



January 27, 2026

CreateTO
Jason Slidders, Manager, Environmental Services
61 Front Street West
Union Station, East Wing, 3rd Floor
Toronto, ON M5J 1E5
jslidders@createto.ca

Attention: Mr. Slidders

Re: GTR-21018382-B0 **Soil Vapour Sampling Program**
15 Denison Avenue, Toronto, Ontario

EXP Services Inc. (EXP) is pleased to present CreateTO (the 'Client') with this letter report outlining the results from the Soil Vapour Sampling Program completed at the above noted property (hereinafter referred to as the "Site" or "Property").

1 Site Description and Background

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, as shown on Figure 1 of Appendix A. Surrounding properties have been developed for community use to the north (Wolseley Street) followed by residential use buildings, community use (a laneway) followed by commercial to the south, community use (Denison Avenue) followed by institutional use to the west, and community use (Augusta Avenue) followed by residential use buildings to the east. Surrounding land uses are displayed on Figure 2 of Appendix A.

The Site does not contain any enclosed structures and is currently developed as an asphalt-paved public parking lot. Based on a review of fire insurance plans (FIPs), municipal records, historical aerial photographs, chain of title information, and other records, the Site was first developed for residential use as early as 1858, and a bakery was opened at 13 Denison Avenue (central-western portion of the Site) in the 1920s. Prior to 1858 the Site was agricultural. Circa 1970, the structures on-Site were demolished and the Site was redeveloped into the current parking lot. The intended redevelopment of the Site includes a multi-storey residential tower, cultural space and parkland (mixed residential, community, parkland use). The future Site building will be constructed as a slab-on-grade structure, and no basement or other subgrade structures are planned to be constructed at the Site. The Site is intended to be redeveloped for indigenous housing and is a priority redevelopment project for the City of Toronto.

As background, EXP has been in the process of completing a Risk Assessment (RA) under Ontario Regulation 153/04 at the Site in support of obtaining a Record of Site Condition (RSC). As part of the associated RA for the Site, Petroleum Hydrocarbon (PHC) Fraction F1, various polycyclic aromatic hydrocarbons (PAHs), barium, copper, lead, mercury and zinc have been identified in soil samples at concentrations in excess of the applicable Ministry of Environment, Conservation and Parks (MECP, 2011) Table 3 Site Conditions Standards (Table 3 SCS) for residential land use and medium-fine textured soil. In addition, PHC F1, PHC F2, PHC F3, and xylenes have been detected in groundwater samples collected from the Site at concentrations in excess of the applicable Table 3 SCS. Finally, Light Non-Aqueous Phase Liquid (LNAPL) free product has been identified at select monitoring wells in the northeastern corner of the Site, which is associated with the dissolved phase exceedances of petroleum related compounds in groundwater collected from the Site. Worst-case groundwater exceedances and the presence of LNAPL free product have been delineated to the northeastern corner of the Site, south of the intersection at Wolseley Street and Augusta Avenue. The source

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of the LNAPL free-product present at the Site is unknown at this time, however it is suspected that a former off-Site Underground Storage Tank (UST) may be present off-Site in the immediate proximity of the Site.

Based on MECP commentary received following the review of RA, submitted to the MECP on March 20, 2025, it was identified that the MECP had concerns related to the potential for risks to off-Site human receptors as a result of the off-Site migration of PHC impacted soil vapor to neighbouring properties. As discussed above, residential properties are located to the north and east of the Site, while commercial use properties are present south of the Site along Queen Street West and institutional lands are present to the west of the Site. Based on review of the MECP comments received on the RA, a Soil Vapour Sampling Program was recommended to assess the potential for risks to human receptors present at nearby off-Site properties via the off-Site migration of volatile impacts in soil vapour and subsequent vapour intrusion.

Although it is noted that risks via vapour intrusion and indoor air inhalation for on-Site human receptors occupying the future development at the Site were only conservatively predicted for PHC F1 in soil and PHC F1 and F2 in groundwater, EXP elected to include benzene, toluene, ethylbenzene and xylenes (collectively known as BTEX) within the soil vapour sampling due to the presence of the LNAPL free-product at the northeastern portion of the Site.

As an additional line of evidence to evaluate the potential for risks to off-Site residential human receptors, EXP has conducted a soil vapour sampling program. Specifically, EXP has installed five (5) soil vapour probes along the northern and eastern property boundaries. The objective of the soil vapour assessment is to determine if concentrations of soil and groundwater COCs, or contaminants associated with the LNAPL in the subsurface, are present within soil vapour at the property line at concentrations which may pose potential risks to occupants of the residential and commercial structures adjacent to the Site.

2 Objectives and Scope of Work

The objective of this program was to collect soil vapour samples along the northern and eastern property boundaries to evaluate the potential for off-site exposure risks associated with subsurface vapour migration and possible vapour intrusion into neighbouring residential and commercial use buildings.

The following scope of work was conducted:

- A. A Site visit on December 9th and 15th, 2025, to:
 - i. Complete underground service clearances via a private locator for utilities and subsurface features at the Site; and,
 - ii. Complete the installation of five (5) soil vapour probes by Strata Drilling Group (Strata) up to a maximum depth of 1.52 metres below ground surface (m bgs), complete with flush mount casings.
- B. A Site visit on December 17th, 2025, to:
 - i. Complete the collection (and subsequent submission to an accredited laboratory) of soil vapour samples over a 10-minute period using Summa canisters for analysis of PHC F1, PHC F2, aliphatic and aromatic subfractions and BTEX by the United States Environmental Protection Agency (US EPA) method TO-15A, for each sampling event including:
 - Five (5) soil vapour samples from the subject Site;
 - One (1) duplicate sample; and,
 - One (1) trip blank sample for quality assurance/quality control (QA/QC) purposes.
 - ii. Collation and assessment of data based on appropriate criteria.
- C. Provision of a final report detailing all results, interpretation, and conclusions (this report).

3 Soil Vapour Sampling Program

3.1 Utility Locates

Prior to the commencement of drilling activities, the locations of underground utilities including telephone, natural gas, electrical, water and sewer lines were marked out by public locating companies. A private utility locator, Know Before You Dig (KBVD), was retained to clear the individual borehole locations prior to the commencement of drilling activities.

3.2 Soil Vapour Probe Installation

On December 15, 2025, five (5) stainless-steel soil vapour probes (SVP-1 through SVP-5) were installed at the Site by Strata, under the supervision of EXP field staff. The probes were installed into boreholes advanced to completion depths based on the stratigraphy of the Site, using a track mounted Geoprobe 7822 DT drill rig. The boreholes consisted of a 6" diameter hole drilled to completion depths ranging from 1.52 m bgs to 3.0 m bgs. SVP-1 was installed at a completion depth of 1.22 m bgs due to moist-tight soil conditions below this depth at SVP-1. SVP-2 through SVP-5 were installed at a completion depth of 1.52 m bgs. Boreholes were backfilled with approximately 1.5 foot of well sand so that the vapour probe was located in permeable materials, and the rest of the borehole was backfilled with hydrated bentonite seal and bentonite chips, to prevent surface water intrusion. The soil vapour probes were then finished with well sand, cement, and flush-mount protective covers. No petroleum-based greases or solvents were used during drilling activities. The locations of the five (5) soil vapour probes are shown on Figure 2 of Appendix A.

The general stratigraphy at the Site in the five (5) advanced soil vapour probes can be described as 0.15 m of asphalt surface materials on top of 0.15 to 0.76 m of granular sub-base, overlying brown sandy silt or silty sand fill materials. Native sandy silt, with trace gravel was identified below the fill material at SVP-1, SVP-3 and SVP-5. Borehole logs for the five (5) soil vapour probes are provided as Appendix D.

3.3 Soil Vapour Probe Sampling

For the purposes of QA/QC, prior to soil vapour sampling, sampling trains were constructed using dedicated materials for each soil vapour probe; leak testing was performed on the sampling trains; and, the soil vapour probes were purged a minimum of three (3) probe volumes of soil vapour, or at least 3 L of air volume.

The sampling trains consisted of a series of brass ball valves, stainless steel couplings, barbed brass fittings, silicon tubing and polyethylene tubing. Teflon tape was wrapped around the outside of the brass barbed fittings and brass ball valves to ensure air-tight seals on the connections to the stainless-steel components.

To verify the seals of the sampling trains, a shut-in test was performed on each sampling train, as they were constructed for each sampling location. The shut-in test was conducted by applying a vacuum to the sampling train using a Geotech Handpump supplied by Spectra Environmental (Spectra) and monitoring if the sampling train held the vacuum, using a pressure gauge. A proper seal was confirmed if the vacuum was held for approximately five (5) minutes.

To verify the seal of the soil vapour probe, a leak test was performed at each test hole. The leak test was conducted by covering the sampling train and soil vapour probe with a plastic shroud; filling the shroud with approximately 15% helium; and, purging at least three (3) probe volumes of air utilizing the lung box/Tedlar bag and Gilian air pump. A proper seal was confirmed if the air collected within the Tedlar bag had helium levels less than 0.2% helium, which is equivalent to 1% of the helium under the shroud. Following the shut-in and leak tests, which included the purging of a minimum of three (3) probe volumes of air, as to remove the air entrained within the probe during installation and to draw in soil vapour from the surrounding environment, soil vapour sampling commenced.

Soil vapour samples were collected using 1.4 L capacity evacuated Summa® canisters prepared and certified by Bureau Veritas Laboratories (BV Labs). The canisters were equipped with laboratory calibrated mass flow controllers adjusted for approximately ten (10) minutes of sampling. The soil vapour samples were collected over approximately 10 minutes. Each canister was assigned with a unique sample identification number. Canister pressures were measured prior to, and upon completion of the sampling period using a laboratory supplied pressure gauge to ensure that sufficient sample volumes had been collected for chemical analysis. Canister pressures were also measured by the laboratory prior to analysis as a QA measure to check for potential leakage during handling and transport. A summary of canister pressures as measured prior to, upon completion of sampling, and on receipt at the laboratory is provided as Table B.1 of Appendix B. On completion of sampling, the canisters were submitted under chain of custody protocol to BV Labs for the chemical analysis of PHC F1-F2 (including sub-fractions) and BTEX in order to investigate the potential risks associated with vapour intrusion for off-Site human receptors located adjacent to the Site. A field duplicate, “SVP-22”, was collected from soil vapour probe SVP-2 during the sampling event in December 2025. A summary of sampling QA/QC procedures and outcomes for the sampling event is provided as Table B.2 of Appendix B. Analytical results are presented in Table B.3A (Commercial SSVC) and Table B.3B (Residential SSVC) of Appendix B and a summary of the Relative Percentage Difference (RPD) between the original / duplicates sample is presented in Table B.4 of Appendix B.

See Table 3.1 below for a summary of soil vapour samples submitted for analysis.

Table 3.1: Summary of Soil Vapour Samples Submitted for Laboratory Analyses

Sample ID	Rationale for Submission	Analysis
SVP-1, SVP-2, SVP-3, SVP-4 and SVP-5	To investigate the soil vapour concentrations in the subsurface to determine if volatile soil or groundwater COCs are present at concentrations that may suggest the potential for vapour intrusion to be occurring at neighboring commercial and residential use properties.	PHC F1-F2 (Aliphatic and Aromatic Sub-Fractions), Benzene, Toluene, Ethylbenzene, Xylenes
SVP-22 (Duplicate of SVP-2)	QA/QC purposes, to assess the variation in field sample collection.	PHC F1-F2 (Aliphatic and Aromatic Sub-Fractions), Benzene, Toluene, Ethylbenzene, Xylenes
Trip Blank	QA/QC purposes, to detect cross-contamination introduced during shipping and handling procedures.	PHC F1-F2 (Aliphatic and Aromatic Sub-Fractions), Benzene, Toluene, Ethylbenzene, Xylenes

Notes: QA/QC – Quality Assurance/Quality Control.

3.4 Assessment Criteria

For assessment purposes the soil vapour analytical results were compared against the Shallow Soil Vapour Criteria (SSVC), applicable for shallow soil vapour sampling, derived using the acceptable HBIAC and a default indoor air attenuation factor of 0.004 for a commercial building and 0.02 for a residential use building. Given the shallow installation depth of the soil vapour probes (i.e., at or above 1.52 m bgs), the SSVC was used as a conservative measure to assess the potential for vapour intrusion into off-Site commercial and residential use buildings adjacent to the Site.

4 Results

4.1 Occupant Activities and Site Conditions

Upon EXP's Site visit December 17, 2025, the Site was in use as a commercial parking lot owned and operated by the City of Toronto. Activities at the Site at the time of the soil vapour sampling program included the ingress and egress of vehicles from the parking lot. No occupants' activities that could impact the results of the soil vapour sampling program were identified by EXP staff. No ground intrusive work was being completed at the Site or in immediate proximity to the Site during completion of the December 2025 sampling event, which may influence the results of the sampling program. The ground cover within the vicinity of the soil vapour probes primarily consisted of asphalt parking cover. Asphalt cover within the location of the soil vapour probe installation was identified to be in good condition, with no significant deep cracking, pitting or repair marks identified.

4.2 Atmospheric Conditions

The soil vapour sampling event for the Site was conducted on December 17th, 2025. The atmospheric conditions including air temperature, barometric pressure, and humidity were based on measurements provided by the meteorological weather station located at Pearson International Airport in Toronto, ON. During the sampling period (9:00 am to 4:00 pm) on December 17, 2025, the outdoor air temperature ranged from 0 to -2.5 °C, the barometric pressure ranged from 98.48 to 99.34 kPa and the humidity ranged from 66 to 80%. The weather was generally described as mostly cloudy with no precipitation. While it is acknowledged that the sampling event on December 17, 2025, was completed during the 'fall season' (i.e., winter starting December 20th, 2025), EXP is of the opinion that given the weather conditions on the day of sampling and prior to the completion of sampling, the event completed on December 17th, 2025 is representative of a winter time sampling event, where the ground is frozen and seasonal influence can effect vapour migration and transport.

4.3 Spatial Variability

Soil vapour data was collected during regular Site operating conditions. Probes were placed across the northern and eastern property line in order to identify whether volatile contaminants sourced from soil and groundwater impacts or the residual LNAPL present on-Site are migrating off-Site at concentrations which may suggest the potential for vapour intrusion and indoor air inhalation risks for off-Site human receptors present in the residential and commercial structures in the vicinity to the Site. Worst-case groundwater conditions for dissolved contaminants as well as the residual LNAPL free-product are identified to be localized to the northeastern portion of the Site within the vicinity of SVP-3. SVP-2 and SVP-4 were situated to provide lateral delineation to the region of worst case LNAPL and groundwater exceedances. SVP-1 and SVP-5 were situated at the northwestern and southeastern portions of the property, outside of the delineated LNAPL and PHC plume to provide lateral delineation to these portions of the Site.

It is EXP's opinion that the soil vapour sampling locations selected are appropriate and facilitate the ability to identify potential soil vapour migration from the zone of impacted soil and groundwater towards the residential and/or commercial use buildings adjacent to the Site.

4.4 Preferential Pathways

Below grade electrical lines were noted to be present at the Site to service the light poles within the parking region. The below grade electrical lines enter at the northeastern portion of the Site and transfer between the electrical poles running along the central portion of the Site in an east-west direction. Several catch basin and stormwater lines were also present along the central portion of the Site. The identified sanitary line enters the central portion of the Site from Wolsley Street, and the electrical lines enter from a hydro meter, northeast adjacent to the Site at the corner of Wolsley Street and Augusta Avenue. Sub-surface utilities at the Site are not anticipated to significantly influence the migration of subsurface impacts or act as preferential pathways for vapour intrusion into neighbouring properties.

4.5 Soil Vapour Quality

Soil vapour analytical results from the Site are summarized in Table B.3A and B.3B of Appendix B. The Certificates of Analysis (CoAs) are provided in Appendix C. Table B3.A presents a comparison of the soil vapour analytical results compared to the SSVC protective of commercial land use and Table B3.B presents a comparison of the soil vapour analytical results compared to the SSVC protective of residential land use.

Based on review of the analytical results collected at the time of the December 2025 sampling event compared to the SSVC protective of commercial land use, no exceedances were identified. The measured concentrations of all tested parameters were below the commercial SSVC and the laboratory reported detection limits (RDLs) of all non-detect parameters were within the commercial SSVC. The maximum concentrations (or maximum RDL) of all analyzed parameters were below <1% of the SSVC protective of commercial land use, with the exception of benzene which was detected at a maximum concentration of 42.8 µg/m³ at SVP-1 representing approximately 11% of the SSVC protective of commercial land use. The soil vapour analytical results compared to the commercial SSVC are shown on Figure 3 of Appendix A.

Based on review of the analytical results at the time of December 2025 sampling event compared to the SSVC protective of residential land use, no exceedances were identified with the exception of benzene in samples collected from SVP-1, SVP-2 (and the associated field duplicate) and SVP-5. The measured concentrations of all other tested parameters were below the residential SSVC and the laboratory RDLs of all non-detect parameters were within the residential SSVC. Benzene was identified to exceed the residential SSVC of 25.3 µg/m³ in samples SVP-1 (42.8 µg/m³), SVP-2 (27.4 µg/m³), SVP-22 (27.0 µg/m³) and SVP-5 (µg/m³). The maximum concentrations (or maximum RDLs) of all other analyzed parameters were 4% or less of the SSVC protective of residential land use. The soil vapour analytical results compared to the residential SSVC are shown on Figure 4 of Appendix A.

It is again noted that vapour intrusion is highly site-specific, as advection or diffusion of vapours is affected by changing source conditions, building conditions, diurnal and seasonal fluctuations, atmospheric conditions and proximity of contaminants.

4.6 Quality Assurance/Quality Control

4.6.1 Field – General

Quality assurance measures taken included assigning unique sample numbers, measurement of pressure levels of canisters, Chain of Custody documentation, and implementation of a travel blank that was used for the submission of the soil vapour samples during the event to assess the potential for cross-contamination to have occurred.

For the purposes of QA/QC, prior to soil vapour sampling, sampling trains were constructed using dedicated materials for each soil vapour probe; shut-in testing was performed on the sampling trains; sample probes were leak tested where possible, and, the soil vapour probes were purged with a minimum of three (3) probe volumes of soil vapour. All samples passed the shut-in and leak tests. As such, soil vapour data is deemed to be representative of Site conditions, and no data qualifications are required for the purposes of this assessment. The RPD between the original and duplicate sample is calculated within Table B.4 of Appendix B. No exceedances of the RPD alert criteria were identified and no data qualifications are required.

Each canister was assigned a unique sample identification number. Canister pressures were measured prior to, and upon completion of the sampling period using a laboratory supplied pressure gauge to ensure that sufficient sample volumes had been collected for chemical analysis. Canister pressures were also measured by the laboratory prior to analysis as a QA measure to check for potential leakage during handling and transport. Differences in canister pressure between the field and laboratory readings may be attributed to the weather conditions at the time of sampling, where Summa samples were collected during cold temperatures and final pressures upon receipt were taken within the warmer laboratory. In addition, the accuracy and precision of the laboratory supplied pressure gauges may vary between samples and units. As such, no data qualifications are required, and the sampling results are deemed to be acceptable.

4.6.2 Laboratory – General

The subcontract laboratory used during this investigation, BV Labs, is accredited by the Standards Council of Canada (SCC), through its Program for the Accreditation of Laboratories – Canada (PALCAN), National Environmental Laboratory Accreditation Program (NELAP) and is recognized by the US EPA. BV Lab analyses are performed in accordance with US EPA method TO-15A.

The laboratory quality assurance report indicated that surrogate recoveries were within method QC limits. Laboratory reportable detection limits were below the criteria of assessment for all samples across both events completed at the Site.

5 Conclusions and Recommendations

Based on review of the soil vapour analytical data collected as part of the program, no exceedances of the applicable commercial SSVC were identified. As such, EXP has not identified a potential vapour intrusion risk to neighbouring commercial properties, located to the south and southeast of the Site as a result of the off-Site migration of impacted soil vapours from the Site. The nearest commercial properties to the Site are located south of the property along Queen Street West. SVP-5 is located in closest proximity to the commercial structures. The maximum measured concentration of all tested parameters was <1% of the commercial SSVC with the exception of benzene which was detected at a maximum concentration representing approximately 11% of the SSVC.

Based on review of the soil vapour analytical data collected as part of the program, no exceedances of the applicable residential SSVC were identified, with the exception of benzene concentration in soil vapour samples SVP-1, SVP-2, SVP-22 (DUP), and SVP-5. Benzene was detected at a maximum measured concentration at SVP-1 (42.8 µg/m³) located on the northwest corner of the Site, located on the southeastern corner of the Site, followed by SVP-5 (39 µg/m³), SVP-2 (24.7 µg/m³), and the associated field duplicate SVP-22 (27.0 µg/m³) located at the northcentral property boundary. SVP-3 and SVP-4 were found to measurable concentrations of benzene; however, these concentrations were within the residential SSVC. Based on the delineated groundwater impacts and the presence of residual LNAPL at the Site, worst-case soil vapour conditions were anticipated to be encountered at SVP-3. Benzene exceedances of the residential SSVC appear to be anomalous and are not associated with the soil and groundwater impacts at the Site.

Benzene is not identified as a soil or groundwater COC at the Site for the purposes of the RA currently underway. A total of twenty-five (25) soil samples were collected from the Site as part of the Phase Two ESA (*In-Progress*), all of which have had benzene concentrations below the laboratory RDL and Table 3 SCS, including in the vicinity of these locations (BH2 and BH101 near SVP-1; BH102 near SVP-2; and, BH5, BH106 and BH108 near SVP-5). In addition, a total of twenty-eight (28) groundwater samples were submitted for the analysis of benzene in groundwater, all of which were identified to have detected concentrations or RDLs below the Tables 3 SCS, including in the vicinity of these locations (MW2 near SVP-1; MW109, MW24-1 and MW24-2 near SVP-2; and, MW5 near SVP-5). Additionally, benzene was not identified above the residential SSVC at SVP-3, which is in the immediate vicinity of the identified LNAPL and worst-case groundwater concentrations at the Site. As such, it is assumed that benzene exceedances along the property boundaries are not associated with the identified soil or groundwater impacts at the Site given that benzene has not been identified to exceed the Table 3 SCS in any soil or groundwater samples collected from the Site.

In addition, as shown on Figure 4 of Appendix A, residential properties are located to the east, north and northwest of the Site while an institutional use property is located west of the Site. As noted in the '(DRAFT) Technical Guidance for Soil Vapour Intrusion Assessment' (MECP, 2021) "*for chemicals that readily biodegrade (e.g., certain PHCs and benzene, toluene, ethylbenzene and xylene (collectively referred to as BTEX)), an inclusion distance of 10 m is recommended to account for the effects of biodegradation*". As shown on Figure 4, the separation distances from SVP-1 to the residential properties to the north and northwest of the Site and the institutional use building west of the Site are >20 m. Similarly, the separation distance from SVP-2 to the nearest off-Site residential use property is approximately 20 m and the separation distance from SVP-5 to the nearest off-Site residential property is approximately 15 m. As such, although benzene concentrations at the boundary of the

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Site exceed the residential SSVC, benzene concentrations are not anticipated to migrate off-Site to the residential properties in the vicinity of the Site at concentrations that would pose risk to human receptors via vapour intrusion and subsequent indoor air inhalation.

While it is acknowledged that benzene concentrations in soil vapour at the Site exceed the applicable SSVC protective of residential land use, risks to occupants of the future On-Site building are not anticipated given that the Site will be completed with a Soil Vapour Intrusion Mitigation System (SVIMS) which will be designed to mitigate the potential for vapour intrusion into the overlying residential use building to be developed at the Site. As such, any potential on-Site risks to human receptors via vapour intrusion into a future building constructed at the Site will be managed through the Risk Management Measures (RMM) proposed in the RA.

As such, based on the December 2025 soil vapour sampling event, no potential risks to off-Site human receptors occupying neighbouring commercial and residential structures are identified as a result of off-Site vapour transport, vapour intrusion and subsequent indoor air inhalation exposure. To evaluate the influence of seasonal and temporal variability on soil vapour conditions at the Site, EXP recommends the completion of a summertime sampling event.

6 References

- Ontario Ministry of the Environment, Conservation and Parks (MECP). 2011. Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, Conservation and Parks. April 15, 2011.
- Ontario Ministry of the Environment, Conservation and Parks (MECP). 2016. *Modified Generic Risk Assessment Model*. November 1, 2016.
- Ontario Ministry of the Environment, Conservation and Parks (MECP). 2021. Draft Technical Guidance: Soil Vapour Intrusion Assessment. Ontario Ministry of the Environment, January 2021.
- Ontario Ministry of Environment, Conservation and Parks (MECP). 2024. Human Health Toxicity Reference Values (TRVs) Selected for Use at Contaminated Sites in Ontario, Human Toxicology and Air Standards Section, Technical Development Branch, March 2024.

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7 General Limitations

Information in this report is considered to be privileged and confidential and have been prepared exclusively for CreateTO. The purpose of this report is to provide CreateTO with an assessment of the contaminant concentrations in the subsurface of the subject property. The information presented in this report is based on information provided by others and visual observations as identified herein. Achieving the 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 the 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.

Soil vapour conditions at various times, may differ from those encountered. Should the conditions of the future development deviate from those presented to EXP, the assumptions and conclusions of this assessment may no longer be valid and EXP should be contacted to reevaluate the potential for vapour intrusion. In the event of any such changes, EXP can be contacted to re-evaluate the conditions within the tested areas and make appropriate revisions to the original conclusions of this report.

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We trust the aforementioned meets your immediate requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

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8 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



Samuel Patterson, B.Sc., M.E.S.
Risk Assessment Specialist / Project Manager
Environmental Services



Shane Ward, B.Sc., QP_{RA}
Senior Risk Assessment Specialist
Environmental Services

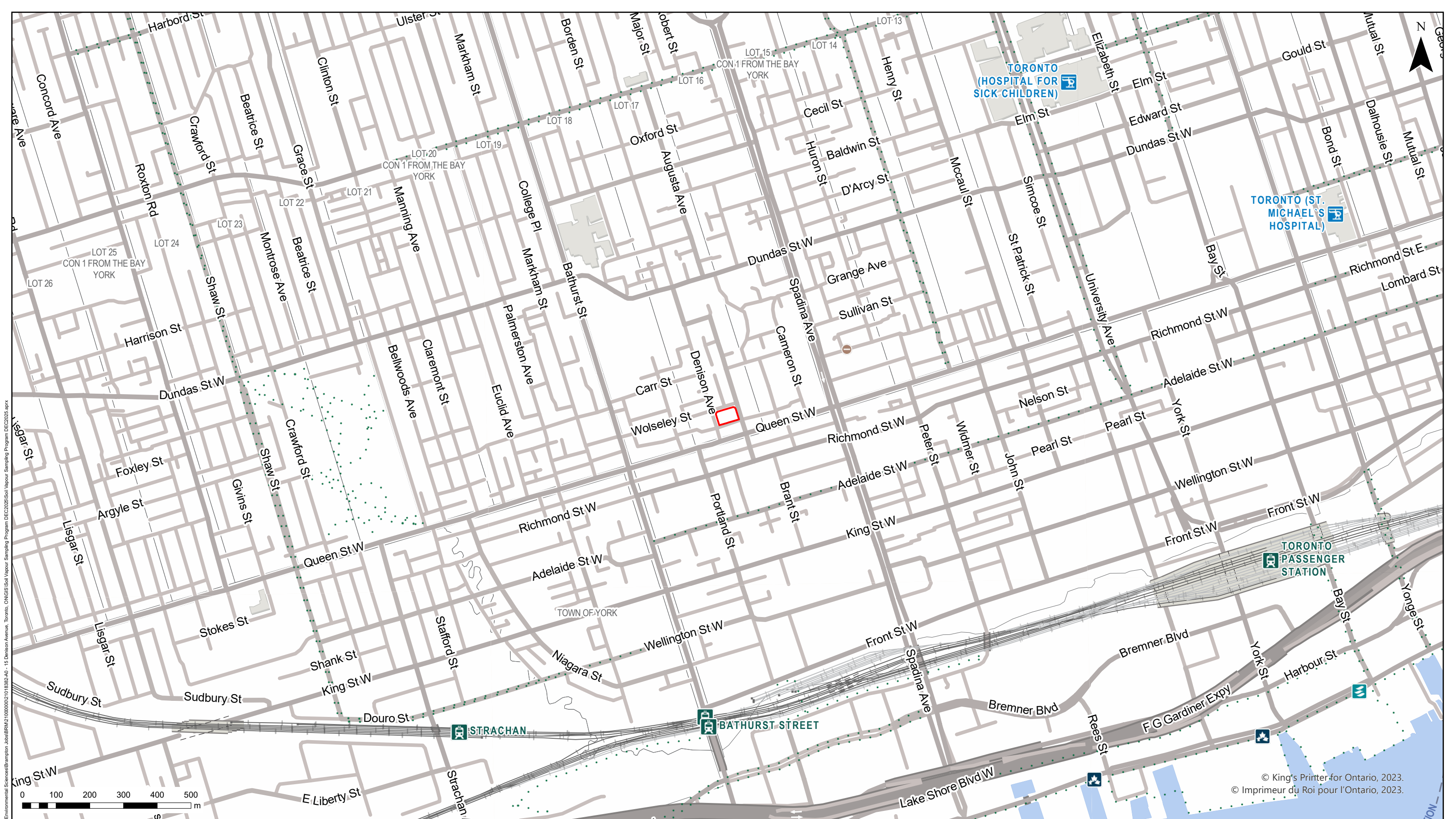
Attachments:

Appendix A – Figures
Appendix B – Analytical Results Tables
Appendix C – Laboratory Certificates of Analysis
Appendix D – Soil Vapour Probe Logs

EXP Services Inc.

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GTR-21018382-B0
January 27, 2026

Appendix A – Figures



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EXP Services Inc.
t: +1.905.573.4000
1266 South Service Road Suite C1-1
Stoney Creek, ON L8E 5R9
Canada
www.exp.com



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LEGEND:
 APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:		PROJECT NO.:	DWN:
SITE LOCATION PLAN		GTR-21018382-B0	MS
SOIL VAPOUR SAMPLING PROGRAM 15 DENISON AVENUE TORONTO, ONTARIO		SCALE: AS NOTED	CHD: SP
		DATE: JANUARY 2026	FIG. NO.: 1



EXP Services Inc.

t: +1.905.573.4000
1266 South Service Road Suite C1-1
Stoney Creek, ON L8E 5R9
Canada
www.exp.com



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LEGEND:

 SOIL VAPOUR PROBE (EXP, 2025)

 APPROXIMATE SITE BOUNDARY

LANDUSE

 COMMERCIAL

 INSTITUTIONAL

 RESIDENTIAL

TITLE AND LOCATION:

SOIL VAPOUR PROBE LOCATION PLAN

SOIL VAPOUR SAMPLING PROGRAM
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:	GTR-21018382-B0	DWN:	MS
SCALE:	AS NOTED	CHWD:	SP
DATE:	JANUARY 2026	FIG. NO.:	2

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EXP Services Inc.

t: +1.905.573.4000

1266 South Service Road Suite C1-1

Stoney Creek, ON L8E 5R9

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LEGEND:

SOIL VAPOUR SAMPLE MEETS COMMERCIAL SHALLOW SOIL VAPOUR CRITERIA (SSVC)

APPROXIMATE SITE BOUNDARY

LANDUSE

COMMERCIAL

INSTITUTIONAL

RESIDENTIAL

TITLE AND LOCATION:

SOIL VAPOUR SAMPLING RESULTS -

COMMERCIAL SHALLOW SOIL VAPOUR

CRITERIA (SSVC)

SOIL VAPOUR SAMPLING PROGRAM

15 DENISON AVENUE

TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

DATE:

JANUARY 2026

DWN:

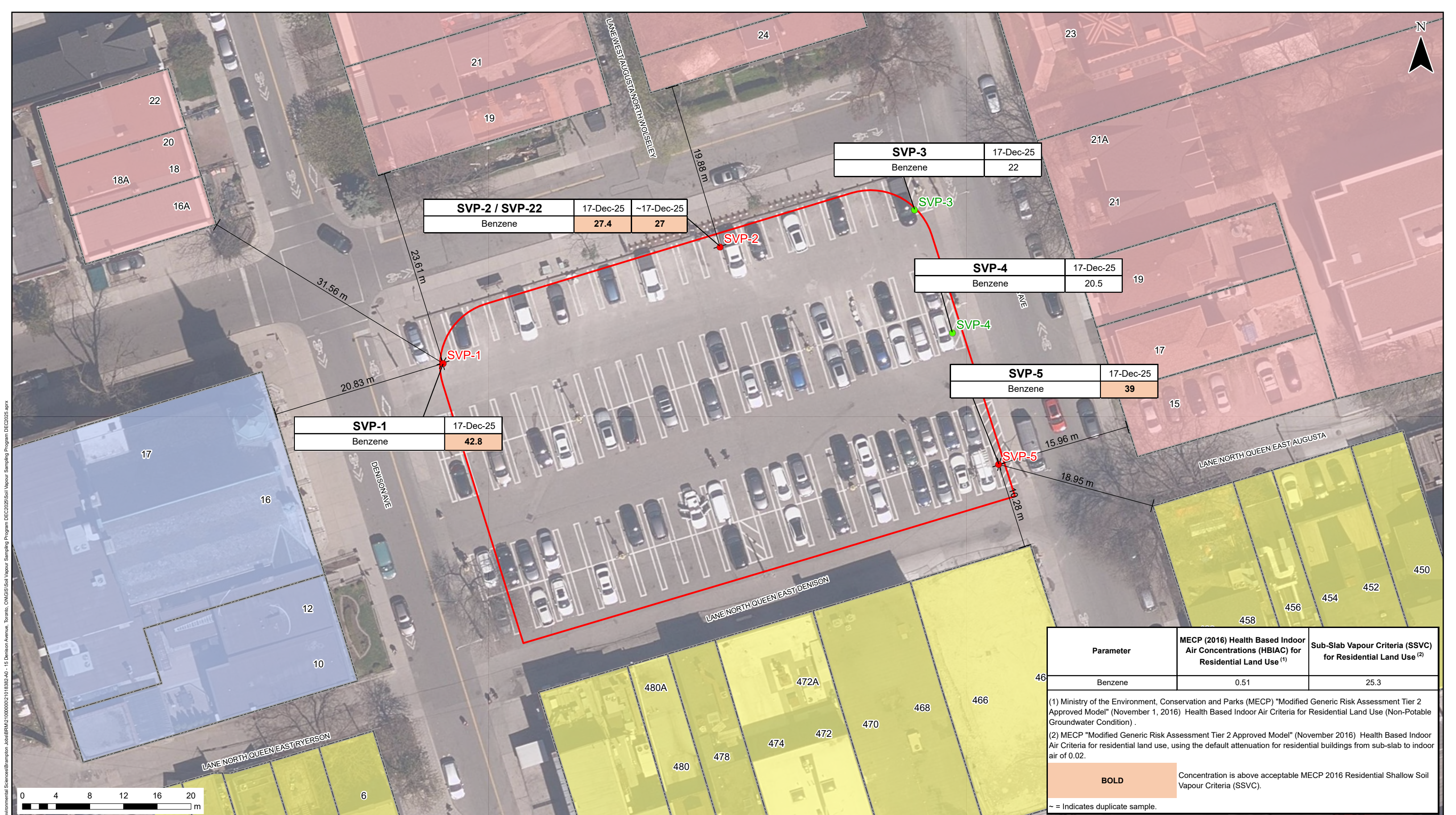
MS

CHRD:

SP

FIG. NO.:

3



Parameter	MECP (2016) Health Based Indoor Air Concentrations (HBIAC) for Residential Land Use ⁽¹⁾	Sub-Slab Vapour Criteria (SSVC) for Residential Land Use ⁽²⁾
Benzene	0.51	25.3
(1) Ministry of the Environment, Conservation and Parks (MECP) "Modified Generic Risk Assessment Tier 2 Approved Model" (November 1, 2016) Health Based Indoor Air Criteria for Residential Land Use (Non-Potable Groundwater Condition) . (2) MECP "Modified Generic Risk Assessment Tier 2 Approved Model" (November 2016) Health Based Indoor Air Criteria for residential land use, using the default attenuation for residential buildings from sub-slab to indoor air of 0.02. BOLD Concentration is above acceptable MECP 2016 Residential Shallow Soil Vapour Criteria (SSVC). ~ = Indicates duplicate sample.		

EXP Services Inc.

t: +1.905.573.4000
1266 South Service Road Suite C1-1
Stoney Creek, ON L8E 5R9
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

LEGEND:

- SOIL VAPOUR SAMPLE EXCEEDS RESIDENTIAL SHALLOW SOIL VAPOUR CRITERIA (SSVC)
- SOIL VAPOUR SAMPLE MEETS RESIDENTIAL SHALLOW SOIL VAPOUR CRITERIA (SSVC)
- APPROXIMATE SITE BOUNDARY

LANDUSE

- COMMERCIAL
- INSTITUTIONAL
- RESIDENTIAL

TITLE AND LOCATION:

SOIL VAPOUR SAMPLING RESULTS -
RESIDENTIAL SHALLOW SOIL VAPOUR
CRITERIA (SSVC)

SOIL VAPOUR SAMPLING PROGRAM
15 DENISON AVENUE
TORONTO, ONTARIO

PROJECT NO.:

GTR-21018382-B0

DWN:

MS

SCALE:

AS NOTED

CHRD:

SP

DATE:

JANUARY 2026

FIG. NO.:

4

EXP Services Inc.

Soil Vapour Sampling Program
15 Denison Avenue, Toronto, ON
GTR-21018382-B0
January 27, 2026

Appendix B – Analytical Result Tables

Table B.1 - Soil Vapour Canister Pressures
 15 Denison Avenue, Toronto, Ontario
 Soil Vapour Sampling Program
 GTR-21018382-B0

Sample ID	SVP-1			SVP-2			SVP-22 (DUP)			SVP-3			SVP-4			SVP-5			Trip Blank		
Sampling Date	17-Dec-25			17-Dec-25			17-Dec-25			17-Dec-25			17-Dec-25			17-Dec-25			17-Dec-25		
Laboratory ID	AYLQ58			AYLQ59			AYLQ60			AYLQ61			AYLQ62			AYLQ63			AYLQ64		
Canister Number	SX1112			SX2228			SX1375			SX1513			SX2002			SX2008			SX1436		
Measurement	Start	Stop	Lab	Start	Stop	Lab	Start	Stop	Lab	Start	Stop	Lab	Start	Stop	Lab	Start	Stop	Lab	Start	Stop	Lab
Pressure (psig)	-14.5	-2.5	-1.5	-14.5	-2.5	-1.5	-14.2	-3.4	-2.5	-14.4	-2.5	-1.4	-14.6	-2.9	-3.0	-14.2	-2.5	-1.9	N/ap	N/ap	-14.3
Pressure (in Hg)	-29.5	-5.0	-3.1	-29.5	-5.0	-3.1	-29.0	-7.0	-5.1	-29.25	-5.0	-2.9	-29.75	-6.00	-6.1	-29.0	-5.00	-3.9	N/ap	N/ap	-29.1

Table B.2 - Soil Vapour QA/QC
15 Denison Avenue, Toronto, Ontario
Soil Vapour Sampling Program
GTR-21018382-B0

Sample ID	SVP-1	SVP-2	SVP-22 (DUP)	SVP-3	SVP-4	SVP-5	Trip Blank
Sampling Date	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25
Laboratory ID	AYLQ58	AYLQ59	AYLQ60	AYLQ61	AYLQ62	AYLQ63	AYLQ64
Canister Number	SX1112	SX2228	SX1375	SX1513	SX2002	SX2008	SX1436
Flow Reg. Number	FX0509	FX1627	FX0371	FX1513	FX0844	FX1071	N/Ap
Sample Start Time	12:43 PM	11:33 AM	11:33 AM	10:07 PM	12:09 PM	10:44 PM	N/Ap
Sample Stop Time	12:53 PM	11:41 AM	11:41 AM	10:17 PM	12:19 PM	10:54 PM	N/Ap
Pressure Test	Pass: Sample Train at -22.5 inHg for 5 minutes	Pass: Sample Train at -17.75 inHg for 5 minutes		Pass: Sample Train at -17.0 inHg for 5 minutes	Pass: Sample Train at -21.25 inHg for 5 minutes	Pass: Sample Train at -21.75 inHg for 5 minutes	N/Ap
Helium Leak Test	Pass: Highest Reading - 16.2% vol. Teflon Bag - 0 ppm	Pass: Highest Reading - 25.1% vol. Teflon Bag - 0 ppm		Pass: Highest Reading - 23.5% vol. Teflon Bag - 0 ppm	Pass: Highest Reading - 24.7% vol. Teflon Bag - 0 ppm	Pass: Highest Reading - 22.6% vol. Teflon Bag - 0 ppm	N/Ap
Max PID Reading - Purge Air	473 PPB as TVOC	174 PPB as TVOC		146 PPB as TVOC	196 PPB as TVOC	245 PPB as TVOC	N/Ap
Purge Air Total Volume	3 L	3 L		3 L	3 L	3 L	N/Ap

Pass - QA/QC step completed with acceptable results

Fail - QA/QC step completed with unacceptable results

N/Ap - Not Applicable (QA/QC procedure not complete or Trip Blank not subject to QA/QC procedures)

TVOC - Total Volatile Organic Compounds (as measured with PID)

Table B.3A - Soil Vapour Results - Shallow Probe and Commercial Land Use

15 Denison Avenue, Toronto, Ontario

Soil Vapour Sampling Program

GTR-21018382-B0

Sample Location	Minimum Laboratory Reporting Detection Limit (RDL) (µg/m ³)	MECP (2016) Health Based Indoor Air Criteria (Commercial/Industrial Land Use) ⁽¹⁾	MECP Default Attenuation Factor (Commercial/Industrial Land Use) ⁽²⁾	Shallow Soil Vapour Criteria (SSVC) for Commercial Land Use ⁽³⁾	SVP-1	SVP-2	SVP-22 (DUP)	SVP-3	SVP-4	SVP-5	TRIP BLANK
Sampling Date					17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25
Laboratory ID					AYLQ58	AYLQ59	AYLQ60	AYLQ61	AYLQ62	AYLQ63	AYLQ64
Canister Number					SX112	SX2228	SX1375	SX1513	SX2002	SX2008	SX1436
F1-BTEX, C6-C10 (as Toluene)	5.0	1,128	0.004	282,040	708	67.6	66.2	230	112	145	<5.0
F2, C10-C16 (as Decane)	5.0	1,613	0.004	403,374	246	97.4	95.8	290	159	139	<5.0
Benzene	0.5	1.63	0.004	406	42.8	27.4	27	21.5	20.5	39	<0.50
Toluene	1.6	3,576	0.004	893,878	16.6	4.7	4.8	11	8.9	8.7	<1.6
Ethylbenzene	1.6	1,359	0.004	339,673	5.9	1.7	1.8	10.7	2.8	2.3	<1.6
Total Xylenes	2.2	501	0.004	125,143	24.6	7.9	8.6	79.7	13	10.4	<2.2
Aliphatic >C6-C8	5.0	1,073	0.004	268,163	153	10.4	9.7	22.3	24.8	29.9	-
Aliphatic >C8-C10	5.0	1,788	0.004	446,939	122	10.1	10.6	50.1	18.2	21.9	-
Aliphatic >C10-C12	5.0	1,788	0.004	446,939	110	34	34.5	75.9	48.6	56.8	-
Aliphatic >C12-C16	5.0	1,788	0.004	446,939	<5.0	<5.0	<5.0	8.4	<5.0	7.7	-
Aromatic >C8-C10	5.0	358	0.004	89,388	35.2	26.1	25.2	39.8	16.5	36.8	-
Aromatic >C10-C12	5.0	357.6	0.004	89,388	10.5	<5.0	<5.0	16.3	<5.0	<5.0	-
Aromatic >C12-C16	5.0	357.551	0.004	89,388	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	-

Notes:

- (1) Ministry of the Environment, Conservation and Parks (MECP) "Modified Generic Risk Assessment Tier 2 Approved Model" (November 1, 2016) Health Based Indoor Air Criteria (HBIAIC) for Industrial/Commercial land use (Non-Potable Groundwater Condition). Adjusted for recent MECP 2024 Toxicity Reference Value (TRV) updates.
- (2) Default attenuation factor for commercial/industrial foundational slabs in Ontario (MECP, 2011).
- (3) Shallow Soil Vapour Criteria (SSVC) derived from the Health Based Indoor Air Criteria (MECP, 2016) divided by 0.004, the default attenuation factor for Industrial/Commercial buildings from sub-slab to indoor air.

Bold Concentration exceeds the commercial SSVC.

Analyses performed by Bureau Veritas

All soil vapour concentrations reported in µg/m³



Table B.3B - Soil Vapour Results - Shallow Probe and Residential Land Use

15 Denison Avenue, Toronto, Ontario

Soil Vapour Sampling Program

GTR-21018382-B0

Sample Location	Minimum Laboratory Reporting Detection Limit (RDL) (µg/m ³)	MECP (2016) Health Based Indoor Air Criteria (Residential Land Use) ⁽¹⁾	MECP Default Attenuation Factor (Residential Land Use) ⁽²⁾	Shallow Soil Vapour Criteria (SSVC) for Residential Land Use ⁽³⁾	SVP-1	SVP-2	SVP-22 (DUP)	SVP-3	SVP-4	SVP-5	TRIP BLANK
Sampling Date					17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25
Laboratory ID					AYLQ58	AYLQ59	AYLQ60	AYLQ61	AYLQ62	AYLQ63	AYLQ64
Canister Number					SX112	SX2228	SX1375	SX1513	SX2002	SX2008	SX1436
F1-BTEX, C6-C10 (as Toluene)	5.0	329	0.020	16,452	708	67.6	66.2	230	112	145	<5.0
F2, C10-C16 (as Decane)	5.0	471	0.020	23,530	246	97.4	95.8	290	159	139	<5.0
Benzene	0.5	0.51	0.020	25.3	42.8	27.4	27	21.5	20.5	39	<0.50
Toluene	1.6	1,043	0.020	52,143	16.6	4.7	4.8	11	8.9	8.7	<1.6
Ethylbenzene	1.6	396	0.020	19,814	5.9	1.7	1.8	10.7	2.8	2.3	<1.6
Total Xylenes	2.2	146	0.020	7,300	24.6	7.9	8.6	79.7	13	10.4	<2.2
Aliphatic >C6-C8	5.0	313	0.020	15,643	153	10.4	9.7	22.3	24.8	29.9	-
Aliphatic >C8-C10	5.0	521	0.020	26,071	122	10.1	10.6	50.1	18.2	21.9	-
Aliphatic >C10-C12	5.0	521	0.020	26,071	110	34	34.5	75.9	48.6	56.8	-
Aliphatic >C12-C16	5.0	521	0.020	26,071	<5.0	<5.0	<5.0	8.4	<5.0	7.7	-
Aromatic >C8-C10	5.0	104	0.020	5,214	35.2	26.1	25.2	39.8	16.5	36.8	-
Aromatic >C10-C12	5.0	104	0.020	5,214	10.5	<5.0	<5.0	16.3	<5.0	<5.0	-
Aromatic >C12-C16	5.0	104	0.020	5,214	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	-

Notes:

- (1) Ministry of the Environment, Conservation and Parks (MECP) "Modified Generic Risk Assessment Tier 2 Approved Model" (November 1, 2016) Health Based Indoor Air Criteria (HBIAC) for residential land use (Non-Potable Groundwater Condition). Adjusted for recent MECP 2024 Toxicity Reference Value (TRV) updates.
- (2) Default attenuation factor for residential foundational slabs in Ontario (MECP, 2011).
- (3) Shallow Soil Vapour Criteria (SSVC) derived from the Health Based Indoor Air Criteria (MECP, 2016) divided by 0.02, the default attenuation factor for residential buildings from sub-slab to indoor air.

Bold Concentration exceeds the residential SSVC.

Analyses performed by Bureau Veritas

All soil vapour concentrations reported in µg/m³



Table B.4 - Relative Percent Difference (RPD)

15 Denison Avenue, Toronto, Ontario

Soil Vapour Sampling Program

GTR-21018382-B0

Sample Location	SVP-2	SVP-22 (DUP)	RDL	RPD
Sampling Date	17-Dec-25	17-Dec-25		
Laboratory ID	AYLQ59	AYLQ60		
Canister Number	SX2228	SX1375		
F1-BTEX, C6-C10 (as Toluene)	67.6	66.2	5.0	2.1
F2, C10-C16 (as Decane)	97.4	95.8	5.0	1.7
Benzene	27.4	27	0.5	1.5
Toluene	4.7	4.8	1.6	nc
Ethylbenzene	1.7	1.8	1.6	nc
Total Xylenes	7.9	8.6	2.2	nc
Aliphatic >C6-C8	10.4	9.7	5.0	nc
Aliphatic >C8-C10	10.1	10.6	5.0	nc
Aliphatic >C10-C12	34	34.5	5.0	1.5
Aliphatic >C12-C16	<5.0	<5.0	5.0	nc
Aromatic >C8-C10	26.1	25.2	5.0	3.5
Aromatic >C10-C12	<5.0	<5.0	5.0	nc
Aromatic >C12-C16	<5.0	<5.0	5.0	nc

Notes:

All soil vapour concentrations reported in $\mu\text{g}/\text{m}^3$

nc' means "not calculable", since one (or both) of the results are less than 5x the RDL.

Exceedances of alert limits are shown in **bold**.



EXP Services Inc.

Soil Vapour Sampling Program
15 Denison Avenue, Toronto, ON
GTR-21018382-B0
January 27, 2026

Appendix C – Laboratory Certificates of Analyses



Your P.O. #: STREAM 3
Your Project #: GTR-21018382-B0-C700
Your C.O.C. #: 54076

Attention: Samuel Patterson

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

Report Date: 2026/01/08
Report #: R8678898
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C5F9103

Received: 2025/12/17, 14:45

Sample Matrix: Air
Samples Received: 7

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
BTEX and CCME Compounds in Air(TO-15mod)	6	N/A	2025/12/19	BRL SOP-00304	EPA TO-15 m
BTEX and CCME Compounds in Air(TO-15mod)	1	N/A	2025/12/22	BRL SOP-00304	EPA TO-15 m
BTEX Fractionation in Air (TO-15mod)	6	N/A	2025/12/19	BRL SOP-00304	EPA TO-15 m
Canister Pressure (TO-15)	6	N/A	2025/12/19	BRL SOP-00304	EPA TO-15 m
Canister Pressure (TO-15)	1	N/A	2025/12/22	BRL SOP-00304	EPA TO-15 m

Remarks:

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

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

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

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

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

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

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



Your P.O. #: STREAM 3
Your Project #: GTR-21018382-B0-C700
Your C.O.C. #: 54076

Attention: Samuel Patterson

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

Report Date: 2026/01/08
Report #: R8678898
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C5F9103

Received: 2025/12/17, 14:45

Encryption Key

Cristina (Maria) Bacchus
Project Manager
08 Jan 2026 14:22:44

Please direct all questions regarding this Certificate of Analysis to:

Cristina (Maria) Bacchus, Project Manager

Email: maria.bacchus@bureauveritas.com

Phone# (905)817-5763

=====

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



BUREAU
VERITAS

Bureau Veritas Job #: C5F9103

Report Date: 2026/01/08

exp Services Inc

Client Project #: GTR-21018382-B0-C700

Your P.O. #: STREAM 3

Sampler Initials: NB

RESULTS OF ANALYSES OF AIR

Bureau Veritas ID		AYLQ58	AYLQ59	AYLQ60	AYLQ61	AYLQ62	AYLQ63		AYLQ64	
Sampling Date		2025/12/17	2025/12/17	2025/12/17	2025/12/17	2025/12/17	2025/12/17		2025/12/17	
COC Number		54076	54076	54076	54076	54076	54076		54076	
	UNITS	SVP-1	SVP-2	SVP-22	SVP-3	SVP-4	SVP-5	QC Batch	TRIP BLANK	QC Batch
Pressure on Receipt	psig	(-1.5)	(-1.5)	(-2.5)	(-1.4)	(-3.0)	(-1.9)	A078060	(-14.3)	A078853
QC Batch = Quality Control Batch										



BUREAU
VERITAS

Bureau Veritas Job #: C5F9103

Report Date: 2026/01/08

exp Services Inc

Client Project #: GTR-21018382-B0-C700

Your P.O. #: STREAM 3

Sampler Initials: NB

VOLATILE ORGANIC HYDROCARBONS BY GC/MS (AIR)

Bureau Veritas ID		AYLQ58	AYLQ59	AYLQ60	AYLQ61	AYLQ62	AYLQ63		
Sampling Date		2025/12/17	2025/12/17	2025/12/17	2025/12/17	2025/12/17	2025/12/17		
COC Number		54076	54076	54076	54076	54076	54076		
	UNITS	SVP-1	SVP-2	SVP-22	SVP-3	SVP-4	SVP-5	RDL	QC Batch
F1-BTEX, C6-C10 (as Toluene)	ug/m3	708	67.6	66.2	230	112	145	5.0	A079627
F2, C10-C16 (as Decane)	ug/m3	246	97.4	95.8	290	159	139	5.0	A079627
Benzene	ug/m3	42.8	27.4	27.0	21.5	20.5	39.0	0.50	A079627
Toluene	ug/m3	16.6	4.7	4.8	11.0	8.9	8.7	1.6	A079627
Ethylbenzene	ug/m3	5.9	1.7	1.8	10.7	2.8	2.3	1.6	A079627
Total Xylenes	ug/m3	24.6	7.9	8.6	79.7	13.0	10.4	2.2	A079627
Aliphatic >C5-C6	ug/m3	31.6	<5.0	<5.0	<5.0	6.5	9.1	5.0	A079625
Aliphatic >C6-C8	ug/m3	153	10.4	9.7	22.3	24.8	29.9	5.0	A079625
Aliphatic >C8-C10	ug/m3	122	10.1	10.6	50.1	18.2	21.9	5.0	A079625
Aliphatic >C10-C12	ug/m3	110	34.0	34.5	75.9	48.6	56.8	5.0	A079625
Aliphatic >C12-C16	ug/m3	<5.0	<5.0	<5.0	8.4	<5.0	7.7	5.0	A079625
Aromatic >C7-C8 (TEX Excluded)	ug/m3	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	5.0	A079625
Aromatic >C8-C10	ug/m3	35.2	26.1	25.2	39.8	16.5	36.8	5.0	A079625
Aromatic >C10-C12	ug/m3	10.5	<5.0	<5.0	16.3	<5.0	<5.0	5.0	A079625
Aromatic >C12-C16	ug/m3	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	5.0	A079625
Surrogate Recovery (%)									
1,4-Difluorobenzene	%	92	93	90	93	93	93		A079627
Bromochloromethane	%	91	93	91	94	92	94		A079627
D5-Chlorobenzene	%	88	89	86	90	89	90		A079627
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									

Bureau Veritas ID		AYLQ64		
Sampling Date		2025/12/17		
COC Number		54076		
	UNITS	TRIP BLANK	RDL	QC Batch
F1-BTEX, C6-C10 (as Toluene)	ug/m3	<5.0	5.0	A078927
F2, C10-C16 (as Decane)	ug/m3	<5.0	5.0	A078927
Benzene	ug/m3	<0.50	0.50	A078927
Toluene	ug/m3	<1.6	1.6	A078927
Ethylbenzene	ug/m3	<1.6	1.6	A078927
Total Xylenes	ug/m3	<2.2	2.2	A078927
Surrogate Recovery (%)				
1,4-Difluorobenzene	%	91		A078927
Bromochloromethane	%	89		A078927
D5-Chlorobenzene	%	85		A078927
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



BUREAU
VERITAS

Bureau Veritas Job #: C5F9103

Report Date: 2026/01/08

exp Services Inc

Client Project #: GTR-21018382-B0-C700

Your P.O. #: STREAM 3

Sampler Initials: NB

GENERAL COMMENTS

1/8/26- Report amended. Aliphatic and aromatic fractions added.

Results relate only to the items tested.



**BUREAU
VERITAS**

Bureau Veritas Job #: C5F9103
Report Date: 2026/01/08

exp Services Inc
Client Project #: GTR-21018382-B0-C700
Your P.O. #: STREAM 3
Sampler Initials: NB

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A078927	NS2	Spiked Blank	1,4-Difluorobenzene	2025/12/22		99	%	60 - 140
			Bromochloromethane	2025/12/22		99	%	60 - 140
			D5-Chlorobenzene	2025/12/22		100	%	60 - 140
			Benzene	2025/12/22		93	%	70 - 130
			Toluene	2025/12/22		95	%	70 - 130
			Ethylbenzene	2025/12/22		93	%	70 - 130
			Total Xylenes	2025/12/22		94	%	70 - 130
A078927	NS2	Method Blank	1,4-Difluorobenzene	2025/12/22		96	%	60 - 140
			Bromochloromethane	2025/12/22		94	%	60 - 140
			D5-Chlorobenzene	2025/12/22		88	%	60 - 140
			F1-BTEX, C6-C10 (as Toluene)	2025/12/22	<5.0		ug/m3	
			F2, C10-C16 (as Decane)	2025/12/22	<5.0		ug/m3	
			Benzene	2025/12/22	<0.50		ug/m3	
			Toluene	2025/12/22	<1.6		ug/m3	
			Ethylbenzene	2025/12/22	<1.6		ug/m3	
			Total Xylenes	2025/12/22	<2.2		ug/m3	
			F1-BTEX, C6-C10 (as Toluene)	2025/12/22	8.7		%	25
A078927	NS2	RPD	F2, C10-C16 (as Decane)	2025/12/22	7.1		%	25
A079625	NS2	Method Blank	Aliphatic >C5-C6	2025/12/19	<5.0		ug/m3	
			Aliphatic >C6-C8	2025/12/19	<5.0		ug/m3	
			Aliphatic >C8-C10	2025/12/19	<5.0		ug/m3	
			Aliphatic >C10-C12	2025/12/19	<5.0		ug/m3	
			Aliphatic >C12-C16	2025/12/19	<5.0		ug/m3	
			Aromatic >C7-C8 (TEX Excluded)	2025/12/19	<5.0		ug/m3	
			Aromatic >C8-C10	2025/12/19	<5.0		ug/m3	
			Aromatic >C10-C12	2025/12/19	<5.0		ug/m3	
			Aromatic >C12-C16	2025/12/19	<5.0		ug/m3	
A079625	NS2	RPD	Aliphatic >C5-C6	2025/12/19	1.6		%	25
			Aliphatic >C6-C8	2025/12/19	1.4		%	25
			Aliphatic >C8-C10	2025/12/19	3.0		%	25
			Aliphatic >C10-C12	2025/12/19	1.7		%	25
			Aliphatic >C12-C16	2025/12/19	NC		%	25
			Aromatic >C7-C8 (TEX Excluded)	2025/12/19	NC		%	25
			Aromatic >C8-C10	2025/12/19	0.0084		%	25
			Aromatic >C10-C12	2025/12/19	0.21		%	25
			Aromatic >C12-C16	2025/12/19	NC		%	25
A079627	NS2	Spiked Blank	1,4-Difluorobenzene	2025/12/19		103	%	60 - 140
			Bromochloromethane	2025/12/19		102	%	60 - 140
			D5-Chlorobenzene	2025/12/19		103	%	60 - 140
			Benzene	2025/12/19		93	%	70 - 130
			Toluene	2025/12/19		93	%	70 - 130
			Ethylbenzene	2025/12/19		93	%	70 - 130
			Total Xylenes	2025/12/19		94	%	70 - 130
A079627	NS2	Method Blank	1,4-Difluorobenzene	2025/12/19		104	%	60 - 140
			Bromochloromethane	2025/12/19		101	%	60 - 140
			D5-Chlorobenzene	2025/12/19		96	%	60 - 140
			F1-BTEX, C6-C10 (as Toluene)	2025/12/19	<5.0		ug/m3	
			F2, C10-C16 (as Decane)	2025/12/19	<5.0		ug/m3	
			Benzene	2025/12/19	<0.50		ug/m3	
			Toluene	2025/12/19	<1.6		ug/m3	
A079627	NS2	Method Blank	Ethylbenzene	2025/12/19	<1.6		ug/m3	



QUALITY ASSURANCE REPORT(CONT'D)

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
				Total Xylenes	2025/12/19	<2.2		ug/m3	
Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.									
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).									



BUREAU
VERITAS

Bureau Veritas Job #: C5F9103

Report Date: 2026/01/08

exp Services Inc

Client Project #: GTR-21018382-B0-C700

Your P.O. #: STREAM 3

Sampler Initials: NB

VALIDATION SIGNATURE PAGE

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

Anke Macfarlane, Laboratory Manager, VOC

Melanie Mabini, Team Leader

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.



6740 Campobello Rd
Mississauga Ontario, L5N 2L8
www.bvlabs.com

AIR

Toll free: 1-800-668-0639
Phone: (905) 817-5700
Fax: (905) 817-5777

Chain of

17-Dec-25 14:45

Cristina (Maria) Bacchus

C5F9103

CAM FCD-01302 / 5
a™ Canister

54076

Page 1 of 1

ANALYSIS REQUESTED

INVOICE INFORMATION				REPORT INFORMATION				ANALYSIS REQUESTED											
Company Name: <u>EXP services Inc.</u>				Company Name: <u>EXP services</u>				CSM	AIR-001										
Contact Name: <u>Accounts Payable</u>				Project Manager: <u>Samuel Patterson</u>				START VACUUM (inches of Hg)	END VACUUM (inches of Hg)	SOIL VAPOUR	AMBIENT/INDOOR AIR	AMBIENT/COMMERCIAL/INDUSTRIAL	SUB-SLAB GAS	FULL LIST OF VOCs (reference Ti)	BTEX/Aromatic/Aliphatic Hydrocarbon Fractions	BTEX/F1 (C6-C10) and F2 (C10-C16)	Selected VOC's - please specify	Other	CANISTERS NOT USED
Address:				Address: <u>1595 Clark Blvd</u> <u>Brampton Ont.</u>															
E-mail: <u>AP@exp.com</u>				E-mail: <u>Samuel.patterson@exp.com</u>															
Ph:				Ph: <u>Shane Ward@exp.com</u>															
Sampled by: <u>NB</u>																			
Field Sample ID				Canister Serial #	Flow Regulator Serial #	Collection Date													
<u>SVP-1</u>				<u>SX1112</u>	<u>FX0509</u>	<u>Dec 17/25</u>	<u>29.5</u>	<u>-5.0</u>	<u>X</u>							<u>X</u>			
<u>SVP-2</u>				<u>SX2228</u>	<u>FX1627</u>	<u>1</u>	<u>27.5</u>	<u>-5.0</u>											
<u>SVP-22</u>				<u>SX1375</u>	<u>FX0371</u>	<u>1</u>	<u>29.0</u>	<u>-7.0</u>											
<u>SVP-3</u>				<u>SX1513</u>	<u>FX0103</u>	<u>FX0013</u>	<u>29.25</u>	<u>-5.0</u>											
<u>SVP-4</u>				<u>SX2002</u>	<u>FX0344</u>	<u>FX0544</u>	<u>27.15</u>	<u>-6.0</u>											
<u>SVP-5</u>				<u>SX2008</u>	<u>FX1071</u>	<u>1</u>	<u>29</u>	<u>-8.0</u>											
<u>Trip Blank</u>				<u>SX1436</u>															

TAT Requirement STD 10 Business day ☒ Rush 5 Business day * ☐ Rush 2 Business day * ☐ Rush Other * ☐ * need approval from Bureau Veritas		PROJECT INFORMATION Project #: <u>GTA-21018382-BO-C200</u> Name: <u>Samuel</u> PO #: <u>3470003</u> Bureau Veritas Quote #: <u>Cristina Bacchus</u> Bureau Veritas Contact: <u>Cristina Bacchus</u> Task Order/Line Item:		REPORTING REQUIREMENTS EDD Regulations ☐ ON 153 ☐ ON 419 ☐ BC CSR ☐ Other:		Notes 1) please indicate on chain of custody if your samples are soil vapour or ambient air 2) please list all canisters on the chain of custody even if unused PROJECT SPECIFIC COMMENTS <u>FX0544 - not used, lost</u>	
Client Signature: <u>NB</u>		Received by: <u>[Signature]</u>		Date/Time: <u>Dec 17/25 2:40pm</u>		Date/Time: <u>Dec 17/25 14:45</u>	

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at <https://www.bvna.com/coc-terms-and-conditions>
COC-1003 (06/21)

14:45

EXP Services Inc.

Soil Vapour Sampling Program
15 Denison Avenue, Toronto, ON
GTR-21018382-B0
January 27, 2026

Appendix D – Soil Vapour Probe Logs

Log of Borehole SVP-1

Project No. GTR-21018382-B0

Drawing No. 3

Project: _____

Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto

Please refer to Borehole Location Plan

Date Drilled: December 15, 2025

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

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			Combustible Vapour Reading (ppm)			SOLIDS	% RECOVER	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 150 mm of asphalt overlying 180 mm of sand and gravel fill		0								52	SS1	
		FILL: Brown sandy silt fill, some clay, trace gravel, moist; Visible black residue.		1								52	SS2	GS
		SANDY SILT: Brown to grey sandy silt, some clay, trace gravel, iron oxidation, moist		2								92	SS3	
		Trace clay		3								92	SS4	GS
		END OF BOREHOLE AT 3.05 m bgs		3										
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		4										
				5										
				6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 15 DENISON AVE - DEC 2025.GPJ 1/1/26



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

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

Log of Borehole SVP-2

Project No. GTR-21018382-B0

Drawing No. 4

Project: _____

Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto

Please refer to Borehole Location Plan

Date Drilled: December 15, 2025

Chemical Analysis

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

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			Combustible Vapour Reading (ppm)			SOIL SAMPLING	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 150 mm of asphalt overlying 230 mm of sand and gravel fill		0								33	SS1	
		FILL: Brown sandy silt fill, some clay, trace gravel, moist Becoming brown to grey; yellow brick fragments		1								33	SS2	GS
		END OF BOREHOLE AT 1.52 m bgs NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		2										
				3										
				4										
				5										
				6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 15 DENISON AVE - DEC 2025.GPJ 1/1/26



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

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

Log of Borehole SVP-3

Project No. GTR-21018382-B0

Drawing No. 5

Project: _____

Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto

Please refer to Borehole Location Plan

Date Drilled: December 15, 2025

Chemical Analysis

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

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			Combustible Vapour Reading (ppm)			SOLIDS	% RECOVER	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 150 mm of asphalt overlying 760 mm of sand and gravel fill		0								27	SS1	
		FILL: Brown silty sand fill, some gravel, moist Becoming yellow brick and red brick fill with organic material		1								27	SS2	
		SANDY SILT: Brown to grey sandy silt, trace clay and gravel, iron oxidation, moist		2								62	SS3	GS
				3								62	SS4	
		END OF BOREHOLE AT 3.05 m bgs		3										
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		4										
				5										
				6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 15 DENISON AVE - DEC 2025.GPJ 1/1/26



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

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

Log of Borehole SVP-4

Project No. GTR-21018382-B0

Drawing No. 6

Project: _____

Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto

Please refer to Borehole Location Plan

Date Drilled: December 15, 2025

Chemical Analysis

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

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			Combustible Vapour Reading (ppm)			SOIL SAMPLING	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 150 mm of asphalt overlying 150 mm of sand and gravel fill		0								28	SS1	
		FILL: Brown silty sand fill, moist; occasional red brick fragments Becoming brown silty sand		1								28	SS2	
		END OF BOREHOLE AT 1.52 m bgs		2										
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		3										
				4										
				5										
				6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 15 DENISON AVE - DEC 2025.GPJ 1/1/26



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

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

Log of Borehole SVP-5

Project No. GTR-21018382-B0

Drawing No. 7

Project:

Sheet No. 1 of 1

Location: 15 Denison Avenue, Toronto

Please refer to Borehole Location Plan

Date Drilled: December 15, 2025

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

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			Combustible Vapour Reading (ppm)			SAMPLING DEPTH (m)	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 150 mm of asphalt		0								47	SS1	GS
		FILL: Brown sandy silt fill, trace clay and gravel, moist Becoming brown to grey sand and gravel; occasional red brick fragments		1								47	SS2	
		SANDY SILT: Brown sandy silt, moist Becoming brown to grey		2								100	SS3	GS
				3								100	SS4	
		END OF BOREHOLE AT 3.05 m bgs NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		4										
				5										
				6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 15 DENISON AVE - DEC 2025.GPJ 1/1/26



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

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