<0.40	<0.40	0.4	nc
Benzene	<0.40	<0.40	0.4	nc
1,2-Dichloropropane	<0.40	<0.40	0.4	nc
Trichloroethylene	<0.40	<0.40	0.4	nc
Bromodichloromethane	<0.40	<0.40	0.4	nc
Methyl Isobutyl Ketone	<2.0	<2.0	2	nc
1,1,2-Trichloroethane	<0.40	<0.40	0.4	nc
Toluene	2.18	2.37	0.2	8.35
Dibromochloromethane	<0.20	<0.20	0.2	nc
Ethylene Dibromide (1,2-Dibromoethane)	<0.20	<0.20	0.2	nc
Tetrachloroethylene	<0.40	<0.40	0.4	nc
1,1,1,2-Tetrachloroethane	<0.20	<0.20	0.2	nc
Chlorobenzene	<0.20	<0.20	0.2	nc
Ethylbenzene	0.76	0.88	0.1	14.63
m-Xylene + p-Xylene	5.32	6.05	0.2	12.84
Bromoform	<0.20	<0.20	0.2	nc
Styrene	<0.20	<0.20	0.2	nc
1,1,2,2-Tetrachloroethane	<0.20	<0.20	0.2	nc
o-Xylene	3.65	4.13	0.1	12.34
1,3-Dichlorobenzene	<0.20	<0.20	0.2	nc
1,4-Dichlorobenzene	<0.20	<0.20	0.2	nc
1,2-Dichlorobenzene	<0.20	<0.20	0.2	nc
1,3-Dichloropropene	<0.30	<0.30	0.3	nc
Xylenes (Total)	8.97	10.20	0.2	12.83
Hexane (n)	<0.40	<0.40	0.4	nc

NOTES:

All results in ppB (µg/L).

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I3-C: GROUNDWATER FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES
POLYCYCLIC AROMATIC HYDROCARBONS

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	MW1	MW11 (DUP of MW1)			MW1	DUP 3 (DUP of MW1)			MW5	MW55 (DUP of MW5)		
Lab ID	TD0305	TD0306			YZG823	YZG833			3397295	3397296		
Sampling Date	12-Jul-22	12-Jul-22			22-Apr-24	22-Apr-24			24-Dec-21	24-Dec-21		
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	BV	BV			BV	BV			AGAT	AGAT		
Certificate of Analysis Number	C2J4227	C2J4227	RDL	RPD	C4C1812	C4C1812	RDL	RPD	21T849562	21T849562	RDL	RPD
Naphthalene	0.530	0.46	0.050	14.1	0.051	0.08	0.050	nc	<0.20	<0.20	0.200	nc
Acenaphthylene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.20	<0.20	0.200	nc
Acenaphthene	<0.050	<0.050	0.050	nc	0.280	0.24	0.050	15.4	<0.20	<0.20	0.200	nc
Fluorene	<0.050	<0.050	0.050	nc	0.220	0.18	0.050	nc	<0.20	<0.20	0.200	nc
Phenanthrene	0.060	0.07	0.030	nc	0.310	0.22	0.030	**34.0**	<0.10	<0.10	0.100	nc
Anthracene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.10	<0.10	0.100	nc
Fluoranthene	0.055	0.06	0.050	nc	0.140	0.10	0.050	nc	<0.20	<0.20	0.200	nc
Pyrene	0.064	0.07	0.050	nc	0.110	0.08	0.050	nc	<0.20	<0.20	0.200	nc
Benzo(a)anthracene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.20	<0.20	0.200	nc
Chrysene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.10	<0.10	0.100	nc
Benzo(b/j)fluoranthene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.10	<0.10	0.100	nc
Benzo(k)fluoranthene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.10	<0.10	0.100	nc
Benzo(a)pyrene	<0.0090	<0.0090	0.009	nc	<0.0090	<0.0090	0.009	nc	<0.01	<0.01	0.010	nc
Indeno(1,2,3-cd)pyrene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.20	<0.20	0.200	nc
Dibenz(a,h)anthracene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.20	<0.20	0.200	nc
Benzo(ghi)perylene	<0.050	<0.050	0.050	nc	<0.050	<0.050	0.050	nc	<0.20	<0.20	0.200	nc
1&2-Methylnaphthalene	0.220	0.19	0.071	nc	<0.071	<0.071	0.071	nc	<0.20	<0.20	0.200	nc

NOTES:

All results in ppB (µg/L).

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.

Table I-3D: GROUNDWATER FIELD DUPLICATES - RELATIVE PERCENT DIFFERENCES METALS, HYDRIDE-FORMING METALS AND ORPs

GTR-21018382-B0

15 Denison Avenue, Toronto, ON

Sample ID	MW5	MW55 (DUP of MW5)		
Lab ID	3397295	3397296		
Sampling Date	24-Dec-21	24-Dec-21		
Screen Depth Interval (m)	6.09-9.14	6.09-9.14		
Consultant	EXP	EXP		
Laboratory	AGAT	AGAT		
Certificate of Analysis Number	21T849562	21T849562	RDL	RPD
Antimony	1.20	1	1	nc
Arsenic	3.2	3	1	nc
Barium	183	181	2	1.1
Beryllium	<0.5	<0.5	0.5	nc
Boron (total)	215	215	10	0.0
Cadmium	<0.20	<0.20	0.2	nc
Chromium (total)	<2.0	<2.0	2	nc
Cobalt	1.31	1.41	0.5	nc
Copper	<1.0	<1.0	1	nc
Lead	<0.50	<0.50	0.5	nc
Molybdenum	89	93	0.5	4.8
Nickel	4.4	4.70	1	nc
Selenium	5	4.1	1	nc
Silver	<0.20	<0.20	0.2	nc
Thallium	<0.30	<0.30	0.3	nc
Uranium	4.63	4.63	0.5	0.0
Vanadium	1.18	1.28	0.4	nc
Zinc	13.50	19.200	5	nc
Mercury	<0.02	<0.02	0.02	nc
Chromium VI	<2.000	3.41	2	nc
Sodium	-	-	-	nc
Chloride	-	-	-	nc

NOTES:

ORPs: Cr VI, mercury, cyanide, sodium

All results in ppB (µg/L), except Chloride which is in ppm (mg/L).

'nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedences of alert limits are shown in **bold**.