PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
46-48 & 50 ONTARIO STREET, 1-21 JOHN STREET, GRIMSBY, ONTARIO

Prepared For:

1000104674 Ontario Inc.

Prepared By:

SIRATI & PARTNERS CONSULTANTS LTD.

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We trust that this report meets your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

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1.0 EXECUTIVE SUMMARY

Sirati and Partners Consultants Ltd. (SIRATI) was retained by 1000104674 Ontario Inc. (hereinafter referred to as the 'Client') to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) of the property located at 46-48 & 50 Ontario Street and 1-21 John Street, Grimsby, Ontario (hereinafter referred to as the "Phase Two Property" or the "Site").

The Phase Two ESA was conducted in accordance with the Phase Two ESA Standard as defined by Ontario Regulation (O. Reg.) 153/04, as amended, and is intended to support the filing of a Record of Site Condition (RSC) for the Site.

The Site is relatively flat, covering a total area of approximately 0.73 hectares (1.80 acres). The Site is located in the northeast corner of Ontario Street and John Street within an area of mixed residential and commercial land use. The Site was occupied by eight (8) residential dwellings (with basement level), and one (1) detached garage, and landscaped areas. Prior to the development of the Site for its current utilization, the Site was either vacant or utilized for residential or commercial purposes.

As part of the Phase One ESA conducted at the Site by SIRATI in February 2026 (SIRATI 2026 Phase One ESA), a Phase One Conceptual Site Model (CSM) was prepared for the Site, including Drawings depicting the potentially contaminating activities (PCAs) within the Phase One Study Area and the areas of potential environmental concern (APECs) on the Site.

A total of three (3) PCAs were identified within the Phase One Study Area. Three (3) of these PCAs are considered to be APECs for the Site. The PCAs and APECs are summarized in the Table 1 and Table 2, respectively, below:

Table 1: PCAs Identified within the Phase One Study Area

Potentially Contaminating Activity (PCA)	Location of PCA			Source of Information	Considered an APEC	Potentially Impacted Media (Ground Water, Soil and/or Sediment)
	On-site or off-site	Up-gradient (Y/N)	Proximity to Site			
PCA -1 #33. Metal treatment, coating, plating, and finishing.	Off -Site	NA	Adjacent east	ERIS	YES	Soil and groundwater
PCA-2 #34. Metal fabrication	Off -Site	NA	Adjacent east	ERIS	YES	Soil and Groundwater
PCA - 3 #46. Rail yards, tracks, and spurs	Off-Site	NA	Adjacent north	Aerials	YES	Soil

Table 2: APECs Identified on the Phase One Property

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on the Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC – 1 Former industrial property use (furnace manufacturing).	East portion of site	#33. Metal treatment, coating, plating, and finishing	Off-Site	M&I, PHCs, BTEX, VOCs	Soil and groundwater
APEC – 2 Former industrial property use (furnace manufacturing).	East portion of site	#34. Metal fabrication	Off-Site	M&I, PHCs, BTEX, VOCs	Soil and groundwater
APEC – 3	North portion of site	#46. Rail yards, tracks, and spurs	Off-Site	Metals, PAHs	Soil

Notes: PHCs – Petroleum Hydrocarbons Fractions 1 to 4 (F1-F4)
PAHs – Polycyclic Aromatic Hydrocarbons
VOCs – Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
Metals (Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Ag, Tl, U, V and Zn), Hydride forming metals (Sb, As, Se), as well as Na and Other Regulated Parameters (B-HWS, Cl-, CN-, Electric Conductivity, Cr (VI), Hg, low or high pH and SAR) as per O. Reg 153/04 Analytical Method, amended July 1, 2011.

The Phase Two ESA investigation involved drilling three (3) boreholes with monitoring wells (BH/MW-01 to BH/MW-03), as well as the collection of soil and groundwater samples. The boreholes were advanced to a maximum depth of 6.71 metres below ground surface (mbgs). Soil samples were collected from all of the boreholes and groundwater samples were collected from two of the monitoring wells. Additional boreholes were advanced at the Site for geotechnical and hydrogeological investigations, however these did not investigate APECs and are outside the scope of the Phase Two ESA.

The soils revealed from the boreholes at the Site generally consisted of an upper layer of fill material over native soils. The groundwater levels ranged from 1.80 to 3.53 mbgs, and elevations ranged from 80.92 to 82.21 mASL, and the groundwater flow was inferred to be to the north towards Lake Ontario.

Based on the characteristics of the Site, including land use, the sensitivity of the area in terms of natural significance, and the observed variability in subsurface soil layers, the criteria outlines in Table 2 Full Depth Generic Site Condition Standards for Residential/Parkland/Institutional property use, as included in "Soil, Ground Water, and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act, Ministry of the Environment (now named Ministry of the Environment, Conservation, and Parks (MECP)), April 15, 2011 (hereinafter, referred to as MECP Table 2 Standards) have been selected and used for the soil and groundwater quality assessment at the Site.

Soil Quality

A total of seven (7) soil samples (including one duplicate sample) were collected/selected and submitted to Bureau Veritas laboratories for chemical analysis. The soil samples were analyzed for various parameters,

including one or more of the parameters: Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and metals and inorganics (M&I) parameters including metals (Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Ag, Ti, U, V, and Zn), hydride forming metals (Sb, As, Se), as well as sodium (Na) and other regulated parameters (boron in hot water-soluble form (B-HWS), chloride, cyanide (CN-), mercury (Hg), pH (low or high), electrical conductivity (EC), and sodium adsorption ratio (SAR).

The analytical results were compared with applicable MECP Table 2 Standards, and exceedances of the MECP Table 2 Standards were identified for metals in BH/MW-01 and BH/MW-02.

Groundwater Quality

A total of three (3) groundwater samples (including one duplicate) were analyzed for one or more parameters, including PHCs, VOCs, and M&I.

The analytical results were compared with the MECP Table 2 Standards, and exceedances of the MECP Table 2 Standards were identified for metals and inorganics in BH/MW-02.

Based on the analytical results of the soil and groundwater investigation, SIRATI recommends that additional delineation work be completed to define the lateral and vertical extent of soil impacts. Further groundwater monitoring and sampling are also recommended to confirm the presence and delineate the extent of impacts to groundwater.

2.0 INTRODUCTION

Sirati and Partners Consultants Ltd. (SIRATI) was retained by 1000104674 Ontario Inc. (the "Client") to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) at 46-48 & 50 Ontario Street and 1-21 John Street, Grimsby, Ontario (hereinafter referred to as the "Phase Two RSC property' or the "Site"). The Site is intended to be redeveloped from a residential and commercial properties to a residential property. A Site Plan is shown on Figure **1**.

The assessment consisted of a program of drilling, monitoring well installations, soil and groundwater sampling and testing, excavating, and evaluation of analytical results which characterized the subsurface conditions beneath the Site to establish any environmental contamination affecting the Site. The Phase Two ESA was conducted in accordance with the Phase Two ESA Standard as defined by Ontario Regulation (O. Reg.) 153/04, as amended. This report summarizes the results of the investigation and presents the conclusions reached with respect to the potential environmental impacts arising from the conditions observed at the Site.

2.1 Objective

The purpose of this Phase Two ESA was to investigate soil and groundwater quality at the Site in accordance with the procedures and requirements of O. Reg. 153/04, as amended, to support the filing of a Record of Site Condition (RSC) for the Site for the Site.

2.2 Site Description

Detailed information pertaining to the Phase Two Property including, municipal addresses, legal description, Property Identification Number (PIN), and Universal Transverse Mercator (UTM) zone 17 coordinates is presented in Table 3

Table 3 Phase One Property Information

Municipal Address	Legal Description	PIN	Zoning	UTM Coordinates - Centre of the Site
50 Ontario Street	LT 368 CP PL 4	46024-0002	Commercial	Easting: 617164 m Northing: 4783523 m.
46 – 48 Ontario Street	PLAN 4 LOT 34	46024-0006	Commercial	Easting: 617155 m Northing: 4783508 m.
1 John Street	PLAN 4 LOT 63	46024-0007	Residential	Easting: 617172 m Northing: 4783502 m.
3 John Street	PLAN 4 LOT 62	46024-0008 (LT)	Residential	Easting: 672187 m Northing: 4783497 m.

5 John Street	PLAN 4 PT LOT 361 PT LOT 365	46024-0009	Residential	Easting: 617202 m Northing: 4783499 m.
7 John Street	PLAN 4 PT LOT 361 PT LOT 365	46024-0010 (LT)	Residential	Easting: 617219 m Northing: 4783496 m.
11 John Street	PLAN 4 LOT 360 PT LOT 365	46024-0011 (LT)	Residential	Easting: 617240 m Northing: 4783492 m.
13 John Street	PLAN 4 PT LOT 359	46024-0012 (LT)	Residential	Easting: 617254 m Northing: 4783488 m.
15 John Street	PLAN 4 E PT LOT 359	46024-0013 (LT)	Residential	Easting: 617262 m Northing: 4783478 m.
17-21 John Street	PLAN 4 LOT 358 PT LOTS 359; AND 434 AND R	46024-0112 (LT)	Residential	Easting: 617278 m Northing: 4783513 m.

2.3 Property Ownership

At the time of the investigation, the Site was owned by 1000104674 Ontario Inc. Authorization for SIRATI to proceed with the Phase Two ESA investigation was given by the Client's representative, Mr. Renzo Martire. Contact details are provided below:

Company Name	1000104674 Ontario Inc.
Contact Name	Mr. Renzo Martire
Contact Telephone	647-990-0581
Contact email	renzo@innovomatrix.com

2.4 Current and Proposed Future Use

The current use of the Phase Two Property is residential and vacant. The Site buildings are slated for demolition. The proposed future use of the Phase Two Property is also residential.

2.5 Applicable Site Condition Standards

Ontario Regulation 153/04 - Record of Site Condition, Part XV.1 of the Environmental Protection Act as amended - "O. Reg. 153/04, as amended" - establishes the legislative and regulatory requirements for contaminated sites in Ontario. The Ministry of the Environment, Conservation and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act," dated April 15, 2011, sets out the prescribed contaminants and applicable Site Condition Standards (SCS) for those contaminants for the purposes of O. Reg. 153/04, as amended. The MECP SCS are set out in Tables 1 to 9 criteria applicable for various site conditions.

The selection of the appropriate MECP SCS for a Phase Two ESA is dependent upon several site-specific conditions, such as the existing/proposed property use, the existing/potential groundwater use, the depth of clean-up, soil texture, depth to bedrock and proximity to the nearest body of water or areas of natural significance.

The MECP SCS applicable to the Site have been evaluated on the basis of the following rationale:

- The proposed future property use is residential;
- The Site is located in an area of the Town of Grimsby which is serviced by the municipal water supply. As such, groundwater is not expected to be used as a source of potable water;
- No grain size analysis has been performed. Therefore, the predominant soil type on the Site is considered to be coarse-textured.
- A search of the Areas of Natural and Scientific Interest (ANSI) map (2015), published by the Ministry of Natural Resources and Forestry (MNRF), identified no areas of natural significance at the Site;
- The pH values of soil samples collected from surface soil was 7.28 and 7.85, which within the acceptable ranges of 5 to 9 for surface soil, and 5 to 11 for subsurface soil;
- The Phase Two Property is not environmentally sensitive as per the criteria in Section 41 of O. Reg. 153/04; the Site is not within 30 m of a water body;
- Borehole investigations identified that the Site is not in an area of shallow soil, as the bedrock was not encountered within 2.0 mbgs during the investigation; and
- There is no intention to carry out a stratified restoration at the Site.

Based on the above noted characterization of the Site, the MECP Table 2 Full Depth Generic Site Condition Standards in potable groundwater condition for residential/parkland/institutional property use with coarse textured soils were selected to be applicable for assessing the soil and groundwater quality at the Site (MECP Table 2 Standards).

3.0 BACKGROUND INFORMATION

The environmental investigations conducted as part of this Phase Two ESA at the Site, along with a summary of the findings are outlined in Section 3.2. The Phase Two ESA was undertaken to address the Areas of Potential Environmental Concern (APECs) identified in SIRATI (2020) Phase One ESA Report. The Phase One ESA Conceptual Site Model Plan illustrating the Potentially Contaminating Activities (PCAs) and APECs, is presented on Figure **2** and Figure **3**, repectively.

3.1 Physical Setting

3.1.1 Water Bodies

No surface water, lagoon, or standing water was observed on the Site. A creek is present approximately 100m to the east of the Phase Two Property, beyond Robinson Street North.

3.1.2 Areas of Natural Significance

A review of the interactive Natural Heritage Area Map published by the Ministry of natural Resources (MNR, 2026) did not identify any Areas of Natural and Scientific Interest (ANSI) within the Phase Two Property or on adjacent properties.

3.1.3 Topography and Surface Water Drainage Features on the Phase Two Property

The overall topography of the Site is flat and situated at an approximately 85 metres above sea level (masl), according to the Survey plan and an online mapping database provided by Natural Resources Canada. Locally, the shallow groundwater flow may be influenced by underground utility trenches, conduits, structures, soil type variations, and minor topography fluctuations in a similar manner as the topography of the area.

3.1.4 Well-head Protection Areas or Other Municipal Designated Protection of Ground Water

A review of the Ministry of Natual Resources (MNR) for Source Water Protection map did not identify any wellhead protection areas within the subject property.

3.1.5 Properties Within the Phase One Study Area Served by Municipal Drinking Water System

All properties within the Phase One Study Area, including the Phase Two Property, are serviced by a municipal water saupply.

3.1.6 Presence of Any Well for Human Consumption or an Agricultural use, Where all properties in the Phase One Study Area are served by Municipal Drinking Water System

The Phase One Study Area, including the Site, is currently supplied with municipal water. Based on available information, it is assumed that no wells are being used for domestic water supply.

3.2 Past Investigations

The following environmental reports, provided to SIRATI, by the Client, were reviewed:

1. *"Phase II Conceptual Site Model, 27 John Street, Grimsby, Ontario,"* prepared by EXP Services Inc., for Brite Developments, dated August 2019 (EXP 2019 Phase II CSM Report);

Based on the SIRATI review of the above-refernced reports, a summary of the data, analysis and findings relevant to the Phase One Environmental Site Assessment, including the identification of Area of Potential Environmental Concern, is presented below for each report:

The 2019 EXP Phase II CSM Report investigated ten (10) APECs identified in a previous Phase One ESA. A Soil Remediation Program (SRP) was completed at Site in February 2019, which included excavation in the eastern portion of the Site and confirmatory sampling. Based on the confirmatory sampling results, the Quality Person (QP) concluded that the remedial objectives had been achieved.

4.0 SCOPE OF INVESTIGATION

The Phase Two ESA was conducted to determine the presence, location, and concentration of one or more contaminants in soil or water on, in, or under the Phase Two Property. The assessment was completed in accordance with the Ontario Regulations, O. Reg. 153/04, as amended, and subject to the limitations outlined in Section 9 of this report.

Fieldwork for the Phase Two ESA was carried out in accordance with Sampling and Analysis Plan (SAP), provided in Appendix A.

4.1 Overview of Site Investigation

To investigate the APECs identified in the SIRATI January 30, 2026 Phase One ESA, a Phase Two ESA was undertaken by SIRATI. The investigation program included borehole drilling, monitoring well installation, , and the collecrfion and laboratory analysis of soil and groundwater samples.

The approximate locations of the boreholes andmonitoring wells are illustrated on **Error! Reference source not found.**. The rationale for the selection of these locations is summarised in the table below:

Table 4: Borehole/Monitoring Well Rationale

Area of Potential Environmental Concern	Location on Site	Borehole/MW ID
(1) Former industrial property use (APEC 1)	Eastern edge of Phase Two Property	BH/MW-01, BH/MW-03
(2) Former industrial property use (APEC 2)	Eastern edge of the Phase Two Property	BH/MW-01, BH/MW-03
(3) Rail Line (APEC 3)	Northern edge of the Phase Two Property	BH/MW-02

The scope of work for this Phase Two ESA included, but was not limited to, the following tasks:

- Preparation of a a Sampling and Analysis Plan (SAP) to guide the site investigation (refer to Appendix A);
- Completion of utility locates prior to drilling activities, including identification of underground and overhead utilities (e.g., electrical, natural gas, water, sanitary and storm sewers, telecommunications). Public utility locates were completed by the respective utility providers, and a private utility locator was retained to clear borehole locations prior to drilling;Advancement of three (3) borehole (BH1, BH/MW2, BH/MW3), logging of subsurface conditions, field screening through visual and olfactory observations, and measurement of Total Organic Vapours (TOV) of the soil samples, and selection of soil samples for laboratory analysis;
- Installation of monitoring wells in three (3) boreholes (BH/MW1, BH/MW2, and BH/MW3);
- Development of monitoring wells, followed by purging and collection of groundwater samples for laboratory analysis;
- Submission of soil and groundwater samples under the Chain of Custody protocol to an accredited laboratories for chemical analysis of contaminants of potential concern (COCs) in accordance with the O. Reg. 153/04 - “Protocol for Analytical Methods Used in the Assessment of Properties under Part

XV.1 of the Environmental Protection Act" published by the MOE and dated March 9, 2004, as amended by the O. Reg. 511/09, s. 22 ("Analytical Protocol");

- Review and interpretation of analytical results and field observations obtained during the site investigations;
- Evaluation of the collected data and development of a Phase Two Conceptual Site Model (CSM) to identify the presence, locations and concentrations of contaminants exceeding applicable Site Condition Standards at the Site (if any); and
- Preparation of this Phase Two ESA report, including documentation of the investigation, findings, conclusions and recommendations.

4.2 Media Investigated

The environmental media investigated during this Phase Two ESA comprised soil and groundwater at the Site. As no surface water bodies were present on the Site, sediment sampling was not undertaken.

Soil and groundwater samples were were collected and submitted for chemical analysis to evaluate the presence of contaminats of concers (COCs) within APECs identified in the SIRATI (2026) Phase One ESA.

4.3 Phase One Conceptual Site Model

This Phase One Conceptual Site Model (CSM) has been prepared as part of a Phase One Environmental Site Assessment (Phase One ESA) for the property located at 46-48 & 50 Ontario Street and 1-21 John Street, Grimsby, Ontario (hereinafter referred to as the "Phase One Property" or the "Site"). A Site location plan is provided on Figure **1**, and a survey plan illustrating the boundaries of the Phase One Property is included in Appendix **Error! Reference source not found.**.

Based on the records reviewed, the Phase One Property has historically been utilized for residential and commercial uses. The existing residenial buildings on the Phase One Property are currently proposed for demolition.

The Phase One Property, with an approximate area of 0.73 hectares (1.803 acres), is situated on the north side of John Street and the east side of Ontario Street.

The municipal address of the Phase One Property is 46-48 & 50 Ontario Street and 1-21 John Street, Grimsby, Ontario.

The Property Identification Numbers (PINs) and the legal description of the Phase One Property are listed in Table 3, Section 2.2 of this report.

Surrounding land uses are preddominatly residential and commercial in nature. The Site is bounded by a railway corridor to the north, John Street to the south, Ontario Street to the west, and a residential property to the east.

The Phase One Study Area is defcined as the areas within a 250-meters radius of and comprises primarily residential and commercial land uses. The extent of this radius generally includes the Queen Elizabeth Way (QEW) to the north, Doran Avenue to the south, Debora Drive to the east, and Elizabeth Street to the west.

4.3.1 Any Existing Buildings and Structures

At the time of the Site reconnaissance, the Phase One Property consisted of eight residential structures and one detached garage. SIRATI understands that the structures at the site are proposed for demolition.

4.3.2 Water Bodies Located within the Phase One Study Area

Based on the Phase One ESA, no surface water, lagoon, or standing water was observed on the Phase One Property. A creek is present approximately 100m to the east of the site, within the Phase One Study Area.

4.3.3 Areas of Natural Significance Located within the Phase One Study Area

Based on our review of the interactive natural heritage map published by the Ministry of Natural Resources and Forestry (MNRF) (2015), no areas of natural significance were identified within the Phase One Study Area.

4.3.4 Drinking Water Wells Located at the Phase One Property

Based on the information obtained from the "Water Well Information System" (WWIS) database and the MECP online database, no drinking water wells are located on the Phase One Property.

4.3.5 Roads within the Phase One Study Area

The Site is situated on the north side of John Street and east side of Ontario Street. The Phase One Study Area extends approximately to the Queen Elizabeth Parkway to the north, Doran Avenue to the south, Debora Drive to the east, and Elizabeth Street to the west.

4.3.6 Uses of Properties Adjacent to the Phase One Property

Adjacent properties consist mainly of residential and commercial properties in all directions.

4.3.7 Identify and Locate Areas Where any Potentially Contaminating Activity Has Occurred

Potentially Contaminating Activities (PCAs) were identified at the Phase One Property and other properties within the Phase One Study Area based on the records review, interviews, and Site reconnaissance. The PCAs identified below.

Potentially Contaminating Activity (PCA)	Location of PCA			Source of Information	Considered an APEC	Potentially Impacted Media (Ground Water, Soil and/or Sediment)
	On-site or off-site	Up-gradient (Y/N)	Proximity to Site			
PCA -1 #33. Metal treatment, coating, plating, and finishing.	Off -Site	NA	Adjacent east	ERIS	YES	Soil and groundwater
PCA-2 #34. Metal fabrication	Off -Site	NA	Adjacent east	ERIS	YES	Soil and Groundwater

Potentially Contaminating Activity (PCA)	Location of PCA			Source of Information	Considered an APEC	Potentially Impacted Media (Ground Water, Soil and/or Sediment)
	On-site or off-site	Up-gradient (Y/N)	Proximity to Site			
PCA - 3 #46. Rail yards, tracks, and spurs	Off-Site	NA	Adjacent north	Aerials	YES	Soil

The locations of PCAs are shown on Figure **2**.

4.3.8 Identify and Locate any Areas of Potential Environmental Concern

The Areas of Potential Environmental Concern (APECs) identified at the Phase One Property that may have resulted from the PCAs identified within the Phase One Study Area are presented on the table below

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on the Phase One Property	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC – 1 Former industrial property use (furnace manufacturing).	East portion of site	#33. Metal treatment, coating, plating, and finishing	Off-Site	M&I, PHCs, BTEX, VOCs	Soil and groundwater
APEC – 2 Former industrial property use (furnace manufacturing).	East portion of site	#34. Metal fabrication	Off-Site	M&I, PHCs, BTEX, VOCs	Soil and groundwater
APEC – 3	North portion of site	#46. Rail yards, tracks, and spurs	Off-Site	Metals, PAHs	Soil

Notes: PHCs – Petroleum Hydrocarbons Fractions 1 to 4 (F1-F4)
PAHs – Polycyclic Aromatic Hydrocarbons
VOCs – Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes

Metals (Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Ag, Tl, U, V and Zn), Hydride forming metals (Sb, As, Se), as well as Na and Other Regulated Parameters (B-HWS, Cl-, CN-, Electric Conductivity, Cr (VI), Hg, low or high pH and SAR) as per O. Reg 153/04 Analytical Method, amended July 1, 2011.

The locations of APECs are shown on Figure **3**.

4.3.9 Potential Underground Utilities to Affect Contaminant Distribution and Transport

At the time of the assessment, the Phase One Property was occupied for residential purposes. No subsurface structures or underground utilities were observed or expected at the Phase One Property.

4.3.10 Regional or Site Specific Geological and Hydrological Information

The Phase One Study Area is situated within a physiographic setting of sand plains underlain by glaciolacustrine-derived clay to silt textured till. The overburden is characterized as Halton Till consisting of a silt to silty clay

matrix with elevated carbonate content and low clast abundance, overlying bedrock of the Clinton Group and Cataract Group (sandstone, shale, dolostone, and siltstone). ,.

Given the moderate to high permeability of the soils, there is potential for contaminant migration from surrounding properties. Bedrock is anticipated to be at approximately 70 mAMSL, approximately 10 mbgs.

The Phase One Property is located within the larger hydrogeological region known as Great Lakes – St. Lawrence River. A watershed map provided by the Ontario Watershed Information Tool (OWIT) shows the Phase One Property is situated within the West lake Ontario Shoreline Watershed.

The ground surface at the Phase One Property is relatively flat with minor undulations. Shallow groundwater flow is expected to flow towards the north.

4.3.11 Any Uncertainty or Absence of Information Obtained Could Affect the Validity of the Model

No uncertainty or absence of information noted in the Phase One ESA could affect the validity of this conceptual site model.

The Phase One ESA findings recommend that a Phase Two ESA be conducted at the Site to investigate the soil and groundwater quality as per procedures and requirements outlined in O.Reg 153/04, as amended.

4.4 Deviations from Sampling and Analysis Plan

Minor deviations from the Sampling and Analysis Plan (SAP) occurred during eth field investigation. Specifically, groundwater samples collected from BH/MW-01 were not field filtered.

No other deviations from SAP were identified, and this minor deviation is not expected to adversely affect the overall data quality or the interpretation of the subsurface conditions at the Site.

4.5 Impediments

The Phase Two Property was accessible at the time of the investigations and no physical impediments were encountered during the field investigations.

5.0 INVESTIGATION METHOD

5.1 General

This section of the report describes the various investigation methods used in the Phase Two ESA, including drilling, soil sampling, monitoring well installation, groundwater sampling, analytical testing and remediation activities.

All field work was conducted in accordance with the SAP in Appendix A.

Prior to initiating the drilling program, SIRATI arranged for underground utility locates. Private locates, including telephone, natural gas and electrical lines were completed by All Clear Locates under the supervision of SIRATI personnel. Each borehole location was also cleared.

SIRATI also arranged for public locates to be conducted through Ontario One Call.

5.2 Drilling and Excavating

Drilling work was conducted by a licensed well contractor, Elements Geo, under the supervision of SIRATI staff.

The field work for this assessment was carried out on February 24, 2026. The drilling program consisted of drilling 3 boreholes [BH/MW-1, BH/MW-2, and BH/MW-3], down to a maximum depth of approximately 6.71 mbgs. All three borehole were instrumented with monitoring wells.

No petroleum-based greases or solvents were used during drilling and remediation activities. Preventive measures were carried out to minimize cross contamination between borehole locations. Details are discussed in the SAP in Appendix A.

The details of soil stratigraphy are outlined in borehole logs included in Appendix B.

SIRATI monitored the drilling and excavation activities, collected soil samples as discrete intervals, and recorded the physical characteristics of the soil, depth of soil samples and total depth of boreholes. Representative soil samples were recovered at regular intervals by taking split spoon samples during drilling activities and by grab samples during remedial excavation activities and screened in the field for selection of soil samples for laboratory analysis.

5.3 Soil Sampling

The soil sampling for geological characterization and chemical analysis during this Phase Two ESA investigation was undertaken in accordance with the SAP in Appendix A.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New, dedicated disposable nitrile gloves were used for the handling and sampling of each retrieved soil core. The soil core samplers were decontaminated between sampling intervals 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 sealed drums upon completion of sampling activities.

Upon retrieval of the soil samples from the sampler, a portion of the soil sample was immediately transferred to the laboratory supplied containers, another portion was transferred to a Ziploc bag for the measurement of vapour

concentrations, and the remaining sample was used for lithological observations and visual examination in the field. Measures for quality control 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 analysis of BTEX, PHC F1 and/or VOCs were collected using a laboratory-supplied soil core sampler, placed into vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. Soil samples were placed in clean coolers containing ice prior to and during transportation to Bureau Veritas of Mississauga, Ontario. The samples were transported and submitted to Bureau Veritas following Chain of Custody protocols for chemical analysis.

A total of seven (7) soil samples, including one (1) duplicate sample, were submitted to Bureau Veritas for the analysis of one or more of the following parameters: petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), metals and inorganic parameters (As, Sb, Se, Na, B-HWS, Cl-, CN-, Cr-VI, Hg, low or high pH, EC and SAR). The rationale for the selection of the soil samples for analysis was based on the location, depth, texture, classifications and soil vapour concentrations of the samples, as summarized in the Table 5 below:

Table 5: Soil Samples and Chemical Analysis Performed

Sample ID	Borehole / Monitoring Well ID	Date	Sample Depth (mbgs)	Soil Vapour Reading (ppm)	Chemical Analysis Performed
BH/MW-01 SS2	BH/MW-01	February 24, 2026	0.8 – 1.4	0.0	Metals & Inorganics, PHCs (F1-F4), and VOCs
BH/MW-01 SS6	BH/MW-01	February 24, 2026	4.6 – 5.2	0.0	Metals & Inorganics, PHCs (F1-F4), VOCs, and PAHs
DUP1	BH/MW-01	February 24, 2026	4.6 – 5.2	0.0	Metals & Inorganics, PHCs (F1-F4), and VOCs
BH/MW-2 SS1B	BHMW-2	February 24, 2026	0.0 – 0.8	0.0	Metals & Inorganics, PHCs (F1-F4), and VOCs
BH/MW-02 SS5	BH/MW-2	February 24, 2026	0.8 – 1.4	0.0	Metals & Inorganics, PHCs (F1-F4), and VOCs
BH/MW-03 SS2	BH/MW-3	February 24, 2026	0.8 – 1.4	0.0	Metals & Inorganics, PHCs (F1-F4), VOCs, and PAHs
BH/MW-3 SS5	BH/MW-3	February 24, 2026	3.1 – 3.7	0.0	Metals & Inorganics, PHCs (F1-F4), and VOCs

5.4 Field Screening Measurements

A portion of each soil core was placed in a sealed Ziploc plastic bag and allowed to reach ambient temperature prior to field screening, using a RKI Instruments, Eagle Potable Multi-gas detector (with Methane Elimination Switch), S/N E2F426, operated in the methane elimination mode. The instrument measures combustible gases in the atmosphere. The monitor has a range of 0 ppm to 50,000 ppm and an accuracy of ± 5 %. The monitor was calibrated with hexane prior to field screening as per the calibration procedure outlines by RKI Instruments in "Instruction Manual Eagle Series Portable Multi-Gas Detector 71-0154RK" released March 11, 2016. The instrument was calibrated to hexane standards for both ppm and LEL prior to each use in accordance with the calibration procedures outline in the instruction manual for the instrument. Our technician was trained by the supplier for the proper calibration procedure. The instrument is calibrated or tuned up by the supplier (Rice Environmental Engineering) seasonally. 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 vapors encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of contamination and the selection of soil samples for laboratory analysis.

The field screening measurements, in parts per million (ppm), are presented on the borehole logs in Appendix B.

5.5 Groundwater Monitoring Well Installation

A total of three (3) groundwater monitoring wells [BH/MW-01, to BH/MW-03] were installed at the Site. 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, Elements Geo.

The monitoring wells consisted of a 3.0 m length of 50 mm diameter PVC screen and an appropriate length of PVC riser pipe. All pipe connections were factory machined threaded flush couplings. The annular space around the wells was backfilled with sand to an average height of 0.3 m to 0.6 m above the top of the screen. A bentonite seal was added from the top of the sand pack to approximately 0.3 mbgs. The monitoring wells were completed with aboveground and flush-mount well protective casings with cement grout in the surrounding annular space to complete the seal.

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.

5.6 Field Measurement of Groundwater Quality Parameters

The installed monitoring wells were developed to remove fine sediment particles potentially lodged in the sand pack and well screen to enhance hydraulic response with the surrounding formation water. Dedicated Waterra inertial lift pumps, low density polyethylene tubing were used for good development and groundwater sampling.

Well development continued until all standing water or a minimum of three (3) well volumes of groundwater had been removed.

During the groundwater monitoring, the interface prove did not detect any free product within the monitoring wells. No visual evidence such as sheen, oil film, or odour, which indicated the existence of free products or contamination, was observed in the purged water during the well development and groundwater sampling.

5.7 Groundwater Sampling

Groundwater monitoring activities at the Site consisted of measuring the depth to groundwater level in each monitoring well so that groundwater flow direction below the Site could be assessed. Water levels were measured with respect to the top of the casing by means of an electronic water level meter equipped with an interface probe. The water level measurements were recorded in a bound field notebook. The interface probe was decontaminated between monitoring well locations.

In addition, a total of three (3) groundwater samples, including one (1) duplicate sample, were submitted to the laboratory for the analysis of one or more of the following compounds: PHCs, VOCs, metals, As, Sb, Se, Na, B-HWS, Cl-, CN-, Cr(VI) and Hg.

Table 6, below details the details of groundwater samples.

Table 6: Groundwater Samples and Chemical Analysis Performed

Sample ID	Monitoring Well ID	Date	Chemical Analysis Performed
BH/MW-01	BH/MW-01	March 9, 2026	Metals and Inorganics, PHCs(F1-F4) and VOCs
BH/MW-02	BH/MW-02	March 9, 2026	Metals and Inorganics, PHCs(F1-F4) and VOCs
DUP1	BH/MW-01	March 9, 2026	Metals and Inorganics, PHCs(F1-F4) and VOCs

5.8 Sediment Sampling

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

5.9 Analytical Testing

Bureau Veritas performed chemical analysis on soil and groundwater samples collected from boreholes/monitoring wells at the Site. Bureau Veritas is an accredited laboratory under the Standards Council of Canada (SCC) and the Canadian Association for Laboratory Accreditation (CALA), in accordance with the international standard ISO/IEC 17025:2005 – General Requirements for the Competence of Testing and Calibration Laboratories. Bureau Veritas is accredited for all parameters required under Ontario Regulation 153/04 – Record of Site Condition, as outlined in the MECP Technical Update entitled "Laboratory Accreditation Requirements under the New Record of Site Condition Regulation (O. Reg. 153/04)."

5.10 Residue Management Procedures

The residue materials produced during the soil and groundwater sampling programs consisted of soil cuttings from drilling activities, decontamination fluids from equipment cleaning, and water from well development and purging. The soil cuttings generated from the drilling program were placed in labeled, sealed drums. All residue fluids (i.e. wash water and purged groundwater) generated during the sampling programs were also collected and left on-Site in these sealed drums.

The drums of soil cuttings and excess purged water will be hauled off-site by a licensed waste disposal contractor.

5.11 Elevation Surveying

A topographic map and survey were used to provide approximate elevations of the boreholes advanced at the Phase Two Property. The ground elevations at the borehole and monitoring well locations were presented in the Borehole Log provided in Appendix B.

5.12 Quality Assurance and Quality Control Measures

A Quality Assurance and Quality Control (QA/QC) program, developed as part of the SAP (see Appendix A), was followed by SIRATI to ensure that the integrity of the soil and groundwater samples was maintained and that they were representative of the site conditions. The QA/QC program was developed in accordance with the Analytical Protocol.

The jars and preservatives (where applicable) used in the collection of soil and groundwater samples were supplied by Bureau Veritas. The soil samples intended to be submitted for analysis of VOCs and PHC F1 were

immediately preserved in laboratory provided methanol vials to sequester the volatile compounds.

The soil samples from the boreholes which were advanced using hollow stem augers were collected with split spoon samplers, which were decontaminated after the extraction of each sample.

The soil and groundwater samples were labelled as they were collected. Samples were stored in ice-packed coolers, until the samples were transported to the laboratory for chemical analysis.

The soil and groundwater samples were handed over to the laboratory by SIRATI personnel. Chains of Custody of the samples were logged with Chain of Custody forms. Copies of the forms are included in Appendices C and D.

As discussed in Section 5.5 above, the monitoring wells were installed by a licensed driller, direct drilling, with hollow stem augers. The hollow stem augers arrived at the Site in a pre-cleaned condition. The augers were cleaned with a brush and washed with a high pressure water jet between monitoring well locations.

The stainless steel sampling tools were decontaminated between sampling locations in the following sequence: cleaned with a brush to remove adhered soil and/or debris, washed with a dilute solution of Alconox, rinsed with potable water and distilled water, rinsed with methanol and allowed to air dry.

TOV concentrations were measured in the headspaces of the Ziploc bags containing soil samples to facilitate the selection of soil samples for analysis of VOCs and PHCs. The TOV measurements were performed using an RKI Eagle II device equipped with FID and PID Detectors.

Field duplicate samples for both soil and groundwater were submitted to Bureau Veritas for chemical analysis.

For soil samples, one (1) duplicate samples [DUP 1, a duplicate of BH/MW-01 SS6] was submitted to Bureau Veritas for analysis of metals or inorganics, PHCs and VOCs.

For groundwater samples, one (1) duplicate groundwater sample [DUP 1, a duplicate of BH/MW-01] was submitted to Bureau Veritas for analysis of metals, VOCs, and PHCs.

The laboratory quality assurance program included the analysis of laboratory duplicate samples, method blanks, matrix spikes and samples of reference materials, in accordance with the Analytical Protocol. These analytical results comprise portions of the Certificates of Analysis in Appendices C and D.

6.0 REVIEW AND EVALUATION

6.1 Geology

The general stratigraphy at the Site, as observed in the boreholes, consisted of fill material to a maximum depth of 2.29 m over native soils. The fill material mainly consisted of sandy silt and silty sand, and was brown and reddish brown.

Native soils consisted of sandy silt till and sandy lean clay till extending to the borehole termination depths.

Detailed descriptions of soil stratigraphy encountered in the boreholes are provided on the Borehole Logs in Appendix B.

6.2 Groundwater Elevations and Flow Direction

As indicated, a total of three monitoring wells (BH/MW-01, BH/MW-02, and BH/MW-03) were installed at the Site for groundwater monitoring and sampling as part of the Phase Two ESA investigation.

Groundwater level measurements were conducted on date in all the monitoring wells using an electronic oil/water interface probe.

The measured groundwater levels are presented in Table 7 below:

Table 7: Summary of Final Groundwater Conditions

Monitoring Well ID	Surveyed Ground Surface Elevation (mAMSL)	Well Depth (mbgs)	March 9, 2026	
			Depth to GW (mbgs)	GW Elev. (mAMSL)
BH/MW-01	83.66	4.60	1.80	81.86
BH/MW-02	84.45	4.60	3.53	80.92
BH/MW-03	84.07	4.60	1.86	82.21

Groundwater elevations were calculated by subtracting the measured depth to groundwater (mbgs) from the surveyed ground surface elevation (mASL).

Based on the groundwater elevations obtained, a groundwater elevation contour plan was prepared and is shown on Figure 5. As presented, the groundwater flow was inferred to be generally to the north.

6.3 Soil Texture

As indicated in Section 6.1, the soils at the Phase Two Property generally consist of sandy silt materials, which fall into coarse-textured soils as per O. Reg 153/04. Thus, grain size analysis was not performed as part of the Phase Two ESA, and site condition standards for coarse-textured soils were used in the assessment.

6.4 Soil Field Screening

The TOV concentrations measured in the headspaces of all Ziploc sample bags returned readings was 0.0 ppm,

which are considered to be similar to background conditions.

6.5 Soil Quality

In accordance with the scope of work, chemical analysis were performed on selected soil samples recovered from the boreholes. The selection of representative "worst case" soil samples was based on field screening and visual and/or olfactory evidence of impacts, and the presence of potential water bearing zones. Copies of the laboratory Certificates of Analysis for the analysed soil samples are provided in Appendix C.

A total of 7 soil samples, including one (1) field duplicate soil sample, were submitted to Bureau Veritas for analysis of one or more of the following compounds: PHCs, VOCs, PAHs, metals & inorganics (As, Sb, Se, B-HWS, CN-, Cr-VI, Hg, low or high pH, EC, and SAR).

The pH values in the analysed soil samples ranged between 7.28 and 7.85 for surface and subsurface soil, respectively. The pH values are within the acceptable range of 5 to 9 for surface soil (<1.5 mbgs) or 5 to 11 for subsurface soil (>1.5 mbgs), respectively. Therefore, the Site was not considered to be environmentally sensitive, as per criteria in Section 41 of O. Reg. 153/04, and the MECP Table 2 Standards were applicable for assessing the soil and groundwater quality at the Site.

The analytical results of soil samples indicated elevated metals, in excess of the MECP Table 2 Standards, in the following soil samples:

Sample ID	Borehole/Test Pit Location	Depth (mbgs)	Exceeding Parameters	Concentration	Unit	MECP Table 2 Standards
BH/MW-01 SS2	BH/MW-01	0.8 – 1.4	Arsenic	21	ug/g	18
BH/MW-01 SS2	BH/MW-01	0.8 – 1.4	Copper	1800	ug/g	230
BH/MW-01 SS2	BH/MW-01	0.8 – 1.4	Lead	140	ug/g	120
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Arsenic	35	ug/g	18
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Chromium	490	ug/g	160
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Copper	1400	ug/g	230
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Lead	390	ug/g	120
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Nickel	1600	ug/g	270
BH/MW-02 SS1B	BH/MW-02	0.0 – 0.8	Zinc	350	ug/g	340

The concentrations of the tested parameters for the remaining soil samples were below the MECP Table 2 Standards during the 2026 Phase Two ESA.

6.6 Groundwater Quality

Groundwater sampling was conducted from two monitoring wells (BH/MW-01 and BH/MW-02) on date.

A total of three (3) groundwater samples (including one duplicate) were analyzed for PHCs, BTEX, VOCs, metals, and inorganics.

The results for the analyzed groundwater samples are presented in the laboratory Certificates of Analysis provided in Appendix D.

The analytical results were compared with the applicable MECP Table 2 Standards.

Sample ID	Well Screen Depth (mbgs)	Exceeding Parameters	Concentration	Unit	MECP Table 2 Standards
BH/MW-02	1.4 – 4.6	Mercury	1.9	ug/L	0.29

6.7 Sediment Quality

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

6.8 Quality Assurance and Quality Control Results

The QA/QC samples for this Phase Two ESA investigation included field duplicates for soil and groundwater.

The purpose of the duplicate samples is to measure the precision or reproducibility of the field and laboratory methodology used in the collection and analysis of the samples. The precision is evaluated in terms of the relative percent difference (RPD). The RPDs of the primary and duplicate samples were not calculated in situations where both primary and duplicate samples were below the laboratory Reporting Detection Limits (RDLs) for all parameters analyzed.

Laboratory quality control limits for duplicate, method blank, method blank spike, matrix spike and surrogate recoveries were within the acceptable limits.

All of the samples were handled in accordance with the Analytical Protocol, with respect to preservation methods, storage requirements or container type without any exception. Holding times were met for all samples.

The sampling and testing program was carried out in accordance with the SAP.

In summary, decision making was not affected by the quality of the data obtained and the overall objectives of the assessment were met.

6.9 Phase Two Conceptual Site Model

It is understood that for filing a record of site condition (RSC) for a Site, a Phase Two Conceptual Site Model (Phase Two CSM) is required to be prepared. Given that the Site is currently used for a residential purpose, filing of an RSC may not be required. In addition, since exceedances were found in soil and groundwater, an RSC cannot be filed in terms of the current Phase Two ESA report. Therefore, a Phase Two CSM won't be necessary to be summarized in this report.

7.0 CONCLUSIONS

Sirati and Partners Consultants Ltd. (SIRATI) was retained by 1000104674 Ontario Inc. (hereinafter referred to as the 'Client') to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) of the property located at 46-48 & 50 Ontario Street and 1-21 John Street, Grimsby, Ontario (hereinafter referred to as the "Phase Two Property" or the "Site") At the time of the assessment, ownership of the Site is held by the Client.The Site is situated north of John Street and east of Ontario Street within a mixed residential and commercial setting. At the time of the assessment, the Site was occupied by eight (8) residential dwellings (each with basement levels), one (1) detached garage, and landscaped areas. Based on available information, prior to its current development, the Site was either vacant or used for for residential and/or commercial purposes.

In support of the proposed development, a Phase One ESA was conducted by SIRATI for the Site. The Phase One ESA report dated January 30, 2026 presents the findings of the records review, interviews, and site reconnaissance, and identified three (3) Potentially Contaminating Activities (PCAs) within the Phase One Study Area. The three (3) PCAs contributed to three (3) Potential Environmental Concern (APECs) at the Site.

The Phase Two ESA investigation comprised the advcancement of three (3) boreholes, each completed as a monitoring well (BH/MW-01 to BH/MW-03), and the collection of soil and groundwater samples. Boreholes were advanced to a maximum depth of 6.71 metres below ground surface (mbgs). Soil samples were collected from all boreholes, and groundwater samples were collected from two monitoring wells.

Subsurface conditions at the Site generally comprise fill material overlying native soils. Groundwater was encountered at depths ranging from approximately 1.80 to 3.53 mbgs, with corresponding elevations between approximately 80.92 to 82.21 mASL. Interpretation of groundwater elevatiuon data indicates that groundwater flow is directed northward towards Lake Ontario.

Based on Site-specific characteristics, including land use, absence of environmentgally sensitive features, and subsurface conditions, the Table 2 Full Depth Generic Site Condition Standards for Residential/Parkland/Institutional property use, as included in "Soil, Ground Water, and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act, Ministry of the Environment (now named Ministry of the Environment, Conservation, and Parks (MECP)), April 15, 2011 (hereinafter, referred to as MECP Table 2 Standards) have been adopted as the applicable criteria for for soil and groundwater quality assessment at the Site.

Soil Quality

A total of seven (7) soil samples, including one duplicate sample, were collected and submitted under Chain of Custody procedures to Bureau Veritas laboratories for chemical analysis. The samples were analyzed for various parameters, including Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), and Metals And Inorganics (M&I). The M&I analytical suite included metals (Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Ag, Ti, U, V, and Zn), hydride-forming elements (Sb, As, and Se), and additional regulated parameters including sodium, boron (hot water-soluble), chloride, cyanide, mercury, pH, electrical conductivity, and sodium adsorption ratio.

Analytical results were compared with the applicable MECP Table 2 Site Condition Standards, and exceedances were identified for certain metals in samples collected from BH/MW-01 and BH/MW-02.Groundwater Quality

A total of three (3) groundwater samples,including one duplicate, were collected and submitted for laboratory analysis of selected parameters, including including Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), and metals and inorganics (M&I).Analytical results were compared with the applicable MECP Table 2 Site Condition Standards, and exceedances were identified for certain metals and inorganic parameters in groundwater samples from BH/MW-02.

Recommendations

Based on the results of the Phase Two ESA, , SIRATI recommends the following:

- A delineation program be implemented to define the full extent of soil impacts exceeding applicable MECP Site Condition Standards; and
- A groundwater investigation program be completed, including additional monitoring wells and sampling events, to confirm and delineate groundwater impacts.

8.0 REFERENCES AND SUPPORTING DOCUMENTATION

- Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act., 2011
- Surficial Geology of Southern Ontario; Ontario Ministry of Northern Development, Mines and Forestry; http://www.mndmf.gov.on.ca/mines/ogs_earth_e.asp; 2010
- Bedrock Geology; Ontario Ministry of Northern Development, Mines and Forestry; http://www.mndmf.gov.on.ca/mines/ogs_earth_e.asp; 2010
- Topographic map generator (https://atlas.gc.ca)
- MECP Source Protection Information Atlas (Web Mapping, https://www.gisapplication.Irc.gov.on.ca)
- Ministry of the Environment, Conservation and Parks (MECP), Map: Well Records – Ontario.ca (https://www.ontario.ca)

9.0 LIMITATIONS AND USE OF THE REPORT

This report was produced for the sole use of the Client and may not be relied upon by any other person or entity without the written authorization of SIRATI.

This report was prepared by SIRATI for the sole purpose of identifying potential environmental constraints pertinent to the above-listed property, including likelihood of environmental impacts on the soil and groundwater as a result of current and past uses of the Property. This report shall not be relied upon or transferred to any other party without the express written authorisation of SIRATI. It may contain material subject to copyright or obtained subject to license; unauthorised copying of this report will be in breach of copyright/license.

The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing assessment methods and techniques, appropriate to the time of derivation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the report was written, but should not necessarily be relied upon to be appropriate at a substantially later date. In particular, changes to model algorithms and input parameters as a result of more recent publication by the authorities such as MECP, may affect the conceptual understanding upon which the Assessment Criteria (AC) were derived. The assessment should therefore not be considered as a comprehensive audit that would eliminate all environmental risks associated with the subject Property. The conclusions arrived at and assessment of subsurface conditions were based on information collected at the time of conducting the fieldwork at specific borehole/test-pit/ sampling points and/or monitoring well locations. The actual subsurface conditions may vary.

Factual information has largely been obtained from authoritative sources; however, where authoritative information is unavailable or is in draft format, modification to the input data maybe required as and when authoritative information is published. Where such information might impact upon stated opinions, SIRATI reserves the right to modify such opinions expressed herein.

The findings and opinions conveyed, via this report, are based on information obtained from a variety of sources as detailed in this report, and which SIRATI assumes to be reliable, but have not been independently confirmed. Therefore, SIRATI cannot and does not guarantee the authenticity or reliability of third party information it has relied upon.

Where opinions expressed in this report are based on current available guidelines and legislation, no liability can be accepted by SIRATI for the effects of any future changes to such guidelines and legislation.

This information given herein should be read in conjunction with the contract documents. Any contradiction in sampling regime should be addressed by the project leader or contract manager.

This document has been prepared for use by SIRATI in support of projects undertaken by SIRATI and should not be relied upon or used for any other party's project without an independent check being carried out as to its suitability and prior written authorisation being obtained from SIRATI.

SIRATI accepts no responsibility or liability for the consequences of the use of this document, wholly or in part, for any other purpose than that for which it was completed. Any persons so using or relying upon this document for such other purpose do so at their own risk.

FIGURES

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

Source: Google Earth Map

0 100 m

SIRATI & PARTNERS
160 Konrad Crescent
Markham, ON. L3R 9T9
Phone# 905 940 1582, Fax# 905 940 2440

North:

Legend:

- Approximate Property Boundary
- 250 M Study Area
- Inferred Shallow Groundwater Flow Direction

Project Title:

Phase One Environmental Site Assessment

Site Location:

46-48 Ontario Street, 1-17
John Street, Grimsby, Ontario

Figure Title:

Site Location Plan and Phase One Study Area

Scale:	Project Number:
As Shown	SP25-01487-00
Date:	**Figure Number:**
February, 2026	1

SIRATI & PARTNERS
160 Konrad Crescent
Markham, ON. L3R 9T9
Phone# 905 940 1582, Fax# 905 940 2440

North:

Legend:

Approximate Property Boundary

250 M Study Area

1	PCA-1	#33 – Metal Treatment, Coating, Plating and Finishing
2	PCA-2	#34 – Metal Fabrication
3	PCA-3	#46 – Rail Yards, Tracks and Spurs

0 100 m

Source: Google Earth Map

Project Title:
Phase One Environmental Site Assessment

Site Location:
46-48 Ontario Street, 1-17
John Street, Grimsby, Ontario

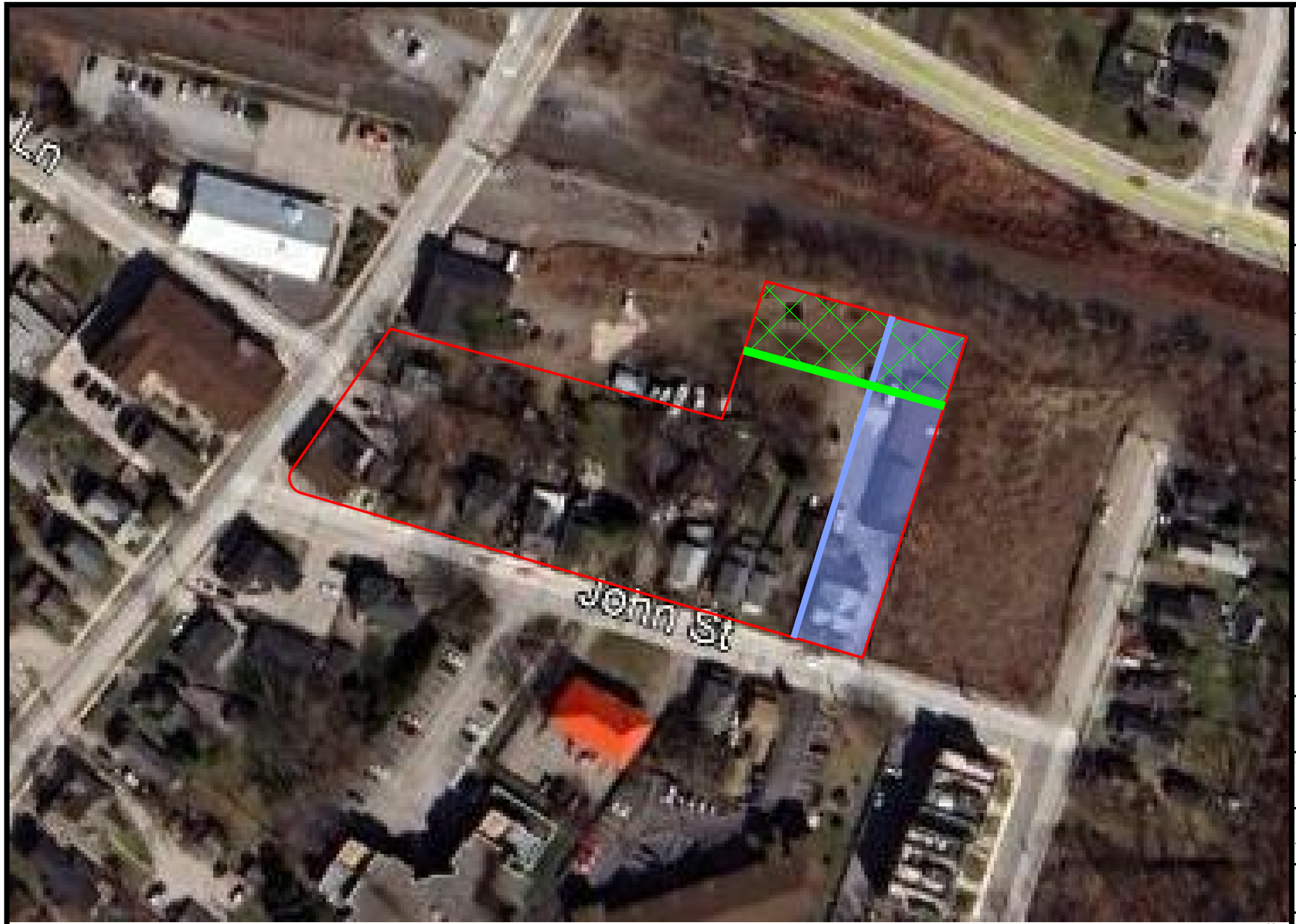
Figure Title:
Potentially Contaminating Activities (PCAs)

Scale: As Shown

Project Number: SP25-01487-00

Date: February, 2026

Figure Number: 2



Source: Google Earth Map

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SIRATI & PARTNERS
160 Konrad Crescent
Markham, ON. L3R 9T9
Phone# 905 940 1582, Fax# 905 940 2440

North:

Legend:

Approximate Property Boundary

46-48 Ontario Street, 1-17 John Street, Grimsby, Ontario

APEC-1		#33. Metal Treatment, Coating, Plating and Finishing
APEC-2		#34. Metal Fabrication
APEC-3		#46. Rail Yards, Tracks and Spurs

Notes: the Exception set out in paragraphs 1 and 2 of section 49.1 of the Regulation (as amended) applies to the Phase One Property.

Project Title:

Phase One Environmental Site Assessment

Site Location:

46-48 Ontario Street, 1-17
John Street, Grimsby, Ontario

Figure Title:

Area of Potential Environmental Concerns (APECs)

Scale: As Shown	**Project Number:** SP25-01487-00
Date: February, 2026	**Figure Number:** 3

Source: Google Earth Map

m
0 20

SIRATI & PARTNERS
160 Konrad Crescent
Markham, ON. L3R 9T9
Phone# 905 940 1582, Fax# 905 940 2440

North:

Legend:

- Approximate Property Boundary
- Cross-Sectional Line
- Borehole/ Monitoring Well

Project Title:
Phase Two Environmental Site Assessment

Site Location:
46-48 Ontario Street, 1-17
John Street, Grimsby, Ontario

Figure Title:
Borehole/Monitoring Well Location Plan

Scale:	Project Number:
As Shown	SP25-01487-00
Date:	**Figure Number:**
April, 2026	4

SIRATI & PARTNERS

160 Konrad Crescent
Markham, ON. L3R 9T9
Phone# 905 940 1582, Fax# 905 940 2440

North:

Legend:

- Approximate Property Boundary
- Monitoring well
- Contour Line
- Inferred Shallow Groundwater Flow Direction

Note: Groundwater Elevation were obtained on March 09, 2026

Project Title:

Hydrogeological Investigation

Site Location:

Ontario Street and John Street, Grimsby, Ontario

Figure Title:

Inferred Shallow Groundwater Flow Direction Map

Scale:	Project Number:
As Shown	SP25-01487-00
Date:	**Figure Number:**
March, 2026	5-2

APPENDICES

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

APPENDIX A

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

SAMPLING AND ANALYSIS PLAN

46-48 JOHN ONTARIO STREET, 1-17 JOHN STREET, GRIMSBY, ONTARIO

Prepared For:

1000104674 Ontario Inc.

Prepared By:

SIRATI & PARTNERS CONSULTANTS LTD

Project: SP25-01487-00
April 1, 2026

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TABLE OF CONTENTS

TABLES

1.0 INTRODUCTION

Sirati and Partners Consultants Ltd. (SIRATI) was retained by 1000104674 Ontario Inc. (hereinafter referred to as the 'Client') to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) of the property located at 46/48 Ontario Street and 1-17 John Street, Grimsby, Ontario (hereinafter referred to as the "Phase Two Property" or the "Site").

The Phase Two ESA was conducted to characterize soil and groundwater at the areas of potential environmental concern (APECs) identified as part of a Phase One ESA completed by SIRATI for the contaminants of concern (COCs) associated with identified potentially contaminating activities (PCAs), and was completed consistent with the requirements of Ontario Regulation (O.Reg.)153/04. Soil and groundwater quality were assessed in the context of the applicable Ministry of the Environment, Conservation and Parks (MECP) (MOE, 2011) SCS as referenced by O.Reg.153/04.

This Sampling and Analysis Plan (SAP) is prepared for Phase Two ESA.

2.0 PROJECT BACKGROUND

2.1 PROJECT OVERVIEW

The current use of the Site, as defined under O. Reg. 153/04, is Residential. The existing Site buildings consist of vacant and inhabited residential buildings, which are slated for demolition. The Phase Two Property was formerly used as for residential purposes.

The future use of the Site is planned to remain Residential, with the proposed redevelopment including the construction of a new residential building.

This SAP describes the planning and methodologies associated with work conducted at the Phase Two Property by SIRATI.

2.2 PHYSICAL IMPEDIMENTS

The Regulation requires that the Sampling and Analysis Plan (SAP) include a description of any physical impediments that interfered with or limited the ability to conduct the sampling and analysis program.

No physical impediments were encountered at the Phase Two Property. The overall objectives of the investigation, including the characterization of soil and groundwater conditions and the assessment of Areas of Potential Environmental Concern (APECs), were achieved, and the data collected were sufficient to meet the requirements of the Phase Two ESA.

3.0 OBJECTIVE

The general objective of the Phase Two ESA is to:

- Adequately assess each APEC identified in the Phase One ESA, or as discovered during the Phase Two ESA, where contaminants may be present in land or water on, in or under the property;

- To implement a quality assurance (QA) program designed to reduce errors and bias in sampling and analysis through implementation of assessment and control measures intended to confirm data are useful, appropriate, and accurate in the determination of whether the soil, groundwater, and sediment quality at a property meet applicable site condition standards or the standards specified in a risk assessment; and
- Conduct the Phase Two ESA to meet the requirements of the Regulation.

4.0 RATIONALE OF BOREHOLE, TESTPIT, AND MONITORING WELL LOCATIONS

The rationale for the selection of the borehole and monitoring well locations is presented in the Table below:

Table 1: Rationale for the selection of borehole/monitoring well.

Area of Potential Environmental Concern	Location on Site	Borehole/MW ID
Former industrial property use	East portion of Site	BH/MW-01, BH/MW-03
Former industrial property use	East portion of Site	BH/MW-01, BH/MW-03
Rail tracks	North Portion of the Site	BH/MW-02

5.0 SAMPLES (INCLUDING QA/QC SAMPLES) ANALYTICAL SCHEDULE

A summary of soil and groundwater samples (including QA/QC samples) submitted for chemical analysis is presented in the Table below:

Table 2: Soil and Groundwater Samples

Sampling Media	Borehole/ Monitoring well	M & I	PHCs/BTEX	VOCs	PAHs
Soil	BH/MW-01	2	2	2	–
	BH/MW-02	2	2	2	1
	BH/MW-03	2	2	2	1
	Duplicate	1	1	1	–
Groundwater	BH/MW-01	1	1	1	–
	BH/MW-02	1	1	1	–

	Duplicate	1	1	1	–

6.0 SOIL SAMPLING PROCEDURES

Environmental Standard Operation Procedures (SOPs) such as avoiding cross-contamination and sampling to be collected under Chain of Custody (COC) are required to be followed throughout the field investigation and laboratory submission of the collected soil samples (sampling, decontamination of equipment, observation and documentation) including field QA/QC program. SPCL's Standard Operating Procedure is presented in section 8.0 of this sampling and analysis plan.

7.0 DATA QUALITY OBJECTIVES

Sampling and decontamination procedures, including the QA/QC program, should be carried out in accordance with:

SIRATI's Standard Operating Procedures, as presented in section 8.0 below, Sampling and Analysis Plan.

The "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario", May 1996, revised December 1996, as amended by O. Reg. 511/09.

Laboratory analytical methods, protocols and procedures should be carried out in accordance with the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act", dated March 9, 2004, amended as of July 1, 2011, in accordance with O.Reg. 153/04 and O. Reg. 269/11.

8.0 Standard Operating Procedure

This Sampling and Analysis Plan is prepared for an as defined by Ontario Regulation (O. Reg.) 153/04, as amended.

STANDARD OPERATING PROCEDURES (SOPs)

8.1 DRILLING AND TEST PIT EXCAVATION

8.1.1 Underground Utilities

Prior to drilling or test pit excavation, the public utility service (One Call) and private utility services are contacted. The underground utility services are located and marked out in the field.

8.1.2 Test Pit and Trenches

Test pits and trenches are the simplest methods of observing subsurface soils. They consist of excavations performed by hand, backhoe, or dozer. Hand excavations are often performed with posthole diggers or shovels. They offer the advantages of speed and ready access for sampling. They are severely hampered by limitations of depth; and they cannot be used in soft or loose soils, boulders or below the water table.

Upon completion, the excavated test pit should be backfilled with the excavated material or other suitable soil material. The backfilled material should be compacted to avoid excessive future settlements. Tampers or rolling equipment may be used to facilitate compaction of the backfill. Excavations within existing roadways should be backfilled with granular material and compacted in lifts to restore subgrade support and the pavement should be properly patched.

Any test pit or excavated area located near planned structure footings or pavement must be surveyed to determine the precise location of the excavation. This information must be presented in Construction Plans and Special Provisions to ensure the area will be re-excavated and properly compacted to the extent required. In the case of test pits excavated through existing pavements, the pavement should be properly patched. The backfilled material should be compacted to avoid excessive future settlements. Tampers or rolling equipment may be used to facilitate compaction of the backfill. Excavations within existing roadways should be backfilled with granular material and compacted in lifts to restore subgrade support.

Where pits are located in agricultural areas or other areas used to support plant growth, the backhoe operator should be instructed to keep the topsoil (or at least the finer upper-layer of the profile) and overburden separate from any gravel encountered in the pit. Upon completion of the pit, the operator should backfill in a sequence (generally with the coarsest material in the bottom of the pit) such that the backfilled pit area is re-established to support vegetation.

8.1.3 Drilling Methods

Solid Flight Auger Borings

Auger borings are advanced into the ground by rotating the auger while simultaneously applying a downward force using either hydraulic or mechanical pressure. The auger is advanced to the desired depth and then withdrawn. Samples of cuttings can be removed from the auger; however, the depth of the sample can only be approximated. These samples are disturbed and should be used only for material identification. This method is generally used to establish shallow soil strata and water table elevations, or to advance to the desired stratum before Standard Penetration Testing (SPT) or undisturbed sampling is performed. However, it cannot be used effectively in soft or loose soils below the water table. In addition, this method has limited capabilities in dense, rocky material where it may encounter refusal. See ASTMD 1452 (AASHTO T 203).

A solid stem auger consists of a pipe with spiral flanges welded to the pipe. Each section of auger is referred to as a flight. Flights are typically 1.5 m long but may be longer depending on the manufacturer. A pin is placed at the junction of each auger flight connecting one to the next.

Solid stem augers capable of drilling a hole as large as 1m in diameter are available; however, these larger sizes are not common.

The first auger flight is equipped with a bit with cutters or teeth for cutting through hard, usually consolidated formations. The cutter head is usually slightly larger than the flights.

The auger flights are turned by means of a rotary drive head mounted on a hydraulic feed system that pushes down or pulls back on the flight. The cuttings are brought to the surface by the flights which act as a screw conveyor. As the hole is advanced, more auger flights are added until the hole reaches the desired depth.

To obtain split-spoon samples from solid stem auger borings. The augers must be completely withdrawn at each sampling depth.

Solid stem augers are usually used to advance a hole in stable formations. This method is not effective in unconsolidated material or below the water table because the borehole will collapse when the flights are removed. Solid stem augers are generally not used for installation of monitoring wells and the PM must be consulted if solid stem auger must be used for well installation.

Hollow- Stem Auger Borings

A hollow-stem auger consists of a continuous flight auger surrounding a hollow drill stem. A central "plug", or "butterfly" bit, at the end of a drill rod is used to prevent soil from entering the hollow stem as the hole is advanced between samples. The hollow-stem auger is advanced in a manner similar to Solid Flight Auger; however, removal of the hollow-stem auger is not necessary for sampling. The "plug", or "butterfly" bit, is removed and samples are obtained through the hollow drill stem, which acts like a casing to hold the hole open. This increases usage of hollow- stem augers in soft and loose soil. Usually no drilling mud is required, which could otherwise interfere with accurate groundwater level readings. In addition, this method of drilling is extremely fast, cost effective, and requires little to no water.

Below the water table, removal of the center "plug", or "butterfly" bit, can disturb sand and affect the validity of the SPT. When this condition develops in leading to questionable SPT results, you may add water or drill mud to the inside of the stem to create a reverse head of water and prevent heaving. Water should also be added to the borehole while auguring clayey soils to help prevent "baking" of the material due to the heat generated during rapid advancement of the augers. This "baking" of clay soils can adversely affect the permeability of the subsurface material. Another disadvantage of this method is that refusal may prematurely be encountered in boulders or dense rocky soils. See ASTM D 6151 (AASHTO T 251).

The flights of a hollow stem auger are welded onto a larger diameter pipe which allows drill rods to pass through the centre of the flight. The flights are typically 1.5 m long. A centre plug, or pilot assembly, is inserted in the hollow centre to prevent soil from coming up into the auger during drilling. The centre plug can have a bit attached that helps to advance the auger.

The first auger flight is equipped with a bit with cutters or teeth for cutting through hard formations. The cutter teeth are usually significantly larger than the flights. The centre plug and drill rods can connect through the auger flights to the top-head drive in order to assure that the drill rods and plug rotate with the flights. If using a split-spoon sampler as a centre plug, the sampler must be removed and cleaned prior to sampling. Hollow stem auger flights are advanced in the same manner as are solid stem augers. Hollow stem augers are available with O.D. diameters ranging approximately 15 cm to 55cm.

Hollow stem augers are more versatile than solid stem augers because: they can act as temporary casing to prevent caving and sloughing of the borehole wall; they allow soil samples to be obtained more easily and accurately; small diameter monitoring wells can be installed, and sand/gravel packed without the use of casing or drilling fluids; they can be used to drill through unconsolidated formations and below the water table.

Wash Borings

In this method, the boring is advanced by a combination of the chopping action of a light "Fishtail" bit and the jetting action of water flowing through the bit. This method is used only when precise soil information is not required between sample intervals in loose, fine granular material. Generally, casing is required to stabilize the walls of the borehole. Large quantities of water are required for this method of drilling. Generally, there are better, more efficient methods available to drill a borehole.

Mud Rotary Drilling

This method consists of using a rotary drill with rotating thick-walled, hollow, drill rods usually attached to a tri-cone bit. Drilling-mud is circulated from a mud tub, and then through the drilling rods as the drill rod is advanced. The drilling mud lifts the drilling cuttings out of the borehole while maintaining hole stability. The drill cuttings are screened and separated from the drilling mud, which is then recirculated. To collect a sample, the drill rods and bit are pulled out of the hole and are replaced with drill rods and the required sampling device. This method is fast and provides excellent sampling and in situ testing data due to minimal disturbance to the soils at the bottom of the borehole prior to sampling. It is effective in all soil types except for very gravelly material with cobbles and boulders. No information can be reliably obtained about groundwater levels during the drilling operation, and the soil material between sampling intervals is difficult to observe from the drilling mud return.

Air Drilling

This type of drilling uses compressed air to remove cuttings from the borehole as the drill bit is advanced. Both rotary or percussion techniques can be utilized and either open hole (rotary reverse circulation) or under-reamed casing advancement (ODEX) can be used in the drilling process. SPT samples can be obtained; however, the materials between samples are highly disturbed. This type of drilling is generally fast, but expensive, and is most useful when drilling deep holes in dense gravels and boulders where traditional Hollow Stem Auger and Mud Rotary techniques cannot drill or sample.

Direct Push

Direct push is a drilling and sampling technique where the tools are driven into the ground. No rotation is involved so all the samples are uncontaminated and there is no drilling debris on the surface. The main application for this method is for drilling various soils, clays and sands both consolidated and unconsolidated. It allows the driller to take a core sample sealed inside a plastic tube so that no handling of the sample takes place. Clean disposal samples tubes must be used for every sample and never reused. Installation of monitoring wells in direct push drilling boreholes where casing is used is acceptable. This method does have limitation when drilling at depth and in hard/stiff formations. Generally, SPT is not completed using a direct push drilling rig and as such is generally not used for geotechnical investigations.

Drilling Techniques for Heaving /Flowing Sand

The drilling techniques used to advance the auger column within heaving sands may vary greatly from those techniques used when drilling in unsaturated materials. Problems may occur when a borehole is advanced to a desired depth without the use of drilling fluids for the purpose of either sampling the formation or installing

a monitoring well. As the pilot assembly, or centre plug, is retracted, the hydrostatic pressure within the saturated sand forces water and loose sediments to rise inside the hollow centre of the auger column. These sediments can rise several metres inside the lower auger sections. The resulting "plug" of sediment inside the hollow auger column can interfere with the collection of formation samples, the installation of the monitoring well or even additional drilling.

The difficulties with heaving sands may be overcome by maintaining a positive pressure head within the auger column. A positive pressure head can be created by adding a sufficient amount of clean water or other drilling fluid inside the hollow stem. Clean 'potable' water (e.g., water that does not contain analytes of concern to a monitoring program) is usually preferred as the drilling fluid in order to minimize potential interference with samples collected from the completed well.

The head of clean water inside the auger column must exceed the hydrostatic pressure within the sand formation to limit the rise of loose sediments inside the hollow-stem. Where the saturated sand formation is unconfined, the water level inside the auger column is maintained above the elevation of the water table. Where the saturated sand formation is confined, the water level inside the auger column is maintained above the potentiometric surface of the formation. If the potentiometric surface of the formation rises above the ground elevation, however, the heaving sand problem may be very difficult to counteract and may represent a limitation to the use of the drilling method.

8.1.4 Occupational Health and Safety

Prior to drilling, the site is inspected to ensure that no potentially hazardous material is present near/around the drilling area. Safety procedures are reviewed, and a safety check of the equipment is conducted including locating the emergency stop button on the drill rig, checking personal protective equipment (hard hats, safety shoes, eye/ear protection), locating the first aid kit and confirming the location of the nearest hospital, and verifying the standard procedure in case of injury.

8.1.5 Drilling Spoils

Excess soil generated during sampling and drilling procedure is stored at the site in metal barrels. If the analytical results indicate the soil is contaminated, a licensed disposal company is notified to collect the barrels of soil for proper disposal

8.1.6 Borehole Abandonment

After drilling, logging and/or sampling, boreholes will be backfilled by the method described below:

- Bentonite is thoroughly mixed into the grout within the specified percentage range. The tremie grout is usually placed into the hole; however, for selected boreholes (e.g., shallow borings well above the water table) at certain sites, the grout may be allowed to free fall, taking care to ensure the grout does not bridge and form gaps or voids in the grout column.
- The volume of the borehole is calculated and compared to the grout volume used during grouting to aid in verifying that bridging did not occur.
- When using a tremie to place grout in the borehole, the bottom of the tremie is submerged into the grout column and withdrawn slowly as the hole fills with grout. If allowing the grout to free fall (and

not using a tremie), the grout is poured slowly into the boring. The rise of the grout column is visually monitored or sounded with a weighted tape.

- If the method used to drill the boring utilized a drive casing, the casing is slowly extracted during grouting such that the bottom of the casing does not come above the top of the grout column.
- During the grouting process, no contaminating material (oil, grease, or fuels from gloves, pumps, hoses, et. al) is permitted to enter the grout mix and personnel wear personal protective equipment as specified in the Project Health and Safety Plan.
- Following grouting, barriers are placed over grouted boreholes as the grout is likely to settle in time, creating a physical hazard. Grouted boreholes typically require at least a second visit to 'top off' the hole.
- The surface hole condition should match the pre-drilling condition (asphalt, concrete, or smoothed flush with native surface), unless otherwise specified in the project work plans.

8.1.7 Subsurface Obstruction

Where refusal to drilling occurs due to rock, foundation or underground services, and the borehole is relocated within 2.0 m downstream from the original borehole location.

8.2 SOIL SAMPLING

8.2.1 Introduction

Soil sampling is conducted in accordance with the "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, May 1996" as revised December 1996 (MOE Guidance Manual) and as amended by O. Reg. 366/05, 66/08, 511/09, 245/10, 179/11, 269/11 and 333/13. The sampling procedures are described herein.

8.2.2 Drilling Rig Decontamination

- Geoprobe

One-time use Shelby tube (thin-walled) samples are recovered from the boreholes in clear disposable PVC liners to prevent cross-contamination.

- CME 55

Drilling equipment such as drill rigs, augers, drill pipes, drilling rods and split-spoons are decontaminated prior to initial use, between borehole locations and at the completion of drilling activities. The drilling equipment is manually scrubbed with a brush using a phosphate-free solution and thoroughly steam cleaned and/or power washed to remove any foreign material and potential contaminants. In addition, the spilt-spoon sampler and any sub-sampling equipment are decontaminated prior to each usage. Various solutions are used for sampling equipment decontamination as described below:

- Phosphate-free soap solution (i.e., Alconox), tap water and distilled water are used for suspected petroleum hydrocarbon soil sampling.
- A reagent-grade methanol solution and distilled water are used for suspected VOCs soil sampling. The reinstate waste is collected.

- Reagent-grade 10% nitric acid solution and distilled water are used for suspected metals soil sampling. The reinstate waste will be collected.

8.2.3 Sample Logging and Field Screening

Samples are typically collected at 1.5 m intervals in the overburden. Tactile examination of the samples is made to classify the soil, and a log is recorded for each borehole detailing the physical characteristics of the soil including colour, soil type, structure, and any observed staining or odour. The organic vapour readings, the moisture content of the samples as determined in the laboratory, the groundwater and cave-in levels measured at the time of investigation, and the groundwater monitoring well construction details are given on the borehole logs.

8.2.4 Field Screening and Calibration Procedures

The soil samples are classified based on physical characteristics including colour, soil type, moisture, and visible observation of staining and/or odour. In addition, the organic vapour reading for each soil sample is determined using a gas detector. Based on the overall soil physical characteristics, representative soil sample are selected for chemical analysis.

The organic vapour readings are measured using a portable RKI Eagle gas detector, TYPE 101 set to include all gases, and having a minimum detection of 2 ppm. Prior to Sampling and Analysis Plan measurement, the detector is calibrated using a Hexane 40% LEL gas. The allowable range of calibration is 38% to 42%.

8.2.5 Soil Sampling

The soil from the disposable sampler liner is handled using new disposable gloves in order to avoid the risk of cross-contamination between the samples. Sufficient amounts of the soil samples are placed into clean glass jars with Teflon lined lids for analyses of polychlorinated biphenyls, polyaromatic hydrocarbons, moisture content, medium to heavy PHCs, and metals and inorganics.

Small amounts of the soil samples are collected using a disposable 'T'-shaped Terracore sampler and stored in methanol or sodium bisulfate vials for light PHCs (CCME F1) and VOCs analysis, respectively; the remainder of the samples is placed into a sealable bag for vapour measurement and soil classification. The samples are stored in an insulated container with ice after sampling and during shipment to the laboratory.

The minimum requirements for the number, type and frequency of field quality control are given below:

- Field Blanks: Field blank samples for VOCs analysis are prepared to confirm that no contamination takes place during the soil sampling procedure.
- Field Duplicates: At least 1 field duplicate sample is collected and submitted for laboratory analysis for every 10 soil samples that are collected to ensure the soil sampling technique is accurate.

8.3 WELL INSTALLATION AND GROUNDWATER SAMPLING

8.3.1 Introduction

Well installations will be conducted by a licensed well driller, in accordance with O.Reg. 903. The well installation procedures are described herein.

8.3.2 Screen and Riser Pipe

Monitoring wells are constructed from individually wrapped 38 or 50 mm inside diameter (ID) schedule 40 polyvinyl chloride (PVC) flush threaded casing equipped with O-rings. The screen consists of casing material which is factory slotted (slot width = 0.25 mm) to permit the entry of water into the well. The bottom of the screens is equipped with threaded end caps. The appropriate number of risers is coupled with the screen section(s) via threaded joints to construct the well. The top of the wells is tightly capped using a locking well cap, which prevents the infiltration of surface water and foreign material into the well and also provides security. A watertight, traffic-rated protective casing is installed over each monitoring well within a concrete pad extending approximately 0.5 mbgs. No PVC cements or other solvent-based cements are used in the construction of the monitoring wells.

8.3.3 Well Materials Decontamination

Dedicated sampling equipment, such as submersible pumps, are decontaminated prior to installation inside monitoring wells. Where factory-cleaned, hermetically sealed materials are used, no decontamination is conducted.

Setting Screen, Riser Casings and Filter Materials

At total depth, the soil cuttings are removed through circulation or rapidly spinning the augers prior to constructing the well. The drill pipe and bit or centre bit boring is removed. The well construction materials are then installed inside the open borehole or through the centre of the drive casing or augers.

After the monitoring well assembly is lowered to the bottom of the borehole, the filter pack is added until its height is approximately two feet above the top of the screen, and placement is verified. The filter pack is then surged using a surge block or swab in order to settle the pack material and reduce the possibility of bridging.

Setting Seals and Grouting

Once the top of the filter pack is verified to be in the correct position, a bentonite seal is placed above the filter pack. The seal is allowed to hydrate for at least one hour before proceeding with the grouting operation.

After hydration of the bentonite seal, grout is then pumped through a tremie pipe and filled from the top of the bentonite seal upward. The bottom of the tremie pipe should be maintained below the top of the grout to prevent free fall and bridging. When using drive casing or hollow-stem auger techniques, the drive casing/augers should be raised in incremental intervals, keeping the bottom of the drive casing/augers below the top of the grout. Grouting will cease when the grout level has risen to within approximately one to two feet of the ground surface, depending on the surface completion type (flush-mount versus above-ground). Grout levels are monitored to assure that grout taken into the formation is replaced by additional grout.

Capping the Wells

For above-ground completions, the protective steel casing will be centered on the well casing and inserted into the grouted annulus. Prior to installation, a 2-inch-deep temporary spacer may be placed between the PVC well cap and the bottom of the protective casing cover to keep the protective casing from settling onto the well cap. A minimum of 24 hours after grouting should elapse before installation of the concrete pad and

steel guard posts for aboveground completions, or street boxes or vaults for flush mount completions. For above-ground completions, a concrete pad, usually 3-foot by 3-foot by 4-inch thick, is constructed at ground surface around the protective steel casing. The concrete is sloped away from the protective casing to promote surface drainage from the well.

For flush-mount (or subgrade) completions, a street box or vault is set and cemented in position. The top of the street box or vault will be raised slightly above grade and the cement sloped to grade to promote surface drainage away from the well.

Documentation of Monitoring Well Configuration

The following information is recorded:

- Length of well screen
- Total depth of well boring
- Depth from ground surface to top of grout or bentonite plug in bottom of borehole (if present)
- Depth to base of well string
- Depth to top and bottom of well screen

9.0 GENERAL CONSIDERATIONS AND LIMITATIONS

This Sampling and Analysis Plan (SAP) was prepared for the exclusive use of the Client and may not be relied upon by any other person or entity without the written authorization of SIRATI.

The conclusions presented in this report are professional opinions based on the historical and current records search, visual observations and limited information provided by persons knowledgeable about past and current activities on this Property. As such, SIRATI cannot be held responsible for environmental conditions at the Property that was not apparent from the available information. No investigation method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level.

Professional judgement was exercised in gathering and analyzing data and formulating recommendations using current industry guidelines and standards. Similar to all professional persons rendering advice, SIRATI cannot act as an absolute insurer of the conclusion we have reached. No additional warranty or representation, expressed or implied, is included or intended in this report other than stated herein the report.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented herein in this report is primarily based on information collected during the Assessment of Past Uses (APU) based on the condition of the Property at the time of the site assessment/inspection, followed by a review of historical data, as appended to this report.

In assessing the environmental setting of the Property, SIRATI has solely relied upon information supplied by others in good faith and has therefore assumed that the information supplied is factual and accurate. We accept no responsibility for any inaccurate information, misinterpretation, or deficiency of the information supplied by any third party.

No intrusive investigation (to include soil sampling and analysis, groundwater monitoring or sampling or other forms of intrusive investigation) was carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. The potential existence of any environmental liability/impact is primarily an opinion expressed based on professional judgment and within the Scope of Work of this assignment. The APU was prepared to identify existing environmental concerns based on the review of available data in accordance with the principal components of O. Reg. 153/04 as amended and/or CSA Z768-01 Environmental Site Assessment/APU. Professional judgment was also exercised in the formulation of recommendations. The report is not intended to constitute or provide a legal opinion.

The scope of services performed in the execution of this investigation may not be appropriate to satisfy third parties. SIRATI accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report. Any use, copying or distribution of the report in whole or in part is not permitted without the express written permission of SIRATI, and the use of findings, conclusions and recommendations represented in this report is at the sole risk of third parties.

In the event that during future work, new information regarding the environmental condition of the Project Area is encountered, or in the event that the outstanding responses from the regulatory agencies indicate

outstanding issues on file with respect to the RAP, SIRATI should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

APPENDIX B

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

SIRATI & PARTNERS
Geotechnical Hydrogeological & Environmental Solutions

WELL NUMBER BH-MW-01

CLIENT

PROJECT NUMBER SP25-01487-00

DATE STARTED 02-24-2026 **COMPLETED** 02-24-2026

DRILLING CONTRACTOR Elements Geo

DRILLING METHOD Solid stem auger

EQUIPMENT Diedrich D50 / Automatic SPT Hammer (63.5 Kg)

HOLE SIZE 150 mm

LOGGED BY JS **CHECKED BY** JS

PROJECT NAME Ground Investigation

PROJECT LOCATION 1-21 John Street, 46-48 & 50 Ontario Street, Grimsby

POSITION N: 4783517.6 m E: 617280.2 m (Bing / Google (WGS84))

GROUND ELEVATION 83.66 m UTM **FINAL DEPTH** 6.71 m

GROUNDWATER LEVELS:

AT TIME OF DRILLING

AT END OF DRILLING 1.80 m

AFTER DRILLING

DEPTH (m)	ELEVATION (m)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	LAB TESTS	MATERIAL DESCRIPTION	WELL DIAGRAM
							PIPE HEIGHT: 0.00 m PIPE ELEV.: 83.66 m
0	83	SPT-SS1	100	25-10-24-26 (34)	MC=7.0%	Fill, Poorly graded sand with gravel and silt, brown, moist, dense	Bentonite
						0.76 / 82.90	PVC
1		SPT-SS2	100	3-5-5-5 (10)	MC=14.0%	Fill, sand silt, trace gravel, brown, very moist, compact	
	82	SPT-SS3	100	2-2-12-9 (14)	MC=24.0% FC=53%	1.83 / 81.83	
2						Sandy silt till, trace gravel, trace clay, reddish brown, wet, compact	
						2.29 / 81.37	
	81	SPT-SS4	100	7-12-21-25 (33)	MC=16.0% FC=59%	Sandy lean clay till, trace gravel, brown, wet, hard	Sand
3						Trace cobbles, grey	PVC
		SPT-SS5	100	16-23-40-40 (63)	MC=11.0%		
	80						
4							
	79	SPT-SS6	100	7-13-18-24 (31)	MC=13.0%		
5							
	78						Bentonite
6							
		SPT-SS7	100	11-20-27-35 (47)	MC=15.0%		
	77					6.71 / 76.95	
						Terminated at 6.71 m.	
7							
	76						
8							
	75						
9							
	74						

NOTES

SIRATI & PARTNERS
Geotechnical Hydrogeological & Environmental Solutions

WELL NUMBER BH-MW-02

CLIENT

PROJECT NUMBER SP25-01487-00

DATE STARTED 02-24-2026 **COMPLETED** 02-24-2026

DRILLING CONTRACTOR Elements Geo

DRILLING METHOD Solid stem auger

EQUIPMENT Diedrich D50 / Automatic SPT Hammer (63.5 Kg)

HOLE SIZE 150 mm

LOGGED BY JS **CHECKED BY** JS

PROJECT NAME Ground Investigation

PROJECT LOCATION 1-21 John Street, 46-48 & 50 Ontario Street, Grimsby

POSITION N: 4783535.4 m E: 617260.3 m (Bing / Google (WGS84))

GROUND ELEVATION 83.45 m UTM **FINAL DEPTH** 6.53 m

GROUNDWATER LEVELS:

AT TIME OF DRILLING

AT END OF DRILLING 1.50 m

AFTER DRILLING

DEPTH (m)	ELEVATION (m)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	LAB TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION
0	83	SPT-SS1	100	15-12-10-10 (22)	MC=30.0%		0.13 Topsoil, 130 mm thick (83.32) Fill, sandy silt, trace to few clay, trace gravel, trace residual materials, trace rootlets, dark brown, moist, compact
1	82	SPT-SS2	100	8-6-4-4 (10)	MC=18.0%		Reddish brown
		SPT-SS3	100	5-18-15-11 (33)	MC=20.0%		1.52 (81.93) Sand silt till, trace to a few gravel, trace cobbles, trace clay, reddish brown, wet, dense
2	81	SPT-SS4	100	21-19-29-50 /134 mm (48)	MC=10.0%		2.29 (81.16) Lean clay with sand till, trace cobbles, trace gravel, reddish brown, moist, hard
3	80	SPT-SS5	100	9-16-24-26 (40)	MC=12.0% FC=74%		
4	79						Grey
5	78	SPT-SS6	100	7-16-22-34 (38)	MC=12.0%		
6	77	SPT-SS7	100	13-36-50/13 2 mm (R)	MC=7.0%		6.53 (76.92) Terminated at 6.53 m.
7	76						
8	75						
9	74						

WELL DIAGRAM

PIPE HEIGHT: 1.14 m
PIPE ELEV.: 84.59 m

Bentonite
PVC
Sand
PVC
Bentonite

NOTES

SIRATI & PARTNERS
Geotechnical Hydrogeological & Environmental Solutions

WELL NUMBER BH-MW-03

CLIENT

PROJECT NUMBER SP25-01487-00

DATE STARTED 02-24-2026 **COMPLETED** 02-24-2026

DRILLING CONTRACTOR Elements Geo

DRILLING METHOD Solid stem auger

EQUIPMENT Diedrich D50 / Automatic SPT Hammer (63.5 Kg)

HOLE SIZE 150 mm

LOGGED BY JS **CHECKED BY** JS

PROJECT NAME Ground Investigation

PROJECT LOCATION 1-21 John Street, 46-48 & 50 Ontario Street, Grimsby

POSITION N: 4783488.2 m E: 617277.1 m (Bing / Google (WGS84))

GROUND ELEVATION 84.07 m UTM **FINAL DEPTH** 6.71 m

GROUNDWATER LEVELS:

AT TIME OF DRILLING

AT END OF DRILLING 2.70 m

AFTER DRILLING

DEPTH (m)	ELEVATION (m)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	LAB TESTS	GRAPHIC LOG	MATERIAL DESCRIPTION	WELL DIAGRAM
								PIPE HEIGHT: 0.00 m PIPE ELEV.: 84.07 m
		SPT-SS1	100	31-20-17-17 (37)	MC=14.0%		0.30 (83.77) Fill, Poorly graded sand with gravel and silt, dark brown, moist, dense	Bentonite
							Fill, sandy silt, trace gravel, brown, moist, dense	PVC
1	83	SPT-SS2	100	6-11-9-7 (20)	MC=6.0%		Reddish brown, trace cobbles, compact	
							1.52 (82.55) Fill, silty sand, trace to a few gravel, trace cobbles, trace clay, trace residual materials, reddish brown, very moist, compact	
2	82	SPT-SS3	100	15-12-6-17 (18)	MC=19.0%			
							2.29 (81.78) Sandy lean clay till, trace cobbles, trace gravel, brown, wet, very stiff	Sand
3	81	SPT-SS4	100	3-9-12-16 (21)	MC=16.0%		Grey	PVC
		SPT-SS5	100	4-10-14-19 (24)	MC=14.0%			
4	80							
5	79	SPT-SS6	100	6-11-15-22 (26)	MC=14.0%			Bentonite
6	78						Hard	
		SPT-SS7	100	9-15-21-26 (36)	MC=16.0% FC=62% PL=15 LL=29%		6.71 (77.36) Terminated at 6.71 m.	
7	77							
8	76							
9	75							

NOTES

APPENDIX C

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

Your Project #: SP25-01487-00
Site#: Grimsby
Your C.O.C. #: 1042434

Attention: Fuzail Patel

Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham, ON
CANADA L3E 9T9

Report Date: 2026/03/06
Report #: R8704589
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C620361
Received: 2026/02/27, 14:32

Sample Matrix: Soil
Samples Received: 7

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2026/03/04	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	7	2026/03/05	2026/03/05	CAM SOP-00408	R153 Ana. Prot. 2011
1,3-Dichloropropene Sum	7	N/A	2026/03/05		EPA 8260C m
Free (WAD) Cyanide	7	2026/03/05	2026/03/05	CAM SOP-00457	OMOE E3015 m
Conductivity	7	2026/03/05	2026/03/05	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	7	2026/03/05	2026/03/05	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydrocarbons F2-F4 in Soil (2)	7	2026/03/04	2026/03/04	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	6	2026/03/05	2026/03/05	CAM SOP-00447	EPA 6020B m
Acid Extractable Metals by ICPMS	1	2026/03/05	2026/03/06	CAM SOP-00447	EPA 6020B m
Moisture	7	N/A	2026/03/03	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	2	2026/03/03	2026/03/03	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	7	2026/03/05	2026/03/05	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	7	N/A	2026/03/05	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds and F1 PHCs	4	N/A	2026/03/04	CAM SOP-00230	EPA 8260D m
Volatile Organic Compounds and F1 PHCs	3	N/A	2026/03/05	CAM SOP-00230	EPA 8260D 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.

Your Project #: SP25-01487-00
Site#: Grimsby
Your C.O.C. #: 1042434

Attention: Fuzail Patel

Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham, ON
CANADA L3E 9T9

Report Date: 2026/03/06
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Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C620361

Received: 2026/02/27, 14:32

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

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) Soils are reported on a dry weight basis unless otherwise specified.

(2) 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 reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

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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 Job #: C620361
Report Date: 2026/03/06

Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Sampler Initials: FP

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID				BAHP19		BAHP20	BAHP21	BAHP22		
Sampling Date				2026/02/24		2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434		1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	QC Batch	BH/MW-3 SS5	BH/MW-01 SS2	BH/MW-01 SS6	RDL	QC Batch
Calculated Parameters										
Sodium Adsorption Ratio	N/A	2.4	5.0	1.0	A107896	1.3	0.31	**2.8**		A107896
Inorganics										
Conductivity	mS/cm	0.57	0.7	**0.66**	A110195	0.29	0.50	0.50	0.002	A110110
Moisture	%	-	-	8.2	A108846	13	23	12	1.0	A108846
Available (CaCl2) pH	pH	-	-	7.85	A110412	7.79	7.28	7.79		A110404
WAD Cyanide (Free)	ug/g	0.051	0.051	ND	A110089	ND	ND	ND	0.01	A110102

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

Bureau Veritas ID				BAHP23	BAHP24	BAHP25		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-02 SS1B	BH/MW-02 SS5	Dup	RDL	QC Batch
Calculated Parameters								
Sodium Adsorption Ratio	N/A	2.4	5.0	0.20	**2.9**	**2.9**		A107915
Inorganics								
Conductivity	mS/cm	0.57	0.7	0.35	0.38	0.52	0.002	A110110
Moisture	%	-	-	21	11	13	1.0	A108846
Available (CaCl2) pH	pH	-	-	7.55	7.68	7.73		A110404
WAD Cyanide (Free)	ug/g	0.051	0.051	ND	ND	ND	0.01	A110102

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
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ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID				BAHP19		BAHP20	BAHP21		
Sampling Date				2026/02/24		2026/02/24	2026/02/24		
COC Number				1042434		1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	QC Batch	BH/MW-3 SS5	BH/MW-01 SS2	RDL	QC Batch
Inorganics									
Chromium (VI)	ug/g	0.66	8	ND	A110138	ND	ND	0.18	A110152
Metals									
Hot Water Ext. Boron (B)	ug/g	-	1.5	0.55	A110228	0.34	0.29	0.050	A110228
Acid Extractable Antimony (Sb)	ug/g	1.3	7.5	0.42	A110246	ND	0.29	0.20	A110246
Acid Extractable Arsenic (As)	ug/g	18	18	9.3	A110246	4.8	**21**	1.0	A110246
Acid Extractable Barium (Ba)	ug/g	220	390	59	A110246	86	**410**	0.50	A110246
Acid Extractable Beryllium (Be)	ug/g	2.5	4	0.46	A110246	0.69	0.50	0.20	A110246
Acid Extractable Boron (B)	ug/g	36	120	8.2	A110246	12	11	5.0	A110246
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.71	A110246	ND	0.42	0.10	A110246
Acid Extractable Chromium (Cr)	ug/g	70	160	16	A110246	21	13	1.0	A110246
Acid Extractable Cobalt (Co)	ug/g	21	22	7.7	A110246	11	11	0.10	A110246
Acid Extractable Copper (Cu)	ug/g	92	140	54	A110246	30	**1800**	0.50	A110246
Acid Extractable Lead (Pb)	ug/g	120	120	98	A110246	9.9	**140**	1.0	A110246
Acid Extractable Molybdenum (Mo)	ug/g	2	6.9	1.2	A110246	0.53	1.8	0.50	A110246
Acid Extractable Nickel (Ni)	ug/g	82	100	41	A110246	25	20	0.50	A110246
Acid Extractable Selenium (Se)	ug/g	1.5	2.4	ND	A110246	ND	ND	0.50	A110246
Acid Extractable Silver (Ag)	ug/g	0.5	20	ND	A110246	ND	0.50	0.20	A110246
Acid Extractable Thallium (Tl)	ug/g	1	1	0.13	A110246	0.12	0.97	0.050	A110246
Acid Extractable Uranium (U)	ug/g	2.5	23	0.42	A110246	0.59	0.62	0.050	A110246
Acid Extractable Vanadium (V)	ug/g	86	86	15	A110246	29	18	5.0	A110246
Acid Extractable Zinc (Zn)	ug/g	290	340	190	A110246	58	150	5.0	A110246
Acid Extractable Mercury (Hg)	ug/g	0.27	0.27	ND	A110246	ND	ND	0.050	A110246

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
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Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
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ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID				BAHP22			BAHP23		
Sampling Date				2026/02/24			2026/02/24		
COC Number				1042434			1042434		
	UNITS	Criteria	Criteria-2	BH/MW-01 SS6	RDL	QC Batch	BH/MW-02 SS1B	RDL	QC Batch
Inorganics									
Chromium (VI)	ug/g	0.66	8	ND	0.18	A110152	ND	0.18	A110152
Metals									
Hot Water Ext. Boron (B)	ug/g	-	1.5	0.93	0.050	A110228	1.0	0.050	A110233
Acid Extractable Antimony (Sb)	ug/g	1.3	7.5	ND	0.20	A110246	**11**	0.20	A110246
Acid Extractable Arsenic (As)	ug/g	18	18	5.0	1.0	A110246	**35**	1.0	A110246
Acid Extractable Barium (Ba)	ug/g	220	390	90	0.50	A110246	120	0.50	A110246
Acid Extractable Beryllium (Be)	ug/g	2.5	4	0.66	0.20	A110246	0.39	0.20	A110246
Acid Extractable Boron (B)	ug/g	36	120	13	5.0	A110246	16	5.0	A110246
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	ND	0.10	A110246	**1.8**	0.10	A110246
Acid Extractable Chromium (Cr)	ug/g	70	160	21	1.0	A110246	**490**	1.0	A110246
Acid Extractable Cobalt (Co)	ug/g	21	22	11	0.10	A110246	**46**	0.10	A110246
Acid Extractable Copper (Cu)	ug/g	92	140	27	0.50	A110246	**1400**	0.50	A110246
Acid Extractable Lead (Pb)	ug/g	120	120	8.9	1.0	A110246	**390**	1.0	A110246
Acid Extractable Molybdenum (Mo)	ug/g	2	6.9	0.56	0.50	A110246	**6.7**	0.50	A110246
Acid Extractable Nickel (Ni)	ug/g	82	100	25	0.50	A110246	**1600**	2.5	A110246
Acid Extractable Selenium (Se)	ug/g	1.5	2.4	ND	0.50	A110246	0.51	0.50	A110246
Acid Extractable Silver (Ag)	ug/g	0.5	20	ND	0.20	A110246	0.40	0.20	A110246
Acid Extractable Thallium (Tl)	ug/g	1	1	0.11	0.050	A110246	0.10	0.050	A110246
Acid Extractable Uranium (U)	ug/g	2.5	23	0.57	0.050	A110246	0.50	0.050	A110246
Acid Extractable Vanadium (V)	ug/g	86	86	29	5.0	A110246	59	5.0	A110246
Acid Extractable Zinc (Zn)	ug/g	290	340	55	5.0	A110246	**350**	5.0	A110246
Acid Extractable Mercury (Hg)	ug/g	0.27	0.27	ND	0.050	A110246	**0.81**	0.050	A110246

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID				BAHP24	BAHP25		
Sampling Date				2026/02/24	2026/02/24		
COC Number				1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-02 SS5	Dup	RDL	QC Batch
Inorganics							
Chromium (VI)	ug/g	0.66	8	ND	ND	0.18	A110152
Metals							
Hot Water Ext. Boron (B)	ug/g	-	1.5	1.3	1.0	0.050	A110228
Acid Extractable Antimony (Sb)	ug/g	1.3	7.5	0.55	ND	0.20	A110246
Acid Extractable Arsenic (As)	ug/g	18	18	5.9	5.9	1.0	A110246
Acid Extractable Barium (Ba)	ug/g	220	390	130	94	0.50	A110246
Acid Extractable Beryllium (Be)	ug/g	2.5	4	0.86	0.70	0.20	A110246
Acid Extractable Boron (B)	ug/g	36	120	30	14	5.0	A110246
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.15	ND	0.10	A110246
Acid Extractable Chromium (Cr)	ug/g	70	160	28	22	1.0	A110246
Acid Extractable Cobalt (Co)	ug/g	21	22	15	12	0.10	A110246
Acid Extractable Copper (Cu)	ug/g	92	140	37	27	0.50	A110246
Acid Extractable Lead (Pb)	ug/g	120	120	15	8.5	1.0	A110246
Acid Extractable Molybdenum (Mo)	ug/g	2	6.9	1.5	0.65	0.50	A110246
Acid Extractable Nickel (Ni)	ug/g	82	100	45	26	0.50	A110246
Acid Extractable Selenium (Se)	ug/g	1.5	2.4	ND	ND	0.50	A110246
Acid Extractable Silver (Ag)	ug/g	0.5	20	ND	ND	0.20	A110246
Acid Extractable Thallium (Tl)	ug/g	1	1	0.12	0.11	0.050	A110246
Acid Extractable Uranium (U)	ug/g	2.5	23	0.73	0.58	0.050	A110246
Acid Extractable Vanadium (V)	ug/g	86	86	31	30	5.0	A110246
Acid Extractable Zinc (Zn)	ug/g	290	340	79	60	5.0	A110246
Acid Extractable Mercury (Hg)	ug/g	0.27	0.27	ND	ND	0.050	A110246

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
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SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID				BAHP19	BAHP22		
Sampling Date				2026/02/24	2026/02/24		
COC Number				1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	BH/MW-01 SS6	RDL	QC Batch
Calculated Parameters							
Methylnaphthalene, 2-(1-)	ug/g	0.59	-	0.032	ND	0.0071	A107894
Polyaromatic Hydrocarbons							
Acenaphthene	ug/g	0.072	7.9	0.0071	ND	0.0050	A108601
Acenaphthylene	ug/g	0.093	0.15	0.036	ND	0.0050	A108601
Anthracene	ug/g	0.16	0.67	0.027	ND	0.0050	A108601
Benzo(a)anthracene	ug/g	0.36	0.5	0.11	ND	0.0050	A108601
Benzo(a)pyrene	ug/g	0.3	0.3	0.12	ND	0.0050	A108601
Benzo(b/j)fluoranthene	ug/g	0.47	0.78	0.15	ND	0.0050	A108601
Benzo(g,h,i)perylene	ug/g	0.68	6.6	0.066	ND	0.0050	A108601
Benzo(k)fluoranthene	ug/g	0.48	0.78	0.056	ND	0.0050	A108601
Chrysene	ug/g	2.8	7	0.12	ND	0.0050	A108601
Dibenzo(a,h)anthracene	ug/g	0.1	0.1	0.018	ND	0.0050	A108601
Fluoranthene	ug/g	0.56	0.69	0.26	ND	0.0050	A108601
Fluorene	ug/g	0.12	62	0.014	ND	0.0050	A108601
Indeno(1,2,3-cd)pyrene	ug/g	0.23	0.38	0.075	ND	0.0050	A108601
1-Methylnaphthalene	ug/g	0.59	0.99	0.015	ND	0.0050	A108601
2-Methylnaphthalene	ug/g	0.59	0.99	0.016	ND	0.0050	A108601
Naphthalene	ug/g	0.09	0.6	0.014	ND	0.0050	A108601
Phenanthrene	ug/g	0.69	6.2	0.17	ND	0.0050	A108601
Pyrene	ug/g	1	78	0.22	ND	0.0050	A108601
Surrogate Recovery (%)							
D10-Anthracene	%	-	-	86	92		A108601
D14-Terphenyl (FS)	%	-	-	84	86		A108601
D8-Acenaphthylene	%	-	-	96	98		A108601

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP19			BAHP19		
Sampling Date				2026/02/24			2026/02/24		
COC Number				1042434			1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	RDL	QC Batch	BH/MW-3 SS2 Lab-Dup	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/g	0.05	0.05	ND	0.050	A107909			
Volatile Organics									
Acetone (2-Propanone)	ug/g	0.5	16	ND	0.49	A108909	ND	0.49	A108909
Benzene	ug/g	0.02	0.21	ND	0.0060	A108909	ND	0.0060	A108909
Bromodichloromethane	ug/g	0.05	1.5	ND	0.040	A108909	ND	0.040	A108909
Bromoform	ug/g	0.05	0.27	ND	0.040	A108909	ND	0.040	A108909
Bromomethane	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Carbon Tetrachloride	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Chlorobenzene	ug/g	0.05	2.4	ND	0.040	A108909	ND	0.040	A108909
Chloroform	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Dibromochloromethane	ug/g	0.05	2.3	ND	0.040	A108909	ND	0.040	A108909
1,2-Dichlorobenzene	ug/g	0.05	1.2	ND	0.040	A108909	ND	0.040	A108909
1,3-Dichlorobenzene	ug/g	0.05	4.8	ND	0.040	A108909	ND	0.040	A108909
1,4-Dichlorobenzene	ug/g	0.05	0.083	ND	0.040	A108909	ND	0.040	A108909
Dichlorodifluoromethane (FREON 12)	ug/g	0.05	16	ND	0.040	A108909	ND	0.040	A108909
1,1-Dichloroethane	ug/g	0.05	0.47	ND	0.040	A108909	ND	0.040	A108909
1,2-Dichloroethane	ug/g	0.05	0.05	ND	0.049	A108909	ND	0.049	A108909
1,1-Dichloroethylene	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
cis-1,2-Dichloroethylene	ug/g	0.05	1.9	ND	0.040	A108909	ND	0.040	A108909
trans-1,2-Dichloroethylene	ug/g	0.05	0.084	ND	0.040	A108909	ND	0.040	A108909
1,2-Dichloropropane	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
cis-1,3-Dichloropropene	ug/g	0.05	0.05	ND	0.030	A108909	ND	0.030	A108909
trans-1,3-Dichloropropene	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Ethylbenzene	ug/g	0.05	1.1	ND	0.010	A108909	ND	0.010	A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP19			BAHP19		
Sampling Date				2026/02/24			2026/02/24		
COC Number				1042434			1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	RDL	QC Batch	BH/MW-3 SS2 Lab-Dup	RDL	QC Batch
Ethylene Dibromide	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Hexane	ug/g	0.05	2.8	ND	0.040	A108909	ND	0.040	A108909
Methylene Chloride(Dichloromethane)	ug/g	0.05	0.1	ND	0.049	A108909	ND	0.049	A108909
Methyl Ethyl Ketone (2-Butanone)	ug/g	0.5	16	ND	0.40	A108909	ND	0.40	A108909
Methyl Isobutyl Ketone	ug/g	0.5	1.7	ND	0.40	A108909	ND	0.40	A108909
Methyl t-butyl ether (MTBE)	ug/g	0.05	0.75	ND	0.040	A108909	ND	0.040	A108909
Styrene	ug/g	0.05	0.7	ND	0.040	A108909	ND	0.040	A108909
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.058	ND	0.040	A108909	ND	0.040	A108909
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Tetrachloroethylene	ug/g	0.05	0.28	ND	0.040	A108909	ND	0.040	A108909
Toluene	ug/g	0.2	2.3	ND	0.020	A108909	ND	0.020	A108909
1,1,1-Trichloroethane	ug/g	0.05	0.38	ND	0.040	A108909	ND	0.040	A108909
1,1,2-Trichloroethane	ug/g	0.05	0.05	ND	0.040	A108909	ND	0.040	A108909
Trichloroethylene	ug/g	0.05	0.061	0.012	0.010	A108909	0.012	0.010	A108909
Trichlorofluoromethane (FREON 11)	ug/g	0.25	4	ND	0.040	A108909	ND	0.040	A108909
Vinyl Chloride	ug/g	0.02	0.02	ND	0.019	A108909	ND	0.019	A108909
p+m-Xylene	ug/g	-	-	ND	0.020	A108909	ND	0.020	A108909
o-Xylene	ug/g	-	-	ND	0.020	A108909	ND	0.020	A108909
Total Xylenes	ug/g	0.05	3.1	ND	0.020	A108909	ND	0.020	A108909
F1 (C6-C10)	ug/g	25	55	ND	10	A108909	ND	10	A108909
F1 (C6-C10) - BTEX	ug/g	25	55	ND	10	A108909	ND	10	A108909
Surrogate Recovery (%)									
4-Bromofluorobenzene	%	-	-	104		A108909	104		A108909
D10-o-Xylene	%	-	-	104		A108909	103		A108909
D4-1,2-Dichloroethane	%	-	-	102		A108909	104		A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP19			BAHP19		
Sampling Date				2026/02/24			2026/02/24		
COC Number				1042434			1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	RDL	QC Batch	BH/MW-3 SS2 Lab-Dup	RDL	QC Batch
D8-Toluene	%	-	-	95		A108909	95		A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP20	BAHP21	BAHP22		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS5	BH/MW-01 SS2	BH/MW-01 SS6	RDL	QC Batch
Calculated Parameters								
1,3-Dichloropropene (cis+trans)	ug/g	0.05	0.05	ND	ND	ND	0.050	A107909
Volatile Organics								
Acetone (2-Propanone)	ug/g	0.5	16	ND	ND	ND	0.49	A108909
Benzene	ug/g	0.02	0.21	ND	ND	ND	0.0060	A108909
Bromodichloromethane	ug/g	0.05	1.5	ND	ND	ND	0.040	A108909
Bromoform	ug/g	0.05	0.27	ND	ND	ND	0.040	A108909
Bromomethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Carbon Tetrachloride	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Chlorobenzene	ug/g	0.05	2.4	ND	ND	ND	0.040	A108909
Chloroform	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Dibromochloromethane	ug/g	0.05	2.3	ND	ND	ND	0.040	A108909
1,2-Dichlorobenzene	ug/g	0.05	1.2	ND	ND	ND	0.040	A108909
1,3-Dichlorobenzene	ug/g	0.05	4.8	ND	ND	ND	0.040	A108909
1,4-Dichlorobenzene	ug/g	0.05	0.083	ND	ND	ND	0.040	A108909
Dichlorodifluoromethane (FREON 12)	ug/g	0.05	16	ND	ND	ND	0.040	A108909
1,1-Dichloroethane	ug/g	0.05	0.47	ND	ND	ND	0.040	A108909
1,2-Dichloroethane	ug/g	0.05	0.05	ND	ND	ND	0.049	A108909
1,1-Dichloroethylene	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
cis-1,2-Dichloroethylene	ug/g	0.05	1.9	ND	ND	ND	0.040	A108909
trans-1,2-Dichloroethylene	ug/g	0.05	0.084	ND	ND	ND	0.040	A108909
1,2-Dichloropropane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
cis-1,3-Dichloropropene	ug/g	0.05	0.05	ND	ND	ND	0.030	A108909
trans-1,3-Dichloropropene	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Ethylbenzene	ug/g	0.05	1.1	ND	ND	ND	0.010	A108909
Ethylene Dibromide	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP20	BAHP21	BAHP22		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS5	BH/MW-01 SS2	BH/MW-01 SS6	RDL	QC Batch
Hexane	ug/g	0.05	2.8	ND	ND	ND	0.040	A108909
Methylene Chloride(Dichloromethane)	ug/g	0.05	0.1	ND	ND	ND	0.049	A108909
Methyl Ethyl Ketone (2-Butanone)	ug/g	0.5	16	ND	ND	ND	0.40	A108909
Methyl Isobutyl Ketone	ug/g	0.5	1.7	ND	ND	ND	0.40	A108909
Methyl t-butyl ether (MTBE)	ug/g	0.05	0.75	ND	ND	ND	0.040	A108909
Styrene	ug/g	0.05	0.7	ND	ND	ND	0.040	A108909
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.058	ND	ND	ND	0.040	A108909
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Tetrachloroethylene	ug/g	0.05	0.28	ND	ND	ND	0.040	A108909
Toluene	ug/g	0.2	2.3	ND	ND	ND	0.020	A108909
1,1,1-Trichloroethane	ug/g	0.05	0.38	ND	ND	ND	0.040	A108909
1,1,2-Trichloroethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Trichloroethylene	ug/g	0.05	0.061	0.013	ND	ND	0.010	A108909
Trichlorofluoromethane (FREON 11)	ug/g	0.25	4	ND	ND	ND	0.040	A108909
Vinyl Chloride	ug/g	0.02	0.02	ND	ND	ND	0.019	A108909
p+m-Xylene	ug/g	-	-	ND	ND	ND	0.020	A108909
o-Xylene	ug/g	-	-	ND	ND	ND	0.020	A108909
Total Xylenes	ug/g	0.05	3.1	ND	ND	ND	0.020	A108909
F1 (C6-C10)	ug/g	25	55	ND	ND	ND	10	A108909
F1 (C6-C10) - BTEX	ug/g	25	55	ND	ND	ND	10	A108909
Surrogate Recovery (%)								
4-Bromofluorobenzene	%	-	-	107	107	109		A108909
D10-o-Xylene	%	-	-	130	118	119		A108909
D4-1,2-Dichloroethane	%	-	-	93	89	92		A108909
D8-Toluene	%	-	-	92	94	91		A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP23	BAHP24	BAHP25		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-02 SS1B	BH/MW-02 SS5	Dup	RDL	QC Batch
Calculated Parameters								
1,3-Dichloropropene (cis+trans)	ug/g	0.05	0.05	ND	ND	ND	0.050	A107909
Volatile Organics								
Acetone (2-Propanone)	ug/g	0.5	16	ND	ND	ND	0.49	A108909
Benzene	ug/g	0.02	0.21	ND	ND	ND	0.0060	A108909
Bromodichloromethane	ug/g	0.05	1.5	ND	ND	ND	0.040	A108909
Bromoform	ug/g	0.05	0.27	ND	ND	ND	0.040	A108909
Bromomethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Carbon Tetrachloride	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Chlorobenzene	ug/g	0.05	2.4	ND	ND	ND	0.040	A108909
Chloroform	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Dibromochloromethane	ug/g	0.05	2.3	ND	ND	ND	0.040	A108909
1,2-Dichlorobenzene	ug/g	0.05	1.2	ND	ND	ND	0.040	A108909
1,3-Dichlorobenzene	ug/g	0.05	4.8	ND	ND	ND	0.040	A108909
1,4-Dichlorobenzene	ug/g	0.05	0.083	ND	ND	ND	0.040	A108909
Dichlorodifluoromethane (FREON 12)	ug/g	0.05	16	ND	ND	ND	0.040	A108909
1,1-Dichloroethane	ug/g	0.05	0.47	ND	ND	ND	0.040	A108909
1,2-Dichloroethane	ug/g	0.05	0.05	ND	ND	ND	0.049	A108909
1,1-Dichloroethylene	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
cis-1,2-Dichloroethylene	ug/g	0.05	1.9	ND	ND	ND	0.040	A108909
trans-1,2-Dichloroethylene	ug/g	0.05	0.084	ND	ND	ND	0.040	A108909
1,2-Dichloropropane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
cis-1,3-Dichloropropene	ug/g	0.05	0.05	ND	ND	ND	0.030	A108909
trans-1,3-Dichloropropene	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Ethylbenzene	ug/g	0.05	1.1	ND	ND	ND	0.010	A108909
Ethylene Dibromide	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID				BAHP23	BAHP24	BAHP25		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-02 SS1B	BH/MW-02 SS5	Dup	RDL	QC Batch
Hexane	ug/g	0.05	2.8	ND	ND	ND	0.040	A108909
Methylene Chloride(Dichloromethane)	ug/g	0.05	0.1	ND	ND	ND	0.049	A108909
Methyl Ethyl Ketone (2-Butanone)	ug/g	0.5	16	ND	ND	ND	0.40	A108909
Methyl Isobutyl Ketone	ug/g	0.5	1.7	ND	ND	ND	0.40	A108909
Methyl t-butyl ether (MTBE)	ug/g	0.05	0.75	ND	ND	ND	0.040	A108909
Styrene	ug/g	0.05	0.7	ND	ND	ND	0.040	A108909
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.058	ND	ND	ND	0.040	A108909
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Tetrachloroethylene	ug/g	0.05	0.28	ND	ND	ND	0.040	A108909
Toluene	ug/g	0.2	2.3	ND	ND	ND	0.020	A108909
1,1,1-Trichloroethane	ug/g	0.05	0.38	ND	ND	ND	0.040	A108909
1,1,2-Trichloroethane	ug/g	0.05	0.05	ND	ND	ND	0.040	A108909
Trichloroethylene	ug/g	0.05	0.061	ND	ND	ND	0.010	A108909
Trichlorofluoromethane (FREON 11)	ug/g	0.25	4	ND	ND	ND	0.040	A108909
Vinyl Chloride	ug/g	0.02	0.02	ND	ND	ND	0.019	A108909
p+m-Xylene	ug/g	-	-	ND	ND	ND	0.020	A108909
o-Xylene	ug/g	-	-	ND	ND	ND	0.020	A108909
Total Xylenes	ug/g	0.05	3.1	ND	ND	ND	0.020	A108909
F1 (C6-C10)	ug/g	25	55	ND	ND	ND	10	A108909
F1 (C6-C10) - BTEX	ug/g	25	55	ND	ND	ND	10	A108909
Surrogate Recovery (%)								
4-Bromofluorobenzene	%	-	-	109	108	107		A108909
D10-o-Xylene	%	-	-	115	115	116		A108909
D4-1,2-Dichloroethane	%	-	-	93	94	94		A108909
D8-Toluene	%	-	-	92	92	92		A108909

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID				BAHP19	BAHP20	BAHP21	BAHP22		
Sampling Date				2026/02/24	2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-3 SS2	BH/MW-3 SS5	BH/MW-01 SS2	BH/MW-01 SS6	RDL	QC Batch
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	10	98	ND	ND	ND	ND	7.0	A109320
F3 (C16-C34 Hydrocarbons)	ug/g	240	300	ND	ND	ND	ND	50	A109320
F4 (C34-C50 Hydrocarbons)	ug/g	120	2800	ND	ND	ND	ND	50	A109320
Reached Baseline at C50	ug/g	-	-	Yes	Yes	Yes	Yes		A109320
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	90	96	93	90		A109320

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

Bureau Veritas ID				BAHP23	BAHP24	BAHP25		
Sampling Date				2026/02/24	2026/02/24	2026/02/24		
COC Number				1042434	1042434	1042434		
	UNITS	Criteria	Criteria-2	BH/MW-02 SS1B	BH/MW-02 SS5	Dup	RDL	QC Batch
F2-F4 Hydrocarbons								
F2 (C10-C16 Hydrocarbons)	ug/g	10	98	ND	ND	ND	7.0	A109320
F3 (C16-C34 Hydrocarbons)	ug/g	240	300	59	ND	ND	50	A109320
F4 (C34-C50 Hydrocarbons)	ug/g	120	2800	ND	ND	ND	50	A109320
Reached Baseline at C50	ug/g	-	-	Yes	Yes	Yes		A109320
Surrogate Recovery (%)								
o-Terphenyl	%	-	-	95	98	100		A109320

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 1: Full Depth Background Site Condition Standards
Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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TEST SUMMARY

Bureau Veritas ID: BAHP19 **Collected:** 2026/02/24
Sample ID: BH/MW-3 SS2 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A107894	N/A	2026/03/04	Automated Statchk
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110089	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110195	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110138	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A108601	2026/03/03	2026/03/03	Jiaxuan (Simon) Xi
pH CaCl2 EXTRACT	AT	A110412	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107896	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/05	Gladys Guerrero

Bureau Veritas ID: BAHP19 Dup **Collected:** 2026/02/24
Sample ID: BH/MW-3 SS2 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/05	Gladys Guerrero

Bureau Veritas ID: BAHP20 **Collected:** 2026/02/24
Sample ID: BH/MW-3 SS5 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107896	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/04	Gladys Guerrero

Bureau Veritas ID: BAHP21 **Collected:** 2026/02/24
Sample ID: BH/MW-01 SS2 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal

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TEST SUMMARY

Bureau Veritas ID: BAHP21 **Collected:** 2026/02/24
Sample ID: BH/MW-01 SS2 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107896	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/04	Gladys Guerrero

Bureau Veritas ID: BAHP22 **Collected:** 2026/02/24
Sample ID: BH/MW-01 SS6 **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A107894	N/A	2026/03/04	Automated Statchk
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A108601	2026/03/03	2026/03/03	Jiaxuan (Simon) Xi
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107896	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/04	Gladys Guerrero

Bureau Veritas ID: BAHP23 **Collected:** 2026/02/24
Sample ID: BH/MW-02 SS1B **Shipped:**
Matrix: Soil **Received:** 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A110233	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/06	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107915	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/04	Gladys Guerrero

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TEST SUMMARY

Bureau Veritas ID: BAHP24
Sample ID: BH/MW-02 SS5
Matrix: Soil

Collected: 2026/02/24
Shipped:
Received: 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107915	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/05	Gladys Guerrero

Bureau Veritas ID: BAHP25
Sample ID: Dup
Matrix: Soil

Collected: 2026/02/24
Shipped:
Received: 2026/02/27

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	A110228	2026/03/05	2026/03/05	Japneet Gill
1,3-Dichloropropene Sum	CALC	A107909	N/A	2026/03/05	Automated Statchk
Free (WAD) Cyanide	TECH	A110102	2026/03/05	2026/03/05	Prgya Panchal
Conductivity	AT	A110110	2026/03/05	2026/03/05	Alina Dobreanu
Hexavalent Chromium in Soil by IC	IC/SPEC	A110152	2026/03/05	2026/03/05	Furneesh Kumar
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A109320	2026/03/04	2026/03/04	(Kent) Maolin Li
Acid Extractable Metals by ICPMS	ICP/MS	A110246	2026/03/05	2026/03/05	Daniel Teclu
Moisture	BAL	A108846	N/A	2026/03/03	Kamaldeep KAUR
pH CaCl2 EXTRACT	AT	A110404	2026/03/05	2026/03/05	Helen He
Sodium Adsorption Ratio (SAR)	CALC/MET	A107915	N/A	2026/03/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A108909	N/A	2026/03/05	Gladys Guerrero

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GENERAL COMMENTS

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

Package 1	6.0°C

Results relate only to the items tested.

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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
A108601	D10-Anthracene	2026/03/03	88	50 - 130	89	50 - 130	94	%		
A108601	D14-Terphenyl (FS)	2026/03/03	86	50 - 130	86	50 - 130	86	%		
A108601	D8-Acenaphthylene	2026/03/03	95	50 - 130	94	50 - 130	93	%		
A108909	4-Bromofluorobenzene	2026/03/04	105	60 - 140	109	60 - 140	108	%		
A108909	D10-o-Xylene	2026/03/04	107	60 - 130	118	60 - 130	113	%		
A108909	D4-1,2-Dichloroethane	2026/03/04	101	60 - 140	90	60 - 140	92	%		
A108909	D8-Toluene	2026/03/04	99	60 - 140	99	60 - 140	92	%		
A109320	o-Terphenyl	2026/03/04	91	60 - 140	93	60 - 140	92	%		
A108601	1-Methylnaphthalene	2026/03/03	87	50 - 130	87	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	2-Methylnaphthalene	2026/03/03	90	50 - 130	87	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Acenaphthene	2026/03/03	88	50 - 130	88	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Acenaphthylene	2026/03/03	100	50 - 130	97	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Anthracene	2026/03/03	92	50 - 130	92	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Benzo(a)anthracene	2026/03/03	95	50 - 130	96	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Benzo(a)pyrene	2026/03/03	88	50 - 130	90	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Benzo(b/j)fluoranthene	2026/03/03	87	50 - 130	87	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Benzo(g,h,i)perylene	2026/03/03	75	50 - 130	76	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Benzo(k)fluoranthene	2026/03/03	84	50 - 130	84	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Chrysene	2026/03/03	99	50 - 130	96	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Dibenzo(a,h)anthracene	2026/03/03	82	50 - 130	80	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Fluoranthene	2026/03/03	91	50 - 130	91	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Fluorene	2026/03/03	95	50 - 130	94	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Indeno(1,2,3-cd)pyrene	2026/03/03	80	50 - 130	80	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Naphthalene	2026/03/03	77	50 - 130	78	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Phenanthrene	2026/03/03	97	50 - 130	97	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108601	Pyrene	2026/03/03	93	50 - 130	93	50 - 130	ND, RDL=0.0050	ug/g	NC	40
A108846	Moisture	2026/03/03							2.1	20
A108909	1,1,1,2-Tetrachloroethane	2026/03/05	105	60 - 140	109	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,1,1-Trichloroethane	2026/03/05	106	60 - 140	100	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,1,2,2-Tetrachloroethane	2026/03/05	88	60 - 140	85	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,1,2-Trichloroethane	2026/03/05	96	60 - 140	84	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,1-Dichloroethane	2026/03/05	105	60 - 140	88	60 - 130	ND, RDL=0.040	ug/g	NC	50

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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
A108909	1,1-Dichloroethylene	2026/03/05	115	60 - 140	92	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,2-Dichlorobenzene	2026/03/05	97	60 - 140	103	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,2-Dichloroethane	2026/03/05	111	60 - 140	94	60 - 130	ND, RDL=0.049	ug/g	NC	50
A108909	1,2-Dichloropropane	2026/03/05	102	60 - 140	90	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,3-Dichlorobenzene	2026/03/05	97	60 - 140	104	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	1,4-Dichlorobenzene	2026/03/05	98	60 - 140	106	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Acetone (2-Propanone)	2026/03/05	102	60 - 140	84	60 - 140	ND, RDL=0.49	ug/g	NC	50
A108909	Benzene	2026/03/05	107	60 - 140	97	60 - 130	ND, RDL=0.0060	ug/g	NC	50
A108909	Bromodichloromethane	2026/03/05	102	60 - 140	94	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Bromoform	2026/03/05	100	60 - 140	110	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Bromomethane	2026/03/05	107	60 - 140	95	60 - 140	ND, RDL=0.040	ug/g	NC	50
A108909	Carbon Tetrachloride	2026/03/05	117	60 - 140	113	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Chlorobenzene	2026/03/05	94	60 - 140	95	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Chloroform	2026/03/05	106	60 - 140	97	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	cis-1,2-Dichloroethylene	2026/03/05	115	60 - 140	108	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	cis-1,3-Dichloropropene	2026/03/05	96	60 - 140	85	60 - 130	ND, RDL=0.030	ug/g	NC	50
A108909	Dibromochloromethane	2026/03/05	100	60 - 140	105	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Dichlorodifluoromethane (FREON 12)	2026/03/05	116	60 - 140	120	60 - 140	ND, RDL=0.040	ug/g	NC	50
A108909	Ethylbenzene	2026/03/05	100	60 - 140	96	60 - 130	ND, RDL=0.010	ug/g	NC	50
A108909	Ethylene Dibromide	2026/03/05	98	60 - 140	100	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	F1 (C6-C10) - BTEX	2026/03/05					ND, RDL=10	ug/g	NC	30
A108909	F1 (C6-C10)	2026/03/05	90	60 - 140	81	80 - 120	ND, RDL=10	ug/g	NC	30
A108909	Hexane	2026/03/05	121	60 - 140	105	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Methyl Ethyl Ketone (2-Butanone)	2026/03/05	96	60 - 140	92	60 - 140	ND, RDL=0.40	ug/g	NC	50
A108909	Methyl Isobutyl Ketone	2026/03/05	95	60 - 140	88	60 - 130	ND, RDL=0.40	ug/g	NC	50
A108909	Methyl t-butyl ether (MTBE)	2026/03/05	105	60 - 140	98	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Methylene Chloride(Dichloromethane)	2026/03/05	107	60 - 140	93	60 - 130	ND, RDL=0.049	ug/g	NC	50
A108909	o-Xylene	2026/03/05	105	60 - 140	101	60 - 130	ND, RDL=0.020	ug/g	NC	50
A108909	p+m-Xylene	2026/03/05	98	60 - 140	96	60 - 130	ND, RDL=0.020	ug/g	NC	50
A108909	Styrene	2026/03/05	96	60 - 140	98	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Tetrachloroethylene	2026/03/05	103	60 - 140	106	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Toluene	2026/03/05	99	60 - 140	97	60 - 130	ND, RDL=0.020	ug/g	NC	50

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			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A108909	Total Xylenes	2026/03/05					ND, RDL=0.020	ug/g	NC	50
A108909	trans-1,2-Dichloroethylene	2026/03/05	118	60 - 140	107	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	trans-1,3-Dichloropropene	2026/03/05	98	60 - 140	88	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Trichloroethylene	2026/03/05	111	60 - 140	109	60 - 130	ND, RDL=0.010	ug/g	0.98	50
A108909	Trichlorofluoromethane (FREON 11)	2026/03/05	109	60 - 140	102	60 - 130	ND, RDL=0.040	ug/g	NC	50
A108909	Vinyl Chloride	2026/03/05	108	60 - 140	84	60 - 130	ND, RDL=0.019	ug/g	NC	50
A109320	F2 (C10-C16 Hydrocarbons)	2026/03/04	91	60 - 140	92	80 - 120	ND, RDL=7.0	ug/g	NC	30
A109320	F3 (C16-C34 Hydrocarbons)	2026/03/04	95	60 - 140	97	80 - 120	ND, RDL=50	ug/g	NC	30
A109320	F4 (C34-C50 Hydrocarbons)	2026/03/04	92	60 - 140	94	80 - 120	ND, RDL=50	ug/g	NC	30
A110089	WAD Cyanide (Free)	2026/03/05	102	75 - 125	100	80 - 120	ND, RDL=0.01	ug/g	NC	35
A110102	WAD Cyanide (Free)	2026/03/05	105	75 - 125	107	80 - 120	ND, RDL=0.01	ug/g	NC	35
A110110	Conductivity	2026/03/05			104	90 - 110	ND, RDL=0.002	mS/cm	2.7	10
A110138	Chromium (VI)	2026/03/05	90	70 - 130	90	80 - 120	ND, RDL=0.18	ug/g	NC	35
A110152	Chromium (VI)	2026/03/05	83	70 - 130	86	80 - 120	ND, RDL=0.18	ug/g	NC	35
A110195	Conductivity	2026/03/05			103	90 - 110	ND, RDL=0.002	mS/cm	4.8	10
A110228	Hot Water Ext. Boron (B)	2026/03/05	102	75 - 125	93	75 - 125	ND, RDL=0.050	ug/g	1.6	40
A110233	Hot Water Ext. Boron (B)	2026/03/05	103	75 - 125	96	75 - 125	ND, RDL=0.050	ug/g	NC	40
A110246	Acid Extractable Antimony (Sb)	2026/03/06	103	75 - 125	105	80 - 120	ND, RDL=0.20	ug/g	NC	30
A110246	Acid Extractable Arsenic (As)	2026/03/06	104	75 - 125	103	80 - 120	ND, RDL=1.0	ug/g	NC	30
A110246	Acid Extractable Barium (Ba)	2026/03/06	110	75 - 125	100	80 - 120	ND, RDL=0.50	ug/g	2.5	30
A110246	Acid Extractable Beryllium (Be)	2026/03/06	107	75 - 125	104	80 - 120	ND, RDL=0.20	ug/g	NC	30
A110246	Acid Extractable Boron (B)	2026/03/06	105	75 - 125	103	80 - 120	ND, RDL=5.0	ug/g	NC	30
A110246	Acid Extractable Cadmium (Cd)	2026/03/06	99	75 - 125	99	80 - 120	ND, RDL=0.10	ug/g	NC	30
A110246	Acid Extractable Chromium (Cr)	2026/03/06	104	75 - 125	104	80 - 120	ND, RDL=1.0	ug/g	1.3	30
A110246	Acid Extractable Cobalt (Co)	2026/03/06	103	75 - 125	103	80 - 120	ND, RDL=0.10	ug/g	3.4	30
A110246	Acid Extractable Copper (Cu)	2026/03/06	104	75 - 125	103	80 - 120	ND, RDL=0.50	ug/g	4.2	30
A110246	Acid Extractable Lead (Pb)	2026/03/06	99	75 - 125	101	80 - 120	ND, RDL=1.0	ug/g	2.0	30
A110246	Acid Extractable Mercury (Hg)	2026/03/06	96	75 - 125	102	80 - 120	ND, RDL=0.050	ug/g	NC	30
A110246	Acid Extractable Molybdenum (Mo)	2026/03/06	104	75 - 125	105	80 - 120	ND, RDL=0.50	ug/g	NC	30
A110246	Acid Extractable Nickel (Ni)	2026/03/06	106	75 - 125	102	80 - 120	ND, RDL=0.50	ug/g	0.58	30
A110246	Acid Extractable Selenium (Se)	2026/03/06	102	75 - 125	100	80 - 120	ND, RDL=0.50	ug/g	NC	30
A110246	Acid Extractable Silver (Ag)	2026/03/06	104	75 - 125	103	80 - 120	ND, RDL=0.20	ug/g	NC	30

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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
A110246	Acid Extractable Thallium (Tl)	2026/03/06	99	75 - 125	101	80 - 120	ND, RDL=0.050	ug/g	NC	30
A110246	Acid Extractable Uranium (U)	2026/03/06	102	75 - 125	102	80 - 120	ND, RDL=0.050	ug/g	NC	30
A110246	Acid Extractable Vanadium (V)	2026/03/06	102	75 - 125	103	80 - 120	ND, RDL=5.0	ug/g	7.5	30
A110246	Acid Extractable Zinc (Zn)	2026/03/06	102	75 - 125	105	80 - 120	ND, RDL=5.0	ug/g	4.8	30
A110404	Available (CaCl2) pH	2026/03/05			100	97 - 103			1.2	N/A
A110412	Available (CaCl2) pH	2026/03/05			100	97 - 103			0.59	N/A

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.

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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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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C620361
2026/02/27 14:32

BUREAU VERITAS

Custod

NONT-2026-02-4451

T1042434

Please use this form for custody tracking when submitting the work instructions
Please ensure your form has a barcode or a Bureau Veritas eCOC confirmation r
number links your electronic submission to your samples. This form should be p.

First Sample: BH/MW-3 SS2
Last Sample: Dup
Sample Count: 7

Relinquished By				Received By			
John Sweeney		Date	2026/02/27			Date	2026/02/27
		Time (24 HR)	09:06			Time (24 HR)	14:32
		Date				Date	
		Time (24 HR)				Time (24 HR)	
		Date				Date	
		Time (24 HR)				Time (24 HR)	

Unless otherwise agreed to, submissions and use of services are governed by Bureau Veritas' standard terms and conditions which can be found at www.bvna.com.

Triage Information

Sampled By (Print): John Sweeney

# of Coolers/Pkgs: 1

Immediate Test ☐ Rush ☐

Micro ☐

***** LABORATORY USE ONLY *****

Received At

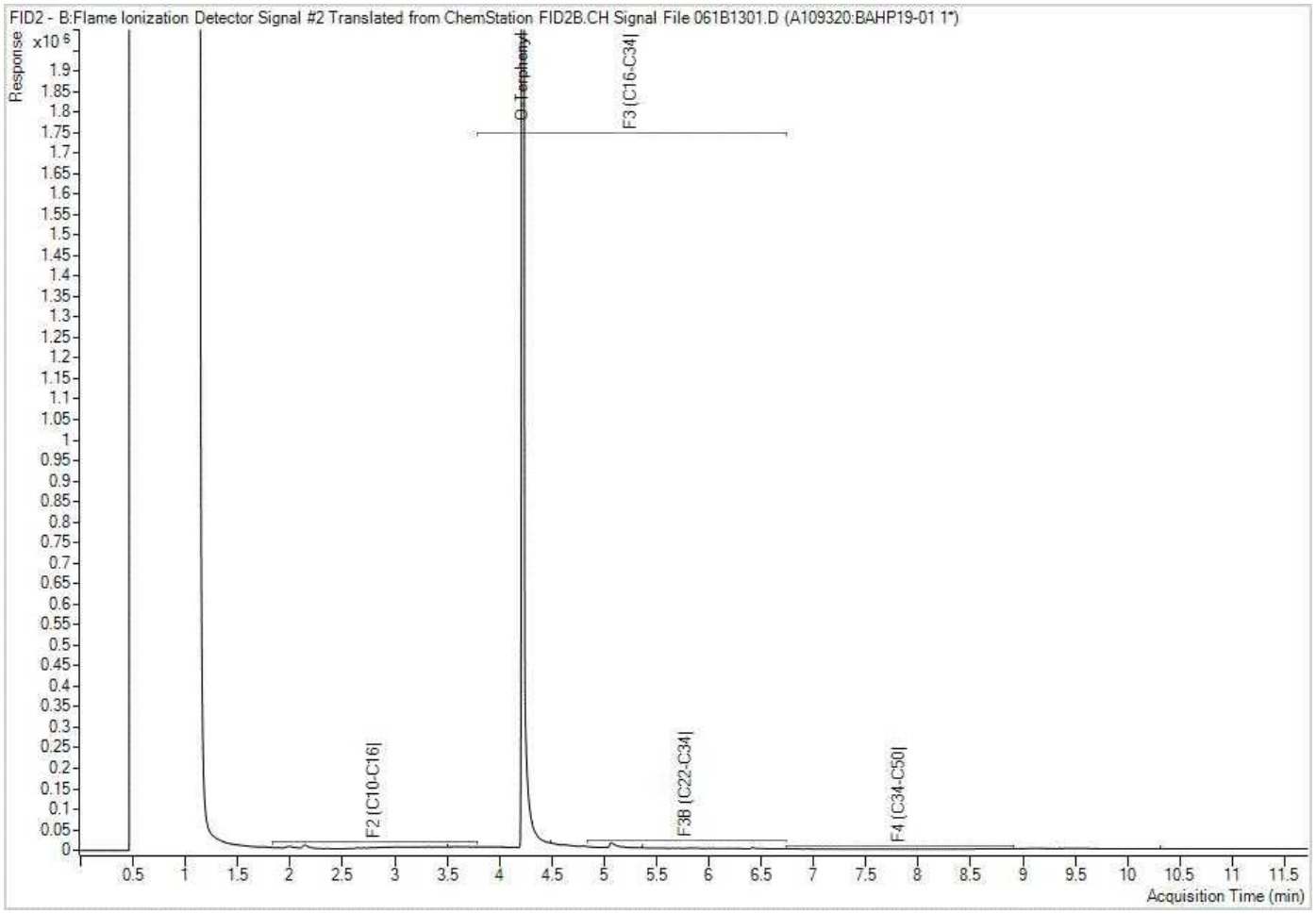
Lab Comments:

Custody Seal		Cooling Media	Temperature °C		
Present (Y/N)	Intact (Y/N)	Present (Y/N)	1	2	3
Y	Y	N	7	5	6

COR FCD-00383/5

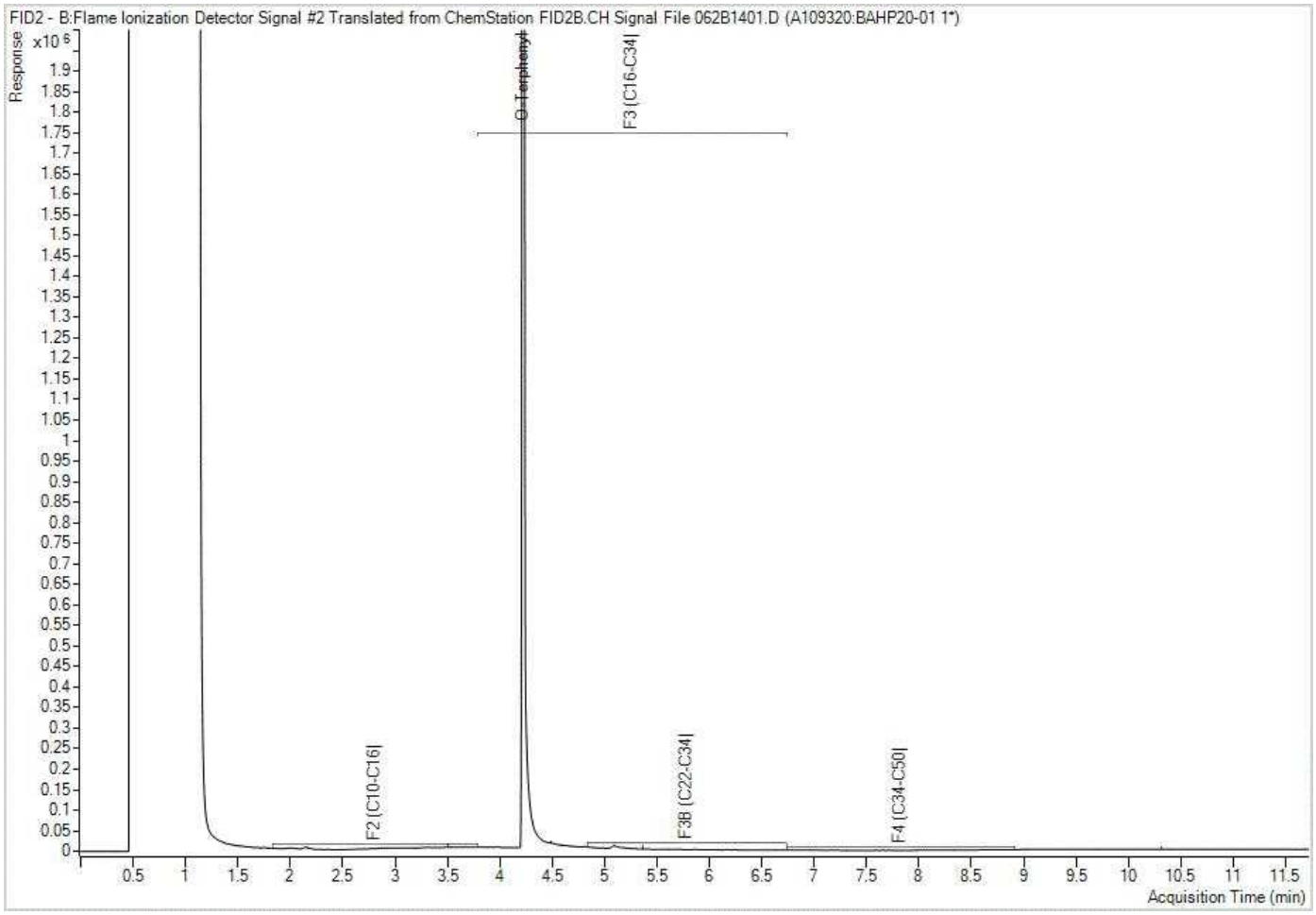
Page 1 of 1

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



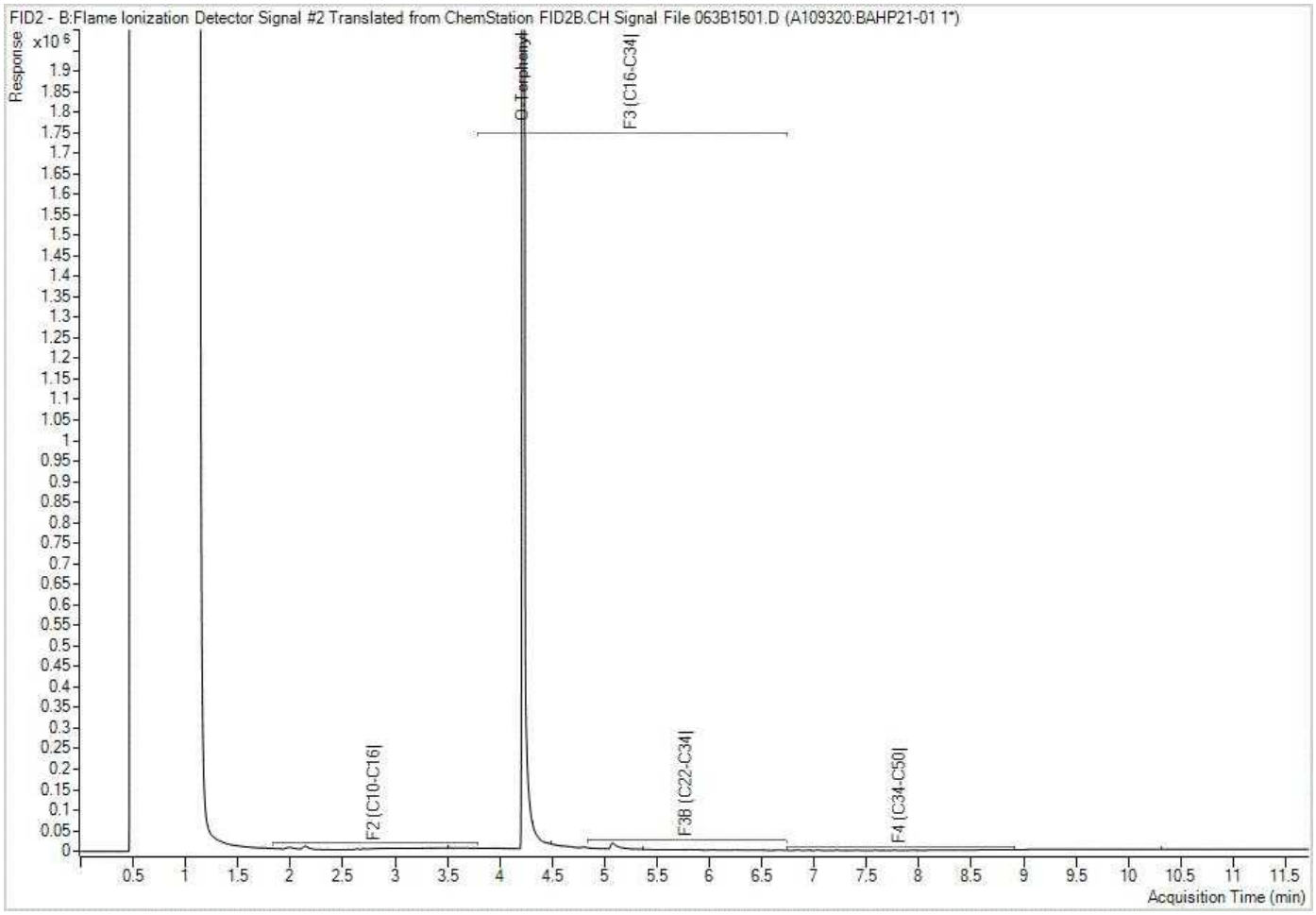
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



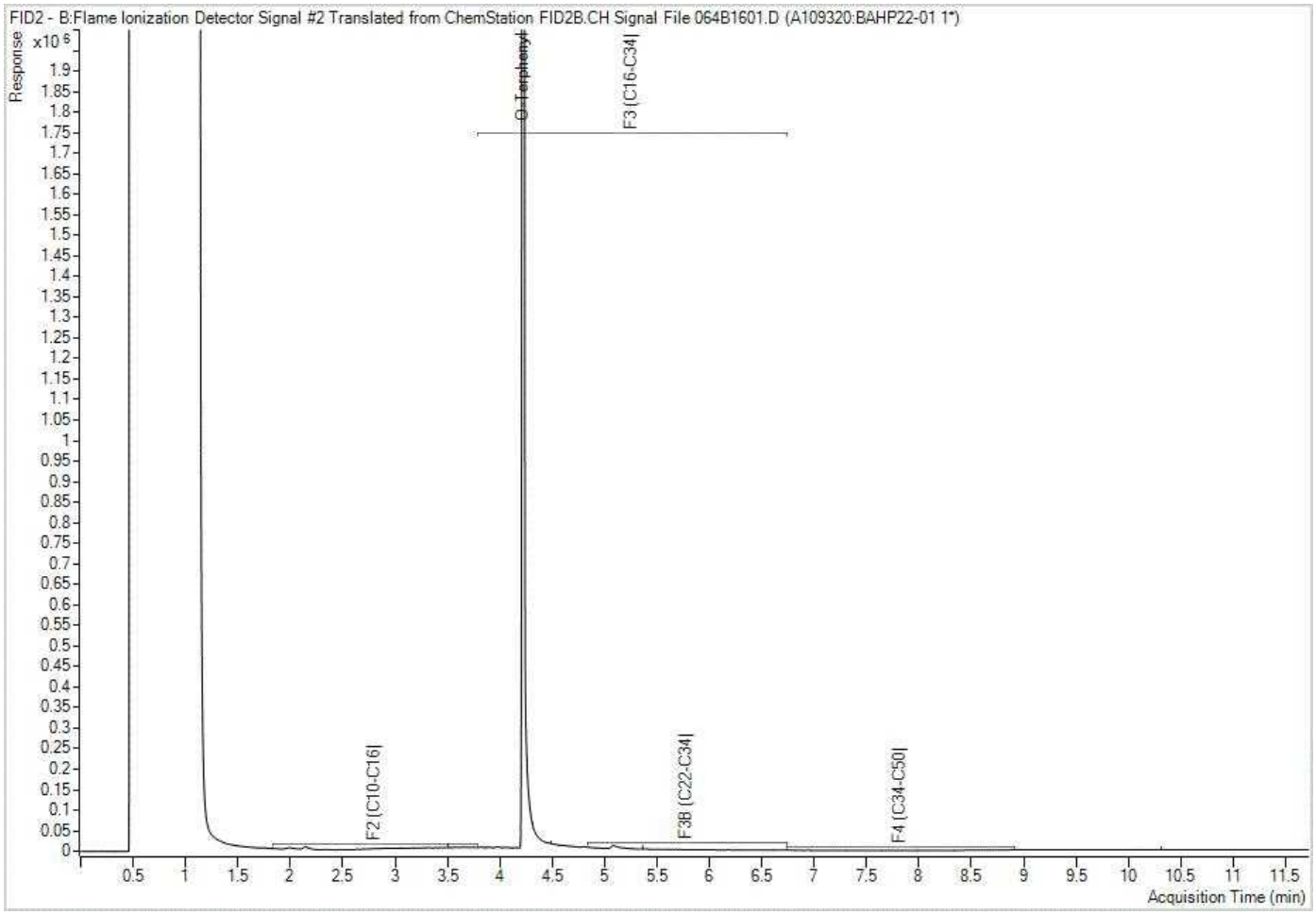
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil 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 Soil Chromatogram

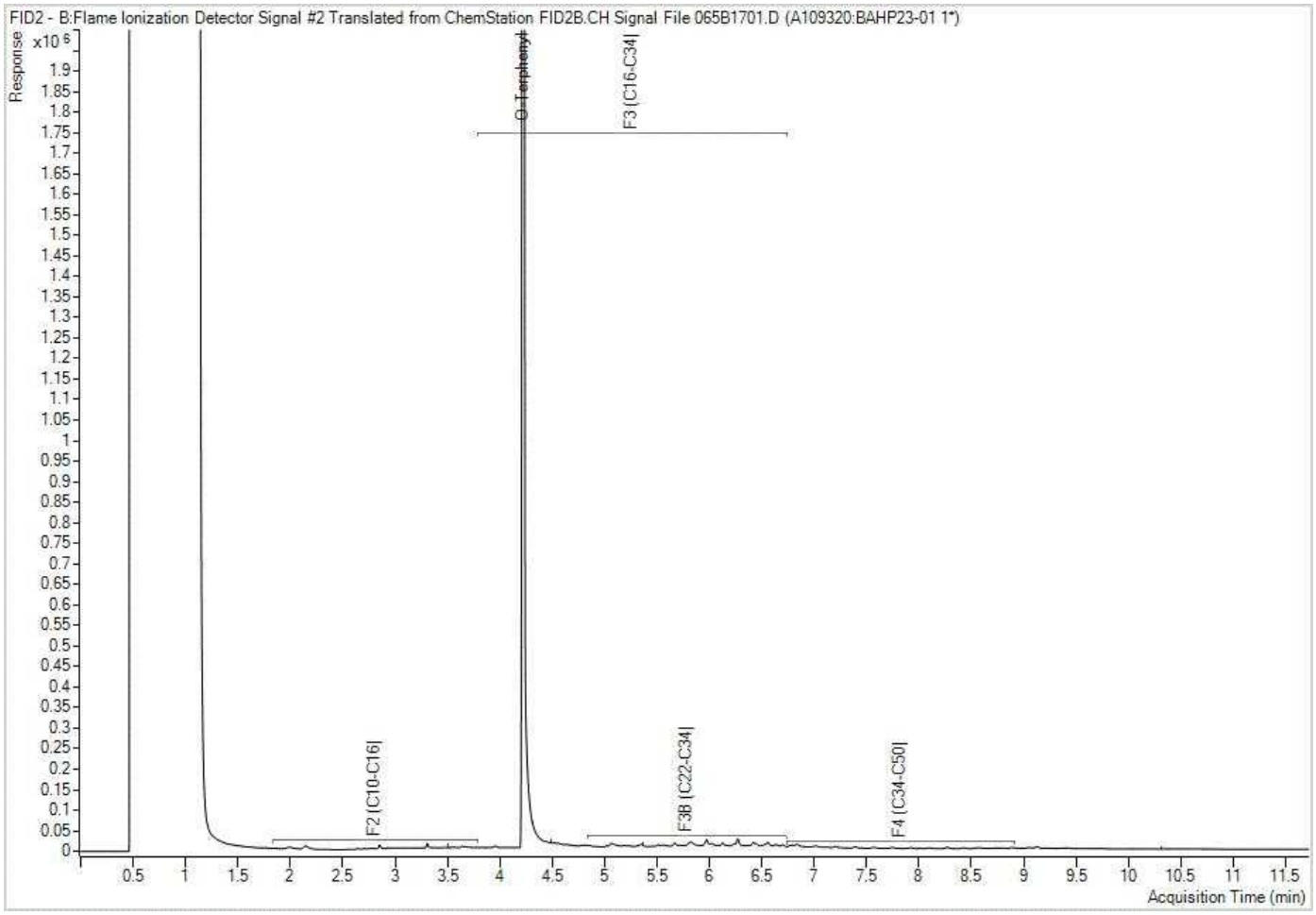


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C620361
Report Date: 2026/03/06
Bureau Veritas Sample: BAHP23

Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Client ID: BH/MW-02 SS1B

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

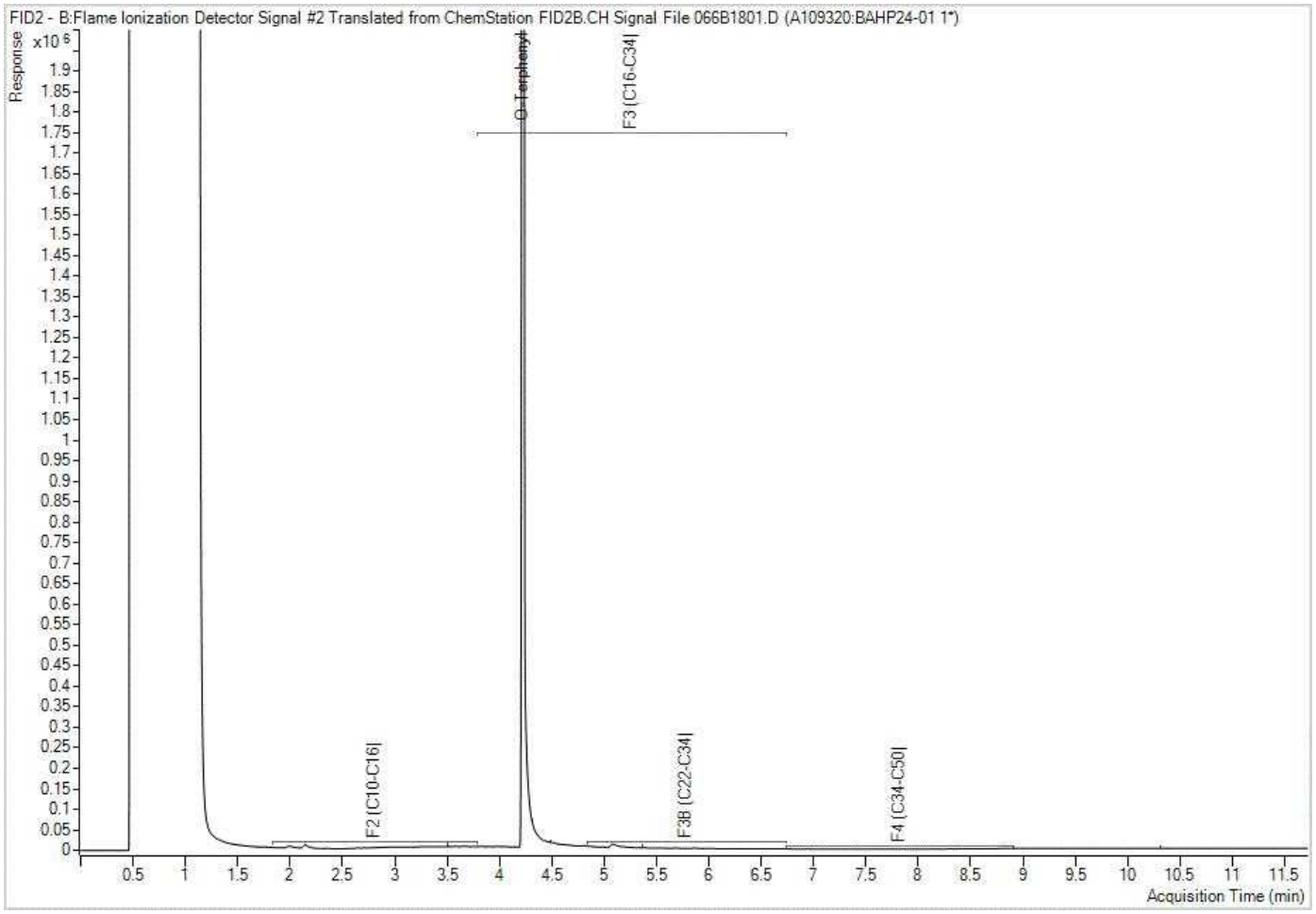


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C620361
Report Date: 2026/03/06
Bureau Veritas Sample: BAHP24

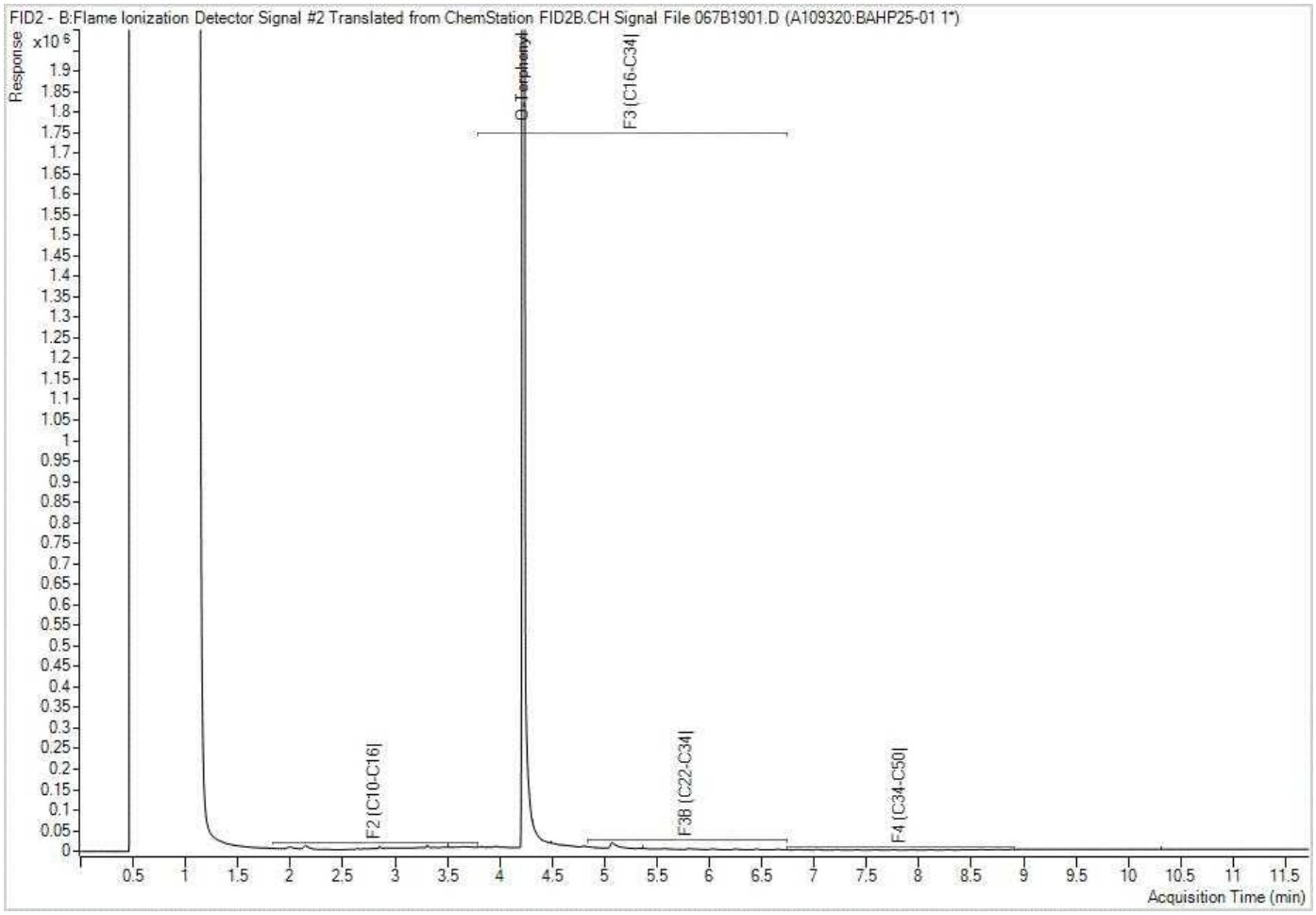
Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Client ID: BH/MW-02 SS5

Petroleum Hydrocarbons F2-F4 in Soil 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 Soil 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 T1-Soil/Res

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
BH/MW-3 SS2	BAHP19-03	Conductivity	0.57	0.66	0.002	mS/cm
BH/MW-01 SS2	BAHP21-03	Acid Extractable Arsenic (As)	18	21	1.0	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Barium (Ba)	220	410	0.50	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Copper (Cu)	92	1800	0.50	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Lead (Pb)	120	140	1.0	ug/g
BH/MW-01 SS6	BAHP22-03	Sodium Adsorption Ratio	2.4	2.8		N/A
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Antimony (Sb)	1.3	11	0.20	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Arsenic (As)	18	35	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Cadmium (Cd)	1.2	1.8	0.10	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Chromium (Cr)	70	490	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Cobalt (Co)	21	46	0.10	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Copper (Cu)	92	1400	0.50	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Lead (Pb)	120	390	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Mercury (Hg)	0.27	0.81	0.050	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Molybdenum (Mo)	2	6.7	0.50	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Nickel (Ni)	82	1600	2.5	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Zinc (Zn)	290	350	5.0	ug/g
BH/MW-02 SS5	BAHP24-03	Sodium Adsorption Ratio	2.4	2.9		N/A
Dup	BAHP25-03	Sodium Adsorption Ratio	2.4	2.9		N/A

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.

Exceedance Summary Table – Reg153/04 T2-Soil/Res-C

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
BH/MW-01 SS2	BAHP21-03	Acid Extractable Arsenic (As)	18	21	1.0	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Barium (Ba)	390	410	0.50	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Copper (Cu)	140	1800	0.50	ug/g
BH/MW-01 SS2	BAHP21-03	Acid Extractable Lead (Pb)	120	140	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Antimony (Sb)	7.5	11	0.20	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Arsenic (As)	18	35	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Cadmium (Cd)	1.2	1.8	0.10	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Chromium (Cr)	160	490	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Cobalt (Co)	22	46	0.10	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Copper (Cu)	140	1400	0.50	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Lead (Pb)	120	390	1.0	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Mercury (Hg)	0.27	0.81	0.050	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Nickel (Ni)	100	1600	2.5	ug/g
BH/MW-02 SS1B	BAHP23-03	Acid Extractable Zinc (Zn)	340	350	5.0	ug/g

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.

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eCOC: T1042434

Project Information: C620361
Job Received: 2026/02/27 14:32
Expected TAT: Standard TAT
Expected Arrival: 2026/02/27
Submitted By: Fuzail Patel
Submitted To: Mississauga, ON

Invoice Information

Attn: Fuzail Patel
Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham , ON , L3E 9T9
Email to:
fuzail@sirati.ca

Report Information

Attn: Fuzail Patel
Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham , ON , L3E 9T9
Email to:
fuzail@sirati.ca

Project Information

Quote #:
PO/AFE#:
Project #: SP25-01487-00
Site Location:
Site #: Grimsby

Analytical Summary

M: Manually added test

Client Sample ID	Clnt Ref	Sampling Date/Time	Matrix	#Cont	Metals and Inorganics	PAH	PHC, BTEX, VOC	Set Number
BH/MW-3 SS2	1	2026/02/24	SOIL	5	M	M	M	1
BH/MW-3 SS5	2	2026/02/24	SOIL	4	M		M	2
BH/MW-01 SS2	3	2026/02/24	SOIL	4	M		M	2
BH/MW-01 SS6	4	2026/02/24	SOIL	5	M	M	M	1
BH/MW-02 SS1B	5	2026/02/24	SOIL	4	M		M	2
BH/MW-02 SS5	6	2026/02/24	SOIL	4	M		M	2
Dup	7	2026/02/24	SOIL	4	M		M	2

Deadlines are estimates only and are subject to change. Please refer to your Job Confirmation report for final due dates.

Criteria 1: Reg153/04 T1-Soil/Res Criteria 2: Reg153/04 T2-Soil/Res-C

Submission Information

# of Samples: 7

Sample Set Listing

Set 1 (2 samples)	Set 2 (5 samples)
BH/MW-3 SS2	BH/MW-3 SS5
BH/MW-01 SS6	BH/MW-01 SS2
	BH/MW-02 SS1B
	BH/MW-02 SS5
	Dup

APPENDIX D

SIRATI & PARTNERS

Geotechnical Hydrogeological & Environmental Solutions

Your Project #: SP25-01487-00
Your C.O.C. #: C#1091136-01-01

Attention: Fuzail Patel

Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham, ON
CANADA L3E 9T9

Report Date: 2026/04/01
Report #: R8717058
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C625071
Received: 2026/03/11, 14:18

Sample Matrix: Water
Samples Received: 6

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
1,3-Dichloropropene Sum	3	N/A	2026/03/17		EPA 8260C m
Chloride by Automated Colourimetry	3	N/A	2026/03/18	CAM SOP-00463	SM 24 4500-Cl E m
Chromium (VI) in Water	3	N/A	2026/03/17	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	3	N/A	2026/03/16	CAM SOP-00457	OMOE E3015 m
Petroleum Hydrocarbons F2-F4 in Water (1)	3	2026/03/17	2026/03/17	CAM SOP-00316	CCME PHC-CWS m
Mercury	3	2026/03/17	2026/03/17	CAM SOP-00453	EPA 7470A m
Lab Filtered Metals by ICPMS	3	2026/03/17	2026/03/18	CAM SOP-00447	EPA 6020B m
Volatile Organic Compounds and F1 PHCs	3	N/A	2026/03/16	CAM SOP-00230	EPA 8260D 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.

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

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Your Project #: SP25-01487-00
Your C.O.C. #: C#1091136-01-01

Attention: Fuzail Patel

Sirati & Partners Consultants Ltd.
Unit 4 - 160 Konrad Cres
Markham, ON
CANADA L3E 9T9

Report Date: 2026/04/01
Report #: R8717058
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C625071
Received: 2026/03/11, 14:18

reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

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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.

RESULTS OF ANALYSES OF WATER

Bureau Veritas ID		BARL55		BARL56	BARL57		
Sampling Date		2026/03/09		2026/03/09	2026/03/09		
COC Number		C#1091136-01-01		C#1091136-01-01	C#1091136-01-01		
	UNITS	BH/MW - 01	RDL	BH/MW - 02	DUP	RDL	QC Batch
Inorganics							
WAD Cyanide (Free)	ug/L	ND	1	ND	ND	1	A115742
Dissolved Chloride (Cl-)	mg/L	170	3.0	120	160	2.0	A116988

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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ELEMENTS BY ATOMIC SPECTROSCOPY (WATER)

Bureau Veritas ID		BARL55	BARL56	BARL57			BATP16		
Sampling Date		2026/03/09	2026/03/09	2026/03/09			2026/03/09		
COC Number		C#1091136-01-01	C#1091136-01-01	C#1091136-01-01			C#1091136-01-01		
	UNITS	BH/MW - 01	BH/MW - 02	DUP	RDL	QC Batch	BH/MW - 01	RDL	QC Batch
Metals									
Chromium (VI)	ug/L	ND	ND	ND	0.50	A116919			
Mercury (Hg)	ug/L						ND	1.5	A116536
Dissolved Antimony (Sb)	ug/L	ND	ND	ND	0.50	A117030			
Dissolved Arsenic (As)	ug/L	ND	ND	ND	1.0	A117030			
Dissolved Barium (Ba)	ug/L	42	49	46	2.0	A117030			
Dissolved Beryllium (Be)	ug/L	ND	ND	ND	0.40	A117030			
Dissolved Boron (B)	ug/L	200	120	210	10	A117030			
Dissolved Cadmium (Cd)	ug/L	ND	ND	ND	0.090	A117030			
Dissolved Chromium (Cr)	ug/L	ND	ND	ND	5.0	A117030			
Dissolved Cobalt (Co)	ug/L	0.85	1.2	1.0	0.50	A117030			
Dissolved Copper (Cu)	ug/L	1.1	1.4	1.5	0.90	A117030			
Dissolved Lead (Pb)	ug/L	ND	ND	ND	0.50	A117030			
Dissolved Molybdenum (Mo)	ug/L	9.4	6.8	9.1	0.50	A117030			
Dissolved Nickel (Ni)	ug/L	2.7	6.7	3.4	1.0	A117030			
Dissolved Selenium (Se)	ug/L	ND	ND	ND	2.0	A117030			
Dissolved Silver (Ag)	ug/L	ND	ND	ND	0.090	A117030			
Dissolved Sodium (Na)	ug/L	85000	69000	89000	100	A117030			
Dissolved Thallium (Tl)	ug/L	0.057	0.061	0.071	0.050	A117030			
Dissolved Uranium (U)	ug/L	2.7	1.8	2.8	0.10	A117030			
Dissolved Vanadium (V)	ug/L	ND	ND	ND	0.50	A117030			
Dissolved Zinc (Zn)	ug/L	ND	ND	ND	5.0	A117030			

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

Bureau Veritas ID		BATP17	BATP18		
Sampling Date		2026/03/09	2026/03/09		
COC Number		C#1091136-01-01	C#1091136-01-01		
	UNITS	BH/MW - 02	DUP	RDL	QC Batch
Metals					
Mercury (Hg)	ug/L	1.9	ND	1.5	A116536

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		BARL55	BARL56	BARL57		
Sampling Date		2026/03/09	2026/03/09	2026/03/09		
COC Number		C#1091136-01-01	C#1091136-01-01	C#1091136-01-01		
	UNITS	BH/MW - 01	BH/MW - 02	DUP	RDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	ND	ND	ND	0.50	A114914
Volatile Organics						
Acetone (2-Propanone)	ug/L	ND	ND	ND	10	A114930
Benzene	ug/L	ND	ND	ND	0.17	A114930
Bromodichloromethane	ug/L	ND	ND	ND	0.50	A114930
Bromoform	ug/L	ND	ND	ND	1.0	A114930
Bromomethane	ug/L	ND	ND	ND	0.50	A114930
Carbon Tetrachloride	ug/L	ND	ND	ND	0.20	A114930
Chlorobenzene	ug/L	ND	ND	ND	0.20	A114930
Chloroform	ug/L	ND	ND	ND	0.20	A114930
Dibromochloromethane	ug/L	ND	ND	ND	0.50	A114930
1,2-Dichlorobenzene	ug/L	ND	ND	ND	0.50	A114930
1,3-Dichlorobenzene	ug/L	ND	ND	ND	0.50	A114930
1,4-Dichlorobenzene	ug/L	ND	ND	ND	0.50	A114930
Dichlorodifluoromethane (FREON 12)	ug/L	ND	ND	ND	1.0	A114930
1,1-Dichloroethane	ug/L	ND	ND	ND	0.20	A114930
1,2-Dichloroethane	ug/L	ND	ND	ND	0.50	A114930
1,1-Dichloroethylene	ug/L	ND	ND	ND	0.20	A114930
cis-1,2-Dichloroethylene	ug/L	ND	ND	ND	0.50	A114930
trans-1,2-Dichloroethylene	ug/L	ND	ND	ND	0.50	A114930
1,2-Dichloropropane	ug/L	ND	ND	ND	0.20	A114930
cis-1,3-Dichloropropene	ug/L	ND	ND	ND	0.30	A114930
trans-1,3-Dichloropropene	ug/L	ND	ND	ND	0.40	A114930
Ethylbenzene	ug/L	ND	ND	ND	0.20	A114930
Ethylene Dibromide	ug/L	ND	ND	ND	0.20	A114930
Hexane	ug/L	ND	ND	ND	1.0	A114930
Methylene Chloride(Dichloromethane)	ug/L	ND	ND	ND	2.0	A114930
Methyl Ethyl Ketone (2-Butanone)	ug/L	ND	ND	ND	10	A114930
Methyl Isobutyl Ketone	ug/L	ND	ND	ND	5.0	A114930
Methyl t-butyl ether (MTBE)	ug/L	ND	ND	ND	0.50	A114930
Styrene	ug/L	ND	ND	ND	0.50	A114930
1,1,1,2-Tetrachloroethane	ug/L	ND	ND	ND	0.50	A114930

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		BARL55	BARL56	BARL57		
Sampling Date		2026/03/09	2026/03/09	2026/03/09		
COC Number		C#1091136-01-01	C#1091136-01-01	C#1091136-01-01		
	UNITS	BH/MW - 01	BH/MW - 02	DUP	RDL	QC Batch
1,1,2,2-Tetrachloroethane	ug/L	ND	ND	ND	0.50	A114930
Tetrachloroethylene	ug/L	ND	ND	ND	0.20	A114930
Toluene	ug/L	ND	ND	ND	0.20	A114930
1,1,1-Trichloroethane	ug/L	ND	ND	ND	0.20	A114930
1,1,2-Trichloroethane	ug/L	ND	ND	ND	0.50	A114930
Trichloroethylene	ug/L	0.35	0.31	0.57	0.20	A114930
Trichlorofluoromethane (FREON 11)	ug/L	ND	ND	ND	0.50	A114930
Vinyl Chloride	ug/L	ND	ND	ND	0.20	A114930
p+m-Xylene	ug/L	ND	ND	ND	0.20	A114930
o-Xylene	ug/L	ND	ND	ND	0.20	A114930
Total Xylenes	ug/L	ND	ND	ND	0.20	A114930
F1 (C6-C10)	ug/L	ND	ND	ND	25	A114930
F1 (C6-C10) - BTEX	ug/L	ND	ND	ND	25	A114930
Surrogate Recovery (%)						
4-Bromofluorobenzene	%	105	103	103		A114930
D4-1,2-Dichloroethane	%	99	98	99		A114930
D8-Toluene	%	89	89	89		A114930

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BARL55	BARL56	BARL57		
Sampling Date		2026/03/09	2026/03/09	2026/03/09		
COC Number		C#1091136-01-01	C#1091136-01-01	C#1091136-01-01		
	UNITS	BH/MW - 01	BH/MW - 02	DUP	RDL	QC Batch
F2-F4 Hydrocarbons						
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	ND	90	A116382
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	ND	200	A116382
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	ND	200	A116382
Reached Baseline at C50	ug/L	Yes	Yes	Yes		A116382
Surrogate Recovery (%)						
o-Terphenyl	%	95	101	100		A116382

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
ND = Not Detected at a concentration equal or greater than the indicated Detection Limit.

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TEST SUMMARY

Bureau Veritas ID: BARL55 **Collected:** 2026/03/09
Sample ID: BH/MW - 01 **Shipped:**
Matrix: Water **Received:** 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A114914	N/A	2026/03/17	Automated Statchk
Chloride by Automated Colourimetry	SKAL	A116988	N/A	2026/03/18	Massarat Jan
Chromium (VI) in Water	IC	A116919	N/A	2026/03/17	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A115742	N/A	2026/03/16	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A116382	2026/03/17	2026/03/17	Agnieszka Brzuzy-Snopko
Lab Filtered Metals by ICPMS	ICP/MS	A117030	2026/03/17	2026/03/18	Prempal Bhatti
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A114930	N/A	2026/03/16	Gladys Guerrero

Bureau Veritas ID: BARL56 **Collected:** 2026/03/09
Sample ID: BH/MW - 02 **Shipped:**
Matrix: Water **Received:** 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A114914	N/A	2026/03/17	Automated Statchk
Chloride by Automated Colourimetry	SKAL	A116988	N/A	2026/03/18	Massarat Jan
Chromium (VI) in Water	IC	A116919	N/A	2026/03/17	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A115742	N/A	2026/03/16	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A116382	2026/03/17	2026/03/17	Agnieszka Brzuzy-Snopko
Lab Filtered Metals by ICPMS	ICP/MS	A117030	2026/03/17	2026/03/18	Prempal Bhatti
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A114930	N/A	2026/03/16	Gladys Guerrero

Bureau Veritas ID: BARL57 **Collected:** 2026/03/09
Sample ID: DUP **Shipped:**
Matrix: Water **Received:** 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	A114914	N/A	2026/03/17	Automated Statchk
Chloride by Automated Colourimetry	SKAL	A116988	N/A	2026/03/18	Massarat Jan
Chromium (VI) in Water	IC	A116919	N/A	2026/03/17	Furneesh Kumar
Free (WAD) Cyanide	SKAL/CN	A115742	N/A	2026/03/16	Prgya Panchal
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A116382	2026/03/17	2026/03/17	Agnieszka Brzuzy-Snopko
Lab Filtered Metals by ICPMS	ICP/MS	A117030	2026/03/17	2026/03/18	Prempal Bhatti
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A114930	N/A	2026/03/16	Gladys Guerrero

Bureau Veritas ID: BATP16 **Collected:** 2026/03/09
Sample ID: BH/MW - 01 **Shipped:**
Matrix: Water **Received:** 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Mercury	CV/AA	A116536	2026/03/17	2026/03/17	Prabhdeep Kaur

Bureau Veritas ID: BATP17 **Collected:** 2026/03/09
Sample ID: BH/MW - 02 **Shipped:**
Matrix: Water **Received:** 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Mercury	CV/AA	A116536	2026/03/17	2026/03/17	Prabhdeep Kaur

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TEST SUMMARY

Bureau Veritas ID: BATP18
Sample ID: DUP
Matrix: Water

Collected: 2026/03/09
Shipped:
Received: 2026/03/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Mercury	CV/AA	A116536	2026/03/17	2026/03/17	Prabhdeep Kaur

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GENERAL COMMENTS

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

Package 1	5.3°C

Revised Report [2026/04/01]: Sample ID amended for BH/MW-02 per client request.

VOC vials received for ID BH/MW-01 with headspace greater than 1cm, proceeded with client consent. Results may be biased.

Hexavalent Chromium: Samples preserved in laboratory past the required 48 hour hold time. Results may be biased. Analysis performed with client's consent.

Sample BATP16 [BH/MW - 01] : Mercury Analysis: Due to the sample matrix, sample required dilution. Detection limit was adjusted accordingly.

Sample BATP17 [BH/MW - 02] : Mercury Analysis: Due to the sample matrix, sample required dilution. Detection limit was adjusted accordingly.

Sample BATP18 [DUP] : Mercury Analysis: Due to the sample matrix, sample required dilution. Detection limit was adjusted accordingly.

Results relate only to the items tested.

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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
A114930	4-Bromofluorobenzene	2026/03/16	111	70 - 130	111	70 - 130	106	%		
A114930	D4-1,2-Dichloroethane	2026/03/16	96	70 - 130	93	70 - 130	94	%		
A114930	D8-Toluene	2026/03/16	98	70 - 130	98	70 - 130	90	%		
A116382	o-Terphenyl	2026/03/17	106	60 - 140	105	60 - 140	102	%		
A114930	1,1,1,2-Tetrachloroethane	2026/03/16	109	70 - 130	100	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,1,1-Trichloroethane	2026/03/16	103	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	1,1,2,2-Tetrachloroethane	2026/03/16	87	70 - 130	82	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,1,2-Trichloroethane	2026/03/16	87	70 - 130	80	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,1-Dichloroethane	2026/03/16	92	70 - 130	83	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	1,1-Dichloroethylene	2026/03/16	96	70 - 130	86	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	1,2-Dichlorobenzene	2026/03/16	99	70 - 130	90	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,2-Dichloroethane	2026/03/16	99	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,2-Dichloropropane	2026/03/16	92	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	1,3-Dichlorobenzene	2026/03/16	99	70 - 130	88	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	1,4-Dichlorobenzene	2026/03/16	99	70 - 130	89	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Acetone (2-Propanone)	2026/03/16	85	60 - 140	74	60 - 140	ND, RDL=10	ug/L	NC	30
A114930	Benzene	2026/03/16	100	70 - 130	89	70 - 130	ND, RDL=0.17	ug/L	NC	30
A114930	Bromodichloromethane	2026/03/16	97	70 - 130	88	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Bromoform	2026/03/16	109	70 - 130	105	70 - 130	ND, RDL=1.0	ug/L	NC	30
A114930	Bromomethane	2026/03/16	105	60 - 140	95	60 - 140	ND, RDL=0.50	ug/L	NC	30
A114930	Carbon Tetrachloride	2026/03/16	116	70 - 130	105	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Chlorobenzene	2026/03/16	93	70 - 130	84	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Chloroform	2026/03/16	101	70 - 130	92	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	cis-1,2-Dichloroethylene	2026/03/16	112	70 - 130	100	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	cis-1,3-Dichloropropene	2026/03/16	92	70 - 130	80	70 - 130	ND, RDL=0.30	ug/L	NC	30
A114930	Dibromochloromethane	2026/03/16	105	70 - 130	97	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Dichlorodifluoromethane (FREON 12)	2026/03/16	123	60 - 140	115	60 - 140	ND, RDL=1.0	ug/L	NC	30
A114930	Ethylbenzene	2026/03/16	91	70 - 130	82	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Ethylene Dibromide	2026/03/16	101	70 - 130	93	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	F1 (C6-C10) - BTEX	2026/03/16					ND, RDL=25	ug/L	NC	30
A114930	F1 (C6-C10)	2026/03/16	101	60 - 140	84	60 - 140	ND, RDL=25	ug/L	NC	30
A114930	Hexane	2026/03/16	108	70 - 130	95	70 - 130	ND, RDL=1.0	ug/L	NC	30

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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
A114930	Methyl Ethyl Ketone (2-Butanone)	2026/03/16	90	60 - 140	81	60 - 140	ND, RDL=10	ug/L	NC	30
A114930	Methyl Isobutyl Ketone	2026/03/16	84	70 - 130	79	70 - 130	ND, RDL=5.0	ug/L	NC	30
A114930	Methyl t-butyl ether (MTBE)	2026/03/16	96	70 - 130	91	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Methylene Chloride(Dichloromethane)	2026/03/16	99	70 - 130	89	70 - 130	ND, RDL=2.0	ug/L	NC	30
A114930	o-Xylene	2026/03/16	97	70 - 130	89	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	p+m-Xylene	2026/03/16	91	70 - 130	82	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Styrene	2026/03/16	95	70 - 130	86	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Tetrachloroethylene	2026/03/16	107	70 - 130	96	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Toluene	2026/03/16	96	70 - 130	87	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Total Xylenes	2026/03/16					ND, RDL=0.20	ug/L	NC	30
A114930	trans-1,2-Dichloroethylene	2026/03/16	113	70 - 130	99	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	trans-1,3-Dichloropropene	2026/03/16	97	70 - 130	83	70 - 130	ND, RDL=0.40	ug/L	NC	30
A114930	Trichloroethylene	2026/03/16	111	70 - 130	100	70 - 130	ND, RDL=0.20	ug/L	NC	30
A114930	Trichlorofluoromethane (FREON 11)	2026/03/16	108	70 - 130	98	70 - 130	ND, RDL=0.50	ug/L	NC	30
A114930	Vinyl Chloride	2026/03/16	89	70 - 130	80	70 - 130	ND, RDL=0.20	ug/L	NC	30
A115742	WAD Cyanide (Free)	2026/03/16	110	80 - 120	103	80 - 120	ND,RDL=1	ug/L	NC	20
A116382	F2 (C10-C16 Hydrocarbons)	2026/03/17	92	60 - 140	102	60 - 140	ND, RDL=90	ug/L	NC	30
A116382	F3 (C16-C34 Hydrocarbons)	2026/03/17	100	60 - 140	114	60 - 140	ND, RDL=200	ug/L	NC	30
A116382	F4 (C34-C50 Hydrocarbons)	2026/03/17	95	60 - 140	103	60 - 140	ND, RDL=200	ug/L	NC	30
A116536	Mercury (Hg)	2026/03/17	97	75 - 125	95	80 - 120	ND, RDL=0.10	ug/L	NC	20
A116919	Chromium (VI)	2026/03/17	96	80 - 120	95	80 - 120	ND, RDL=0.50	ug/L	2.8	20
A116988	Dissolved Chloride (Cl-)	2026/03/18	NC	80 - 120	102	80 - 120	ND, RDL=1.0	mg/L	1.4	20
A117030	Dissolved Antimony (Sb)	2026/03/18	107	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	NC	20
A117030	Dissolved Arsenic (As)	2026/03/18	101	80 - 120	98	80 - 120	ND, RDL=1.0	ug/L	NC	20
A117030	Dissolved Barium (Ba)	2026/03/18	101	80 - 120	97	80 - 120	ND, RDL=2.0	ug/L	2.8	20
A117030	Dissolved Beryllium (Be)	2026/03/18	99	80 - 120	97	80 - 120	ND, RDL=0.40	ug/L	NC	20
A117030	Dissolved Boron (B)	2026/03/18	94	80 - 120	93	80 - 120	ND, RDL=10	ug/L	11	20
A117030	Dissolved Cadmium (Cd)	2026/03/18	100	80 - 120	98	80 - 120	ND, RDL=0.090	ug/L	NC	20
A117030	Dissolved Chromium (Cr)	2026/03/18	97	80 - 120	96	80 - 120	ND, RDL=5.0	ug/L	NC	20
A117030	Dissolved Cobalt (Co)	2026/03/18	100	80 - 120	100	80 - 120	ND, RDL=0.50	ug/L	NC	20
A117030	Dissolved Copper (Cu)	2026/03/18	99	80 - 120	96	80 - 120	ND, RDL=0.90	ug/L	NC	20
A117030	Dissolved Lead (Pb)	2026/03/18	98	80 - 120	96	80 - 120	ND, RDL=0.50	ug/L	NC	20

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

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
A117030	Dissolved Molybdenum (Mo)	2026/03/18	98	80 - 120	95	80 - 120	ND, RDL=0.50	ug/L	NC	20
A117030	Dissolved Nickel (Ni)	2026/03/18	98	80 - 120	97	80 - 120	ND, RDL=1.0	ug/L	NC	20
A117030	Dissolved Selenium (Se)	2026/03/18	98	80 - 120	98	80 - 120	ND, RDL=2.0	ug/L	NC	20
A117030	Dissolved Silver (Ag)	2026/03/18	98	80 - 120	96	80 - 120	ND, RDL=0.090	ug/L	NC	20
A117030	Dissolved Sodium (Na)	2026/03/18	96	80 - 120	96	80 - 120	ND, RDL=100	ug/L	2.3	20
A117030	Dissolved Thallium (Tl)	2026/03/18	100	80 - 120	98	80 - 120	ND, RDL=0.050	ug/L	NC	20
A117030	Dissolved Uranium (U)	2026/03/18	102	80 - 120	99	80 - 120	ND, RDL=0.10	ug/L	2.5	20
A117030	Dissolved Vanadium (V)	2026/03/18	98	80 - 120	96	80 - 120	ND, RDL=0.50	ug/L	8.2	20
A117030	Dissolved Zinc (Zn)	2026/03/18	99	80 - 120	98	80 - 120	ND, RDL=5.0	ug/L	NC	20

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 (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

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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VALIDATION SIGNATURE PAGE

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

Louise Harding, 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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C625071
2026/03/11 14:18

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

Invoice To:		Report To:		PROJECT INFORMATION:		Laboratory Use Only:	
Company:	#40153 Sirati & Partners Consultants Ltd.	Company:		Quotation #:	C54343	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:	Fuzail Patel	P.O. #:			1091136
Address:	Unit 4 - 160 Konrad Cres Markham ON L3E 9T9	Address:		Project:	SP25-~~012474~~	COC #:	Project Manager:
Tel:	(905) 940-1582 Fax: (905) 940-2440	Tel:	Fax:	Project Name:	SP25-01487-00	C#1091136-01-01	Katherine Szozda
Email:	account@sirati.ca	Email:	Fuzail@sirati.ca	Site #:			
				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)
☐ 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: ☐
(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 VOCs by HS & F1-F4	O.Reg 153 Metals & Inorganics Pkg (Wtr)	# of Bottles	Comments
1		BH/MW-01	Mar. 9, 2026		GW	No filtered preservative	✓	✓		
2		BH/MW-03	"		GW	rinsed out N	✓	✓		
3		Dup	"		GW	N	✓	✓		
4										
5										
6										
7										
8										
9										
10										

NONT-2026-03-1857

* Relinquished By (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	Yes	No
LT-E	Mar. 9, 2026	16:06	[signature]	2026/03/11	14:18			6 / 5 / 5	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.

BV 28885

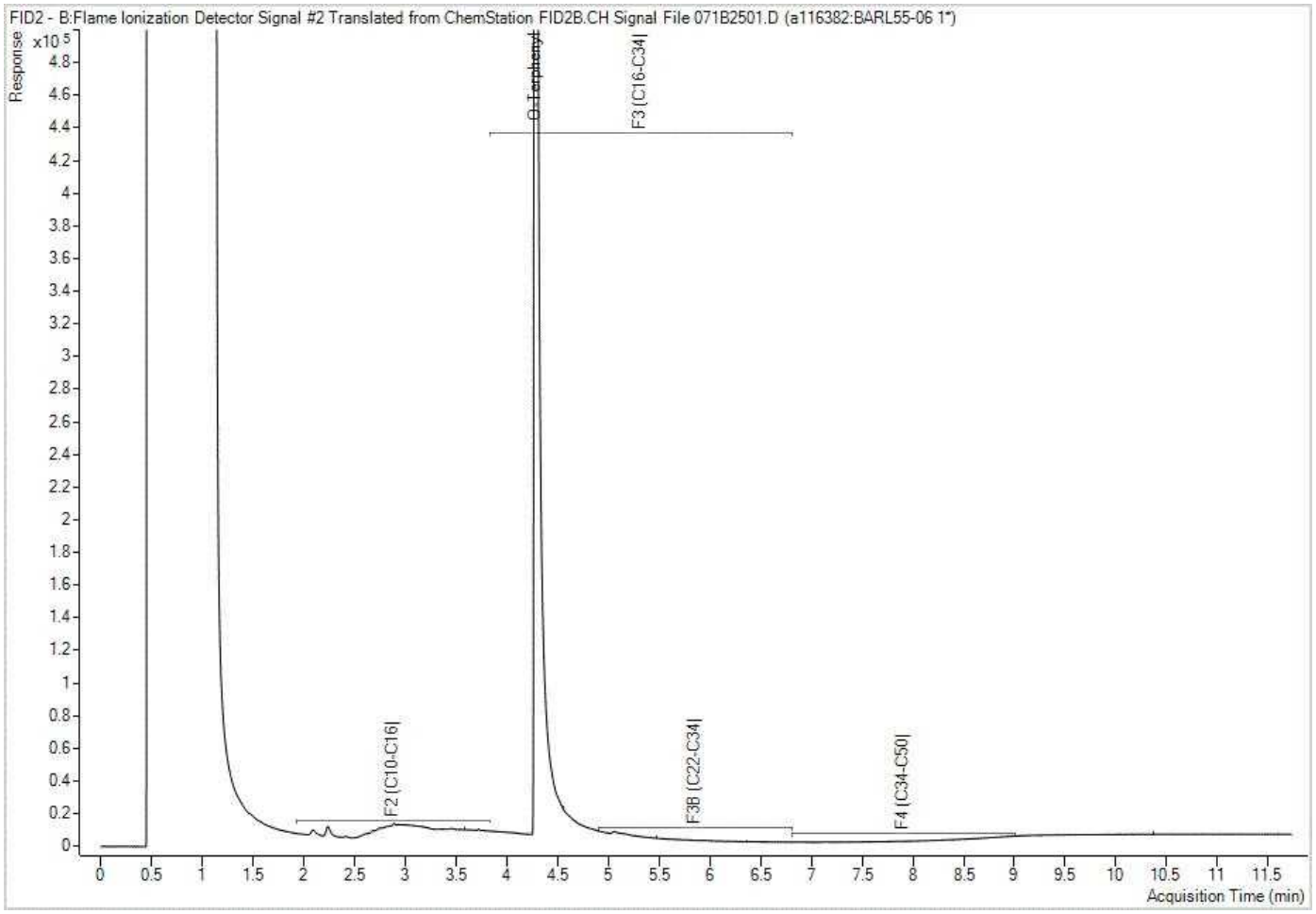
SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client
MEETOP
ICE

Bureau Veritas Job #: C625071
Report Date: 2026/04/01
Bureau Veritas Sample: BARL55

Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Client ID: BH/MW - 01

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

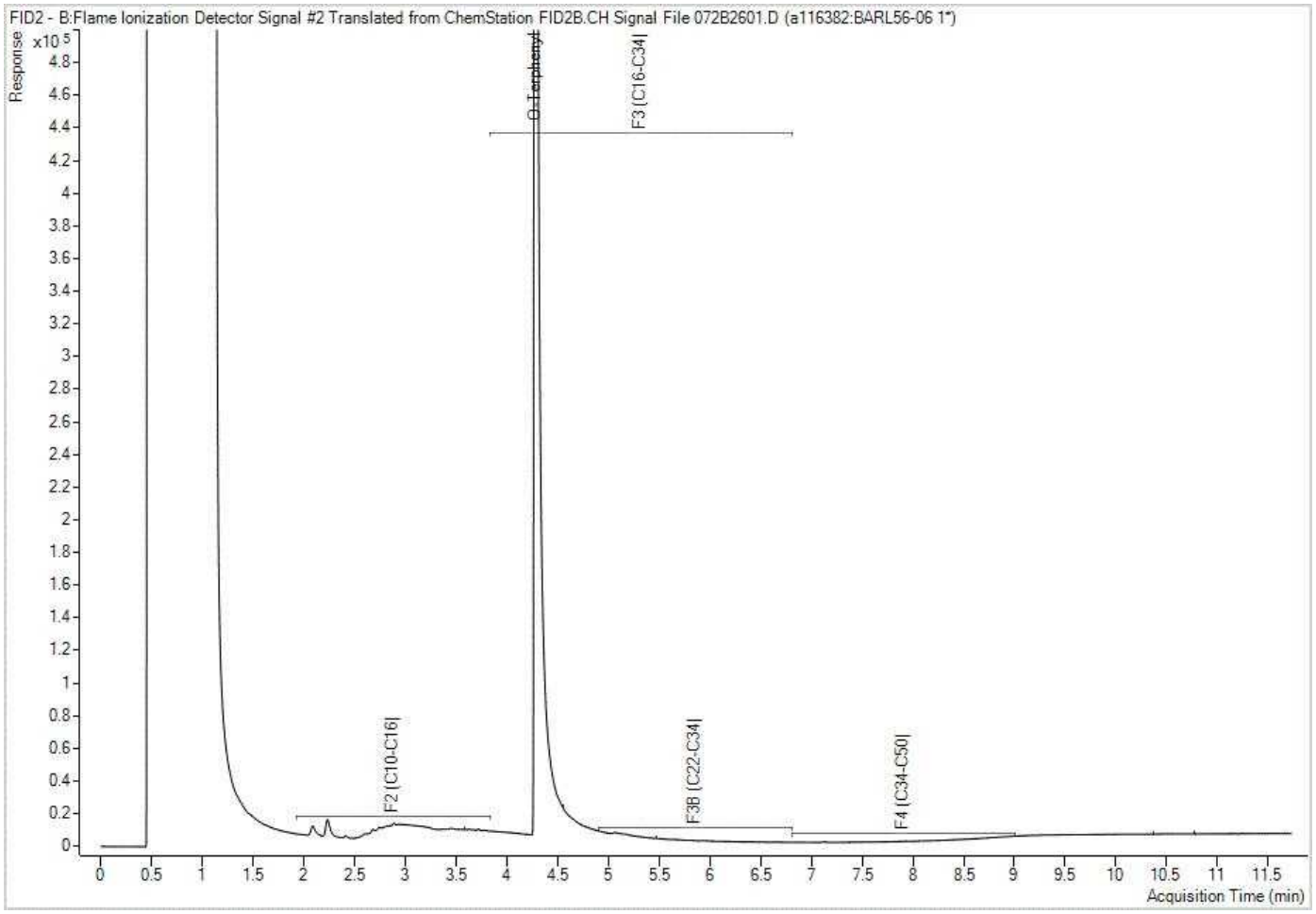


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C625071
Report Date: 2026/04/01
Bureau Veritas Sample: BARL56

Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Client ID: BH/MW - 02

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

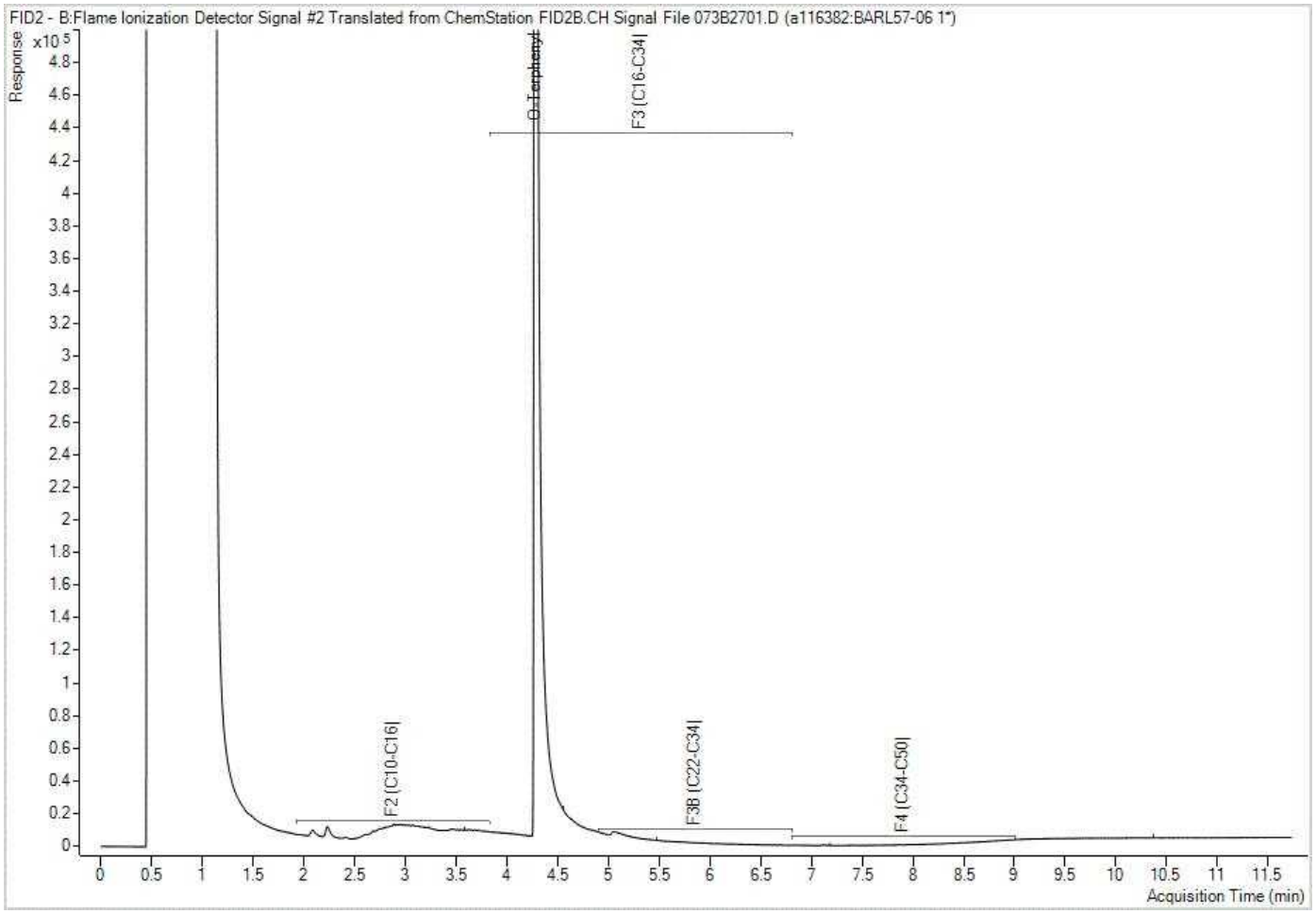


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C625071
Report Date: 2026/04/01
Bureau Veritas Sample: BARL57

Sirati & Partners Consultants Ltd.
Client Project #: SP25-01487-00
Client ID: DUP

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.