Toronto Inspection Ltd.

REPORT ON
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20
CONCESSION 6, EAST OF HURONTARIO STREET
PART OF LOTS THE ROAD ALLOWANCE BETWEEN LOTS 17 AND 19
CONCESSION 6 EAST OF HURONTARIO STREET
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

REPORT NO.: 5552-23-EB
REPORT DATE: DECEMBER 17, 2024

PREPARED FOR
TULLAMORE INDUSTRIAL GP LIMITED

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1. EXECUTIVE SUMMARY

Toronto Inspection Ltd. was retained by Tullamore Industrial GP Limited (the 'Client') to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) for the property identified as Blocks 1 to 37, Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel (hereinafter referred to as the 'Site' or 'Phase Two Property'). The Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, (O. Reg. 153/04 as amended).

The purpose of this Phase Two ESA was to investigate potential environmental concerns from the current and past activities on the Site and surrounding properties, specifically addressing Areas of Potential Environmental Concern identified in a Phase One ESA prepared by *Toronto Inspection Ltd.* This Phase Two ESA was carried out in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, under the supervision of a Qualified Person, Victor Wood, P.Eng.

The following report was reviewed as a part of this investigation:

"Report on Phase One Environmental Site Assessment, Blocks 1 to 37, Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel" dated October 8, 2024, prepared for Tullamore Industrial GP Limited, and prepared by Toronto Inspection Ltd.

Based on the identified PCAs, the following APECs were considered for the RSC Property:

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OCs, Metals, Hydride-Forming Metals (As, Se and Sb),	Soil and Groundwater
APEC-2	Southeast Portion of Site	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs	Soil and Groundwater
APEC-3	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-4	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-5	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-6	Northeast of Site (Adjacent to 12404 Airport Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-7	Southeast of Site (Adjacent to 34 Perdue Court)	PCA#10 – Commercial Autobody Shop	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-8	Southeast of Site (Adjacent to 43 Perdue Court)	NA[2] – Waste Generator of aromatic solvents	Off-Site	VOCs	Groundwater
APEC-9	Southeast of Site (Adjacent to 10 Perdue Court)	NA[1] – Waste Generator of halogenated solvents	Off-Site	VOCs	Groundwater
APEC-10	East of Site (Adjacent to 12203 Airport Road)	NA[3] – Waste Generator of petroleum distillates, aliphatic solvents, waste oils and lubricants, etc.	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-11	East of Site (Adjacent to 12203 Airport Road)	NA[4] - Spill	Off-Site	PHCs, BTEX, VOCs	Groundwater

A total of fifteen (15) boreholes were drilled at the Site of which seven (7) were completed as monitoring wells to assess the identified APECs. Soil and groundwater samples were collected and submitted for laboratory analysis for PHCs, BTEX, VOCs, PAHs, and M&Is.

All of the soil and groundwater samples analyzed from the selected test locations met the applicable MECP Ontario Regulation 153/04 Table 2 SCS for Industrial/ Commercial/Community property use with coarse textured soils. No further investigation is recommended at this time.

If the monitoring wells located on-site are no longer required for further sampling or testing of the groundwater, the wells must be decommissioned as per the requirements of O. Reg. 903 “Wells”.

2. INTRODUCTION

Toronto Inspection Ltd. was retained by Tullamore Industrial GP Limited (the 'Client') to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) for the property identified as Blocks 1 to 37, Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel (hereinafter referred to as the 'Site' or 'Phase Two Property'). The Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, (O. Reg. 153/04 as amended).

The purpose of this Phase Two ESA was to investigate potential environmental concerns from the current and past activities on the Site and surrounding properties, specifically addressing Areas of Potential Environmental Concern identified in a Phase One ESA prepared by *Toronto Inspection Ltd.* This Phase Two ESA was carried out in general accordance with Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act, under the supervision of a Qualified Person, Victor Wood, P.Eng.

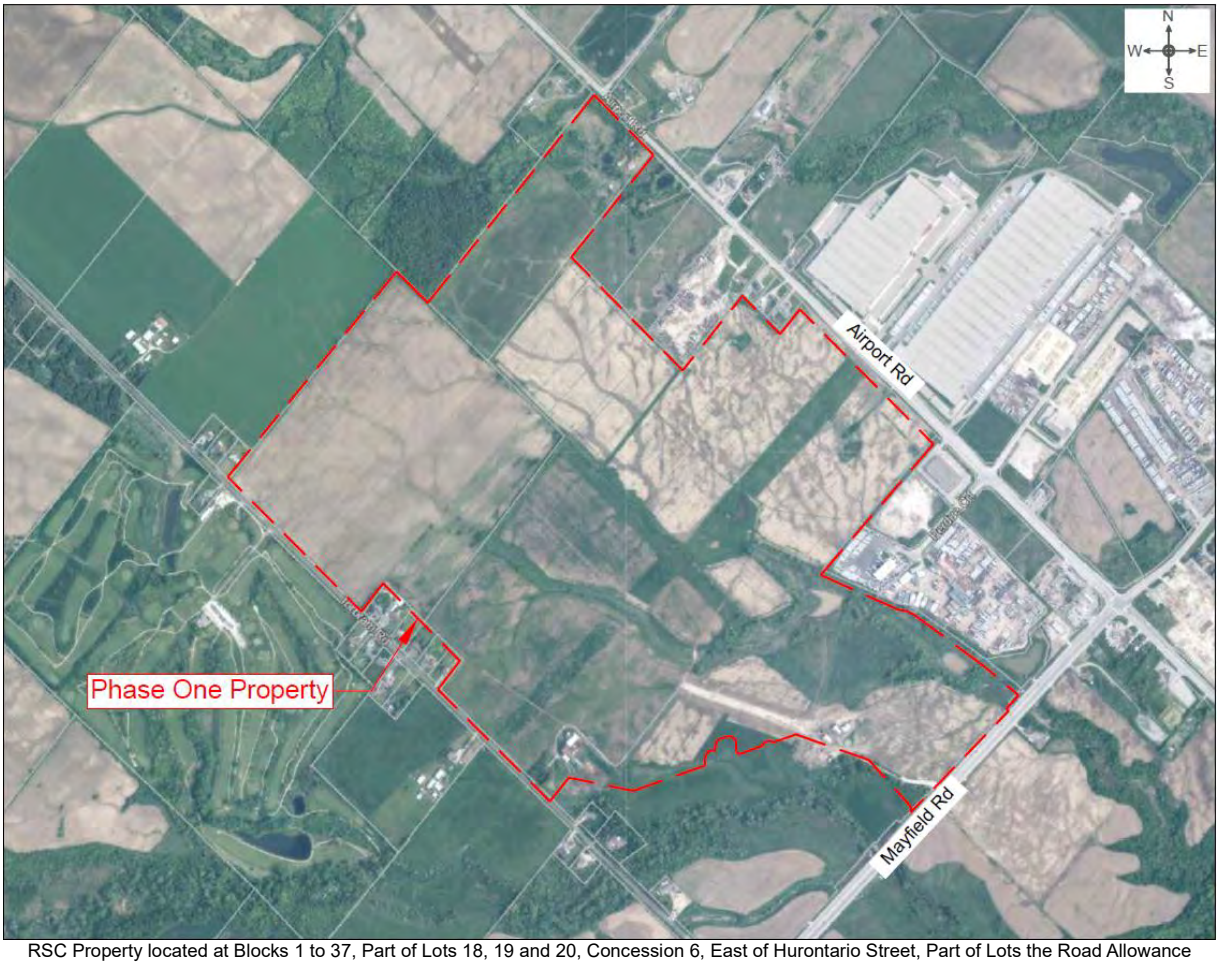
2.1. Site Description

Site Description: The Phase Two Property is a large piece of land located northeast of the intersection between Torbram Road and Mayfield Road in Caledon, Ontario. The Phase Two Property has been historically used for residential and agricultural purposes is described as follows:

Table 2.2-1: Summary of Phase One Property Information

General Information	Description
Addresses	0 Torbram Road, Caledon, ON 12245 Torbram Road, Caledon, ON 5762 Mayfield Road, Caledon, ON 0 Airport Road, Caledon, ON 12542 Airport Road, Caledon, ON
Property Identification Number (PIN)	To be confirmed by Lawyer's Letter
Legal Description	Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel
Ownership	Tullamore Industrial GP Limited
Current land use	Residential and Agricultural
Proposed land use	Industrial
Property coordinates (approximate centroid)	Zone 17 598483.46m E, 4849676.62m N
Approximate area of Site	170.80 ha (422 ac)

The layout of the Site is shown on Image 1, below.



RSC Property located at Blocks 1 to 37, Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel
Source: Town of Caledon Interactive Map (2023)

Site Contact Information: Ms. Aarthi Thaya, the client's representative, provided authorization for *Toronto Inspection Ltd*. to conduct this Phase One ESA.

Contact: Aarthi Thaya
Tel: 905.888.1277 x 226
Email: Aarthi.thaya@ricegroup.ca

2.2. Property Use

At the time of the site reconnaissance, the Phase Two Property was used for residential and agricultural purposes. The proposed land use for the Phase Two Property is industrial.

2.3. General Hydrogeology

The Phase Two Property was located within the Humber River Watershed. The Humber River drains south into Lake Ontario.

2.4. Topography of Phase Two Study Area

Based on the topographic map, Natural Resources of Canada – The Atlas of Canada – Toporama, the topography of the Phase Two Study Area slopes gradually from the northwest to the south east.

2.5. Applicable Site Condition Standard

Toronto Inspection Ltd. has considered the following conditions to determine the applicable Site Condition Standard for the Phase Two property.

Condition	Evaluation
Current land use	Residential and Agricultural
Proposed land use	Industrial
Area of natural significance	The Site is not located within or adjacent to any environmentally significant areas, woodlands, Oak Ridges Moraine, provincially significant wetlands, or areas of natural and scientific interest. Furthermore, according to a representative of the TRCA: 'Based on my preliminary review of the screening map, it appears that the wetlands on site are not located within the Greenbelt portion of the site." According to the Ministry of Environment and Forest (MNRF), no ANSI were identified within the Site or the Study Area; however, wetlands and woodland areas were identified at the central-east section of the Site.
Proximity to surface water body	Seasonal creeks and wetland areas were present within the site however site grading has removed these features. Salt Creek was present approximately 100 m to the east of the Site.
Potable or Non-Potable Groundwater	Potable water was provided by the municipal drinking water systems in Caledon.
Soil pH	Accredited laboratory chemical test results indicated that the shallow and subsurface soils at the property had pH values between 5 and 9.
Depth to bedrock	Bedrock was encountered at the borehole locations at approximately 12 m below grade.
Soil texture	Coarse soil texture was deemed applicable for the site.

Based on the above conditions, the MECP Table 2 Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition as listed in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", dated April 15, 2011 (hereinafter refer to as the "MECP Table 2 SCS") for Industrial/Commercial/Community property was determined to be applicable for the Site.

3. BACKGROUND INFORMATION

3.1. Physical Setting

3.1.1. Water Bodies and Area of Natural Significance

The Site is not located within or adjacent to any environmentally significant areas, woodlands, Oak Ridges Moraine, provincially significant wetlands, or areas of natural and scientific interest. Furthermore, according to a representative of the TRCA: 'Based on my preliminary review of the screening map, it appears that the wetlands on site are not located within the Greenbelt portion of the site." According to the Ministry of Environment and Forest (MNRF), no ANSI were identified within the Site or the Study Area; however, wetlands and woodland areas were identified at the central-east section of the Site.

3.1.2. Site Drainage

Surface runoff was expected to flow towards the on-Site creeks and wetlands or to partially infiltrate into the ground.

3.1.3. Groundwater Flow

The general direction for local groundwater flow is to the southeast.

3.1.4. Topography

As indicated on the topographic map, the average elevation of the Phase Two Property is approximately 230 m to 245 m above mean sea level. The mapped contours for the Site and surrounding areas indicate a general downward slope towards the southeast direction.

3.2. Past Investigations

The following report was reviewed as a part of this investigation:

"Report on Phase One Environmental Site Assessment, Blocks 1 to 37, Part of Lots 18, 19 and 20, Concession 6, East of Hurontario Street, Part of Lots the Road Allowance Between Lots 17 and 18, Concession 6, East of Hurontario Street, Town of Caledon, Regional Municipality of Peel" dated October 8, 2024, prepared for Tullamore Industrial GP Limited, and prepared by Toronto Inspection Ltd.

Based on the identified PCAs, the following APECs were considered for the RSC Property:

Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OCs, Metals, Hydride-Forming Metals (As, Se and Sb),	Soil and Groundwater
APEC-2	Southeast Portion of Site	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs	Soil and Groundwater
APEC-3	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-4	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-5	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-6	Northeast of Site (Adjacent to 12404 Airport Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-7	Southeast of Site (Adjacent to 34 Perdue Court)	PCA#10 – Commercial Autobody Shop	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-8	Southeast of Site (Adjacent to 43 Perdue Court)	NA[2] – Waste Generator of aromatic solvents	Off-Site	VOCs	Groundwater
APEC-9	Southeast of Site (Adjacent to 10 Perdue Court)	NA[1] – Waste Generator of halogenated solvents	Off-Site	VOCs	Groundwater
APEC-10	East of Site (Adjacent to 12203 Airport Road)	NA[3] – Waste Generator of petroleum distillates, aliphatic solvents, waste oils and lubricants, etc.	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-11	East of Site (Adjacent to 12203 Airport Road)	NA[4] - Spill	Off-Site	PHCs, BTEX, VOCs	Groundwater

4. SCOPE OF INVESTIGATION

4.1. Overview of Site Investigation

The objective of this Phase Two ESA was to further assess the subsoil and groundwater condition at the Site, specifically addressing APECs identified in the previous Phase One ESA prepared by *Toronto Inspection Ltd*.

The following scope of work was developed and implemented at the Site:

- Developed a site-specific Sampling Analysis Plan (SAP).
- Ensured all public and private utilities at the Site were located and marked out prior to drilling.
- Drilled fifteen (15) boreholes to depths ranging from 4.6 m to 6.7 m below grade.
- Collected soil samples during borehole drilling, and logged the soil samples for visual and olfactory characteristics, and evidence of petroleum hydrocarbon and/or chemical impact.
- Installed groundwater monitoring wells at seven (7) borehole locations. Measured soil headspace vapour concentrations in the soil samples for field screening purposes.
- Submitted representative or “worst case” soil samples for laboratory analyses of one or more of the following parameters: Petroleum Hydrocarbons (PHC), Benzene, Ethylbenzene, Toluene and Xylene (BTEX), Volatile Organic Compounds (VOC), Metals, As, Sb, Se, CN-, Cr(VI), Hg, and Polycyclic Aromatic Hydrocarbons (PAH).
- Inspected the monitoring wells for presence of Light Non-Aqueous Phase Liquid (LNAPL).
- Submitted representative groundwater samples for laboratory analyses of one or more of the following parameters: PHCs, BTEX, Metals, As, Se, Sb, CN-, Cr(VI), Hg and VOCs.
- Determined the applicable Site Condition Standards (SCS) from the “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, dated April 15, 2011, and the Ontario Regulation (O. Reg.) 153/04 “Record of Site Condition – Part XV.1 of the Environmental Protection Act”.
- Prepared a report that evaluated the laboratory analytical results with respect to the SCS.

4.2. Media Investigated

Soil and groundwater were investigated. No contaminants of concern causing soil vapour or indoor air quality impacts were found or identified in significant concentrations. Hence no soil vapour or indoor air samples were collected.

4.3. Phase One Conceptual Site Model

A Conceptual Site Model (CSM) was developed as part of this Phase One ESA. The CSM consists of figures of the Phase One Study Area which include the PCAs identified within the Study Area, inferred groundwater flow, and land usage adjacent to the Phase One Property, PCAs and APECs.

4.3.1. Site Overview

The Phase Two Property is a large piece of land located northeast of the intersection between Torbram Road and Mayfield Road in Caledon, Ontario. The Phase Two Property has been historically used for residential and agricultural purposes. Currently the property is currently undergoing construction grading for industrial purposes.

4.3.2. Physical Setting of Phase One Property

Regional Topographic and Hydrogeological Information

Based on the topographic map, Natural Resources of Canada – The Atlas of Canada – Toporama, local groundwater flow direction is anticipated to be influenced by the existing West Tributary and East Tributary as well as the surface drainage features which currently assist in draining the agricultural lands. The general direction for local groundwater flow is to the southeast and is generally a subdued reflection of the surface topography.

As indicated on the topographic map, the average elevation of the RSC Property is approximately 230 m to 245 m above mean sea level. The mapped contours for the Site and surrounding areas indicate a general downward slope towards the southeast direction.

Water Bodies and Areas of Natural Significance in Phase One Study Area

Based on information provided on the MNRF online database, no ANSI were identified within the Phase One Property or the Study Area; however, wetlands and woodland areas were identified at the central-east section of the Phase One Property.

Based on the Source Protection Information Atlas mapping website, the Phase One Property and the Study Area are not located within wellhead protection area, a significant groundwater recharge area or a highly vulnerable aquifer. According to the Water Well Information System (WWIS), water supply wells were identified on the Phase One Property in the Study Area.

Phase One Property Geologic and Hydrogeologic Conditions

Based on soils maps provided by ERIS, RSC Property and the Study Area is situated within the physiographic region of South Slope, which comprises of till plains (drumlinized). The surficial geology in the area generally consisted of till, comprised from clay to silt-textured till (derived from glaciolacustrine deposits or shale). The bedrock geology in the Study Area is the Queenston Formation generally consisting of shale, limestone, dolostone and siltstone. Based on a previous environmental investigation conducted at the Site, weathered shale bedrock was encountered at a depth of 12.0 m below grade.

Fill Materials

A layer of fill was contacted below the topsoil and extended to depths ranging from 0.4 m to 2.4 m below grade. The fill material is a result from the previous regrading of the Site, or native soil reworked during the farming process. At the time of the site reconnaissance, no evidence of imported fill material was identified at the Site.

Drinking Water Wells at the Phase One Property

Various well records were identified within the RSC property boundary and coincided to both drinking water and monitoring wells. It is recommended that all wells are decommissioned at the time of site development.

Proposed Property Use at the Phase One Property

The proposed land use for the Phase One Property is industrial.

4.3.3. Sources of Contamination

Potentially Contaminating Activity

Numerous PCAs were identified within the Phase One Study Area. The locations of PCAs within the Phase One Property and the Study Area that may be contributing to an APEC are shown on Figure No. 2 and are summarized in the table below:

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O. Reg. 153/04)	Potential to Impact Site
Site	Historical agricultural use	PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Yes
	Historical AST located at the southeast portion of the Site	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
5762 Mayfield Road Adjacent to the south of Site	Historical AST#1	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
	Historical AST#2	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
	Historical AST#3	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
12484 Airport Road *Adjacent to the northeast of Site*	Two ASTs were observed on the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	No. The ASTs were empty and not in use and no staining was identified in the vicinity of the tanks.
12542 Airport Road *Adjacent to the northeast of Site*	Two ASTs were observed across the creek close to the barn.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	No. The ASTs were empty and not in use and no staining was identified in the vicinity of the tanks.
12404 Airport Road *Adjacent to the northeast of Site*	Presence of an AST and spill incident of 20 liters of diesel.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
10 Perdue Court *Adjacent to the southeast of Site*	Waste generator of halogenated solvents	NA[1] – Waste Generator	Yes
34 Perdue Court *Adjacent to the southeast of Site*	Presence of an auto repair with waste generator records.	PCA#10 – Commercial Autobody Shops	Yes
43 Perdue Court *Adjacent to the southeast of Site*	Waste generator of aromatic solvents and residues	NA[2] – Waste Generator	Yes
12203 Airport Road *Neighbouring to the east of Site*	Waste generator of petroleum distillates, aliphatic solvents, waste oils and lubricants, etc.	NA[3] – Waste Generator	Yes
	Spill incidents of 35-40 L of hydraulic oil to ground and of 25 litres of diesel to asphalt.	NA[4] - Spill	Yes

Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
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APEC-11	East of Site (Adjacent to 12203 Airport Road)	NA[4] - Spill	Off-Site	PHCs, BTEX, VOCs	Groundwater

4.3.4. Uncertainty or Absence of Information

There is no known data gap identified that significantly affects the findings of this Phase Two ESA.

4.3.5. Exemptions

Not applicable.

4.3.6. Contaminants of Concerns

The contaminants of concerns associated with each APEC are provided in the table included in section 4.3.4.

4.3.7. Potential for Underground Utilities to Affect Contaminant Distribution and Transport

No underground utilities were present within the RSC Property.

4.3.8. Uncertainty or Absence of Information

There is no known data gap identified that significantly affects the findings of this Phase Two ESA.

4.3.9. Deviations from Sampling and Analysis Plan (SAP)

Sampling was conducted as per the SAP.

4.3.10. Impediments

No significant impediments were encountered during this investigation.

5. INVESTIGATION METHOD

5.1. General

Prior to drilling at the Site, *Toronto Inspection Ltd*. contacted Ontario One Call to obtain clearance from public utility companies for borehole locations. In addition, *Toronto Inspection Ltd*. contracted a private locating company to clear the borehole and test pit locations of any private utilities at the Site.

A site-specific health and safety plan (HASP) was prepared by *Toronto Inspection Ltd.* prior to the field work. The HASP was reviewed by all workers including staff from *Toronto Inspection Ltd.* and subcontractors prior to the commencement of work on the Site.

5.2. Drilling

Toronto Inspection Ltd. retained a drilling contractor, with a Ministry of the Environment, Conservation and Parks (MECP) license for well installation, to advance four (4) boreholes between December 31 and February 7, 2022, four (4) boreholes between March 4 to April 5, 2024, four (4) boreholes

Boreholes were drilled using a track-mounted drilling rig. The borehole locations were selected, with consideration of buried utility lines at the Site, to assess the potential environmental concerns from on-Site as indicated in the Sampling and Analysis Plan.

It should be noted that the boreholes were completed in conjunction with a geotechnical and hydrogeological investigation conducted on a larger property and therefore the numbering of the boreholes may not be continuous and/or all drilling locations depicted on the drawings.

5.3. Soil Sampling

Soil samples were collected using a split spoon sampler during the drilling. Soil samples that were collected on Site were divided into two portions – one portion for visual examination/laboratory submission and the second portion for field vapour screening. Upon visual identification in the field, a portion of the sample was placed into a Ziploc™ bag for later visual examination at *Toronto Inspection Ltd.* laboratory. Another portion of the sample was placed into laboratory supplied sample bottles and/or vials, as applicable, based on visual observations and field vapour screening results. The Ziploc™ bags, laboratory supplied bottles and vials were labelled with the identified project location, borehole ID and sampling depth.

5.4. Field Screening Measurements

Soil samples for field vapour screening were placed in separately labeled clean plastic bags, broken into pieces, and set aside to come to ambient room temperature before conducting head space screening measurements. The soil vapour headspace measurements (both with the combustible gas indicator and the photoionization detector-PID) were recorded on the field borehole logs and documented in the finalized logs.

The vapour screening process was undertaken for the retrieved soil samples from the boreholes. The procedure was followed as outlined in “Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario” using an RKI Eagle 2 gas monitor meter. Specifics of the equipment are provided below:

Equipment	Parameters	Detection Limit	Accuracy	Calibration Standard	Calibration Frequency
RKI Eagle 2	Combustible gas	0-50,000 ppm	±5%	Hexane	Yearly by supplier (Maxim Environmental), and as per manufacturer instructions prior to each field work event
	VOC	0-2,000 ppm	±5%	Isobutylene	

5.5. Cross Contamination Mitigation

To avoid potential for cross contamination, disposable nitrile gloves were used during sampling. The gloves were changed between collection of each soil sample. Non-dedicated equipment such as the split spoon sampler was washed between sampling rounds using Alconox™ detergent and distilled water. The augers were brushed cleaned and spoils were placed in sealed drums for removal off-Site.

5.6. Groundwater Monitoring Well Installation and Development

The groundwater monitoring wells were constructed with screens and solid stem piping consisted of 50 mm diameter and Schedule 40 polyvinyl chloride (PVC) well piping. Silica sand was used to cover the section of the PVC screen and to a height of 600 mm above the screen. The remainder of the borehole was backfilled with bentonite pellet hole plug, placed above the silica sand, and activated with distilled water. The top of the borehole/monitoring well was sealed with flush mounted well casing. The monitoring well screens were installed to intersect the groundwater table, and account for fluctuations.

5.7. Sediment Sampling

Sediment sampling was not conducted at the Site.

5.8. Soil Vapour Sampling

Soil vapour sampling was not conducted.

5.9. Analytical Testing

The samples were delivered to SGS Laboratories (SGS), a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited environmental laboratory located in Lakefield, Ontario for analytical testing.

5.10. Residue Management Procedures

The spoils from drilling were temporarily stored on-Site in sealed drums for removal off-Site.

5.11. Elevation Surveying

Elevations of the borehole and test pit locations were determined based on a topographic survey identified as Caledon Tullamore Lands Boreholes, prepared by CCS Inc., dated June 1, 2021, provided by the client.

5.12. Quality Assurance and Quality Control Measures

Soil sampling was conducted in accordance with procedures outlined in the previous sections. The following QA/QC measures were implemented during the scope of this investigation:

- The field personnel were briefed by the Qualified Person (QP).
- The QP and field personnel ensured all field work was conducted in accordance with the required procedures for drilling, soil and groundwater collection, sample preservation and delivery to the laboratory.
- Field personnel ensured that all soil samples were adequately identified with the following: Company Information, Project Number, Sample ID, Date Collected, Time Collected and Parameters to be Tested.
- Field personnel ensured that a Chain of Custody was completed for each round of submission to the laboratory by verifying the sample details and information on the Chain of Custody, to ensure the analytical parameters were correct.
- All samples were placed in a cooler packed with ice from the office and/or field and transported to the laboratory.
- Field personnel ensured that sample containers were packed upright and not lying on their sides.
- The QP and field personnel ensured that all samples were analyzed within the established protocol times for each parameter groups.
- A copy of the original chain of custody form was included with the cooler, with a copy obtained after delivery to the laboratory.

6. REVIEW AND EVALUATION

6.1. Geology

Stratigraphy

Ground Surface

Topsoil was encountered at the ground surface at the borehole locations.

Fill

Fill material was contacted beneath the surface cover and extended to depths ranging from 0.4 m to 2.4 m bg. The fill material generally consisted of a dark grey to dark brown clayey to sandy silt and was very moist.

Sandy Silt Till

A native sandy silt till deposit was encountered below the fill and extended to depths ranging from 4.0 m to 6.7 m below grade. The native deposit was generally compact, brown to greyish brown, grey below 4.0 m to 5.5 m below grade, containing some clay, trace gravel and was moist.

Clayey Silt Till

A native sandy silt till deposit was encountered beneath the sandy silt till deposit. The native deposit was generally stiff to very stiff, brown, and grey below 5.5 m below grade, containing some sand and trace gravel and was moist.

Weathered Shale

Weathered shale bedrock was encountered at boreholes 22BH-101(MW) and 22BH-103(MW) at a depth of 12.0 m below grade. The shale was generally hard, grey, and was very moist to wet.

6.2. Groundwater Elevations

Groundwater measurements, well construction details and groundwater depths are included in the table below.

Monitoring Well Location	Date	Water Level (m below grade)
22BH-101(MW)	February 14, 2022	5.43
22BH-103(MW)	February 14, 2022	10.39
22BH-106(MW)	February 14, 2022	Dry
24BH-1(MW)	November 11, 2024	2.20
24BH-2(MW)	November 11, 2024	2.50
24BH-3(MW)	November 11, 2024	1.20
24BH-4(MW)	November 11, 2024	3.10
24BH-106(MW)	November 11, 2024	Dry

6.3. Groundwater: Hydraulic Gradients

6.3.1. Horizontal Gradient

The horizontal hydraulic gradient was not assessed during this investigation.

6.3.2. Vertical Gradient

The vertical hydraulic gradient was not assessed during this investigation.

6.4. Soil: Field Screening

Field readings were documented in the field logs and were recorded at less than (<) 5 parts per million (ppm) for total organic vapours (TOVs). The combustible gas vapours (CSVs) were measured as all less than 25 ppm. The readings are presented in the attached field logs.

6.5. Soil Quality

The pH for soils was measured between 7 and 9. The following soil samples were selected for laboratory analysis:

Table 6.5-1: Sampling and Analysis Plan – Soil

Borehole ID	Sampling Depth (mbgs)	Rationale	Test Parameters					
			PHC	BTEX	VOC	M&I	PAH	OC
22BH-101(MW)	0.3	To investigate the soil condition at APEC 7/8.	X	X	X			
22BH-102	2.3	To investigate the soil condition at APEC 7/8.				pH		
	4.6		X	X	X			
22BH-103(MW)	1.5	To investigate the soil condition at APEC 7/8.				pH		
	2.3		X	X	X			
22BH-106(MW)	0.7	To investigate the soil condition at APEC 2/3/4/5.				X	X	
	4.6		X	X	X			
24BH-1A	0.7	To investigate the soil condition at APEC 9/10/11.	X	X	X	X	X	
24BH-108	0.7	To investigate the soil condition at APEC 1.	X	X	X	X	X	
24BH-121(MW)	0.7	To investigate the soil condition at APEC 1.	X	X	X	X	X	
24BH-124	0.7	To investigate the soil condition at APEC 1.	X	X	X	X	X	
24BH-1(MW)	0.3	To investigate the soil condition at APEC 9/10/11.				X		
	6.1		X	X	X			
24BH-2(MW)	0.7	To investigate the soil condition at APEC 9/10/11.				X		
	4.6		X	X	X			

24BH-3(MW)	0.3	To investigate the soil condition at APEC 9/10/11.				X		
	4.6		X	X	X			
24BH-4(MW)	6.1	To investigate the soil condition at APEC 9/10/11.	X	X	X			
24TP-1	0.3	To investigate the soil condition at APEC 1.				X	X	X
24TP-2	0.3	To investigate the soil condition at APEC 1.				X	X	X
24TP-3	0.3	To investigate the soil condition at APEC 1.				X	X	X
24TP-4	0.3	To investigate the soil condition at APEC 1.				X	X	X
24TP-D	-	QA/QC				X	X	X
24DUP-A	-					X		
24DUP-B	-		X	X	X			

Duplicate soil samples were collected during soil sampling activities, to maintain a duplicate ratio of 1 to 10.

All analysed soil samples from the selected test locations met the applicable site condition standards.

6.6. Groundwater Quality

The following groundwater samples were selected for laboratory analysis:

Table 6.6-1: Sampling and Analysis Plan – Groundwater

Borehole/ Monitoring Well ID	Depth of Screen (mbgs)	Rationale	Test Parameters					
			PHC	BTEX	VOC	M&I	PAH	OC
22BH-101(MW)	10.7 – 13.7	To investigate the groundwater condition at APEC 7/8.	X	X	X	X		X
22BH-103(MW)	10.7 – 13.7	To investigate the groundwater condition at APEC 7/8.	X	X	X	X		X
22BH-106(MW)	3.6 – 6.7	To investigate the groundwater condition at APEC 7/8.	X	X	X			
24BH-1(MW)	3.1 – 6.1	To investigate the groundwater condition at APEC 7/8.	X	X	X			
24BH-2(MW)	3.1 – 6.1	To investigate the groundwater condition at APEC 9/10/11.	X	X	X			
24BH-3(MW)	3.1 – 6.1	To investigate the groundwater condition at APEC 9/10/11.	X	X	X			
24BH-4(MW)	3.1 – 6.1	To investigate the soil condition at APEC 9/10/11.	X	X	X			

One duplicate groundwater sample was collected during groundwater sampling activities, to maintain a duplicate ratio of 1 to 10.

All analysed groundwater samples from the selected test locations met the applicable site condition standards.

6.7. Surface Water Quality

Not applicable.

6.8. Sediment Quality

Not applicable.

6.9. Soil Vapour

Not applicable.

6.10. Quality Assurance and Quality Control Results

Field QA/QC procedures were followed by *Toronto Inspection Ltd.* field staff as outlined in Section 5.12, which included appropriate decontamination of sampling equipment, using dedicated samplers and laboratory supplied jars and vials. Duplicates for QA/QC included duplicate samples for every parameter group analyzed; maintaining a minimum ratio of 1 in 10.

All samples were analyzed within the holding time as prescribed in Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (Dec. 1996) and Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (March 9, 2004, amended as of July 1, 2011).

The soil and groundwater samples were analyzed by SGS Laboratories, an independent laboratory located in Lakefield, Ontario and accredited by CALA. The analytical results were performed under a Quality Assurance/Quality Control (QA/QC) program by the laboratory. The Certificates of Analysis signed by staff of SGS Laboratories are attached in Appendix C.

Relative Percentage Differences (RPD) were calculated to determine the variation of results between the original and duplicate samples. The RPD percentages were compared to limits provided in Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011. All RPD percentages were found to be within the acceptable tolerances.

Relative Percentage Differences (RPD) were calculated to determine the variation of results between the original and duplicate samples using the following formula:

$$RPD = \frac{(x_1 - x_2)}{((x_1 + x_2)/2)} \times 100$$

where x_1 is the reported concentration from the sample and x_2 is the reported concentration from the duplicate. The RPD percentages were compared to limits provided in Protocol for Analytical Methods used in the Assessment of Properties under Par XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011. All RPD percentages were found to be within the acceptable tolerances as outlined in Table 5-1 through Table 5-15 and hence the reported data was deemed to be reliable.

6.11. Phase Two Conceptual Site Model

Description & Assessment

The Phase Two Property is a large piece of land located northeast of the intersection between Torbram Road and Mayfield Road in Caledon, Ontario. The Phase Two Property has been historically used for residential and agricultural purposes. Currently the property is currently undergoing construction grading for industrial purposes.

Potentially Contaminating Activities

The following PCAs were identified within the Phase Two Property and Study Area:

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O. Reg. 153/04)	Potential to Impact Site
Site	Historical agricultural use	PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Yes
	Historical AST located at the southeast portion of the Site	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
5762 Mayfield Road Adjacent to the south of Site	Historical AST#1	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
	Historical AST#2	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
	Historical AST#3	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
12484 Airport Road *Adjacent to the northeast of Site*	Two ASTs were observed on the property.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	No. The ASTs were empty and not in use and no staining was identified in the vicinity of the tanks.
12542 Airport Road *Adjacent to the northeast of Site*	Two ASTs were observed across the creek close to the barn.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	No. The ASTs were empty and not in use and no staining was identified in the vicinity of the tanks.
12404 Airport Road *Adjacent to the northeast of Site*	Presence of an AST and spill incident of 20 liters of diesel.	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Yes
10 Perdue Court *Adjacent to the southeast of Site*	Waste generator of halogenated solvents	NA[1] – Waste Generator	Yes

Location	Potential Environmental Concerns	Potentially Contaminating Activity (Table 2, Schedule D of O. Reg. 153/04)	Potential to Impact Site
34 Perdue Court *Adjacent to the southeast of Site*	Presence of an auto repair with waste generator records.	PCA#10 – Commercial Autobody Shops	Yes
43 Perdue Court *Adjacent to the southeast of Site*	Waste generator of aromatic solvents and residues	NA[2] – Waste Generator	Yes
12203 Airport Road *Neighbouring to the east of Site*	Waste generator of petroleum distillates, aliphatic solvents, waste oils and lubricants, etc.	NA[3] – Waste Generator	Yes
	Spill incidents of 35-40 L of hydraulic oil to ground and of 25 litres of diesel to asphalt.	NA[4] - Spill	Yes

Areas of Potential Environmental Concern

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-1	Entire Site	PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OCs, Metals, Hydride-Forming Metals (As, Se and Sb),	Soil and Groundwater
APEC-2	Southeast Portion of Site	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, VOCs	Soil and Groundwater
APEC-3	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-4	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-5	South of Site (Adjacent to 5762 Mayfield Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-6	Northeast of Site (Adjacent to 12404 Airport Road)	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, BTEX, VOCs	Groundwater
APEC-7	Southeast of Site (Adjacent to 34 Perdue Court)	PCA#10 – Commercial Autobody Shop	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-8	Southeast of Site (Adjacent to 43 Perdue Court)	NA[2] – Waste Generator of aromatic solvents	Off-Site	VOCs	Groundwater
APEC-9	Southeast of Site (Adjacent to 10 Perdue Court)	NA[1] – Waste Generator of halogenated solvents	Off-Site	VOCs	Groundwater

APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (Table 2, Schedule D of O.Reg. 153/04)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC-10	East of Site (Adjacent to 12203 Airport Road)	NA[3] – Waste Generator of petroleum distillates, aliphatic solvents, waste oils and lubricants, etc.	Off-Site	PHCs, BTEX, VOCs, Metals, Hydride-Forming Metals (As, Se and Sb)	Groundwater
APEC-11	East of Site (Adjacent to 12203 Airport Road)	NA[4] - Spill	Off-Site	PHCs, BTEX, VOCs	Groundwater

Site Condition Standard Selection

Toronto Inspection Ltd. has considered the following conditions to determine the applicable Site Condition Standard for the Phase Two property.

Condition	Evaluation
Current land use	Residential and Agricultural
Proposed land use	Industrial
Area of natural significance	The Site is not located within or adjacent to any environmentally significant areas, woodlands, Oak Ridges Moraine, provincially significant wetlands, or areas of natural and scientific interest. Furthermore, according to a representative of the TRCA: 'Based on my preliminary review of the screening map, it appears that the wetlands on site are not located within the Greenbelt portion of the site." According to the Ministry of Environment and Forest (MNRF), no ANSI were identified within the Site or the Study Area; however, wetlands and woodland areas were identified at the central-east section of the Site.
Proximity to surface water body	Seasonal creeks and wetland areas were present within the site however site grading has removed these features. Salt Creek was present approximately 100 m to the east of the Site.
Potable or Non-Potable Groundwater	Potable water was provided by the municipal drinking water systems in Caledon.
Soil pH	Accredited laboratory chemical test results indicated that the shallow and subsurface soils at the property had pH values between 5 and 9.
Depth to bedrock	Bedrock was encountered at the borehole locations at approximately 12 m below grade.
Soil texture	Coarse soil texture was deemed applicable for the site.

Based on the above conditions, the MECP Table 2 Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition as listed in the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", dated April 15, 2011 (hereinafter refer to as the "MECP Table 2 SCS") for Industrial/Commercial/Community property was determined to be applicable for the Site.

Subsurface Structures & Utilities
No subsurface structures or utilities were present at the Site.

Ground Surface
Topsoil was encountered at the ground surface at the borehole locations.

Fill
Fill material was contacted beneath the surface cover and extended to depths ranging from 0.4 m to 2.4 m bg. The fill material generally consisted of a dark grey to dark brown clayey to sandy silt and was very moist.

Sandy Silt Till
A native sandy silt till deposit was encountered below the fill and extended to depths ranging from 4.0 m to 6.7 m below grade. The native deposit was generally compact, brown to greyish brown, grey below 4.0 m to 5.5 m below grade, containing some clay, trace gravel and was moist.

Clayey Silt Till
A native sandy silt till deposit was encountered beneath the sandy silt till deposit. The native deposit was generally stiff to very stiff, brown, and grey below 5.5 m below grade, containing some sand and trace gravel and was moist.

Weathered Shale
Weathered shale bedrock was encountered at boreholes 22BH-101(MW) and 22BH-103(MW) at a depth of 12.0 m below grade. The shale was generally hard, grey, and was very moist to wet.

Depth to Bedrock
Bedrock was encountered at approximately 12 m below grade.

Depth of Water Table
The depth to water table ranged from 1.2 m to 10.39 m below grade.

Applicability of Sections 41 or 43.1 of the Regulation
The Phase Two Property is not located within or adjacent to an area of natural and scientific interest (ANSI), Oak Ridges Moraine, or any provincially significant wetland or woodland area. Water is supplied by the City of Markham for domestic consumption. Hence, the Site would be considered as having a non-potable groundwater condition. Accredited laboratory chemical test results indicated that the shallow and subsurface soils at the property had pH values between 5 and 9. Based on the Phase Two investigation, the depth to bedrock is greater than 1.5 m and shallow soil was not observed on 1/3 or more of the Site.

Soil from Another Property
No soil was known to be imported from another property.

Proposed Buildings and Other Structures
The Site is proposed to be developed into an industrial building complex. To date details of the proposed structures have not been shared with *Toronto Inspection Ltd.*

Contaminant Areas
This section is not applicable.

Contaminants
This section is not applicable.

Medium Contaminated
This section is not applicable.

Distribution of Contamination
This section is not applicable.

Confirmatory Sampling Post Remediation
Not applicable.

Reason for Contamination
Not applicable.

Migration of Contamination
Not applicable.

Climatic or Meteorological Conditions
Fluctuations in groundwater can be expected due to seasonal changes. However, these are not expected to change the environmental conditions at the Site.

Existing Building Features
No buildings were present at the time of this investigation.

Building Heating, Ventilation and Air Conditioning
Not applicable.

Subsurface Utilities
Not applicable.

Human & Ecological Receptor Conceptual Model
The receptor model will be completed if a Record of Site Condition is required.

Release Mechanism
Not applicable.

Contaminant Transport Pathway
Not applicable.

Receptors
Not applicable.

Receptor Exposure Points
Not applicable.

Routes of Exposure
Not applicable.

7. CONCLUSION

Soil and groundwater laboratory analytical results met the applicable Table 3 Site Condition Standards. No further investigation is required at this time. It should be noted that additional documentation will be required to file a Record of Site Condition.

8. MONITORING WELL DECOMMISSIONING

If the monitoring wells on-site are no longer required for further sampling or testing of the groundwater, the wells must be decommissioned as per the requirements of O. Reg. 903 “Wells”. It should be noted that the decommissioning of monitoring wells is not part of the current scope of work. *Toronto Inspection Ltd.* would be pleased to assist and arrange to perform this work upon request.

9. REFERENCES

1. Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act.

2. Reports listed in Section 2.2.

10. GENERAL STATEMENT OF LIMITATION

The comments presented in this report are based on the soil and groundwater samples gathered from the borehole/monitoring well locations indicated on the plan of this report. There is no warranty expressed or implied or representations made by *Toronto Inspection Ltd.* that this program has discovered all potential environmental risks or liabilities associated with the subject site.

Although we consider this report to be representative of the subsurface conditions at the subject property in the areas investigated, any interpretation of factual data or unexpected soil conditions which exhibit noticeable discolouration, odour, etc. in areas not investigated in this report, should be discussed in consultation with us prior to any initiation of activity. Our responsibility is limited to an accurate assessment of the soil condition prevailing at the locations investigated at the time of the study.

To the fullest extent permitted by law, the client's maximum aggregate recovery against *Toronto* Inspection Ltd., its directors, employees, sub-contractors, and representatives, for any and all claims by Tullamore Industrial GP Limited for all causes including, but not limited to, claims of breach of contract, breach of warranty and/or negligence, shall be the amount of professional liability insurance held.

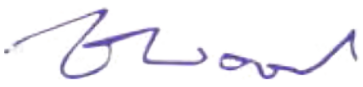
Any use and/or interpretation of the data presented in this report, and any decisions made on it by the third party are responsibility of the third party. *Toronto Inspection Ltd.* accepts no responsibility for loss of time and damages, if any, suffered by the third party as a result of decisions or actions based on this report.

Any legal actions arising directly or indirectly from this work and/or *Toronto Inspection Ltd.'s* performance of the services shall be filed no longer than two years from the date of *Toronto Inspection Ltd.'s* substantial completion of the services. *Toronto Inspection Ltd.* shall not be responsible to the client for lost revenues, loss of profits, cost of content, claims of customers, or other special indirect, consequential, or punitive damages.

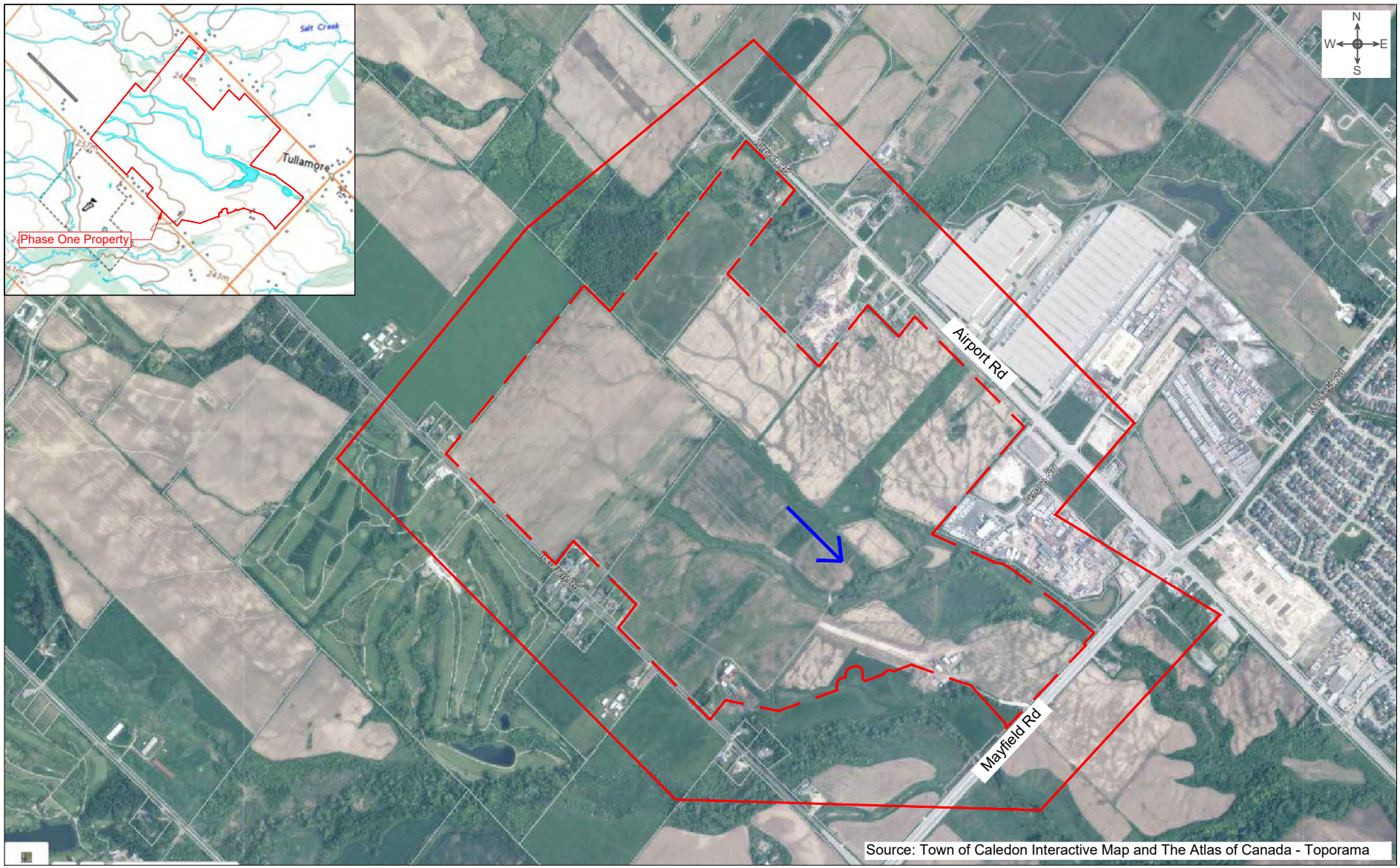
Yours truly,
Toronto Inspection Ltd.

Matthew Pietrzyk

Matthew Pietrzyk, BES
Environmental Project Manager



Victor Wood, P.Eng, QP_{ESA}
Principal Engineer



LEGEND:

Phase One Property Boundary

Study Area (250m)

Inferred Groundwater Flow Direction

Scale (m)

0 200 400

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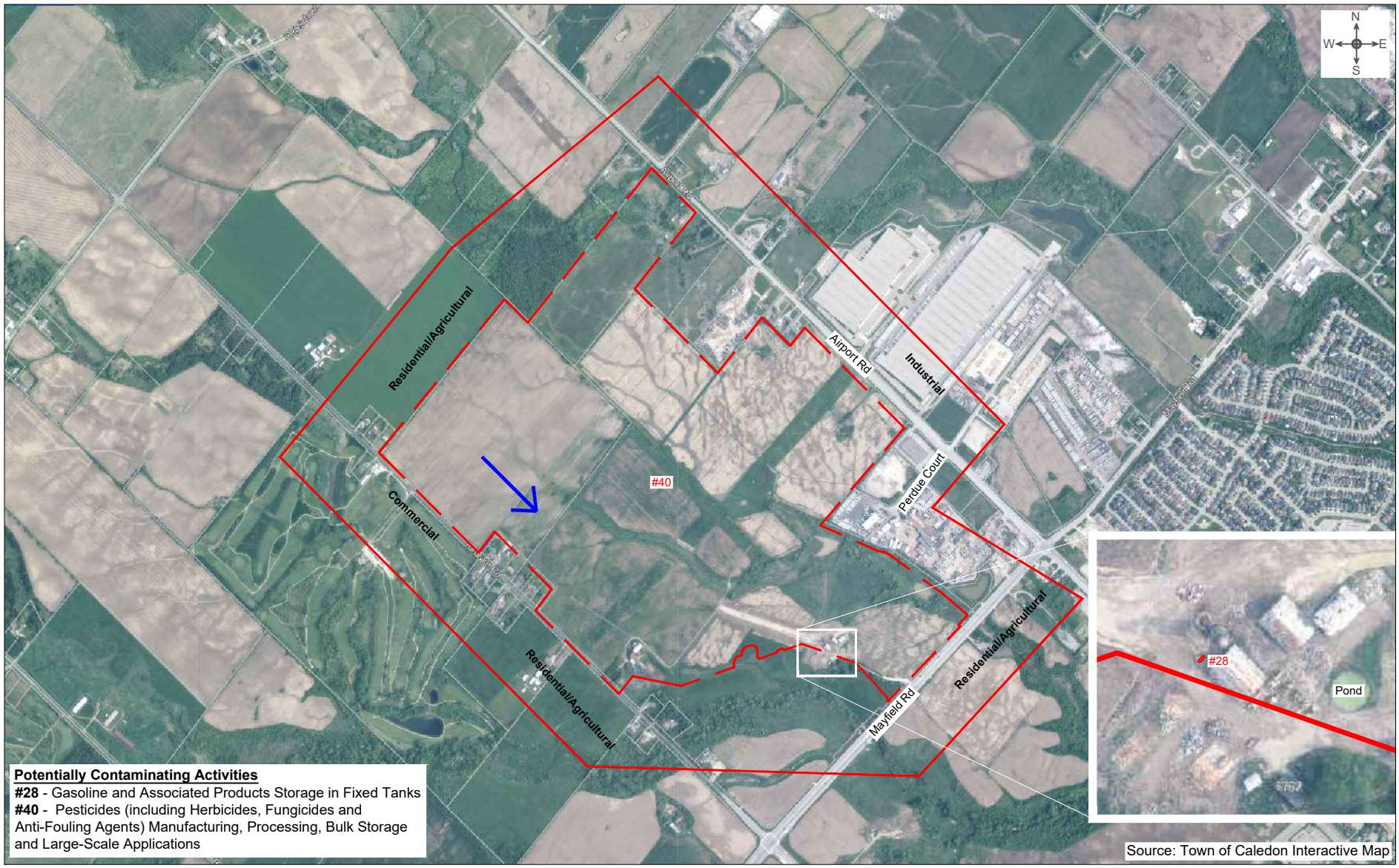
TITLE:	Regional Topography and Site Location
LOCATION:	BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20, CONCESSION 6, EAST OF HURONTARIO STREET, PART OF LOTS THE ROAD ALLOWANCE BETWEE NLOTS 17 AND 19, CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

PROJECT NO.	DATE :	FIGURE NO.
5552-24-EQ	October 2024	1



Potentially Contaminating Activities
#28 - Gasoline and Associated Products Storage in Fixed Tanks
#40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

LEGEND:

- Phase One Property Boundary
- Study Area (250m)
- Inferred Groundwater Flow Direction
- Fuel Tanks

Scale (m): 0 200 400

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110 Konrad Crescent, Unit 16
Markham, Ontario L3R 9X2
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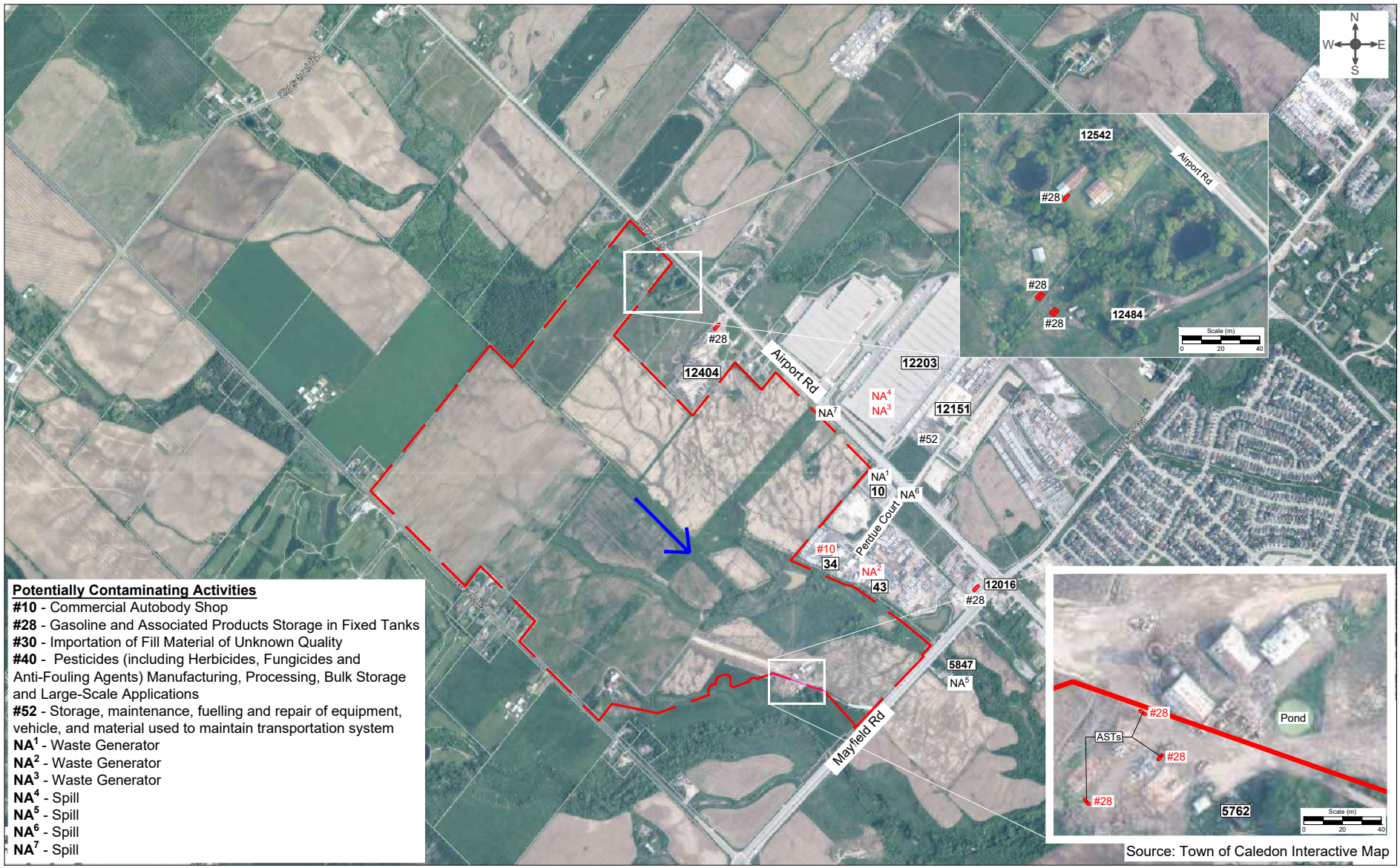
TITLE:	Phase One Conceptual Site Model - On-Site and PCA Locations and Land Use
LOCATION:	BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20, CONCESSION 6, EAST OF HURONTARIO STREET, PART OF LOTS THE ROAD ALLOWANCE BETWEE NLOTS 17 AND 19, CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL
PROJECT NO. 5552-24-EQ	DATE : October 2024 / FIGURE NO. 2



Source: Town of Caledon Interactive Map

LEGEND:

Phase One Property Boundary

Fuel Tanks

Inferred Groundwater Flow Direction

Scale (m)
0 200 400

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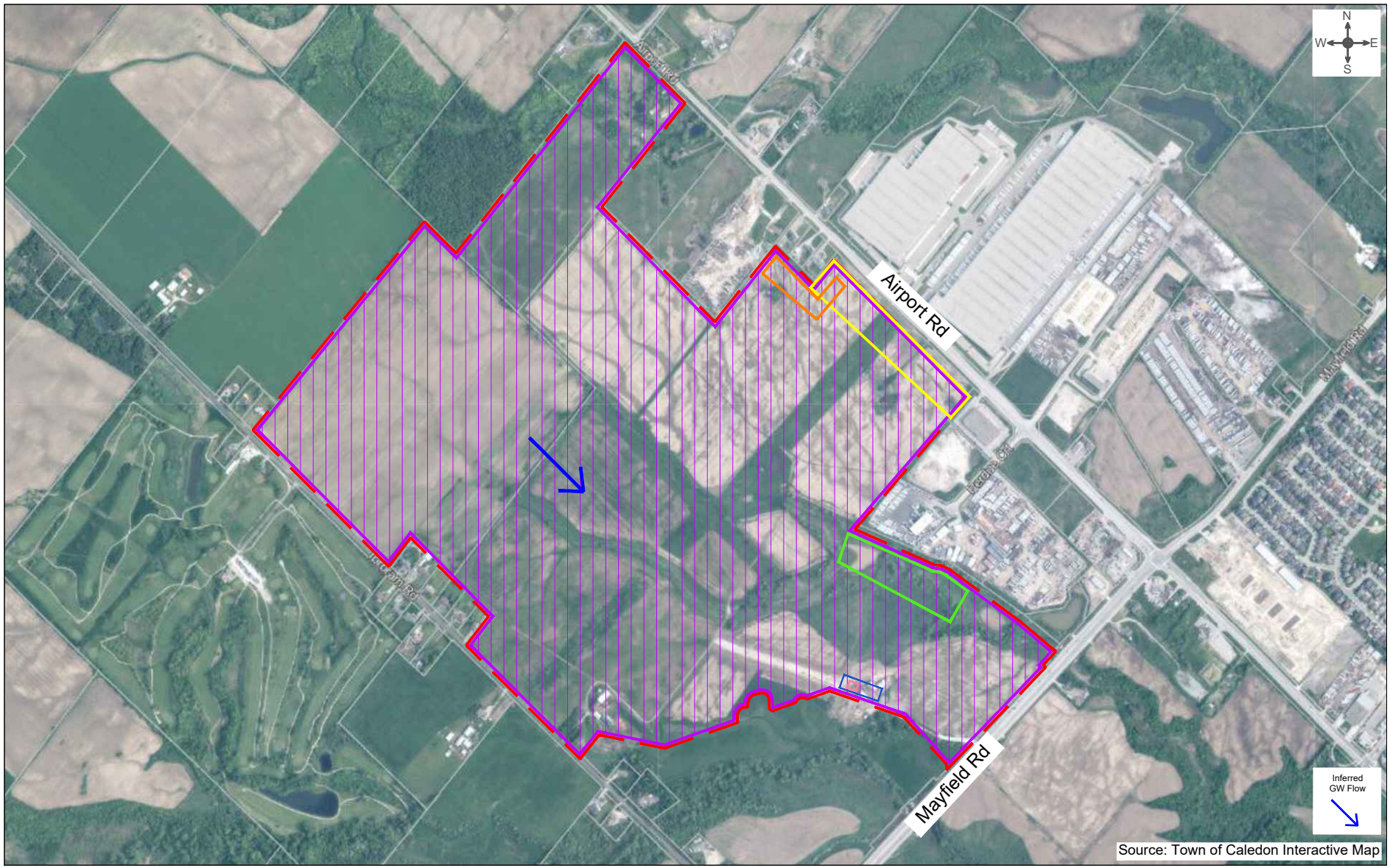
TITLE:	Phase One Conceptual Site Model - Off-Site PCA Locations
LOCATION:	BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20, CONCESSION 6, EAST OF HURONTARIO STREET, PART OF LOTS THE ROAD ALLOWANCE BETWEE NLOTS 17 AND 19, CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL
PROJECT NO.	5552-24-EQ
DATE :	October 2024
FIGURE NO.	2a



LEGEND:

Phase One Property Boundary

APEC 1

APEC 2

APEC 3, 4, 5

APEC 6

APEC 7, 8

APEC 9, 10, 11

Scale (m)

0 200 400

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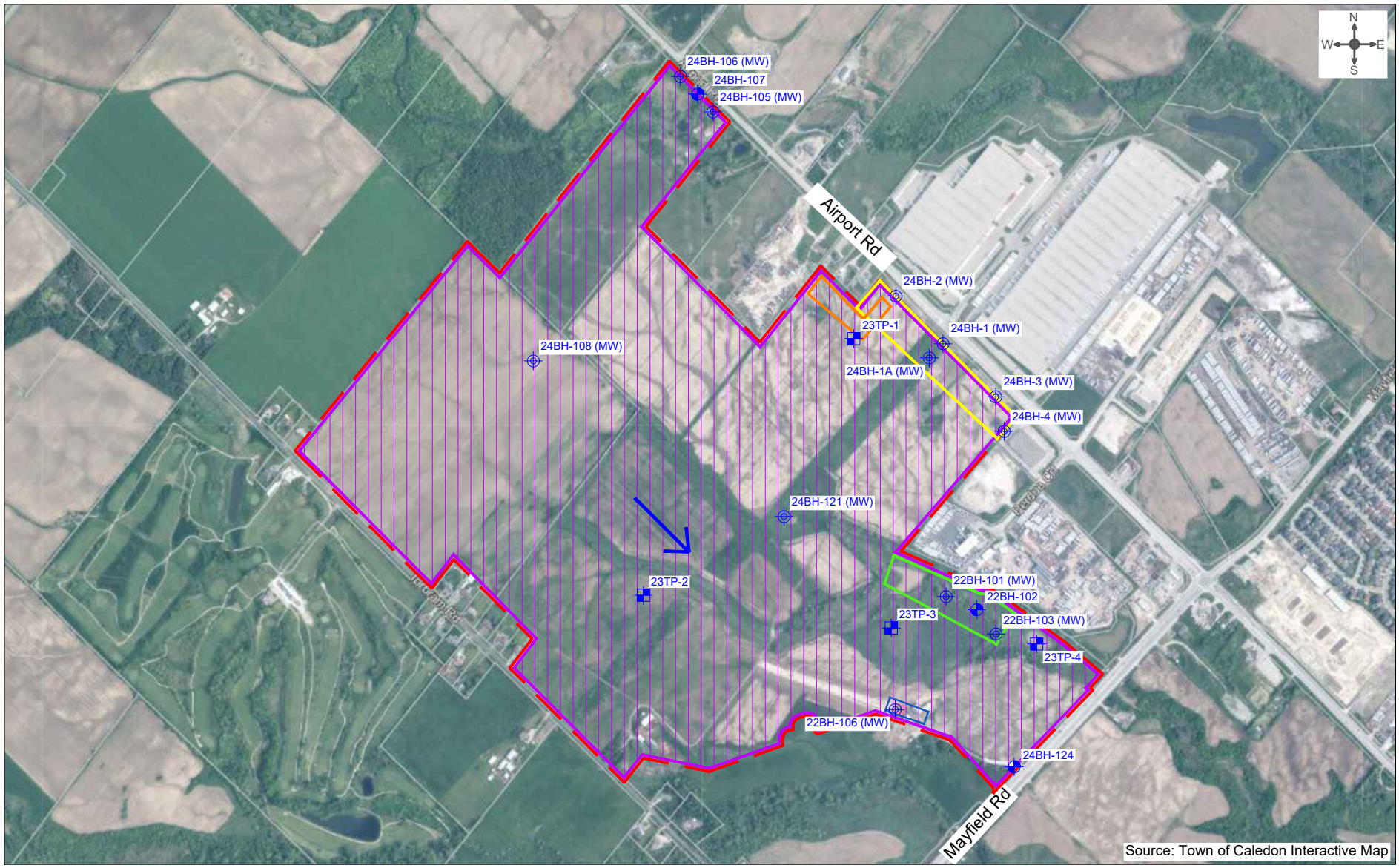
TITLE:	Phase One Conceptual Site Model - APEC Locations
LOCATION:	BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20, CONCESSION 6, EAST OF HURONTARIO STREET, PART OF LOTS THE ROAD ALLOWANCE BETWEE NLOTS 17 AND 19, CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

PROJECT NO.	DATE :	FIGURE NO.
5552-24-EQ	October 2024	3



LEGEND:

- Phase One Property Boundary
- Inferred Groundwater Flow Direction
- Borehole and Monitoring Well Location
- Test Pit Location
- APEC 1
- APEC 2
- APEC 3, 4, 5
- APEC 6
- APEC 7, 8
- APEC 9, 10, 11

Scale (m): 0 200 400

TorontoInspection LTD
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TITLE: Phase One Conceptual Site Model - Borehole, Monitoring Well, and Test Pit Location Plan

LOCATION: BLOCKS 1 TO 37, PART OF LOTS 18, 19 AND 20, CONCESSION 6, EAST OF HURONTARIO STREET, PART OF LOTS THE ROAD ALLOWANCE BETWEE NLOTS 17 AND 19, CONCESSION 6 EAST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

PROJECT NO.	DATE :	FIGURE NO.
5552-24-EQ	October 2024	4

Project No. 5552-22-GG

Log of Borehole 22BH-101 (MW)

Dwg No. 2

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

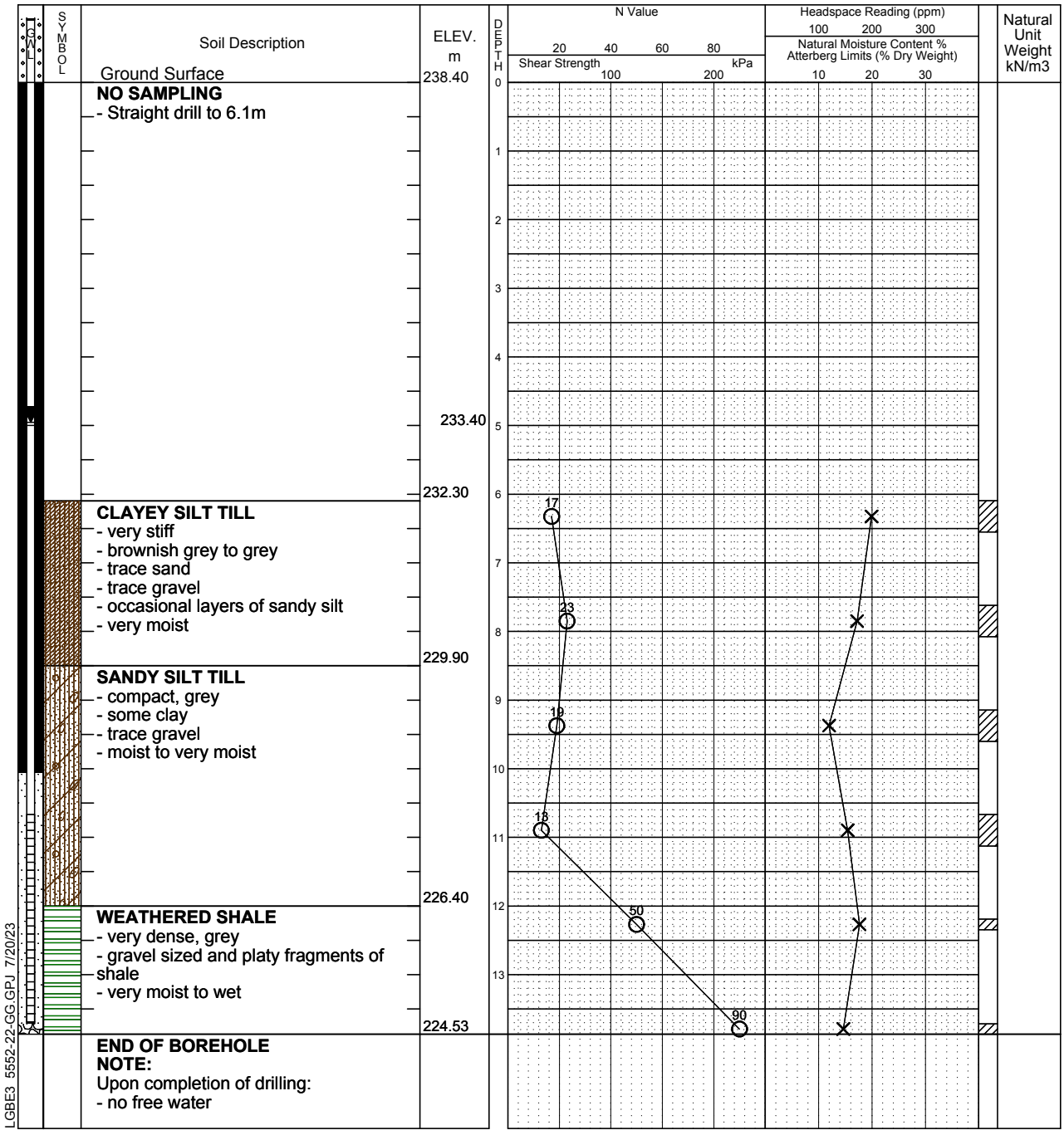
Date Drilled: 1/31/22

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample ☒
SPT (N) Value ○ ▨
Dynamic Cone Test —
Shelby Tube ■
Field Vane Test ✚ S

Headspace Reading (ppm) •
Natural Moisture ×
Plastic and Liquid Limit ⊢⊣
Unconfined Compression % Strain at Failure ⊗
Penetrometer ▲



LGBE3 5552-22-GG.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 10, 2022	5.43m	
Feb. 28, 2022	5.00m	

Project No. 5552-22-GG

Log of Borehole 22BH-102

Dwg No. 3

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

Date Drilled: 2/1/22

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	235.50	0	20 40 60 80 / Shear Strength 100 200 kPa	100 200 300 / 10 20 30	
		NO SAMPLING - straight drill to 6.1m		1			
				2			
				3			
				4			
				5			
			229.40	6	11		
		CLAYEY SILT TILL - stiff, brownish grey - trace sand - trace gravel - very moist		7			
			227.42	8	14		
		END OF BOREHOLE **NOTE:** Upon completion of drilling: - auger refusal at 8.5m - no free water					

LGBE3 5552-22-GG.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-22-GG

Log of Borehole 22BH-103 (MW)

Dwg No. 4

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

Date Drilled: 2/1/22

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

SOIL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	233.00	0	20 40 60 80 / Shear Strength 100 200 kPa	100 200 300 / 10 20 30	
		NO SAMPLING - straight drill to 6.1m		1			
			230.74	2			
				3			
				4			
				5			
			226.90	6	6		
		CLAYEY SILT TILL - firm to stiff - brownish grey to grey - trace sand - trace gravel - occasional layers of sandy silt - very moist to wet		7			
				8	14		
			224.50				
		SANDY SILT TILL - compact to very dense - grey - some clay - trace gravel - moist to wet		9	25		
				10			
				11	45		
			220.80	12	90		
		WEATHERED SHALE - very dense, grey - gravel sized and platy fragments of shale - wet		13			
			219.28				
		END OF BOREHOLE **NOTE:** Upon completion of drilling: - no free water					

LGBE3 5552-22-GG.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 10, 2022	10.39m	
Feb. 28, 2022	2.26m	

Project No. 5552-21-ED

Log of Borehole 22BH-104 (MW)

Dwg No. 5

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

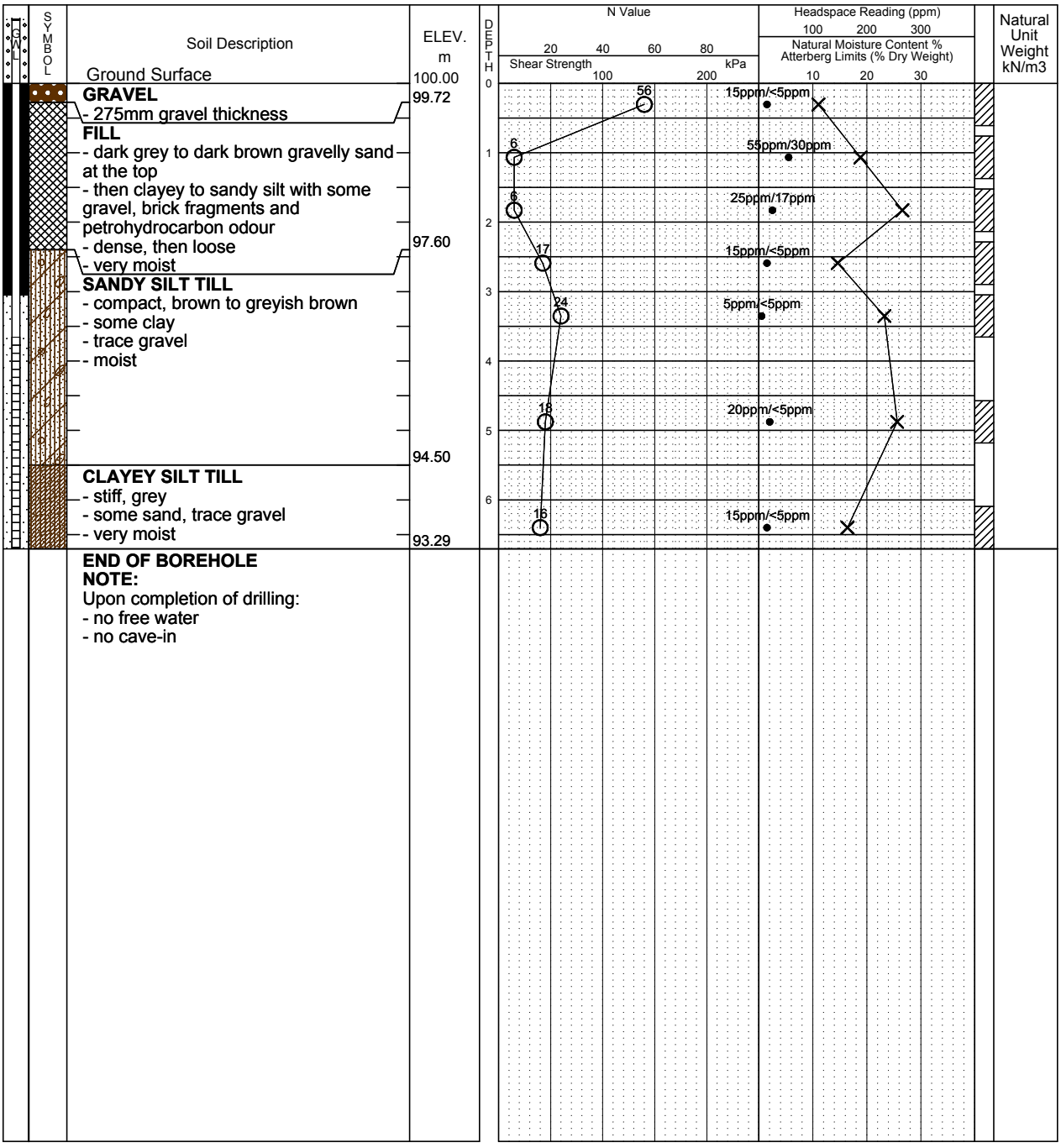
Date Drilled: 2/7/22

Drill Type: Track Mounted Drill Rig

Datum: Temporary

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer



LGBE3 5552-21-ED.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 15, 2022	Dry	

Project No. 5552-21-ED

Log of Borehole 22BH-105 (MW)

Dwg No. 6

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

Date Drilled: 2/7/22

Drill Type: Track Mounted Drill Rig

Datum: Temporary

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

SOIL SYMBOL	Soil Description	ELEV. m	DEPTH
	Ground Surface	100.00	0
	TOPSOIL - 275mm topsoil thickness	99.72 99.40	
	FILL - dark grey to dark brown gravelly sand, then clayey silt - trace topsoil and organics - some brick fragments - loose - very moist		1 2
	SANDY SILT TILL - compact - brown to greyish brown, grey below 5.5m - some clay - trace gravel - moist	96.65	3 4 5 6
	END OF BOREHOLE **NOTE:** Upon completion of drilling: - no free water - no cave-in	93.29	

N Value: 20 40 60 80
Shear Strength: 100 200 kPa

Headspace Reading (ppm): 100 200 300
Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

Depth	N Value	Headspace Reading (ppm)
0	8	20ppm/<5ppm
1	15	20ppm/<5ppm
2	25	20ppm/<5ppm
2	28	20ppm/<5ppm
3	20	15ppm/<5ppm
5	22	10ppm/<5ppm
6	26	25ppm/<5ppm

Natural Unit Weight kN/m3

LGBE3 5552-21-ED.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 15, 2022	3.35m	

Project No. 5552-21-ED

Log of Borehole 22BH-106 (MW)

Dwg No. 7

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

Date Drilled: 2/7/22

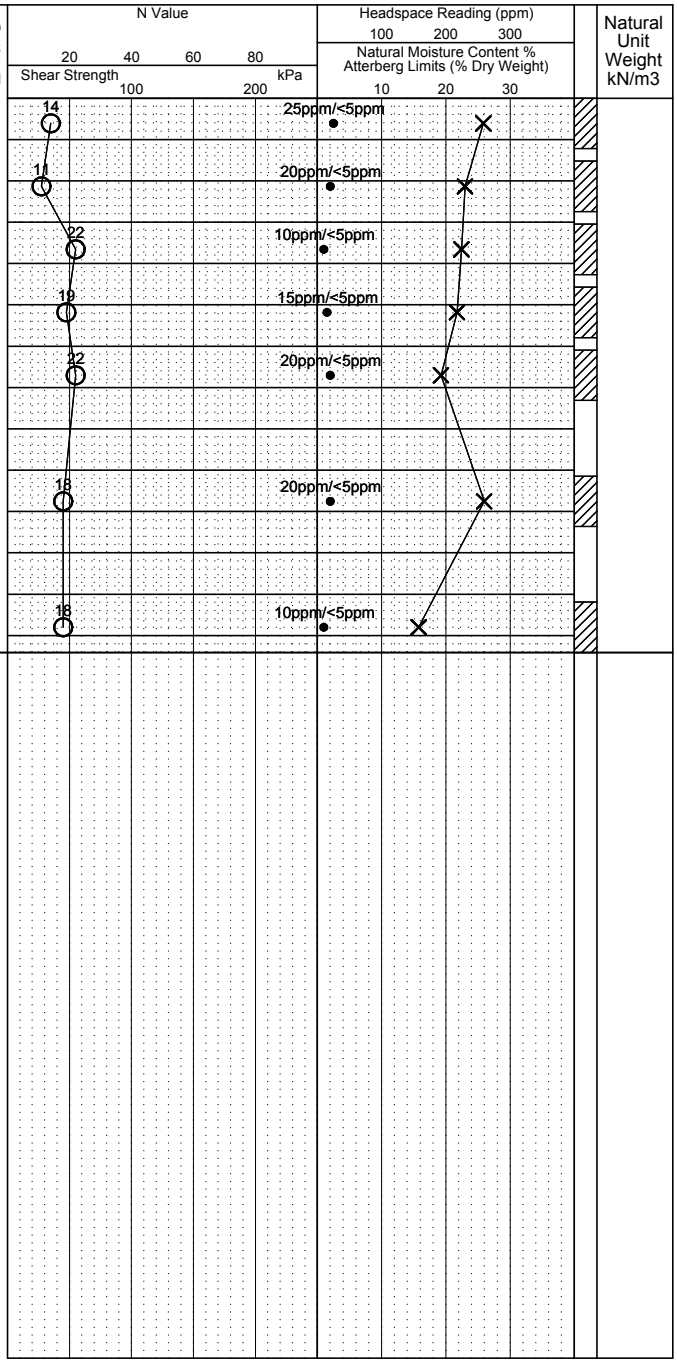
Drill Type: Track Mounted Drill Rig

Datum: Temporary

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

SYMBOL	Soil Description	ELEV. m	DEPTH
	Ground Surface	100.00	0
	TOPSOIL - 275mm topsoil thickness	99.72 99.40	
	FILL - dark grey to dark brown clayey to sandy silt - gravelly sand at the bottom - compact - very moist		1
	SANDY SILT TILL - compact - brown to greyish brown, grey below 5.5m - some clay - trace gravel - moist	96.00	2 3 4
	CLAYEY SILT TILL - very stiff - brown, grey below 5.5m - trace sand, trace gravel - moist		5 6
	END OF BOREHOLE **NOTE:** Upon completion of drilling: - no free water - open cave-in	93.29	



Natural Unit Weight kN/m3

LGBE3 5552-21-ED.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 15, 2022	Dry	

Project No. 5552-21-ED

Log of Borehole 22BH-107 (MW)

Dwg No. 8

Project: Phase II Environmental Site Assessment

Sheet No. 1 of 1

Location: Airport Road & Mayfield Road, Caledon, Ontario

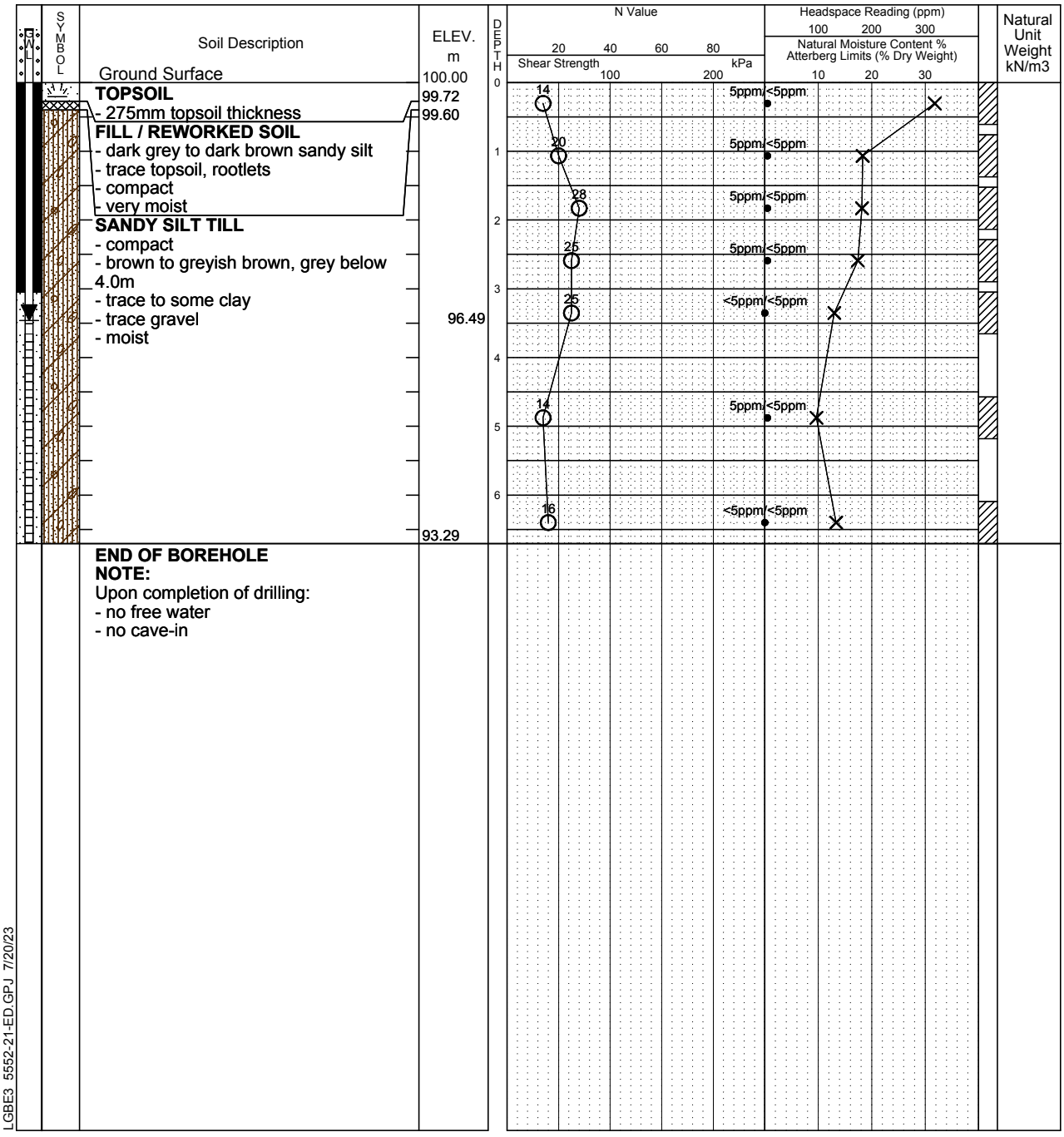
Date Drilled: 2/7/22

Drill Type: Track Mounted Drill Rig

Datum: Temporary

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer



LGBE3 5552-21-ED.GPJ 7/20/23

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Feb. 15, 2022	3.51m	

Project No. 5552-24-GL

Log of Borehole 24BH-108(MW)

Dwg No. 9

Project: Geotechnical Investigation - Site Servicing

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

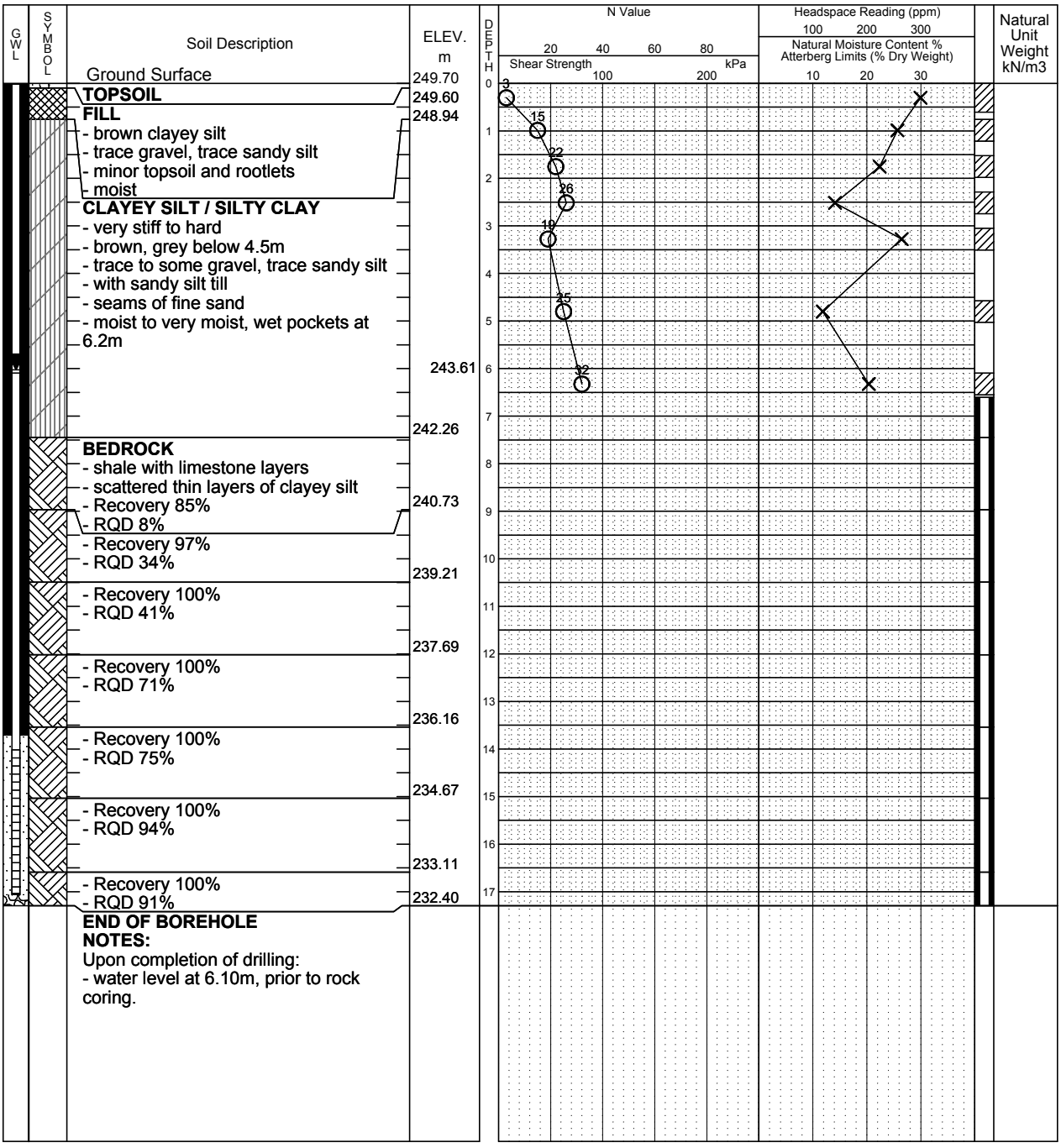
Date Drilled: 3/13/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer



LGBE3 5552-24-GL.GPJ 4/26/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-24-GL

Log of Borehole 24BH-121(MW)

Dwg No. 22

Project: Geotechnical Investigation - Site Servicing

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

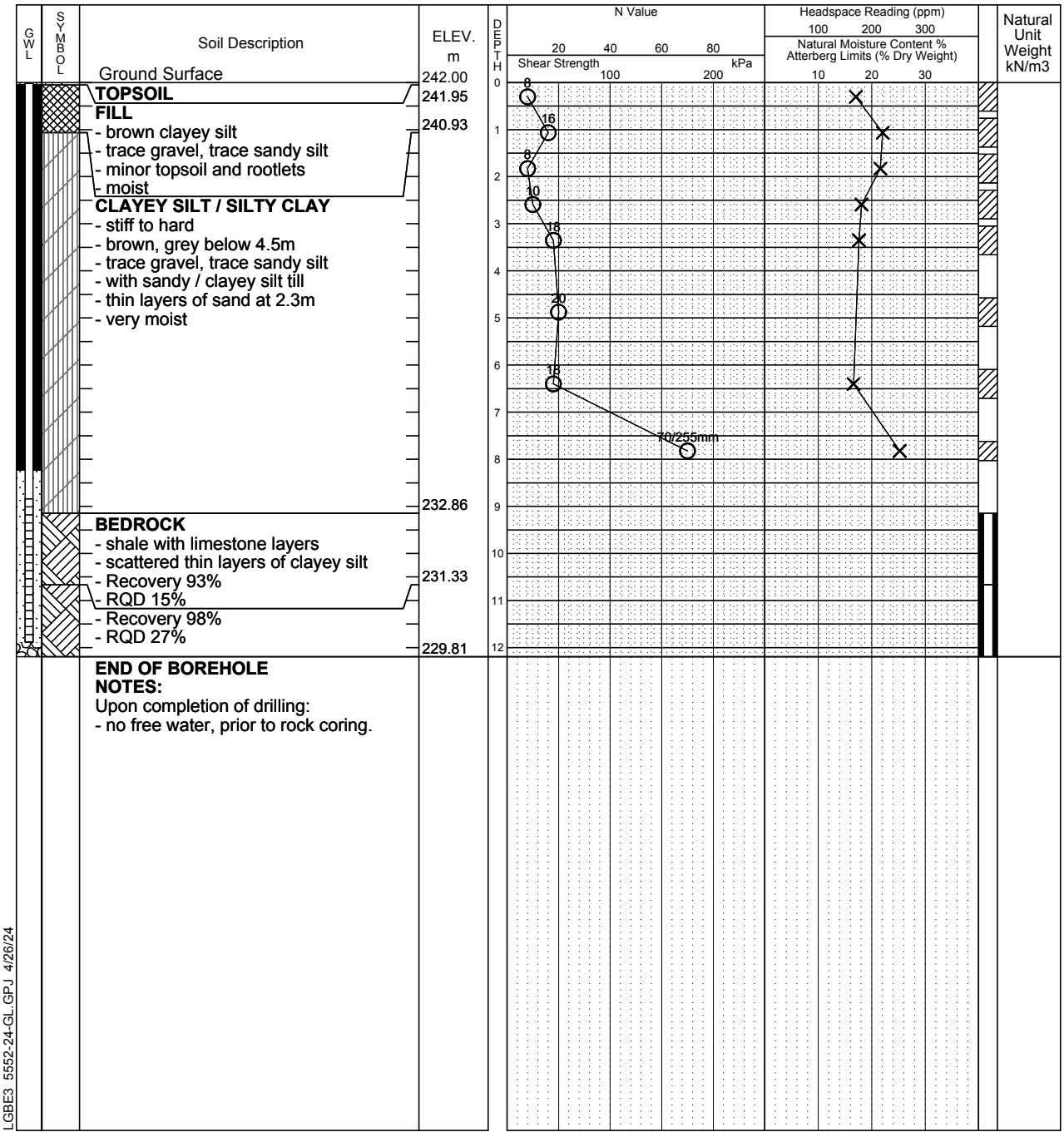
Date Drilled: 3/7/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer



LGBE3 5552-24-GL.GPJ 4/26/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-24-GL

Log of Borehole 24BH-124

Dwg No. 25

Project: Geotechnical Investigation - Site Servicing

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 3/4/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		Ground Surface	231.42	0
		TOPSOIL	231.29	
		FILL	230.65	
		- brown clayey silt		
		- trace gravel, trace sandy silt		
		- some topsoil, minor rootlets		
		- moist		
		CLAYEY SILT / SILTY CLAY		
		- firm to very stiff		
		- brown, grey below 4.5m		
		- trace gravel, trace sandy silt		
		- with sandy / clayey silt till		
		- thin layers of fine sand at 6.1m		
		- moist to very moist		
			223.19	8
		END OF BOREHOLE		
		NOTES:		
		Upon completion of drilling:		
		- no free water.		

N Value: 3, 20, 24, 19, 13, 6, 12, 19

Shear Strength (kPa): 20 40 60 80 | 100 200

Headspace Reading (ppm): 100 200 300

Natural Moisture Content % / Atterberg Limits (% Dry Weight): 10 20 30

Natural Unit Weight kN/m3

LGBE3 5552-24-GL.GPJ 4/26/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-24-GL

Log of Borehole 24BH-1A (MW)

Dwg No. 31

Project: Geotechnical Investigation - Site Servicing

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

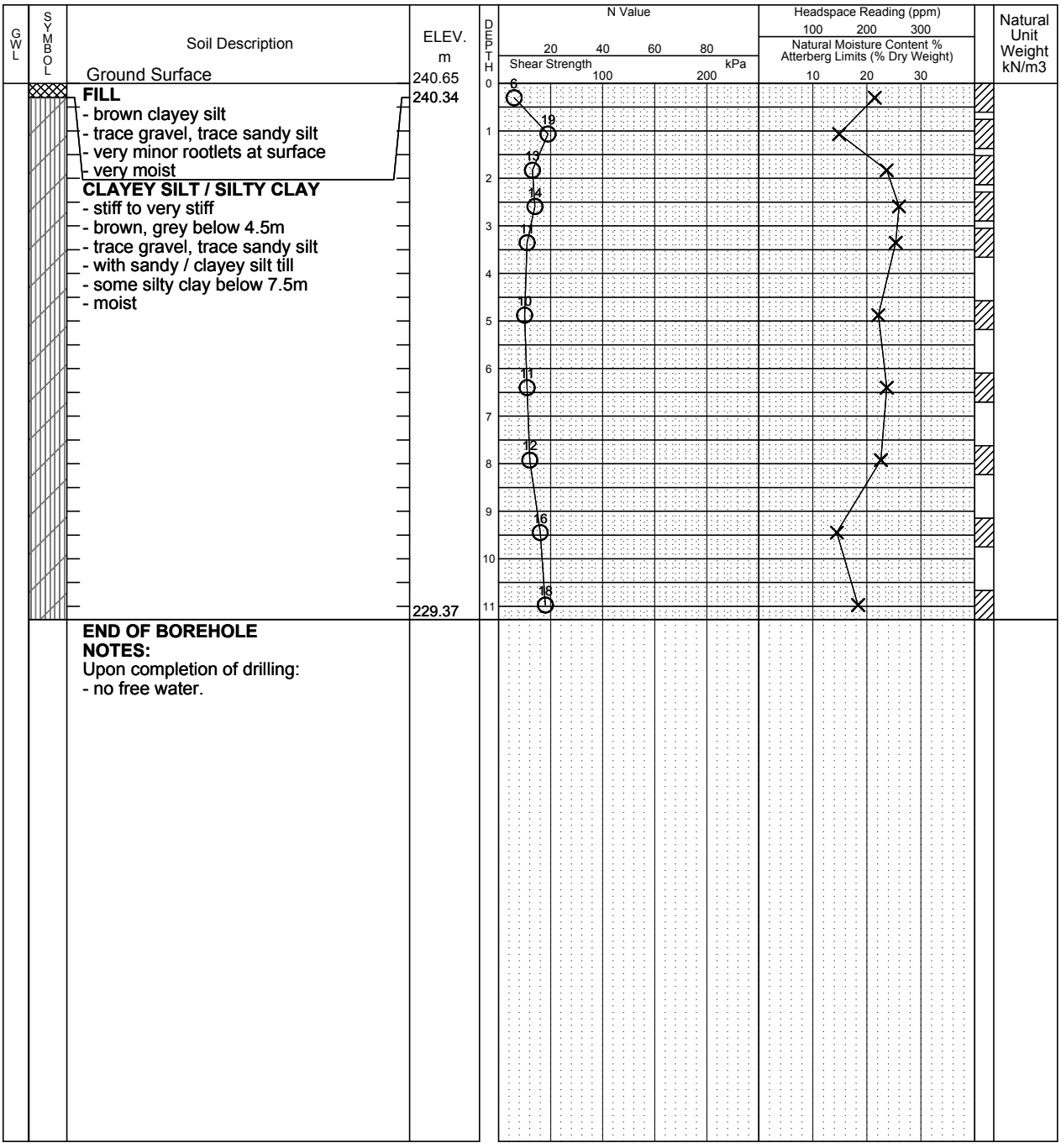
Date Drilled: 3/6/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer



LGBE3 5552-24-GL.GPJ 4/26/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-24-EO

Log of Borehole 24BH-01 (MW)

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 7/29/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample ☒
SPT (N) Value ○ ▨
Dynamic Cone Test —
Shelby Tube ■
Field Vane Test S

Headspace Reading (ppm) •
Natural Moisture ×
Plastic and Liquid Limit |—|
Unconfined Compression % Strain at Failure ⊗
Penetrometer ▲

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength kPa	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	240.63	0	20 40 60 80 / 100 200	100 200 300 / 10 20 30	
		FILL - brown clayey silt - trace gravel, trace sandy silt - very minor rootlets at surface - very moist	240.33				
		CLAYEY SILT/ SILTY CLAY - brown, grey below 4.5m - trace gravel, trace sandy silt - with sandy / clayey silt till - moist	238.43	1 2 3 4 5 6			
		END OF BOREHOLE **NOTES:** Upon completion of drilling - no free water	233.92				

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Nov. 11, 2024	2.20m	

Project No. 5552-24-EO

Log of Borehole 24BH-02 (MW)

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 7/29/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	240.63	0	20 40 60 80 / Shear Strength 100 200 kPa	100 200 300 / 10 20 30	
		FILL - brown clayey silt - trace gravel, trace sandy silt - very minor rootlets at surface - very moist	240.33				
		CLAYEY SILT/ SILTY CLAY - brown, grey below 4.5m - trace gravel, trace sandy silt - with sandy / clayey silt till - moist	238.13	1 2 3 4 5 6			
			233.92				
		END OF BOREHOLE **NOTES:** Upon completion of drilling - no free water					

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Nov. 11, 2024	2.50m	

Project No. 5552-24-EO

Log of Borehole 24BH-03 (MW)

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 7/29/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	240.63	0	20 40 60 80 / 100 200	100 200 300 / 10 20 30	
		FILL - brown clayey silt - trace gravel, trace sandy silt - very minor rootlets at surface - very moist	240.33				
		CLAYEY SILT/ SILTY CLAY - brown, grey below 4.5m - trace gravel, trace sandy silt - with sandy / clayey silt till - moist	239.43	1 2 3 4 5 6			
			233.92				
		END OF BOREHOLE **NOTES:** Upon completion of drilling - no free water					

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Nov. 11, 2024	1.20m	

Project No. 5552-24-EO

Log of Borehole 24BH-04 (MW)

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 7/29/24

Drill Type: Track Mounted Drill Rig

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	240.63	0	20 40 60 80 / 100 200	100 200 300 / 10 20 30	
		FILL - brown clayey silt - trace gravel, trace sandy silt - very minor rootlets at surface - very moist	240.33				
		CLAYEY SILT/ SILTY CLAY - brown, grey below 4.5m - trace gravel, trace sandy silt - with sandy / clayey silt till - moist	237.53	1 2 3 4 5 6			
		END OF BOREHOLE **NOTES:** Upon completion of drilling - no free water	233.92				

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Nov. 11, 2024	3.10m	

Project No. 5552-24-EO

Log of Borehole 24BH-105

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 9/6/24

Drill Type: Brute Bosch Jack Hammer

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression % Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value / Shear Strength (kPa)	Headspace Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	Natural Unit Weight kN/m3
		Ground Surface	241.65	0	20 40 60 80 / Shear Strength 100 200 kPa	100 200 300 / 10 20 30	
		TOPSOIL - 50mm topsoil thickness	241.61				
		FILL - brown to dark brown clayey to sandy silt - gravelly sand at the bottom - moist	240.89	1			
		CLAYEY SILT - very stiff - brown - trace sand, trace gravel - moist	239.36	2			
		END OF BOREHOLE **NOTESL:** Upon completion of drilling - no free water					

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

Project No. 5552-24-EO

Log of Borehole 24BH-106 (MW)

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 9/6/24

Drill Type: Brute Bosch Jack Hammer

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		Ground Surface	245.15	0
		TOPSOIL - 75mm topsoil thickness	245.07	
		FILL - dark grey to dark brown clayey to sandy silt - moist	244.32	1
		SANDY SILT TILL - brown to greyish brown - some clay - trace gravel - moist		2
			242.43	
		CLAYEY SILT TILL - very stiff - brown, grey brown - trace sand, trace gravel - moist		3
				4
			239.81	5
		END OF BOREHOLE **NOTES:** Upon completion of drilling - no free water		

N Value: 20 40 60 80
Shear Strength: 100 200 kPa

Headspace Reading (ppm): 100 200 300
Natural Moisture Content % Atterberg Limits (% Dry Weight): 10 20 30

Natural Unit Weight kN/m3

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

Time	Water Level (m)	Depth to Cave (m)
Nov. 11, 2024	Dry	

Project No. 5552-24-EO

Log of Borehole 24BH-107

Dwg No. _____

Project: Phase Two Enviromental Site Assessment

Sheet No. 1 of 1

Location: Airport Road and Mayfield Road, Caledon, Ontario

Date Drilled: 9/6/24

Drill Type: Brute Bosch Jack Hammer

Datum: Geodetic

Auger Sample
SPT (N) Value
Dynamic Cone Test
Shelby Tube
Field Vane Test (S)

Headspace Reading (ppm)
Natural Moisture
Plastic and Liquid Limit
Unconfined Compression
% Strain at Failure
Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH 0	N Value 20 40 60 80 / Shear Strength 100 200 kPa	Headspace Reading (ppm) 100 200 300 / Natural Moisture Content % Atterberg Limits (% Dry Weight) 10 20 30	Natural Unit Weight kN/m3
		Ground Surface	243.40				
		TOPSOIL - 100mm topsoil thickness	243.30				
		FILL - dark grey to dark brown sandy silt - some to trace gravel - trace rootlets - moist	243.10				
		END OF BOREHOLE <<B>NOTES: **Upon completion of drilling** **- no free water**					

LGBE3 5552-24-EO.GPJ 12/17/24

NOTE: THE BOREHOLE DATA NEEDS INTERPRETATION ASSISTANCE BY TORONTO INSPECTION LTD. BEFORE USE BY OTHERS

Toronto Inspection Ltd.

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

FINAL REPORT

CA40071-FEB22 R2

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Andrew Wood
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (5)

LABORATORY DETAILS

Project Specialist	Maarit Wolfe, Hon.B.Sc
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-652-2000
Facsimile	705-652-6365
Email	Maarit.Wolfe@sgs.com
SGS Reference	CA40071-FEB22
Received	02/04/2022
Approved	02/11/2022
Report Number	CA40071-FEB22 R2
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 4 degrees C
Cooling Agent Present: Yes
Custody Seal Present: Yes

Chain of Custody Number: 024202

CN spike made with wrong std (1000mg/l) accepting on before and after working spikes

SIGNATORIES

Maarit Wolfe, Hon.B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Andrew Wood
Samplers: Divya

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				8	9	10	11	12
Sample Name				22BH-1 SS2	22BH-2 (MW)SS3	22BH-3 (MW)SS1	22BH-4 (MW)SS1	22BH-5 SS1
Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
BTEX								
Benzene	µg/g	0.02	0.32	---	< 0.02	---	---	---
Ethylbenzene	µg/g	0.05	1.1	---	< 0.05	---	---	---
Toluene	µg/g	0.05	6.4	---	< 0.05	---	---	---
Xylene (total)	µg/g	0.05	26	---	< 0.05	---	---	---
m/p-xylene	µg/g	0.05		---	< 0.05	---	---	---
o-xylene	µg/g	0.05		---	< 0.05	---	---	---
Hydrides								
Antimony	µg/g	0.8	40	< 0.8	---	< 0.8	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	4.0	---	2.6	4.1	4.2
Selenium	µg/g	0.7	5.5	< 0.7	---	< 0.7	< 0.7	< 0.7
Metals and Inorganics								
Moisture Content	%	no		18.8	19.0	21.5	24.6	25.8
Barium	µg/g	0.1	670	110	---	76	130	130
Beryllium	µg/g	0.02	8	0.88	---	0.57	1.2	1.1
Boron	µg/g	1	120	7.1	---	3.0	5.7	5.8
Cadmium	µg/g	0.05	1.9	0.09	---	0.25	0.23	0.23
Chromium	µg/g	0.5	160	32	---	20	38	38
Cobalt	µg/g	0.01	80	16	---	8.5	18	19
Copper	µg/g	0.1	230	28	---	19	28	27
Lead	µg/g	0.1	120	10	---	12	14	17
Molybdenum	µg/g	0.1	40	0.2	---	0.3	0.3	0.4

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Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
Metals and Inorganics (continued)								
Nickel	µg/g	0.5	270	38	---	18	43	41
Silver	µg/g	0.05	40	< 0.05	---	0.06	0.07	0.08
Thallium	µg/g	0.02	3.3	0.17	---	0.13	0.22	0.19
Uranium	µg/g	0.002	33	0.60	---	0.51	0.60	0.68
Vanadium	µg/g	3	86	39	---	29	47	49
Zinc	µg/g	0.7	340	70	---	55	85	94
Water Soluble Boron	µg/g	0.5	2	< 0.5	---	< 0.5	< 0.5	< 0.5
Organochlorine Pests (OCs)								
Aldrin	µg/g	0.05	0.088	---	---	< 0.05	< 0.05	< 0.05
alpha-Chlordane	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
gamma-Chlordane	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
Chlordane (total)	µg/g	0.05	0.05	---	---	< 0.05	< 0.05	< 0.05
o,p-DDD	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
pp-DDD	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
DDD (total)	µg/g	0.05	4.6	---	---	< 0.05	< 0.05	< 0.05
o,p-DDE	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
pp-DDE	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
DDE (total)	µg/g	0.05	0.52	---	---	< 0.05	< 0.05	< 0.05
op-DDT	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
pp-DDT	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
DDT (total)	µg/g	0.05	1.4	---	---	< 0.05	< 0.05	< 0.05
Dieldrin	µg/g	0.05	0.088	---	---	< 0.05	< 0.05	< 0.05

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L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				8	9	10	11	12
Sample Name				22BH-1 SS2	22BH-2 (MW)SS3	22BH-3 (MW)SS1	22BH-4 (MW)SS1	22BH-5 SS1
Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
Organochlorine Pests (OCs) (continued)								
gamma-BHC	µg/g	0.01	0.056	---	---	< 0.01	< 0.01	< 0.01
Endosulfan I	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
Endosulfan II	µg/g	0.02		---	---	< 0.02	< 0.02	< 0.02
Endosulfan (total)	µg/g	0.04	0.3	---	---	< 0.04	< 0.04	< 0.04
Endrin	µg/g	0.04	0.04	---	---	< 0.04	< 0.04	< 0.04
Heptachlor	µg/g	0.01	0.19	---	---	< 0.01	< 0.01	< 0.01
Heptachlor epoxide	µg/g	0.01	0.05	---	---	< 0.01	< 0.01	< 0.01
Hexachlorobenzene	µg/g	0.01	0.66	---	---	< 0.01	< 0.01	< 0.01
Hexachlorobutadiene	µg/g	0.01	0.031	---	---	< 0.01	< 0.01	< 0.01
Hexachloroethane	µg/g	0.01	0.21	---	---	< 0.01	< 0.01	< 0.01
Methoxychlor	µg/g	0.05	1.6	---	---	< 0.05	< 0.05	< 0.05
Other (ORP)								
Mercury	ug/g	0.05	3.9	< 0.05	---	< 0.05	< 0.05	0.05
Sodium Adsorption Ratio	No unit	0.2	12	1.3	---	< 0.2	0.8	0.7
SAR Calcium	mg/L	0.2		32.5	---	46.1	60.0	76.2
SAR Magnesium	mg/L	0.3		22.5	---	4.3	10.7	36.0
SAR Sodium	mg/L	0.1		40.0	---	4.7	24.0	28.8
Conductivity	mS/cm	0.002	1.4	0.54	---	0.24	0.42	0.66
pH	pH Units	0.05		8.07	---	7.68	7.71	7.62
Chromium VI	µg/g	0.2	8	< 0.2	---	< 0.2	< 0.2	< 0.2
Free Cyanide	µg/g	0.05	0.051	< 0.05	---	< 0.05	< 0.05	< 0.05

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Andrew Wood
Samplers: Divya

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				8	9	10	11	12
Sample Name				22BH-1 SS2	22BH-2 (MW)SS3	22BH-3 (MW)SS1	22BH-4 (MW)SS1	22BH-5 SS1
Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
PAHs								
Acenaphthene	µg/g	0.05	21	---	< 0.05	---	---	---
Acenaphthylene	µg/g	0.05	0.15	---	< 0.05	---	---	---
Anthracene	µg/g	0.05	0.67	---	< 0.05	---	---	---
Benzo(a)anthracene	µg/g	0.05	0.96	---	< 0.05	---	---	---
Benzo(a)pyrene	µg/g	0.05	0.3	---	< 0.05	---	---	---
Benzo(b+j)fluoranthene	µg/g	0.05	0.96	---	< 0.05	---	---	---
Benzo(ghi)perylene	µg/g	0.1	9.6	---	< 0.1	---	---	---
Benzo(k)fluoranthene	µg/g	0.05	0.96	---	< 0.05	---	---	---
Chrysene	µg/g	0.05	9.6	---	< 0.05	---	---	---
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	---	< 0.06	---	---	---
Fluoranthene	µg/g	0.05	9.6	---	< 0.05	---	---	---
Fluorene	µg/g	0.05	62	---	< 0.05	---	---	---
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.76	---	< 0.1	---	---	---
1-Methylnaphthalene	µg/g	0.05		---	< 0.05	---	---	---
2-Methylnaphthalene	µg/g	0.05		---	< 0.05	---	---	---
Methylnaphthalene, 2-(1-)	µg/g	0.05	30	---	< 0.05	---	---	---
Naphthalene	µg/g	0.05	9.6	---	< 0.05	---	---	---
Phenanthrene	µg/g	0.05	12	---	< 0.05	---	---	---
Pyrene	µg/g	0.05	96	---	< 0.05	---	---	---

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			Sample Number	8	9	10	11	12
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			Sample Matrix	Soil	Soil	Soil	Soil	Soil
			Sample Date	03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
Pesticides Surrogate								
Surr Decachlorobiphenyl	Surr Rec %			---	---	110	121	121
PHCs								
F1 (C6-C10)	µg/g	10	55	---	< 10	---	---	---
F1-BTEX (C6-C10)	µg/g	10	55	---	< 10	---	---	---
F2 (C10-C16)	µg/g	10	230	---	< 10	---	---	---
F3 (C16-C34)	µg/g	50	1700	---	< 50	---	---	---
F4 (C34-C50)	µg/g	50	3300	---	< 50	---	---	---
Chromatogram returned to baseline at nC50	Yes / No	no		---	YES	---	---	---
SVOC Surrogates								
Surr Nitrobenzene-d5	Surr Rec %	no		---	91	---	---	---
Surr 2-Fluorobiphenyl	Surr Rec %	no		---	87	---	---	---
Surr 4-Terphenyl-d14	Surr Rec %	no		---	99	---	---	---
Surr 2-Fluorophenol	Surr Rec %	no		---	91	---	---	---
Surr Phenol-d6	Surr Rec %	no		---	94	---	---	---
Surr 2,4,6-Tribromophenol	Surr Rec %	no		---	96	---	---	---

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Sample Matrix				Soil	Soil	Soil	Soil	Soil	
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022	
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	
THMs (VOC)									
Bromodichloromethane	µg/g	0.05	1.5	---	< 0.05	---	---	---	
Bromoform	µg/g	0.05	0.61	---	< 0.05	---	---	---	
Dibromochloromethane	µg/g	0.05	2.3	---	< 0.05	---	---	---	
VOC Surrogates									
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		---	98	---	---	---	
Surr 4-Bromofluorobenzene	Surr Rec %	no		---	97	---	---	---	
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		---	93	---	---	---	
Surr TCMX	Surr Rec %	no		---	---	75	90	89	
VOCs									
Acetone	µg/g	0.5	16	---	< 0.5	---	---	---	
Bromomethane	µg/g	0.05	0.05	---	< 0.05	---	---	---	
Carbon tetrachloride	µg/g	0.05	0.21	---	< 0.05	---	---	---	
Chlorobenzene	µg/g	0.05	2.4	---	< 0.05	---	---	---	
Chloroform	µg/g	0.05	0.47	---	< 0.05	---	---	---	
1,2-Dichlorobenzene	µg/g	0.05	1.2	---	< 0.05	---	---	---	
1,3-Dichlorobenzene	µg/g	0.05	9.6	---	< 0.05	---	---	---	
1,4-Dichlorobenzene	µg/g	0.05	0.2	---	< 0.05	---	---	---	
Dichlorodifluoromethane	µg/g	0.05	16	---	< 0.05	---	---	---	
1,1-Dichloroethane	µg/g	0.05	0.47	---	< 0.05	---	---	---	
1,2-Dichloroethane	µg/g	0.05	0.05	---	< 0.05	---	---	---	
1,1-Dichloroethylene	µg/g	0.05	0.064	---	< 0.05	---	---	---	

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Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				03/02/2022	03/02/2022	02/02/2022	02/02/2022	02/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)								
trans-1,2-Dichloroethylene	µg/g	0.05	1.3	---	< 0.05	---	---	---
cis-1,2-Dichloroethylene	µg/g	0.05	1.9	---	< 0.05	---	---	---
1,2-Dichloropropane	µg/g	0.05	0.16	---	< 0.05	---	---	---
cis-1,3-dichloropropene	µg/g	0.03		---	< 0.03	---	---	---
trans-1,3-dichloropropene	µg/g	0.03		---	< 0.03	---	---	---
1,3-dichloropropene (total)	µg/g	0.05	0.059	---	< 0.05	---	---	---
Ethylenedibromide	µg/g	0.05	0.05	---	< 0.05	---	---	---
n-Hexane	µg/g	0.05	46	---	< 0.05	---	---	---
Methyl ethyl ketone	µg/g	0.5	70	---	< 0.5	---	---	---
Methyl isobutyl ketone	µg/g	0.5	31	---	< 0.5	---	---	---
Methyl-t-butyl Ether	µg/g	0.05	1.6	---	< 0.05	---	---	---
Methylene Chloride	µg/g	0.05	1.6	---	< 0.05	---	---	---
Styrene	µg/g	0.05	34	---	< 0.05	---	---	---
Tetrachloroethylene	µg/g	0.05	1.9	---	< 0.05	---	---	---
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.087	---	< 0.05	---	---	---
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	---	< 0.05	---	---	---
1,1,1-Trichloroethane	µg/g	0.05	6.1	---	< 0.05	---	---	---
1,1,2-Trichloroethane	µg/g	0.05	0.05	---	< 0.05	---	---	---
Trichloroethylene	µg/g	0.05	0.55	---	< 0.05	---	---	---
Trichlorofluoromethane	µg/g	0.05	4	---	< 0.05	---	---	---
Vinyl Chloride	µg/g	0.02	0.032	---	< 0.02	---	---	---

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0107-FEB22	mS/cm	0.002	<0.002	0	10	100	90	110	NA		

Cyanide by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5026-FEB22	µg/g	0.05	<0.05	ND	20	11	80	120	101	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A I Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5036-FEB22	ug/g	0.2	<0.2	16	20	94	80	120	107	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0038-FEB22	ug/g	0.05	<0.05	ND	20	99	80	120	102	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0018-FEB22	mg/L	0.2	<0.09	1	20	107	80	120	115	70	130
SAR Magnesium	ESG0018-FEB22	mg/L	0.3	<0.02	1	20	109	80	120	117	70	130
SAR Sodium	ESG0018-FEB22	mg/L	0.1	<0.15	1	20	108	80	120	113	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0038-FEB22	ug/g	0.05	<0.05	ND	20	96	70	130	121	70	130
Arsenic	EMS0038-FEB22	µg/g	0.5	<0.5	10	20	93	70	130	99	70	130
Barium	EMS0038-FEB22	ug/g	0.1	<0.1	6	20	97	70	130	92	70	130
Beryllium	EMS0038-FEB22	µg/g	0.02	<0.02	8	20	94	70	130	99	70	130
Boron	EMS0038-FEB22	µg/g	1	<1	6	20	93	70	130	94	70	130
Cadmium	EMS0038-FEB22	ug/g	0.05	<0.05	ND	20	100	70	130	129	70	130
Cobalt	EMS0038-FEB22	µg/g	0.01	<0.01	9	20	91	70	130	117	70	130
Chromium	EMS0038-FEB22	µg/g	0.5	<0.5	13	20	93	70	130	121	70	130
Copper	EMS0038-FEB22	µg/g	0.1	<0.1	5	20	90	70	130	114	70	130
Molybdenum	EMS0038-FEB22	µg/g	0.1	<0.1	12	20	101	70	130	109	70	130
Nickel	EMS0038-FEB22	ug/g	0.5	<0.5	10	20	93	70	130	121	70	130
Lead	EMS0038-FEB22	µg/g	0.1	<0.1	9	20	98	70	130	100	70	130
Antimony	EMS0038-FEB22	µg/g	0.8	<0.8	ND	20	95	70	130	112	70	130
Selenium	EMS0038-FEB22	µg/g	0.7	<0.7	ND	20	92	70	130	107	70	130
Thallium	EMS0038-FEB22	µg/g	0.02	<0.02	4	20	99	70	130	104	70	130
Uranium	EMS0038-FEB22	µg/g	0.002	<0.002	14	20	97	70	130	97	70	130
Vanadium	EMS0038-FEB22	µg/g	3	<3	20	20	94	70	130	121	70	130
Zinc	EMS0038-FEB22	µg/g	0.7	<0.7	9	20	91	70	130	119	70	130

QC SUMMARY

Pesticides

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENVIGC-LAK-AN-018

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Aldrin	GCM0081-FEB22	µg/g	0.05	< 0.05	ND	40	96	50	140	79	50	140
alpha-Chlordane	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	93	50	140	75	50	140
Dieldrin	GCM0081-FEB22	µg/g	0.05	< 0.05	ND	40	95	50	140	79	50	140
Endosulfan I	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	96	50	140	76	50	140
Endosulfan II	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	87	50	140	75	50	140
Endrin	GCM0081-FEB22	µg/g	0.04	< 0.04	ND	40	93	50	140	77	50	140
gamma-BHC	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	94	50	140	79	50	140
gamma-Chlordane	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	93	50	140	76	50	140
Heptachlor epoxide	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	92	50	140	76	50	140
Heptachlor	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	92	50	140	75	50	140
Hexachlorobenzene	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	97	50	140	77	50	140
Hexachlorobutadiene	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	97	50	140	80	50	140
Hexachloroethane	GCM0081-FEB22	µg/g	0.01	< 0.01	ND	40	90	50	140	77	50	140
Methoxychlor	GCM0081-FEB22	µg/g	0.05	< 0.05	ND	40	92	50	140	77	50	140
o,p-DDD	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	90	50	140	75	50	140
o,p-DDE	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	94	50	140	77	50	140
op-DDT	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	87	50	140	70	50	140
pp-DDD	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	87	50	140	71	50	140
pp-DDE	GCM0081-FEB22	µg/g	0.02	< 0.02	26	40	94	50	140	77	50	140
pp-DDT	GCM0081-FEB22	µg/g	0.02	< 0.02	ND	40	91	50	140	76	50	140

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0102-FEB22	µg/g	10	<10	ND	30	98	80	120	89	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0076-FEB22	µg/g	10	<10	ND	30	102	80	120	98	60	140
F3 (C16-C34)	GCM0076-FEB22	µg/g	50	<50	ND	30	102	80	120	98	60	140
F4 (C34-C50)	GCM0076-FEB22	µg/g	50	<50	ND	30	102	80	120	98	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0034-FEB22	pH Units	0.05		1	20	100	80	120			

QC SUMMARY

Semi-Volatile Organics

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENV]GC-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1-Methylnaphthalene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	101	50	140	104	50	140
2-Methylnaphthalene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	101	50	140	103	50	140
Acenaphthene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	108	50	140	109	50	140
Acenaphthylene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	97	50	140	102	50	140
Anthracene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	107	50	140	107	50	140
Benzo(a)anthracene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	102	50	140	105	50	140
Benzo(a)pyrene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	98	50	140	102	50	140
Benzo(b+j)fluoranthene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	99	50	140	106	50	140
Benzo(ghi)perylene	GCM0073-FEB22	µg/g	0.1	< 0.1	ND	40	109	50	140	107	50	140
Benzo(k)fluoranthene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	108	50	140	108	50	140
Chrysene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	107	50	140	108	50	140
Dibenzo(a,h)anthracene	GCM0073-FEB22	µg/g	0.06	< 0.06	ND	40	109	50	140	109	50	140
Fluoranthene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	108	50	140	108	50	140
Fluorene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	113	50	140	114	50	140
Indeno(1,2,3-cd)pyrene	GCM0073-FEB22	µg/g	0.1	< 0.1	ND	40	113	50	140	114	50	140
Naphthalene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	103	50	140	103	50	140
Phenanthrene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	107	50	140	107	50	140
Pyrene	GCM0073-FEB22	µg/g	0.05	< 0.05	ND	40	106	50	140	106	50	140

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	85	50	140
1,1,1-Trichloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
1,1,2,2-Tetrachloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	82	50	140
1,1,2-Trichloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
1,1-Dichloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	83	50	140
1,1-Dichloroethylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	85	50	140
1,2-Dichlorobenzene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	84	50	140
1,2-Dichloroethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	86	50	140
1,2-Dichloropropane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	83	50	140
1,3-Dichlorobenzene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	85	50	140
1,4-Dichlorobenzene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	85	50	140
Acetone	GCM0101-FEB22	µg/g	0.5	< 0.5	ND	50	91	50	140	101	50	140
Benzene	GCM0101-FEB22	µg/g	0.02	< 0.02	ND	50	95	60	130	86	50	140
Bromodichloromethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	82	50	140
Bromoform	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	78	50	140
Bromomethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	95	50	140	81	50	140
Carbon tetrachloride	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	83	50	140
Chlorobenzene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
Chloroform	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
cis-1,2-Dichloroethylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	82	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0101-FEB22	µg/g	0.03	< 0.03	ND	50	96	60	130	78	50	140
Dibromochloromethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	82	50	140
Dichlorodifluoromethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	78	50	140	61	50	140
Ethylbenzene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	84	50	140
Ethylenedibromide	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	84	50	140
n-Hexane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	75	50	140
m/p-xylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	84	50	140
Methyl ethyl ketone	GCM0101-FEB22	µg/g	0.5	< 0.5	ND	50	100	50	140	81	50	140
Methyl isobutyl ketone	GCM0101-FEB22	µg/g	0.5	< 0.5	ND	50	100	50	140	85	50	140
Methyl-t-butyl Ether	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	100	60	130	88	50	140
Methylene Chloride	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	83	50	140
o-xylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	86	50	140
Styrene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	84	50	140
Tetrachloroethylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
Toluene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	84	50	140
trans-1,2-Dichloroethylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	85	50	140
trans-1,3-dichloropropene	GCM0101-FEB22	µg/g	0.03	< 0.03	ND	50	96	60	130	79	50	140
Trichloroethylene	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	85	50	140
Trichlorofluoromethane	GCM0101-FEB22	µg/g	0.05	< 0.05	ND	50	94	50	140	86	50	140
Vinyl Chloride	GCM0101-FEB22	µg/g	0.02	< 0.02	ND	50	92	50	140	77	50	140

QC SUMMARY

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0014-FEB22	µg/g	0.5	<0.5	ND	20	104	80	120	95	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

Request for Laboratory Services and CHAIN OF CUSTODY

SGS Environment, Health & Safety - Lakefield: 185 Concession St., Lakefield, ON K0L 2H0 Phone: 705-652-2000 Fax: 705-652-6365 Web: www.sgs.com/environment
- London: 657 Consortium Court, London, ON, N6E 2S8 Phone: 519-672-4500 Toll Free: 877-848-8060 Fax: 519-672-0361

No: 024202 Page 1 of 1

Laboratory Information Section - Lab use only

Received By: BCANNON
Received Date: 2/4/22 (mm/dd/yy)
Received Time: 12:35 (hr : min)
Received By (signature):
Custody Seal Present: Yes ☑ No ☐
Custody Seal Intact: Yes ☑ No ☐
Cooling Agent Present: Yes ☑ No ☐ Type: ICE
Temperature Upon Receipt (°C) 4.4.4
LAB LIMS #: CA 40071-FEB22

REPORT INFORMATION	INVOICE INFORMATION
Company: Toronto Inspection Ltd	☑ (same as Report Information)
Contact: Andrew	Company:
Address: 110 Konrad Crescent Markham, ON L3R 9X2	Contact:
Phone: 905 940 8509	Address:
Fax:	Phone:
Email: lab@torontoinspection.com	Email:

Quotation #: P.O. #:
Project #: 5552 Site Location/ID:

TURNAROUND TIME (TAT) REQUIRED

☑ Regular TAT (5-7days) — TAT's are quoted in business days (exclude statutory holidays & weekends). Samples received after 6pm or on weekends: TAT begins next business day

RUSH TAT (Additional Charges May Apply): ☐ 1 Day ☐ 2 Days ☐ 3 Days ☐ 4 Days

PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

Specify Due Date:

*NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

REGULATIONS

☑ O.Reg 153/04 ☐ O.Reg 406/19
☐ Table 1 ☐ Res/Park Soil Texture: ☐ Coarse
☐ Table 2 ☐ Ind/Com ☐ Medium/Fine
☐ Table 3 ☐ Agri/Other
☐ Table _____ Appx. _____
Soil Volume ☐ <350m3 ☐ >350m3

Other Regulations: ☐ Reg 347/558 (3 Day min TAT) ☐ PWQO ☐ MMER ☐ CCME ☐ Other: ☐ MISA ☐ ODWS Not Reportable *See note

Sewer By-Law: ☐ Sanitary ☐ Storm Municipality:

RECORD OF SITE CONDITION (RSC) ☐ YES ☑ NO

ANALYSIS REQUESTED

	SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX
1	22 BH-1 SS2	02/03/22	9:15	1	S
2	22 BH-2 (MW) SS3	02/03/22	10:30	4	S
3	22 BH-3 (MW) SS1	02/02/22	9:00	2	S
4	22 BH-4 (MW) SS1	02/02/22	10:00	2	S
5	22 BH-5 SS1	02/02/22	11:00	2	S
6					
7					
8					
9					
10					
11					
12					

	Field Filtered (Y/N)	M & I: Metals & Inorganics (incl CrVI, CN, Hg pH, (B(HWS), EC, SAR–soil) (Cl, Na-water)	M & I: Full Metals Suite (ICP metals plus B(HWS-soil only) Hg, CrVI	M & I: ICP Metals only Sb,As,Ba,Be,B,Cd,Cr,Co,Cu,Pb,Mo,Ni,	SVOC: PAHs only	SVOC: SVOCs all incl PAHs, ABNs, CPs	PCB: PCBs Total ☐ Aroclor ☐	PHC: F1-F4 + BTEX	PHC: F1-F4 only no BTEX	VOC: VOCs all incl BTEX	VOC: BTEX only	Pest: Pesticides Organochlorine or specify other	Other (please specify)	Other (please specify)	Other (please specify)	Other (please specify)	Other (please specify)	Sewer Use: Specify pkg:	Water Characterization Pkg ☐ Extended ☐ General	SPLP: Specify tests	TCLP: Specify tests	COMMENTS:
1		✓										✓									
2					✓			✓		✓											
3		✓										✓									
4		✓										✓									
5		✓										✓									

SPLP: Specify tests ☐ Metals ☐ VOC ☐ 1,4-Dioxane ☐ OCP ☐ ABN
TCLP: Specify tests ☐ M&I ☐ VOC ☐ PCB ☐ B(a)P ☐ ABN ☐ Ignit.

Observations/Comments/Special Instructions

Sampled By (NAME): Divya Signature: D/B Natalie Date: 02/04/22 (mm/dd/yy)
Relinquished by (NAME): Natalie Signature: Natalie Date: 02/04/22 (mm/dd/yy)

Pink Copy - Client
Yellow & White Copy - SGS

Revision #: 1.5
Date of Issue: 11 June 2021

FINAL REPORT

CA40125-FEB22 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Matt Pietrzyk
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (7)

LABORATORY DETAILS

Project Specialist	Maarit Wolfe, Hon.B.Sc
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-652-2000
Facsimile	705-652-6365
Email	Maarit.Wolfe@sgs.com
SGS Reference	CA40125-FEB22
Received	02/09/2022
Approved	02/16/2022
Report Number	CA40125-FEB22 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 4 degrees C
Cooling Agent Present: Yes
Custody Seal Present: Yes

Chain of Custody Number: 024209

"Sample ID 22BH-107(MW) SS6 no longer in the area of concern. Sample ID removed from report. Sample ID did not exceed Reg 153 Table 8 limits. Sample ID 22BH-107(MW) SS6 was not tested against other regulation tables so exceedances are not known"

SIGNATORIES

Maarit Wolfe, Hon.B.Sc

TABLE OF CONTENTS

FINAL REPORT

CA40125-FEB22 R1

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number			9	10	11	12	13	15	16
Sample Name			22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date			07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
BTEX									
Benzene	µg/g	0.02	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	---
Ethylbenzene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Toluene	µg/g	0.05	0.2	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Xylene (total)	µg/g	0.05	0.091	1.46	0.72	< 0.05	< 0.05	< 0.05	0.78	---
m/p-xylene	µg/g	0.05		1.29	0.60	< 0.05	< 0.05	< 0.05	0.66	---
o-xylene	µg/g	0.05		0.17	0.12	< 0.05	< 0.05	< 0.05	0.11	---
Hydrides									
Antimony	µg/g	0.8	40	---	---	---	---	---	---	< 0.8
Arsenic	µg/g	0.5	18	---	---	---	---	---	---	4.7
Selenium	µg/g	0.7	5.5	---	---	---	---	---	---	< 0.7
Metals and Inorganics									
Moisture Content	%	no		17.8	21.4	11.1	16.7	17.9	18.4	11.3
Barium	µg/g	0.1	670	---	---	---	---	---	---	52
Beryllium	µg/g	0.02	8	---	---	---	---	---	---	0.52
Boron	µg/g	1	120	---	---	---	---	---	---	6
Cadmium	µg/g	0.05	1.9	---	---	---	---	---	---	0.10
Chromium	µg/g	0.5	160	---	---	---	---	---	---	18
Cobalt	µg/g	0.01	80	---	---	---	---	---	---	11
Copper	µg/g	0.1	230	---	---	---	---	---	---	27
Lead	µg/g	0.1	120	---	---	---	---	---	---	6.0
Molybdenum	µg/g	0.1	40	---	---	---	---	---	---	0.2

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number			9	10	11	12	13	15	16
Sample Name			22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date			07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Metals and Inorganics (continued)										
Nickel	µg/g	0.5	270	---	---	---	---	---	---	23
Silver	µg/g	0.05	40	---	---	---	---	---	---	< 0.05
Thallium	µg/g	0.02	3.3	---	---	---	---	---	---	0.11
Uranium	µg/g	0.002	33	---	---	---	---	---	---	0.54
Vanadium	µg/g	3	86	---	---	---	---	---	---	22
Zinc	µg/g	0.7	340	---	---	---	---	---	---	70
Organochlorine Pests (OCs)										
Aldrin	µg/g	0.05	0.088	---	---	---	---	---	---	< 0.05
alpha-Chlordane	µg/g	0.02		---	---	---	---	---	---	< 0.02
gamma-Chlordane	µg/g	0.02		---	---	---	---	---	---	< 0.02
Chlordane (total)	µg/g	0.05	0.05	---	---	---	---	---	---	< 0.05
o,p-DDD	µg/g	0.02		---	---	---	---	---	---	< 0.02
pp-DDD	µg/g	0.02		---	---	---	---	---	---	< 0.02
DDD (total)	µg/g	0.05	4.6	---	---	---	---	---	---	< 0.05
o,p-DDE	µg/g	0.02		---	---	---	---	---	---	< 0.02
pp-DDE	µg/g	0.02		---	---	---	---	---	---	< 0.02
DDE (total)	µg/g	0.05	0.52	---	---	---	---	---	---	< 0.05
op-DDT	µg/g	0.02		---	---	---	---	---	---	< 0.02
pp-DDT	µg/g	0.02		---	---	---	---	---	---	< 0.02
DDT (total)	µg/g	0.05	1.4	---	---	---	---	---	---	< 0.05
Dieldrin	µg/g	0.05	0.088	---	---	---	---	---	---	< 0.05

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number			9	10	11	12	13	15	16
Sample Name			22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date			07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Organochlorine Pests (OCs) (continued)									
gamma-BHC	µg/g	0.01		---	---	---	---	---	---	< 0.01
Endosulfan I	µg/g	0.02		---	---	---	---	---	---	< 0.02
Endosulfan II	µg/g	0.02		---	---	---	---	---	---	< 0.02
Endosulfan (total)	µg/g	0.04	0.04	---	---	---	---	---	---	< 0.04
Endrin	µg/g	0.04	0.04	---	---	---	---	---	---	< 0.04
Heptachlor	µg/g	0.01	0.072	---	---	---	---	---	---	< 0.01
Heptachlor epoxide	µg/g	0.01	0.05	---	---	---	---	---	---	< 0.01
Hexachlorobenzene	µg/g	0.01	0.034	---	---	---	---	---	---	< 0.01
Hexachlorobutadiene	µg/g	0.01	0.01	---	---	---	---	---	---	< 0.01
Hexachloroethane	µg/g	0.01	0.01	---	---	---	---	---	---	< 0.01
Methoxychlor	µg/g	0.05	0.19	---	---	---	---	---	---	< 0.05
Pesticides Surrogate									
Surr Decachlorobiphenyl	Surr Rec %			---	---	---	---	---	---	118

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

	Sample Number	9	10	11	12	13	15	16
	Sample Name	22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B
	Sample Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil
	Sample Date	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
PHCs										
F1 (C6-C10)	µg/g	10	25	75	46	< 10	< 10	< 10	51	---
F1-BTEX (C6-C10)	µg/g	10		74	45	< 10	< 10	< 10	50	---
F2 (C10-C16)	µg/g	10	26	4330	618	365	< 10	< 10	844	---
F3 (C16-C34)	µg/g	50	240	3440	515	320	< 50	< 50	754	---
F4 (C34-C50)	µg/g	50	3300	60	< 50	< 50	< 50	< 50	64	---
Chromatogram returned to baseline at nC50	Yes / No	no		YES	YES	YES	YES	YES	YES	---
THMs (VOC)										
Bromodichloromethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Bromoform	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Dibromochloromethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
VOC Surrogates										
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		100	96	95	102	102	96	---
Surr 4-Bromofluorobenzene	Surr Rec %	no		97	94	94	102	96	96	---
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		95	90	92	96	95	90	---
Surr TCMX	Surr Rec %	no		---	---	---	---	---	---	101

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number			9	10	11	12	13	15	16	
Sample Name			22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B	
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Sample Date			07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs										
Acetone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	---
Bromomethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Carbon tetrachloride	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Chlorobenzene	µg/g	0.05	0.083	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Chloroform	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,2-Dichlorobenzene	µg/g	0.05	6.8	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,3-Dichlorobenzene	µg/g	0.05	0.26	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,4-Dichlorobenzene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Dichlorodifluoromethane	µg/g	0.05	1.5	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1-Dichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,2-Dichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
trans-1,2-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
cis-1,2-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,2-Dichloropropane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
cis-1,3-dichloropropene	µg/g	0.03		< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	---
trans-1,3-dichloropropene	µg/g	0.03		< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	---
1,3-dichloropropene (total)	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Ethylenedibromide	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
n-Hexane	µg/g	0.05	2.5	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Methyl ethyl ketone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	---

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Divya

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number			9	10	11	12	13	15	16	
Sample Name			22BH-104 (MW) SS2	22BH-104 (MW) SS3	22BH-104 (MW) SS4	22BH-105 (MW) SS2	22BH-106 (MW) SS2	Dup - A	Dup - B	
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Sample Date			07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	07/02/2022	
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)										
Methyl isobutyl ketone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	---
Methyl-t-butyl Ether	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Methylene Chloride	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Styrene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Tetrachloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1,1-Trichloroethane	µg/g	0.05	0.12	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
1,1,2-Trichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Trichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Trichlorofluoromethane	µg/g	0.05	0.25	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	---
Vinyl Chloride	µg/g	0.02	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	---

EXCEEDANCE SUMMARY

Parameter	Method	Units	Result	REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED L1
22BH-104 (MW) SS2				
F1 (C6 to C10)	CCME Tier 1	µg/g	75	25
F2 (C10 to C16)	CCME Tier 1	µg/g	4330	26
F3 (C16 to C34)	CCME Tier 1	µg/g	3440	240
Xylene Mixture	EPA 5035A/5030B/8260C	µg/g	1.46	0.091
22BH-104 (MW) SS3				
F1 (C6 to C10)	CCME Tier 1	µg/g	46	25
F2 (C10 to C16)	CCME Tier 1	µg/g	618	26
F3 (C16 to C34)	CCME Tier 1	µg/g	515	240
Xylene Mixture	EPA 5035A/5030B/8260C	µg/g	0.72	0.091
22BH-104 (MW) SS4				
F2 (C10 to C16)	CCME Tier 1	µg/g	365	26
F3 (C16 to C34)	CCME Tier 1	µg/g	320	240
Dup - A				
F1 (C6 to C10)	CCME Tier 1	µg/g	51	25
F2 (C10 to C16)	CCME Tier 1	µg/g	844	26
F3 (C16 to C34)	CCME Tier 1	µg/g	754	240
Xylene Mixture	EPA 5035A/5030B/8260C	µg/g	0.78	0.091

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0065-FEB22	ug/g	0.05	<0.05	ND	20	100	70	130	108	70	130
Arsenic	EMS0065-FEB22	µg/g	0.5	<0.5	0	20	98	70	130	106	70	130
Barium	EMS0065-FEB22	ug/g	0.1	<0.1	3	20	106	70	130	95	70	130
Beryllium	EMS0065-FEB22	µg/g	0.02	<0.02	1	20	102	70	130	97	70	130
Boron	EMS0065-FEB22	µg/g	1	<1	1	20	107	70	130	93	70	130
Cadmium	EMS0065-FEB22	ug/g	0.05	<0.05	16	20	100	70	130	109	70	130
Cobalt	EMS0065-FEB22	µg/g	0.01	<0.01	3	20	99	70	130	105	70	130
Chromium	EMS0065-FEB22	µg/g	0.5	<0.5	1	20	98	70	130	105	70	130
Copper	EMS0065-FEB22	µg/g	0.1	<0.1	2	20	98	70	130	103	70	130
Molybdenum	EMS0065-FEB22	µg/g	0.1	<0.1	0	20	100	70	130	99	70	130
Nickel	EMS0065-FEB22	ug/g	0.5	<0.5	3	20	100	70	130	106	70	130
Lead	EMS0065-FEB22	ug/g	0.1	<0.1	2	20	103	70	130	99	70	130
Antimony	EMS0065-FEB22	µg/g	0.8	<0.8	ND	20	99	70	130	100	70	130
Selenium	EMS0065-FEB22	µg/g	0.7	<0.7	ND	20	104	70	130	109	70	130
Thallium	EMS0065-FEB22	µg/g	0.02	<0.02	5	20	101	70	130	101	70	130
Uranium	EMS0065-FEB22	µg/g	0.002	<0.002	1	20	103	70	130	98	70	130
Vanadium	EMS0065-FEB22	µg/g	3	<3	1	20	99	70	130	105	70	130
Zinc	EMS0065-FEB22	µg/g	0.7	<0.7	2	20	98	70	130	109	70	130

QC SUMMARY

Pesticides

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENVIGC-LAK-AN-018

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Aldrin	GCM0134-FEB22	µg/g	0.05	< 0.05	ND	40	89	50	140	83	50	140
alpha-Chlordane	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	88	50	140	83	50	140
Dieldrin	GCM0134-FEB22	µg/g	0.05	< 0.05	ND	40	90	50	140	89	50	140
Endosulfan I	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	92	50	140	85	50	140
Endosulfan II	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	87	50	140	96	50	140
Endrin	GCM0134-FEB22	µg/g	0.04	< 0.04	ND	40	90	50	140	95	50	140
gamma-BHC	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	90	50	140	113	50	140
gamma-Chlordane	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	88	50	140	83	50	140
Heptachlor epoxide	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	88	50	140	81	50	140
Heptachlor	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	87	50	140	80	50	140
Hexachlorobenzene	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	91	50	140	79	50	140
Hexachlorobutadiene	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	92	50	140	65	50	140
Hexachloroethane	GCM0134-FEB22	µg/g	0.01	< 0.01	ND	40	89	50	140	62	50	140
Methoxychlor	GCM0134-FEB22	µg/g	0.05	< 0.05	ND	40	101	50	140	113	50	140
o,p-DDD	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	86	50	140	84	50	140
o,p-DDE	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	89	50	140	88	50	140
op-DDT	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	83	50	140	87	50	140
pp-DDD	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	84	50	140	88	50	140
pp-DDE	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	91	50	140	88	50	140
pp-DDT	GCM0134-FEB22	µg/g	0.02	< 0.02	ND	40	94	50	140	102	50	140

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0146-FEB22	µg/g	10	<10	23	30	100	80	120	96	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0150-FEB22	µg/g	10	<10	ND	30	105	80	120	108	60	140
F3 (C16-C34)	GCM0150-FEB22	µg/g	50	<50	ND	30	105	80	120	108	60	140
F4 (C34-C50)	GCM0150-FEB22	µg/g	50	<50	ND	30	105	80	120	108	60	140

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	93	50	140
1,1,1-Trichloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	94	60	130	91	50	140
1,1,2,2-Tetrachloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	99	50	140
1,1,2-Trichloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	90	60	130	92	50	140
1,1-Dichloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	92	60	130	89	50	140
1,1-Dichloroethylene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	91	60	130	86	50	140
1,2-Dichlorobenzene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	92	50	140
1,2-Dichloroethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	95	50	140
1,2-Dichloropropane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	94	60	130	93	50	140
1,3-Dichlorobenzene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	96	60	130	91	50	140
1,4-Dichlorobenzene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	97	60	130	89	50	140
Acetone	GCM0145-FEB22	µg/g	0.5	< 0.5	ND	50	91	50	140	113	50	140
Benzene	GCM0145-FEB22	µg/g	0.02	< 0.02	ND	50	91	60	130	89	50	140
Bromodichloromethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	92	50	140
Bromoform	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	95	60	130	91	50	140
Bromomethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	89	50	140	75	50	140
Carbon tetrachloride	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	88	50	140
Chlorobenzene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	94	60	130	91	50	140
Chloroform	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	91	50	140
cis-1,2-Dichloroethylene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	89	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0145-FEB22	µg/g	0.03	< 0.03	ND	50	94	60	130	88	50	140
Dibromochloromethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	89	60	130	88	50	140
Dichlorodifluoromethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	73	50	140	52	50	140
Ethylbenzene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	93	60	130	91	50	140
Ethylenedibromide	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	90	60	130	92	50	140
n-Hexane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	92	60	130	69	50	140
m/p-xylene	GCM0145-FEB22	µg/g	0.05	< 0.05	2	50	94	60	130	90	50	140
Methyl ethyl ketone	GCM0145-FEB22	µg/g	0.5	< 0.5	ND	50	94	50	140	96	50	140
Methyl isobutyl ketone	GCM0145-FEB22	µg/g	0.5	< 0.5	ND	50	93	50	140	97	50	140
Methyl-t-butyl Ether	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	98	60	130	98	50	140
Methylene Chloride	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	90	60	130	87	50	140
o-xylene	GCM0145-FEB22	µg/g	0.05	< 0.05	25	50	97	60	130	94	50	140
Styrene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	94	60	130	91	50	140
Tetrachloroethylene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	91	60	130	86	50	140
Toluene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	89	60	130	87	50	140
trans-1,2-Dichloroethylene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	92	60	130	88	50	140
trans-1,3-dichloropropene	GCM0145-FEB22	µg/g	0.03	< 0.03	ND	50	90	60	130	86	50	140
Trichloroethylene	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	94	60	130	92	50	140
Trichlorofluoromethane	GCM0145-FEB22	µg/g	0.05	< 0.05	ND	50	92	50	140	84	50	140
Vinyl Chloride	GCM0145-FEB22	µg/g	0.02	< 0.02	ND	50	88	50	140	79	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.
Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.
LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.
Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.
Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.
RL: Reporting limit
RPD: Relative percent difference
AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.
Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.
Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40073-MAR24 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Natalle Chan
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (3)

LABORATORY DETAILS

Project Specialist	Brad Moore Hon. B.Sc
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-652-2143
Facsimile	705-652-6365
Email	brad.moore@sgs.com
SGS Reference	CA40073-MAR24
Received	03/11/2024
Approved	03/15/2024
Report Number	CA40073-MAR24 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 4 degrees C
Cooling Agent Present:Yes
Custody Seal Present:Yes

Chain of Custody Number:036852

Revision 1 - Sample ID updated from 24BH-1 to 24BH-1A

SIGNATORIES

Brad Moore Hon. B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Natalle Chan
Samplers: Kevin

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

	Sample Number	8	9	10		
	Sample Name	24BH-1A(MW) SS2	24BH-124 SS2	24BH-121(MW) SS2		
	Sample Matrix	Soil	Soil	Soil		
	Sample Date	06/03/2024	04/03/2024	05/03/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
Hydrides						
Antimony	µg/g	0.8	40	< 0.8	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	7.3	7.3	6.1
Selenium	µg/g	0.1	5.5	0.2	0.2	0.3
Metals and Inorganics						
Moisture Content	%	no		18.7	16.1	17.6
Barium	µg/g	0.1	670	71	84	120
Beryllium	µg/g	0.02	8	0.54	0.78	1.00
Boron	µg/g	1	120	7	9	11
Cadmium	µg/g	0.05	1.9	0.08	0.07	0.10
Chromium	µg/g	0.5	160	17	22	28
Cobalt	µg/g	0.01	80	9.4	13	15
Copper	µg/g	0.1	230	22	25	25
Lead	µg/g	0.1	120	8.0	8.5	12
Molybdenum	µg/g	0.1	40	0.3	0.3	0.3
Nickel	µg/g	0.5	270	20	26	32
Silver	µg/g	0.05	40	< 0.05	< 0.05	< 0.05
Thallium	µg/g	0.02	3.3	0.14	0.16	0.20
Uranium	µg/g	0.002	33	0.74	0.70	0.84
Vanadium	µg/g	3	86	27	31	39
Zinc	µg/g	0.7	340	46	55	59
Water Soluble Boron	µg/g	0.5	2	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Natalle Chan
Samplers: Kevin

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

	Sample Number	8	9	10		
	Sample Name	24BH-1A(MW) SS2	24BH-124 SS2	24BH-121(MW) SS2		
	Sample Matrix	Soil	Soil	Soil		
	Sample Date	06/03/2024	04/03/2024	05/03/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
Other (ORP)						
Mercury	ug/g	0.05	0.27	< 0.05	< 0.05	< 0.05
Sodium Adsorption Ratio	No unit	0.2	12	0.7	0.5	0.5
SAR Calcium	mg/L	0.2		20.4	19.9	32.9
SAR Magnesium	mg/L	0.3		10.3	4.2	13.4
SAR Sodium	mg/L	0.1		16.3	8.9	14.8
Conductivity	mS/cm	0.002	1.4	0.26	0.17	0.32
pH	pH Units	0.05		7.82	7.89	7.97
Chromium VI	µg/g	0.2	8	< 0.2	< 0.2	< 0.2
Free Cyanide	µg/g	0.05	0.051	< 0.05	< 0.05	< 0.05
PHCs						
F1 (C6-C10)	µg/g	10	25	< 10	< 10	< 10
F1-BTEX (C6-C10)	µg/g	10		< 10	< 10	< 10
F2 (C10-C16)	µg/g	10	26	< 10	< 10	< 10
F3 (C16-C34)	µg/g	50	240	< 50	< 50	< 50
F4 (C34-C50)	µg/g	50	3300	< 50	< 50	< 50
Chromatogram returned to baseline at nC50	Yes / No	no		YES	YES	YES

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0260-MAR24	mS/cm	0.002	<0.002	0	10	98	90	110	NA		

Cyanide by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5051-MAR24	µg/g	0.05	<0.05	ND	20	97	80	120	82	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A I Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5054-MAR24	ug/g	0.2	<0.2	ND	20	90	80	120	84	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0120-MAR24	ug/g	0.05	<0.05	ND	20	109	80	120	102	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0028-MAR24	mg/L	0.2	<0.2	2	20	102	80	120	104	70	130
SAR Magnesium	ESG0028-MAR24	mg/L	0.3	<0.3	2	20	100	80	120	104	70	130
SAR Sodium	ESG0028-MAR24	mg/L	0.1	<0.1	2	20	100	80	120	107	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0120-MAR24	ug/g	0.05	<0.05	ND	20	108	70	130	115	70	130
Arsenic	EMS0120-MAR24	µg/g	0.5	<0.5	5	20	103	70	130	100	70	130
Barium	EMS0120-MAR24	ug/g	0.1	<0.1	1	20	100	70	130	109	70	130
Beryllium	EMS0120-MAR24	µg/g	0.02	<0.02	9	20	99	70	130	108	70	130
Boron	EMS0120-MAR24	µg/g	1	<1	7	20	95	70	130	96	70	130
Cadmium	EMS0120-MAR24	ug/g	0.05	<0.05	4	20	103	70	130	115	70	130
Cobalt	EMS0120-MAR24	µg/g	0.01	<0.01	9	20	109	70	130	116	70	130
Chromium	EMS0120-MAR24	µg/g	0.5	<0.5	5	20	100	70	130	100	70	130
Copper	EMS0120-MAR24	µg/g	0.1	<0.1	6	20	109	70	130	118	70	130
Molybdenum	EMS0120-MAR24	µg/g	0.1	<0.1	2	20	105	70	130	117	70	130
Nickel	EMS0120-MAR24	ug/g	0.5	<0.5	6	20	100	70	130	106	70	130
Lead	EMS0120-MAR24	µg/g	0.1	<0.1	5	20	102	70	130	114	70	130
Antimony	EMS0120-MAR24	µg/g	0.8	<0.8	ND	20	103	70	130	102	70	130
Selenium	EMS0120-MAR24	ug/g	0.1	<0.1	6	20	109	70	130	110	70	130
Thallium	EMS0120-MAR24	µg/g	0.02	<0.02	0	20	NV	70	130	121	70	130
Uranium	EMS0120-MAR24	µg/g	0.002	<0.002	2	20	102	70	130	104	70	130
Vanadium	EMS0120-MAR24	µg/g	3	<3	8	20	109	70	130	107	70	130
Zinc	EMS0120-MAR24	µg/g	0.7	<0.7	4	20	104	70	130	103	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0193-MAR24	µg/g	10	<10	ND	30	97	80	120	84	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0167-MAR24	µg/g	10	<10	ND	30	104	80	120	100	60	140
F3 (C16-C34)	GCM0167-MAR24	µg/g	50	<50	ND	30	104	80	120	100	60	140
F4 (C34-C50)	GCM0167-MAR24	µg/g	50	<50	ND	30	104	80	120	100	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0050-MAR24	pH Units	0.05		0	20	100	80	120			

Water Soluble Boron

Method: O.Reg. 15 3/04 I Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0022-MAR24	µg/g	0.5	<0.5	ND	20	101	80	120	105	70	130

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40085-MAR24 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Jill Campbell, B.Sc.,GISAS
		Laboratory	SGS Canada Inc.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada	Address	185 Concession St., Lakefield ON, K0L 2H0
Contact	Natalle Chan	Telephone	2165
Telephone	905-940-8509	Facsimile	705-652-6365
Facsimile	905 940 8192	Email	jill.campbell@sgs.com
Email	lab@torontoinspection.com	SGS Reference	CA40085-MAR24
Project	5552	Received	03/11/2024
Order Number		Approved	03/18/2024
Samples	Soil (3)	Report Number	CA40085-MAR24 R1
		Date Reported	12/17/2024

COMMENTS

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 4 degrees C
Cooling Agent Present:Yes
Custody Seal Present:Yes

Chain of Custody Number:036853

QCBatchID: GCM0192-MAR24 - Dichlorodifluoromethane LCS and Matrix Spike; recovery for this parameter is outside of control limits; the overall quality control for this analysis has been assessed and was determined to be acceptable.

SIGNATORIES

Jill Campbell, B.Sc.,GISAS

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Natalle Chan
Samplers: Kevin

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

	Sample Number	8	9	10		
	Sample Name	24BH-1 (MW) SS2	24BH-124 SS2	24BH-121 (MW) SS2		
	Sample Matrix	Soil	Soil	Soil		
	Sample Date	06/03/2024	04/03/2024	05/03/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
BTEX						
Benzene	µg/g	0.02	0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Toluene	µg/g	0.05	0.2	< 0.05	< 0.05	< 0.05
Xylene (total)	µg/g	0.05	0.091	< 0.05	< 0.05	< 0.05
m/p-xylene	µg/g	0.05		< 0.05	< 0.05	< 0.05
o-xylene	µg/g	0.05		< 0.05	< 0.05	< 0.05
Metals and Inorganics						
Moisture Content	%	no		17.7	16.7	16.8
PAHs						
Acenaphthene	µg/g	0.05	2.5	< 0.05	< 0.05	< 0.05
Acenaphthylene	µg/g	0.05	0.093	< 0.05	< 0.05	< 0.05
Anthracene	µg/g	0.05	0.16	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	µg/g	0.05	0.92	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	µg/g	0.05	0.31	< 0.05	< 0.05	< 0.05
Benzo(b+j)fluoranthene	µg/g	0.05	3.2	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	µg/g	0.1	13	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	µg/g	0.05	3.1	< 0.05	< 0.05	< 0.05
Chrysene	µg/g	0.05	9.4	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	µg/g	0.06	0.7	< 0.06	< 0.06	< 0.06
Fluoranthene	µg/g	0.05	2.8	< 0.05	< 0.05	< 0.05
Fluorene	µg/g	0.05	6.8	< 0.05	< 0.05	< 0.05

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	Sample Matrix	Soil	Soil	Soil		
	Sample Date	06/03/2024	04/03/2024	05/03/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
PAHs (continued)						
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.76	< 0.1	< 0.1	< 0.1
1-Methylnaphthalene	µg/g	0.05		< 0.05	< 0.05	< 0.05
2-Methylnaphthalene	µg/g	0.05		< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-(1-)	µg/g	0.05	0.59	< 0.05	< 0.05	< 0.05
Naphthalene	µg/g	0.05	0.2	< 0.05	< 0.05	< 0.05
Phenanthrene	µg/g	0.05	12	< 0.05	< 0.05	< 0.05
Pyrene	µg/g	0.05	28	< 0.05	< 0.05	< 0.05
THMs (VOC)						
Bromodichloromethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Bromoform	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
VOC Surrogates						
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		107	107	107
Surr 4-Bromofluorobenzene	Surr Rec %	no		92	92	91
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		85	85	84

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	Sample Number	8	9	10		
	Sample Name	24BH-1 (MW) SS2	24BH-124 SS2	24BH-121 (MW) SS2		
	Sample Matrix	Soil	Soil	Soil		
	Sample Date	06/03/2024	04/03/2024	05/03/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
VOCs						
Acetone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5
Bromomethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene	µg/g	0.05	0.083	< 0.05	< 0.05	< 0.05
Chloroform	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	6.8	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	0.26	< 0.05	< 0.05	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	µg/g	0.05	1.5	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
cis-1,3-dichloropropene	µg/g	0.03		< 0.03	< 0.03	< 0.03
trans-1,3-dichloropropene	µg/g	0.03		< 0.03	< 0.03	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
n-Hexane	µg/g	0.05	2.5	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5

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Project: 5552
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Sample Number				8	9	10
Sample Name				24BH-1 (MW) SS2	24BH-124 SS2	24BH-121 (MW) SS2
Sample Matrix				Soil	Soil	Soil
Sample Date				06/03/2024	04/03/2024	05/03/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**
VOCs (continued)						
Methyl isobutyl ketone	µg/g	0.5	0.5	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Styrene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.12	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.05	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	µg/g	0.05	0.25	< 0.05	< 0.05	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	< 0.02	< 0.02	< 0.02

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Semi-Volatile Organics

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENVIGC-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1-Methylnaphthalene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	84	50	140	78	50	140
2-Methylnaphthalene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	85	50	140	76	50	140
Acenaphthene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	88	50	140	81	50	140
Acenaphthylene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	78	50	140	73	50	140
Anthracene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	79	50	140	74	50	140
Benzo(a)anthracene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	80	50	140	76	50	140
Benzo(a)pyrene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	77	50	140	72	50	140
Benzo(b+j)fluoranthene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	88	50	140	80	50	140
Benzo(ghi)perylene	GCM0194-MAR24	µg/g	0.1	< 0.1	ND	40	78	50	140	70	50	140
Benzo(k)fluoranthene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	83	50	140	76	50	140
Chrysene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	79	50	140	73	50	140
Dibenzo(a,h)anthracene	GCM0194-MAR24	µg/g	0.06	< 0.06	ND	40	79	50	140	76	50	140
Fluoranthene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	81	50	140	76	50	140
Fluorene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	85	50	140	78	50	140
Indeno(1,2,3-cd)pyrene	GCM0194-MAR24	µg/g	0.1	< 0.1	ND	40	77	50	140	75	50	140
Naphthalene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	84	50	140	77	50	140
Phenanthrene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	83	50	140	77	50	140
Pyrene	GCM0194-MAR24	µg/g	0.05	< 0.05	ND	40	82	50	140	75	50	140

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	101	60	130	99	50	140
1,1,1-Trichloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	101	60	130	99	50	140
1,1,2,2-Tetrachloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	82	50	140
1,1,2-Trichloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	97	60	130	102	50	140
1,1-Dichloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	98	50	140
1,1-Dichloroethylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	92	60	130	67	50	140
1,2-Dichlorobenzene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	101	50	140
1,2-Dichloroethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	96	60	130	100	50	140
1,2-Dichloropropane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	99	50	140
1,3-Dichlorobenzene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	99	50	140
1,4-Dichlorobenzene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	100	50	140
Acetone	GCM0192-MAR24	µg/g	0.5	< 0.5	ND	50	90	50	140	99	50	140
Benzene	GCM0192-MAR24	µg/g	0.02	< 0.02	ND	50	99	60	130	99	50	140
Bromodichloromethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	100	60	130	96	50	140
Bromoform	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	125	60	130	122	50	140
Bromomethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	92	50	140	85	50	140
Carbon tetrachloride	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	100	60	130	92	50	140
Chlorobenzene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	96	60	130	98	50	140
Chloroform	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	99	50	140
cis-1,2-Dichloroethylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	98	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0192-MAR24	µg/g	0.03	< 0.03	ND	50	103	60	130	98	50	140
Dibromochloromethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	97	50	140
Dichlorodifluoromethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	219	50	140	187	50	140
Ethylbenzene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	99	50	140
Ethylenedibromide	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	104	50	140
n-Hexane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	86	60	130	75	50	140
m/p-xylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	99	50	140
Methyl ethyl ketone	GCM0192-MAR24	µg/g	0.5	< 0.5	ND	50	101	50	140	115	50	140
Methyl isobutyl ketone	GCM0192-MAR24	µg/g	0.5	< 0.5	ND	50	104	50	140	121	50	140
Methyl-t-butyl Ether	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	112	60	130	118	50	140
Methylene Chloride	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	97	50	140
o-xylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	99	50	140
Styrene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	100	60	130	101	50	140
Tetrachloroethylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	98	50	140
Toluene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	98	50	140
trans-1,2-Dichloroethylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	99	60	130	95	50	140
trans-1,3-dichloropropene	GCM0192-MAR24	µg/g	0.03	< 0.03	ND	50	101	60	130	98	50	140
Trichloroethylene	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	98	60	130	115	50	140
Trichlorofluoromethane	GCM0192-MAR24	µg/g	0.05	< 0.05	ND	50	104	50	140	100	50	140
Vinyl Chloride	GCM0192-MAR24	µg/g	0.02	< 0.02	ND	50	120	50	140	116	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.
Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.
LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.
Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.
Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.
RL: Reporting limit
RPD: Relative percent difference
AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.
Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.
Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40125-MAR24 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Natalle Chan
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (1)

LABORATORY DETAILS

Project Specialist	Jill Campbell, B.Sc.,GISAS
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	2165
Facsimile	705-652-6365
Email	jill.campbell@sgs.com
SGS Reference	CA40125-MAR24
Received	03/15/2024
Approved	03/21/2024
Report Number	CA40125-MAR24 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Hydrocarbon results are expressed on a dry weight basis.

Temperature of Sample upon Receipt: 5 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 036855

SIGNATORIES

Jill Campbell, B.Sc.,GISAS

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Natalle Chan
Samplers: Man Lu

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number	8
Sample Name	24BH108-(MW) SS2
Sample Matrix	Soil
Sample Date	13/03/2024

Parameter	Units	RL	L1	Result
Hydrides				
Antimony	µg/g	0.8	40	< 0.8
Arsenic	µg/g	0.5	18	5.9
Selenium	µg/g	0.1	5.5	0.2
Metals and Inorganics				
Moisture Content	%	0.1		12.9
Barium	µg/g	0.1	670	77
Beryllium	µg/g	0.02	8	0.65
Boron	µg/g	1	120	6
Cadmium	µg/g	0.05	1.9	0.08
Chromium	µg/g	0.5	160	20
Cobalt	µg/g	0.01	80	12
Copper	µg/g	0.1	230	27
Lead	µg/g	0.1	120	10
Molybdenum	µg/g	0.1	40	0.3
Nickel	µg/g	0.5	270	25
Silver	µg/g	0.05	40	< 0.05
Thallium	µg/g	0.02	3.3	0.16
Uranium	µg/g	0.002	33	0.55
Vanadium	µg/g	3	86	25
Zinc	µg/g	0.7	340	53
Water Soluble Boron	µg/g	0.5	2	< 0.5

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Natalle Chan
Samplers: Man Lu

MATRIX: SOIL

L1 = REG406 / SOIL / - - Appendix 1 Table 2.1 - Industrial/Commercial/Community - UNDEFINED

Sample Number	8
Sample Name	24BH108-(MW) SS2
Sample Matrix	Soil
Sample Date	13/03/2024

Parameter	Units	RL	L1	Result
Other (ORP)				
Mercury	ug/g	0.05	0.27	< 0.05
Sodium Adsorption Ratio	No unit	0.2	12	0.3
SAR Calcium	mg/L	0.2		21.1
SAR Magnesium	mg/L	0.3		4.4
SAR Sodium	mg/L	0.1		6.1
Conductivity	mS/cm	0.002	1.4	0.20
pH	pH Units	0.05		7.57
Chromium VI	µg/g	0.2	8	< 0.2
Free Cyanide	µg/g	0.05	0.051	< 0.05
PHCs				
F1 (C6-C10)	µg/g	10	25	< 10
F1-BTEX (C6-C10)	µg/g	10		< 10
F2 (C10-C16)	µg/g	10	26	< 10
F3 (C16-C34)	µg/g	50	240	< 50
F4 (C34-C50)	µg/g	50	3300	< 50
Chromatogram returned to baseline at nC50	Yes / No	no		YES

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0368-MAR24	mS/cm	0.002	<0.002	1	10	99	90	110	NA		

Cyanide by SFA

Method: SM 4500 | Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5066-MAR24	µg/g	0.05	<0.05	ND	20	98	80	120	92	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A | Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5061-MAR24	ug/g	0.2	<0.2	ND	20	97	80	120	93	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0169-MAR24	ug/g	0.05	<0.05	1	20	99	80	120	97	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0039-MAR24	mg/L	0.2	<0.2	8	20	91	80	120	81	70	130
SAR Magnesium	ESG0039-MAR24	mg/L	0.3	<0.3	8	20	93	80	120	81	70	130
SAR Sodium	ESG0039-MAR24	mg/L	0.1	<0.1	7	20	100	80	120	89	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0169-MAR24	ug/g	0.05	<0.05	ND	20	101	70	130	105	70	130
Arsenic	EMS0169-MAR24	ug/g	0.5	<0.5	1	20	94	70	130	96	70	130
Barium	EMS0169-MAR24	ug/g	0.1	<0.1	5	20	98	70	130	110	70	130
Beryllium	EMS0169-MAR24	ug/g	0.02	<0.02	3	20	93	70	130	107	70	130
Boron	EMS0169-MAR24	ug/g	1	<1	ND	20	95	70	130	100	70	130
Cadmium	EMS0169-MAR24	ug/g	0.05	<0.05	10	20	94	70	130	110	70	130
Cobalt	EMS0169-MAR24	ug/g	0.01	<0.01	5	20	100	70	130	101	70	130
Chromium	EMS0169-MAR24	ug/g	0.5	<0.5	5	20	101	70	130	98	70	130
Copper	EMS0169-MAR24	ug/g	0.1	<0.1	5	20	99	70	130	104	70	130
Molybdenum	EMS0169-MAR24	ug/g	0.1	<0.1	2	20	100	70	130	107	70	130
Nickel	EMS0169-MAR24	ug/g	0.5	<0.5	5	20	99	70	130	105	70	130
Lead	EMS0169-MAR24	ug/g	0.1	<0.1	5	20	96	70	130	110	70	130
Antimony	EMS0169-MAR24	ug/g	0.8	<0.8	ND	20	101	70	130	90	70	130
Selenium	EMS0169-MAR24	ug/g	0.1	<0.1	3	20	99	70	130	100	70	130
Thallium	EMS0169-MAR24	ug/g	0.02	<0.02	7	20	NV	70	130	117	70	130
Uranium	EMS0169-MAR24	ug/g	0.002	<0.002	ND	20	95	70	130	94	70	130
Vanadium	EMS0169-MAR24	ug/g	3	<3	5	20	100	70	130	96	70	130
Zinc	EMS0169-MAR24	ug/g	0.7	<0.7	6	20	100	70	130	100	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0223-MAR24	µg/g	10	<10	ND	30	95	80	120	109	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0220-MAR24	µg/g	10	<10	ND	30	119	80	120	111	60	140
F3 (C16-C34)	GCM0220-MAR24	µg/g	50	<50	ND	30	119	80	120	111	60	140
F4 (C34-C50)	GCM0220-MAR24	µg/g	50	<50	ND	30	119	80	120	111	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0082-MAR24	pH Units	0.05		0	20	100	80	120			

Water Soluble Boron

Method: O.Reg. 15 3/04 I Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0030-MAR24	µg/g	0.5	<0.5	ND	20	103	80	120	85	70	130

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40037-AUG24 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Matt Pietrzyk
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (9)

LABORATORY DETAILS

Project Specialist	Maarit Wolfe, Hon.B.Sc
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-652-2000
Facsimile	705-652-6365
Email	Maarit.Wolfe@sgs.com
SGS Reference	CA40037-AUG24
Received	08/02/2024
Approved	08/09/2024
Report Number	CA40037-AUG24 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 7 degrees C
Cooling Agent Present: Yes
Custody Seal Present: Yes

Chain of Custody Number: 035886

1,1,2,2-Tetrachloroethane Matrix Spike; Recovery is outside control limits; the overall quality control for this analysis has been assessed and was determined to be acceptable.

SIGNATORIES

Maarit Wolfe, Hon.B.Sc

QC Batch: GCM066-AUG24 - PHC F2 (C10-C16) F3 (C16-C34) Duplicate RPD for thes parameters are outside control limits. The average of the two duplicates is less than five times the RL therefore a greater uncertainty is expected.

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				12	13	14	15	16	17	18	19
Sample Name				24BH-1 (MW) SS1	24BH-1 (MW) SS7	24BH-2 (MW) SS2	24BH-2 (MW) SS6	24BH-3 (MW) SS1	24BH-3 (MW) SS6	24 DUP-A	24 DUP-B
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date				29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
BTEX											
Benzene	µg/g	0.02	0.32	---	< 0.02	---	< 0.02	---	< 0.02	---	< 0.02
Ethylbenzene	µg/g	0.05	1.1	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Toluene	µg/g	0.05	6.4	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Xylene (total)	µg/g	0.05	26	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
m/p-xylene	µg/g	0.05		---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
o-xylene	µg/g	0.05		---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Hydrides											
Antimony	µg/g	0.8	40	< 0.8	---	< 0.8	---	< 0.8	---	< 0.8	---
Arsenic	µg/g	0.5	18	5.2	---	5.4	---	4.5	---	4.6	---
Selenium	µg/g	0.1	5.5	0.3	---	0.3	---	0.4	---	0.4	---
Metals and Inorganics											
Moisture Content	%	no		16.6	20.1	17.3	20.6	20.6	10.0	14.3	20.2
Barium	µg/g	0.1	670	130	---	130	---	130	---	110	---
Beryllium	µg/g	0.02	8	0.99	---	0.93	---	0.95	---	0.89	---
Boron	µg/g	1	120	9	---	11	---	6	---	7	---
Cadmium	µg/g	0.05	1.9	0.12	---	0.08	---	0.12	---	0.15	---
Chromium	µg/g	0.5	160	31	---	30	---	26	---	27	---
Cobalt	µg/g	0.01	80	15	---	15	---	14	---	14	---
Copper	µg/g	0.1	230	23	---	24	---	20	---	20	---
Lead	µg/g	0.1	120	12	---	11	---	14	---	15	---
Molybdenum	µg/g	0.1	40	0.3	---	0.4	---	0.3	---	0.5	---

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

	Sample Number	12	13	14	15	16	17	18	19
	Sample Name	24BH-1 (MW) SS1	24BH-1 (MW) SS7	24BH-2 (MW) SS2	24BH-2 (MW) SS6	24BH-3 (MW) SS1	24BH-3 (MW) SS6	24 DUP-A	24 DUP-B
	Sample Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
	Sample Date	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Metals and Inorganics (continued)											
Nickel	µg/g	0.5	270	35	---	37	---	30	---	30	---
Silver	µg/g	0.05	40	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05	---
Thallium	µg/g	0.02	3.3	0.20	---	0.18	---	0.15	---	0.18	---
Uranium	µg/g	0.002	33	0.60	---	1.0	---	4.0	---	0.79	---
Vanadium	µg/g	3	86	37	---	34	---	34	---	35	---
Zinc	µg/g	0.7	340	62	---	64	---	68	---	69	---
Water Soluble Boron	µg/g	0.5	2	< 0.5	---	< 0.5	---	< 0.5	---	< 0.5	---
Other (ORP)											
Mercury	ug/g	0.05	3.9	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05	---
Sodium Adsorption Ratio	No unit	0.2	12	0.9	---	1.0	---	0.9	---	1.3	---
SAR Calcium	mg/L	0.2		48.2	---	33.3	---	56.1	---	56.7	---
SAR Magnesium	mg/L	0.3		11.1	---	54.7	---	12.5	---	11.8	---
SAR Sodium	mg/L	0.1		25.9	---	39.6	---	28.8	---	39.7	---
Conductivity	mS/cm	0.002	1.4	0.47	---	0.74	---	0.51	---	0.58	---
pH	pH Units	0.05		7.74	---	7.75	---	7.30	---	7.74	---
Chromium VI	µg/g	0.2	8	< 0.2	---	< 0.2	---	< 0.2	---	< 0.2	---
Free Cyanide	µg/g	0.05	0.051	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05	---

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				12	13	14	15	16	17	18	19
Sample Name				24BH-1 (MW) SS1	24BH-1 (MW) SS7	24BH-2 (MW) SS2	24BH-2 (MW) SS6	24BH-3 (MW) SS1	24BH-3 (MW) SS6	24 DUP-A	24 DUP-B
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date				29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
PHCs											
F1 (C6-C10)	µg/g	10	55	---	< 10	---	< 10	---	< 10	---	< 10
F1-BTEX (C6-C10)	µg/g	10	55	---	< 10	---	< 10	---	< 10	---	< 10
F2 (C10-C16)	µg/g	10	230	---	14	---	12	---	< 10	---	11
F3 (C16-C34)	µg/g	50	1700	---	74	---	69	---	< 50	---	63
F4 (C34-C50)	µg/g	50	3300	---	< 50	---	< 50	---	< 50	---	< 50
Chromatogram returned to baseline at nC50	Yes / No	no		---	YES	---	YES	---	YES	---	YES
THMs (VOC)											
Bromodichloromethane	µg/g	0.05	1.5	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Bromoform	µg/g	0.05	0.61	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Dibromochloromethane	µg/g	0.05	2.3	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
VOC Surrogates											
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		---	107	---	107	---	107	---	107
Surr 4-Bromofluorobenzene	Surr Rec %	no		---	93	---	93	---	93	---	93
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		---	84	---	84	---	84	---	84

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				12	13	14	15	16	17	18	19
Sample Name				24BH-1 (MW) SS1	24BH-1 (MW) SS7	24BH-2 (MW) SS2	24BH-2 (MW) SS6	24BH-3 (MW) SS1	24BH-3 (MW) SS6	24 DUP-A	24 DUP-B
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date				29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs											
Acetone	µg/g	0.5	16	---	< 0.5	---	< 0.5	---	< 0.5	---	< 0.5
Bromomethane	µg/g	0.05	0.05	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Carbon tetrachloride	µg/g	0.05	0.21	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Chlorobenzene	µg/g	0.05	2.4	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	1.2	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	9.6	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.2	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1-Dichloroethane	µg/g	0.05	0.47	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.064	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	1.3	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	1.9	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,2-Dichloropropane	µg/g	0.05	0.16	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
cis-1,3-dichloropropene	µg/g	0.03		---	< 0.03	---	< 0.03	---	< 0.03	---	< 0.03
trans-1,3-dichloropropene	µg/g	0.03		---	< 0.03	---	< 0.03	---	< 0.03	---	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.059	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
n-Hexane	µg/g	0.05	46	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Methyl ethyl ketone	µg/g	0.5	70	---	< 0.5	---	< 0.5	---	< 0.5	---	< 0.5
Methyl isobutyl ketone	µg/g	0.5	31	---	< 0.5	---	< 0.5	---	< 0.5	---	< 0.5

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				12	13	14	15	16	17	18	19
Sample Name				24BH-1 (MW) SS1	24BH-1 (MW) SS7	24BH-2 (MW) SS2	24BH-2 (MW) SS6	24BH-3 (MW) SS1	24BH-3 (MW) SS6	24 DUP-A	24 DUP-B
Sample Matrix				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Sample Date				29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024	29/07/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)											
Methyl-t-butyl Ether	µg/g	0.05	1.6	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Methylene Chloride	µg/g	0.05	1.6	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Styrene	µg/g	0.05	34	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Tetrachloroethylene	µg/g	0.05	1.9	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.087	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	6.1	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Trichloroethylene	µg/g	0.05	0.55	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05
Vinyl Chloride	µg/g	0.02	0.032	---	< 0.02	---	< 0.02	---	< 0.02	---	< 0.02
Chloroform	µg/g	0.05	0.47	---	< 0.05	---	< 0.05	---	< 0.05	---	< 0.05

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number	20
Sample Name	24BH-4 (MW) SS7
Sample Matrix	Soil
Sample Date	29/07/2024

Parameter	Units	RL	L1	Result
BTEX				
Benzene	µg/g	0.02	0.32	< 0.02
Ethylbenzene	µg/g	0.05	1.1	< 0.05
Toluene	µg/g	0.05	6.4	< 0.05
Xylene (total)	µg/g	0.05	26	< 0.05
m/p-xylene	µg/g	0.05		< 0.05
o-xylene	µg/g	0.05		< 0.05
Metals and Inorganics				
Moisture Content	%	no		20.9

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number	20
Sample Name	24BH-4 (MW) SS7
Sample Matrix	Soil
Sample Date	29/07/2024

Parameter	Units	RL	L1	Result
PHCs				
F1 (C6-C10)	µg/g	10	55	< 10
F1-BTEX (C6-C10)	µg/g	10	55	< 10
F2 (C10-C16)	µg/g	10	230	10
F3 (C16-C34)	µg/g	50	1700	58
F4 (C34-C50)	µg/g	50	3300	< 50
Chromatogram returned to baseline at nC50	Yes / No	no		YES

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number	20
Sample Name	24BH-4 (MW) SS7
Sample Matrix	Soil
Sample Date	29/07/2024

Parameter	Units	RL	L1	Result
THMs (VOC)				
Bromodichloromethane	µg/g	0.05	1.5	< 0.05
Bromoform	µg/g	0.05	0.61	< 0.05
Dibromochloromethane	µg/g	0.05	2.3	< 0.05
VOC Surrogates				
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		107
Surr 4-Bromofluorobenzene	Surr Rec %	no		93
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		85
VOCs				
Acetone	µg/g	0.5	16	< 0.5
Bromomethane	µg/g	0.05	0.05	< 0.05
Carbon tetrachloride	µg/g	0.05	0.21	< 0.05
Chlorobenzene	µg/g	0.05	2.4	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	1.2	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	9.6	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.2	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	< 0.05
1,1-Dichloroethane	µg/g	0.05	0.47	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.064	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	1.3	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	1.9	< 0.05

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Man

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number	20
Sample Name	24BH-4 (MW) SS7
Sample Matrix	Soil
Sample Date	29/07/2024

Parameter	Units	RL	L1	Result
VOCs (continued)				
1,2-Dichloropropane	µg/g	0.05	0.16	< 0.05
cis-1,3-dichloropropene	µg/g	0.03		< 0.03
trans-1,3-dichloropropene	µg/g	0.03		< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.059	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	< 0.05
n-Hexane	µg/g	0.05	46	< 0.05
Methyl ethyl ketone	µg/g	0.5	70	< 0.5
Methyl isobutyl ketone	µg/g	0.5	31	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	1.6	< 0.05
Methylene Chloride	µg/g	0.05	1.6	< 0.05
Styrene	µg/g	0.05	34	< 0.05
Tetrachloroethylene	µg/g	0.05	1.9	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.087	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	6.1	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.55	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	< 0.05
Vinyl Chloride	µg/g	0.02	0.032	< 0.02
Chloroform	µg/g	0.05	0.47	< 0.05

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0148-AUG24	mS/cm	0.002	<0.002	0	10	100	90	110	NA		

Cyanide by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5033-AUG24	µg/g	0.05	<0.05	ND	20	96	80	120	91	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A I Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5034-AUG24	ug/g	0.2	<0.2	ND	20	93	80	120	93	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0057-AUG24	ug/g	0.05	<0.05	ND	20	95	80	120	80	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0018-AUG24	mg/L	0.2	<0.2	1	20	102	80	120	95	70	130
SAR Magnesium	ESG0018-AUG24	mg/L	0.3	<0.3	0	20	101	80	120	96	70	130
SAR Sodium	ESG0018-AUG24	mg/L	0.1	<0.1	0	20	103	80	120	95	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0057-AUG24	ug/g	0.05	<0.05	ND	20	102	70	130	101	70	130
Arsenic	EMS0057-AUG24	µg/g	0.5	<0.5	1	20	94	70	130	107	70	130
Barium	EMS0057-AUG24	ug/g	0.1	<0.1	2	20	103	70	130	116	70	130
Beryllium	EMS0057-AUG24	µg/g	0.02	<0.02	0	20	93	70	130	90	70	130
Boron	EMS0057-AUG24	µg/g	1	<1	6	20	93	70	130	83	70	130
Cadmium	EMS0057-AUG24	ug/g	0.05	<0.05	4	20	97	70	130	101	70	130
Cobalt	EMS0057-AUG24	µg/g	0.01	<0.01	1	20	99	70	130	96	70	130
Chromium	EMS0057-AUG24	µg/g	0.5	<0.5	3	20	97	70	130	94	70	130
Copper	EMS0057-AUG24	µg/g	0.1	<0.1	2	20	96	70	130	97	70	130
Molybdenum	EMS0057-AUG24	µg/g	0.1	<0.1	2	20	108	70	130	101	70	130
Nickel	EMS0057-AUG24	ug/g	0.5	<0.5	3	20	100	70	130	100	70	130
Lead	EMS0057-AUG24	ug/g	0.1	<0.1	1	20	94	70	130	98	70	130
Antimony	EMS0057-AUG24	µg/g	0.8	<0.8	ND	20	107	70	130	71	70	130
Selenium	EMS0057-AUG24	ug/g	0.1	<0.1	1	20	92	70	130	91	70	130
Thallium	EMS0057-AUG24	µg/g	0.02	<0.02	3	20	NV	70	130	104	70	130
Uranium	EMS0057-AUG24	µg/g	0.002	<0.002	2	20	94	70	130	83	70	130
Vanadium	EMS0057-AUG24	µg/g	3	<3	4	20	94	70	130	91	70	130
Zinc	EMS0057-AUG24	µg/g	0.7	<0.7	2	20	91	70	130	96	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0062-AUG24	µg/g	10	<10	ND	30	104	80	120	83	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0066-AUG24	µg/g	10	<10	38	30	113	80	120	102	60	140
F3 (C16-C34)	GCM0066-AUG24	µg/g	50	<50	38	30	113	80	120	102	60	140
F4 (C34-C50)	GCM0066-AUG24	µg/g	50	<50	ND	30	113	80	120	102	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0011-AUG24	pH Units	0.05		0	20	100	80	120			

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	90	50	140
1,1,1-Trichloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	92	50	140
1,1,2,2-Tetrachloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	98	60	130	40	50	140
1,1,2-Trichloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	94	50	140
1,1-Dichloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	92	50	140
1,1-Dichloroethylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	91	60	130	86	50	140
1,2-Dichlorobenzene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	98	60	130	92	50	140
1,2-Dichloroethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	97	60	130	96	50	140
1,2-Dichloropropane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	93	50	140
1,3-Dichlorobenzene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	98	60	130	92	50	140
1,4-Dichlorobenzene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	98	60	130	92	50	140
Acetone	GCM0061-AUG24	µg/g	0.5	< 0.5	ND	50	106	50	140	106	50	140
Benzene	GCM0061-AUG24	µg/g	0.02	< 0.02	ND	50	95	60	130	94	50	140
Bromodichloromethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	97	60	130	90	50	140
Bromoform	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	124	60	130	112	50	140
Bromomethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	94	50	140	85	50	140
Carbon tetrachloride	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	89	50	140
Chlorobenzene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	91	50	140
Chloroform	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	97	60	130	95	50	140
cis-1,2-Dichloroethylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	94	60	130	92	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0061-AUG24	µg/g	0.03	< 0.03	ND	50	100	60	130	91	50	140
Dibromochloromethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	99	60	130	92	50	140
Dichlorodifluoromethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	68	50	140	55	50	140
Ethylbenzene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	91	50	140
Ethylenedibromide	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	97	60	130	94	50	140
n-Hexane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	86	60	130	76	50	140
m/p-xylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	91	50	140
Methyl ethyl ketone	GCM0061-AUG24	µg/g	0.5	< 0.5	ND	50	101	50	140	99	50	140
Methyl isobutyl ketone	GCM0061-AUG24	µg/g	0.5	< 0.5	ND	50	105	50	140	100	50	140
Methyl-t-butyl Ether	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	99	60	130	96	50	140
Methylene Chloride	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	92	60	130	89	50	140
o-xylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	92	60	130	88	50	140
Styrene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	91	50	140
Tetrachloroethylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	92	50	140
Toluene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	95	60	130	93	50	140
trans-1,2-Dichloroethylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	93	60	130	89	50	140
trans-1,3-dichloropropene	GCM0061-AUG24	µg/g	0.03	< 0.03	ND	50	97	60	130	89	50	140
Trichloroethylene	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	96	60	130	133	50	140
Trichlorofluoromethane	GCM0061-AUG24	µg/g	0.05	< 0.05	ND	50	94	50	140	91	50	140
Vinyl Chloride	GCM0061-AUG24	µg/g	0.02	< 0.02	ND	50	87	50	140	79	50	140

QC SUMMARY

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0008-AUG24	µg/g	0.5	<0.5	ND	20	102	80	120	80	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40062-SEP24 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Matt Pietrzyk
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Soil (4)

LABORATORY DETAILS

Project Specialist	Maarit Wolfe, Hon.B.Sc
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	705-652-2000
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Email	Maarit.Wolfe@sgs.com
SGS Reference	CA40062-SEP24
Received	09/10/2024
Approved	09/16/2024
Report Number	CA40062-SEP24 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 6 degrees C
Cooling Agent Present: Yes
Custody Seal Present: Yes

Chain of Custody Number: 039394

SIGNATORIES

Maarit Wolfe, Hon.B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Kevin

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
BTEX							
Benzene	µg/g	0.02	0.32	---	---	< 0.02	---
Ethylbenzene	µg/g	0.05	1.1	---	---	< 0.05	---
Toluene	µg/g	0.05	6.4	---	---	< 0.05	---
Xylene (total)	µg/g	0.05	26	---	---	< 0.05	---
m/p-xylene	µg/g	0.05		---	---	< 0.05	---
o-xylene	µg/g	0.05		---	---	< 0.05	---
Hydrides							
Antimony	µg/g	0.8	40	< 0.8	< 0.8	---	< 0.8
Arsenic	µg/g	0.5	18	4.2	3.4	---	2.7
Selenium	µg/g	0.1	5.5	0.4	0.4	---	0.3
Metals and Inorganics							
Moisture Content	%	no		15.9	14.5	17.1	16.0
Barium	µg/g	0.1	670	110	110	---	77
Beryllium	µg/g	0.02	8	0.90	0.78	---	0.63
Boron	µg/g	1	120	6	6	---	5
Cadmium	µg/g	0.05	1.9	0.14	0.21	---	0.20
Chromium	µg/g	0.5	160	27	25	---	21
Cobalt	µg/g	0.01	80	14	12	---	13
Copper	µg/g	0.1	230	23	21	---	16
Lead	µg/g	0.1	120	17	19	---	27
Molybdenum	µg/g	0.1	40	0.4	0.8	---	0.4

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Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
Metals and Inorganics (continued)							
Nickel	µg/g	0.5	270	31	26	---	22
Silver	µg/g	0.05	40	< 0.05	< 0.05	---	< 0.05
Thallium	µg/g	0.02	3.3	0.19	0.18	---	0.16
Uranium	µg/g	0.002	33	0.53	0.62	---	0.50
Vanadium	µg/g	3	86	33	31	---	26
Zinc	µg/g	0.7	340	68	79	---	74
Water Soluble Boron	µg/g	0.5	2	< 0.5	< 0.5	---	< 0.5
Other (ORP)							
Mercury	ug/g	0.05	3.9	< 0.05	< 0.05	---	0.06
Sodium Adsorption Ratio	No unit	0.2	12	0.6	0.7	---	0.7
SAR Calcium	mg/L	0.2		21.5	34.6	---	29.7
SAR Magnesium	mg/L	0.3		4.5	2.5	---	4.8
SAR Sodium	mg/L	0.1		11.9	15.8	---	15.3
Conductivity	mS/cm	0.002	1.4	0.18	0.26	---	0.23
pH	pH Units	0.05		7.38	7.23	7.75	6.90
Chromium VI	µg/g	0.2	8	0.3	< 0.2	---	< 0.2
Free Cyanide	µg/g	0.05	0.051	< 0.05	< 0.05	---	< 0.05

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L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
PAHs							
Acenaphthene	µg/g	0.05	21	< 0.05	< 0.05	---	---
Acenaphthylene	µg/g	0.05	0.15	< 0.05	< 0.05	---	---
Anthracene	µg/g	0.05	0.67	< 0.05	< 0.05	---	---
Benzo(a)anthracene	µg/g	0.05	0.96	< 0.05	< 0.05	---	---
Benzo(a)pyrene	µg/g	0.05	0.3	< 0.05	< 0.05	---	---
Benzo(b+j)fluoranthene	µg/g	0.05	0.96	< 0.05	< 0.05	---	---
Benzo(ghi)perylene	µg/g	0.1	9.6	< 0.1	< 0.1	---	---
Benzo(k)fluoranthene	µg/g	0.05	0.96	< 0.05	< 0.05	---	---
Chrysene	µg/g	0.05	9.6	< 0.05	< 0.05	---	---
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	< 0.06	< 0.06	---	---
Fluoranthene	µg/g	0.05	9.6	< 0.05	< 0.05	---	---
Fluorene	µg/g	0.05	62	< 0.05	< 0.05	---	---
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.76	< 0.1	< 0.1	---	---
1-Methylnaphthalene	µg/g	0.05		< 0.05	< 0.05	---	---
2-Methylnaphthalene	µg/g	0.05		< 0.05	< 0.05	---	---
Methylnaphthalene, 2-(1-)	µg/g	0.05	30	< 0.05	< 0.05	---	---
Naphthalene	µg/g	0.05	9.6	< 0.05	< 0.05	---	---
Phenanthrene	µg/g	0.05	12	< 0.05	< 0.05	---	---
Pyrene	µg/g	0.05	96	< 0.05	< 0.05	---	---

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Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
PHCs							
F1 (C6-C10)	µg/g	10	55	---	---	< 10	---
F1-BTEX (C6-C10)	µg/g	10	55	---	---	< 10	---
F2 (C10-C16)	µg/g	10	230	---	---	15	---
F3 (C16-C34)	µg/g	50	1700	---	---	87	---
F4 (C34-C50)	µg/g	50	3300	---	---	< 50	---
Chromatogram returned to baseline at nC50	Yes / No	no		---	---	YES	---
SVOC Surrogates							
Surr 2-Fluorobiphenyl	Surr Rec %	no		94	94	---	---
Surr 4-Terphenyl-d14	Surr Rec %	no		90	89	---	---
Surr 2-Methylnaphthalene-D10	Surr Rec %	no		92	92	---	---
Surr Fluoranthene-D10	Surr Rec %	no		92	89	---	---
THMs (VOC)							
Bromodichloromethane	µg/g	0.05	1.5	---	---	< 0.05	---
Bromoform	µg/g	0.05	0.61	---	---	< 0.05	---
Dibromochloromethane	µg/g	0.05	2.3	---	---	< 0.05	---

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Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		---	---	104	---
Surr 4-Bromofluorobenzene	Surr Rec %	no		---	---	91	---
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		---	---	87	---
VOCs							
Acetone	µg/g	0.5	16	---	---	< 0.5	---
Bromomethane	µg/g	0.05	0.05	---	---	< 0.05	---
Carbon tetrachloride	µg/g	0.05	0.21	---	---	< 0.05	---
Chlorobenzene	µg/g	0.05	2.4	---	---	< 0.05	---
1,2-Dichlorobenzene	µg/g	0.05	1.2	---	---	< 0.05	---
1,3-Dichlorobenzene	µg/g	0.05	9.6	---	---	< 0.05	---
1,4-Dichlorobenzene	µg/g	0.05	0.2	---	---	< 0.05	---
Dichlorodifluoromethane	µg/g	0.05	16	---	---	< 0.05	---
1,1-Dichloroethane	µg/g	0.05	0.47	---	---	< 0.05	---
1,2-Dichloroethane	µg/g	0.05	0.05	---	---	< 0.05	---
1,1-Dichloroethylene	µg/g	0.05	0.064	---	---	< 0.05	---
trans-1,2-Dichloroethylene	µg/g	0.05	1.3	---	---	< 0.05	---
cis-1,2-Dichloroethylene	µg/g	0.05	1.9	---	---	< 0.05	---
1,2-Dichloropropane	µg/g	0.05	0.16	---	---	< 0.05	---
cis-1,3-dichloropropene	µg/g	0.03		---	---	< 0.03	---
trans-1,3-dichloropropene	µg/g	0.03		---	---	< 0.03	---
1,3-dichloropropene (total)	µg/g	0.05	0.059	---	---	< 0.05	---

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L1 = REG153 / SOIL / COARSE - TABLE 2 - Industrial/Commercial - UNDEFINED

Sample Number				10	11	12	13
Sample Name				24 BH-105 SS1	24 BH-106 (MW) SS1	24 BH-106 (MW) SS7	24 BH-107 SS1
Sample Matrix				Soil	Soil	Soil	Soil
Sample Date				06/09/2024	06/09/2024	06/09/2024	06/09/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)							
Ethylenedibromide	µg/g	0.05	0.05	---	---	< 0.05	---
n-Hexane	µg/g	0.05	46	---	---	< 0.05	---
Methyl ethyl ketone	µg/g	0.5	70	---	---	< 0.5	---
Methyl isobutyl ketone	µg/g	0.5	31	---	---	< 0.5	---
Methyl-t-butyl Ether	µg/g	0.05	1.6	---	---	< 0.05	---
Methylene Chloride	µg/g	0.05	1.6	---	---	< 0.05	---
Styrene	µg/g	0.05	34	---	---	< 0.05	---
Tetrachloroethylene	µg/g	0.05	1.9	---	---	< 0.05	---
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.087	---	---	< 0.05	---
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	---	---	< 0.05	---
1,1,1-Trichloroethane	µg/g	0.05	6.1	---	---	< 0.05	---
1,1,2-Trichloroethane	µg/g	0.05	0.05	---	---	< 0.05	---
Trichloroethylene	µg/g	0.05	0.55	---	---	< 0.05	---
Trichlorofluoromethane	µg/g	0.05	4	---	---	< 0.05	---
Vinyl Chloride	µg/g	0.02	0.032	---	---	< 0.02	---
Chloroform	µg/g	0.05	0.47	---	---	< 0.05	---

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 I Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0208-SEP24	mS/cm	0.002	<0.002	0	10	99	90	110	NA		

Cyanide by SFA

Method: SM 4500 I Internal ref.: ME-CA-IENVISFA-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5035-SEP24	µg/g	0.05	<0.05	ND	20	96	80	120	76	75	125

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A I Internal ref.: ME-CA-IENVISKA-LAK-AN-012

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5036-SEP24	ug/g	0.2	<0.2	ND	20	85	80	120	84	75	125

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0099-SEP24	ug/g	0.05	<0.05	ND	20	104	80	120	94	70	130

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0031-SEP24	mg/L	0.2	<0.2	4	20	101	80	120	97	70	130
SAR Magnesium	ESG0031-SEP24	mg/L	0.3	<0.3	4	20	101	80	120	98	70	130
SAR Sodium	ESG0031-SEP24	mg/L	0.1	<0.1	5	20	104	80	120	99	70	130

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-[ENVISPE-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0099-SEP24	ug/g	0.05	<0.05	ND	20	103	70	130	101	70	130
Arsenic	EMS0099-SEP24	µg/g	0.5	<0.5	2	20	94	70	130	88	70	130
Barium	EMS0099-SEP24	ug/g	0.1	<0.1	2	20	97	70	130	95	70	130
Beryllium	EMS0099-SEP24	µg/g	0.02	<0.02	3	20	102	70	130	90	70	130
Boron	EMS0099-SEP24	µg/g	1	<1	0	20	105	70	130	81	70	130
Cadmium	EMS0099-SEP24	ug/g	0.05	<0.05	ND	20	96	70	130	98	70	130
Cobalt	EMS0099-SEP24	µg/g	0.01	<0.01	1	20	97	70	130	93	70	130
Chromium	EMS0099-SEP24	µg/g	0.5	<0.5	4	20	96	70	130	87	70	130
Copper	EMS0099-SEP24	µg/g	0.1	<0.1	15	20	97	70	130	97	70	130
Molybdenum	EMS0099-SEP24	µg/g	0.1	<0.1	6	20	101	70	130	117	70	130
Nickel	EMS0099-SEP24	ug/g	0.5	<0.5	6	20	99	70	130	97	70	130
Lead	EMS0099-SEP24	µg/g	0.1	<0.1	1	20	96	70	130	95	70	130
Antimony	EMS0099-SEP24	µg/g	0.8	<0.8	ND	20	105	70	130	96	70	130
Selenium	EMS0099-SEP24	ug/g	0.1	<0.1	5	20	96	70	130	96	70	130
Thallium	EMS0099-SEP24	µg/g	0.02	<0.02	1	20	NV	70	130	102	70	130
Uranium	EMS0099-SEP24	µg/g	0.002	<0.002	4	20	92	70	130	92	70	130
Vanadium	EMS0099-SEP24	µg/g	3	<3	4	20	98	70	130	87	70	130
Zinc	EMS0099-SEP24	µg/g	0.7	<0.7	5	20	101	70	130	93	70	130

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0185-SEP24	µg/g	10	<10	ND	30	104	80	120	105	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0142-SEP24	µg/g	10	<10	ND	30	110	80	120	103	60	140
F3 (C16-C34)	GCM0142-SEP24	µg/g	50	<50	ND	30	110	80	120	103	60	140
F4 (C34-C50)	GCM0142-SEP24	µg/g	50	<50	ND	30	110	80	120	103	60	140

QC SUMMARY

pH

Method: SM 4500 I Internal ref.: ME-CA-[ENV]EWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0055-SEP24	pH Units	0.05		0	20	100	80	120			
pH	ARD0062-SEP24	pH Units	0.05		0	20	100	80	120			

QC SUMMARY

Semi-Volatile Organics

Method: EPA 3541/8270D | Internal ref.: ME-CA-[ENV]GC-LAK-AN-005

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1-Methylnaphthalene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	100	50	140	124	50	140
2-Methylnaphthalene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	100	50	140	125	50	140
Acenaphthene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	98	50	140	120	50	140
Acenaphthylene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	91	50	140	114	50	140
Anthracene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	94	50	140	116	50	140
Benzo(a)anthracene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	94	50	140	118	50	140
Benzo(a)pyrene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	88	50	140	111	50	140
Benzo(b+j)fluoranthene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	96	50	140	114	50	140
Benzo(ghi)perylene	GCM0143-SEP24	µg/g	0.1	< 0.1	ND	40	100	50	140	116	50	140
Benzo(k)fluoranthene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	94	50	140	116	50	140
Chrysene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	95	50	140	115	50	140
Dibenzo(a,h)anthracene	GCM0143-SEP24	µg/g	0.06	< 0.06	ND	40	83	50	140	114	50	140
Fluoranthene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	93	50	140	118	50	140
Fluorene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	97	50	140	120	50	140
Indeno(1,2,3-cd)pyrene	GCM0143-SEP24	µg/g	0.1	< 0.1	ND	40	91	50	140	119	50	140
Naphthalene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	96	50	140	123	50	140
Phenanthrene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	95	50	140	115	50	140
Pyrene	GCM0143-SEP24	µg/g	0.05	< 0.05	ND	40	97	50	140	113	50	140

QC SUMMARY

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-[ENV]GC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	109	50	140
1,1,1-Trichloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	110	50	140
1,1,2,2-Tetrachloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	98	50	140
1,1,2-Trichloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	101	50	140
1,1-Dichloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	107	50	140
1,1-Dichloroethylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	102	60	130	113	50	140
1,2-Dichlorobenzene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	103	50	140
1,2-Dichloroethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	104	50	140
1,2-Dichloropropane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	103	50	140
1,3-Dichlorobenzene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	94	60	130	104	50	140
1,4-Dichlorobenzene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	104	50	140
Acetone	GCM0184-SEP24	µg/g	0.5	< 0.5	ND	50	108	50	140	118	50	140
Benzene	GCM0184-SEP24	µg/g	0.02	< 0.02	ND	50	98	60	130	108	50	140
Bromodichloromethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	107	50	140
Bromoform	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	93	60	130	105	50	140
Bromomethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	90	50	140	95	50	140
Carbon tetrachloride	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	99	60	130	117	50	140
Chlorobenzene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	94	60	130	105	50	140
Chloroform	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	107	50	140
cis-1,2-Dichloroethylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	108	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0184-SEP24	µg/g	0.03	< 0.03	ND	50	98	60	130	108	50	140
Dibromochloromethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	107	50	140
Dichlorodifluoromethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	92	50	140	101	50	140
Ethylbenzene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	107	50	140
Ethylenedibromide	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	102	50	140
n-Hexane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	92	60	130	112	50	140
m/p-xylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	107	50	140
Methyl ethyl ketone	GCM0184-SEP24	µg/g	0.5	< 0.5	ND	50	99	50	140	99	50	140
Methyl isobutyl ketone	GCM0184-SEP24	µg/g	0.5	< 0.5	ND	50	102	50	140	102	50	140
Methyl-t-butyl Ether	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	93	60	130	101	50	140
Methylene Chloride	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	105	50	140
o-xylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	95	60	130	107	50	140
Styrene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	97	60	130	106	50	140
Tetrachloroethylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	110	50	140
Toluene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	106	50	140
trans-1,2-Dichloroethylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	100	60	130	111	50	140
trans-1,3-dichloropropene	GCM0184-SEP24	µg/g	0.03	< 0.03	ND	50	96	60	130	105	50	140
Trichloroethylene	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	96	60	130	109	50	140
Trichlorofluoromethane	GCM0184-SEP24	µg/g	0.05	< 0.05	ND	50	104	50	140	125	50	140
Vinyl Chloride	GCM0184-SEP24	µg/g	0.02	< 0.02	ND	50	106	50	140	107	50	140

QC SUMMARY

Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-[ENV] SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0026-SEP24	µg/g	0.5	<0.5	ND	20	98	80	120	113	70	130

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

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

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

SGS provides criteria information (such as regulatory or guideline limits and summary of limit exceedances) as a service. Every attempt is made to ensure the criteria information in this report is accurate and current, however, it is not guaranteed. Comparison to the most current criteria is the responsibility of the client and SGS assumes no responsibility for the accuracy of the criteria levels indicated.

SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

Request for Laboratory Services and CHAIN OF CUSTODY

No: 039394

Page 1 of 1

SGS Industries & Environment - Lakefield: 185 Concession St., Lakefield, ON K0L 2H0 Phone: 705-652-2000 Fax: 705-652-6365 Web: www.sgs.com/environment
- London: 657 Consortium Court, London, ON, N6E 2S8 Phone: 519-672-4500 Toll Free: 877-848-8060 Fax: 519-672-0361

Laboratory Information Section - Lab use only

Received By: Ari Goodman
Received Date: 09/10/24 (mm/dd/yy)
Received Time: 18:35 (hr : min)
Received By (signature):
Custody Seal Present: Yes ☑ No ☐
Custody Seal Intact: Yes ☑ No ☐
Cooling Agent Present: Yes ☑ No ☐ Type: ice
Temperature Upon Receipt (°C): 6X3
LAB LIMS #: CA-40062-Sept24 SR

REPORT INFORMATION

Company: Toronto Inspection Ltd.
Contact: Matthew Pietrzyk
Address: 110 Konrad Crescent
Markham ON L3R 9X2
Phone: 905 940 8509
Fax:
Email: lab@torontoinspection.com

INVOICE INFORMATION

☑ (same as Report Information)
Company:
Contact: Shannon
Address:
Phone:
Email: shannon@torontoinspection.com

Quotation #:
P.O. #:
Project #: 5552
Site Location/ID:

TURNAROUND TIME (TAT) REQUIRED

☑ Regular TAT (5-7days)
TAT's are quoted in business days (exclude statutory holidays & weekends).
Samples received after 6pm or on weekends: TAT begins next business day

RUSH TAT (Additional Charges May Apply): ☐ 1 Day ☐ 2 Days ☐ 3 Days ☐ 4 Days
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

Specify Due Date:

*NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY

REGULATIONS

☑ O.Reg 153/04 ☐ O.Reg 406/19

☑ Table 1 ☐ Res/Park ☐ Soil Texture:
☐ Table 2 ☐ Ind/Com ☐ Coarse
☐ Table 3 ☐ Agri/Other ☐ Medium/Fine
☐ Table ____ Appx. ____
Soil Volume ☐ <350m3 ☐ >350m3

Other Regulations:
☐ Reg 347/558 (3 Day min TAT)
☐ PWQO ☐ MMER
☐ CCME ☐ Other:
☐ MISA
☐ ODWS Not Reportable *See note

Sewer By-Law:
☐ Sanitary
☐ Storm
Municipality:

RECORD OF SITE CONDITION (RSC) ☑ YES ☐ NO

ANALYSIS REQUESTED

	SAMPLE IDENTIFICATION	DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX	Field Filtered (Y/N)	M & I: Metals & Inorganics (Incl CrVI, CN, Hg pH, (B(HWS), EC, SAR–soil) (Cl, Na–water)	M & I: Full Metals Suite (ICP metals plus B(HWS-soil only) Hg, CrVI	M & I: ICP Metals only Sb,As,Ba,Be,B,Cd, Cr,Co,Cu,Pb,Mo,Ni,Se,Ag,Ti,U,V,Zn	SVOC: PAHs only	SVOC: SVOCs all incl PAHs, ABNs, CPs	PCB: PCBs Total ☐ Aroclor ☐	PHC: F1-F4 + BTEX	PHC: F1-F4 only no BTEX	VOC: VOCs all incl BTEX	VOC: BTEX only	Pest: Pesticides Organochlorine or specify other	Other (please specify): pH	Other: Sewer Use: Specify pkg:	Other: Water Characterization Pkg General ☐ Extended ☐	SPLP: Specify tests ☐ Metals ☐ VOC ☐ 1,4-Dioxane ☐ OCP ☐ ABN	TCLP: Specify tests ☐ M&I ☐ VOC ☐ PCB ☐ B(a)P ☐ ABN ☐ Ignit.	COMMENTS:
1	24 BH-105 (~~MW~~) SS1	Sept 6/24	2:00	2	S		✓			✓													
2	24 BH-106 (MW) SS1	Sept 6/24	9:45	2	S		✓			✓													
3	24 BH-106 (MW) SS7	Sept 6/24	12:30	3	S								✓		✓			✓					
4	24 BH-107 SS1	Sept 6/24	1:00	1	S		✓																
5																							
6																							
7																							
8																							
9																							
10																							
11																							
12																							

Observations/Comments/Special Instructions

Sampled By (NAME): Kevin
Signature: Natalie
Date: 09/10/24 (mm/dd/yy)

Relinquished by (NAME): Natalie
Signature: Natalie
Date: 09/10/24 (mm/dd/yy)

Pink Copy - Client
Yellow & White Copy - SGS

Revision #: 1.7
Date of Issue: 07 JUNE 2023

FINAL REPORT

CA40221-OCT22 R1

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

First Page

CLIENT DETAILS

Client	Toronto Inspection Ltd.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada
Contact	Matt Pietrzyk
Telephone	905-940-8509
Facsimile	905 940 8192
Email	lab@torontoinspection.com
Project	5552
Order Number	
Samples	Ground Water (4)

LABORATORY DETAILS

Project Specialist	Jill Campbell, B.Sc.,GISAS
Laboratory	SGS Canada Inc.
Address	185 Concession St., Lakefield ON, K0L 2H0
Telephone	2165
Facsimile	705-652-6365
Email	jill.campbell@sgs.com
SGS Reference	CA40221-OCT22
Received	10/27/2022
Approved	11/02/2022
Report Number	CA40221-OCT22 R1
Date Reported	12/17/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Temperature of Sample upon Receipt: 7 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 028489

SIGNATORIES

Jill Campbell, B.Sc.,GISAS

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Munib

MATRIX: WATER

L1 = REG153 / GROUND WATER / COARSE - TABLE 2 - All Types of Property Uses - UNDEFINED

	Sample Number	6	7	8	9		
	Sample Name	22BH-104 (MW)	22BH-106 (MW)	Dup-B	Trip Blank		
	Sample Matrix	Ground Water	Ground Water	Ground Water	Ground Water		
	Sample Date	26/10/2022	26/10/2022	26/10/2022			
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
BTEX							
Benzene	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylbenzene	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5	< 0.5
Toluene	µg/L	0.5	24	< 0.5	< 0.5	< 0.5	< 0.5
Xylene (total)	µg/L	0.5	300	< 0.5	< 0.5	< 0.5	< 0.5
m/p-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
o-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
PHCs							
F1 (C6-C10)	µg/L	25	750	< 25	< 25	< 25	---
F1-BTEX (C6-C10)	µg/L	25		< 25	< 25	< 25	---
F2 (C10-C16)	µg/L	100	150	< 100	< 100	< 100	---
F3 (C16-C34)	µg/L	200	500	< 200	< 200	< 200	---
F4 (C34-C50)	µg/L	200	500	< 200	< 200	< 200	---
Chromatogram returned to baseline at nC50	Yes / No	no		YES	YES	YES	---

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Munib

MATRIX: WATER

L1 = REG153 / GROUND WATER / COARSE - TABLE 2 - All Types of Property Uses - UNDEFINED

	Sample Number	6	7	8	9		
	Sample Name	22BH-104 (MW)	22BH-106 (MW)	Dup-B	Trip Blank		
	Sample Matrix	Ground Water	Ground Water	Ground Water	Ground Water		
	Sample Date	26/10/2022	26/10/2022	26/10/2022			
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
THMs (VOC)							
Bromodichloromethane	µg/L	0.5	16	< 0.5	< 0.5	< 0.5	< 0.5
Bromoform	µg/L	0.5	25	< 0.5	< 0.5	< 0.5	< 0.5
Dibromochloromethane	µg/L	0.5	25	< 0.5	< 0.5	< 0.5	< 0.5
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		104	104	103	103
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		93	93	94	91
Surr 4-Bromofluorobenzene	Surr Rec %	no		96	95	90	87
VOCs							
Acetone	µg/L	30	2700	< 30	< 30	< 30	< 30
Bromomethane	µg/L	0.5	0.89	< 0.5	< 0.5	< 0.5	< 0.5
Carbon tetrachloride	µg/L	0.2	0.79	< 0.2	< 0.2	< 0.2	< 0.2
Chlorobenzene	µg/L	0.5	30	< 0.5	< 0.5	< 0.5	< 0.5
Chloroform	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichlorobenzene	µg/L	0.5	3	< 0.5	< 0.5	< 0.5	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	59	< 0.5	< 0.5	< 0.5	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	1	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorodifluoromethane	µg/L	2.0	590	< 2	< 2	< 2	< 2
1,1-Dichloroethane	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichloroethane	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,1-Dichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
trans-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Munib

MATRIX: WATER

L1 = REG153 / GROUND WATER / COARSE - TABLE 2 - All Types of Property Uses - UNDEFINED

Sample Number	6	7	8	9	
Sample Name	22BH-104 (MW)	22BH-106 (MW)	Dup-B	Trip Blank	
Sample Matrix	Ground Water	Ground Water	Ground Water	Ground Water	
Sample Date	26/10/2022	26/10/2022	26/10/2022		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)							
cis-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichloropropane	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
trans-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
1,3-dichloropropene (total)	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylenedibromide	µg/L	0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2
n-Hexane	µg/L	1.0	51	< 1	< 1	< 1	< 1
Methyl ethyl ketone	µg/L	20	1800	< 20	< 20	< 20	< 20
Methyl Isobutyl Ketone	µg/L	20	640	< 20	< 20	< 20	< 20
Methyl-t-butyl Ether	µg/L	2.0	15	< 2	< 2	< 2	< 2
Methylene Chloride	µg/L	0.5	50	< 0.5	< 0.5	< 0.5	< 0.5
Styrene	µg/L	0.5	5.4	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethylene (perchloroethylene)	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	1.1	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2,2-Tetrachloroethane	µg/L	0.5	1	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1-Trichloroethane	µg/L	0.5	200	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2-Trichloroethane	µg/L	0.5	4.7	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
Trichlorofluoromethane	µg/L	5.0	150	< 5	< 5	< 5	< 5
Vinyl Chloride	µg/L	0.2	0.5	< 0.2	< 0.2	< 0.2	< 0.2

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0028-NOV22	µg/L	25	<25	ND	30	96	60	140	100	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0015-NOV22	µg/L	100	<100	ND	30	88	60	140	96	60	140
F3 (C16-C34)	GCM0015-NOV22	µg/L	200	<200	ND	30	88	60	140	96	60	140
F4 (C34-C50)	GCM0015-NOV22	µg/L	200	<200	ND	30	88	60	140	96	60	140

QC SUMMARY

Volatile Organics

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	96	50	140
1,1,1-Trichloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	103	60	130	95	50	140
1,1,2,2-Tetrachloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	93	50	140
1,1,2-Trichloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	97	60	130	86	50	140
1,1-Dichloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	106	60	130	93	50	140
1,1-Dichloroethylene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	101	50	140
1,2-Dichlorobenzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	102	60	130	95	50	140
1,2-Dichloroethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	98	60	130	96	50	140
1,2-Dichloropropane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	97	60	130	86	50	140
1,3-Dichlorobenzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	99	60	130	92	50	140
1,4-Dichlorobenzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	99	60	130	94	50	140
Acetone	GCM0023-NOV22	ug/L	30	<30	ND	30	108	50	140	93	50	140
Benzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	98	60	130	95	50	140
Bromodichloromethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	97	60	130	88	50	140
Bromoform	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	93	50	140
Bromomethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	99	50	140	94	50	140
Carbon tetrachloride	GCM0023-NOV22	µg/L	0.2	<0.2	ND	30	104	60	130	96	50	140
Chlorobenzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	98	60	130	96	50	140
Chloroform	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	104	60	130	94	50	140
cis-1,2-Dichloroethene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	104	60	130	94	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	98	60	130	96	50	140
Dibromochloromethane	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	97	60	130	87	50	140
Dichlorodifluoromethane	GCM0023-NOV22	µg/L	2.0	<2	ND	30	87	50	140	82	50	140
Ethylbenzene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	102	60	130	97	50	140
Ethylenedibromide	GCM0023-NOV22	µg/L	0.2	<0.2	ND	30	99	60	130	87	50	140
n-Hexane	GCM0023-NOV22	µg/L	1.0	<1	ND	30	94	60	130	81	50	140
m/p-xylene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	95	50	140
Methyl ethyl ketone	GCM0023-NOV22	ug/L	20	<20	ND	30	109	60	130	97	50	140
Methyl Isobutyl Ketone	GCM0023-NOV22	µg/L	20	<20	ND	30	105	50	140	94	50	140
Methyl-t-butyl Ether	GCM0023-NOV22	µg/L	2.0	<2	ND	30	110	60	130	94	50	140
Methylene Chloride	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	99	60	130	98	50	140
o-xylene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	98	50	140
Styrene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	101	60	130	97	50	140
Tetrachloroethylene (perchloroethylene)	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	95	60	130	92	50	140
Toluene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	98	60	130	97	50	140
trans-1,2-Dichloroethene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	107	60	130	92	50	140
trans-1,3-Dichloropropene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	99	60	130	93	50	140
Trichloroethylene	GCM0023-NOV22	µg/L	0.5	<0.5	ND	30	96	60	130	88	50	140
Trichlorofluoromethane	GCM0023-NOV22	µg/L	5.0	<5	ND	30	98	50	140	97	50	140
Vinyl Chloride	GCM0023-NOV22	µg/L	0.2	<0.2	ND	30	95	50	140	91	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	95	50	140
1,1,1-Trichloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	95	50	140
1,1,2,2-Tetrachloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	91	60	130	92	50	140
1,1,2-Trichloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	93	50	140
1,1-Dichloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	95	50	140
1,1-Dichloroethylene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	88	60	130	108	50	140
1,2-Dichlorobenzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	96	50	140
1,2-Dichloroethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	94	50	140
1,2-Dichloropropane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	96	50	140
1,3-Dichlorobenzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	94	50	140
1,4-Dichlorobenzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	93	50	140
Acetone	GCM0415-OCT22	ug/L	30	<30	ND	30	80	50	140	77	50	140
Benzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	98	60	130	98	50	140
Bromodichloromethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	94	50	140
Bromoform	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	90	60	130	94	50	140
Bromomethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	92	50	140	108	50	140
Carbon tetrachloride	GCM0415-OCT22	µg/L	0.2	<0.2	ND	30	94	60	130	96	50	140
Chlorobenzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	95	50	140
Chloroform	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	95	50	140
cis-1,2-Dichloroethene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	97	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	95	50	140
Dibromochloromethane	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	94	50	140
Dichlorodifluoromethane	GCM0415-OCT22	µg/L	2.0	<2	ND	30	117	50	140	113	50	140
Ethylbenzene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	97	60	130	98	50	140
Ethylenedibromide	GCM0415-OCT22	µg/L	0.2	<0.2	ND	30	96	60	130	96	50	140
n-Hexane	GCM0415-OCT22	µg/L	1.0	<1	ND	30	86	60	130	85	50	140
m/p-xylene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	97	60	130	97	50	140
Methyl ethyl ketone	GCM0415-OCT22	ug/L	20	<20	ND	30	97	60	130	95	50	140
Methyl Isobutyl Ketone	GCM0415-OCT22	µg/L	20	<20	ND	30	100	50	140	97	50	140
Methyl-t-butyl Ether	GCM0415-OCT22	µg/L	2.0	<2	ND	30	94	60	130	96	50	140
Methylene Chloride	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	85	60	130	92	50	140
o-xylene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	97	50	140
Styrene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	98	50	140
Tetrachloroethylene (perchloroethylene)	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	96	50	140
Toluene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	96	50	140
trans-1,2-Dichloroethene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	84	60	130	85	50	140
trans-1,3-Dichloropropene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	96	50	140
Trichloroethylene	GCM0415-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	96	50	140
Trichlorofluoromethane	GCM0415-OCT22	µg/L	5.0	<5	ND	30	91	50	140	108	50	140
Vinyl Chloride	GCM0415-OCT22	µg/L	0.2	<0.2	ND	30	102	50	140	100	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	94	50	140
1,1,1-Trichloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	92	50	140
1,1,2,2-Tetrachloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	98	60	130	88	50	140
1,1,2-Trichloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	93	50	140
1,1-Dichloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	82	60	130	81	50	140
1,1-Dichloroethylene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	98	60	130	96	50	140
1,2-Dichlorobenzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	108	50	140
1,2-Dichloroethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	92	50	140
1,2-Dichloropropane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	92	50	140
1,3-Dichlorobenzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	99	50	140
1,4-Dichlorobenzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	101	50	140
Acetone	GCM0459-OCT22	ug/L	30	<30	ND	30	103	50	140	86	50	140
Benzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	93	50	140
Bromodichloromethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	92	50	140
Bromoform	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	89	50	140
Bromomethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	90	50	140	96	50	140
Carbon tetrachloride	GCM0459-OCT22	µg/L	0.2	<0.2	ND	30	93	60	130	91	50	140
Chlorobenzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	92	50	140
Chloroform	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	92	50	140
cis-1,2-Dichloroethene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	89	60	130	87	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	92	50	140
Dibromochloromethane	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	91	60	130	90	50	140
Dichlorodifluoromethane	GCM0459-OCT22	µg/L	2.0	<2	ND	30	84	50	140	79	50	140
Ethylbenzene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	99	60	130	94	50	140
Ethylenedibromide	GCM0459-OCT22	µg/L	0.2	<0.2	ND	30	92	60	130	92	50	140
n-Hexane	GCM0459-OCT22	µg/L	1.0	<1	ND	30	80	60	130	74	50	140
m/p-xylene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	93	50	140
Methyl ethyl ketone	GCM0459-OCT22	ug/L	20	<20	ND	30	97	60	130	97	50	140
Methyl Isobutyl Ketone	GCM0459-OCT22	µg/L	20	<20	ND	30	99	50	140	99	50	140
Methyl-t-butyl Ether	GCM0459-OCT22	µg/L	2.0	<2	ND	30	84	60	130	82	50	140
Methylene Chloride	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	101	60	130	102	50	140
o-xylene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	96	60	130	93	50	140
Styrene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	95	60	130	94	50	140
Tetrachloroethylene (perchloroethylene)	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	93	50	140
Toluene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	94	60	130	94	50	140
trans-1,2-Dichloroethene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	91	60	130	75	50	140
trans-1,3-Dichloropropene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	92	60	130	95	50	140
Trichloroethylene	GCM0459-OCT22	µg/L	0.5	<0.5	ND	30	93	60	130	92	50	140
Trichlorofluoromethane	GCM0459-OCT22	µg/L	5.0	<5	ND	30	98	50	140	96	50	140
Vinyl Chloride	GCM0459-OCT22	µg/L	0.2	<0.2	ND	30	88	50	140	85	50	140

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.
Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.
LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.
Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.
Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.
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RPD: Relative percent difference
AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.
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Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
↑	Reporting limit raised.
↓	Reporting limit lowered.
NA	The sample was not analysed for this analyte
ND	Non Detect

Results relate only to the sample tested.
Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.
"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.
Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

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SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

This report supersedes all previous versions.

-- End of Analytical Report --

FINAL REPORT

CA40123-NOV24 R

5552

Prepared for

Toronto Inspection Ltd.

FINAL REPORT

CA40123-NOV24 R

First Page

CLIENT DETAILS		LABORATORY DETAILS	
Client	Toronto Inspection Ltd.	Project Specialist	Maarit Wolfe, Hon.B.Sc
		Laboratory	SGS Canada Inc.
Address	110 Konrad Crescent, Unit 16 Markham, ON L3R 9X2. Canada	Address	185 Concession St., Lakefield ON, K0L 2H0
Contact	Matt Pietrzyk	Telephone	705-652-2000
Telephone	905-940-8509	Facsimile	705-652-6365
Facsimile	905 940 8192	Email	Maarit.Wolfe@sgs.com
Email	lab@torontoinspection.com	SGS Reference	CA40123-NOV24
Project	5552	Received	11/12/2024
Order Number		Approved	11/19/2024
Samples	Ground Water (4)	Report Number	CA40123-NOV24 R
		Date Reported	11/19/2024

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Where applicable, BTEX and selected PAHs have been subtracted from the appropriate fractions and are reported as F1-BTEX (C6-C10), F2-napth (C10-C16) and F3-PAH (C16-C34).

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Temperature of Sample upon Receipt: 9 degrees C
Cooling Agent Present: yes
Custody Seal Present: yes

Chain of Custody Number: 035910

SIGNATORIES

Maarit Wolfe, Hon.B.Sc

TABLE OF CONTENTS

Client: Toronto Inspection Ltd.
Project: 5552
Project Manager: Matt Pietrzyk
Samplers: Matthew Pietrzyk

MATRIX: WATER

L1 = REG153 / GROUND WATER / COARSE - TABLE 2 - All Types of Property Uses - UNDEFINED

	Sample Number	7	8	9	10		
	Sample Name	24BH-1 (MW)	24BH-2 (MW)	24BH-3 (MW)	24BH-4 (MW)		
	Sample Matrix	Ground Water	Ground Water	Ground Water	Ground Water		
	Sample Date	12/11/2024	12/11/2024	12/11/2024	12/11/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
BTEX							
Benzene	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylbenzene	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5	< 0.5
Toluene	µg/L	0.5	24	< 0.5	< 0.5	< 0.5	< 0.5
Xylene (total)	µg/L	0.5	300	< 0.5	< 0.5	< 0.5	< 0.5
m/p-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
o-xylene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
PHCs							
F1 (C6-C10)	µg/L	25	750	< 25	< 25	< 25	< 25
F1-BTEX (C6-C10)	µg/L	25		< 25	< 25	< 25	< 25
F2 (C10-C16)	µg/L	100	150	< 100	< 100	< 100	< 100
F3 (C16-C34)	µg/L	200	500	< 200	< 200	< 200	< 200
F4 (C34-C50)	µg/L	200	500	< 200	< 200	< 200	< 200
Chromatogram returned to baseline at nC50	Yes / No	no		YES	YES	YES	YES

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Sample Date				12/11/2024	12/11/2024	12/11/2024	12/11/2024
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
THMs (VOC)							
Bromodichloromethane	µg/L	0.5	16	< 0.5	< 0.5	< 0.5	< 0.5
Bromoform	µg/L	0.5	25	< 0.5	< 0.5	< 0.5	< 0.5
Dibromochloromethane	µg/L	0.5	25	< 0.5	< 0.5	< 0.5	< 0.5
VOC Surrogates							
Surr 1,2-Dichloroethane-d4	Surr Rec %	no		111	113	110	114
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		96	98	99	98
Surr 4-Bromofluorobenzene	Surr Rec %	no		89	88	89	88
VOCs							
Acetone	µg/L	30	2700	< 30	< 30	< 30	< 30
Bromomethane	µg/L	0.5	0.89	< 0.5	< 0.5	< 0.5	< 0.5
Carbon tetrachloride	µg/L	0.2	0.79	< 0.2	< 0.2	< 0.2	< 0.2
Chlorobenzene	µg/L	0.5	30	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichlorobenzene	µg/L	0.5	3	< 0.5	< 0.5	< 0.5	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	59	< 0.5	< 0.5	< 0.5	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	1	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorodifluoromethane	µg/L	2.0	590	< 2	< 2	< 2	< 2
1,1-Dichloroethane	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichloroethane	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,1-Dichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
trans-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
cis-1,2-Dichloroethene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5

Client: Toronto Inspection Ltd.
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MATRIX: WATER

L1 = REG153 / GROUND WATER / COARSE - TABLE 2 - All Types of Property Uses - UNDEFINED

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	Sample Name	24BH-1 (MW)	24BH-2 (MW)	24BH-3 (MW)	24BH-4 (MW)		
	Sample Matrix	Ground Water	Ground Water	Ground Water	Ground Water		
	Sample Date	12/11/2024	12/11/2024	12/11/2024	12/11/2024		
Parameter	**Units**	**RL**	**L1**	**Result**	**Result**	**Result**	**Result**
VOCs (continued)							
1,2-Dichloropropane	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
trans-1,3-Dichloropropene	µg/L	0.5		< 0.5	< 0.5	< 0.5	< 0.5
1,3-dichloropropene (total)	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylenedibromide	µg/L	0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2
n-Hexane	µg/L	1.0	51	< 1	< 1	< 1	< 1
Methyl ethyl ketone	µg/L	20	1800	< 20	< 20	< 20	< 20
Methyl Isobutyl Ketone	µg/L	20	640	< 20	< 20	< 20	< 20
Methyl-t-butyl Ether	µg/L	2.0	15	< 2	< 2	< 2	< 2
Methylene Chloride	µg/L	0.5	50	< 0.5	< 0.5	< 0.5	< 0.5
Styrene	µg/L	0.5	5.4	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethylene (perchloroethylene)	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	1.1	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2,2-Tetrachloroethane	µg/L	0.5	1	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1-Trichloroethane	µg/L	0.5	200	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2-Trichloroethane	µg/L	0.5	4.7	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
Trichlorofluoromethane	µg/L	5.0	150	< 5	< 5	< 5	< 5
Vinyl Chloride	µg/L	0.2	0.5	< 0.2	< 0.2	< 0.2	< 0.2
Chloroform	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5	< 0.5

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0275-NOV24	µg/L	25	<25	3	30	90	60	140	97	60	140

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 I Internal ref.: ME-CA-[ENV]GC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0270-NOV24	µg/L	100	<100	ND	30	89	60	140	90	60	140
F3 (C16-C34)	GCM0270-NOV24	µg/L	200	<200	ND	30	89	60	140	90	60	140
F4 (C34-C50)	GCM0270-NOV24	µg/L	200	<200	ND	30	89	60	140	90	60	140

QC SUMMARY

Volatile Organics

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	98	60	130	96	50	140
1,1,1-Trichloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	97	50	140
1,1,2,2-Tetrachloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	95	50	140
1,1,2-Trichloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	98	60	130	95	50	140
1,1-Dichloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	95	50	140
1,1-Dichloroethylene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	102	60	130	95	50	140
1,2-Dichlorobenzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	97	50	140
1,2-Dichloroethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	99	60	130	94	50	140
1,2-Dichloropropane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	98	50	140
1,3-Dichlorobenzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	98	50	140
1,4-Dichlorobenzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	96	50	140
Acetone	GCM0282-NOV24	ug/L	30	<30	ND	30	98	50	140	85	50	140
Benzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	96	50	140
Bromodichloromethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	97	50	140
Bromoform	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	99	60	130	95	50	140
Bromomethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	104	50	140	99	50	140
Carbon tetrachloride	GCM0282-NOV24	µg/L	0.2	<0.2	ND	30	103	60	130	97	50	140
Chlorobenzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	102	60	130	98	50	140
Chloroform	GCM0282-NOV24	ug/L	0.5	<0.5	ND	30	101	60	130	96	50	140
cis-1,2-Dichloroethene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	98	50	140

QC SUMMARY

Volatile Organics (continued)

Method: EPA 5030B/8260C | Internal ref.: ME-CA-[ENVIGC-LAK-AN-004

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-Dichloropropene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	98	50	140
Dibromochloromethane	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	99	60	130	95	50	140
Dichlorodifluoromethane	GCM0282-NOV24	µg/L	2.0	<2	ND	30	96	50	140	91	50	140
Ethylbenzene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	105	60	130	103	50	140
Ethylenedibromide	GCM0282-NOV24	µg/L	0.2	<0.2	ND	30	98	60	130	94	50	140
n-Hexane	GCM0282-NOV24	µg/L	1.0	<1	ND	30	106	60	130	101	50	140
m/p-xylene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	105	60	130	101	50	140
Methyl ethyl ketone	GCM0282-NOV24	ug/L	20	<20	ND	30	96	60	130	89	50	140
Methyl Isobutyl Ketone	GCM0282-NOV24	µg/L	20	<20	ND	30	96	50	140	93	50	140
Methyl-t-butyl Ether	GCM0282-NOV24	µg/L	2.0	<2	ND	30	93	60	130	90	50	140
Methylene Chloride	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	99	60	130	93	50	140
o-xylene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	104	60	130	100	50	140
Styrene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	104	60	130	101	50	140
Tetrachloroethylene (perchloroethylene)	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	97	50	140
Toluene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	99	60	130	96	50	140
trans-1,2-Dichloroethene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	100	60	130	97	50	140
trans-1,3-Dichloropropene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	109	60	130	99	50	140
Trichloroethylene	GCM0282-NOV24	µg/L	0.5	<0.5	ND	30	101	60	130	95	50	140
Trichlorofluoromethane	GCM0282-NOV24	µg/L	5.0	<5	ND	30	108	50	140	101	50	140
Vinyl Chloride	GCM0282-NOV24	µg/L	0.2	<0.2	ND	30	102	50	140	98	50	140

QC SUMMARY

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LEGEND

FOOTNOTES

NSS	Insufficient sample for analysis.
RL	Reporting Limit.
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↓	Reporting limit lowered.
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-- End of Analytical Report --