OHE CONSULTANTS
Occupational Hygiene & Environment

Phase Two Environmental Site Assessment
Conceptual Site Model

Residential / Industrial Property
PARTs 1 and 2, Reference Plan 43R-39995
Representing Part of
208 Emby Drive
Mississauga, Ontario
L5M 1H6

September 25, 2023

OHE Project No.: 27835

Submitted by:

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Drawings:

Property Description

208 Emby Drive has been divided into two (2) properties for the purposes of the Phase Two Environmental Site Assessment (ESA) and the associated Conceptual Site Model (CSM).

- PART 1 and PART 2, Reference Plan 43R-39995, subject to Table 1: Full Depth Background Site Condition Standards as per the *Soil Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*.

- PART 3, Reference Plan 43R-39995, subject to Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition as per the *Soil Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*.

This CSM covers PART 1 and PART 2, Reference Plan 43R-39995, defined in this CSM as the Property. PART 3, Reference Plan 43R-39995 is reported upon under separate cover. PARTs 1 and 2, Reference Plan 43R-39995 comprises 12,110 m^2 area.

At the time of the Phase Two ESA, the Property was developed with two (2) industrial buildings. These buildings occupy both the subject lands (PARTs 1 and 2, Reference Plan 43R-39995) and the remainder of 208 Emby Drive. That part of 208 Emby Drive defined as PARTs 1 and 2, Reference Plan 43R-39995 is occupied by Superior Vault Co. Ltd., manufacturer and distributor of concrete burial vaults, who occupy the south industrial building in entirely and part of the north industrial building.

Superior Vault Co. Ltd. had a concrete mixing tower with an exterior silo, with two (2) unused plastic tanks, formerly used to hold water. Five (5) drums of Brenntag Canada Form Compound IX were noted in this area. Also, associated with Superior Vault Co. Ltd. was an exterior dust collector, a clear stone crib, a propane cylinder cage, and rolls of reinforcing steel meshes.

There were nine (9) truck trailers, a trailer / lean-to enclosure, a wooden shed / office, two (2) boats, one (1) recreational vehicle, as well as stored wooden pallets, concrete burial vaults, scrap wood, plastic and metal, fifteen (15) empty drums, empty propane cylinders, five (5) empty plastic pails, and waste concrete in the study area. The north and west parts of the Property, including the creek top-of-bank, were accumulated with stored materials and debris.

The Property exterior was primarily gravel finished, with areas of asphalt and concrete at grade immediately west of Superior Vault Co. Ltd. Catch basins were noted in the gravel parking area.

The site location and site plan are included as Drawings 1 and 2, respectively. A local land use plan is included as Drawing 3.

Industrial activities at the Property have included companies such as 4 Most Chemicals Ltd., Gary's Major Appliance Repair, Berber's Pianoworks, No Dip Furniture Stripping Ltd., Credit Valley Trenching & Excavating Ltd., Budget GW Complete Metering Services, and Sun Pac Foods. The west portion of the Property along Mullet Creek was used as for trailer parking and storage since the mid-1970s.

***Adjoining Properties*:**

Properties adjacent to the Property are summarized below and are identified on Drawing 3.

North:
- 61 Tannery Street, which is developed with a residential dwelling. Tannery Street is adjacent to the remainder of the north property boundary. Beyond Tannery Street is the Credit Valley Retirement Residence (175 Rutledge Road). The property on which the retirement residence is located was redeveloped after a Record of Site Condition was submitted under municipal address 52 Tannery Street in 2013.

East:
- remainder of 208 Emby Drive, assessed by OHE for the client under separate cover;

West:

- 66 Thomas Street, multiple-tenant commercial and light-industrial property occupied by:
  - Arc Electrical;
  - Athletic Training Ternion;
  - Malific Tattoos;
  - Jorge's Auto Repair;
  - fix Auto Collision Streetsville;
  - Kumho Tires;
  - L.A. Auto Repairs;
  - A One Meadowvale Collision Centre Atlantic;
  - Trinity Auto Service Repair;
  - Richard's Auto Repair Inc.;
- 95 Joymar Drive, multiple-tenant commercial and light-industrial property occupied by:
  - Turf Lawn Care & Maintenance Inc.;
  - J. Salena & Sons Auto Service Ltd.;
  - Cedar Grounds Maintenance Inc.

South:

- 100 Emby Drive, multiple-tenant commercial and light-industrial property occupied by:
  - Azul Granite & Marble Inc.;
  - Krown Rust Protection Centre;
  - Limitless Auto Sports;
  - Beyond the Leash K9 Training;
  - Kodawarin Collective;
  - H&R Towing Inc.;

The above list represents current occupants. Previous occupants were identified in records and are summarized below in Property History.

56 Thomas Street is situated immediately south of 100 Emby Drive. This property was listed as occupied by a fuel retail facility in city directories from 1965 and 1981. It was situated at an assumed hydraulically downgradient location relative to the Property. City directories are summarized in the OHE Consultants (OHE) Phase One ESA, submitted under separate cover.

56 Thomas Street, and possibly 100 Emby Drive, were residentially developed in 1819 and was occupied in 1911 by Streetsville Brick and by McFadden Brick in 1929 (referenced in the OHE Phase One ESA).

61 Tannery Street was listed as DIS Trucking Services in 1996-1997 and in 2001. As this property is developed with a residential dwelling it is not expected that truck storage or services took place on this property at this time. No truck storage was evident in aerial photographs from 1997 and 2001 to 2004. A small number of truck trailers and other vehicles were evident in aerial photographs from 2005 to 2017, but not in 2018. An aboveground storage tank (AST) was identified at this location, with no associated visible staining. This AST was situated at an assumed hydraulically downgradient location relative to the Property.

A Record of Site Condition was obtained for 175 Rutledge Road, approximately 70 m to the north. Records of Site Condition were also obtained for 80 Thomas Street, situated approximately 145 m to the west. These Records of Site Condition are discussed later in this section.

Queen Cleaners is located within the retail plaza at 128 Queen Street South. Signage at this facility indicates dry cleaning. However, no waste management records were found for this facility on the online HWIN (Hazardous Waste Information Network) database. The facility representative stated in a telephone interview that all dry cleaning for the facility takes place offsite at a central plant. This facility is situated approximately 225 m northeast of the Property.

<u>Record of Site Condition, 52 Tannery Street</u>:

A Record of Site Condition was obtained for Kings Mill Development Inc. at 52 Tannery Street, prepared by Dillon Consulting Limited and dated October 2013. This property is situated across Tannery Street approximately 75 m to the north of the Property. The Record of Site Condition was numbered 210848 and was filed on October 29, 2013.

Based upon a Phase One ESA the following Areas of Potential Environmental Concern (APECs) were identified:

Onsite PCAs:

- metals treatment, coating, plating and finishing;
- gasoline and associated products storage in fixed tanks;
- importation of fill of unknown quality;

Off-Site PCAs:

- rail yards, tracks, spurs;
- commercial autobody shops;
- gasoline and associated products storage in fixed tanks;
- chemical manufacturing, processing and bulk storage;
- concrete, cement and lime manufacturing;
- operation of dry cleaning equipment;

The off-site PCAs were considered to be hydraulically cross-gradient activities with respect to the Property with the exception of the east adjoining rail line.

A Phase Two ESA was carried out, from which metals, electrical conductivity (EC), sodium adsorption ratio (SAR), and petroleum hydrocarbons (PHCs) contamination was identified. Table 3 or Table 9 Standards were utilized as applicable.

Soil contamination was identified to a maximum depth of 3.1 m below grade.

Surface water concentrations of metals were less than the Aquatic Protection Values from the *Rationale for the Development of Soil and Ground Water Standards for Use at Contaminated Sites in Ontario*, April 15, 2011.

A site remediation was planned. Associated with this remediation the following post-remediation exposure pathways were identified with respect to the identified contamination:

- resident or visitor direct contact with contaminated soil;
- worker or maintenance worker direct contact with contaminated soil;
- construction worker direct contact with contaminated soil;
- contaminated soil impacts to plants and soil invertebrates;
- contaminated soil impacts to birds and mammals;
- erosion of contaminated soil to sediment;

Stratigraphy of the site consisted of topsoil or sand overlying primarily silt. Clay material was identified at depth at various locations. Shale bedrock was identified at depths ranging from 4.11 m to 10.67 m below grade. Ground water was noted at depths ranging from 2.1 m to 5.8 m below grade. A ground water divide was identified onsite, with part of the site ground water regime flowing towards Mullet Creek to the west, and part flowing towards the Credit River to the east. The horizontal hydraulic gradient was calculated at 0.05 m/m and the vertical hydraulic gradient was calculated at 0.12 m/m.

Dillon Consulting Limited tied the identified contamination back to the identified PCAs. A remediation had occurred prior to 2000 to remove “gross contamination”.

Metals and “inorganic parameters” contamination was found in a soil berm, in the east portion of the site, and in the “zone of impairment” associated with the central area of the site (associated with the metals treatment, coating, plating and finishing PCA). Other site contamination was potentially associated with site grading, the construction of the soil berm after the historic remediation, and atmospheric fallout from the site activities or background atmospheric conditions.

PHCs soil contamination was found in the “zone of impairment”, as was metals and “inorganic parameters” ground water contamination. The possibility of naturally occurring boron, as associated with shale bedrock, was discussed. It should be referenced that boron (hot water soluble) soil contamination was found at depth at the Property.

Significant contaminant migration was not expected due to the “low mobility” of metals and “inorganic parameters”, and the “limited” PHC soil impacts were cited as rationale. In addition, toxicity characteristic leaching procedure analysis of soil from the “zone of impairment” did not identify any detectable leachate quantities of contaminants of concern from the “worst-case” sample. This has implications for the Property in that contaminant migration to the Property from this site is not expected.

A remediation was undertaken. At the conclusion of the remediation, metals, SAR, and PHC contamination was left onsite, as compared to applicable Table 3 or Table 9 Standards.

A risk assessment was subsequently carried out, through which a Record of Site Condition was obtained. A Certificate of Property Use was issued as associated with the Record of Site Condition. This property is currently developed with the Credit River Retirement Residence.

<u>Records of Site Condition, 80 Thomas Street</u>:

Five (5) Records of Site Condition (226313, 226683, 227111, 227151, 227484) were obtained for 80 Thomas Street between January 6, 2020 and January 14, 2021. Also, a Watters Environmental Group Inc. Phase One ESA, dated October 2016, prepared for Dunpar Developments Inc., was reviewed online.

The Property was occupied by CTS of Canada Limited, electrical component manufacturer. Spray painting, paint mixing, plating, and use of solvents such as

naphtha, toluene and gasoline was reported. Acetone and furnace fuel oil USTs were present onsite, as was storage of the following waste chemicals: waste cutting oil, spent varsol, waste 1,1,1-trichloroethane, waste ferric chloride solution, waste flux solution, waste tin plating bath solution waste, waste lapping compound containing mineral seal oil and paraffinic hydrocarbons, waste oil / rust preventative solution, waste hydraulic oil containing varsol, water, and metal particles, waste acid, tin, nickel, and zinc plating solutions containing sulphuric acid, and waste solder combination of lead, tin, and silver. Waste solvents were reportedly burned onsite prior to 1968. Spills were reported onsite in 1980 and 1992.

Environmental investigative work indicated the presence of soil contamination for the following parameters: boron, silver, 1,1-dichloroethylene, cis-1,2-dichloroethylene, boron, trichloroethylene, vinyl chloride, and total petroleum hydrocarbons (gas / diesel and heavy oils). Ground water contamination was identified for the following parameters: copper, cis-1.2-dichloroethylene, trans-1.2-dichloroethylene, trichloroethylene, 1,1,1-trichloroethane, 1,1-dichloroethane, vinyl chloride and PHCs F1 fraction. A total of approximately 0.5 m free product was measured at a single monitoring location. This material was reported physically remediated.

80 Thomas Street is situated approximately 145 m to the west across Mullet Creek. As this property is situated on the other side of Mullet Creek and, therefore, likely situated at a hydraulically cross-gradient location relative to the Property these Records of Site Condition are not summarized in this CSM. This statement was made assuming that ground water flow at 80 Thomas Street would tend towards Mullet Creek and not across this creek.

This property is currently under development with residential townhomes, known as the Streetsville Centre.

***Property History*:**

Title history for this address is detailed in the OHE Phase One ESA, submitted under separate cover.

The south industrial building at 208 Emby Drive was constructed between 1954 and 1966, and the north industrial building at this address was constructed between 1966 and 1975.

208 Emby Drive was historically occupied industrially by such companies as: 4 Most Chemicals Ltd., Gary's Major Appliance Repair, Berber's Pianoworks, No Dip Furniture Stripping Ltd., Credit Valley Trenching & Excavating Ltd., Streetsville Bush Auto

Wreckers & Parts Inc., and Budget GW Complete Metering Services. The identify of these previous Property occupants was ascertained solely from city directories. No other sources of information were identified by OHE during the Phase One ESA pertaining to these occupants. Details regarding chemical storage, waste management, holding tanks, sumps or pits, as examples, were not available to OHE. OHE's Phase One ESA was conducted in accordance with Ontario Regulation 153/04 and made use of all available and accessible sources of information.

The west portion of the Property (along Mullet Creek) was used as exterior trailer parking/storage area since the mid-1970s.

An Insurers' Advisory Organization of Canada report from 1979 indicated that the Property was occupied by Sun Pac Foods, for food product storage; Credit Valley Trench & Excavating; and No Dip Furniture Stripping.

A Commercial Property Fire Rating Form, completed October 1983 indicated that this property was occupied by an automotive repair garage, a contractor for storage of equipment and lumber (Credit Valley Trench & Excavating), and a wood stripping facility (No Dip Furniture Stripping Ltd.). The latter stored Class I liquids.

Previous Environmental Assessments:

OHE carried out a Phase One ESA of the Property, the results of which formed the basis of the OHE Phase Two ESA. This Phase One ESA has been reported to the client under separate cover.

Potential Contaminating Activities

Potentially Contaminating Activities (PCAs) were identified on and off site as follows, as shown on Drawing 4:

Onsite:

PCA #1 – former onsite chemical storage and use, 208 Emby Drive (4 Most Chemicals Ltd.)
208 Emby Drive was previously industrially occupied by 4 Most Chemicals Ltd. This occupant was not present onsite at the time of the OHE Phase One ESA. Therefore, details regarding their activities and chemical use were not ascertained. It is expected that they likely stored and utilized chemicals. The specific location of 4 Most Chemicals Ltd. on the Property was not determined.
Item #8 – Chemical Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: yes – APEC #5

PCA #2 – concrete mixing and setting for vault manufacturing (Superior Vault Co. Ltd.)
Superior Vault Co. Ltd. mixes and sets concrete for the manufacturing of vaults. This work takes place in the south building.
Item #12 – Concrete, Cement and Lime Manufacturing
Does the PCA translate into an APEC: yes – APEC #7

PCA #3 – fill identified in previous environmental assessment
No physical evidence as to the presence of fill was identified on Property during the Phase One ESA Property visit. However, it was assumed that fill was used in the development of the area as part of building construction. According to the 2014 Coffey Phase 2 Soil and Groundwater Investigation report, fill materials were encountered in three (3) of four (4) borehole locations, with a maximum depth of 3 m below ground surface.
Item #30 – Importation of Fill of Unknown Quality
Does the PCA translate into an APEC: yes – APEC #6

PCA #4 – paint booth at 208 Emby Drive (Superior Vault Co. Ltd.)
A paint booth was identified within Superior Vault Co. Ltd.
Item #39: Paints Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: yes – APEC #4

PCA #5 – historic automotive salvage operation (Streetsville Bush Auto Wreckers & Parts Inc.)
Streetsville Bush Auto Wreckers & Parts Inc. was listed as a former Property occupant. The specific location of this occupant onsite was not ascertained.
Item #49 – Salvage Yard, including automobile wrecking
Does the PCA translate into an APEC: yes – APEC #8

PCA #6 – possible use of solvents related to historic Property use (No Dip Furniture Stripping Ltd.)
The use of solvents was potentially related to the former presence of No Dip Furniture Stripping Ltd. at the Property. The specific location of this occupant onsite was not ascertained.
Item #51 – Solvent Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: yes – APEC #9

PCA #7 – deposition of deicing salts on the Property
The deposition of road salt-laden snow and / or ice from vehicles at the Property is anticipated.
not applicable – road salt deposition
Does the PCA translate into an APEC: yes – APEC #12

Offsite:

PCA #8 – 208 Emby Drive, adjacent to the east (4 Most Chemicals Ltd.)
208 Emby Drive was previously industrially occupied by 4 Most Chemicals Ltd. This occupant was not present onsite at the time of the OHE Phase One ESA. Therefore, details regarding their activities and chemical use were not ascertained. It is expected that they likely stored and utilized chemicals. The specific locations of 4 Most Chemicals Ltd. on this part of 208 Emby Drive were not determined.
Item #8 – Chemical Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: yes – APEC #10

PCA #9 – 208 Emby Drive, adjacent to the east (Superior Vault Co. Ltd.)
Superior Vault Co. Ltd. mixes and sets concrete for the manufacturing of vaults. This work takes place in the south building.
Item #12 – Concrete, Cement and Lime Manufacturing
Does the PCA translate into an APEC: yes – APEC #10

PCA #10 – 208 Emby Drive, adjacent to the east
Three (3) historic USTs were identified at this part of 208 Emby Drive, associated with Credit Valley Trenching & Excavating Ltd. One (1) 4,600 L fuel AST associated with Superior Vault Co. Ltd., one (1) 910 L furnace fuel oil AST associated with the 208 Emby Drive dwelling, and one (1) approximately 500 L lubricating oil AST, associated with Schueler Auto Service, were noted on the east part of 208 Emby Drive.
Item #28 – Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: yes – APEC #10

PCA #11 – historic automotive salvage operation (Streetsville Bush Auto Wreckers & Parts Inc.)
Streetsville Bush Auto Wreckers & Parts Inc. was listed as a former 208 Emby Drive occupant. The specific location of this occupant on this part of 208 Emby Drive was not ascertained.
Item #49 – Salvage Yard, including automobile wrecking
Does the PCA translate into an APEC: yes – APEC #10

PCA #12 – 208 Emby Drive, adjacent to the east (No Dip Furniture Stripping Ltd.)
The use of solvents was potentially related to the former presence of No Dip Furniture Stripping Ltd. at the Property. The specific location of this occupant on this part of 208 Emby Drive was not ascertained.
Item #51 – Solvent Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: yes – APEC #10

PCA #13 – 208 Emby Drive, adjacent to the east (Schueler Auto Service)
Schueler Auto Service occupies part of the north building on the east part of 208 Emby Drive.
Item #10 – Commercial Autobdy Shops
Does the PCA translate into an APEC: yes – APEC #10

PCA #14 – 57 Tannery Street, north adjoining
A residential furnace fuel oil AST was identified at this site.
Item #28 – Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: yes – APEC #11

PCA #15 – 51 Tannery Street, approximately 45 m to the east
A residential furnace fuel oil UST was formerly present at this site.
Item #28 – Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: no Remedial work has been completed at the location of this UST.

PCA #16 – 100 Emby Drive, adjacent to the south (Mississauga Engines Inc. – historic occupant, Krown Rust Protection Centre, Limitless Auto Sports)
Automotive garages were identified at 100 Emby Drive during the OHE Phase One ESA of the Property.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: no 100 Emby Drive is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #17 – 95 Joymar Drive, adjacent to the west (Stampall Washer Ltd. – historic occupant)
A historic washer manufacturer was identified at 95 Joymar Drive during the OHE Phase One ESA of the Property.
Item #34 – Metal Fabrication
Does the PCA translate into an APEC: yes – APEC #11

PCA #18 – 95 Joymar Drive, adjacent to the west (J. Salena & Sons Auto Service Ltd.)
An automotive garage was identified at 95 Joymar Drive during the OHE Phase One ESA of the Property.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: yes – APEC #11

PCA #19 – 95 Joymar Drive, adjacent to the west (AL Powerlines – historic occupant)
An electrical utility contractor was identified at 95 Joymar Drive during the OHE Phase One ESA of the Property.
not applicable – electrical utility contractor
Does the PCA translate into an APEC: yes – APEC #11

PCA #20 – 38 Thomas Street, approximately 100 m to the southeast (Thomas Street Auto & Tire)
An automotive garage was identified at 44 Thomas Street during the OHE Phase One ESA of the Property.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: no 38 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #21 – 44 Thomas Street, approximately 60 m to the southeast (Plastic Components (1987))
Possible former plastics manufacturing was identified at this address in the OHE Phase One ESA.
Item #43 – Plastics (including Fibreglass) Manufacturing and Processing
Does the PCA translate into an APEC: no 44 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #22 – 44 Thomas Street, approximately 60 m to the southeast (S&V Motors)
An automotive garage was identified at 44 Thomas Street during the OHE Phase One ESA of the Property.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: no 44 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #23 – 56 Thomas Street, approximately 100 m to the south (Streetsville Texaco)
This property was formerly occupied by a gasoline service station
Item #28 – Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: no 56 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #24 – 64 Thomas Street, approximately 75 m to the southwest (D&D Painters Ltd.)
D&D Painters Ltd. was identified at 64 Thomas Street during the OHE Phase One ESA of the Property.
Item #38 – Paint Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: no 66 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #25 – 66 Thomas Street, approximately 75 m to the southwest (Jorge's Auto Repair, fix Auto Collision Streetsville, L.A. Auto Repairs, A One Meadowvale Collison Centre Atlantic, Trinity Auto Service Ltd., Richard's Auto Repair Inc., mechaniq)
Automotive garages were identified at 66 Thomas Street during the OHE Phase One ESA of the Property.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: no 66 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #26 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former electrical parts manufacturing was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #19 – Electrical and Computer Equipment Manufacturing
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #27 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former presence of a furnace fuel oil underground (UST) was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #28 – Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #28 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former machine shops were identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #33 – Metal Treatment, Coating, Plating and Finishing
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #29 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former machine shops were identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #34 – Metal Fabrication
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #30 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former painting operations were identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #39 – Paints Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #31 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former solvent storage, along with an acetone UST, was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #51 – Solvent Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #32 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former transformer manufacturing was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #55 – Transformer Manufacturing, Processing and Use
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #33 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former automotive parts manufacturing was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #10 – Commercial Autobody Shops
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #34 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former waste reception and processing was identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
Item #58 – Waste Disposal and Waste Management, including thermal treatment and transfer of waste, other than use of biosolids as soil conditioners
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #35 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former presence of boron, trichloroethylene, tetrachloroethylene, 1,1-dichloroethylene, cis-1,2-dichloroethylene, vinyl chloride, as well as PHC soil contamination (since remediated), identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
not applicable – soil contamination
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #36 – 80 Thomas Street, approximately 145 m to the west (CTS of Canada Ltd.)
Former presence of copper, tetrachloroethylene, trichloroethylene, cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, vinyl chloride, 1,1,1-trichloroethane, and PHC ground water contamination (since remediated), identified in Records of Site Condition 226313, 226683, 227111, 227151, and 227484 as well as Watters Environmental Group Inc. Phase One ESA.
not applicable – ground water contamination
Does the PCA translate into an APEC: no 80 Thomas Street is situated at a hydraulically cross-gradient to downgradient location relative to the Property.

PCA #37 – 45 Thomas Street, approximately 125 m to the south (Dominion Sash Ltd.)
Former presence of sash factory at the current location of the Streetsville GO Station
not applicable – window sash manufacturing
Does the PCA translate into an APEC: no 45 Thomas Street is situated at a hydraulically downgradient location relative to the Property.

PCA #38 – 175 Rutledge Road, approximately 70 m to the north (Dominion Home Industries Ltd.)
Record of Site Condition 210848
Item #28 - Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: yes – APEC #11

PCA #39 – 175 Rutledge Road, approximately 70 m to the north (Dominion Home Industries Ltd.)
Record of Site Condition 210848
Item #33 – Metal Treatment, Coating, Plating and Finishing
Does the PCA translate into an APEC: yes – APEC #11

PCA #40 – 175 Rutledge Road, approximately 70 m to the north (Dominion Home Industries Ltd.)
Record of Site Condition 210848; risk assessment evaluated onsite soil concentrations of antimony, arsenic, barium, boron, boron (hot water soluble), cadmium, chromium, chromium VI, cobalt, copper, lead, molybdenum, selenium, silver, zinc, as well as PHCs F2 to F4 fractions
not applicable – soil contamination (when compared to generic Standards from the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*)
Does the PCA translate into an APEC: yes – APEC #11

PCA #41 – 175 Rutledge Road, approximately 70 m to the north (Dominion Home Industries Ltd.)
Record of Site Condition 210848; risk assessment evaluated onsite ground water concentrations of beryllium, boron, cadmium, chromium, cobalt, copper, lead, silver, selenium, sodium and zinc
not applicable – ground water contamination (when compared to generic Standards (when compared to generic Standards from the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*)
Does the PCA translate into an APEC: yes – APEC #11

PCA #42 – railway corridor, approximately 70 m to the east
railway corridor situated east of 208 Emby Drive
Item #46 – Rail Yards, Tracks and Spurs
Does the PCA translate into an APEC: no The railway corridor is situated at sufficient physical separation from the Property.

PCA #43 – 65 Tannery Street, approximately 90 m to the northwest (Aussie Auto Inc.)
Current presence of an automotive garage
Item #10 – Commercial Autobdy Shops
Does the PCA translate into an APEC: no This facility lies at a hydraulically cross-gradient location relative to the Property.

PCA #44 – 169 Crumbie Street, approximately 185 m to the northeast (Streetsville Distribution)
A historic printing operation was identified at this location
Item #31 – Ink Manufacturing, Processing and Bulk Storage
Does the PCA translate into an APEC: no This facility lies at a hydraulically downgradient location relative to the Property, when considering hydraulic gradients documented with respect to 175 Rutledge Road.

PCA #45 – 169 Crumbie Street, approximately 185 m to the northeast (J.J.'s Auto Service Specialties Ltd., Daley's Auto Service, Halton Mississauga Ambulance, District of Halton Mississauga Ambulance Service)
Current and historic presence of an automotive garage
Item #10 – Commercial Autobdy Shops
Does the PCA translate into an APEC: no This facility lies at a hydraulically downgradient location relative to the Property, when considering hydraulic gradients documented with respect to 175 Rutledge Road.

PCA #46 – 22 Pearl Street, approximately 200 m to the east (Bell Canada)
A historic UST was identified at this location
Item #28 - Gasoline and Associated Products Storage in Fixed Tanks
Does the PCA translate into an APEC: no This facility lies at a hydraulically downgradient location relative to the Property, when considering hydraulic gradients documented with respect to 175 Rutledge Road.

Shades of Green, a landscape contractor, was listed as a historic occupant of 208 Emby Drive. No record of pesticide use was reported for this operation. Turf Lawn Care & Maintenance Inc., at 95 Joymar Drive, was listed as a licensed pesticide operator. Thus, the use of pesticides at 95 Joymar Drive associated with this organization would not be expected.

Town & Country Cleaners was listed as occupying 204 Queen Street South. This address is approximately 240 m northeast of the Property. However, that part of 204 Queen Street South developed with a retail building was approximately 265 m to the northeast of the Property.

Areas of Potential Environmental Concern

The PCAs described above resulted in the identification of eleven (11) APECs which were investigated in the Phase Two ESA. These APECs are listed in Table 1 and are illustrated on Drawing 5. Drawing 6 shows borehole, hand auger and monitoring well locations. Drawing 7 shows the APECs as well as borehole, hand auger and monitoring well locations. Drawing 8 shows remedial locations.

Table 1. Areas of Potential Environmental Concern

Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #1: industrial activity, 100 Emby Drive, adjoining to the south	southeast portion of the Property	Item #10: Commercial Autobody Shops	off-site	metals, petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs)	Ground Water
APEC #2: current fuel oil aboveground storage tank	behind (to the west of) the offsite residential dwelling	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	off-site	PHCs, VOCs, PAHs	Soil and Ground Water
APEC #3: current diesel fuel aboveground storage tank	northwest exterior of Superior Vault Co. Ltd.	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	off-site	PHCs, VOCs, PAHs	Soil and Ground Water
APEC #4: paint booth	interior, Superior Vault Co. Ltd., 208 Emby Drive north building	Item #39: Paints Manufacturing, Processing and Bulk Storage	on-site	PHCs, VOCs	Soil and Ground Water
APEC #5: former and ongoing onsite chemical storage and use	entire Property	Item #8: Chemical Manufacturing, Processing and Bulk Storage	on-site	metals, PHCs, VOCs, PAHs	Soil, Ground Water, and Sediment

Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #6: presence of onsite fill as identified in boreholes	entire Property above Mullet Creek	Item #30: Importation of Fill of Unknown Quality	on-site	metals, PHCs, VOCs, PAHs, arsenic, selenium, antimony, boron (hot water soluble), cyanide, chromium VI, mercury, methyl mercury, and pH	Soil
APEC #7: concrete vault manufacturing onsite	entire Property	Item #12 – Concrete, Cement and Lime Manufacturing	on-site	metals, PHCs, VOCs, PAHs	Soil, Ground Water, and Sediment
APEC #8: automobile wreckers	entire Property	Item #49 – Salvage Yard, including automobile wrecking	on-site	metals, PHCs, VOCs, PAHs	Soil, Ground Water, and Sediment
APEC #9: possible use of solvents	entire Property	Item #51 – Solvent Manufacturing, Processing and Bulk Storage	on-site	metals, PHCs, VOCs, PAHs	Soil, Ground Water, and Sediment

Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #10: industrial land use to the east	entire Property	Item #8: Chemical Manufacturing, Processing and Bulk Storage Item #10: Commercial Autobody Shops Item #12 – Concrete, Cement and Lime Manufacturing Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #49 – Salvage Yard, including automobile wrecking Item #51 – Solvent Manufacturing, Processing and Bulk Storage	off-site	metals, PHCs, VOCs, PAHs	Soil, Ground Water, and Sediment

Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #11: industrial activities to the north and west	Mullet Creek	Item #10: Commercial Autobody Shops Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #33 – Metal Treatment, Coating, Plating and Finishing Item #34 – Metal Fabrication not applicable – electrical utility contractor not applicable - soil contamination (when compared to generic Standards)	off-site	metals, PHCs, VOCs, PAHs	Sediment

Areas of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #11: industrial activities to the north and west	Mullet Creek	not applicable – ground water contamination (when compared to generic Standards)	off-site	metals, PHCs, VOCs, PAHs	Sediment
APEC #12: deposition of road salt	entire Property	not applicable – deposition of salt-laden snow and / or ice	on-site	electrical conductivity, sodium adsorption ratio, sodium, chloride	Soil, Ground Water, and Sediment

APEC #5 was based upon PCA #1 (Chemical Manufacturing, Processing and Bulk Storage) and relates to the former presence of 4 Most Chemicals Ltd. onsite. The presence of this occupant was determined based upon city directories. No information regarding 4 Most Chemicals Ltd. was ascertained from other information sources such as fire insurance plans and inspection reports, or onsite interviews. Therefore the details of this tenancy were not determined. The former presence of 4 Most Chemicals Ltd. was identified as part of a regulatory compliant Phase One ESA.

Therefore APEC #5 was extended over the entire Property to account for any possible interior or exterior 4 Most Chemicals Ltd. storage, processing or other activities. Boreholes / monitoring wells BH207, BH308, BH502, BH514 and BH613 provide coverage in the south building. Borehole / monitoring well BH617 provides coverage in the north building. And the remaining boreholes and boreholes / monitoring wells provide exterior coverage and coverage with respect to potential migration of contaminants towards the creek.

As per Section 49.1 of the regulation the Qualified Person (ESA) has determined that no onsite bulk storage of road salt has occurred. APEC #12 is therefore related to the deposition of salt-laden snow or ice applied to public roadways for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.

Subsurface Structures and Utilities

Utility locates, conducted during Phase Two ESA work, indicated that Property buildings were serviced from Emby Drive, with all Property servicing extending from the public right-of-way situated to the east of the assessed lands. A single buried electrical line was identified extending from an offsite electrical utility pole across the Property to the west to the wood shed. OHE has also been informed that a buried storm water culvert runs west towards Mullet north of the north building. Please refer to Drawing 2.

Physical Setting

Stratigraphy:

Surficial materials were identified as primarily comprising silt. Debris within the silt such as wood and brick indicate that the material is fill. It appeared that silt was present possibly as fill and as native soil. The depth defining the transition from fill to native soil was difficult to determine.

Sand was identified underlying silt at four (4) borehole locations starting at depths ranging from 4.11 m to 6.40 m. Shale was identified at 7.62 m at a single borehole location. Other boreholes were terminated at refusal, presumably at shale.

The borehole and monitoring well locations are shown on Drawing 6. Cross sectional views of the Property are shown in Drawing 10 based upon the cross section locations shown in Drawing 9.

Hydrogeological Characteristics:

Ground water levels were measured on eight (8) monitoring events as follows.

date	**monitoring wells**	**depth below grade (m)**	**elevation relative to Benchmark 257 (Canadian Geodetic Datum, 1928)**
April 24, 2018	BH207	1.86	154.95
	BH211	3.28	153.54
September 10, 2018	BH207	2.37	154.44
	BH211	3.60	153.22
	BH304	3.71	153.08
	BH306	4.34	152.20

	BH307	3.93	152.77
	BH308	3.69	153.12
November 8-9, 2018	BH207	2.33	154.48
	BH211	3.56	153.26
	BH306	4.34	152.26
	BH307	3.71	152.99
	BH308	3.65	153.16
July 18, 2019	BH207	2.43	154.38
	BH211	3.53	153.29
	BH306	4.42	152.18
	BH307	4.06	152.64
	BH308	3.65	153.16
September 2, 2020	BH501	4.52	152.13
	BH502	3.83	152.98
	BH503	3.62	153.20
	BH507	3.24	154.24
	BH514	3.50	152.95
September 22, 2021	BH502	3.52	153.29
	BH610	4.19	152.46
	BH611	4.23	152.46
	BH612	4.30	152.35
	BH613	2.84	153.97
	BH614	4.16	152.54
	BH615	3.51	154.01
	BH616	3.21	153.61
	BH617	3.43	154.01
	BH618	2.68	154.13
October 16-17, 2022	BH514	7.53	148.92
	BH613	2.92	153.89
	BH614	4.20	152.50
	BH615	3.55	153.97
	BH617	3.44	154.00

	BH618	2.74	154.07
	BH705	4.33	152.30
January 4, 2023	BH610	4.01	152.64
	BH613	3.00	153.81
	BH614	4.11	152.59
	BH617	3.33	154.11
	BH705	4.28	152.35
May 10-15, 2023	BH207	3.67	153.14
	BH307	4.15	152.55
	BH514	2.50	153.95
	BH611	4.22	152.47
	BH613	2.28	154.53
	BH617	3.29	154.14
	BH618	3.60	153.21
	BH705	4.34	152.29

No overall trend with respect seasonal variations in ground water depth were observed.

Ground water flow directions as well as horizontal hydraulic gradients were estimated for September 10, 2018; November 8 – 9, 2018; July 18, 2019, September 20, 2020, September 22, 2021, October 16 – 17, 2022, January 4, 2023, and May 10-15, 2023, as shown in Drawings 11a through 11h. There were insufficient ground water elevation points for April 24, 2018 to estimate ground water flow characteristics.

The estimated direction of ground water flow and the estimated horizontal hydraulic gradient of ground water flow for September 10, 2018; November 7 – 8, 2018; July 18, 2019, September 22, 2021, October 16 – 17, 2022, and January 4, 2023 are summarized as follows:

- September 10, 2018: estimated direction of ground water flow to the southwest to west (Drawing 11a); estimated horizontal hydraulic gradient ranged from less than 5 x 10^{-2} m/m to 2 x 10^{-1} m/m;

- November 8 – 9, 2018: estimated direction of ground water flow to the southwest to northwest (Drawing 11b); estimated horizontal hydraulic gradient ranged from less than 5 x 10^{-2} m/m to 1 m/m;

The value of 1 m/m was likely the result of an elevated ground water elevation at BH207.

- July 18, 2019: estimated direction of ground water flow to the southwest to west (Drawing 11c); estimated horizontal hydraulic gradient ranged from less than 7 x 10^{-2} m/m to 2 x 10^{-1} m/m;

- September 20, 2020: estimated direction of ground water flow to the west (Drawing 11d); estimated horizontal hydraulic gradient ranged from less than 2 x 10^{-2} m/m to 2 x 10^{-1} m/m;

- September 22, 2021: estimated direction of ground water flow to the west (Drawing 11e); estimated horizontal hydraulic gradient ranged from 3 x 10^{-2} m/m to 6 x 10^{-2} m/m;

- October 16 – 17, 2022: estimated direction of ground water flow to the southwest (Drawing 11f); estimated horizontal hydraulic gradient ranged from 2 x 10^{-2} to greater than 6 x 10^{-2} m/m;

- January 4, 2023: estimated direction of ground water flow to the northwest to southwest (Drawing 11g); estimated horizontal hydraulic gradient ranged from less than 2 x 10^{-2} m/m to 2 x 10^{-1} m/m;

- May 10 – 15, 2023: estimated direction of ground water flow to the north, west and south (Drawing 11h); estimated horizontal hydraulic gradient ranged from 2 x 10^{-1} m/m to 3 x 10^{-1} m/m;

Ground water elevations and flow patterns were noted as heterogeneous and variable. The degree of variability was potentially related to the limited number of measuring locations. Therefore Property hydrogeological characteristics were subject to review by way of a dedicated hydrogeological study, which was conducted by other and is reviewed below.

The November 8 – 9, 2018 maximum horizontal hydraulic gradient of 1 m/m is likely an anomaly based upon a single elevated ground water elevation measurement at monitoring location BH207.

Property soils primarily comprised silt. As per *Applied Hydrogeology*, C.W. Fetter, Prentice Hall, Upper Saddle River, New Jersey, 2001, hydraulic conductivity values for this material ranged from 10^{-6} cm/s up to 10^{-3} cm/s.

Terrapex Environmental Ltd. conducted a hydrogeological investigation of the Property (both Table 1 and Table 3 parts, and including 51 – 57 Tannery Street), as reported in: *Hydrogeological Investigation Report, 51 to 57 Tannery Street, 208 Emby Drive, Streetsville, Mississauga, Ontario*, submitted to: NYX Capital, September 7, 2003. Ground water monitoring took place June 26, 2023; July 28, 2023; August 9, 2023; and August 23, 2023. Five (5) monitoring wells (BH207, BH304, BH613, BH614, and BH705) were included in the study, with water levels ranging in depth from 2.28 m (BH613, June 26, 2023) to 5.48 m (BH705, August 23, 2023). The hydraulic conductivity at BH705 was estimated at 9.72×10^{-7} m/s. As of June 26, 2023 ground water flow was estimated to be towards the west to northwest.

Depth to Bedrock:

Shale bedrock was intersected at 7.62 m below grade. Shale fragments were identified at three (3) borehole locations at depths commencing at 5.33 m to 5.79 m, indicating the likely presence of weathered shale.

Approximate Depth to Water Table:

The depth to the water table in overburden monitoring wells ranged from 1.86 m to 7.53 m below grade, corresponding to an elevation range of 148.92 m to 154.95, relative to geodetic benchmark 257, City of Mississauga, referencing Canadian Geodetic Datum, 1928. The ground water depth of 154.95 m was measured at monitoring location BH207 on April 24, 2018. The depth of ground water measured at 148.92 m, measured October 16, 2022 at monitoring location BH514 was considered to be an anomaly and was not considered in estimating ground water flow characteristics for that monitoring period. Excluding that elevation, the shallowest ground water elevation measured was 152.13 m, measured at monitoring location BH501 on September 2, 2020.

Application of Section 35:

OHE conducted a water well search by way of the provincial online water well database. No active potable water wells within 250 m of the Property were identified, nor were any active wells identified for use for agriculture.

The Record of Site Condition that will be applied for with respect to the Property does not specify Agricultural or Other Use for the Property.

The Property is not designed in the Regional Municipality of Peel Official Plan as situated within a Wellhead Protection Area.

On January 13, 2017, OHE sent out a written request to the City of Mississauga for confirmation of non-potable ground water criteria for the Property. A response from the City of Mississauga was received on February 1, 2017 with no objection to the use of non-potable ground water Standards for the Property. OHE conducted a registered water well survey of the Property and lands within 250 m of the Property. Based upon this study OHE applied to the Region for the application of non-potable ground water Standards. The use of non-potable ground water Standards was accepted by the Region as of October 21, 2019. OHE conducted an updated water well study in conjunction with EcoMetrix, the Property risk assessment consultant as of March 2020. EcoMetrix applied for updated approval from the Region for the use of non-potable ground water Standards, which was approved by the Region on April 7, 2021.

An updated letter of No Objection to the use of non-potable ground water Standards was received by EcoMetrix on January 19, 2023.

Therefore, it was concluded that the use of non-potable ground water Standards would be applicable for the Property. EcoMetrix, the project Risk Assessment consultant, applied for an updated “no objection” letter on December 21, 2022.

Application of Section 41 or Section 43.1:

Section 41 (environmentally sensitive areas) of Ontario Regulation 153/04 applies to the Property, because the Property includes an Area of Natural Significance as defined by the Regulation. Specifically, the Mullet Creek corridor (comprising of the creek and adjacent lands) is designated in Schedule 3 of the City of Mississauga’s Official Plan as a “Significant Natural Area and Green Space.” The application of Section 41 triggers the requirement to use Table 1 Site Condition Standards at the Property.

Fifty-one (51) soil samples were laboratory analyzed for pH.

- The pH value of a soil sample from borehole BH306 had a value of 10.68, above the acceptable range of 5 to 9. The soil from this location was excavated from the Property on August 14, 2020 by way of a test pit excavation. Two (2) soil samples retrieved from depths of 0.3 m and 0.6 m had pH values of 7.71 and 7.89 respectively.

- Soil from borehole location BH612 at a depth from grade to 0.61 m below grade had a pH of 9.10, and at a depth of 2.29 m to 2.90 m, had a pH of 11.45. The pH of soil at a depth of 3.81 m to 4.42 m was 7.71.

- Two (2) hand auger samples were retrieved from a depth of 0.5 m at a separation of 0.5 m from BH612 on November 12, 2021. The pH value of these two (2) samples were 7.69 and 7.21. Considering that subsection 48(2) of Ontario Regulation 153/04 permits the averaging of soil samples within a 2 m radius, the two (2) pH soil samples collected at 0.5 m depth, the pH soil sample collected at BH612 at a depth between 0.00 m and 0.61 m, along with the soil pH measured at a depth of 0.00 m and 0.61 m at BH501 (7.92), located within 1 m of BH612, were averaged by first multiplying each pH by -1, taking the antilog of each of these pH values, averaging the antilog pH values, and then taking the negative logarithm of the antilog average. This mathematical approach to the averaging of pH resulted in a pH value of 7.6 (rounded). As such, the surface soil pH range at the RA property is within the acceptable range of 5 to 9 pH units

Section 43.1 (shallow soil property or water body) of the Regulation applies to the Property because the Property includes Mullet Creek. The soil at the site is not considered to be shallow. The application of Section 43.1 indicates that stratified Site Condition Standards will not be applied in the RSC filing of the risk assessment Property.

Soil Brought to the Property:

Fill materials were identified during the drilling of boreholes by OHE. The identification of fill or possible fill was based on visual observations during borehole drilling. Based on the identification of foreign material, fill was present in boreholes throughout the Property to a depth of 7.62 m.

Fill was also imported to the Property since the commencement of Phase Two ESA activities by OHE for the backfill of the limited borehole BH306 remediation. This material was clear stone, sourced from Strata Aggregates. Due to its nature, with no fines, it could not be sampled for laboratory analysis. Approximately 15 m^3 of granular material was imported to the Property and used for this remediation as well as two (2) other limited remediations at PART 3, Reference Plan 43R-39995 (separately assessed for the client).

No imported soil related to the Property was subject to Ontario Regulation 406/19 requirements.

Proposed Buildings or Structures:

The Property owner intends to construct a fifteen (15) storey residential building, with two-and-a-half (2-½) levels of underground parking. The planned residential development at the Property is shown in Drawing 12.

Contamination On, In or Under the Phase Two Property

Applicable Site Condition Standards:

Soil and ground water concentrations of analyzed parameters were compared to the MECP Table 1 Background Site Condition Standards for all other types of property use (Table 1 Site Condition Standards), as listed in the Ministry of Environment document, *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*, dated April 15, 2011. Table 1 Site Condition Standards were used on the basis of the application of Sections 41 and 43.1 of the Regulation, as described above.

Summary of Phase Two ESA Investigation:

Soil and ground water samples were conducted as part of the Phase Two ESA investigation, which was conducted in stages between May 2018 and October 2022. Drawing 6 shows the borehole / monitoring well locations, hand auger locations and sediment sample locations sampled to assess each identified APEC on the Property.

Soil samples were retrieved during borehole drilling, test pit excavation and remedial excavation activities and were submitted to a third-party laboratory for the analysis of the following parameters: metals and inorganic parameters, VOCs, PHCs, and PAHs. The terminology “inorganic parameters” refers to salt-related parameters, hydride-forming metals, and Other Regulated Parameters (ORPs), specifically, EC, SAR, antimony, arsenic, selenium, hot water soluble boron, cyanide, chromium VI, mercury, methyl mercury and pH.

The selection of parameters at each investigative location was based upon the potential environmental concerns identified at each PCA. Laboratory analysis was conducted as per the Method Groups identified in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*, MECP, March 9, 2004, amended July 1, 2011.

Ground water samples were retrieved from the installed monitoring wells and submitted for laboratory analysis of VOCs, PHCs, PAHs, and metals and inorganic parameters. The selection of parameters at each investigative location was based upon the potential

contaminating activities identified at each PCA. Laboratory analysis was conducted as per the Method Groups identified in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*, MECP, March 9, 2004, amended July 1, 2011.

Creek sediment samples were retrieved and submitted for laboratory analysis of VOCs, PHCs, PAHs, and metals and inorganic parameters. Due to the presence of approximately 4 cm to 5 cm of pebbles at the surface of the creek bed over the entire creek floor some of these samples were retrieved approximately 4 cm to 5 cm below the creek bed surface. The selection of parameters at each investigative location (i.e. APEC) was based upon the identified PCA. Laboratory analysis was conducted as per the Method Groups identified in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*, MECP, March 9, 2004, amended July 1, 2011.

Exceedances of Applicable Site Condition Standards:

Table 2, Table 3 and Table 4 identifies the areas on, in or under the Phase Two Property at which concentrations exceeded the Table 1 Site Condition Standards, a description and assessment of what is known about the area, what is known about the reason for discharge into the natural environment, and references drawings illustrating the distribution of contaminants on the Property. Table 2 addresses soil contamination, Table 3 addresses sediment contamination, and Table 4 addresses ground water contamination.

Table 2a. Soil Contamination on, in or under the Property - Metals

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
metals	<u>Property Above Mullet Creek Sidewall</u> copper, lead, silver <u>Mullet Creek Sidewall</u> antimony, barium, copper, molybdenum	<u>Property Above Mullet Creek</u> 1) under the south building footprint; 2) immediately south and west of the south building; 3) gravel exterior west of the north building; <u>Mullet Creek Sidewall</u> 1) creek sidewall northwest of the north building;	<u>Property Above Mullet Creek Sidewall</u> The majority of the site has metals-contaminated soil, likely associated with the presence of fill. There appeared to be no point source of metals soil contamination but instead, this contamination was identified at eight (8) of twenty nine (29) sample locations. Metals soil contamination was horizontally delineated by way of: top of creek bank – BH707 – BH515 – BH616 – BH617 – BH615 – BH618 – BH502 – BH613 – south Property boundary.	The source of the contaminants of concern is unknown; but may be associated with poor fill quality (APEC 6).	plan view: 13, 13a, 26; cross-section: 32, 33, 34

			Vertical delineation was achieved as follows: • BH206: copper contamination at 0.00 m – 0.76 m, vertically delineated at BH704 at 3.05 m – 3.66 m; • BH303: copper contamination at 0.00 m – 0.61 m, vertically delineated at BH303 at 1.83 m – 2.44 m; • BH307: copper contamination at 0.00 m – 0.61 m; vertically delineated at BH704 at 3.05 m - 3.66 m; • BH307: lead contamination at 0.00 m – 0.61 m; vertically delineated at BH704 at 3.05 m - 3.66 m; • BH307: silver contamination at 1.83 m – 2.44 m, vertically delineated at BH704 at 3.05 m - 3.66 m; • BH308: copper contamination at 0.00 m – 0.61 m, vertically delineated at BH308 at 1.83 m – 2.44 m; • BH407: copper contamination at 4.57 m – 5.12 m, vertically delineated at BH707 at 6.10 m – 6.17 m;		

			• BH414: copper contamination at 0.00 m – 0.61 m, vertically delineated at BH414 at 7.62 m – 8.23 m and BH208 at 0.76 m – 1.52 m; • BH612: copper contamination at 2.29 m – 2.90 m, vertically delineated at BH612 at 3.81 m – 4.42 m; • BH704: copper contamination at 2.29 m – 2.90 m, vertically delineated at 3.05 m – 3.66 m; <u>Mullet Creek Sidewall</u> Creek sidewall contamination was identified at three (3) of eleven (11) sampling locations, all northwest of the north building. For antimony, barium and molybdenum the horizontal delineation samples were retrieved within 2 m of the contaminated sample. Averaging these values gives the following resultant concentration:		

			• antimony (in the area of SS105): 1.2 µg/g; • antimony (in the area of SS106): 0.7 µg/g; • barium: 148 µg/g; • molybdenum: 1.2 µg/g; These average values were calculated as per Ontario Regulation 153/04 Section 48(2) and are below the associated Table 1 Standard. Vopper sidewall soil contamination was horizontally delineated as follows: • north: SS124; • east: SS127 and SS129; • west: SS126 and SS128; • south: SS130; Given the degree of slope a vertical delineation sample could not be retrieved. A Non-Standard Delineation approach to this contamination is presented below in this document.		

Table 2b. Soil Contamination on, in or under the Property – Salt-Related Parameters

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
salt-related parameters	EC, SAR	1) under the south building footprint; 2) immediately west of the south building; 3) gravel exterior west of the north building;	EC and SAR contamination was identified over the majority of the site, from grade to a maximum depth of 5.49 m below grade. These impacts were deemed as not representing contamination as they are likely related to the application of road salt for safety of vehicular or pedestrian traffic under conditions of snow or ice. There is no known record of onsite salt storage.	With the exception of a sample location under the south building footprint and a sample location at an exterior concrete pad these exceedances were identified in unvegetated areas of the site. The source of EC and SAR may also be from imported fill materials (APEC 6) or from the deposition of salt-laden snow or ice from vehicles entering the Property from public roadways. There is no known history of salt storage at the Property. Given the wide distribution of these materials in soil at the Property a localized source is not anticipated.	plan view: 14, 14a, 27; cross-section: 35, 36, 37

				As per Section 49.1(1) SAR and EC are deemed to be have met the applicable Site Condition Standards for the Property as SAR and EC is related to substances that have been applied to surfaces at the property for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	

Table 2c. Soil Contamination on, in or under the Property – Other Regulated Parameters

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
ORPs	Property Above Mullet Creek Sidewall mercury, hexavalent chromium	immediately west of the south building;	Property Above Mullet Creek Sidewall This contamination was identified at four (4) borehole locations from grade to a maximum depth of 3.05 m below grade. ORPs soil contamination was horizontally delineated by way of: top of creek bank – BH306 – BH502 – BH613 – BH307 – south Property boundary.	The source of the contaminants of concern is unknown; but may be associated with poor fill quality (APEC 6) or historical industrial activities (APECs 5, 8, 9) on the Property.	plan view: 15, 15a, 28; cross-section: 38, 39, 40

			Vertical delineation was achieved as follows: • BH208: hexavalent chromium contamination at 0.00 m – 1.52 m, mercury contamination at 1.52 m – 2.29 m, vertically delineated at BH208 at 3.05 m – 4.57 m; • BH414: hexavalent chromium contamination at 0.00 m – 0.61 m, vertically delineated at BH208 at 3.05 m – 4.57 m, and at BH414 at 7.62 m – 8.23 m; • BH501: mercury contamination at 1.52 m – 2.13 m, vertically delineated at BH501 at 2.29 m – 2.89 m; • BH612: hexavalent chromium contamination at 0.00 m – 0.61 m and 2.29 m – 2.90 m, vertically delineated at BH501 at 3.81 m – 4.42 m; Methyl mercury concentrations at depths of 1.52 m – 2.13 m were below the laboratory detection limit at BH705 and BH706, drilled in proximity of BH208 and BH501.		

			Mullet Creek Sidewall No ORP soil contamination was identified in Mullet Creek sidewall samples.		

Table 2d. Soil Contamination on, in or under the Property – Other Regulated Parameters, pH

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
ORPs	Property Above Mullet Creek pH	immediately west of the south building;	A pH sample was identified to be outside the acceptable range of 5 to 9 for surface soil at borehole BH306, outside of the southmost industrial building at 208 Emby Drive. The area surrounding the elevated pH sample was removed and confirmatory samples were collected which confirmed pH values within the required range. pH was also measured outside the acceptable range at borehole BH612 from 0.00 m – 0.61 m and 2.29 m – 2.90 m below grade. However, two (2) horizontal delineation samples at 0.5 from the impacted sample indicated a pH within the acceptable range, and resulted in an acceptable average pH.	The source of the elevated pH may be associated with presence of concrete in the fill (APEC 6). A concrete vault manufacturer currently occupies the south building and part of the north building (APEC 7).	plan view: 15, 15a, 28; cross-section: 38, 39, 40

Table 2e. Soil Contamination on, in or under the Property – Petroleum Hydrocarbons

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PHCs	<u>Property Above Mullet Creek</u> PHCs F2 – F4 fractions <u>Mullet Creek Sidewall</u> PHCs F2 – F4 fractions	<u>Property Above Mullet Creek Sidewall</u> 1) under the south building footprint; 2) immediately west of the south building; 3) gravel exterior west of the north building; 4) southwest corner, north building; <u>Mullet Creek Sidewall</u> 1) creek sidewall northwest of the north building;	<u>Property Above Mullet Creek Sidewall</u> The contamination was identified from 0.76 m to 4.88 m below grade at six (6) borehole locations. ORPs soil contamination was horizontally delineated by way of: top of creek bank – BH211 – BH616 – BH617 – BH615 – east Property boundary, and east Property boundary – BH502 – BH207 – BH307 – south Property boundary.	The PHC soil impacts are potentially related to poor fill quality (APEC 6) or historical industrial activities (APECs 5, 8, 9) on the Property.	plan view: 16, 16a, 29; cross-section: 41, 42, 43

			Vertical delineation was achieved as follows: • BH304: PHCs F2 fraction contamination at 5.49 m – 6.10 m, vertically delineated at BH304 at 6.10 m – 6.40 m; • BH308: PHCs F2 fraction contamination at 4.27 m – 4.88 m, vertically delineated at BH502 at 4.57 m – 5.18 m; • BH414: PHCs F2 – F4 fraction contamination at 0.76 m – 1.37 m, PHCs F2 fraction contamination at 3.05 m – 3.66 m, vertically delineated at BH414 at 6.89 m – 7.47 m; • BH501: PHCs F4 fraction contamination at 0.76 m – 1.37 m, vertically delineated at BH501 at 3.04 m – 3.66 m; • BH507: PHCs F2 fraction contamination at 2.29 m – 2.90 m; vertically delineated at BH304 at 6.10 m – 6.71 m; • BH610: PHCs F2 fraction contamination at 2.29 m – 2.90 m, vertically delineated at BH610 at 3.81 m – 4.42 m;		

			• BH611: PHCs F3 fraction contamination at 1.52 m – 2.13 m, vertically delineated at BH611 at 2.29 m – 2.90 m; • BH612: PHCs F2 fraction contamination at 076 m – 1.37 m, vertically delineated at BH612 at 5.33 m – 5.94 m; Elevated laboratory detection limits were identified at BH501: PHCs F1 – F3 fractions at 0.76 m – 1.37 m, and at BH615 1.52 m – 2.13 m and at 5.33 m – 5.94 m. These data points do not represent contamination but areas of data uncertainty. <u>Mullet Creek Sidewall</u> Creek sidewall contamination was identified at four (4) of eleven (11) sampling locations, all northwest of the north building. This contamination was horizontally delineated as follows:		

			• north: SS124; • east: SS127 and SS129; • west (partial delineation): SS128; • south: SS130; Given the degree of slope a vertical delineation sample could not be retrieved. A Non-Standard Delineation approach to this contamination is presented below in this document.		

Table 2f. Soil Contamination on, in or under the Property – Volatile Organic Compounds

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
VOCs (including BTEX)	<u>Property Above Mullet Creek</u> benzene <u>Mullet Creek Sidewall</u> methyl isobutyl ketone	<u>Property Above Mullet Creek Sidewall</u> immediately west of the south building; <u>Mullet Creek Sidewall</u> 1) creek sidewall northwest of the north building;	<u>Property Above Mullet Creek Sidewall</u> Benzene, toluene, ethylbenzene, xylenes contamination was found at a single borehole location, in a gravel area 0.76 m to 1.37 m below grade. Benzene, toluene, ethylbenzene, xylenes soil contamination was horizontally delineated by way of: top of creek bank – BH612 – BH502 – BH207 – BH614 – BH208 – top of creek bank. Vertical delineation was achieved as follows: • BH414: benzene, toluene, ethylbenzene, xylenes contamination at 0.76 m – 1.37 m, vertically delineated at BH414 at 3.05 m – 3.66 m;	The VOC soil impacts are potentially related to poor fill quality (APEC 6) or historical industrial activities (APECs 5, 8, 9) on the Property.	plan view: 17, 17a, 18, 18a, 30; cross-section: 44, 45, 46, 47, 48, 49

			<u>Mullet Creek Sidewall</u> Creek methyl isobutyl ketone sidewall contamination was identified at one (1) of eleven (11) sampling locations, all northwest of the north building. The horizontal delineation samples were all retrieved within 2 m of the contaminated sample. When the methyl ethyl ketone concentrations are averaged the resultant concentration is 041 µg/g, below the applicable Table 1 Standard. For values below the laboratory detection limit a concentration equal to the laboratory detection limit was used in the calculation.		

Table 2g. Soil Contamination on, in or under the Property – Polycyclic Aromatic Hydrocarbons

Contaminant Group	Contaminant in Soil	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PAHs	<u>Property Above Mullet Creek</u> acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(ah)anthracene, fluoranthene, fluoranthene, indeno(1,2,3-cd)pyrene, 1+2 methylnaphthalene, naphthalene, phenanthrene, pyrene	<u>Property Above Mullet Creek Sidewall</u> 1) immediately south of the south building; 2) immediately southwest of the dwelling (located offsite)	<u>Property Above Mullet Creek Sidewall</u> This contamination was found at two (2) borehole locations at depths ranging from 0.76 m to 3.66 m below grade. PAH soil contamination was horizontally delineated by way of: east Property boundary – BH615 – BH501 – BH614 – south Property boundary.	The PAH soil impacts are potentially related to poor fill quality (APEC 6) or historical industrial activities (APECs 5, 8, 9) on the Property.	plan view: 19, 19a 31; cross-section: 50, 51, 52

			Vertical delineation was achieved as follows: • BH507: 1+2 methylnaphthalene, naphthalene contamination at 3.05 m – 3.66 m, vertically delineated at BH615 at 4.57 m – 5.18 m; • BH514: acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(ah)anthracene, fluoranthene, fluoranthene, indeno(1,2,3-cd)pyrene, 1+2 methylnaphthalene, naphthalene, phenanthrene, pyrene contamination 0.76 m – 1.37 m, vertically delineated at BH514 at 4.57 m – 5.18 m; <u>Mullet Creek Sidewall</u> No PAHs Mullet Creek sidewall contamination was noted.		

Table 3a. Sediment Contamination on, in or under the Property – Metals

Contaminant Group	Contaminant in Sediment	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
metals	arsenic, cadmium, chromium, copper, nickel, zinc	fifteen (15) of eighteen (18) sampling locations	The samples were retrieved from the centre of the creek and both the east and west banks, extending from the south Property boundary to the north Property boundary. It appeared during field work and the work of Beacon Environmental at the site that these samples were retrieved from fresh surface sediments.	An RSC was obtained for 52 Tannery Street. • Copper sediment contamination was identified at a single sample location, at a concentration below the maximum identified copper sediment concentration from the 52 Tannery Street RSC documentation;	plan view: 20

				• Nickel sediment contamination was identified at a single sample location, at a concentration below the maximum identified nickel sediment concentration from the 52 Tannery Street RSC documentation • Zinc sediment contamination was identified at a thirteen (13) sample locations. The concentrations at nine (9) of these locations were below the maximum identified zinc sediment concentration from the 52 Tannery Street RSC documentation;	

				• Chromium was detected in soil at 52 Tannery Street than in Property sediment. All four (4) parameters were assigned property-specific Standards. Thus, the source of this contamination was unclear. Given the location of the sediment and the nature of the media, horizontal delineation of this contamination was not feasible. As sediment is no longer present below the near-surface vertical delineation of this contamination was not achievable.	

				Detectable concentrations of metal parameters in sediment for which no sediment Standards exist were as follows: SS101: • barium: 38.3 µg/g • vanadium: 19.0 µg/g SS102: • barium: 37.8 µg/g • vanadium: 25.4 µg/g SS103 • barium: 38.3 µg/g • vanadium: 31.9 µg/g SS104 • barium: 25.4 µg/g • boron: 5.1 µg/g • molybdenum: 1.0 µg/g • vanadium: 21.6 µg/g	

				SS109 • antimony: 0.41 µg/g • barium: 22.3 µg/g • beryllium: 0.25 µg/g • boron: 5.4 µg/g • molybdenum: 0.69 µg/g • uranium: 0.438 µg/g • vanadium: 24.0 µg/g SS110 • antimony: 0.71 µg/g • barium: 36.0 µg/g • beryllium: 0.33 µg/g • boron: 7.3 µg/g • molybdenum: 1.09 µg/g • selenium: 0.24 µg/g • thallium: 0.072 µg/g • uranium: 0.596 µg/g • vanadium: 17.9 µg/g	

				SS111 • antimony: 0.36 µg/g • barium: 37.0 µg/g • beryllium: 0.25 µg/g • boron: 5.4 µg/g • molybdenum: 0.55 µg/g • uranium: 0.437 µg/g • vanadium: 23.2 µg/g SS112 • antimony: 0.39 µg/g • barium: 22.5 µg/g • beryllium: 0.20 µg/g • molybdenum: 1.61 µg/g • uranium: 0.332 µg/g • vanadium: 15.8 µg/g	

				SS113 • antimony: 0.78 µg/g • barium: 47.4 µg/g • beryllium: 0.31 µg/g • boron: 7.9 µg/g • molybdenum: 0.71 µg/g • thallium: 0.066 µg/g • uranium: 0.458 µg/g • vanadium: 19.7 µg/g SS114 • antimony: 0.26 µg/g • barium: 19.7 µg/g • beryllium: 0.17 µg/g • molybdenum: 0.49 µg/g • uranium: 0.307 µg/g • vanadium: 16.3 µg/g	

				SS115 • antimony: 0.44 µg/g • barium: 27.6 µg/g • beryllium: 0.23 µg/g • boron: 5.4 µg/g • molybdenum: 0.74 µg/g • uranium: 0.507 µg/g • vanadium: 17.2 µg/g SS116 • antimony: 0.31 µg/g • barium: 21.0 µg/g • beryllium: 0.20 µg/g • molybdenum: 0.49 µg/g • uranium: 0.329 µg/g • vanadium: 14.1 µg/g	

				SS117 • antimony: 0.40 µg/g • barium: 27.2 µg/g • beryllium: 0.24 µg/g • boron: 5.5 µg/g • molybdenum: 0.85 µg/g • uranium: 0.445 µg/g • vanadium: 17.4 µg/g SS118 • antimony: 0.54 µg/g • barium: 27.5 µg/g • beryllium: 0.22 µg/g • boron: 5.7 µg/g • molybdenum: 0.99 µg/g • thallium: 0.054 µg/g • uranium: 0.558 µg/g • vanadium: 15.5 µg/g	

				SS119 • antimony: 0.88 µg/g • barium: 39.4 µg/g • beryllium: 0.31 µg/g • boron: 8.0 µg/g • molybdenum: 1.07 µg/g • selenium: 0.27 µg/g • thallium: 0.074 µg/g • uranium: 0.608 µg/g • vanadium: 16.8 µg/g SS120 • antimony: 0.28 µg/g • barium: 20.6 µg/g • beryllium: 0.19 µg/g • molybdenum: 0.62 µg/g • uranium: 0.348 µg/g • vanadium: 20.3 µg/g	

				SS121 • antimony: 1.38 µg/g (exceeds Table 1 soil Standards) • barium: 67.7 µg/g • beryllium: 0.41 µg/g • boron: 12.3 µg/g • molybdenum: 1.32 µg/g • selenium: 0.36 µg/g • thallium: 0.107 µg/g • uranium: 0.499 µg/g • vanadium: 23.7 µg/g SS122 • antimony: 0.24 µg/g • barium: 15.5 µg/g • beryllium: 0.14 µg/g • molybdenum: 0.54 µg/g • uranium: 0.242 µg/g • vanadium: 13.5 µg/g	

				SS123 • antimony: 0.31 µg/g • barium: 27.0 µg/g • beryllium: 0.17 µg/g • molybdenum: 0.54 µg/g • uranium: 0.303 µg/g • vanadium: 17.6 µg/g	

Table 3b. Sediment Contamination on, in or under the Property – Salt-Related Parameters

Contaminant Group	Contaminant in Sediment	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
salt-related parameters	EC, SAR	thirteen (13) of fifteen (15) sampling locations	The samples were retrieved from the centre of the creek and both the east and west banks, extending from the south Property boundary to the north Property boundary.	Detectable concentrations of salt-related sediment for which no sediment Standards exist at sediment sample locations. An RSC was obtained for 52 Tannery Street. • EC in soil was detected at concentrations greater than those detected by OHE in sediment at all but one (1) sample location.	plan view: 21

				• SAR in soil was detection at concentrations greater than detected by OHE in sediment at all sample locations. Thus, the source of this contamination was unclear. There is no known history of salt storage at the Property. Given the wide distribution of these materials in soil at the Property a localized source is not anticipated.	

				As per Section 49.1(1) SAR and EC are deemed to be have met the applicable Site Condition Standards for the Property as SAR and EC is related to runoff of substances that have been applied to surfaces at the property for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	

Table 3c. Sediment Contamination on, in or under the Property – Other Regulated Parameters

Contaminant Group	Contaminant in Sediment	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
metals	none	not applicable	The samples were retrieved from the centre of the creek and both the east and west banks, extending from the south Property boundary to the north Property boundary.	Detectable concentrations of Other Regulated Parameters in sediment for which no sediment Standards exist were as follows: SS104: • boron hot water soluble: 0.31 µg/g SS109 • boron hot water soluble: 0.22 µg/g SS110 • boron hot water soluble: 0.46 µg/g SS111 • boron hot water soluble: 0.22 µg/g	plan view: 22

				SS112 • boron hot water soluble: 0.18 µg/g SS113 • boron hot water soluble: 0.66 µg/g SS114 • boron hot water soluble: 0.13 µg/g SS115 • boron hot water soluble: 0.45 µg/g SS116 • boron hot water soluble: 0.66 µg/g • SS117 boron hot water soluble: 0.24 µg/g SS118 • boron hot water soluble: 0.87 µg/g SS119 • boron hot water soluble: 1.29 µg/g SS120 • boron hot water soluble: 0.19 µg/g	

				SS121 • boron hot water soluble: 1.22 µg/g SS122 • boron hot water soluble: 0.15 µg/g SS123 • boron hot water soluble: 0.21 µg/g An RSC was obtained for 52 Tannery Street. Hexavalent chromium concentrations in excess of the applicable generic Standard were identified at this property. This parameter was assigned a property-specific Standard in excess of the concentration measured at the Property. Thus, the source of this contamination was unclear.	

				Given the location of the sediment and the nature of the media, horizontal and vertical delineation of this contamination was not feasible.	

Table 3d. Sediment Contamination on, in or under the Property – Petroleum Hydrocarbons

Contaminant Group	Contaminant in Sediment	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PHCs	none	not applicable	The samples were retrieved from the centre of the creek and both the east and west banks, extending from the south Property boundary to the north Property boundary.	Detectable concentrations of Other Regulated Parameters in sediment for which no sediment Standards exist were as follows: SS104: • PHCs F3 fraction: 108 µg/g • PHCs F4 fraction: 640 µg/g SS109: • PHCs F3 fraction: 129 µg/g • PHCs F4 fraction: 900 µg/g	plan view: 23

				SS110: • PHCs F3 fraction: 212 µg/g • PHCs F4 fraction: 770 µg/g SS111: • PHCs F3 fraction: 124 µg/g • PHCs F4 fraction: 880 µg/g SS112: • PHCs F3 fraction: 69 µg/g • PHCs F4 fraction: 630 µg/g SS113: • PHCs F3 fraction: 386 µg/g • PHCs F4 fraction: 1,460 µg/g SS114: • PHCs F3 fraction: 257 µg/g • PHCs F4 fraction: 2,230 µg/g	

				SS115: • PHCs F3 fraction: 238 µg/g • PHCs F4 fraction: 1,110 µg/g SS116: • PHCs F2 fraction: 13 µg/g • PHCs F3 fraction: 317 µg/g • PHCs F4 fraction: 1,570 µg/g SS117: • PHCs F3 fraction: 236 µg/g • PHCs F4 fraction: 2,160 µg/g SS118: • PHCs F3 fraction: 691 µg/g • PHCs F4 fraction: 2,480 µg/g SS119: • PHCs F3 fraction: 592 µg/g • PHCs F4 fraction: 2,150 µg/g	

				SS120: • PHCs F3 fraction: 129 µg/g • PHCs F4 fraction: 1,320 µg/g SS121: • PHCs F3 fraction: 1,120 µg/g • PHCs F4 fraction: 3,420 µg/g SS122: • PHCs F3 fraction: 141 µg/g • PHCs F4 fraction: 1,350 µg/g SS123: • PHCs F3 fraction: 368 µg/g • PHCs F4 fraction: 3,240 µg/g PHC contaminated sediment sampling locations appeared to be largely disconnected from PHC soil contamination.	

				Contaminated sediment samples were identified physically outside the identified soil contamination zone. The source of this sediment contamination was not identified. Given the location of the sediment and the nature of the media, horizontal and vertical delineation of this contamination was not feasible.	

Table 3e. Sediment Contamination on, in or under the Property – Polycyclic Aromatic Hydrocarbons

Contaminant Group	Contaminant in Sediment	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PAHs	anthracene, benzo(a)-anthrancene, benzo(a)pyrene, benzo(g,h,i)perylene, benzo(b)-fluorenthene, benzo(k)-fluoranthene, chrysene, dibenzo(ah)-anthracene, fluoranthene, indeno(1,2,3,cd)-pyrene, phenanthrene, pyrene	five (5) of eighteen (18) sampling locations	The samples were retrieved from the centre of the creek and both the east and west banks, extending from the south Property boundary to the north Property boundary. It appeared during field work and the work of Beacon Environmental at the site that these samples were retrieved from fresh surface sediments.	PAH contaminated sediment sampling locations appeared to be largely disconnected from PAH soil contamination. Contaminated sediment samples were identified physically outside the identified soil contamination zone. The source of this sediment contamination was not identified.	plan view: 25

				Given the location of the sediment and the nature of the media, horizontal and vertical delineation of this contamination was not feasible. Detectable concentrations of PAHs parameters in sediment for which no sediment Standards exist were as follows: SS109 • benzo(b)-fluoranthene: 0.113 µg/g SS110 • benzo(b)-fluoranthene: 0.268 µg/g SS111 • benzo(b)-fluoranthene: 0.143 µg/g	

				SS112 • benzo(b)-fluoranthene: 0.089 µg/g SS113 • benzo(b)-fluoranthene: 0.979 µg/g • 1+2 methylnaphthalene: 3.21 µg/g • naphthalene: 1.80 µg/g SS114 • benzo(b)-fluoranthene: 0.113 µg/g SS115 • benzo(b)-fluoranthene: 0.238 µg/g SS116 • acenaphthene: 0.102 µg/g • benzo(b)-fluoranthene: 1.60 µg/g	

				• 1+2 methylnaphthalene: 0081 µg/g • naphthalene: 0.140 µg/g SS117 • benzo(b)-fluoranthene: 0.76 µg/g • naphthalene: 0.011 µg/g SS118 • benzo(b)-fluoranthene: 1.07 µg/g naphthalene: 0.036 µg/g SS119 • benzo(b)-fluoranthene: 2.67 µg/g • naphthalene: 0.013 µg/g SS120 • benzo(b)-fluoranthene: 0.134 µg/g	

				• SS121 • benzo(b)-fluoranthene: 1.27 µg/g • naphthalene: 0.021 µg/g SS122 • benzo(b)-fluoranthene: 0.084 µg/g SS123 • benzo(b)-fluoranthene: 0.141 µg/g	

Table 4a. Ground Water Contamination on, in or under the Property – Metals

Contaminant Group	Contaminant in Ground Water	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
metals	barium, copper, lead, vanadium	1) under the south building footprint; 2) immediately north and west of the south building; 3) gravel exterior west of the buildings	The southwest part of the site shows metals ground water contamination. Horizontal delineation was defined as: 1) west Property boundary – BH211 – BH611 – west Property boundary; and 2) west Property boundary – BH501 – BH502 – east Property boundary (down to the south Property boundary).	The source of the contaminants of concern is unknown; but may be associated with poor fill quality (APEC 6).	plan view: 53, 53a; cross-section: 60, 61, 62

			Monitoring wells BH211, BH502, BH514, and BH611 were screened at deeper intervals in order to provide vertical contaminant delineation. It should be noted that only a single aquifer was identified, with no confining layers in the overburden. However, the deeper monitoring wells did not indicate the presence of metals contamination in ground water.		

			The laboratory detection limit for parameters beryllium, silver and / or vanadium exceeded the Table 1 Standard at monitoring locations BH207, BH211, BH307, BH308, BH503, BH507, BH610, BH611, BH612, BH613, BH614 and BH616. This detection limit issue at monitoring wells BH207, BH307 and BH308 was noted in one (1) of three (3) monitoring events at BH207, and with one (1) of two (2) monitoring events at BH208 and BH307, with the latter two (2) monitoring events at BH207 or the latter single event at BH307 and BH308 indicating no issues with respect to elevated detection limits.		

			This issue does not necessarily indicate the presence of contamination but, instead, the presence of sediment in the samples. The ground water samples were field filtered using a 0.45 µm inline filter but it is possible that filter breakthrough occurred. Ground water metals concentrations from BH501 were not included in the characterization of contaminants onsite as this ground water sample was laboratory analyzed as a "whole metals" sample due to the breakthrough of sediments in the inline sampling filter. Thus the laboratory reported concentrations included particulate matter in the sample and was not therefore representative of dissolved metals concentrations.		

Table 4b. Ground Water Contamination on, in or under the Property – Salt-Related Parameters

Contaminant Group	Contaminant in Ground Water	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
salt-related parameters	sodium	gravel exterior west of the buildings	This contamination was noted at a single monitoring location, BH610, and was horizontally delineated as follows: west Property boundary – BH503 – BH616 – BH611 – west Property boundary. Monitoring wells BH514, and BH611 were screened at deeper intervals in order to provide, if possible, vertical contaminant delineation. It should be noted that only a single aquifer was identified, with no confining layers in the overburden. However, the deeper monitoring wells did not indicate the presence of sodium contamination in ground water.	The source of the contaminants of concern is unknown; but may be associated with poor fill quality (APEC 6) or with the deposition of salt-laden snow or ice from vehicles at the Property or in the Phase One ESA Study Area. There is no known history of salt storage at the Property. Given the wide distribution of these materials in soil at the Property a localized source is not anticipated.	plan view: 54, 54a; cross-section: 63, 64, 65

			These impacts were deemed as not representing contamination as they are likely related to the application of road salt for safety of vehicular or pedestrian traffic under conditions of snow or ice. There is no known record of onsite salt storage.	As per Section 49.1(1) SAR and EC are deemed to be have met the applicable Site Condition Standards for the Property as SAR and EC is related to runoff of substances that have been applied to surfaces at the property for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	

Table 4c. Ground Water Contamination on, in or under the Property – Petroleum Hydrocarbons

Contaminant Group	Contaminant in Ground Water	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PHCs	PHC F2 and F3 fractions	under the south building footprint	This contamination was noted at two (2) monitoring locations, BH207 and BH613, under the south building footprint. This location likely represented the contaminant "hot spot" potentially due to industrial activities in the building. PHCs ground water contamination was horizontally delineated as follows: east Property boundary – BH308 – BH614 – south Property boundary.	The PHCs ground water impacts were found where industrial activities are currently and have historically occurred (APECs 5, 8, 9) or may be associated with fill materials of poor quality (APEC 6).	plan view: 56, 56a; cross-section: 69, 70, 72

			Monitoring wells BH211, BH304, BH502, and BH611 were screened at deeper intervals in order to provide, if possible, vertical contaminant delineation. It should be noted that only a single aquifer was identified, with no confining layers in the overburden. However, the deeper monitoring wells did not indicate the presence of PHCs contamination in ground water. No indication as to the presence of free product was identified during ground water monitoring.		

Table 4d. Ground Water Contamination on, in or under the Property – Volatile Organic Compounds

Contaminant Group	Contaminant in Ground Water	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
VOCs (including BTEX)	ethylbenzene, toluene	under the south building footprint and in the area of north building paint booth	This contamination was noted at three (3) locations, under both the south and north building footprints. Ethylbenzene and toluene contamination was noted in BH207 in April 2018 but not in June 2021 and September 2021. VOCs ground water contamination was horizontally delineated as follows: east Property boundary – BH616 – BH611 – BH306 – BH501 – BH614 – BH307 – BH514 – east Property boundary.	The VOCs ground water impacts were found where industrial activities are currently and have historically occurred (APECs 5, 8, 9) or may be associated with fill materials of poor quality (APEC 6).	plan view: 57, 57a, 58, 58a; cross-section: 72, 73, 74, 75, 76, 77

			Monitoring wells BH211, BH304, BH502, and BH611 were screened at deeper intervals in order to provide, if possible, vertical contaminant delineation. It should be noted that only a single aquifer was identified, with no confining layers in the overburden. However, the deeper monitoring wells did not indicate the presence of VOCs contamination in ground water.		

Table 4e. Ground Water Contamination on, in or under the Property – Polycyclic Aromatic Hydrocarbons

Contaminant Group	Contaminant in Ground Water	Area where Contaminant Exceeds Table 1 Site Condition Standards	Description and Assessment of What is Known about the Area	Anything Known about the Reason for Discharge into the Natural Environment	Drawings
PAHs	1+2-methylnaphthalene, phenanthrene	under the south building footprint and west of the south building	This contamination was noted at two (2) locations, both under the south building footprint and immediately west of the south building. PAHs ground water contamination was horizontally delineated as follows: west Property boundary – BH612 – BH502 – east Property boundary. .	The PAHs ground water impacts were found where industrial activities are currently and have historically occurred (APECs 5, 8, 9) or may be associated with fill materials of poor quality (APEC 6).	plan view: 59, 59a; cross-section: 78, 79, 80

			Monitoring wells BH502 and BH611 were screened at deeper intervals in order to provide, if possible, vertical contaminant delineation. It should be noted that only a single aquifer was identified, with no confining layers in the overburden. However, the deeper monitoring wells did not indicate the presence of PAHs contamination in ground water.		

Migration of Contaminants and Preferential Pathways:

Soil contamination was generally identified in fill materials. There did not appear to be any pattern of contaminant migration onsite. It was not determined if sediment impacts were due to migration from Property sources or offsite sources. Contamination onsite appears to be primarily related to the presence of fill materials with potential contribution from onsite industrial activities including the use of a paint booth within the north building.

Contaminant migration at these locations will be controlled by the hydraulic conductivity of the soil. Preferential pathways were not identified at the borehole / monitoring well locations but were present elsewhere onsite. A buried electrical utility and a buried storm water culvert were identified during the Phase Two ESA process and the bedding materials associated with these utilities may have the potential to act as contamination migration conduits.

Climatic or Meteorological Conditions Influencing the Distribution and Migration of the Contaminants:

A large proportion of the Property surface is comprised of uncapped areas such as gravel parking areas, grass and landscaping. These areas are susceptible to surface water infiltration and potential leaching of soil contaminants to ground water. However, ground water contaminants identified at the Property in exceedance of Table 1 Site Condition Standards were typically located at what appeared to be randomized locations. This pattern does not suggest a discernable influence by climatic or meteorological conditions on the migration of contaminants on the Property.

The degree of fluctuation of ground water levels at the Property is currently unknown because the data set has been based on discrete monitoring events. Effects of ground water fluctuations (e.g., “smearing” in the unsaturated zone) is not anticipated to be an issue at this Property because light non-aqueous phase liquids (LNAPL) were not encountered at the Property.

Information Concerning Soil Vapour Intrusion:

Volatile and semi-volatile contaminants measured on the Property above the Table 1 Site Condition Standards include VOCs and PAHs in soil and ground water and mercury in soil. Therefore, the potential for vapour intrusion exists. The risk to on-site human receptors will be evaluated in a risk assessment.

The Property owner intends to construct residential townhomes at the Property with one (1) underground parking level. The development will involve the excavation of soil, including the removal of contaminated soil, to an approximate depth of 5.0 m to 5.5 m below grade. As discussed previously, subsurface utilities potentially constitute a pathway for contaminant or vapour migration on the Property.

During the redevelopment of the Property, it is assumed that most of the soil located at the depth of building utilities will be removed.

Non-Standard Delineation

The application of Non-Standard Delineation has been utilized for Mullet Creek sidewall soil samples which have indicated contamination for the following parameters: antimony, copper, and PHCs F2 to F4 fractions.

1) All the PCOCs at the Mullet Creek sidewall were identified and sampled during field work.

2) Appropriate steps were taken to locate the maximum concentration of each PCOC. Sampling was carried out at a steep slope using hand auger equipment. Health and safety considerations did not permit the retrieval of deeper samples.

3) The Qualified Person (ESA) is satisfied that any additional efforts to delineation the contaminants of concern are unlikely to contribute any further significant or meaningful information regarding the interpretation of the distribution and extent of contaminants on, in or under the Property. Sidewall soil is the same material as was sampled at the top of the slope through use of standard borehole drilling equipment. Samples at depth were retrieved during that drilling.

Potential Exposure Pathways and Receptors:

This section of the Conceptual Site Model was prepared by EcoMetrix Incorporated.

Human Health Conceptual Site Model

Human receptors and exposure pathways were identified based on the contaminants present on, in or under the property at a concentration greater than the Table 1 Full Depth Background Site Condition Standards, and the proposed re-development of the Property with residential townhouse units and underground parking. Human receptors identified at the Property include residents (all ages), short-term subsurface workers

(adult), long-term outdoor workers (adult), property visitors (all ages) and recreational users.

In the absence of any risk management measures (RMMs), human receptors may be exposed to Contaminants of Concern (COCs) in soil via:

- incidental ingestion and dermal contact with soil (all receptors);
- inhalation of soil particulates (all receptors);
- ingestion of garden produce (future residents and property visitors);
- incidental ingestion and dermal contact with suspended soil particles in surface water from soil erosion (residents and recreational users);
- inhalation of indoor vapours and olfaction of indoor air odour (future residents and property visitors);
- inhalation of outdoor vapours (all receptors);
- inhalation of trench vapours (subsurface worker);
- vapour skin contact (all receptors); and
- olfaction of soil odour (residents and outdoor workers).

In the absence of RMMs, human receptors may be exposed to the sediment COCs via:

- Incidental ingestion and dermal contact with sediment (residents and recreational users); and
- Incidental ingestion and dermal contact with surface water through the partitioning of sediment COCs into surface water or suspended sediments in surface water (residents and recreational users).

In the absence of RMMs, human receptors may be exposed to Contaminants of Potential Concern in ground water via:

- incidental ingestion and dermal contact with surface water and sediment in Mullet Creek (future residents and property visitors);
- inhalation of indoor vapours (future residents and property visitors);
- inhalation of outdoor vapours (all receptors);
- inhalation of trench vapours (subsurface worker);
- vapour skin contact (all receptors); and
- incidental ingestion of and dermal contact with ground water (subsurface workers).

Drawing 81 presents the release mechanisms, contaminant transport pathways, and human receptors on the Property, receptor exposure points, and routes of exposure for the Property in the absence of RMMs.

Ecological Conceptual Site Model

The proposed future use on the majority of the Property is for residential use. Mullet Creek passes through the western portion of the Property. The land comprising of Mullet Creek and a proposed riparian buffer zone will be conveyed to the City of Mississauga after the filing of the RSC, and will remain as a natural area.

The ecological receptors onsite are expected to include terrestrial vegetation, soil invertebrates, birds and small mammals. Mullet Creek may also support aquatic biota.

In the absence of RMMs, on-site ecological receptors may be exposed to soil COCs through the following pathways:

- root uptake of soil and stem/foliar uptake of outdoor vapours (terrestrial plants);
- ingestion of and dermal contact with soil (soil invertebrates);
- incidental ingestion of and dermal contact with soil, inhalation of soil particulates, and ingestion of prey/ food that may have accumulated COCs from soil (mammals and birds);
- ingestion of and dermal contact with surface water and sediment (mammals and birds);
- ingestion of and dermal/gill contact with suspended soil particles in surface water from soil erosion (mammals and birds, and aquatic biota)
- inhalation of outdoor and/or burrow air (soil invertebrates, mammals and birds);

In the absence of RMMs, ton-site ecological receptors may be exposure to sediment COCs through the following pathways:

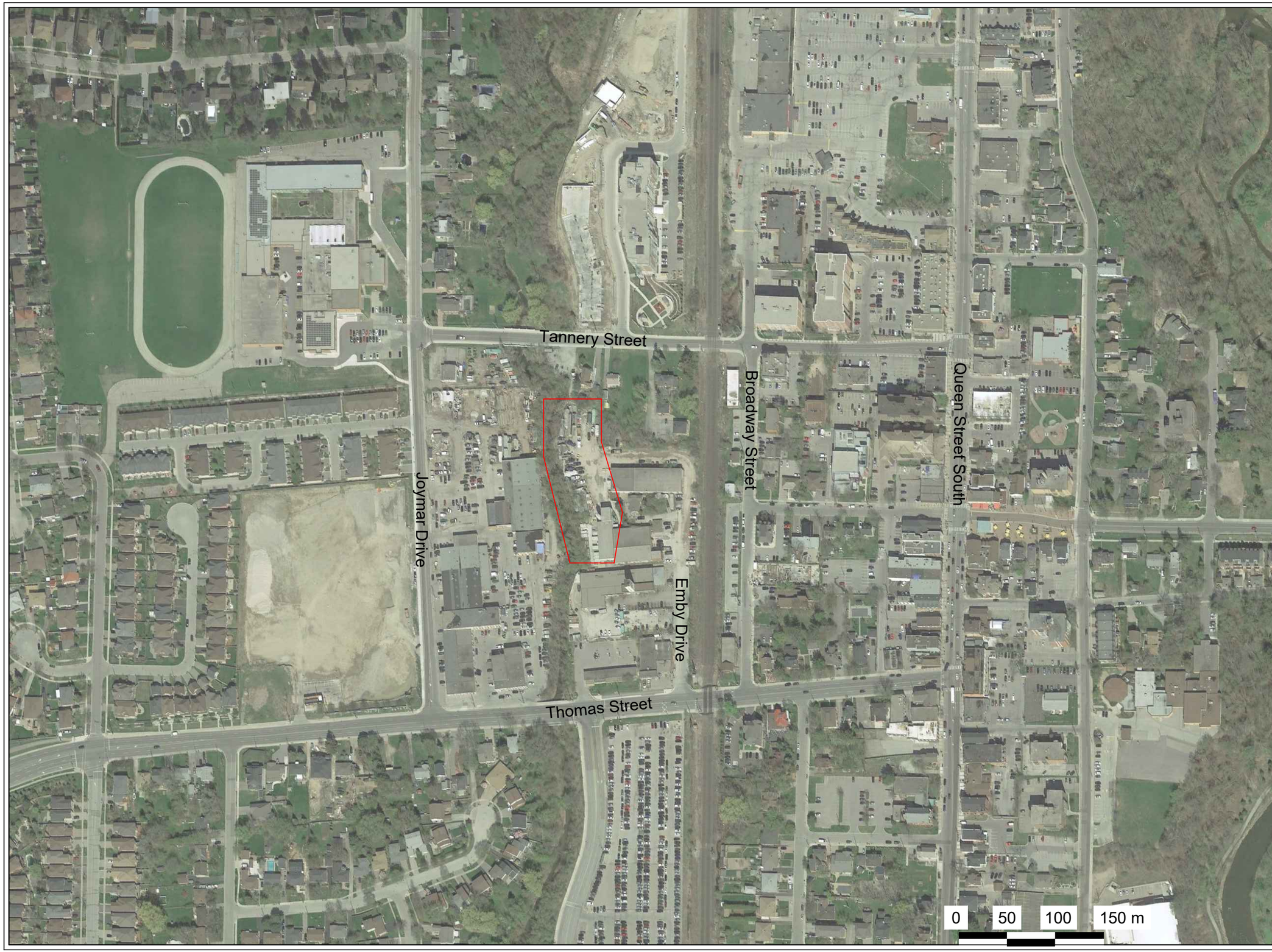
- direct contact (incidental ingestion and/or dermal contact) with surface water (mammals and birds and aquatic biota);
- ingestion of food/prey that have accumulated COCs (aquatic biota); and
- direct contact (incidental ingestion and/or dermal contact) with sediment (aquatic biota).

In the absence of RMMs, onsite ecological receptors may be exposed to ground water COCs through the following pathways:

- direct contact (incidental ingestion and/or dermal contact) with surface water (mammals and birds and aquatic biota);
- ingestion of food/prey that have accumulated COCs (aquatic biota);
- stem/foliar uptake of outdoor vapours (terrestrial plants);
- inhalation of outdoor and/or burrow air (soil invertebrates, mammals and birds);

Drawing 82 presents the release mechanisms, contaminant transport pathways, ecological receptors on and off Site, receptor exposure points, and routes of exposure for the Property in the absence of RMMs.

DRAWINGS



Legend:

Property Boundary

Note:
Locations of property features based upon field measurements

Drawing Title:

Site Location Map

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No:

1

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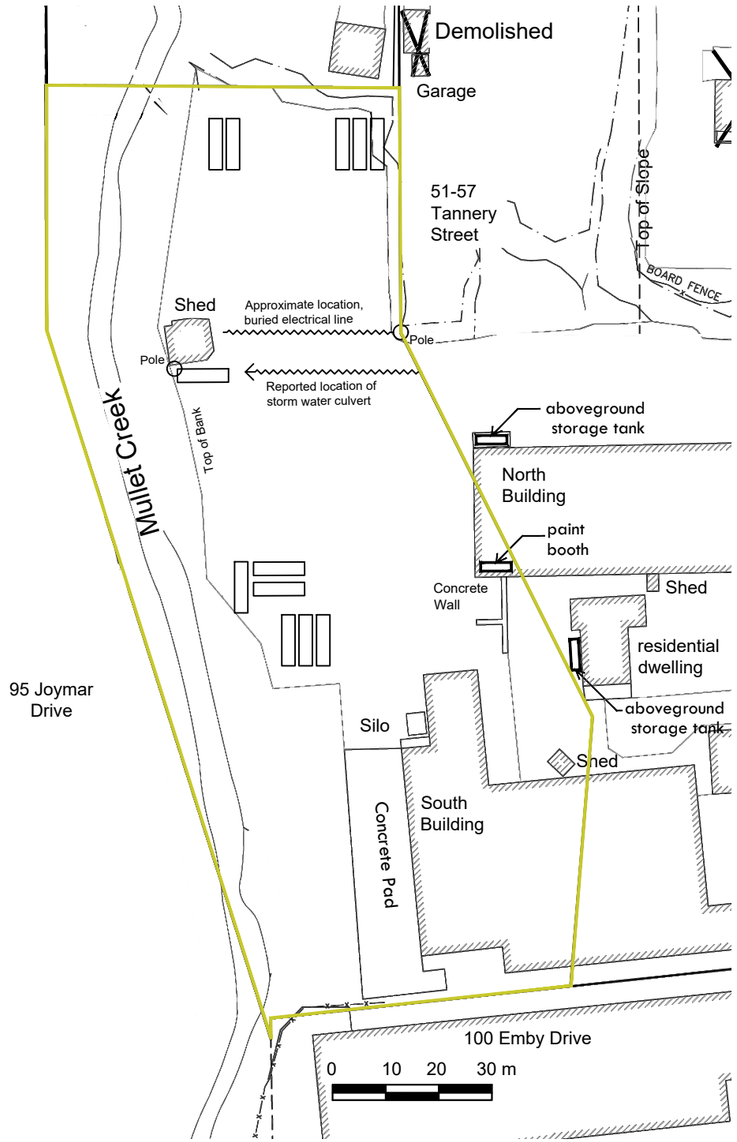

Legend:

Trailers

Trailers

Notes:
Locations of property features based upon field measurements

Drawing Title:

Site Plan

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No:

2

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Occupational Hygiene & Environment

Legend:

Property Boundary

Note:
Locations of property features based upon field measurements

Drawing Title:

Local Land Use

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No:

3

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PCA	Location	On-Site or Off-Site	Description	Does the PCA form an APEC
1	Property	On-Site	Item #8 – Chemical Manufacturing, Processing and Bulk Storage	yes
2		On-Site	Item #12 – Concrete, Cement and Lime Manufacturing	yes
3		On-Site	Item #30 – Importation of Fill of Unknown Quality	yes
4		On-Site	Item #39: Paints Manufacturing, Processing and Bulk Storage	yes
5		On-Site	Item #49 – Salvage Yard, including automobile wrecking	yes
6		On-Site	Item #51 – Solvent Manufacturing, Processing and Bulk Storage	yes
7		On-Site	not applicable – road salt deposition	yes
8	east part of 208 Emby Drive	Off-Site	Item #8 – Chemical Manufacturing, Processing and Bulk Storage	yes
9		Off-Site	Item #12 – Concrete, Cement and Lime Manufacturing	yes
10		Off-Site	Item #28 – Gasoline and Associated Products Storage in Fixed Tanks	yes
11		Off-Site	Item #49 – Salvage Yard, including automobile wrecking	yes
12		Off-Site	Item #51 – Solvent Manufacturing, Processing and Bulk Storage	yes
13		Off-Site	Item #10 – Commercial Autobody Shops	yes
14	57 Tannery Street	Off-Site	Item #28 – Gasoline and Associated Products Storage in Fixed Tanks	yes
15	51 Tannery Street	Off-Site	Item #28 – Gasoline and Associated Products Storage in Fixed Tanks	no
16	100 Emby Drive	Off-Site	Item #10 – Commercial Autobody Shops	no
17	95 Joymar Drive	Off-Site	Item #34 – Metal Fabrication	yes
18		Off-Site	Item #10 – Commercial Autobody Shops	yes
19		Off-Site	not applicable – electrical utility contractor	yes
20	38 Thomas Street	Off-Site	Item #10 – Commercial Autobody Shops	no
21	44 Thomas Street	Off-Site	Item #43 – Plastics (including Fibreglass) Manufacturing and Processing	no
22		Off-Site	Item #10 – Commercial Autobody Shops	no
23	56 Thomas Street	Off-Site	Item #28 – Gasoline and Associated Products Storage in Fixed Tanks	no
24	65 Thomas Street	Off-Site	Item #38 – Paint Manufacturing, Processing and Bulk Storage	no
25		Off-Site	Item #10 – Commercial Autobody Shops	no
26	80 Thomas Street	Off-Site	Item #19 – Electrical and Computer Equipment Manufacturing	no
27		Off-Site	Item #28 – Gasoline and Associated Products Storage in Fixed Tanks	no
28		Off-Site	Item #33 – Metal Treatment, Coating, Plating and Finishing	no
29		Off-Site	Item #34 – Metal Fabrication	no
30		Off-Site	Item #39 – Paints Manufacturing, Processing and Bulk Storage	no
31		Off-Site	Item #51 – Solvent Manufacturing, Processing and Bulk Storage	no
32		Off-Site	Item #55 – Transformer Manufacturing, Processing and Use	no
33		Off-Site	Item #10 – Commercial Autobody Shops	no
34		Off-Site	Item #58 – Waste Disposal and Waste Management, including thermal treatment and transfer of waste, other than use of biosolids as soil conditioners	no
35		Off-Site	not applicable – soil contamination (when compared to generic Standards)	no
36		Off-Site	not applicable – ground water contamination (when compared to generic Standards)	no
37	45 Thomas Street	Off-Site	not applicable – window sash manufacturing	no
38	175 Rutledge Road	Off-Site	Item #28 - Gasoline and Associated Products Storage in Fixed Tanks	yes
39		Off-Site	Item #33 – Metal Treatment, Coating, Plating and Finishing	yes
40		Off-Site	not applicable – soil contamination (when compared to generic Standards)	yes
41		Off-Site	not applicable – ground water contamination (when compared to generic Standards)	yes
42	railway corridor	Off-Site	Item #46 – Rail Yards, Tracks and Spurs	no
43	65 Tannery Street	Off-Site	Item #10 – Commercial Autobody Shops	no
44	169 Crumbie Street	Off-Site	Item #31 – Ink Manufacturing, Processing and Bulk Storage	no
45		Off-Site	Item #10 – Commercial Autobody Shops	no
46	22 Pearl Street	Off-Site	Item #28 - Gasoline and Associated Products Storage in Fixed Tanks	no

Legend:

250m radius

XX PCA forms an APEC

XX PCA does not form an APEC

PCA - Potentially Contaminating Activity

APEC - Area of Potential Environmental Concern

Note:
Locations of property features based upon field measurements

Drawing Title:

Potentially Contaminating Activities

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 4

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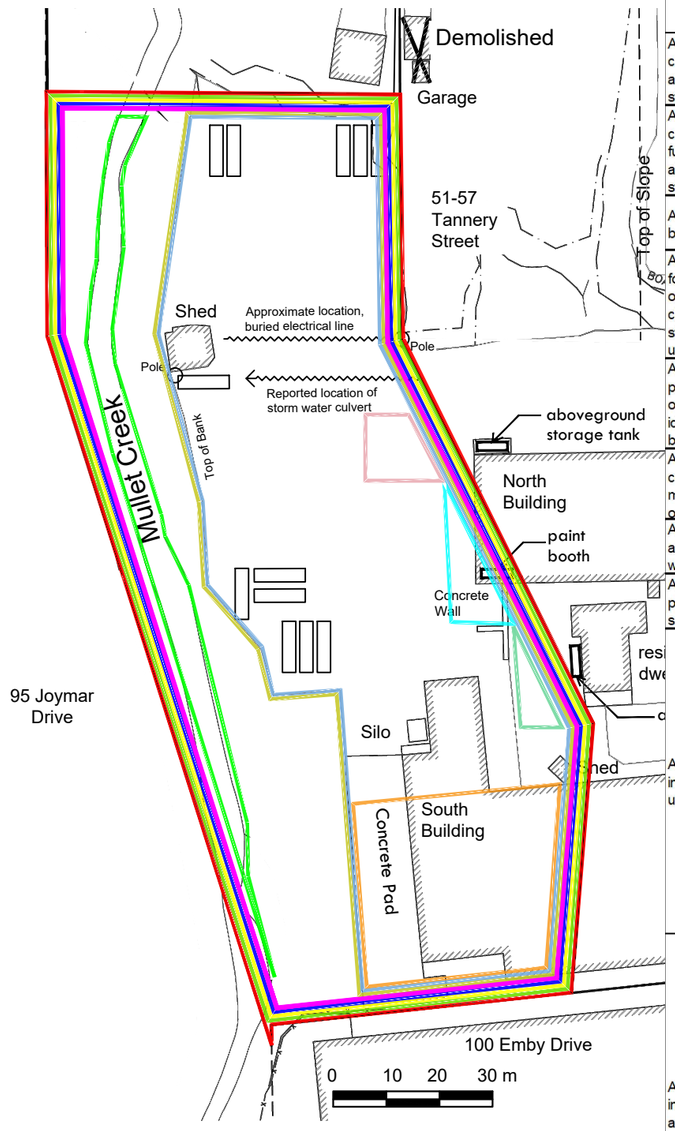

Areas of Potential Environmental Concern	Symbol	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #1:industrial activity, 100 Emby Drive, adjoining to the south		Southeast Portion of the Property	Item #10: Commercial Autobody Shops	Off-Site	petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs)	Soil and Ground Water
APEC #2: current fuel oil aboveground storage tank		behind (to the west of) the offsite residential dwelling	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, VOCs, PAHs	Soil and Ground Water
APEC #3: current diesel fuel aboveground storage tank		northwest exterior of Superior Vault Co. Ltd.	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs	Soil and Ground Water
APEC #4: paint booth		interior, Superior Vault Co. Ltd., 208 Emby Drive north building	Item #39: Paints Manufacturing, Processing and Bulk Storage	On-Site	PHCs, VOCs	Soil and Ground Water
APEC #5: former and ongoing onsite chemical storage and use		Entire Property	Item #8: Chemical Manufacturing, Processing and Bulk Storage	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #6: presence of onsite fill as identified in boreholes		Entire Property	Item #30: Importation of Fill of Unknown Quality	On-Site	metals, PHCs, VOCs, PAHs	Soil, Sediment
APEC #7: concete vault manufacturing onsite		Entire Property	Item #12: Concrete, Cement and Lime Manufacturing	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #8: automobile wreckers		Entire Property	Item #49: Salvage Yard, including automobile wrecking	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #9: possible use of solvents		Entire Property	Item #51: Solvent Manufacturing, Processing and Bulk Storage	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #10: industrial land use to the east		Entire Property excluding Mullet Creek	Item #8: Chemical Manufacturing, Processing and Bulk Storage Item #10: Commercial Autobody Shops Item #12: Concrete, Cement and Lime Manufacturing Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #49: Salvage Yard, including automobile wrecking Item #51: Solvent Manufacturing, Processing and Bulk Storage	Off-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water
APEC #11: industrial activities to the north and west		Mullet Creek	Item #10: Commercial Autobody Shops Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #33: Metal Treatment, Coating, Plating and Finishing Item #34: Metal Fabrication not applicable: electrical utility contractor not applicable: soil contamination (when compared to generic Standards) not applicable: ground water contamination (when compared to generic Standards)	Off-Site	metals, PHCs, VOCs, PAHs	sediment
APEC #12: industrial activities to the north and west		Entire Property excluding Mullet Creek	not applicable – road salt deposition	On-Site	electrical conductivity, sodium adsorption ratio, sodium, chloride	Soil and Ground Water

Legend:

Trailers

Notes:
Locations of property features based upon field measurements

Drawing Title:

Areas of Potential Environmental Concern

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Drawing No: 5

Scale: As Shown

Drawn By: AF

Approved By: MSG

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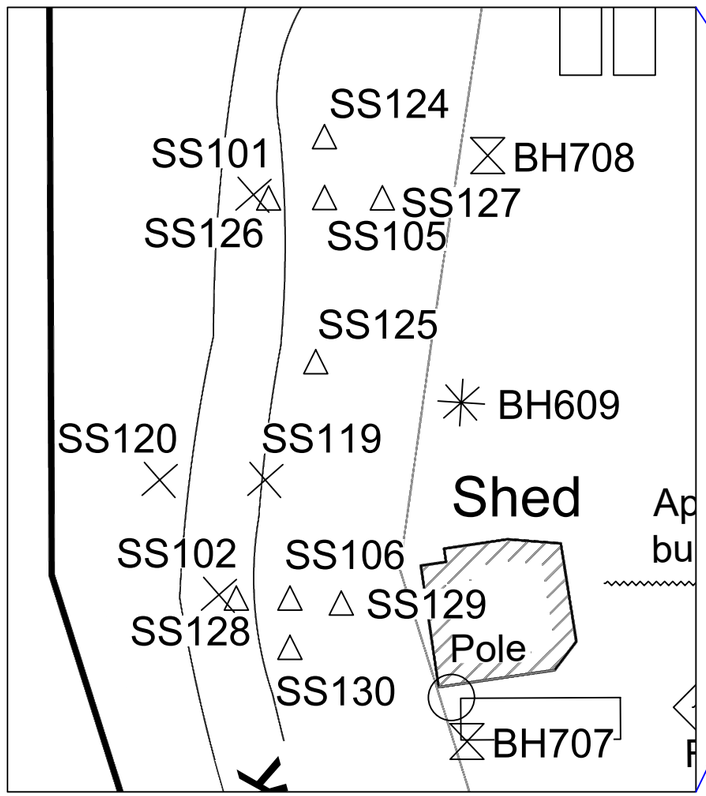

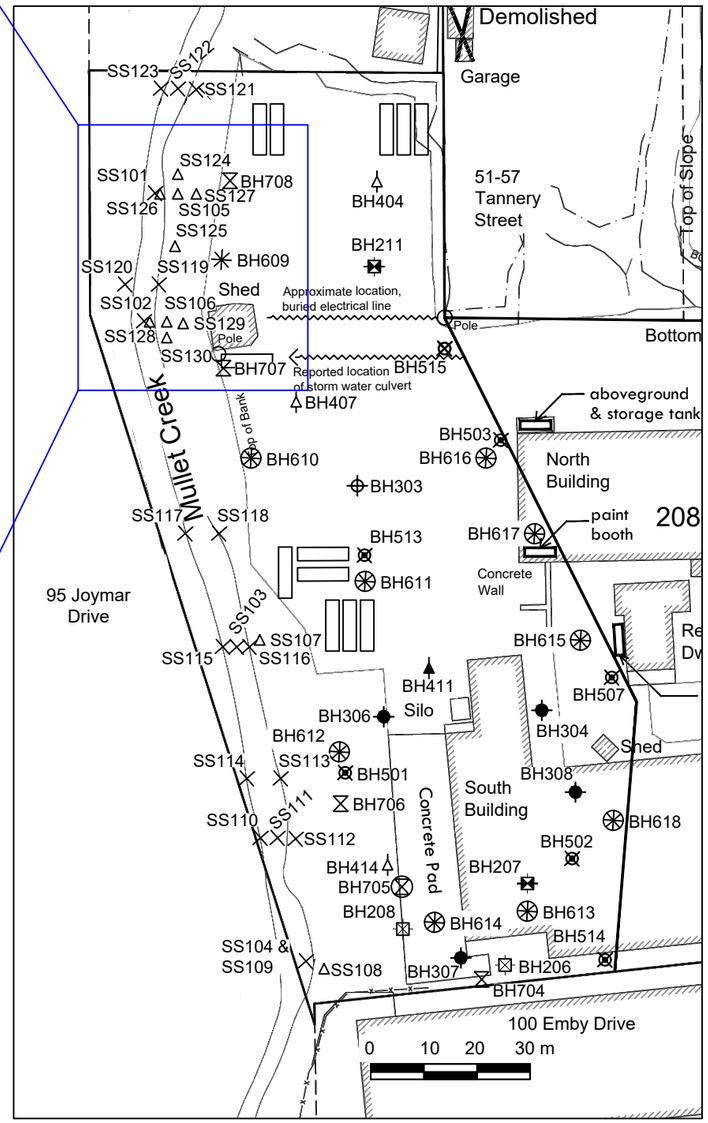

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sediment sample October - December 2020, September 2022
- Trailers

Notes:
Locations of property features based upon field measurements

Drawing Title:
Borehole, Monitoring Well, Soil Sidewall and Sediment Sample Locations

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 6

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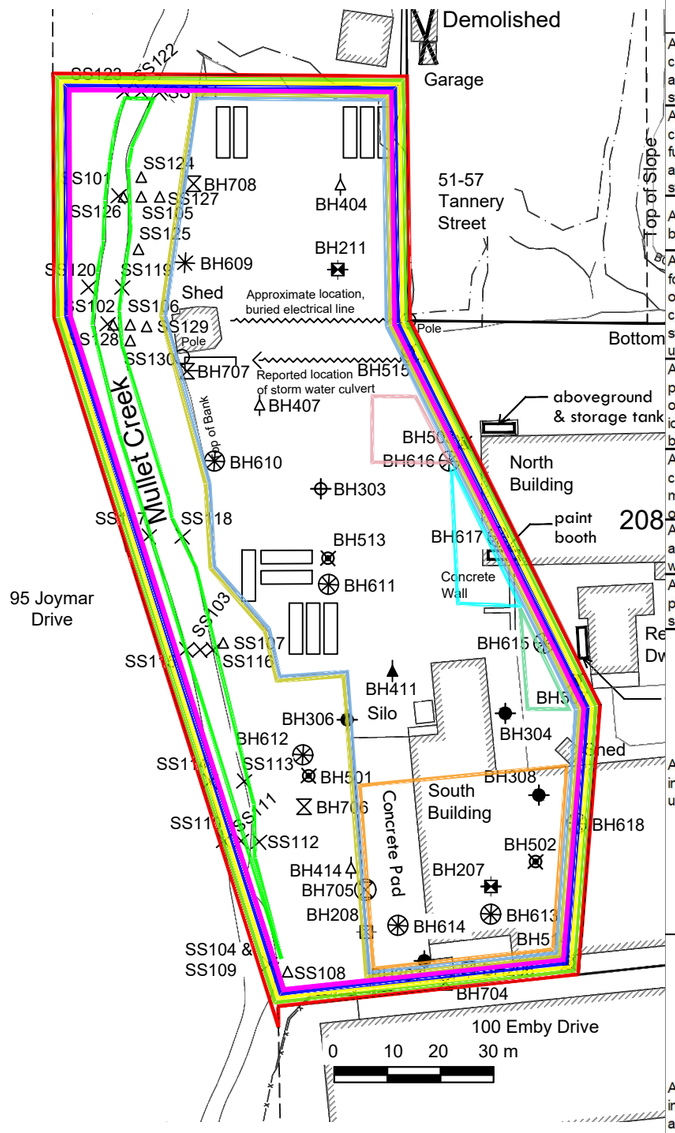


Areas of Potential Environmental Concern	Symbol	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC #1:industrial activity, 100 Emby Drive, adjoining to the south		Southeast Portion of the Property	Item #10: Commercial Autobody Shops	Off-Site	petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs)	Soil and Ground Water
APEC #2: current fuel oil aboveground storage tank		behind (to the west of) the offsite residential dwelling	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs, VOCs, PAHs	Soil and Ground Water
APEC #3: current diesel fuel aboveground storage tank		northwest exterior of Superior Vault Co. Ltd.	Item #28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs	Soil and Ground Water
APEC #4: paint booth		interior, Superior Vault Co. Ltd., 208 Emby Drive north building	Item #39: Paints Manufacturing, Processing and Bulk Storage	On-Site	PHCs, VOCs	Soil and Ground Water
APEC #5: former and ongoing onsite chemical storage and use		Entire Property	Item #8: Chemical Manufacturing, Processing and Bulk Storage	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #6: presence of onsite fill as identified in boreholes		Entire Property	Item #30: Importation of Fill of Unknown Quality	On-Site	metals, PHCs, VOCs, PAHs	Soil, Sediment
APEC #7: concete vault manufacturing onsite		Entire Property	Item #12: Concrete, Cement and Lime Manufacturing	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #8: automobile wreckers		Entire Property	Item #49: Salvage Yard, including automobile wrecking	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #9: possible use of solvents		Entire Property	Item #51: Solvent Manufacturing, Processing and Bulk Storage	On-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water and Sediment
APEC #10: industrial land use to the east		Entire Property excluding Mullet Creek	Item #8: Chemical Manufacturing, Processing and Bulk Storage Item #10: Commercial Autobody Shops Item #12: Concrete, Cement and Lime Manufacturing Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #49: Salvage Yard, including automobile wrecking Item #51: Solvent Manufacturing, Processing and Bulk Storage	Off-Site	metals, PHCs, VOCs, PAHs	Soil, Ground Water
APEC #11: industrial activities to the north and west		Mullet Creek	Item #10: Commercial Autobody Shops Item #28: Gasoline and Associated Products Storage in Fixed Tanks Item #33: Metal Treatment, Coating, Plating and Finishing Item #34: Metal Fabrication not applicable: electrical utility contractor not applicable: soil contamination (when compared to generic Standards) not applicable: ground water contamination (when compared to generic Standards)	Off-Site	metals, PHCs, VOCs, PAHs	sediment
APEC #12: industrial activities to the north and west		Entire Property excluding Mullet Creek	not applicable – road salt deposition	On-Site	electrical conductivity, sodium adsorption ratio, sodium, chloride	Soil and Ground Water

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers

Notes:
Locations of property features based upon field measurements

Drawing Title:
Areas of Potential Environmental Concern, Borehole, Monitoring Well Soil Sidewall and Sediment Locations

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

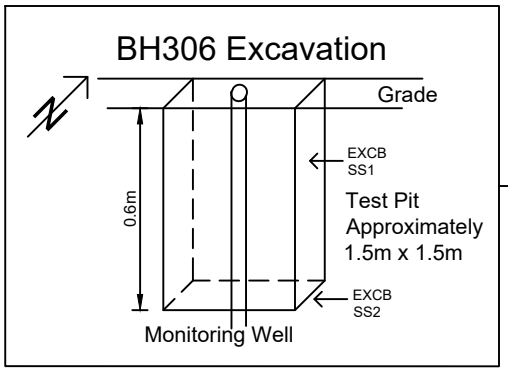
Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

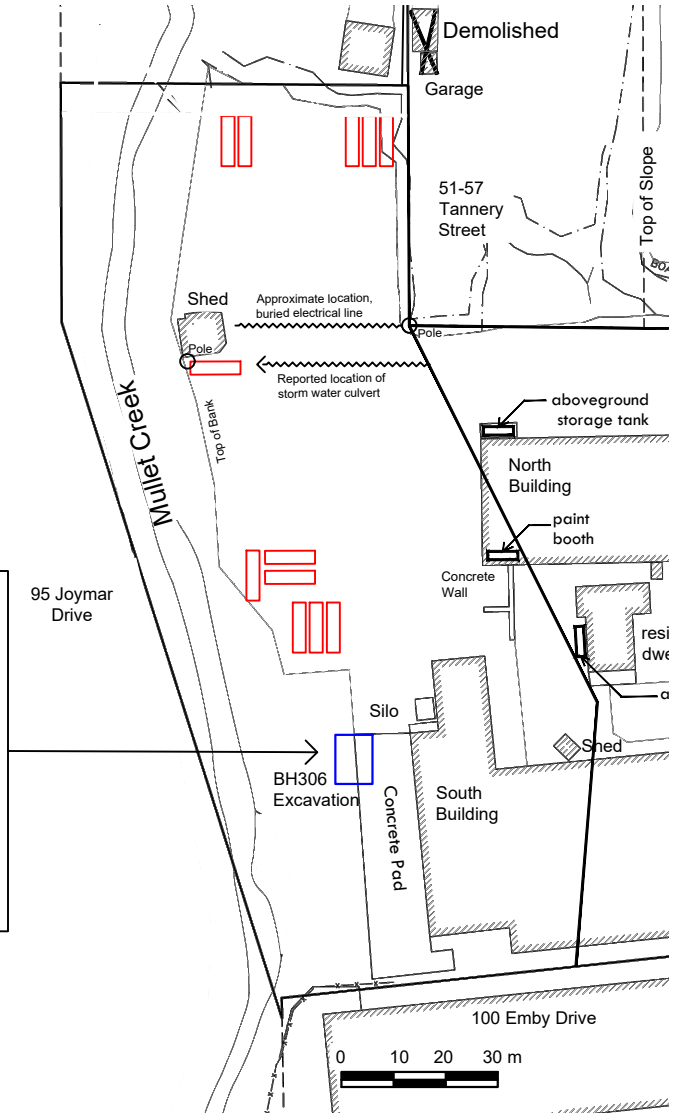
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 7

OHE CONSULTANTS
Occupational Hygiene & Environment





Legend:

- Trailers
- Extent of removal excavations

Notes:
Locations of site features are approximate and may vary from that shown

Drawing Title:

Remedial Locations

Client Address:

NYX Tannery Ltd.
Suite 400- 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R- 39995
208 Emby Drive
Mississauga, ON

Project No: 27845

Date: Jan, 2021

Scale: As Shown

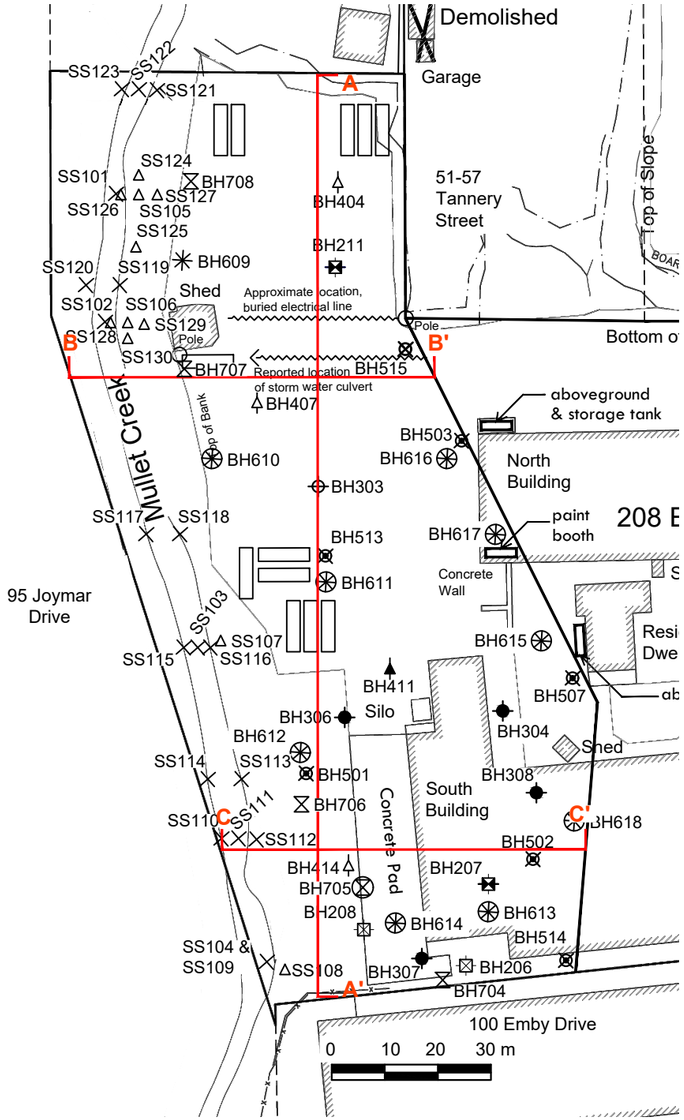
Drawn By: AF

Approved By: MSG

Drawing No:

8

CONSULTANTS
Occupational Hygiene & Environment



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross-Section Location

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

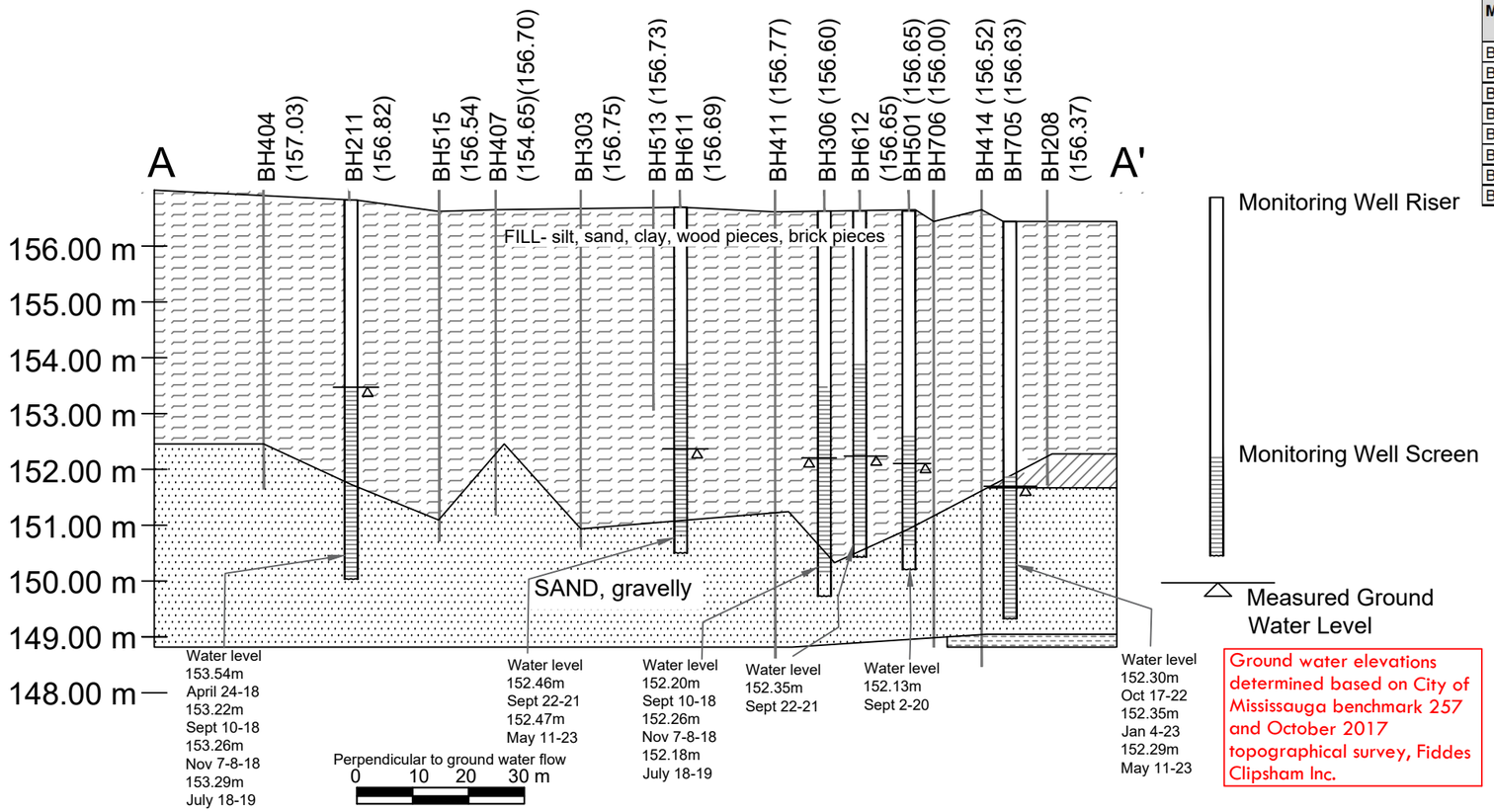
Drawing No: 9

Scale: As Shown

Drawn By: AF

Approved By: MSG

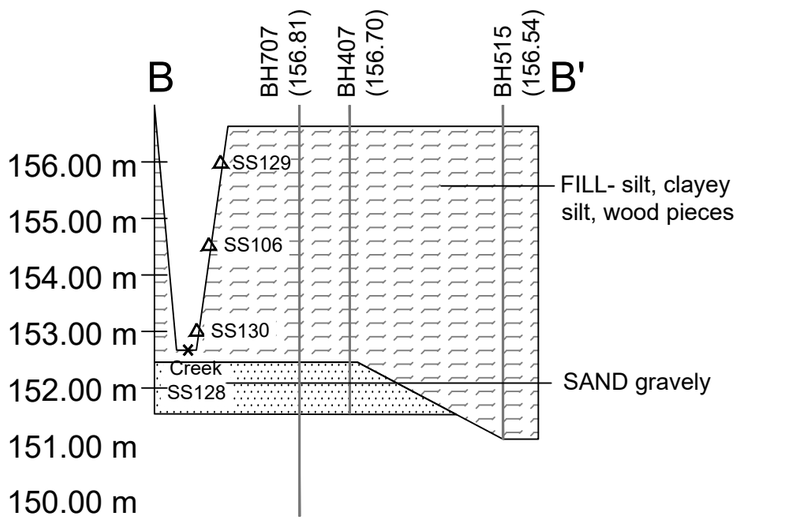
OHE CONSULTANTS
Occupational Hygiene & Environment



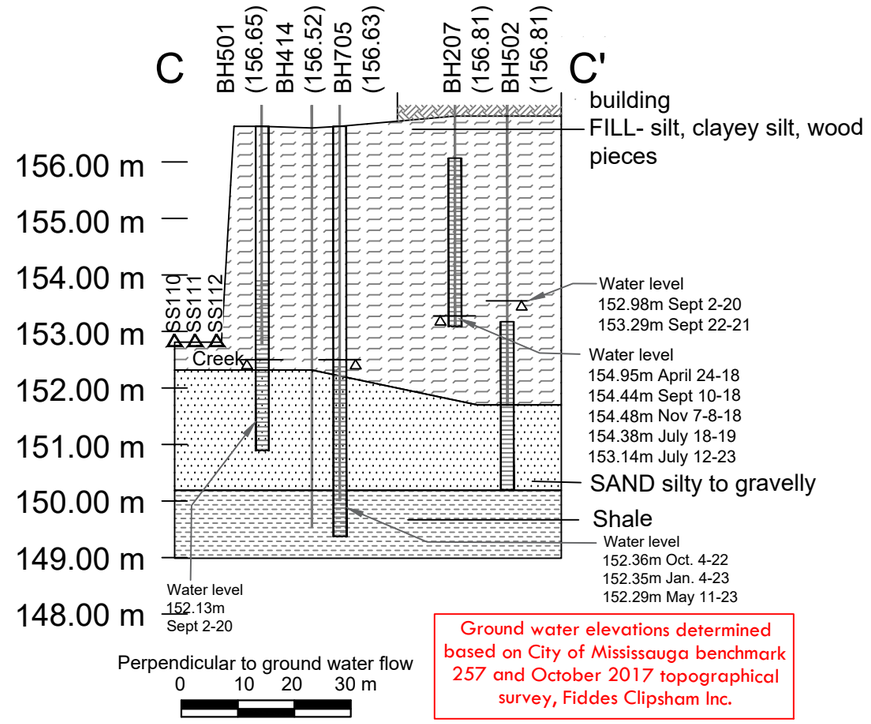
Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross-Sections

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

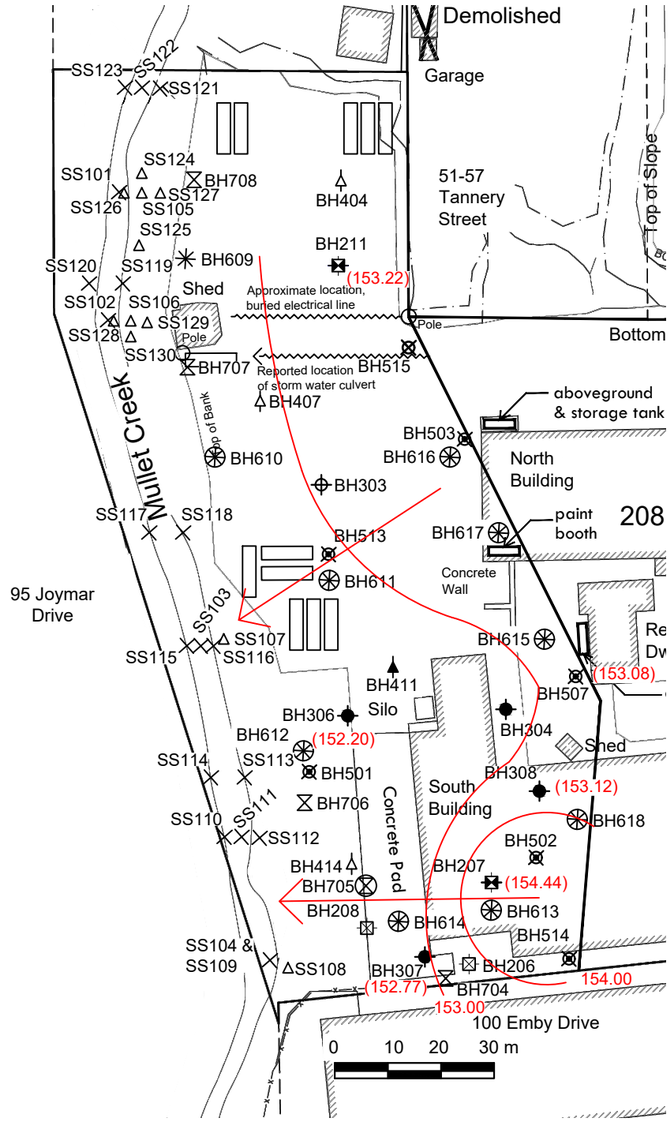
Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 10

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
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- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Ground Water Contours and Flow Direction
- September 10, 2018

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

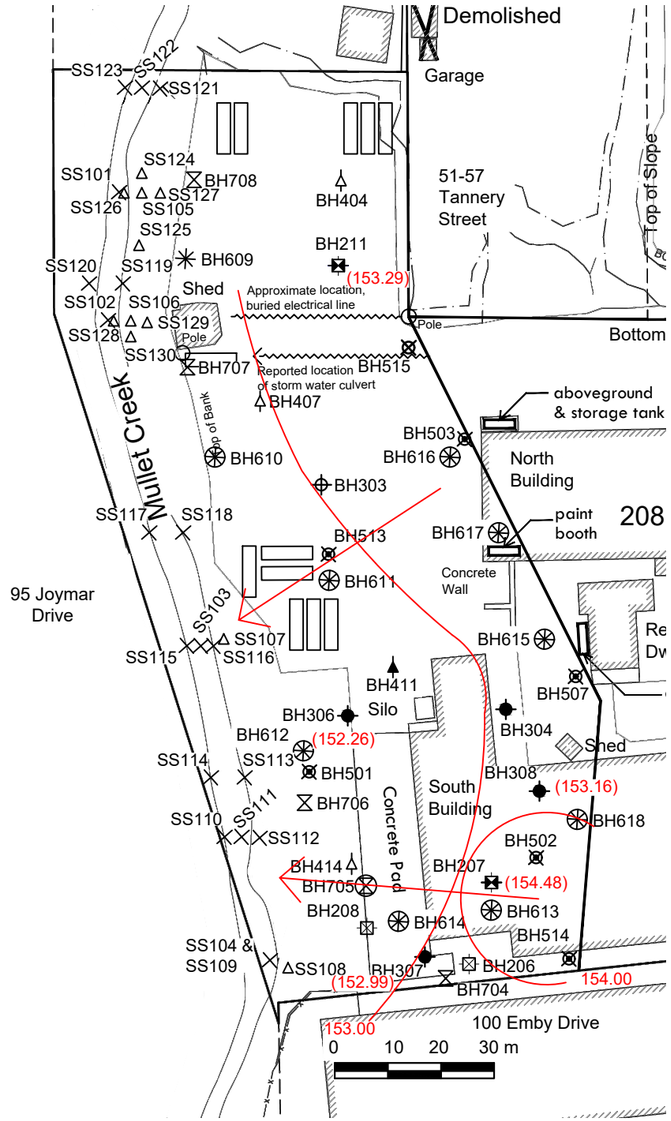
Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
11a

OHE CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- BH20X — OHE borehole April / May 2018
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- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Ground Water Contours and Flow Direction
- November 8 - 9, 2018

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

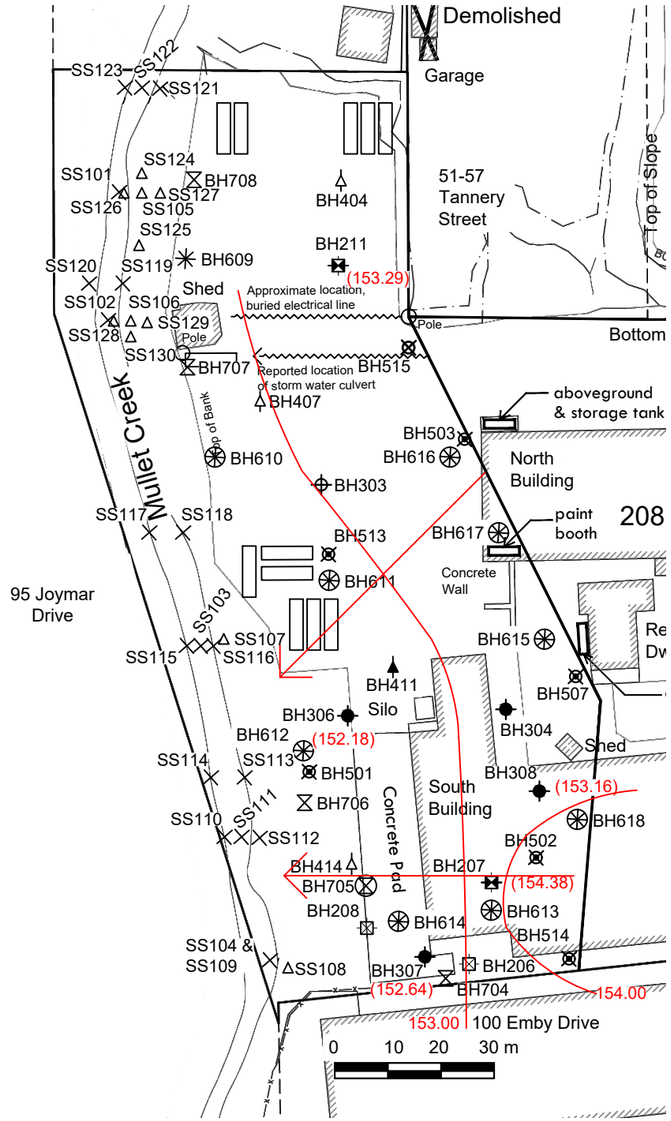
Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
11b

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- BH20X — OHE borehole April / May 2018
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- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction - July 18, 2019

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

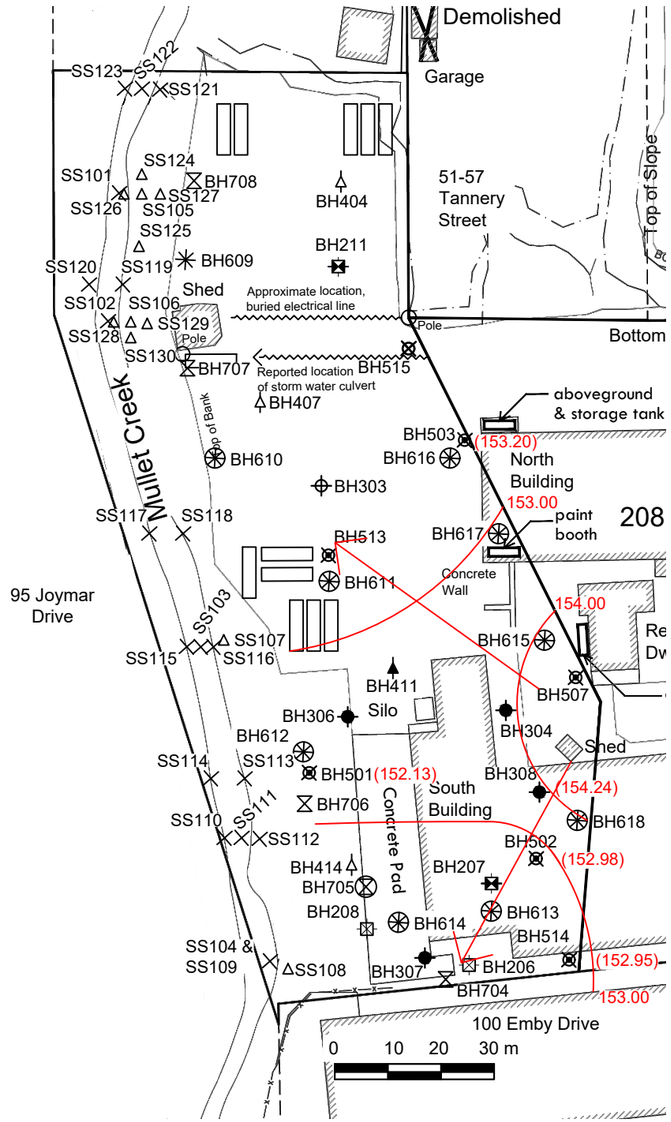
Drawn By: AF

Approved By: MSG

Drawing No:

11c

OHE CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- BH20X — OHE borehole April / May 2018
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- BH30X — OHE borehole / monitoring well October 2018
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- BH70X — OHE monitoring well September 2022
- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction
- September 20, 2020

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

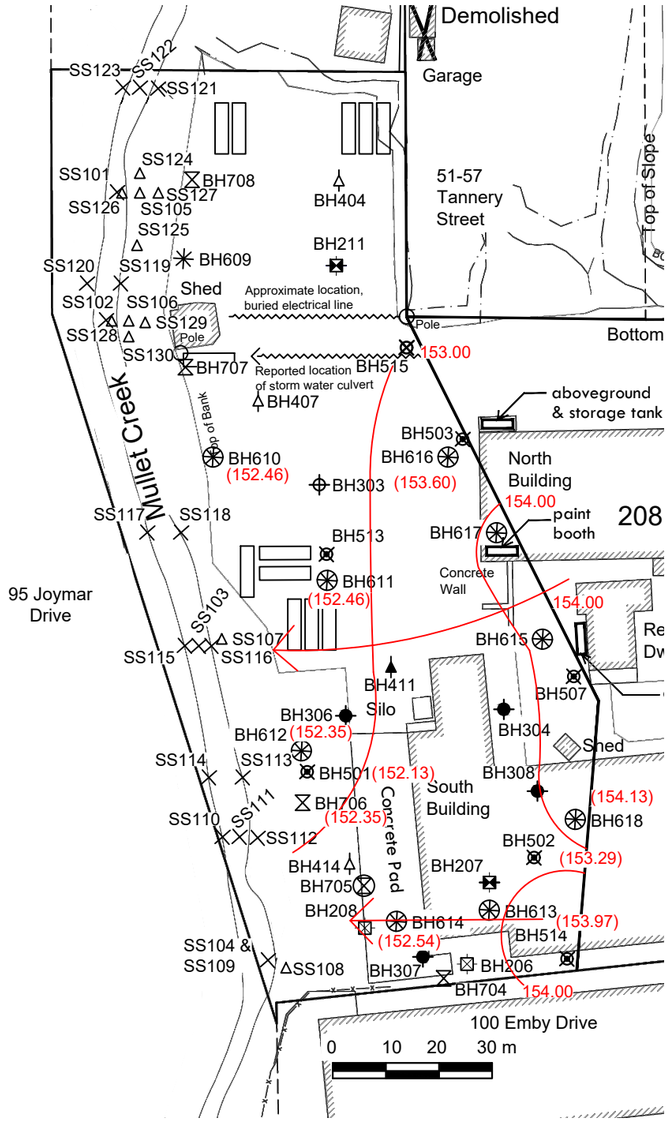
Drawn By: AF

Approved By: MSG

Drawing No:

11d

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

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- SSXX — OHE creek side wall sample December 2020, September 2022
- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction
- September 22, 2021

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

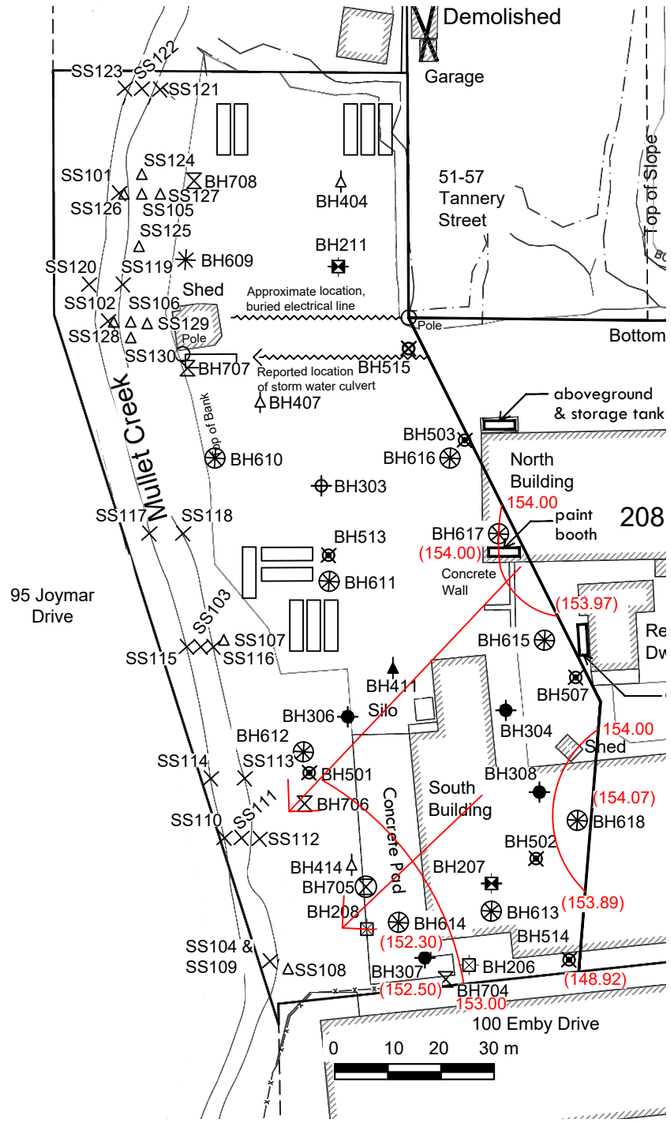
Drawn By: AF

Approved By: MSG

Drawing No:

11e

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

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- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction
- October 16 - 17, 2022

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

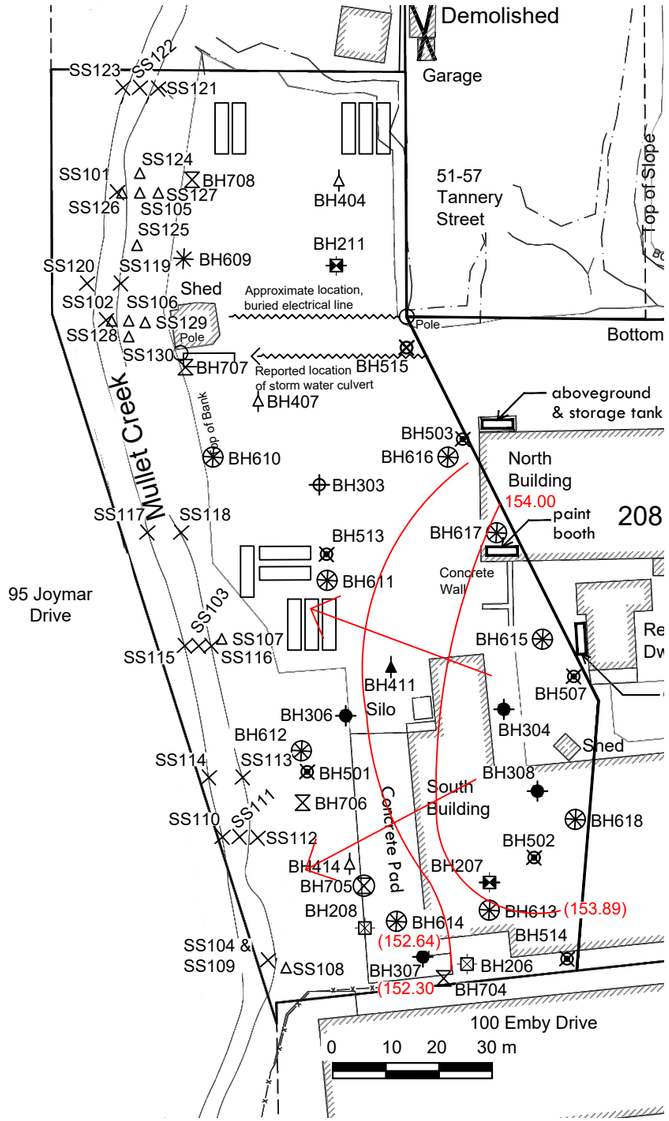
Drawn By: AF

Approved By: MSG

Drawing No:

11f

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

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- BH20X — OHE borehole / monitoring well April / May 2018
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- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction -January 4, 2023

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

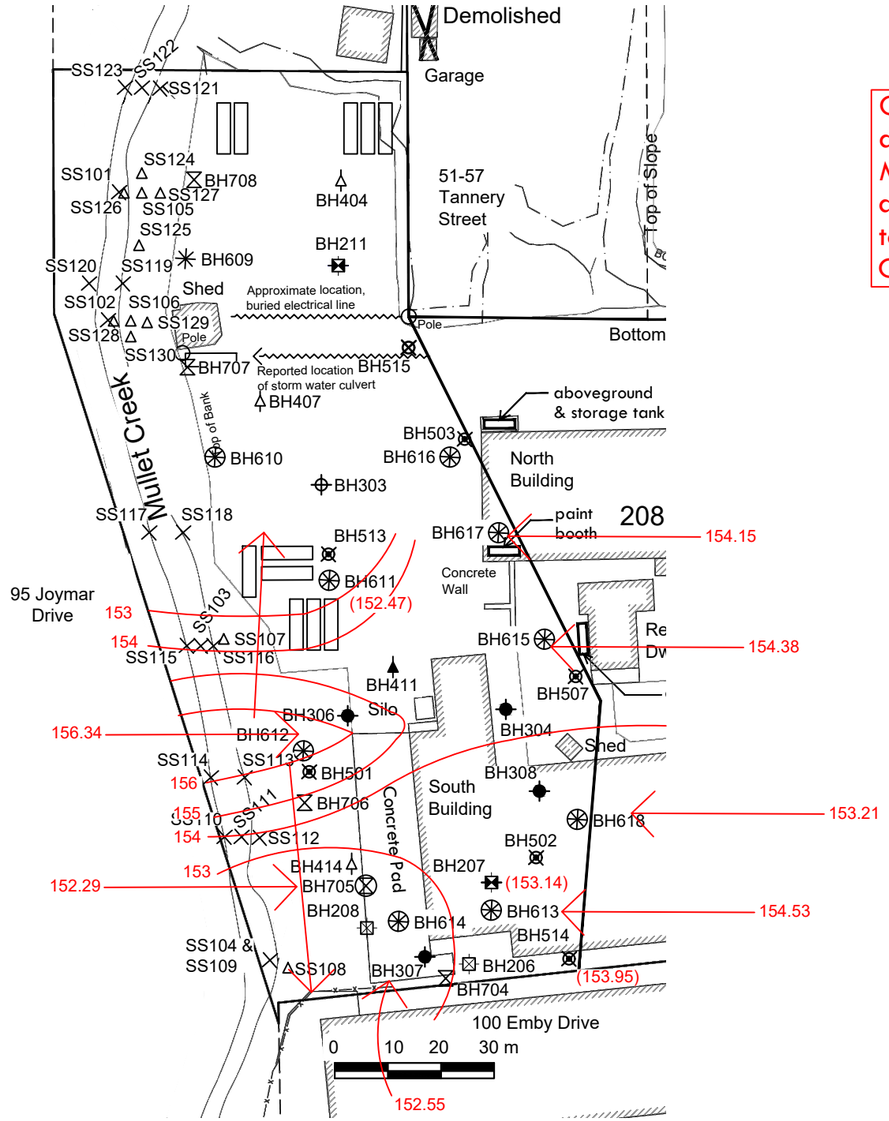
Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 11g

CONSULTANTS
Occupational Hygiene & Environment



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

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- BH20X — OHE borehole / monitoring well April / May 2018
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- SSXX — OHE creek sadiment sample October - December 2020, September 2022
- Trailers
- Estimated Ground Water Elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contours and Flow Direction
-May 10-15, 2023

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

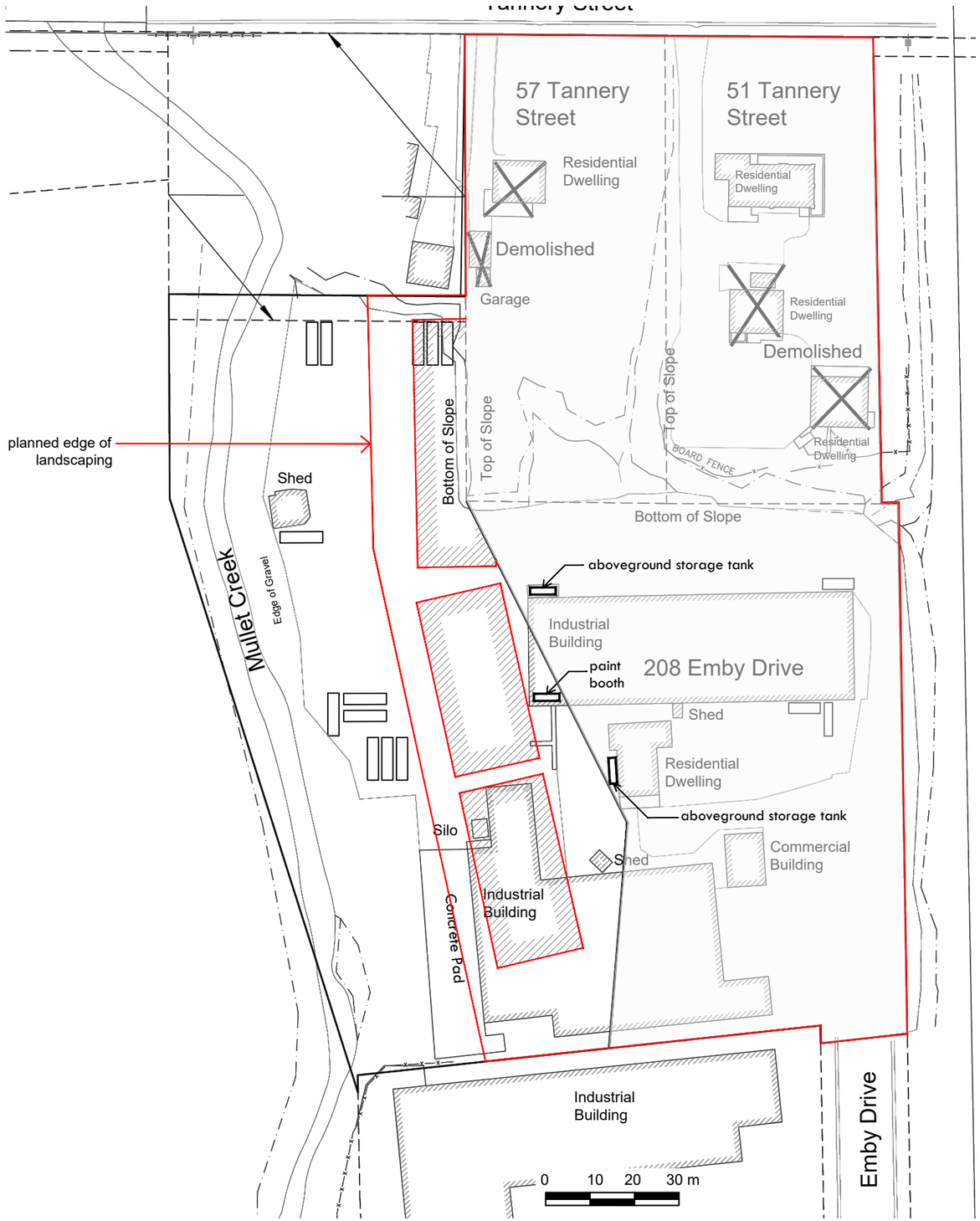
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 11h

CONSULTANTS
Occupational Hygiene & Environment



Legend:

- Trailers
- Planned Townhouse

Notes:
Locations of property features based upon field measurements

Drawing Title:

Planned Property Development

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023	Drawing No: 12
Scale: As Shown	
Drawn By: AF	
Approved By: MSG	

CONSULTANTS
Occupational Hygiene & Environment

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	4.57 – 5.18	none

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 1.22	none
metals	4.57 – 5.33	none

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	5.33 – 5.94	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.37	none
metals	3.05 – 3.66	none
metals	4.57 – 5.18	none
metals	6.10 – 6.71	none

BH609 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	1.52 – 2.13	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.52	none
metals	3.81 – 4.11	none

BH617 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.61 – 0.61	none
metals	1.52 – 2.13	none
metals	4.57 – 5.18	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	4.57 – 5.18	none
metals	6.10 – 6.71	none

BH615 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.61 – 0.61	none
metals	1.52 – 2.13	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.22 – 2.44	none
metals	4.57 – 5.49	copper: 112 µg/g vs. 92 µg/g

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	2.44 – 3.05	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	3.81 – 4.42	none

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 92.3 µg/g vs. 92 µg/g
metals	1.83 – 2.44	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 121 µg/g vs. 92 µg/g
metals	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.37	none
metals	7.62 – 8.23	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none – soil removed August 2020
metals	1.83 – 2.44	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.52 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 146 µg/g vs. 92 µg/g
metals	1.52 – 2.13	none
metals	2.29 – 2.90	copper: 159 µg/g vs. 92 µg/g
metals	3.81 – 4.42	none

BH613 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none
metals	2.29 – 2.90	none
metals	3.81 – 4.42	none

BH514 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 303 µg/g vs. 92 µg/g
metals	7.62 – 8.23	none

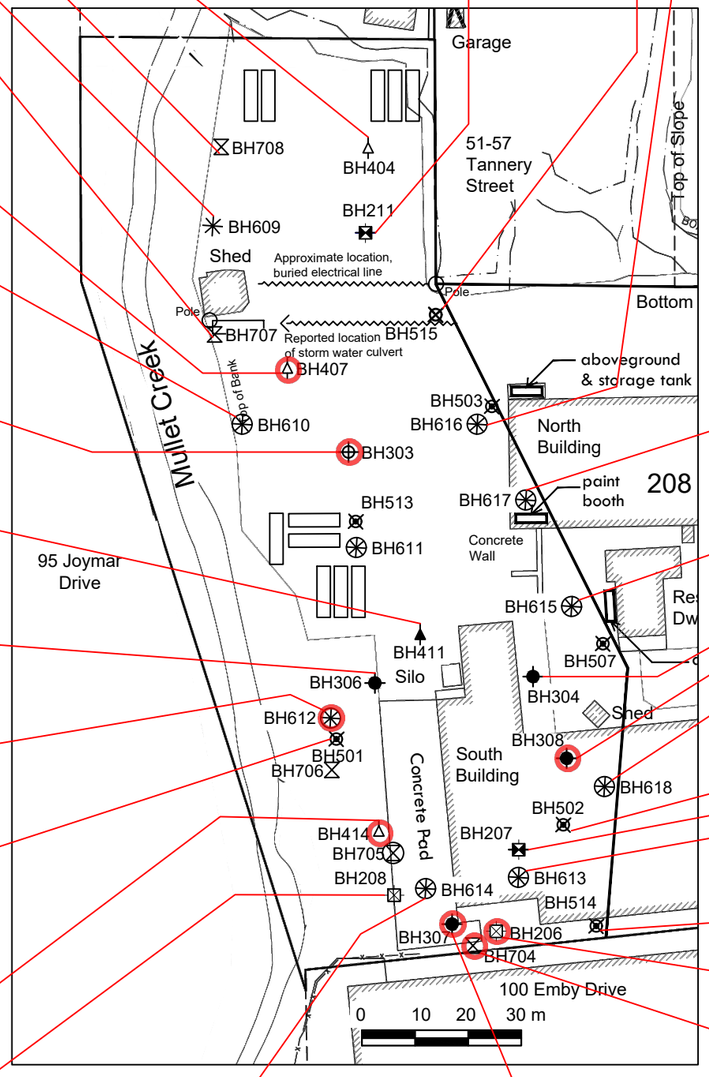
BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	copper: 147 µg/g vs. 92 µg/g

BH704 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	2.29 – 2.90	copper: 665 µg/g vs. 92 µg/g
metals	3.05 – 3.66	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.52	none
metals	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 1,690 µg/g vs. 92 µg/g lead: 312 µg/g vs. 120 µg/g
metals	1.83 – 2.44	silver: 4.02 µg/g vs. 0.5 µg/g



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination - Metals

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 13

OHE CONSULTANTS
Occupational Hygiene & Environment

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	4.57 – 5.18	none

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 1.22	none
metals	4.57 – 5.33	none

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	5.33 – 5.94	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.37	none
metals	3.05 – 3.66	none
metals	4.57 – 5.18	none
metals	6.10 – 6.71	none

BH609 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	1.52 – 2.13	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.52	none
metals	3.81 – 4.11	none

BH617 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.61 – 0.61	none
metals	1.52 – 2.13	none
metals	4.57 – 5.18	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	4.57 – 5.18	none
metals	6.10 – 6.71	none

Soil Sidewall Contamination (Drawing 26)

BH615 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.61 – 0.61	none
metals	1.52 – 2.13	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.22 – 2.44	none
metals	4.57 – 5.49	copper: 112 µg/g vs. 92 µg/g

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	2.44 – 3.05	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	3.81 – 4.42	none

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 92.3 µg/g vs. 92 µg/g
metals	1.83 – 2.44	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 121 µg/g vs. 92 µg/g
metals	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.37	none
metals	7.62 – 8.23	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none – soil removed August 2020
metals	1.83 – 2.44	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.52 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 146 µg/g vs. 92 µg/g
metals	1.52 – 2.13	none
metals	2.29 – 2.90	copper: 159 µg/g vs. 92 µg/g
metals	3.81 – 4.42	none

BH613 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none
metals	2.29 – 2.90	none
metals	3.81 – 4.42	none

BH514 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	3.81 – 4.42	none
metals	4.57 – 5.18	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 303 µg/g vs. 92 µg/g
metals	7.62 – 8.23	none

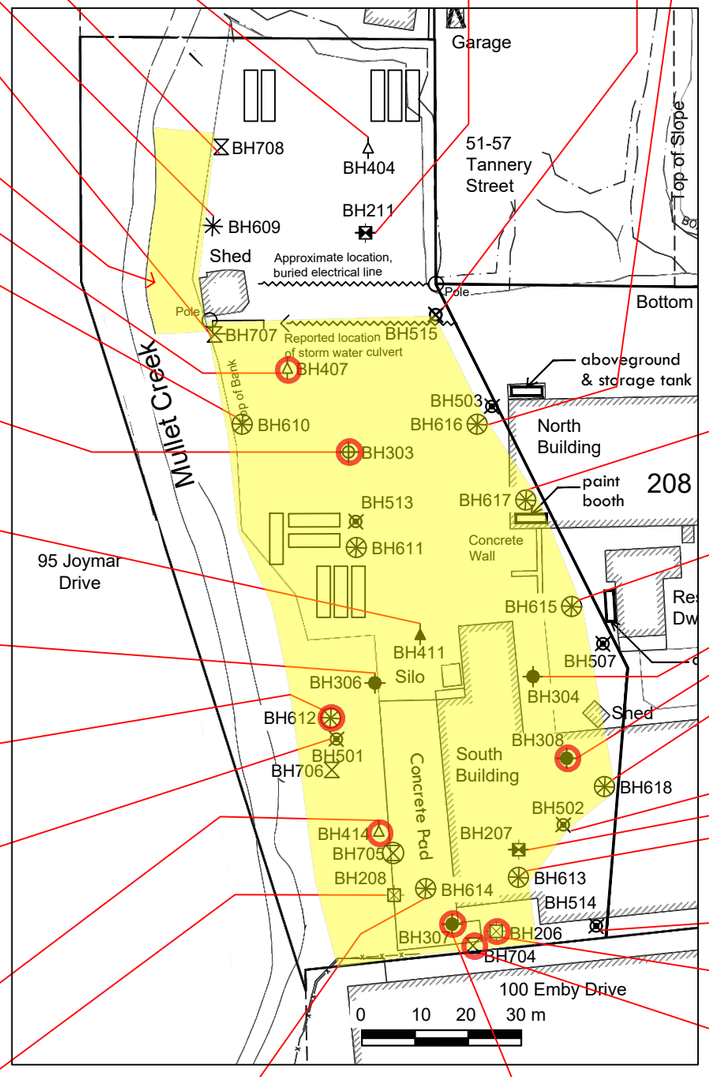
BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	copper: 147 µg/g vs. 92 µg/g

BH704 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	2.29 – 2.90	copper: 665 µg/g vs. 92 µg/g
metals	3.05 – 3.66	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.52	none
metals	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 1,690 µg/g vs. 92 µg/g lead: 312 µg/g vs. 120 µg/g
metals	1.83 – 2.44	silver: 4.02 µg/g vs. 0.5 µg/g



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
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- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- Estimated Zone of Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Metals Contamination in Soil

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 13a

OHE CONSULTANTS
Occupational Hygiene & Environment

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 1.22	sodium adsorption ratio: 3.72 vs. 2.4
salt-related parameters	4.57 – 5.33	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.52	sodium adsorption ratio: 3.23 vs. 2.4
salt-related parameters	3.81 – 4.11	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	6.10 – 6.71	none

BH617 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.13	none

BH615 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.13	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.22 – 2.44	none
salt-related parameters	4.57 – 5.49	electrical conductivity: 0.580 mS/cm vs. 0.57 mS/cm

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	2.44 – 3.05	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	3.81 – 4.42	electrical conductivity: 0.775 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 4.83 vs. 2.4

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	1.83 – 2.44	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.761 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 14.6 vs. 2.4
salt-related parameters	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	3.81 – 4.42	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.37	sodium adsorption ratio: 2.71 vs. 2.4
salt-related parameters	7.62 – 8.23	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.37 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none – soil removed August 2020
salt-related parameters	1.83 – 2.44	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.586 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 2.8 vs. 2.4
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	electrical conductivity: 0.864 mS/cm vs. 0.57 mS/cm
salt-related parameters	3.81 – 4.42	none

BH613 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	3.81 – 4.42	sodium adsorption ratio: 3.43 vs. 2.4

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	sodium adsorption ratio: 6.61 vs. 2.4
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	none
salt-related parameters	3.81 – 4.42	sodium adsorption ratio: 2.63 vs. 2.4

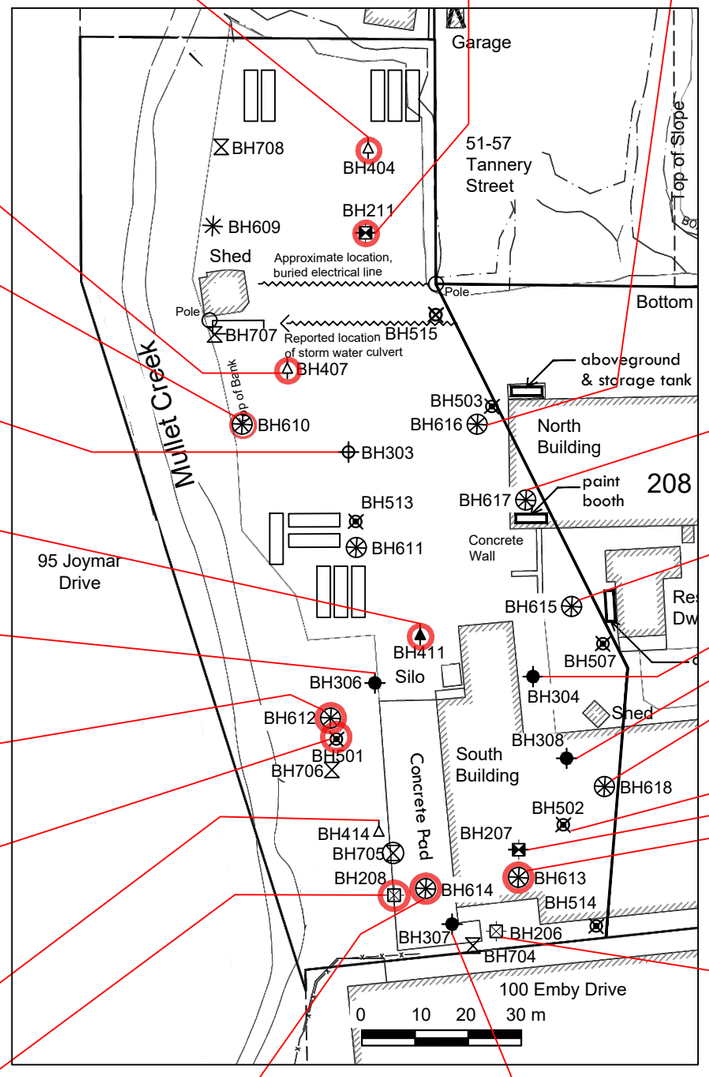
BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	7.62 – 8.23	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none
salt-related parameters	0.76 – 1.52	electrical conductivity: 0.581 mS/cm vs. 0.57 mS/cm
salt-related parameters	1.52 – 2.13	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	sodium adsorption ratio: 3.43 vs. 2.4

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	1.83 – 2.44	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination - Salt-Related

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 14

OHE CONSULTANTS
Occupational Hygiene & Environment

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 1.22	sodium adsorption ratio: 3.72 vs. 2.4
salt-related parameters	4.57 – 5.33	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.52	sodium adsorption ratio: 3.23 vs. 2.4
salt-related parameters	3.81 – 4.11	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	6.10 – 6.71	none

BH617 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.13	none

BH615 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.13	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.22 – 2.44	none
salt-related parameters	4.57 – 5.49	electrical conductivity: 0.580 mS/cm vs. 0.57 mS/cm

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	2.44 – 3.05	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	3.81 – 4.42	electrical conductivity: 0.775 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 4.83 vs. 2.4

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	1.83 – 2.44	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.761 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 14.6 vs. 2.4
salt-related parameters	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	3.81 – 4.42	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.37	sodium adsorption ratio: 2.71 vs. 2.4
salt-related parameters	7.62 – 8.23	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.37 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none – soil removed August 2020
salt-related parameters	1.83 – 2.44	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.586 mS/cm vs. 0.57 mS/cm
		sodium adsorption ratio: 2.8 vs. 2.4
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	electrical conductivity: 0.864 mS/cm vs. 0.57 mS/cm
salt-related parameters	3.81 – 4.42	none

BH613 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	3.81 – 4.42	sodium adsorption ratio: 3.43 vs. 2.4

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	sodium adsorption ratio: 6.61 vs. 2.4
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	none
salt-related parameters	3.81 – 4.42	sodium adsorption ratio: 2.63 vs. 2.4

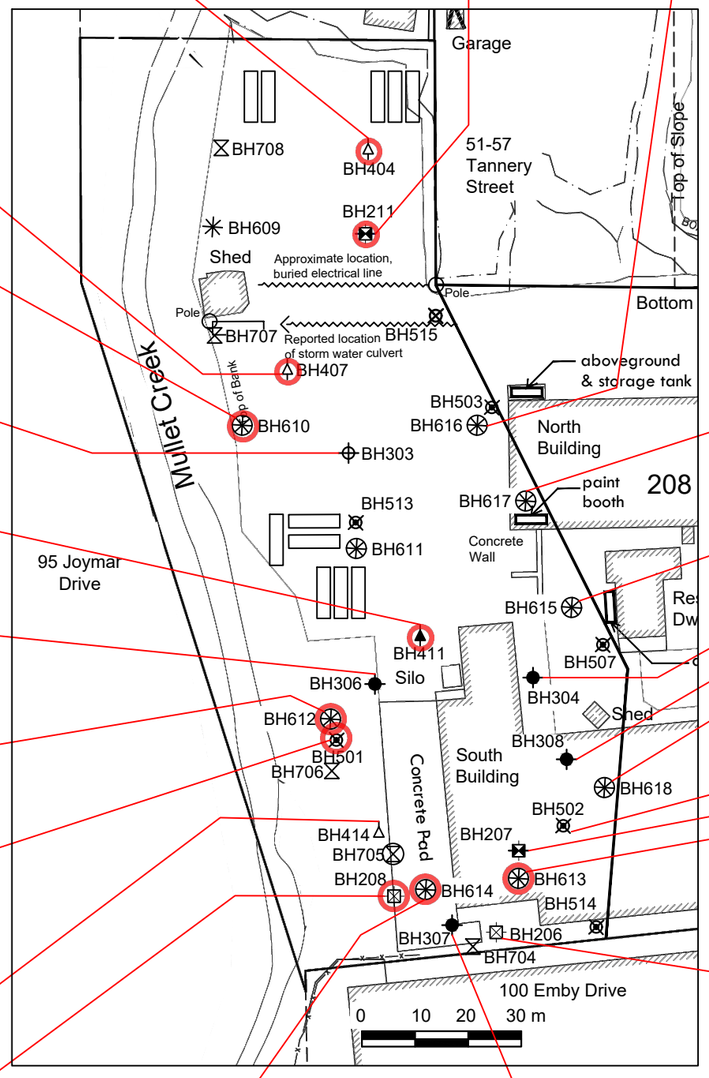
BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	7.62 – 8.23	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none
salt-related parameters	0.76 – 1.52	electrical conductivity: 0.581 mS/cm vs. 0.57 mS/cm
salt-related parameters	1.52 – 2.13	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	sodium adsorption ratio: 3.43 vs. 2.4

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	1.83 – 2.44	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
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- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Salt-Related Contamination in Soil

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 14a

EC and SAR concentrations are not representative of contamination as per Section 49.1 (1), Ontario Regulation 153/04

OHE CONSULTANTS
Occupational Hygiene & Environment

BH404 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 1.22	none
other regulated parameters	4.57 – 5.33	none

BH407 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.22 – 2.44	none
other regulated parameters	4.57 – 5.49	none

BH211 Soil	Apr-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.76 – 1.52	none
other regulated parameters	3.81 – 4.11	none

BH610 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	3.81 – 4.42	none

BH303 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none

BH411 Soil	Jul-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.76 – 1.37	none
other regulated parameters	7.62 – 8.23	none

BH306 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none – soil removed August 2020
other regulated parameters	1.83 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	**chromium VI: 2.91 µg/g vs. 0.66 µg/g**
other regulated parameters	1.52 – 2.13	none
other regulated parameters	2.29 – 2.90	**chromium VI: 2.28 µg/g vs. 0.66 µg/g** **pH 11.45 vs. 5 - 9**
other regulated parameters	3.81 – 4.42	none

BH501 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.52 – 2.13	**mercury: 0.274 µg/g vs. 0.27 µg/g**
other regulated parameters	2.29 – 2.90	none
other regulated parameters	3.81 – 4.42	none

BH706 Soil	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
methyl mercury	1.52– 2.13	none

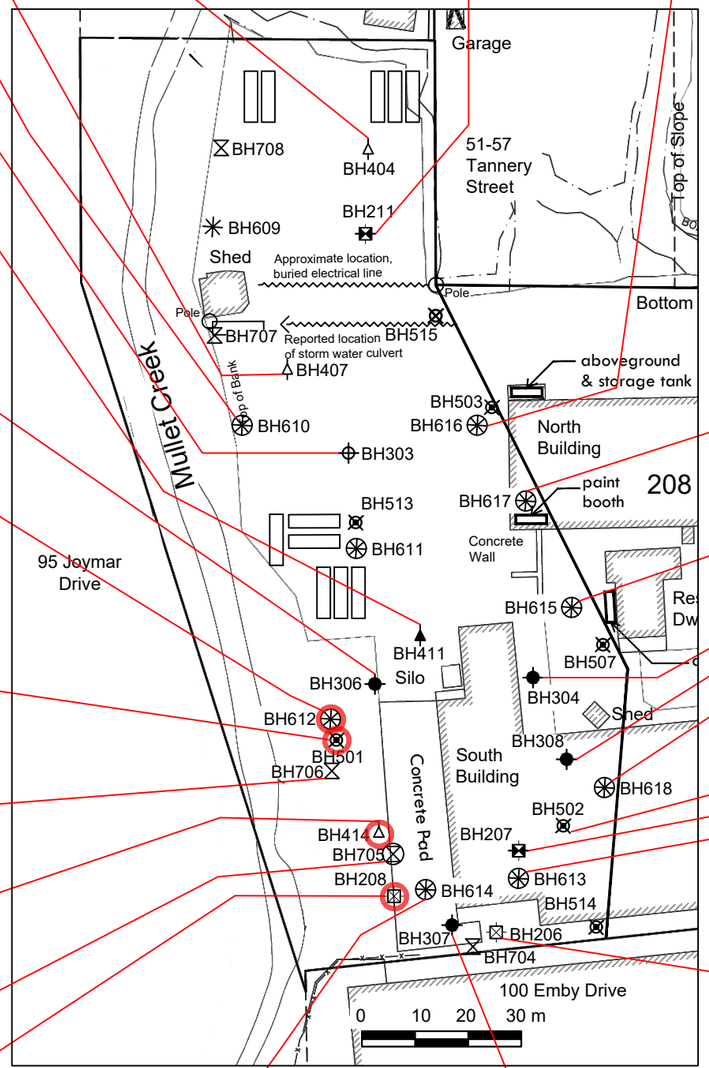
BH414 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	**chromium VI: 0.82 µg/g vs. 0.66 µg/g**
other regulated parameters	7.62 – 8.23	none

BH705 Soil	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
methyl mercury	1.52– 2.13	none

BH208 Soil	May-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	**chromium VI: 0.92 µg/g vs. 0.66 µg/g**
other regulated parameters	0.76 – 1.52	**mercury: 0.396 µg/g vs. 0.27 µg/g**
other regulated parameters	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none

BH307 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none



BH616 Soil	Aug-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	6.10 – 6.71	none

BH617 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52– 2.13	none

BH615 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52 – 2.13	none

BH304 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	2.44 – 3.05	none

BH308 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	3.81 – 4.42	none

BH502 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.37 – 2.13	none

BH207 Soil	Apr-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52 – 2.44	none

BH613 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	3.81 – 4.42	none

BH206 Soil	May-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	none

Other Regulated Parameters consist of: cyanide, chromium VI, mercury, pH

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:
Soil Contamination - Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 15

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BH404 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 1.22	none
other regulated parameters	4.57 – 5.33	none

BH407 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.22 – 2.44	none
other regulated parameters	4.57 – 5.49	none

BH211 Soil	Apr-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.76 – 1.52	none
other regulated parameters	3.81 – 4.11	none

BH610 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	3.81 – 4.42	none

BH303 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none

BH411 Soil	Jul-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.76 – 1.37	none
other regulated parameters	7.62 – 8.23	none

BH306 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none – soil removed August 2020
other regulated parameters	1.83 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	**chromium VI: 2.91 µg/g vs. 0.66 µg/g**
other regulated parameters	1.52 – 2.13	none
other regulated parameters	2.29 – 2.90	**chromium VI: 2.28 µg/g vs. 0.66 µg/g** **pH 11.45 vs. 5 - 9**
other regulated parameters	3.81 – 4.42	none

BH501 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.52 – 2.13	**mercury: 0.274 µg/g vs. 0.27 µg/g**
other regulated parameters	2.29 – 2.90	none
other regulated parameters	3.81 – 4.42	none

BH706 Soil	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
methyl mercury	1.52– 2.13	none

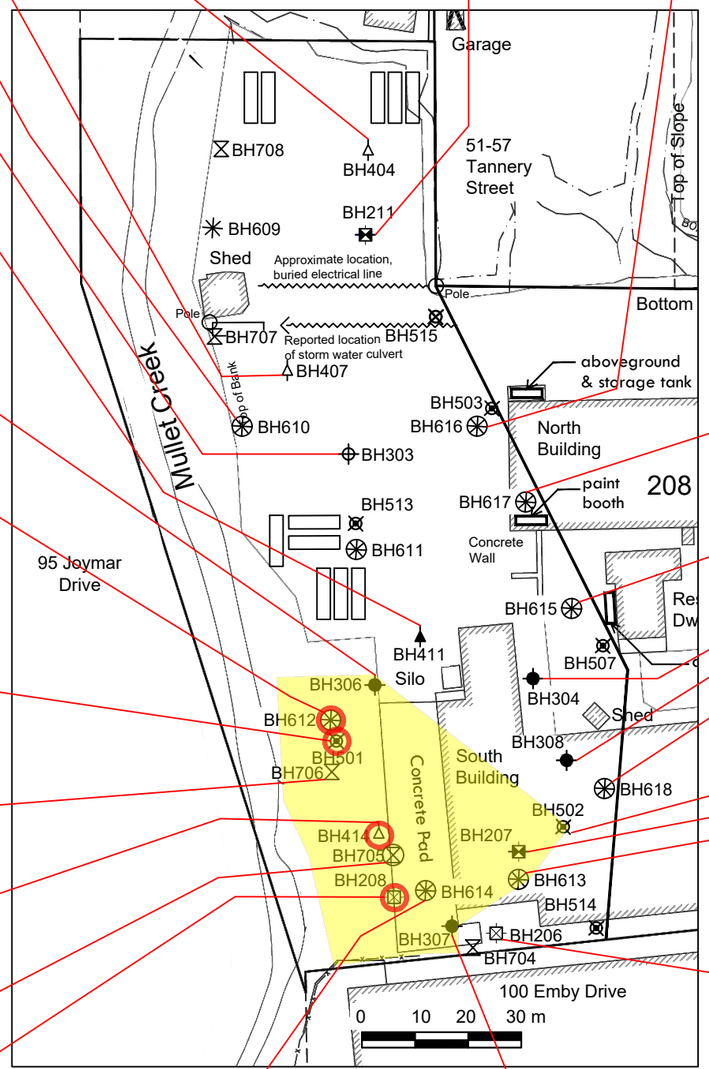
BH414 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	**chromium VI: 0.82 µg/g vs. 0.66 µg/g**
other regulated parameters	7.62 – 8.23	none

BH705 Soil	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
methyl mercury	1.52– 2.13	none

BH208 Soil	May-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	**chromium VI: 0.92 µg/g vs. 0.66 µg/g**
other regulated parameters	0.76 – 1.52	**mercury: 0.396 µg/g vs. 0.27 µg/g**
other regulated parameters	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none

BH307 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none



BH616 Soil	Aug-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	6.10 – 6.71	none

BH617 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52– 2.13	none

BH615 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52 – 2.13	none

BH304 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	2.44 – 3.05	none

BH308 Soil	Sep-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none

BH618 Soil	Aug-21	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	3.81 – 4.42	none

BH502 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.37 – 2.13	none

BH207 Soil	Apr-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.52 – 2.44	none

BH613 Soil	Aug-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	3.81 – 4.42	none

BH206 Soil	May-18	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	0.00 – 0.76	none

Other regulated parameters consist of: cyanide, chromium VI, mercury, pH

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- Estimated Zone of Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Other Regulated Parameter Contamination in Soil

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

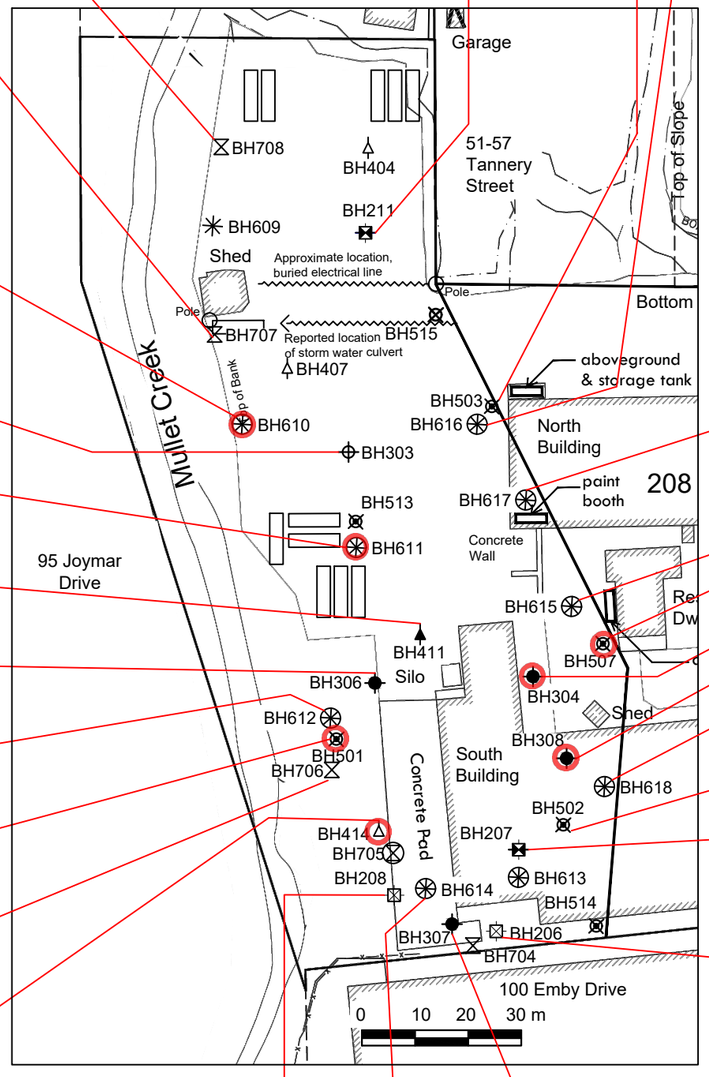
Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 15a

OHE CONSULTANTS
Occupational Hygiene & Environment



BH503 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	3.05 – 3.66	none

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.52	none
PHCs	3.05 – 3.66	none
PHCs	3.81 – 4.11	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	2.29 – 2.90	none
PHCs	5.33 – 5.94	none

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	1.52 – 2.13	none
PHCs	5.33 – 5.94	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	none
PHCs	2.29 – 2.90	PHCs F2 fraction: 12 µg/g vs. 10 µg/g
PHCs	3.81 – 4.42	none

BH507 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	none
PHCs	2.29 – 2.90	PHCs F2 fraction: 13 µg/g vs. 10 µg/g

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.83 – 2.44	none
PHCs	5.49 – 6.10	none

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	5.49 – 6.10	PHCs F2 fraction: 16 µg/g vs. 10 µg/g
PHCs	6.10 – 6.71	none

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	PHCs F3 fraction: 252 µg/g vs. 240 µg/g
PHCs	2.29 – 2.90	none

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.83 – 2.44	none
PHCs	4.27 – 4.88	PHCs F2 fraction: 14 µg/g vs. 10 µg/g

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	1.52 – 2.29	none
PHCs	5.33 – 5.94	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.52 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.66 – 4.27	none
PHCs	6.10 – 6.70	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	2.29 – 2.90	none
PHCs	3.81 – 4.42	none
PHCs	4.57 – 5.18	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 15 µg/g vs. 10 µg/g
PHCs	5.33 – 5.94	none
PHCs	6.10 – 6.71	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	2.29 – 3.05	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	0.76 – 1.37	PHCs F4 fraction: 1,820 µg/g vs. 120 µg/g (PHCs F2 and F3 laboratory detection limit exceeded the Standard)
PHCs	3.05 – 3.66	none

BH706 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	2.29 – 3.05	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 103 µg/g vs. 10 µg/g PHCs F3 fraction: 968 µg/g vs. 240 µg/g PHCs F4 fraction: 710 µg/g vs. 120 µg/g
PHCs	3.05 – 3.66	PHCs F2 fraction: 13 µg/g vs. 10 µg/g
PHCs	6.89 – 7.47	none

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.05 – 3.66	none
PHCs	6.10 – 6.70	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.76	none
PHCs	0.76 – 1.52	none
PHCs	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	2.29 – 2.90	none
PHCs	5.33 – 5.94	none

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination
- Petroleum Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Drawing No: 16

Scale: As Shown

Drawn By: AF

Approved By: MSG

CONSULTANTS
Occupational Hygiene & Environment

BH503 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	3.05 – 3.66	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.52	none
PHCs	3.05 – 3.66	none
PHCs	3.81 – 4.11	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	2.29 – 2.90	none
PHCs	5.33 – 5.94	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

Soil Sidewall Contamination (Drawing 29)

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	1.52 – 2.13	none
PHCs	5.33 – 5.94	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	none
PHCs	2.29 – 2.90	PHCs F2 fraction: 12 µg/g vs. 10 µg/g
PHCs	3.81 – 4.42	none

BH507 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	none
PHCs	2.29 – 2.90	PHCs F2 fraction: 13 µg/g vs. 10 µg/g

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.83 – 2.44	none
PHCs	5.49 – 6.10	none

BH304 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	5.49 – 6.10	PHCs F2 fraction: 16 µg/g vs. 10 µg/g
PHCs	6.10 – 6.71	none

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	PHCs F3 fraction: 252 µg/g vs. 240 µg/g
PHCs	2.29 – 2.90	none

BH308 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.83 – 2.44	none
PHCs	4.27 – 4.88	PHCs F2 fraction: 14 µg/g vs. 10 µg/g

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	1.52 – 2.29	none
PHCs	5.33 – 5.94	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.52 – 2.13	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.66 – 4.27	none
PHCs	6.10 – 6.70	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	2.29 – 2.90	none
PHCs	3.81 – 4.42	none
PHCs	4.57 – 5.18	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 15 µg/g vs. 10 µg/g
PHCs	5.33 – 5.94	none
PHCs	6.10 – 6.71	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	2.29 – 3.05	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	0.76 – 1.37	PHCs F4 fraction: 1,820 µg/g vs. 120 µg/g (PHCs F2 and F3 laboratory detection limit exceeded the Standard)
PHCs	3.05 – 3.66	none

BH706 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

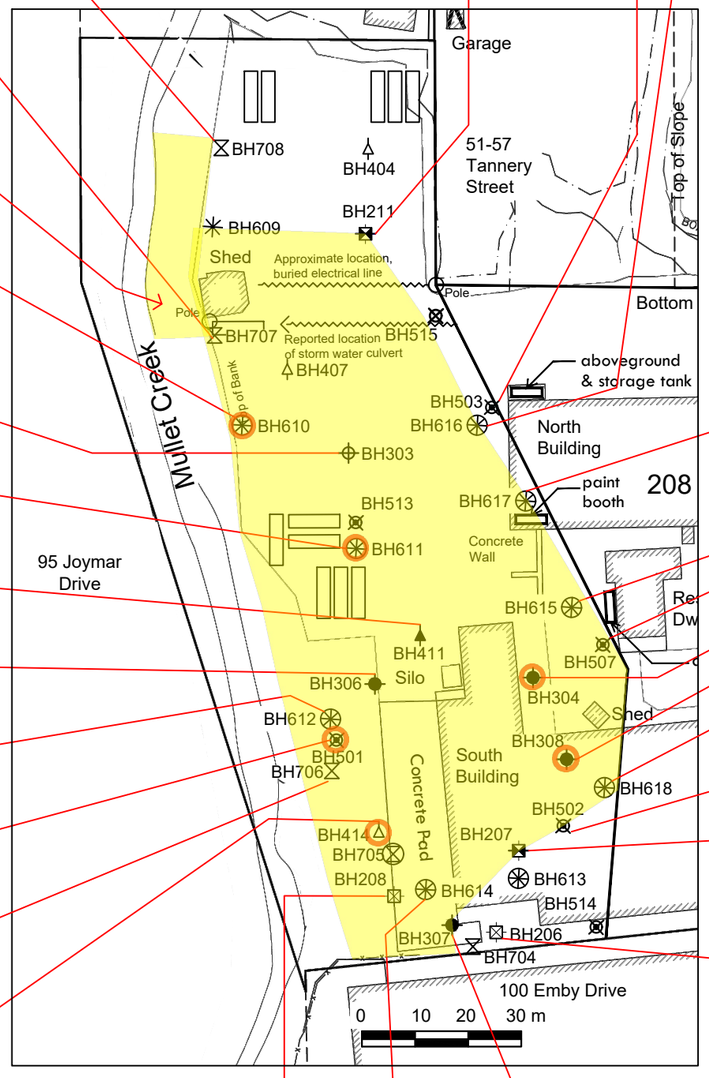
BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	2.29 – 3.05	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 103 µg/g vs. 10 µg/g
		PHCs F3 fraction: 968 µg/g vs. 240 µg/g
		PHCs F4 fraction: 710 µg/g vs. 120 µg/g
PHCs	3.05 – 3.66	PHCs F2 fraction: 13 µg/g vs. 10 µg/g
PHCs	6.89 – 7.47	none

BH307 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.05 – 3.66	none
PHCs	6.10 – 6.70	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.76	none
PHCs	0.76 – 1.52	none
PHCs	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	2.29 – 2.90	none
PHCs	5.33 – 5.94	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- PHCs - Petroleum Hydrocarbons
- Estimated Zone of Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Petroleum Hydrocarbon Contamination in Soil

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Drawing No: 16a

Scale: As Shown

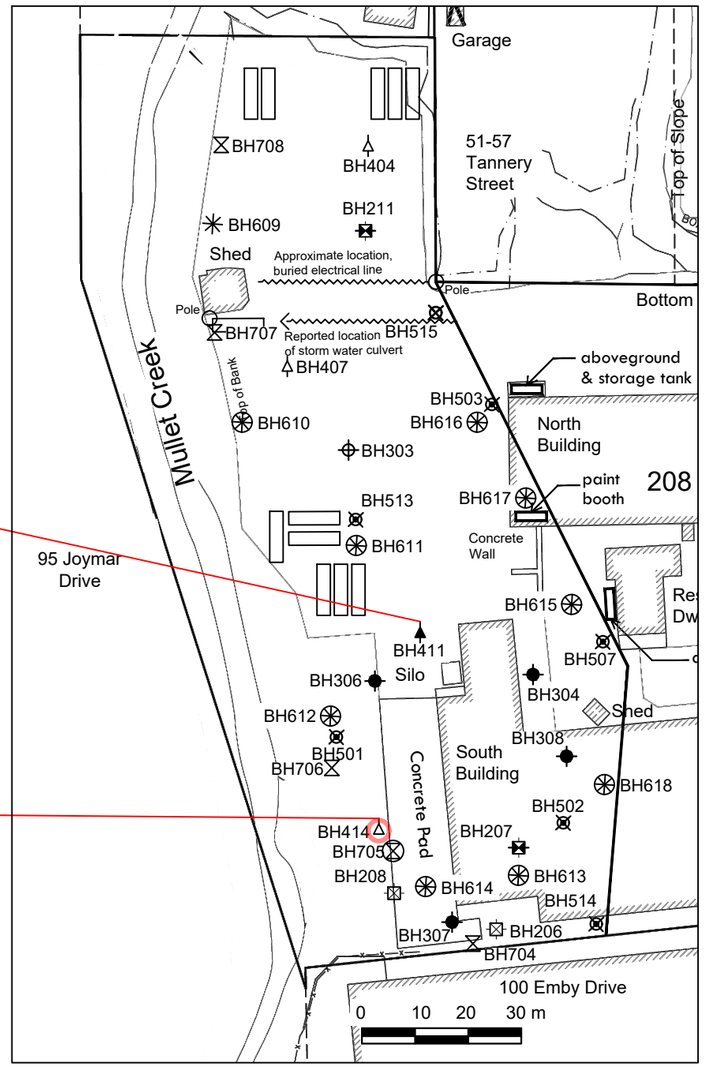
Drawn By: AF

Approved By: MSG

CONSULTANTS
Occupational Hygiene & Environment

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	none
BTEX	1.52 – 2.29	none
BTEX	5.33 – 5.94	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	benzene: 0.114 µg/g vs. 0.02 µg/g toluene: 0.325 µg/g vs. 0.02 µg/g ethylbenzene 0.132 µg/g vs. 0.05 µg/g xylenes 0.792 µg/g vs. 0.05 µg/g
BTEX	3.05 – 3.66	none
BTEX	6.86 – 7.47	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination - Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

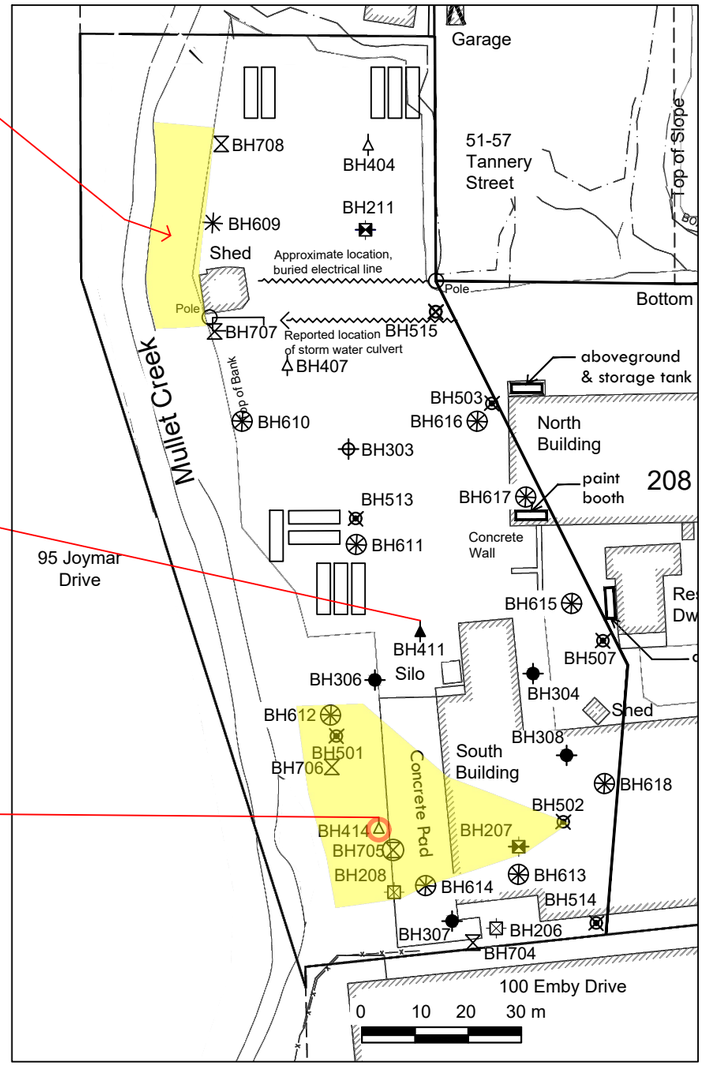
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 17

CONSULTANTS
Occupational Hygiene & Environment

Soil Sidewall Contamination (Drawing 30)



BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	none
BTEX	1.52 – 2.29	none
BTEX	5.33 – 5.94	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	benzene: 0.114 µg/g vs. 0.02 µg/g tolvene: 0.325 µg/g vs. 0.02 µg/g ethylbenzene 0.132 µg/g vs. 0.05 µg/g xylenes 0.792 µg/g vs. 0.05 µg/g
BTEX	3.05 – 3.66	none
BTEX	6.86 – 7.47	none

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- Estimated Zone of Contamination
- BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Soil Contamination - Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
17a

OHE CONSULTANTS
Occupational Hygiene & Environment

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.52	none
VOCs	3.05 – 3.66	none
VOCs	3.76 – 4.11	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	1.52 – 2.13	none
VOCs	2.29 – 2.90	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	2.29 – 2.90	none
VOCs	5.33 – 5.94	none

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	1.52 – 2.13	none
VOCs	5.33 – 5.94	none

BH513 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	1.52 – 2.13	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	1.52 – 2.13	none

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	1.52 – 2.13	none
VOCs	2.29 – 2.90	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	2.29 – 2.90	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	5.33 – 5.94	none
VOCs	6.10 – 6.71	none

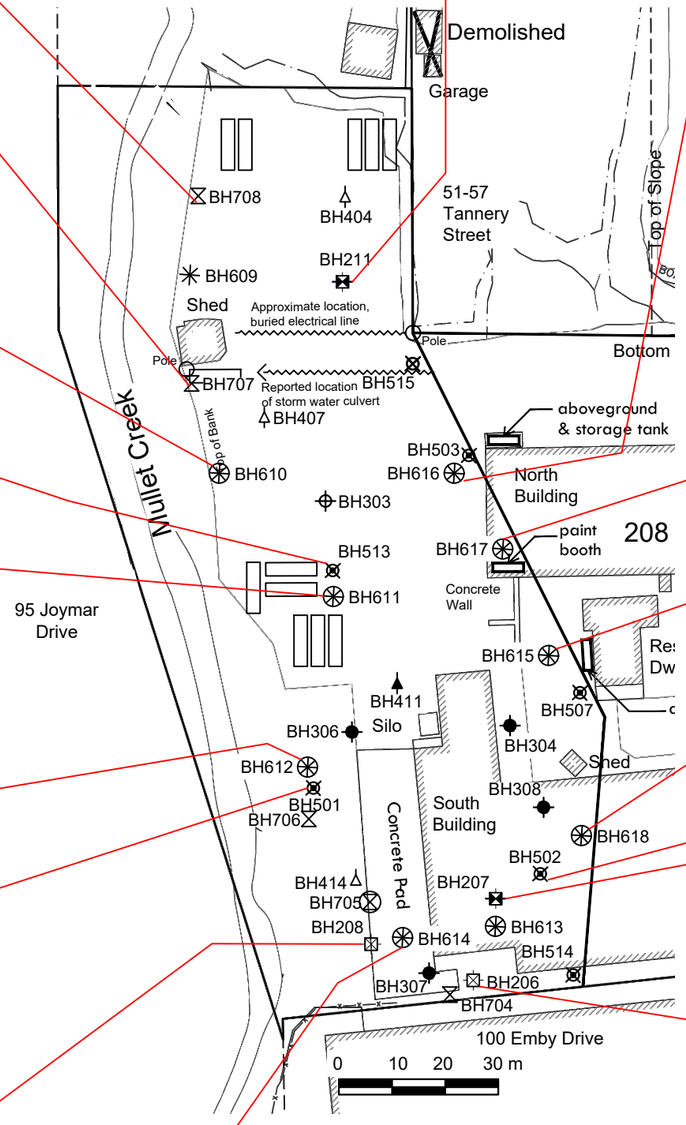
BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	2.29 – 3.05	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	0.76 – 1.37	none
VOCs	3.05 – 3.66	none

BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	2.29 – 3.05	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.76	none
VOCs	0.76 – 1.52	none
VOCs	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	5.33 – 5.94	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination - Volatile Organic Compounds

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 18

OHE CONSULTANTS
Occupational Hygiene & Environment

BH708 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.52	none
VOCs	3.05 – 3.66	none
VOCs	3.76 – 4.11	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	1.52 – 2.13	none
VOCs	2.29 – 2.90	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	2.29 – 2.90	none
VOCs	5.33 – 5.94	none

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	1.52 – 2.13	none
VOCs	5.33 – 5.94	none

BH513 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	1.52 – 2.13	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	1.52 – 2.13	none

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	1.52 – 2.13	none
VOCs	2.29 – 2.90	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	2.29 – 2.90	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	2.29 – 3.05	none

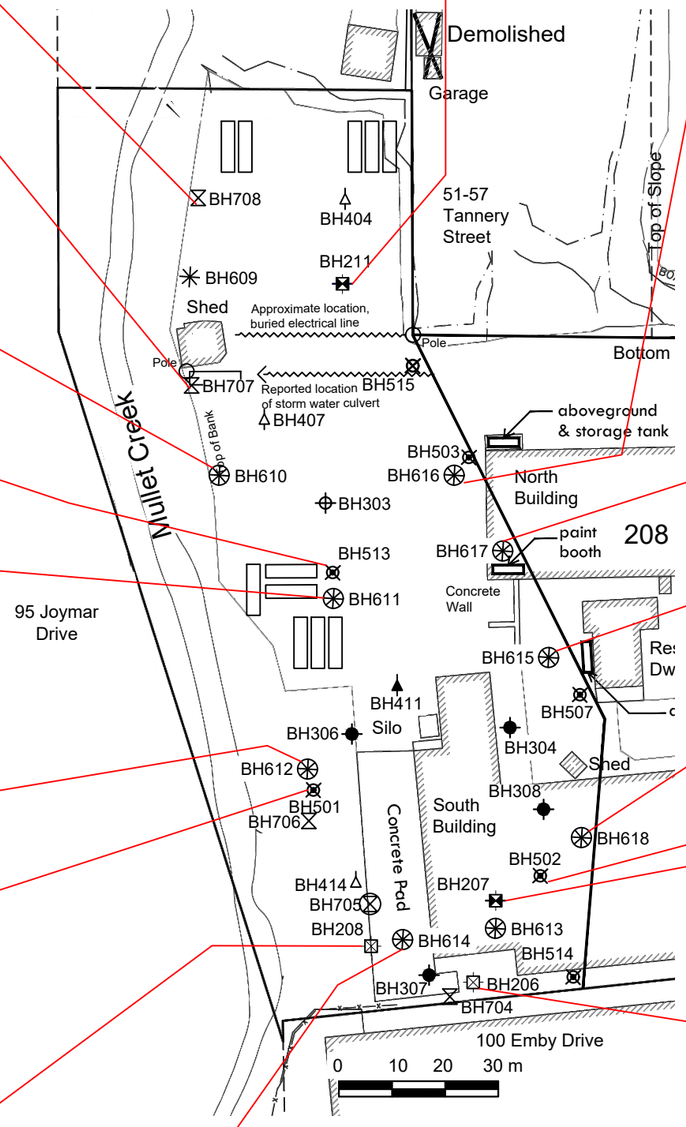
BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	5.33 – 5.94	none
VOCs	6.10 – 6.71	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	0.76 – 1.37	none
VOCs	3.05 – 3.66	none

BH206 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	2.29 – 3.05	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.76	none
VOCs	0.76 – 1.52	none
VOCs	1.52 – 2.29	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	5.33 – 5.94	none



Please refer to drawing 17a

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- Estimated Zone of Contamination
- VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Volatile Organic Compounds Contamination in Soil

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

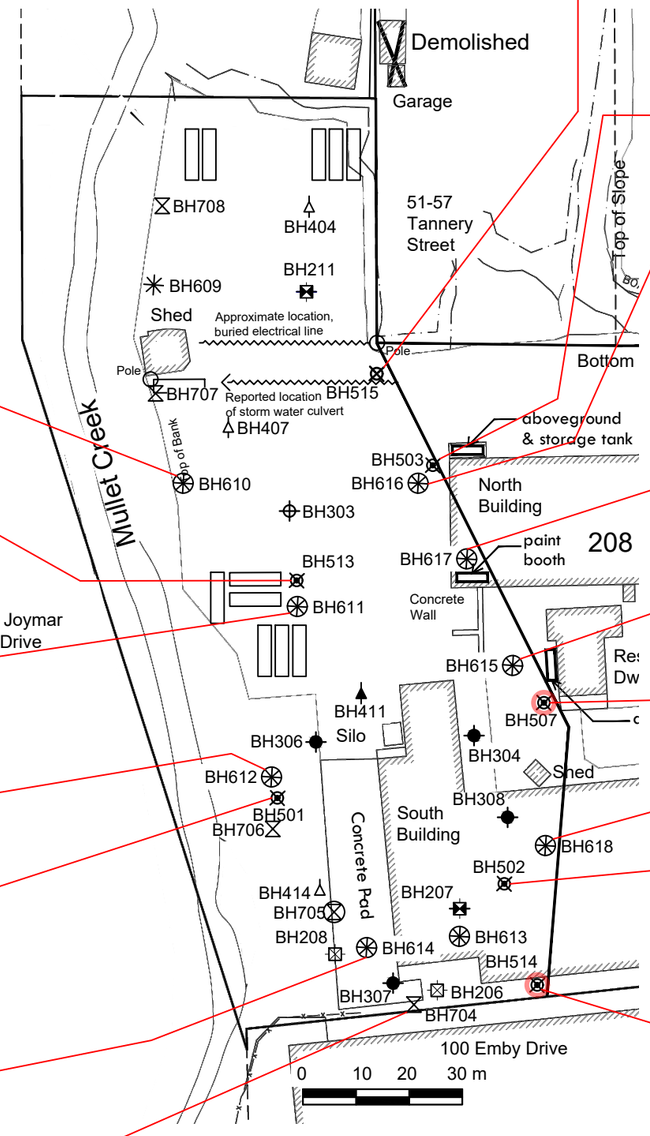
Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 18a

OHE CONSULTANTS
Occupational Hygiene & Environment



BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	5.33 – 5.94	none

BH503 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	4.57 – 5.18	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none
PAHs	3.81 – 4.42	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none
PAHs	4.57 – 5.18	none

BH513 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	2.29 – 2.90	none

BH507 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.08 – 3.66	1+2 methylnaphthalene: 1.55 µg/g vs. 0.59 µg/g naphthalene: 0.797 µg/g vs. 0.09 µg/g

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none
PAHs	6.10 – 6.71	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	2.29 – 2.90	none
PAHs	4.57 – 5.18	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.81 – 4.42	none

BH514 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	acenaphthene: 0.379 µg/g vs. 0.072 µg/g anthracene: 1.22 µg/g vs. 0.16 µg/g benzo(a)anthracene: 1.76 µg/g vs. 0.36 µg/g benzo(a)pyrene: 1.29 µg/g vs. 0.3 µg/g benzo(b)fluoranthene: 1.86 µg/g vs. 0.47 µg/g benzo(k)fluoranthene: 0.554 µg/g vs. 0.48 µg/g dibenzo(ah)anthracene: 0.241 µg/g vs. 0.1 µg/g fluoranthene: 3.78 µg/g vs. 0.56 µg/g fluorene: 0.606 µg/g vs. 0.12 µg/g indeno(1,2,3-cd)pyrene: 0.713 µg/g vs. 0.23 µg/g naphthalene: 0.319 µg/g vs. 0.09 µg/g phenanthrene: 4.37 µg/g vs. 0.69 µg/g pyrene: 2.87 µg/g vs. 1 µg/g
PAHs	4.57 – 5.18	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH704 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Contamination - Polycyclic Aromatic Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Drawing No: 19

Scale: As Shown

Drawn By: AF

Approved By: MSG

OHE CONSULTANTS
Occupational Hygiene & Environment

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	5.33 – 5.94	none

BH503 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none

BH616 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	4.57 – 5.18	none

BH617 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH615 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none
PAHs	4.57 – 5.18	none

BH507 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.08 – 3.66	1+2 methylnaphthalene: 1.55 µg/g vs. 0.59 µg/g naphthalene: 0.797 µg/g vs. 0.09 µg/g

BH618 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	2.29 – 2.90	none
PAHs	4.57 – 5.18	none

BH514 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	acenaphthene: 0.379 µg/g vs. 0.072 µg/g anthracene: 1.22 µg/g vs. 0.16 µg/g benzo(a)anthracene: 1.76 µg/g vs. 0.36 µg/g benzo(a)pyrene: 1.29 µg/g vs. 0.3 µg/g benzo(b)fluoranthene: 1.86 µg/g vs. 0.47 µg/g benzo(k)fluoranthene: 0.554 µg/g vs. 0.48 µg/g dibenzo(ah)anthracene: 0.241 µg/g vs. 0.1 µg/g fluoranthene: 3.78 µg/g vs. 0.56 µg/g fluorene: 0.606 µg/g vs. 0.12 µg/g indeno(1,2,3-cd)pyrene: 0.713 µg/g vs. 0.23 µg/g naphthalene: 0.319 µg/g vs. 0.09 µg/g phenanthrene: 4.37 µg/g vs. 0.69 µg/g pyrene: 2.87 µg/g vs. 1 µg/g
PAHs	4.57 – 5.18	none

BH610 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none
PAHs	3.81 – 4.42	none

BH513 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	2.29 – 2.90	none

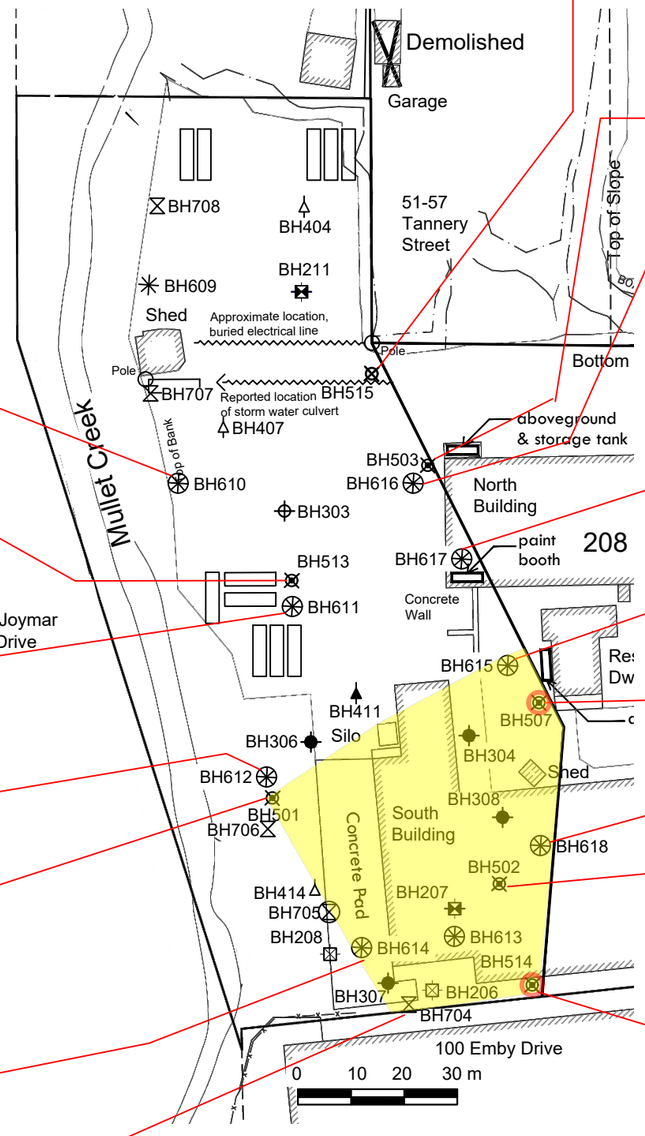
BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none
PAHs	6.10 – 6.71	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.81 – 4.42	none

BH614 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none

BH704 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Soil Contamination
- Estimated Zone of Contamination
- PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Polycyclic Aromatic Hydrocarbon Contamination in Soil

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

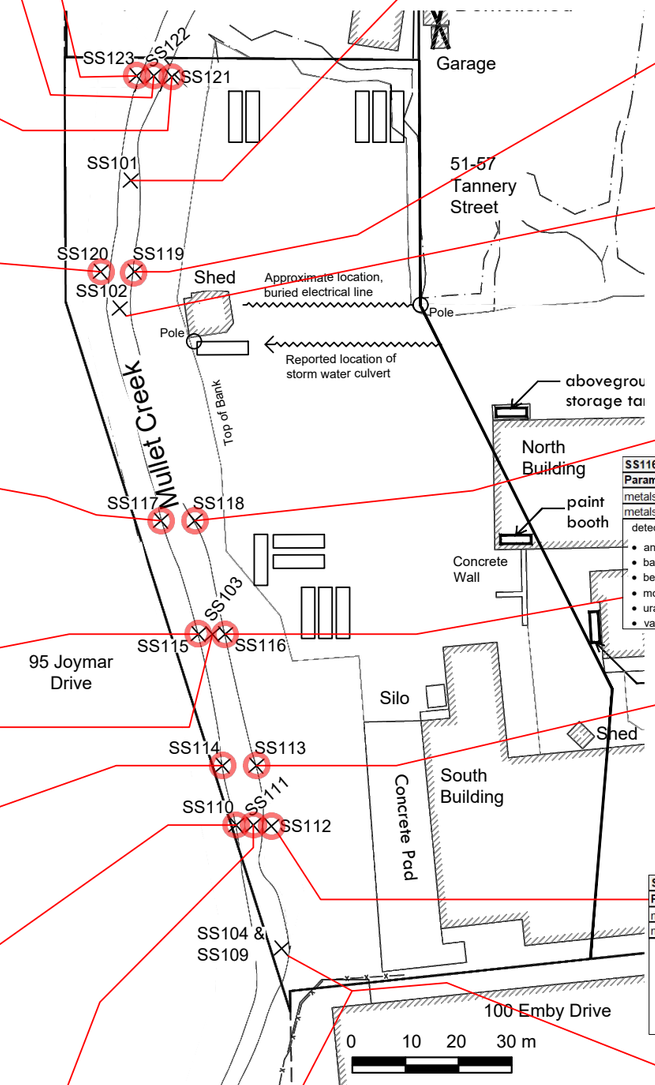
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 19a

OHE CONSULTANTS
Occupational Hygiene & Environment



SS122 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**zinc: 156 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.24 µg/g
- barium: 15.5 µg/g
- beryllium: 0.14 µg/g
- molybdenum: 0.54 µg/g
- uranium: 0.242 µg/g
- vanadium: 13.5 µg/g

SS123 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**zinc: 150 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.31 µg/g
- barium: 27.0 µg/g
- beryllium: 0.17 µg/g
- molybdenum: 0.54 µg/g
- uranium: 0.303 µg/g
- vanadium: 17.6 µg/g

SS101 Sediment	Oct-20	Table 1 (Soil or Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.4	none

detectable concentrations for parameters with no sediment Standards:
- barium: 38.3 µg/g
- vanadium: 19.9 µg/g

SS119 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 31.9 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 195 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.88 µg/g
- barium: 39.4 µg/g
- beryllium: 0.31 µg/g
- boron: 8.0 µg/g
- molybdenum: 1.07 µg/g
- selenium: 0.27 µg/g
- thallium: 0.074 µg/g
- uranium: 0.608 µg/g
- vanadium: 16.8 µg/g

SS121 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**cadmium: 0.654 µg/g vs. 0.6 µg/g**
metals	0.0	**chromium: 31.7 µg/g vs. 26 µg/g**
metals	0.0	**copper: 52.4 µg/g vs. 16 µg/g**
metals	0.0	**nickel: 20.4 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 326 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 1.38 µg/g (exceeds Table 1 soil Standards)
- barium: 67.7 µg/g
- beryllium: 0.41 µg/g
- boron: 12.3 µg/g
- molybdenum: 1.32 µg/g
- selenium: 0.36 µg/g
- thallium: 0.107 µg/g
- uranium: 0.499 µg/g
- vanadium: 23.7 µg/g

SS102 Sediment	Oct-20	Table 1 (Soil or Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.4	none

detectable concentrations for parameters with no sediment Standards:
- barium: 37.8 µg/g
- vanadium: 25.4 µg/g

SS120 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**chromium: 32.2 µg/g vs. 26 µg/g**
metals	0.0	**zinc: 139 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.28 µg/g
- barium: 20.6 µg/g
- beryllium: 0.19 µg/g
- molybdenum: 0.62 µg/g
- uranium: 0.348 µg/g
- vanadium: 20.3 µg/g

SS118 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 26.5 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 137 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.54 µg/g
- barium: 27.5 µg/g
- beryllium: 0.22 µg/g
- boron: 5.7 µg/g
- molybdenum: 0.99 µg/g
- thallium: 0.054 µg/g
- uranium: 0.558 µg/g
- vanadium: 15.5 µg/g

SS117 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**arsenic: 14.4 µg/g vs. 6 µg/g**
metals	0.0	**copper: 22.8 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 146 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.40 µg/g
- barium: 27.2 µg/g
- beryllium: 0.24 µg/g
- boron: 5.5 µg/g
- molybdenum: 0.85 µg/g
- uranium: 0.445 µg/g
- vanadium: 17.4 µg/g

SS116 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 24.4 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 134 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.31 µg/g
- barium: 21.0 µg/g
- beryllium: 0.20 µg/g
- molybdenum: 0.49 µg/g
- uranium: 0.329 µg/g
- vanadium: 14.1 µg/g

SS115 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 24.7 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 453 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.44 µg/g
- barium: 27.6 µg/g
- beryllium: 0.23 µg/g
- boron: 5.4 µg/g
- molybdenum: 0.74 µg/g
- uranium: 0.507 µg/g
- vanadium: 17.2 µg/g

SS113 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 31.1 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 196 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.78 µg/g
- barium: 47.4 µg/g
- beryllium: 0.31 µg/g
- boron: 7.9 µg/g
- molybdenum: 0.71 µg/g
- thallium: 0.066 µg/g
- uranium: 0.458 µg/g
- vanadium: 19.7 µg/g

SS103 Sediment	Oct-20	Table 1 (Soil or Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.4	none

detectable concentrations for parameters with no sediment Standards:
- barium: 38.3 µg/g
- vanadium: 31.9 µg/g

SS112 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 25.4 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 149 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.39 µg/g
- barium: 22.5 µg/g
- beryllium: 0.20 µg/g
- molybdenum: 1.61 µg/g
- uranium: 0.332 µg/g
- vanadium: 15.8 µg/g

SS114 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 19.0 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 169 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.26 µg/g
- barium: 19.7 µg/g
- beryllium: 0.17 µg/g
- molybdenum: 0.49 µg/g
- uranium: 0.307 µg/g
- vanadium: 16.3 µg/g

SS110 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**copper: 30.3 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 172 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.71 µg/g
- barium: 36.0 µg/g
- beryllium: 0.33 µg/g
- boron: 7.3 µg/g
- molybdenum: 1.09 µg/g
- selenium: 0.24 µg/g
- thallium: 0.072 µg/g
- uranium: 0.596 µg/g
- vanadium: 17.9 µg/g

SS111 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**cadmium: 1.39 µg/g vs. 0.60 µg/g**
metals	0.0	**copper: 28.5 µg/g vs. 16 µg/g**
metals	0.0	**zinc: 172 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.36 µg/g
- barium: 37.0 µg/g
- beryllium: 0.25 µg/g
- boron: 5.4 µg/g
- molybdenum: 0.55 µg/g
- uranium: 0.437 µg/g
- vanadium: 23.2 µg/g

SS104 Sediment	Dec-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**chromium: 34.8 µg/g vs. 26 µg/g**
		copper: 28.1 µg/g vs. 16 µg/g
		zinc: 151 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- barium: 25.4 µg/g
- boron: 5.1 µg/g
- molybdenum: 1.0 µg/g
- vanadium: 21.6 µg/g

SS109 Sediment	Sep-22	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.0	**zinc: 121 µg/g vs. 120 µg/g**

detectable concentrations for parameters with no sediment Standards:
- antimony: 0.41 µg/g
- barium: 22.3 µg/g
- beryllium: 0.25 µg/g
- boron: 5.4 µg/g
- molybdenum: 0.69 µg/g
- uranium: 0.438 µg/g
- vanadium: 24.0 µg/g

Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Metals

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 20

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Occupational Hygiene & Environment

SS123 Sediment	Sep-22	Table 1 (Soil or Sediment)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.488 mS/cm
- sodium adsorption ratio: 1.95

SS121 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 2.45 mS/cm
- sodium adsorption ratio: 3.65

SS122 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.284 mS/cm
- sodium adsorption ratio: 3.27

SS119 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 1.88 mS/cm
- sodium adsorption ratio: 3.90

SS120 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.322 mS/cm
- sodium adsorption ratio: 2.92

SS118 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 1.39 mS/cm
- sodium adsorption ratio: 3.73

SS117 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.566 mS/cm
- sodium adsorption ratio: 2.71

SS116 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 1.09 mS/cm
- sodium adsorption ratio: 2.65

SS115 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.611 mS/cm (exceeds Table 1 soil Standards)
- sodium adsorption ratio: 2.97

SS113 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 1.18 mS/cm
- sodium adsorption ratio: 1.81

SS114 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.254 mS/cm
- sodium adsorption ratio: 3.61

SS112 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.304 mS/cm
- sodium adsorption ratio: 3.78

SS110 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.954 mS/cm (exceeds Table 1 soil Standards)
- sodium adsorption ratio: 3.21 (exceeds Table 1 soil Standards)

SS109 Sediment	Sep-22	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.448 mS/cm
- sodium adsorption ratio: 2.47

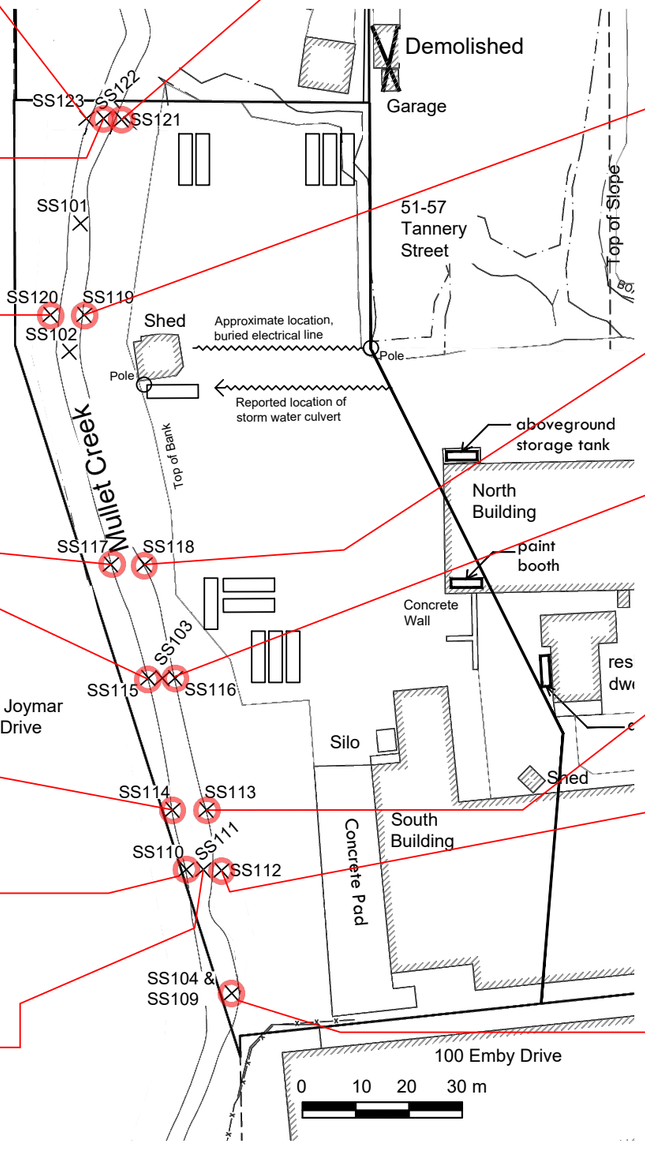
SS111 Sediment	Sep-22	Table 1 (Soil or Sediment)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.378 mS/cm
- sodium adsorption ratio: 2.25
- boron hot water soluble: 0.22 µg/g
- mercury: 0.0096 µg/g

SS104 Sediment	Dec-20	Table 1 (Soil)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

SS104 Sediment	Dec-20	Table 1 (Sediment)
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
Salt-Related	0.0	not applicable

detectable concentrations for parameters with no sediment Standards:
- electrical conductivity: 0.621 mS/cm
- sodium adsorption ratio: 13.2



Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Salt-Related

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

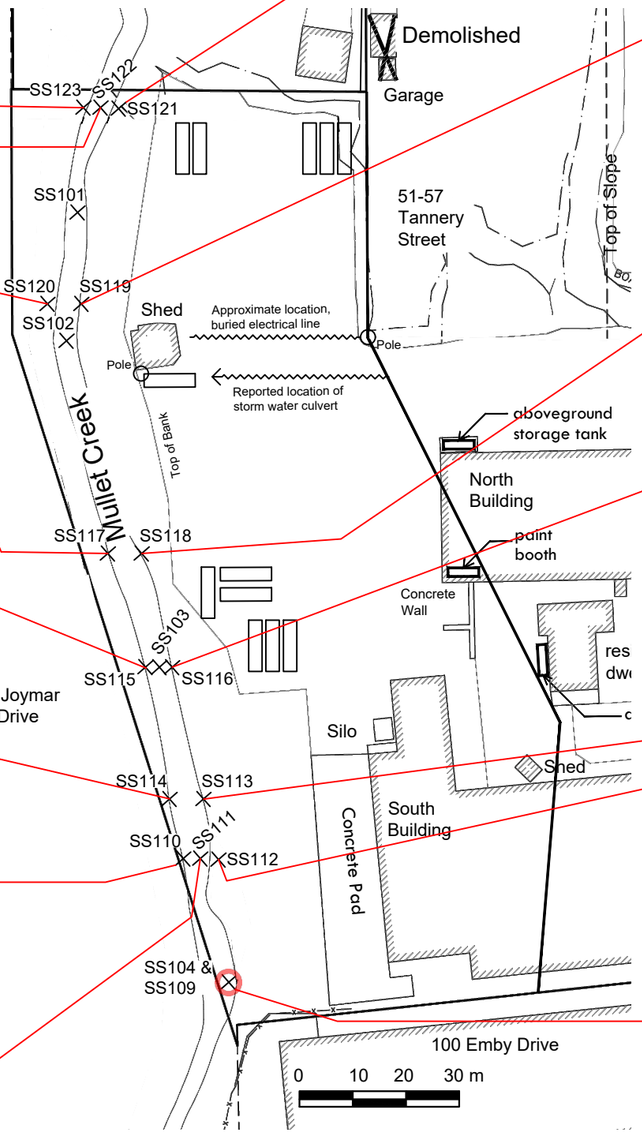
Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 21

OHE CONSULTANTS
Occupational Hygiene & Environment



SS123 Sediment	Sep-22	Table 1 (Soil or Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.21 µg/g

SS122 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.15 µg/g

SS120 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.19 µg/g

SS117 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.24 µg/g

SS115 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.45 µg/g

SS114 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.13 µg/g

SS110 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.46 µg/g

SS111 Sediment	Sep-22	Table 1 (Soil or Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.4	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.22 µg/g

SS121 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 1.22 µg/g

SS119 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 1.29 µg/g

SS118 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.87 µg/g

SS116 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.66 µg/g

SS113 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.66 µg/g

SS112 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.18 µg/g

SS109 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.22 µg/g

SS104 Sediment	Dec-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none
		none

SS104 Sediment	Dec-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.0	none

detectable concentrations for parameters with no sediment Standards:
- boron hot water soluble: 0.31 µg/g
- chromium VI: 1.51 µg/g

Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Other Regulated Parameters

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 22

OHE CONSULTANTS
Occupational Hygiene & Environment

SS123 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 368 µg/g vs. 240 µg/g PHCs F4 fraction: 3,240 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 368 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 3.240 µg/g (exceeds Table 1 soil Standards)

SS122 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 1,350 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 141 µg/g
- PHCs F4 fraction: 1,350 µg/g (exceeds Table 1 soil Standards)

SS121 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 1,120 µg/g vs. 240 µg/g PHCs F4 fraction: 3,430 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 1,120 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 3,430 µg/g (exceeds Table 1 soil Standards)

SS120 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 1,320 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 129 µg/g
- PHCs F4 fraction: 1,320 µg/g (exceeds Table 1 soil Standards)

SS117 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 2,160 µg/g vs. 120 µg/g PHCs F2 fraction detection limit of <12 µg/g exceeded the Table 1 Standard

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 236 µg/g
- PHCs F4 fraction: 2,160 µg/g (exceeds Table 1 soil Standards)

SS115 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 1,110 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 238 µg/g
- PHCs F4 fraction: 1,110 µg/g (exceeds Table 1 soil Standards)

SS103 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.4	none

SS114 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 257 µg/g vs. 240 µg/g PHCs F4 fraction: 2,230 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 257 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 2,230 µg/g (exceeds Table 1 soil Standards)

SS110 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 770 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 212 µg/g
- PHCs F4 fraction: 770 µg/g (exceeds Table 1 soil Standards)

SS111 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 880 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 124 µg/g
- PHCs F4 fraction: 880 µg/g (exceeds Table 1 soil Standards)

SS101 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.4	none

SS119 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 592 µg/g vs. 240 µg/g PHCs F4 fraction: 2,150 µg/g vs. 120 µg/g PHCs F2 fraction detection limit of <12 µg/g exceeded the Table 1 Standard

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 592 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 2,150 µg/g (exceeds Table 1 soil Standards)

SS102 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.4	none

SS118 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 691 µg/g vs. 240 µg/g PHCs F4 fraction: 2,480 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 691 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 2,480 µg/g (exceeds Table 1 soil Standards)

SS116 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F2 fraction: 13 µg/g vs. 10 µg/g PHCs F3 fraction: 317 µg/g vs. 240 µg/g PHCs F4 fraction: 1,570 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F2 fraction: 13 µg/g (exceeds Table 1 soil Standards)
- PHCs F3 fraction: 317 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 1,570 µg/g (exceeds Table 1 soil Standards)

SS113 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F3 fraction: 386 µg/g vs. 240 µg/g PHCs F4 fraction: 1,460 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 386 µg/g (exceeds Table 1 soil Standards)
- PHCs F4 fraction: 1,460 µg/g (exceeds Table 1 soil Standards)

SS112 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 630 µg/g vs. 120 µg/g

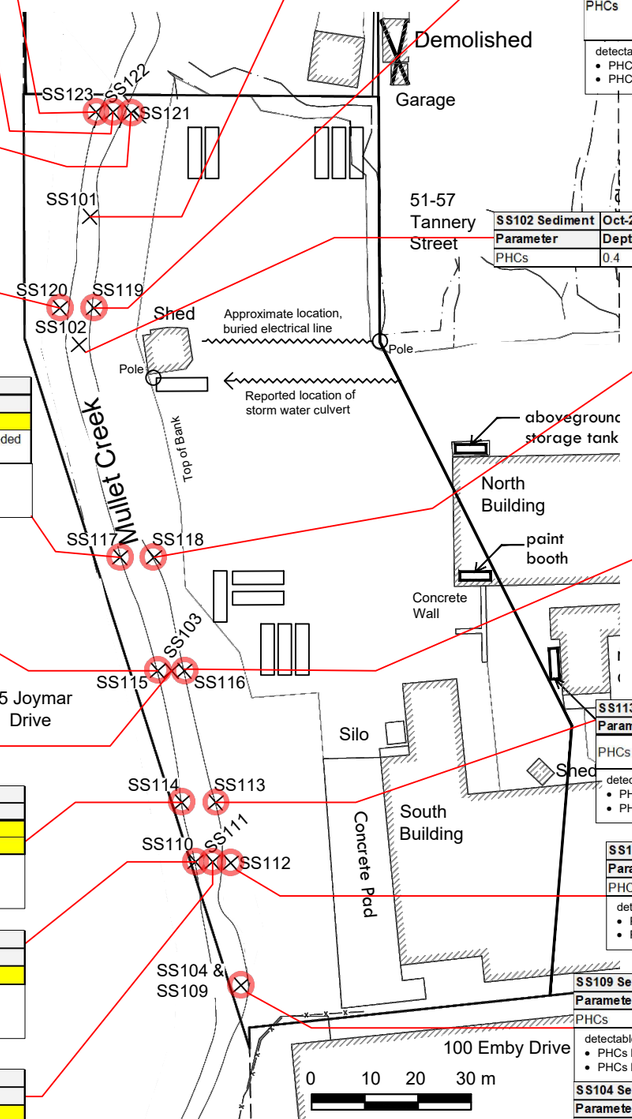
detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 69 µg/g
- PHCs F4 fraction: 630 µg/g (exceeds Table 1 soil Standards)

SS109 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 900 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 129 µg/g
- PHCs F4 fraction: 900 µg/g (exceeds Table 1 soil Standards)

SS104 Sediment	Dec-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.0	PHCs F4 fraction: 640 µg/g vs. 120 µg/g

detectable concentrations for parameters with no sediment Standards:
- PHCs F3 fraction: 108 µg/g
- PHCs F4 fraction: 640 µg/g (exceeds Table 1 soil Standards)



Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Petroleum Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

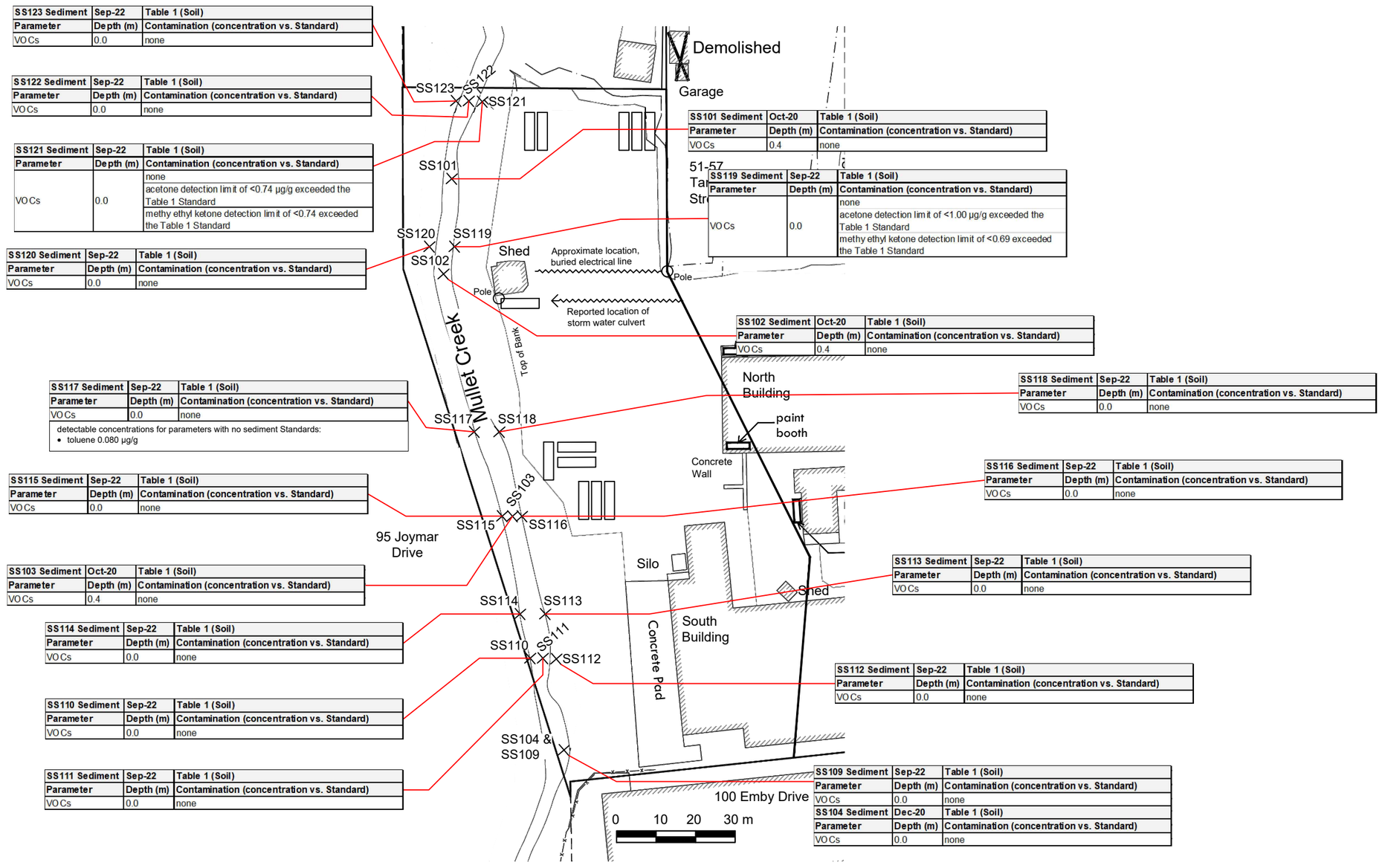
Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 23

OHE CONSULTANTS
Occupational Hygiene & Environment



SS123 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS122 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS121 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none acetone detection limit of <0.74 µg/g exceeded the Table 1 Standard methy ethyl ketone detection limit of <0.74 exceeded the Table 1 Standard

SS120 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS101 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.4	none

SS119 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none acetone detection limit of <1.00 µg/g exceeded the Table 1 Standard methy ethyl ketone detection limit of <0.69 exceeded the Table 1 Standard

SS102 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.4	none

SS118 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS117 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- toluene 0.080 µg/g

SS116 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS115 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS113 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS103 Sediment	Oct-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.4	none

SS114 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS112 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS110 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS111 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS109 Sediment	Sep-22	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

SS104 Sediment	Dec-20	Table 1 (Soil)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.0	none

Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

VOCs - Volatile Organic Compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Volatile Organic Compounds

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 24

OHE CONSULTANTS
Occupational Hygiene & Environment

SS123 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.141 µg/g

SS122 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.084 µg/g

SS121 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	benzo(a)anthracene: 0.508 µg/g vs. 0.32 µg/g
		benzo(a)pyrene: 0.789 µg/g vs. 0.37 µg/g
		benzo(g,h,i)perylene: 0.692 µg/g vs. 0.17 µg/g
		benzo(k)fluoranthene: 0.376 µg/g vs. 0.24 µg/g
		chrysene: 0.850 µg/g vs. 0.34 µg/g
		dibenzo(ah)anthracene: 0.144 µg/g vs. 0.06 µg/g
		fluoranthene: 1.74 µg/g vs. 0.75 µg/g
		indeno(1,2,3-cd)pyrene: 0.672 µg/g vs. 0.2 µg/g
		phenanthrene: 0.637 µg/g vs. 0.56 µg/g
		pyrene: 1.42 µg/g vs. 0.49 µg/g

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 1.27 µg/g
- naphthalene: 0.021 µg/g

SS120 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.134 µg/g

SS117 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.076 µg/g
- naphthalene: 0.011 µg/g

SS115 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.238 µg/g

SS103 Sediment	Oct-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.4	none

SS114 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

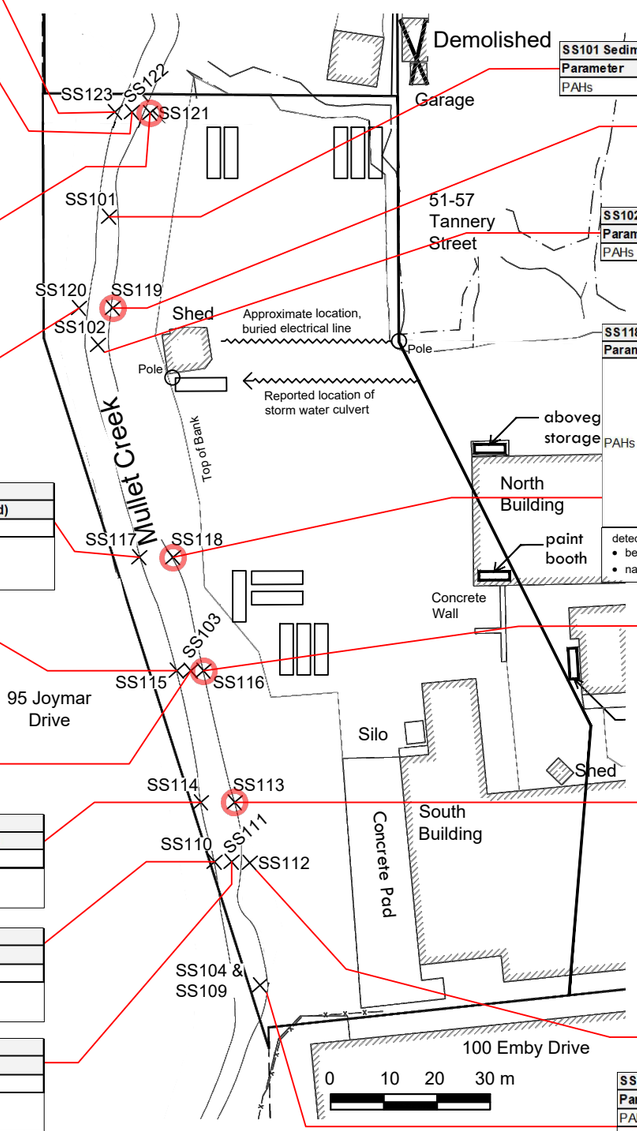
detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.113 µg/g

SS110 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.268 µg/g

SS111 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.143 µg/g



SS101 Sediment	Oct-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.4	none

SS119 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	benzo(a)anthracene: 1.26 µg/g vs. 0.32 µg/g
		benzo(a)pyrene: 1.81 µg/g vs. 0.37 µg/g
		benzo(g,h,i)perylene: 1.34 µg/g vs. 0.17 µg/g
		benzo(k)fluoranthene: 0.848 µg/g vs. 0.24 µg/g
		chrysene: 1.78 µg/g vs. 0.34 µg/g
		dibenzo(ah)anthracene: 0.291 µg/g vs. 0.06 µg/g
		fluoranthene: 3.71 µg/g vs. 0.75 µg/g
		indeno(1,2,3-cd)pyrene: 1.39 µg/g vs. 0.2 µg/g
		phenanthrene: 1.02 µg/g vs. 0.56 µg/g
		pyrene: 3.08 µg/g vs. 0.49 µg/g

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 2.67 µg/g
- naphthalene: 0.013 µg/g

SS102 Sediment	Oct-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.4	none

SS118 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	benzo(a)anthracene: 0.499 µg/g vs. 0.32 µg/g
		benzo(a)pyrene: 0.713 µg/g vs. 0.37 µg/g
		benzo(g,h,i)perylene: 0.500 µg/g vs. 0.17 µg/g
		benzo(k)fluoranthene: 0.324 µg/g vs. 0.24 µg/g
		chrysene: 0.731 µg/g vs. 0.34 µg/g
		dibenzo(ah)anthracene: 0.118 µg/g vs. 0.06 µg/g
		fluoranthene: 1.56 µg/g vs. 0.75 µg/g
		indeno(1,2,3-cd)pyrene: 0.501 µg/g vs. 0.2 µg/g
		phenanthrene: 0.581 µg/g vs. 0.56 µg/g
		pyrene: 1.28 µg/g vs. 0.49 µg/g

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 1.07 µg/g
- naphthalene: 0.036 µg/g

SS116 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	anthracene: 0.460 µg/g vs. 0.22 µg/g
		benzo(a)anthracene: 1.20 µg/g vs. 0.32 µg/g
		benzo(a)pyrene: 1.26 µg/g vs. 0.37 µg/g
		benzo(g,h,i)perylene: 0.668 µg/g vs. 0.17 µg/g
		benzo(k)fluoranthene: 0.495 µg/g vs. 0.24 µg/g
		chrysene: 1.21 µg/g vs. 0.34 µg/g
		dibenzo(ah)anthracene: 0.202 µg/g vs. 0.06 µg/g
		fluoranthene: 3.27 µg/g vs. 0.75 µg/g
		fluorene: 0.137 µg/g vs. 0.19 µg/g
		indeno(1,2,3-cd)pyrene: 0.727 µg/g vs. 0.2 µg/g
		phenanthrene: 1.92 µg/g vs. 0.56 µg/g
		pyrene: 2.47 µg/g vs. 0.49 µg/g

detectable concentrations for parameters with no sediment Standards:
- acenaphthene: 0.102 µg/g
- benzo(b)fluoranthene: 1.60 µg/g
- 1+2 methylnaphthalene: 0081 µg/g
- naphthalene: 0.140 µg/g

SS113 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	benzo(a)anthracene: 0.567 µg/g vs. 0.32 µg/g
		benzo(a)pyrene: 0.700 µg/g vs. 0.37 µg/g
		benzo(g,h,i)perylene: 0.438 µg/g vs. 0.17 µg/g
		benzo(k)fluoranthene: 0.295 µg/g vs. 0.24 µg/g
		chrysene: 0.743 µg/g vs. 0.34 µg/g
		dibenzo(ah)anthracene: 0.109 µg/g vs. 0.06 µg/g
		fluoranthene: 1.61 µg/g vs. 0.75 µg/g
		indeno(1,2,3-cd)pyrene: 0.439 µg/g vs. 0.2 µg/g
		phenanthrene: 0.892 µg/g vs. 0.56 µg/g
		pyrene: 1.30 µg/g vs. 0.49 µg/g

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.979 µg/g
- 1+2 methylnaphthalene: 3.21 µg/g
- naphthalene: 1.80 µg/g

SS112 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.089 µg/g

SS109 Sediment	Sep-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

detectable concentrations for parameters with no sediment Standards:
- benzo(b)fluoranthene: 0.113 µg/g

SS104 Sediment	Dec-20	Table 1 (Sediment)
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.0	none

Legend:

SSXX — OHE creek sadiment sample October - December 2020, September 2022

Trailers

Sediment Contamination

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Sediment Contamination - Polycyclic Aromatic Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 25

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.57 µg/g vs. 1.3 µg/g

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.67 µg/g vs. 1.3 µg/g

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.4 µg/g vs. 1.3 µg/g barium: 237 µg/g vs. 220 µg/g copper: 92.6 µg/g vs. 92 µg/g molybdenum: 2.2 µg/g vs. 2 µg/g

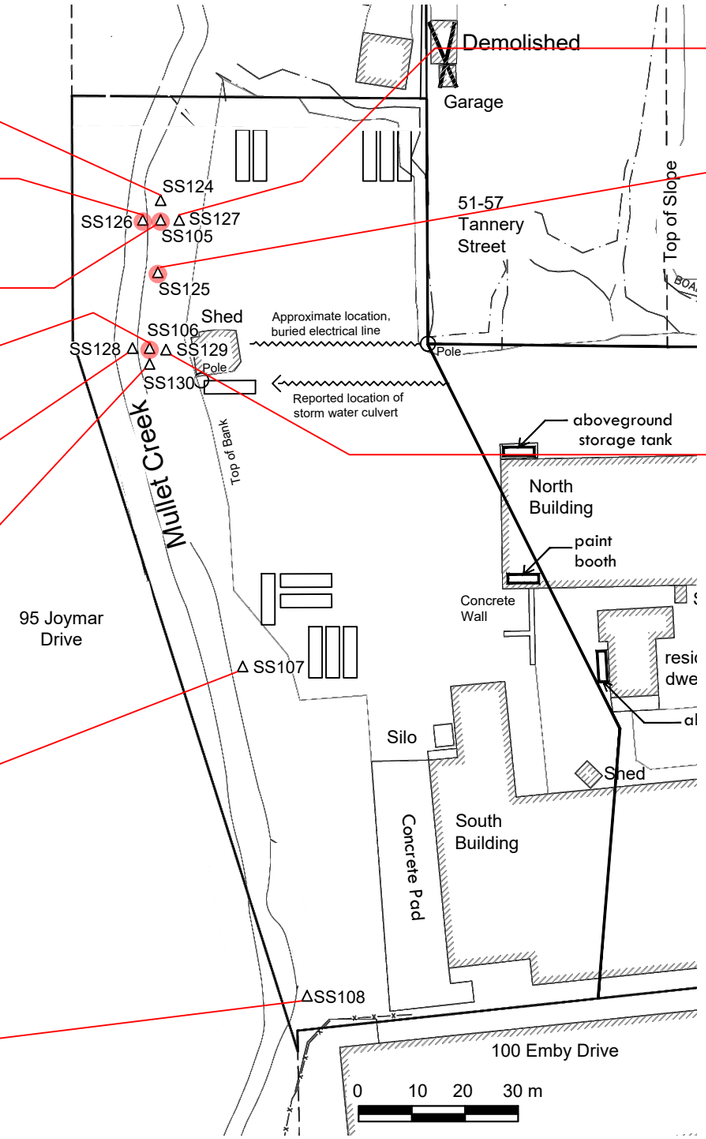
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.8 µg/g vs. 1.3 µg/g copper: 106 µg/g vs. 92 µg/g

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.5 µg/g vs. 1.3 µg/g copper: 157 µg/g vs. 92 µg/g

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Metals

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 26

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

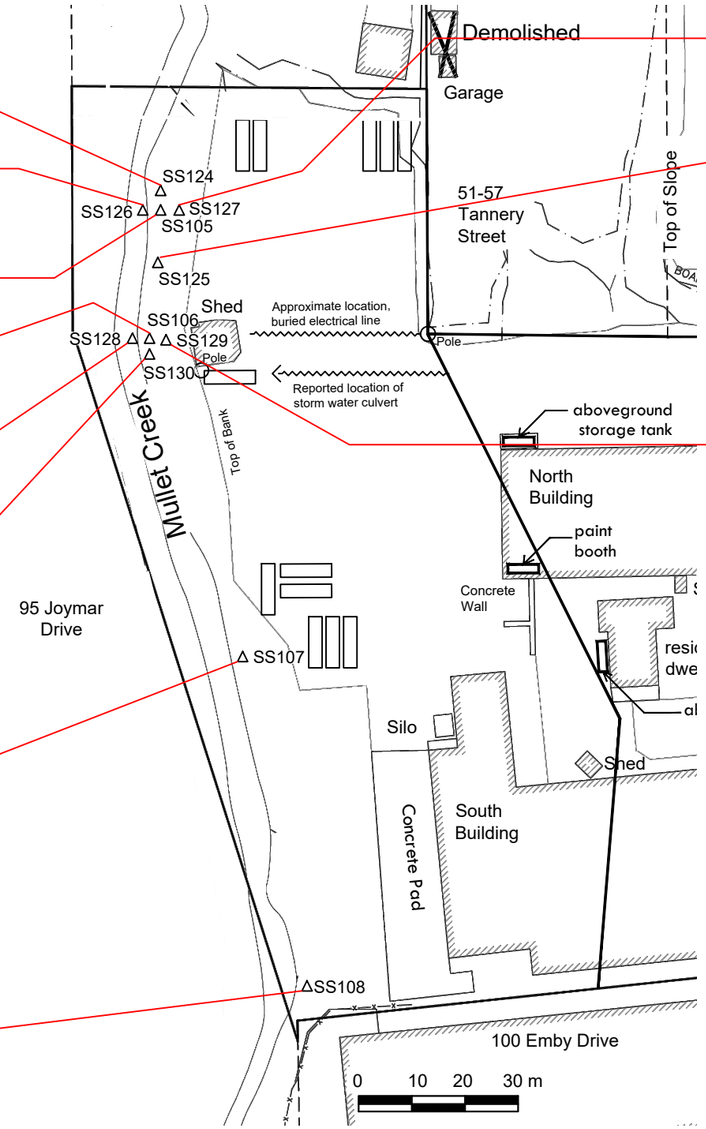
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Salt-Related

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 27

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

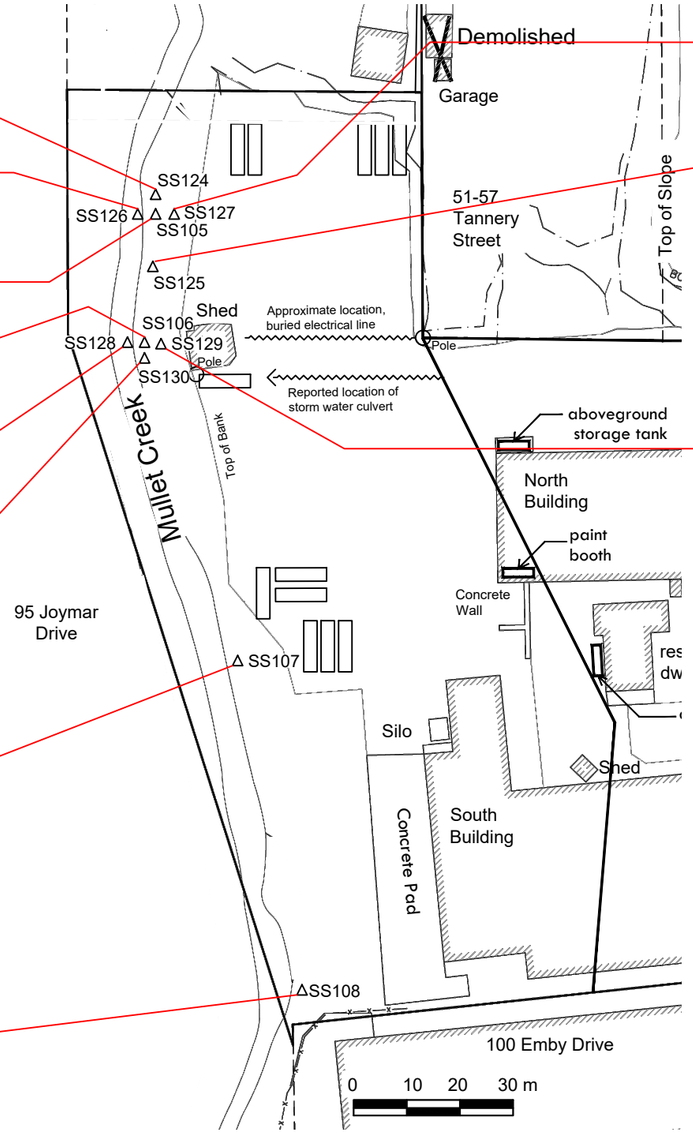
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Other Regulated Parameters

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 28

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	**PHCs F4 fraction: 820 µg/g vs. 120 µg/g**

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	**PHCs F3 fraction: 950 µg/g vs. 240 µg/g**
		PHCs F4 fraction: 3,310 µg/g vs. 120 µg/g
		(PHCs F2 laboratory detection limit exceeded the Standard)

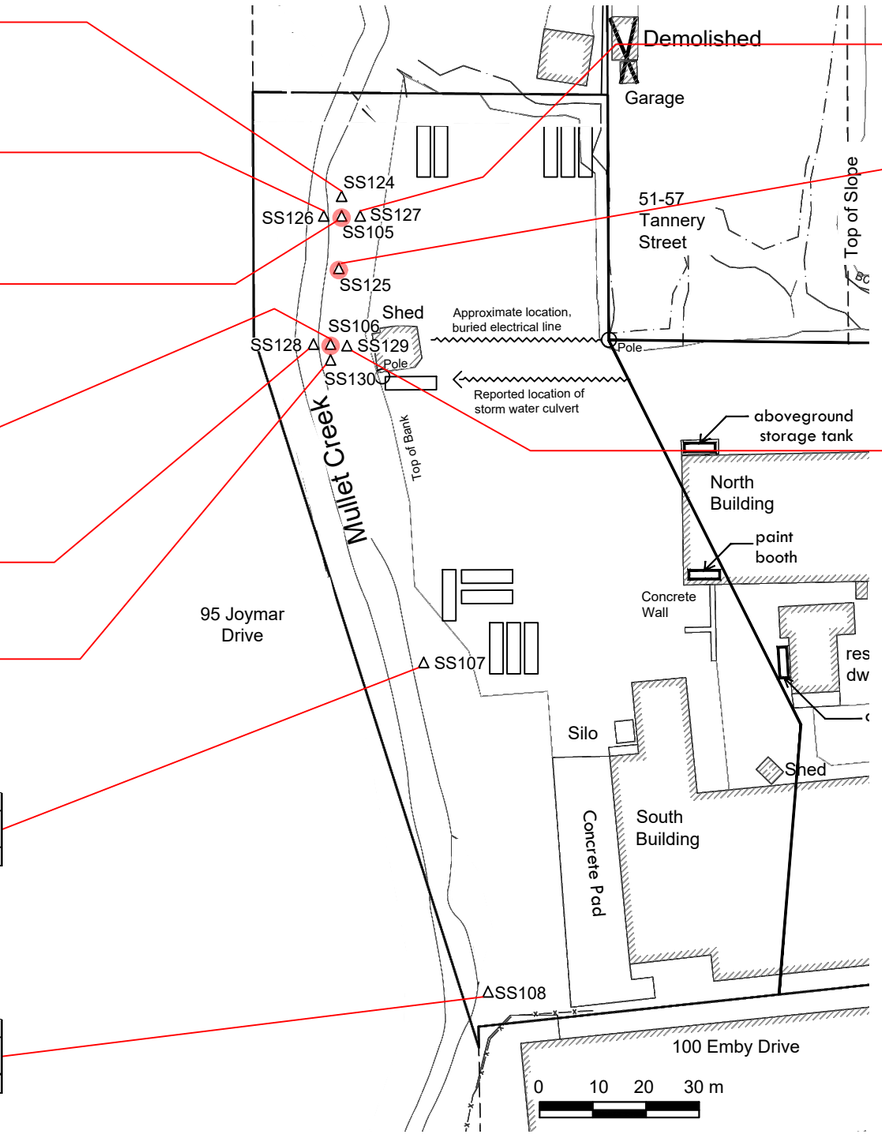
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	**PHCs F3 fraction: 243 µg/g vs. 240 µg/g**
		PHCs F4 fraction: 1,960 µg/g vs. 120 µg/g

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	**PHCs F4 fraction: 1,020 µg/g vs. 120 µg/g**

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
PHCs	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Petroleum Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 29

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	**methyl isobutyl ketone: 0.60 µg/g vs. 0.5 µg/g**

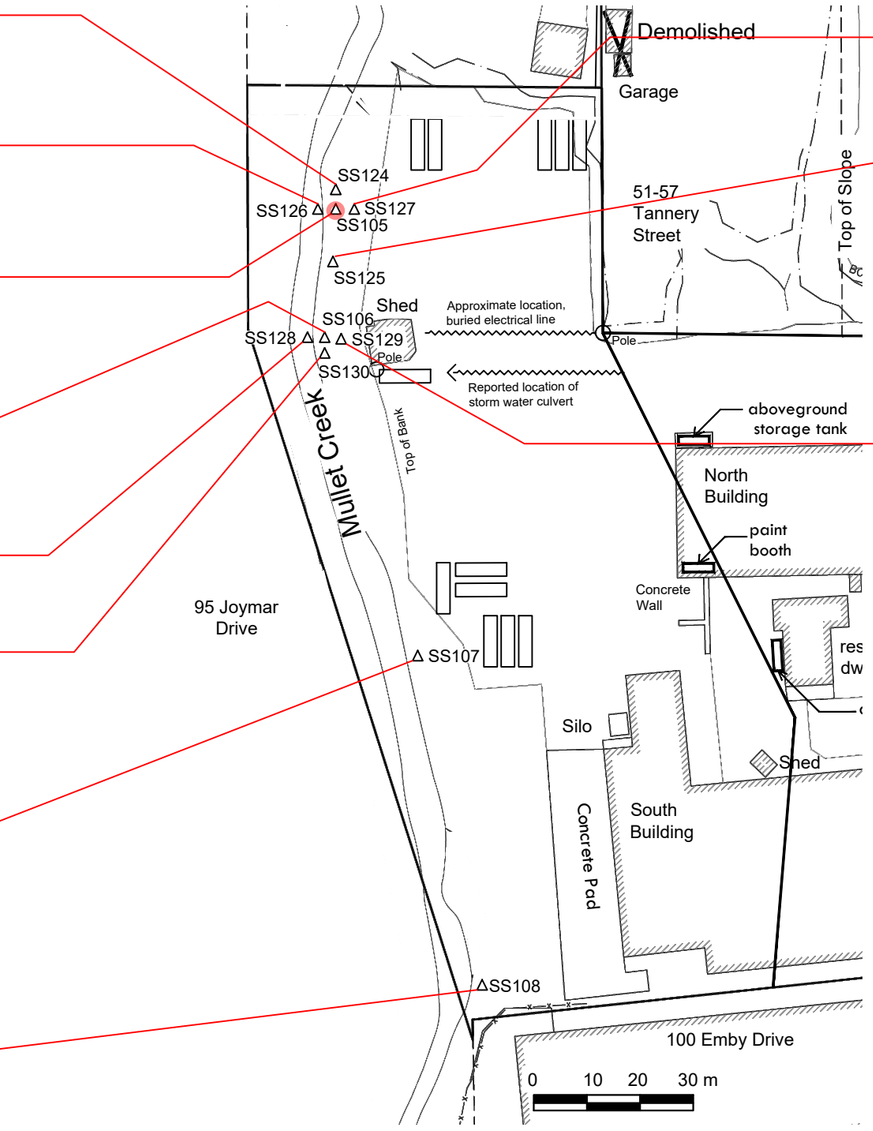
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none none

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
VOCs	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Volatile Organic Compounds

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 30

OHE CONSULTANTS
Occupational Hygiene & Environment

SS124 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS126 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS105 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

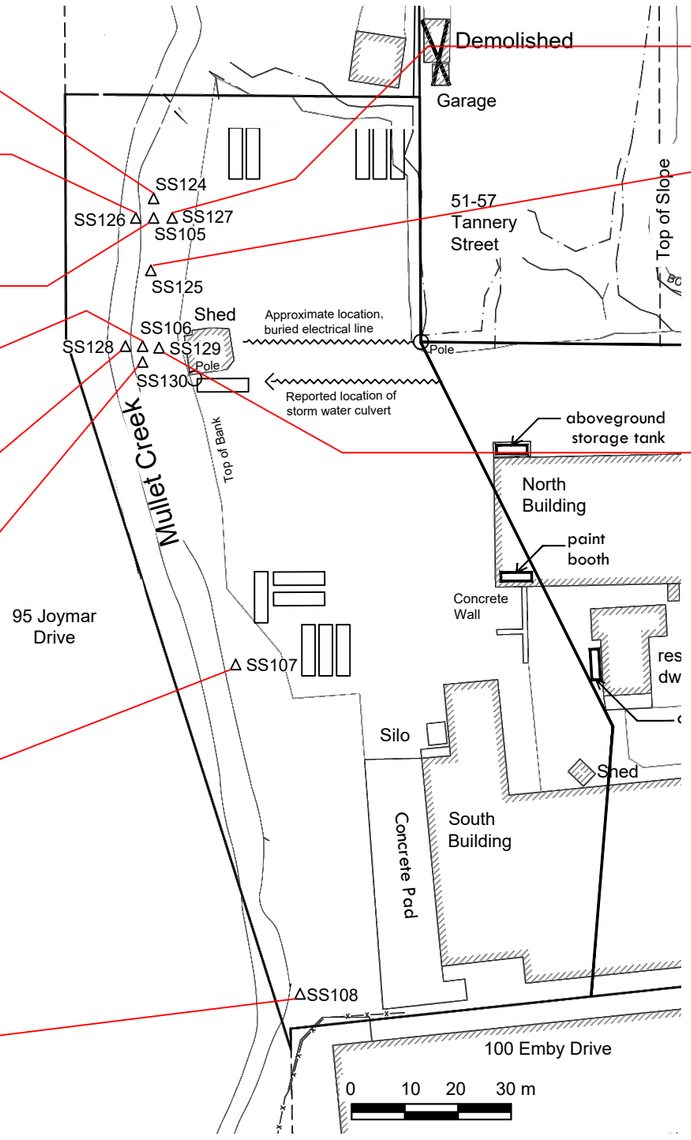
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS107 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS108 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none



SS127 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS125 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	approximately 1	none

Legend:

SSXX △ OHE creek side wall sample December 2020, September 2022

Trailers

Sidewall Soil Contamination

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Soil Sidewall Contamination - Polycyclic Aromatic Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 31

OHE CONSULTANTS
Occupational Hygiene & Environment

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 121 µg/g vs. 92 µg/g
metals	1.83 – 2.44	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.37	none
metals	7.62 – 8.23	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none – soil removed August 2020
metals	1.83 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 146 µg/g vs. 92 µg/g
metals	1.52 – 2.13	none
metals	2.29 – 2.90	copper: 159 µg/g vs. 92 µg/g
metals	3.81 – 4.42	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.22 – 2.44	none
metals	4.57 – 5.49	copper: 112 µg/g vs. 92 µg/g

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	5.33 – 5.94	none

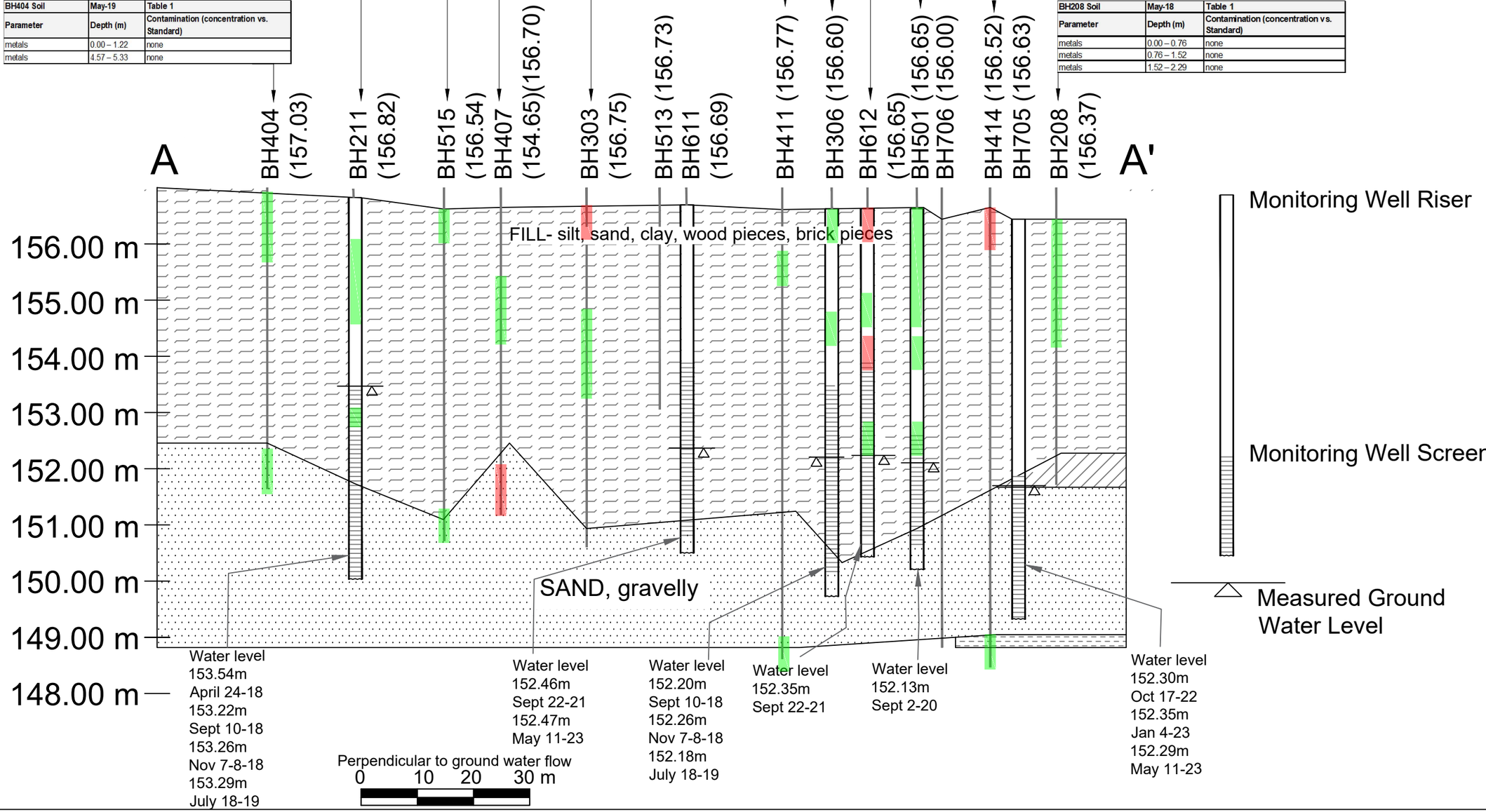
BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none
metals	2.29 – 2.90	none
metals	3.81 – 4.42	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.76 – 1.52	none
metals	3.81 – 4.11	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 303 µg/g vs. 92 µg/g
metals	7.62 – 8.23	none

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 1.22	none
metals	4.57 – 5.33	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.52	none
metals	1.52 – 2.29	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 32

CONSULTANTS
Occupational Hygiene & Environment

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

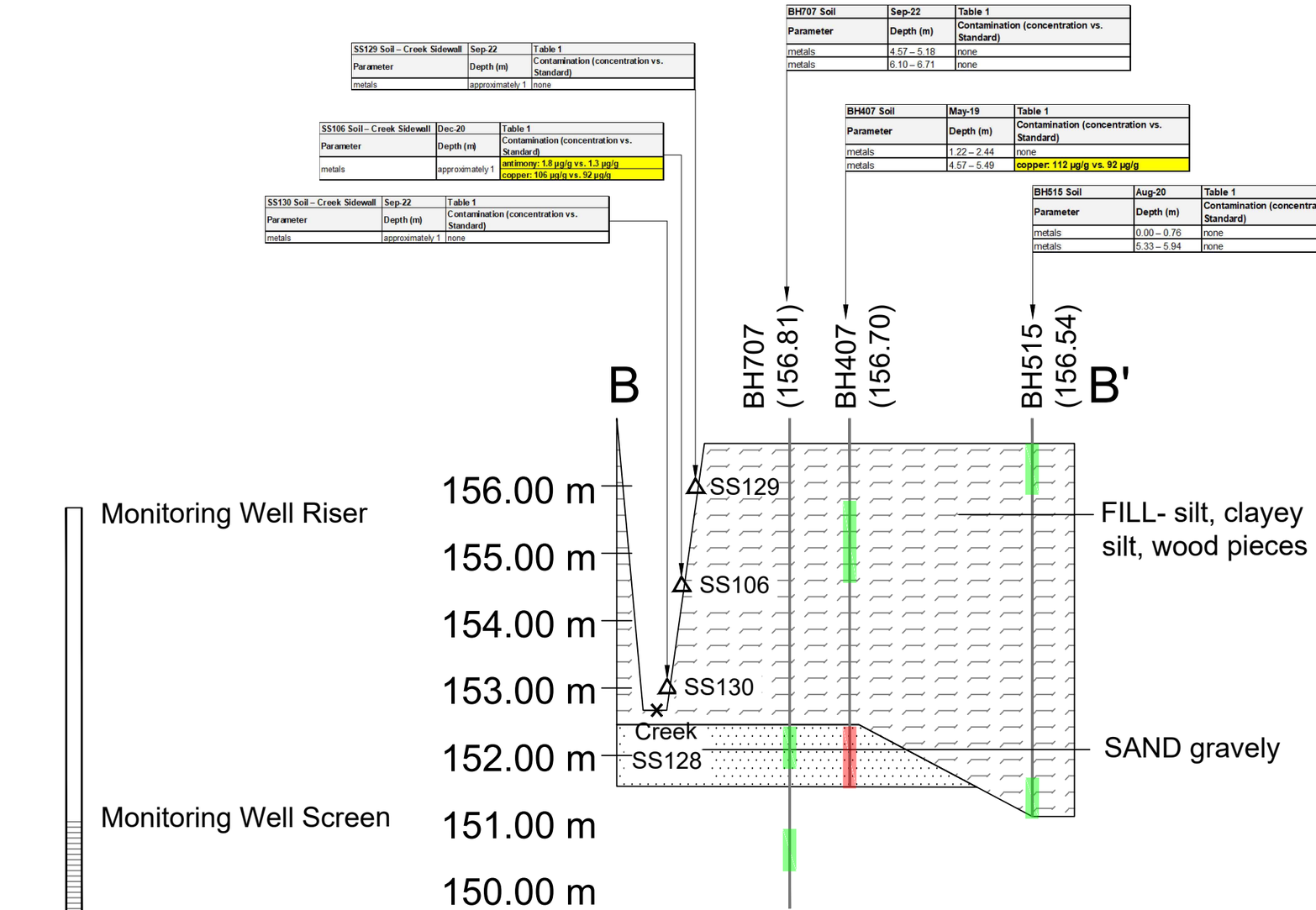
SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	antimony: 1.8 µg/g vs. 1.3 µg/g copper: 106 µg/g vs. 92 µg/g

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	approximately 1	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	4.57 – 5.18	none
metals	6.10 – 6.71	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.22 – 2.44	none
metals	4.57 – 5.49	copper: 112 µg/g vs. 92 µg/g

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	5.33 – 5.94	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 33

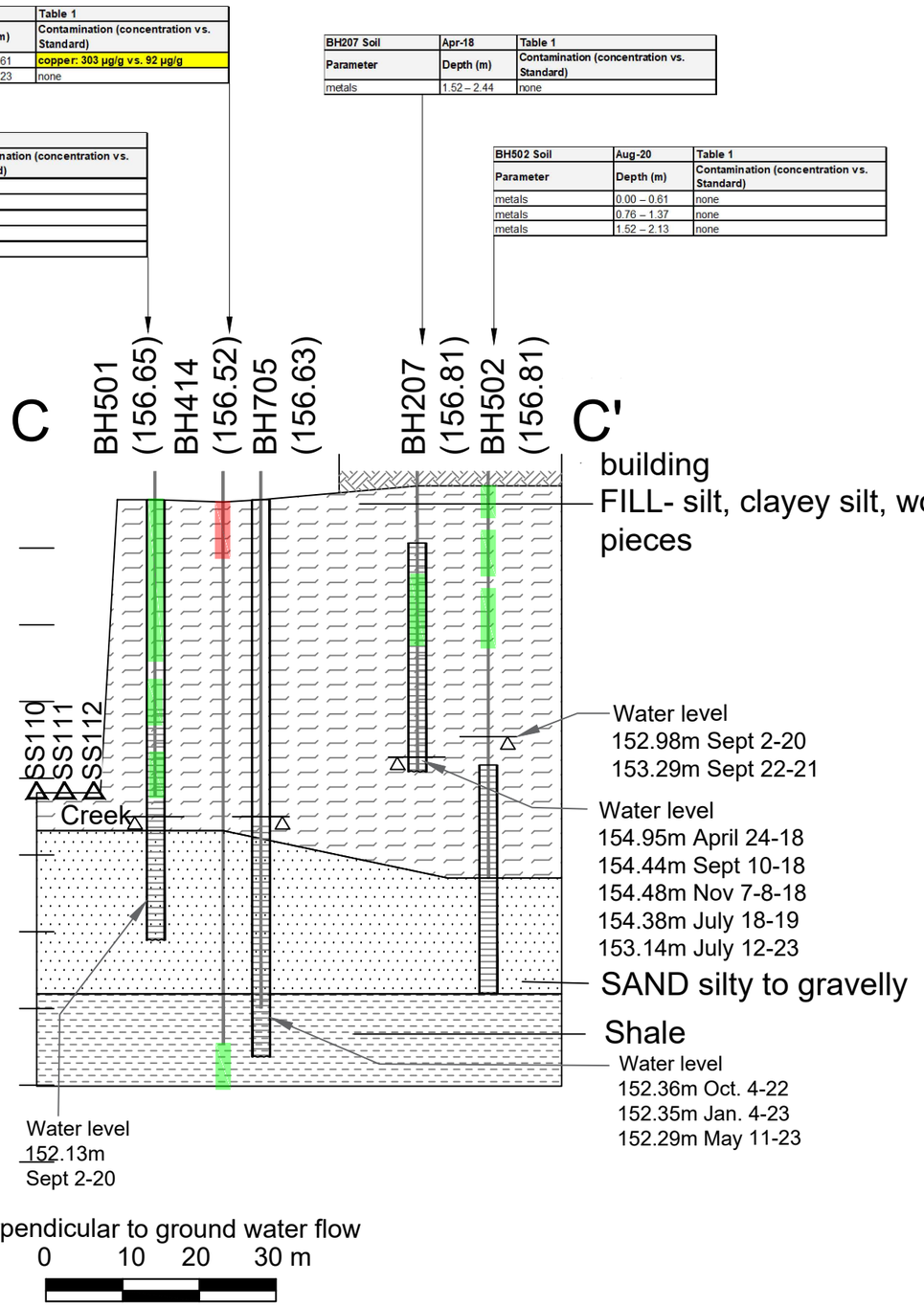
CONSULTANTS
Occupational Hygiene & Environment

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	copper: 303 µg/g vs. 92 µg/g
metals	7.62 – 8.23	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	1.52 – 2.44	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.76	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none
metals	2.29 – 2.90	none
metals	3.81 – 4.42	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
metals	0.00 – 0.61	none
metals	0.76 – 1.37	none
metals	1.52 – 2.13	none



Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 34

OHE CONSULTANTS
Occupational Hygiene & Environment

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.37	sodium adsorption ratio: 2.71 vs. 2.4
salt-related parameters	7.62 – 8.23	none

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none – soil removed August 2020
salt-related parameters	1.83 – 2.44	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.586 mS/cm vs. 0.57 mS/cm sodium adsorption ratio: 2.8 vs. 2.4
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	electrical conductivity: 0.864 mS/cm vs. 0.57 mS/cm

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	electrical conductivity: 0.761 mS/cm vs. 0.57 mS/cm sodium adsorption ratio: 14.6 vs. 2.4
salt-related parameters	1.83 – 2.44	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	sodium adsorption ratio: 6.61 vs. 2.4
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	none
salt-related parameters	3.81 – 4.42	sodium adsorption ratio: 2.63 vs. 2.4

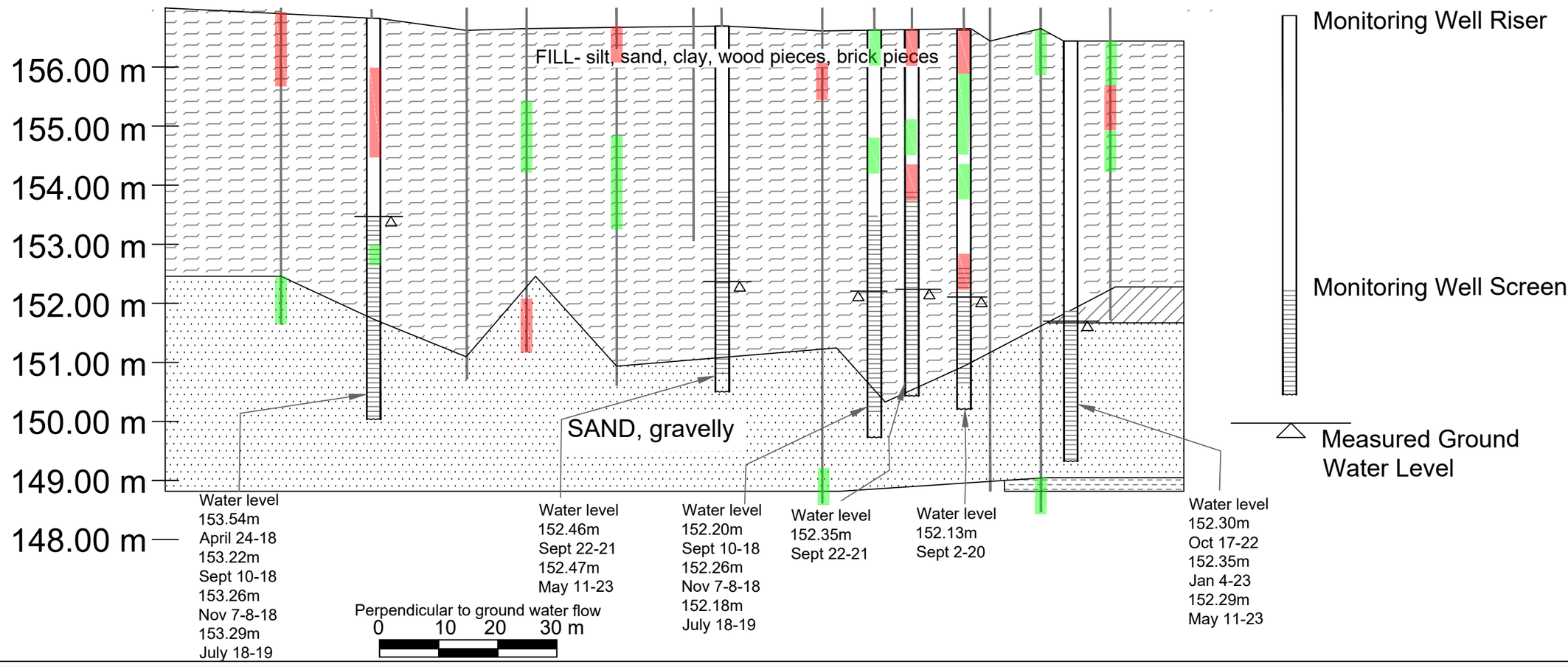
BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.22 – 2.44	none
salt-related parameters	4.57 – 5.49	electrical conductivity: 0.580 mS/cm vs. 0.57 mS/cm

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none
salt-related parameters	7.62 – 8.23	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.76 – 1.52	sodium adsorption ratio: 3.23 vs. 2.4
salt-related parameters	3.81 – 4.11	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none
salt-related parameters	0.76 – 1.52	electrical conductivity: 0.581 mS/cm vs. 0.57 mS/cm
salt-related parameters	1.52 – 2.13	none

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 1.22	sodium adsorption ratio: 3.72 vs. 2.4
salt-related parameters	4.57 – 5.33	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Salt-Related

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 35

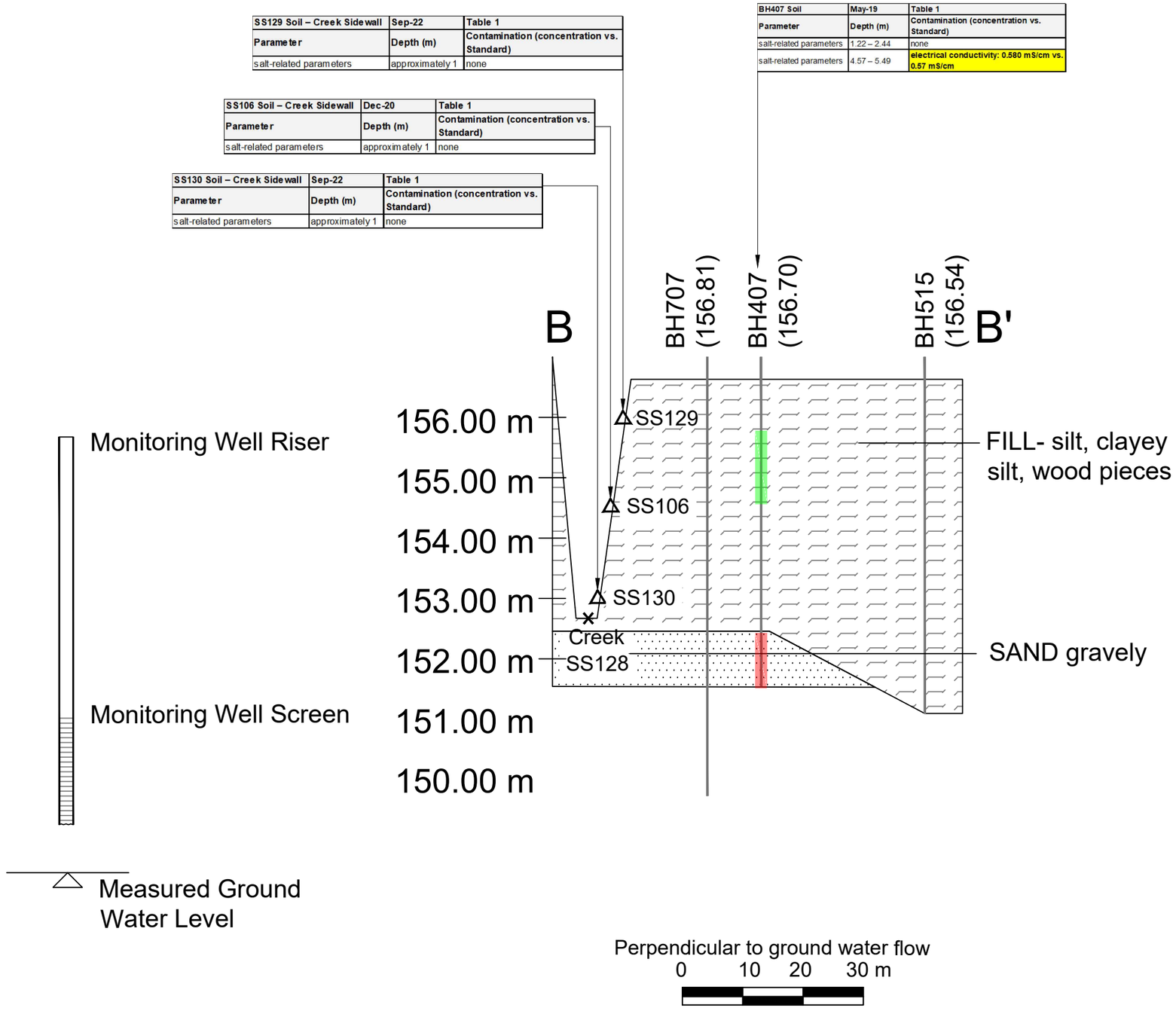
CONSULTANTS
Occupational Hygiene & Environment

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	approximately 1	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.22 – 2.44	none
salt-related parameters	4.57 – 5.49	**electrical conductivity: 0.580 mS/cm vs. 0.57 mS/cm**



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Salt-Related

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 36

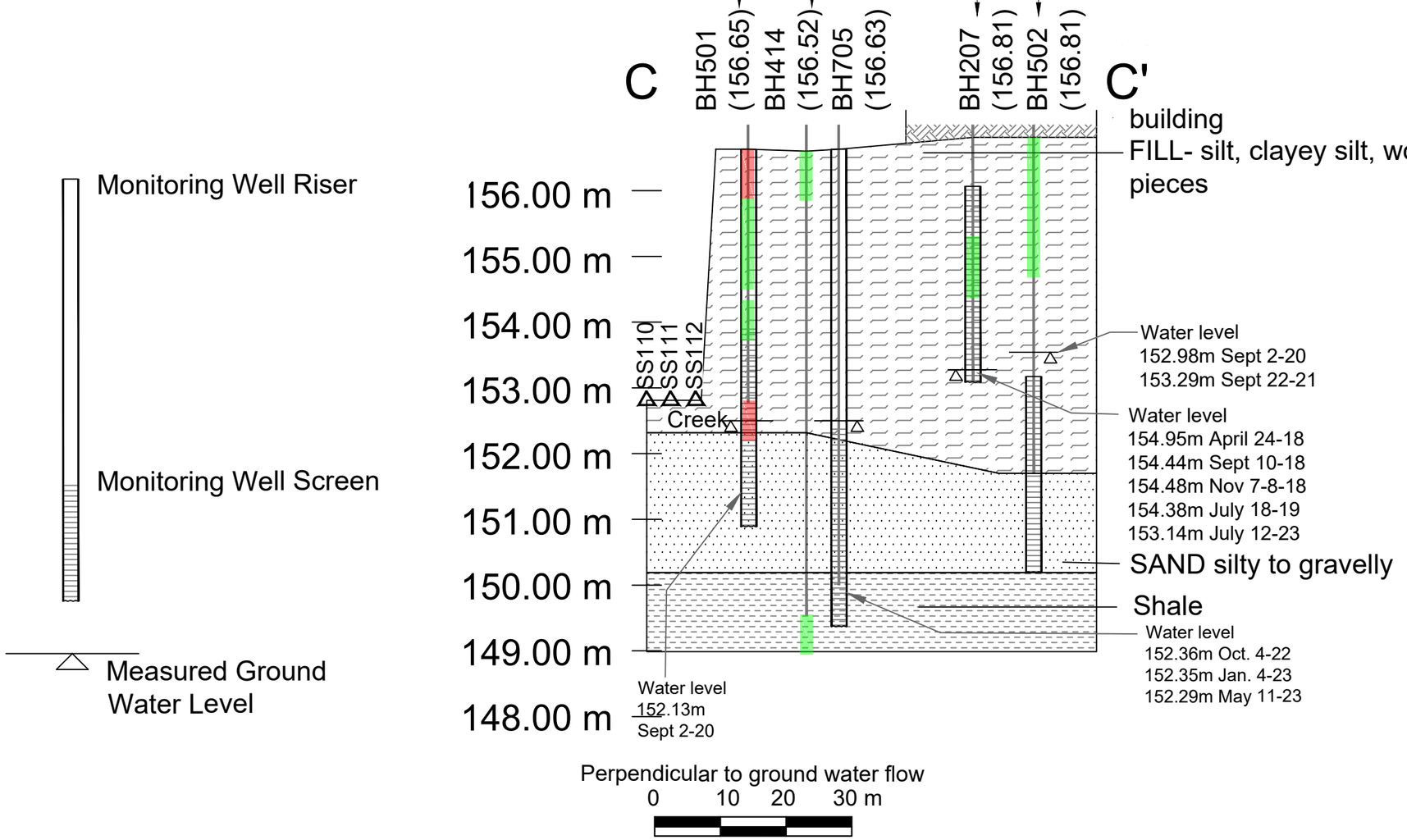
CONSULTANTS
Occupational Hygiene & Environment

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	none
salt-related parameters	7.62 – 8.23	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	1.52 – 2.44	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.76	**sodium adsorption ratio: 6.61 vs. 2.4**
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.52 – 2.13	none
salt-related parameters	2.29 – 2.90	none
salt-related parameters	3.81 – 4.42	**sodium adsorption ratio: 2.63 vs. 2.4**

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
salt-related parameters	0.00 – 0.61	none
salt-related parameters	0.76 – 1.37	none
salt-related parameters	1.37 – 2.13	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross Section C-C' - Soil Contamination, Salt-Related

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 37

OHE CONSULTANTS
Occupational Hygiene & Environment

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	none – soil removed August 2020
other regulated parameters	1.83 – 2.44	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	none
other regulated parameters	1.83 – 2.44	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.76 – 1.37	none
other regulated parameters	7.62 – 8.23	none

BH407 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	1.22 – 2.44	none
other regulated parameters	4.57 – 5.49	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.76 – 1.52	none
other regulated parameters	3.81 – 4.11	none

BH404 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 1.22	none
other regulated parameters	4.57 – 5.33	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	chromium VI: 2.91 µg/g vs. 0.66 µg/g
other regulated parameters	1.52 – 2.13	none
other regulated parameters	2.29 – 2.90	chromium VI: 2.28 µg/g vs. 0.66 µg/g pH 11.45 vs. 5 - 9

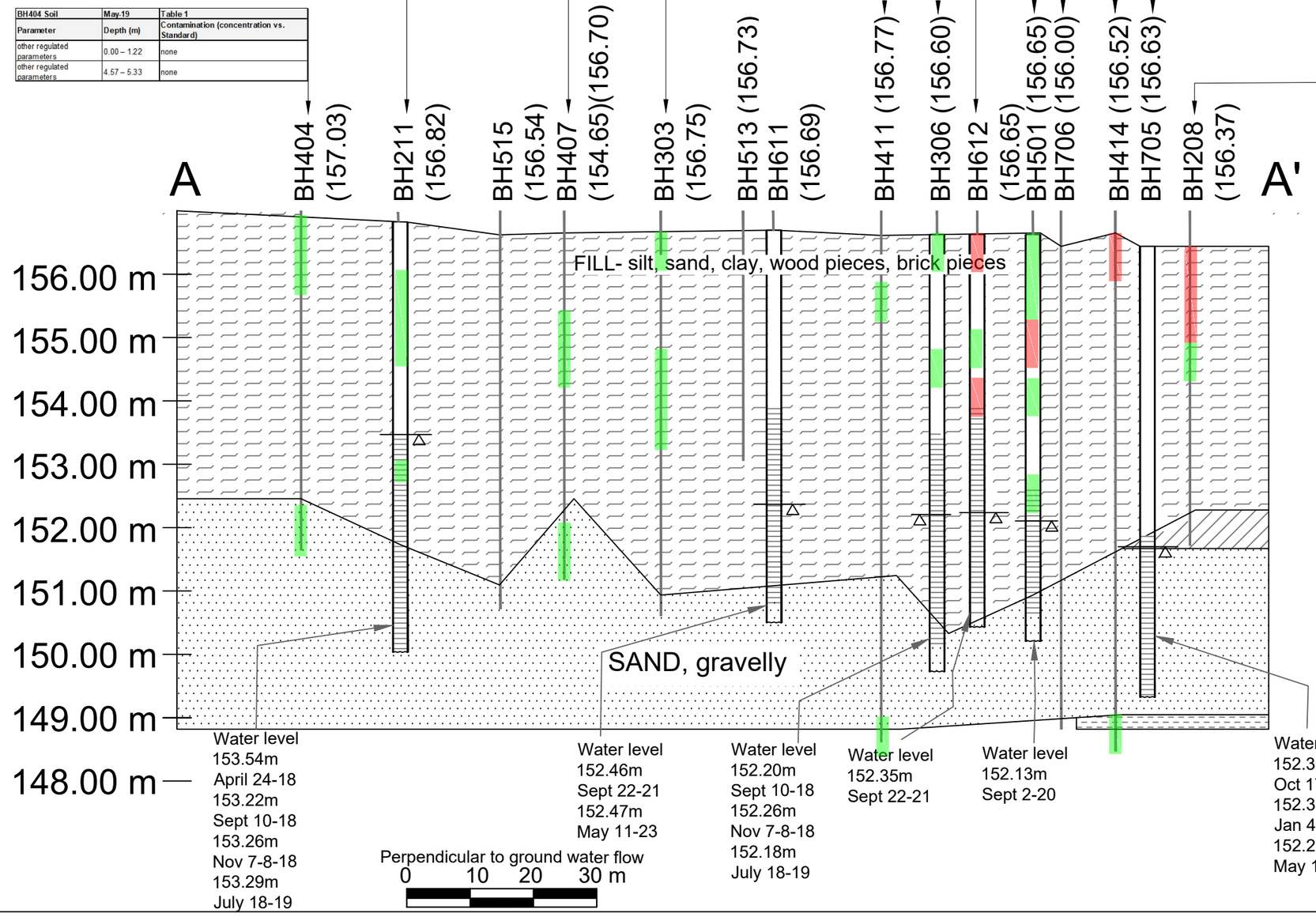
BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.76	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.52 – 2.13	mercury: 0.274 µg/g vs. 0.27 µg/g
other regulated parameters	2.29 – 2.90	none
other regulated parameters	3.81 – 4.42	none

BH706 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	chromium VI: 0.82 µg/g vs. 0.66 µg/g
other regulated parameters	7.62 – 8.23	none

BH705 Soil	Aug-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.76	chromium VI: 0.92 µg/g vs. 0.66 µg/g
other regulated parameters	0.76 – 1.52	mercury: 0.396 µg/g vs. 0.27 µg/g
other regulated parameters	1.52 – 2.29	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Other Regulated Parameters consist of: Cyanide Chromium VI, Mercury, pH

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 38

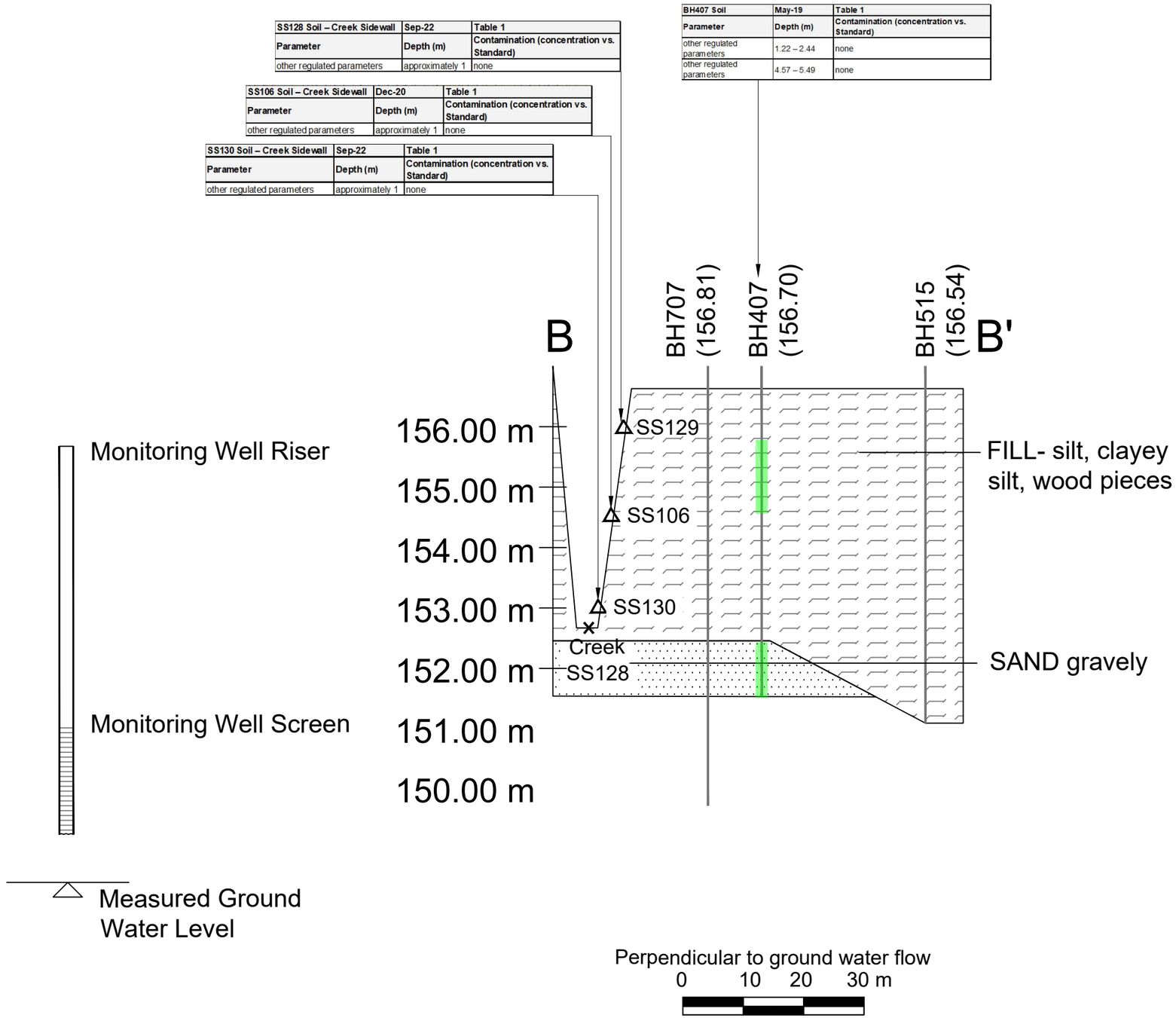
CONSULTANTS
Occupational Hygiene & Environment

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	approximately 1	none

SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	approximately 1	none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	approximately 1	none

BH407 Soil	May-19	Table 1
Parameter	**Depth (m)**	**Contamination (concentration vs. Standard)**
other regulated parameters	1.22 – 2.44	none
other regulated parameters	4.57 – 5.49	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Other Regulated Parameters consist of: Cyanide Chromium VI, Mercury, pH

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 39

CONSULTANTS
Occupational Hygiene & Environment

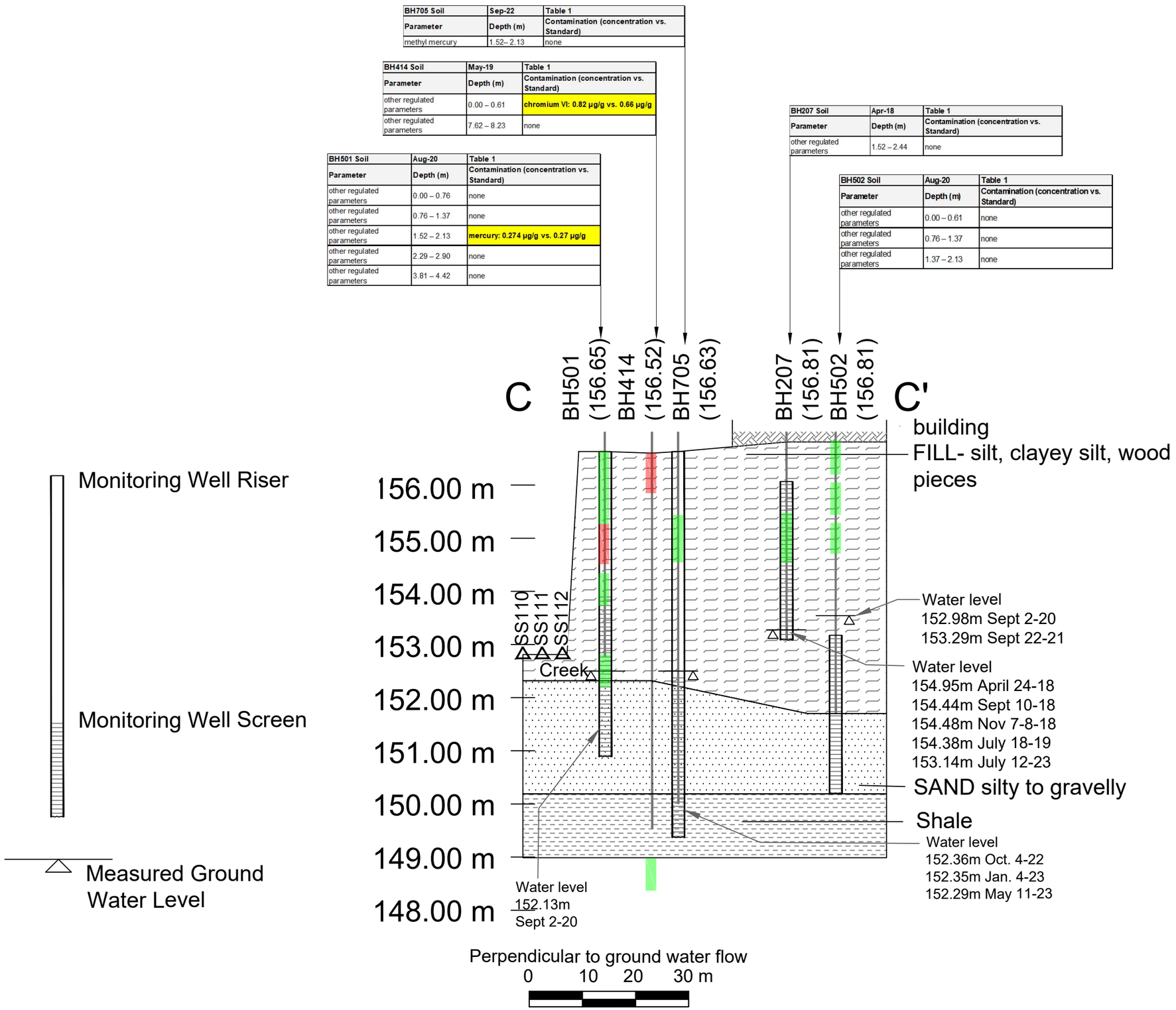
BH705 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
methyl mercury	1.52– 2.13	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	chromium VI: 0.82 µg/g vs. 0.66 µg/g
other regulated parameters	7.62 – 8.23	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.76	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.52 – 2.13	mercury: 0.274 µg/g vs. 0.27 µg/g
other regulated parameters	2.29 – 2.90	none
other regulated parameters	3.81 – 4.42	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	1.52 – 2.44	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
other regulated parameters	0.00 – 0.61	none
other regulated parameters	0.76 – 1.37	none
other regulated parameters	1.37 – 2.13	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

Other Regulated Parameters consist of: Cyanide Chromium VI, Mercury, pH

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 40

CONSULTANTS
Occupational Hygiene & Environment

BH306 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.66 – 4.27	none
PHCs	6.10 – 6.70	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 15 µg/g vs. 10 µg/g
PHCs	5.33 – 5.94	none
PHCs	6.10 – 6.71	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	0.76 – 1.37	PHCs F4 fraction: 1,820 µg/g vs. 120 µg/g (PHCs F2 and F3 laboratory detection limit exceeded the Standard)
PHCs	3.05 – 3.66	none

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	none
PHCs	1.52 – 2.29	none
PHCs	5.33 – 5.94	none

BH706 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none

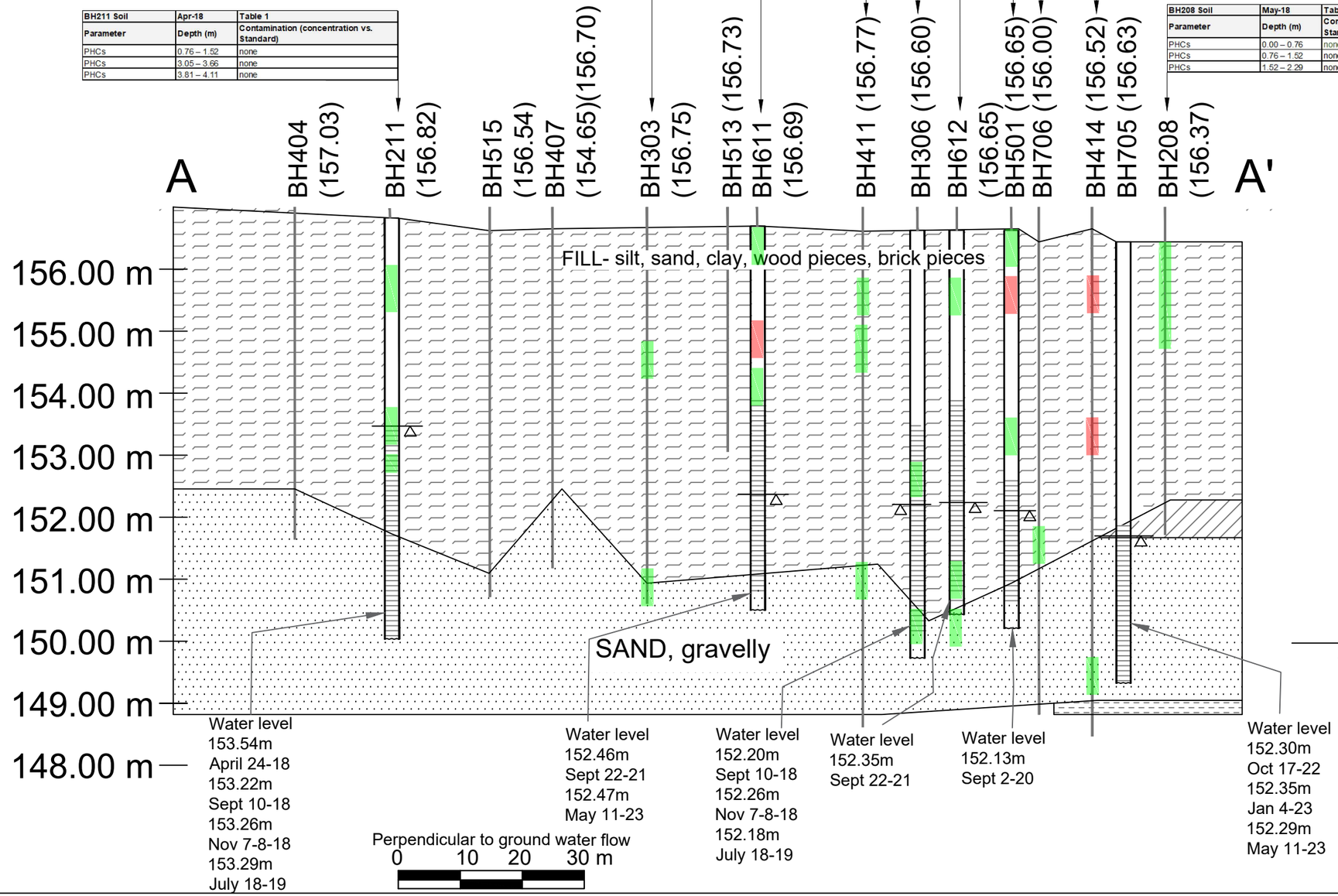
BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	1.52 – 2.13	PHCs F3 fraction: 252 µg/g vs. 240 µg/g
PHCs	2.29 – 2.90	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 103 µg/g vs. 10 µg/g PHCs F3 fraction: 968 µg/g vs. 240 µg/g PHCs F4 fraction: 710 µg/g vs. 120 µg/g
PHCs	3.05 – 3.66	PHCs F2 fraction: 13 µg/g vs. 10 µg/g
PHCs	6.89 – 7.47	none

BH303 Soil	Sep-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	1.83 – 2.44	none
PHCs	5.49 – 6.10	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.76	none
PHCs	0.76 – 1.52	none
PHCs	1.52 – 2.29	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.52	none
PHCs	3.05 – 3.66	none
PHCs	3.81 – 4.11	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 41

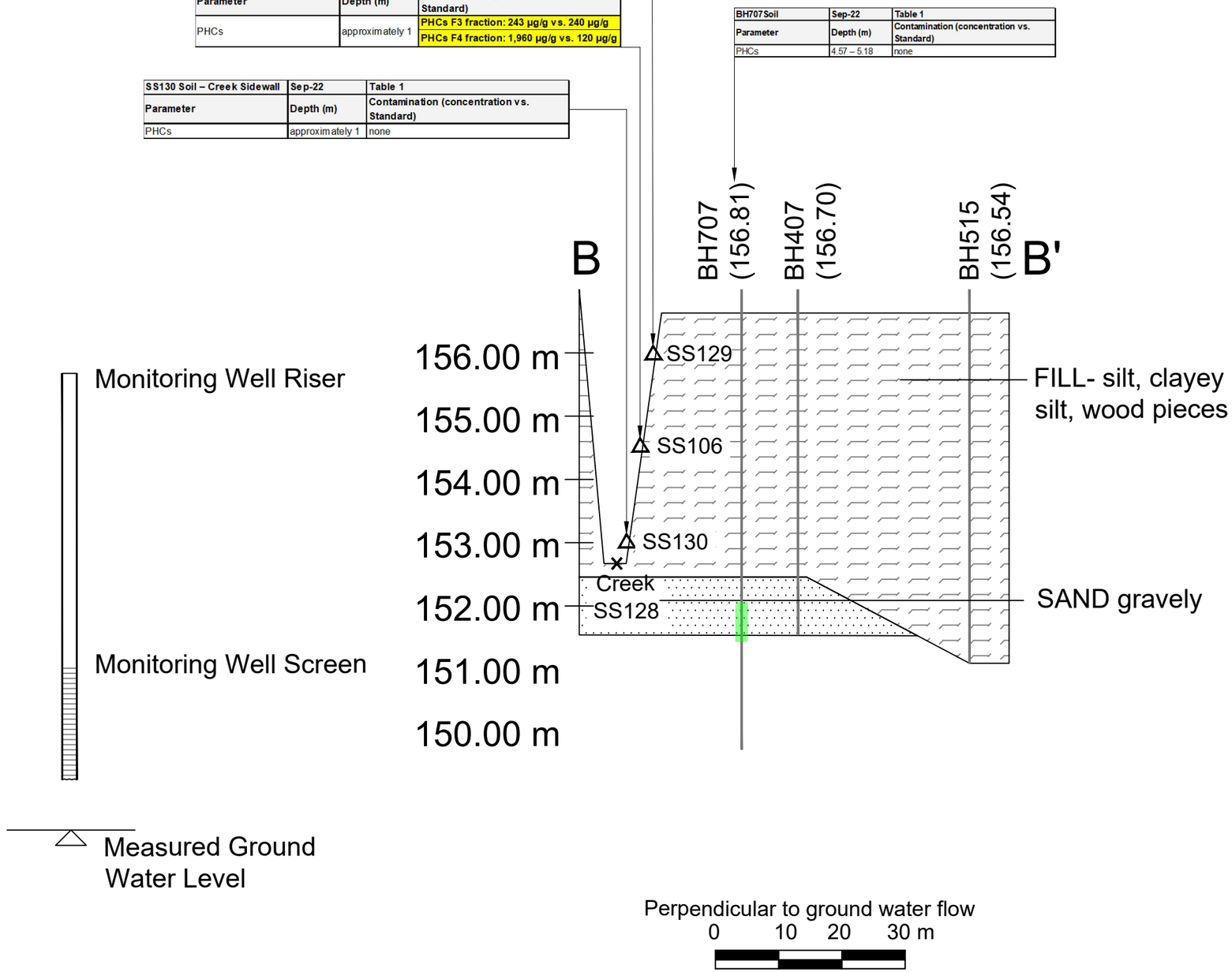
CONSULTANTS
Occupational Hygiene & Environment

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	approximately 1	none

SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	approximately 1	PHCs F3 fraction: 243 µg/g vs. 240 µg/g PHCs F4 fraction: 1,960 µg/g vs. 120 µg/g

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	approximately 1	none

BH707Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	4.57 – 5.18	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 42

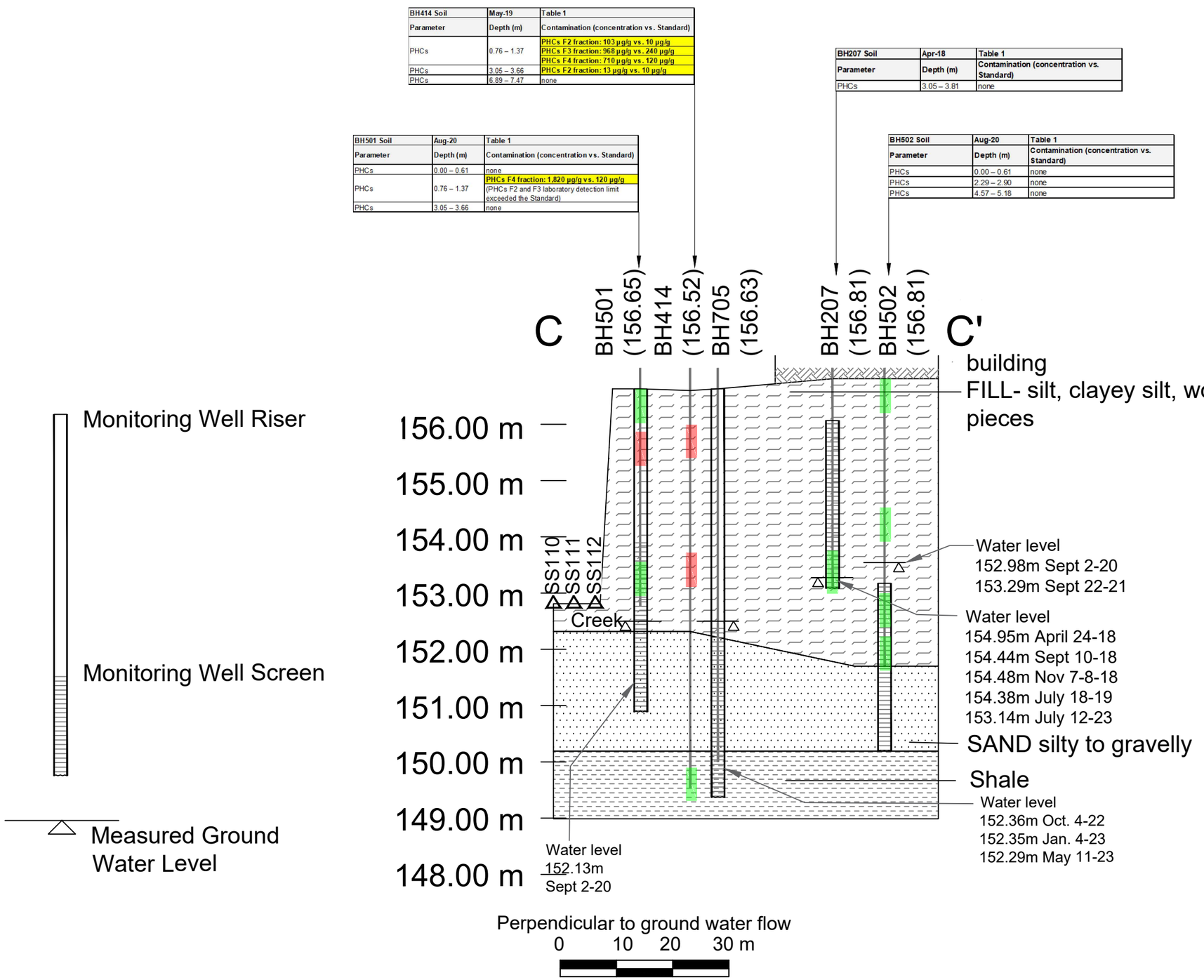
CONSULTANTS
Occupational Hygiene & Environment

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.76 – 1.37	PHCs F2 fraction: 103 µg/g vs. 10 µg/g PHCs F3 fraction: 968 µg/g vs. 240 µg/g PHCs F4 fraction: 710 µg/g vs. 120 µg/g
PHCs	3.05 – 3.66	PHCs F2 fraction: 13 µg/g vs. 10 µg/g
PHCs	6.89 – 7.47	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	3.05 – 3.81	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	0.76 – 1.37	PHCs F4 fraction: 1,820 µg/g vs. 120 µg/g (PHCs F2 and F3 laboratory detection limit exceeded the Standard)
PHCs	3.05 – 3.66	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PHCs	0.00 – 0.61	none
PHCs	2.29 – 2.90	none
PHCs	4.57 – 5.18	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 43

CONSULTANTS
Occupational Hygiene & Environment

BH411 Soil	Jul-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	none
BTEX	1.52 – 2.29	none
BTEX	5.33 – 5.94	none

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	benzene: 0.114 µg/g vs. 0.02 µg/g toluene: 0.325 µg/g vs. 0.02 µg/g ethylbenzene 0.132 µg/g vs. 0.05 µg/g xylenes 0.792 µg/g vs. 0.05 µg/g
BTEX	3.05 – 3.66	none
BTEX	6.86 – 7.47	none

A

BH404 (157.03)
BH211 (156.82)
BH515 (156.54)
BH407 (154.65)(156.70)
BH303 (156.75)
BH513 (156.73)
BH611 (156.69)
BH411 (156.77)
BH306 (156.60)
BH612 (156.65)
BH501 (156.65)
BH706 (156.00)
BH414 (156.52)
BH705 (156.63)
BH208 (156.37)

A'

156.00 m
155.00 m
154.00 m
153.00 m
152.00 m
151.00 m
150.00 m
149.00 m
148.00 m

FILL- silt, sand, clay, wood pieces, brick pieces

SAND, gravelly

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level

Water level 153.54m April 24-18
153.22m Sept 10-18
153.26m Nov 7-8-18
153.29m July 18-19

Water level 152.46m Sept 22-21
152.47m May 11-23

Water level 152.20m Sept 10-18
152.26m Nov 7-8-18
152.18m July 18-19

Water level 152.35m Sept 22-21

Water level 152.13m Sept 2-20

Water level 152.30m Oct 17-22
152.35m Jan 4-23
152.29m May 11-23

Perpendicular to ground water flow
0 10 20 30 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

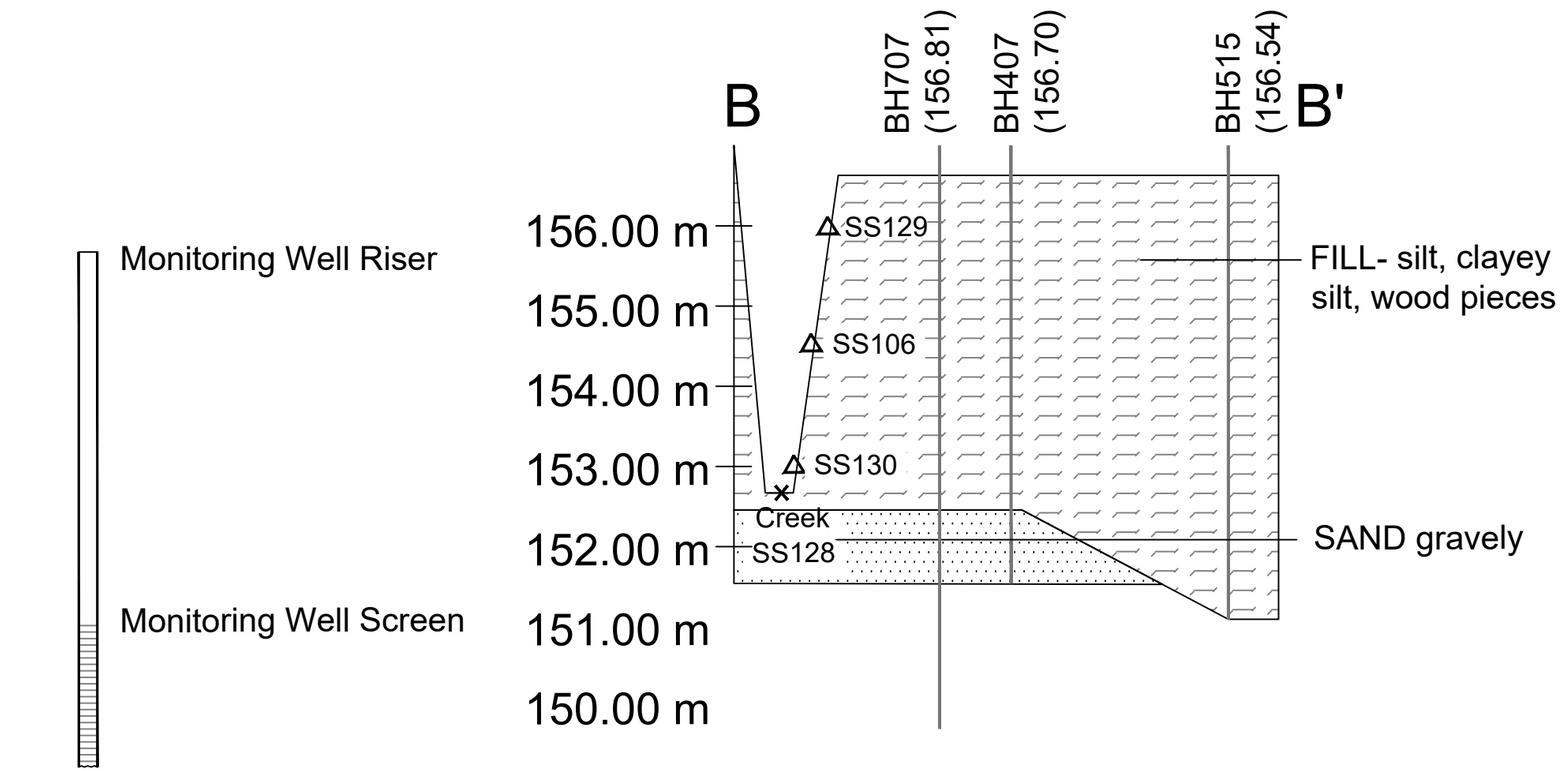
Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 44

CONSULTANTS
Occupational Hygiene & Environment



Perpendicular to ground water flow

0 10 20 30 m

Note:

No Soil Contamination, Benzene, Toluene, Ethylbenzene, Xylenes samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

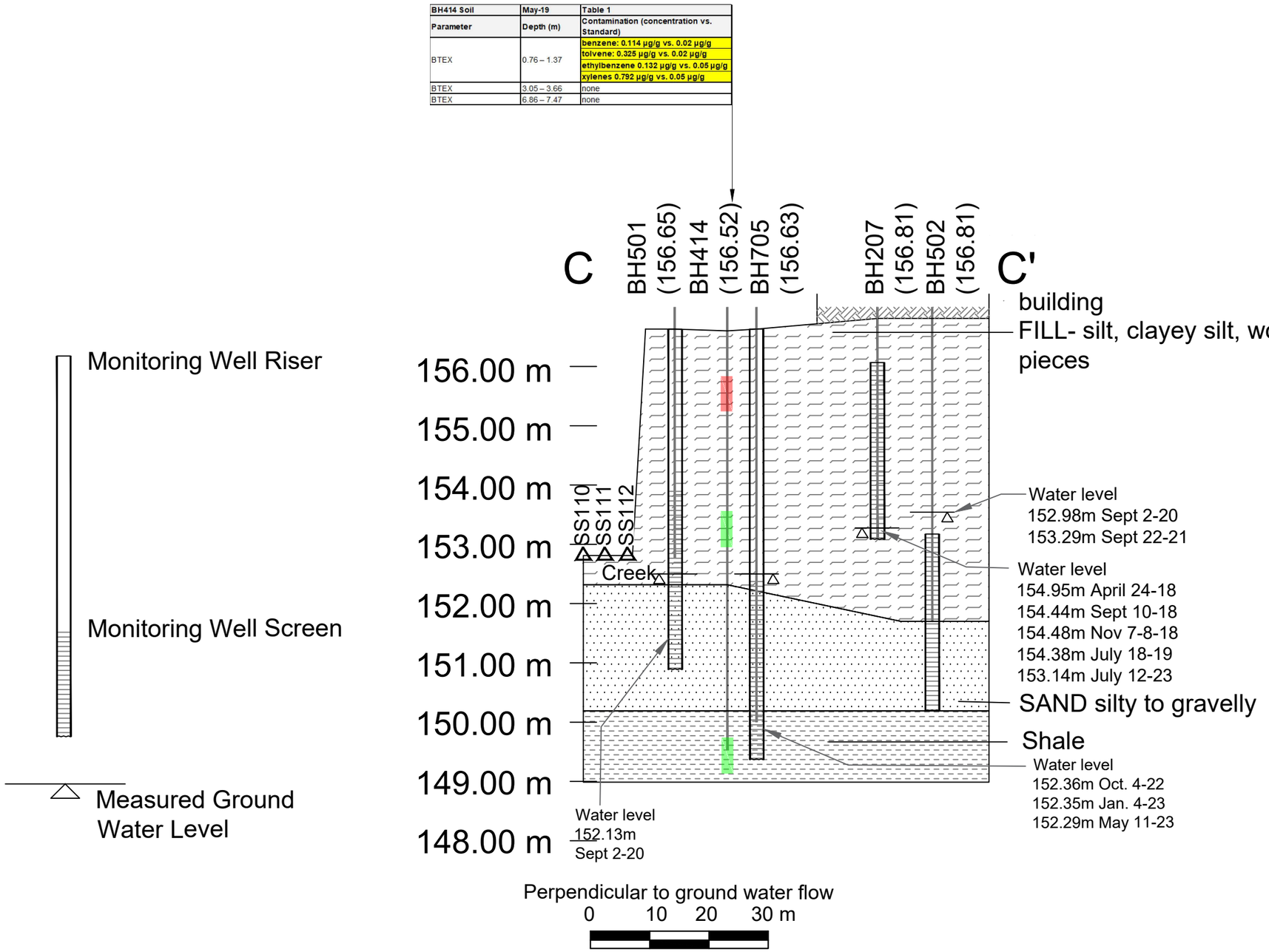
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 45

CONSULTANTS
Occupational Hygiene & Environment

BH414 Soil	May-19	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
BTEX	0.76 – 1.37	benzene: 0.114 µg/g vs. 0.02 µg/g
		toluene: 0.325 µg/g vs. 0.02 µg/g
		ethylbenzene 0.132 µg/g vs. 0.05 µg/g
		xylenes 0.792 µg/g vs. 0.05 µg/g
BTEX	3.05 – 3.66	none
BTEX	6.86 – 7.47	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 46

CONSULTANTS
Occupational Hygiene & Environment

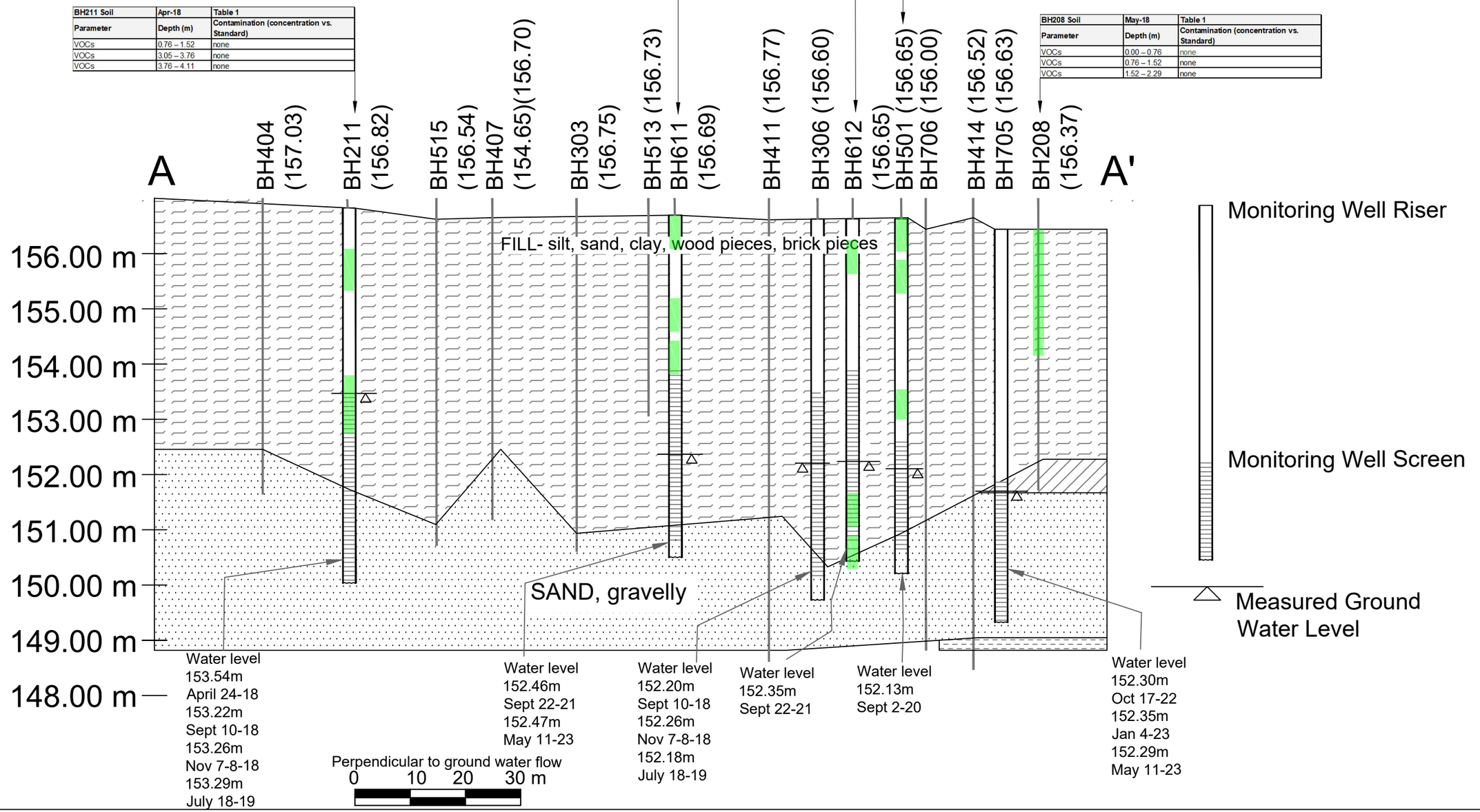
BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	1.52 – 2.13	none
VOCs	2.29 – 2.90	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.37	none
VOCs	5.33 – 5.94	none
VOCs	6.10 – 6.71	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	0.76 – 1.37	none
VOCs	3.05 – 3.66	none

BH211 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.76 – 1.52	none
VOCs	3.05 – 3.76	none
VOCs	3.76 – 4.11	none

BH208 Soil	May-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.76	none
VOCs	0.76 – 1.52	none
VOCs	1.52 – 2.29	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 47

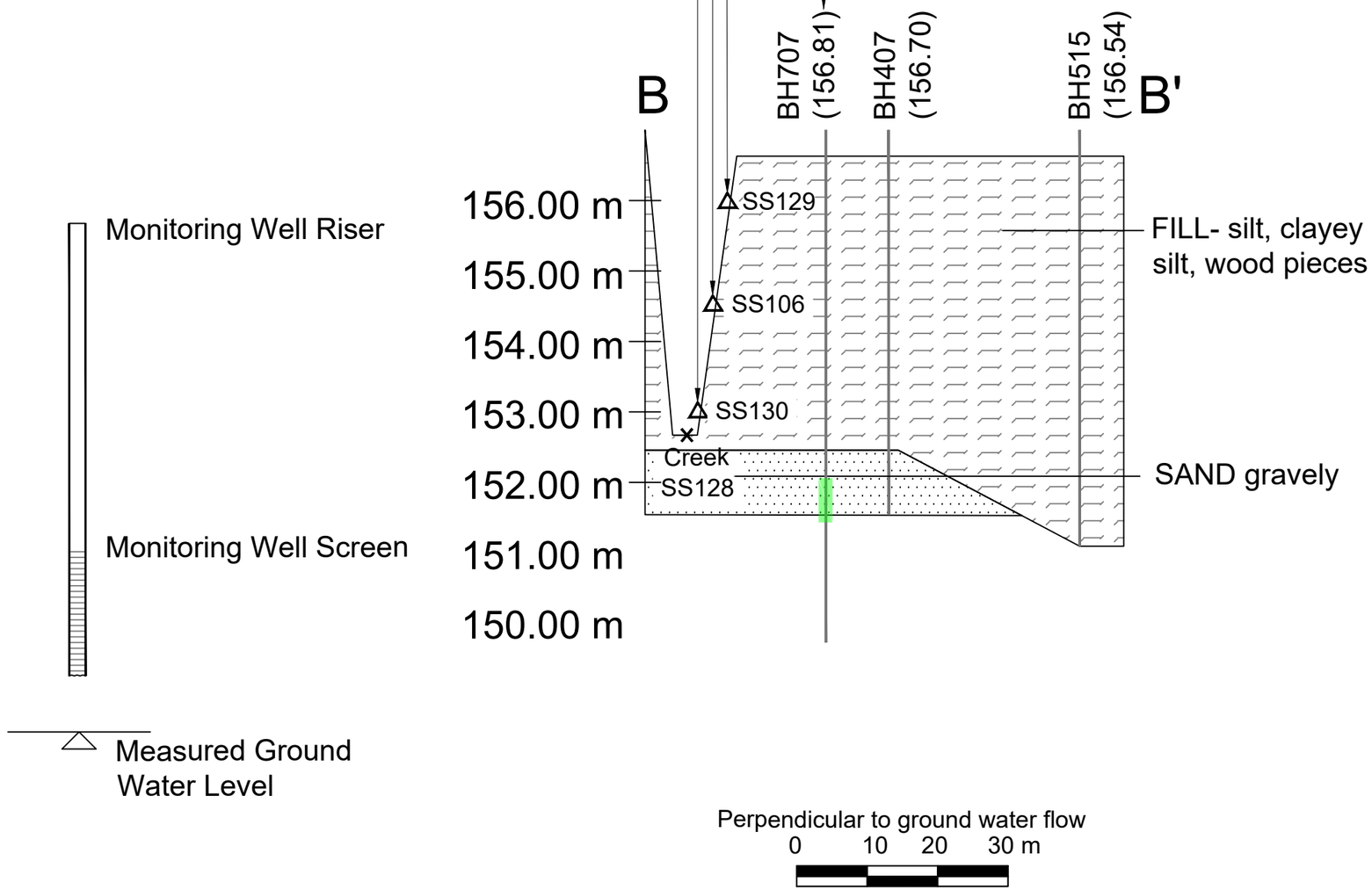
OHE CONSULTANTS
Occupational Hygiene & Environment

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none

SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none
		none

SS130 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none

BH707 Soil	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	4.57 – 5.18	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

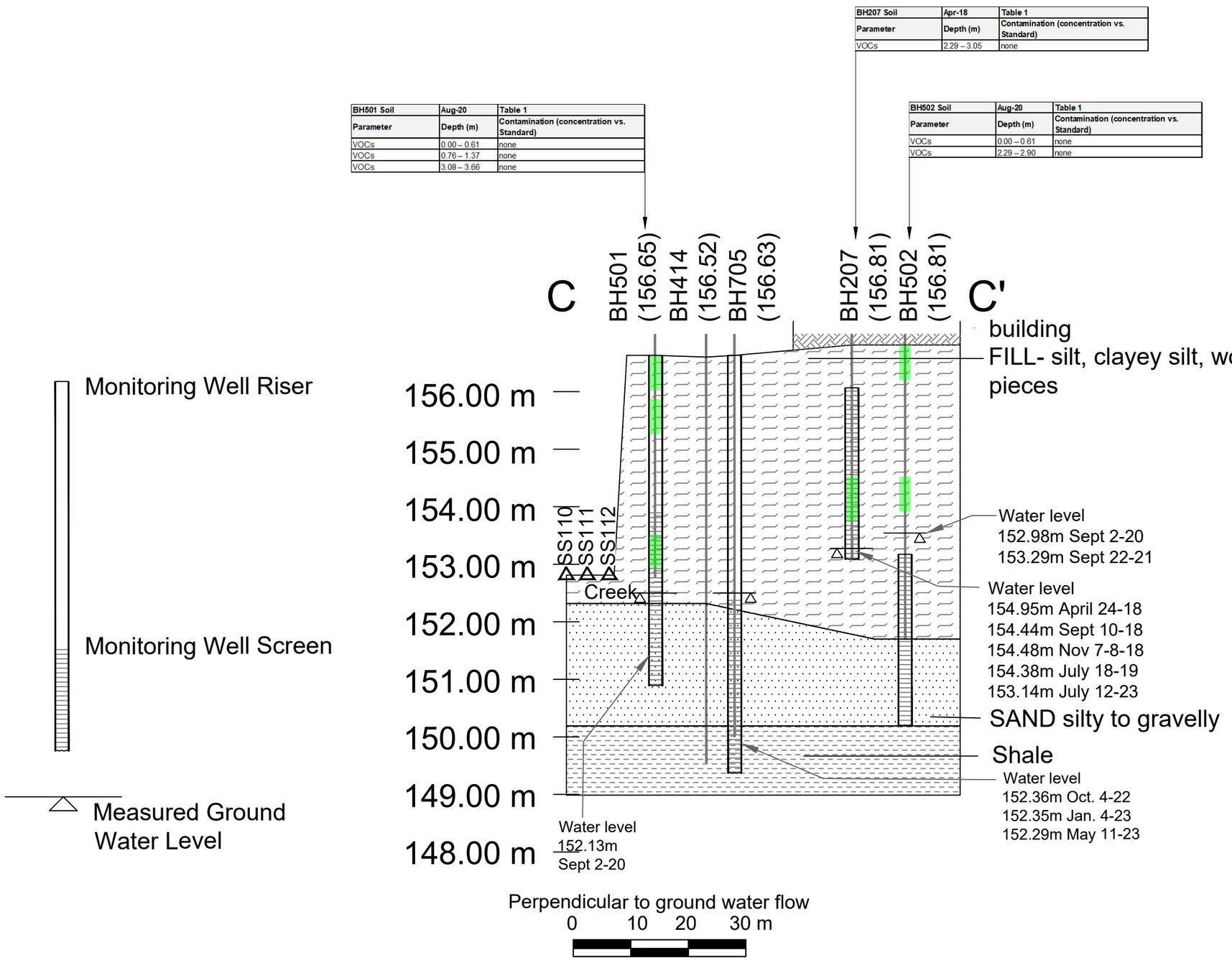
Drawing No: 48

CONSULTANTS
Occupational Hygiene & Environment

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	0.76 – 1.37	none
VOCs	3.08 – 3.66	none

BH207 Soil	Apr-18	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	2.29 – 3.05	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	0.00 – 0.61	none
VOCs	2.29 – 2.90	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 49

CONSULTANTS
Occupational Hygiene & Environment

BH611 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	3.05 – 3.66	none

BH612 Soil	Sep-21	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.05 – 3.66	none
PAHs	6.10 – 6.71	none

BH513 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	2.29 – 2.90	none

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.81 – 4.42	none

A

BH404 (157.03)
BH211 (156.82)
BH515 (156.54)
BH407 (154.65)(156.70)
BH303 (156.75)
BH513 (156.73)
BH611 (156.69)
BH411 (156.77)
BH306 (156.60)
BH612 (156.65)
BH501 (156.65)
BH706 (156.00)
BH414 (156.52)
BH705 (156.63)
BH208 (156.37)

A'

156.00 m
155.00 m
154.00 m
153.00 m
152.00 m
151.00 m
150.00 m
149.00 m
148.00 m

FILL- silt, sand, clay, wood pieces, brick pieces

SAND, gravelly

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level

Water level
153.54m
April 24-18
153.22m
Sept 10-18
153.26m
Nov 7-8-18
153.29m
July 18-19

Water level
152.46m
Sept 22-21
152.47m
May 11-23

Water level
152.20m
Sept 10-18
152.26m
Nov 7-8-18
152.18m
July 18-19

Water level
152.35m
Sept 22-21

Water level
152.13m
Sept 2-20

Water level
152.30m
Oct 17-22
152.35m
Jan 4-23
152.29m
May 11-23

Perpendicular to ground water flow
0 10 20 30 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Soil Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 50

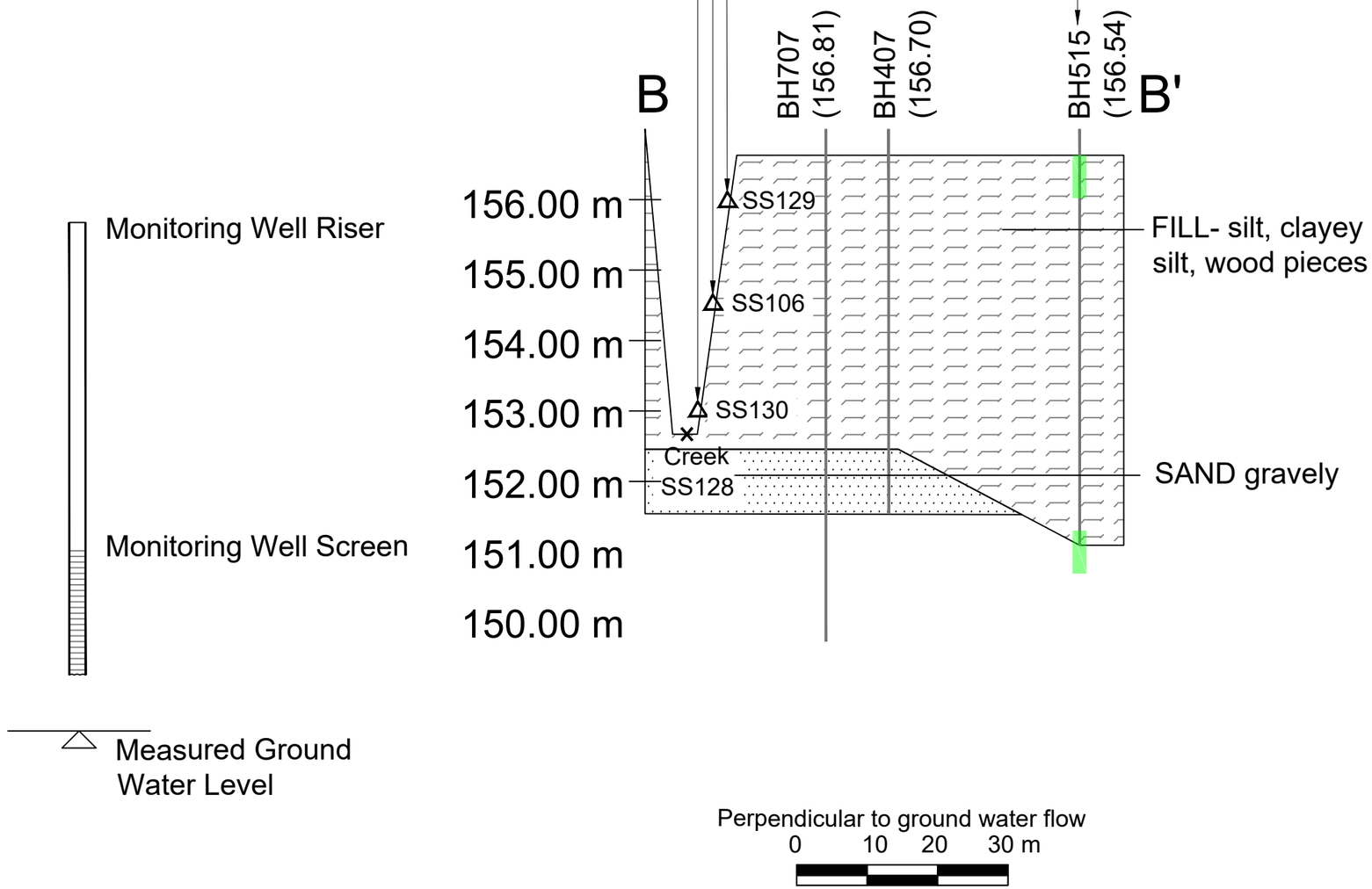
CONSULTANTS
Occupational Hygiene & Environment

SS129 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none

SS106 Soil – Creek Sidewall	Dec-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none
		none

SS128 Soil – Creek Sidewall	Sep-22	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
VOCs	approximately 1	none

BH515 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.00 – 0.61	none
PAHs	5.33 – 5.94	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Soil Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

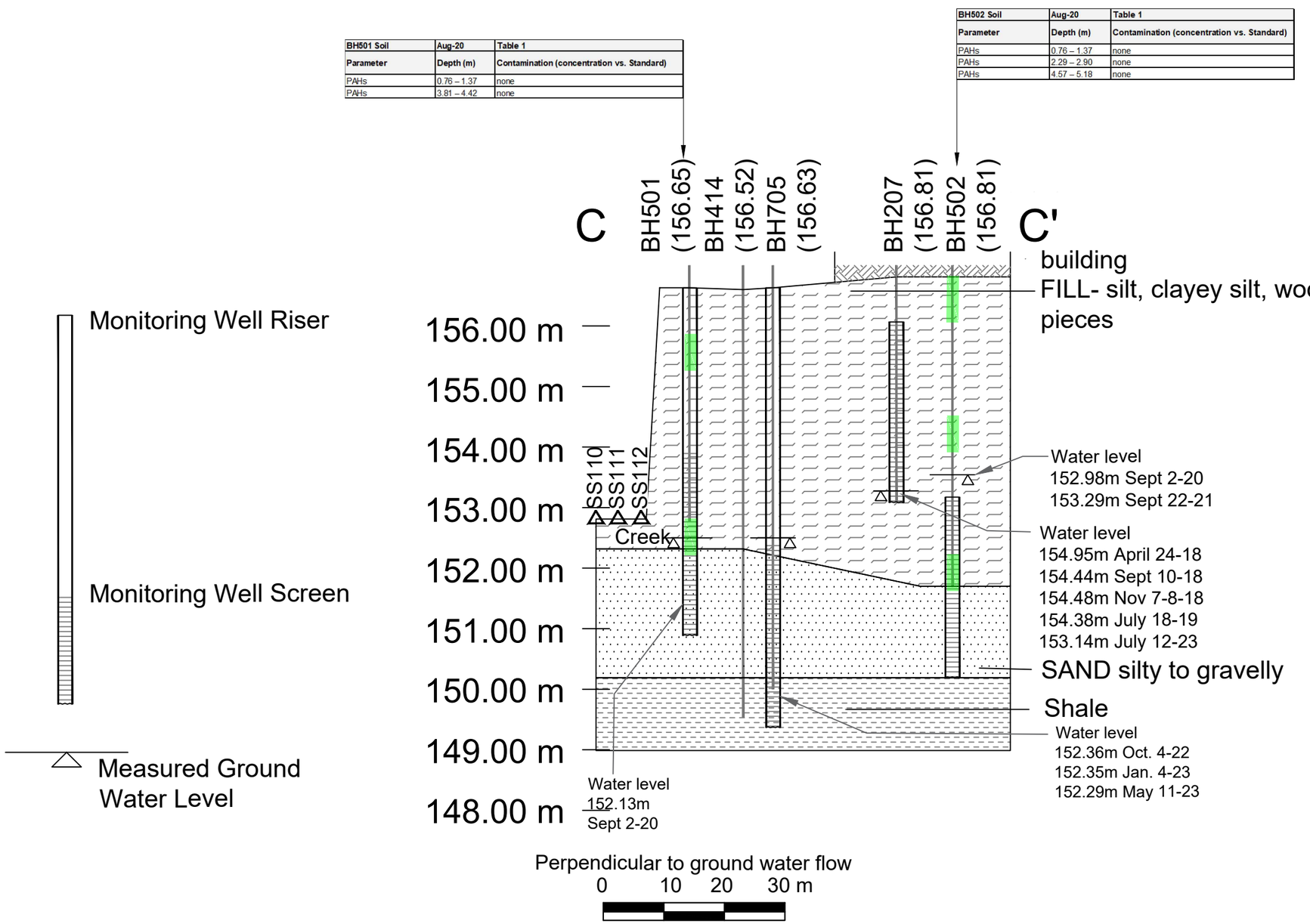
Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 51

CONSULTANTS
Occupational Hygiene & Environment

BH501 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	3.81 – 4.42	none

BH502 Soil	Aug-20	Table 1
Parameter	Depth (m)	Contamination (concentration vs. Standard)
PAHs	0.76 – 1.37	none
PAHs	2.29 – 2.90	none
PAHs	4.57 – 5.18	none



Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Soil Sample
- Contaminated Soil Sample
- (xxx) Surface elevation

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Soil Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 52

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.81 m - 152.86 m		

BH503 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 150.82 m - 153.87 m		

BH507 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none
metals	Jun-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 151.48 m - 154.53 m		

BH610 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	barium: 2,300 µg/L vs. 610 µg/L (beryllium and silver laboratory detection limit exceeded the Standard)
BH610 Ground Water		Table 1
Parameter		Contamination
metals	Jan-23	none
• screen interval 150.55 m - 153.60 m		

BH308 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
metals	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH502 Ground Water		Table 1
Parameter		Contamination
metals	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH611 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.07 m - 152.12 m		

BH207 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	copper: 13.3 µg/L vs. 5 µg/L lead: 8.33 µg/L vs. 1.9 µg/L vanadium: 9.4 µg/L vs. 3.9 µg/L (beryllium, selenium and silver laboratory detection limit exceeded the Standard)
metals	Jun-21	none
metals	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH306 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH612 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.94 m - 152.99 m		

BH613 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	vanadium: 5.0 µg/L vs. 3.9 µg/L (beryllium and silver laboratory detection limit exceeded the Standard)
• screen interval 150.71 m - 153.76 m		

BH501 Ground Water
A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

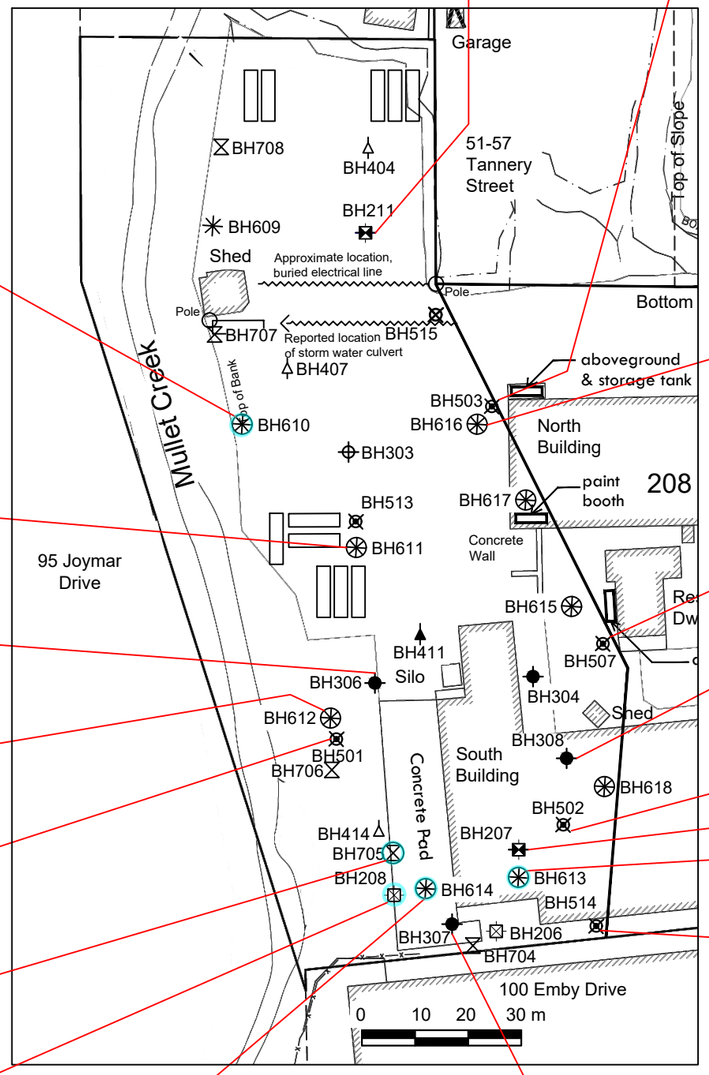
BH705 Ground Water		Table 1
Parameter		Contamination
metals	Oct-22	copper: 15.2 µg/L vs. 5 µg/L
metals	Jan-23	none

BH514 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none
• screen interval 148.83 m - 151.88 m		

BH206 Ground Water		Table 1
Parameter		Contamination
metals	Oct-22	copper: 15.2 µg/L vs. 5 µg/L
• screen interval 149.01 m - 152.06 m		

BH614 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	copper: 5.1 µg/L vs. 5 µg/L (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
metals	Jan-23	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
metals	Jun-21	none
• screen interval 149.99 m - 153.04 m		



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:
Ground Water Contamination - Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 53

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.81 m - 152.86 m		

BH503 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 150.82 m - 153.87 m		

BH507 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none
metals	Jun-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 151.48 m - 154.53 m		

BH610 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	barium: 2,300 µg/L vs. 610 µg/L (beryllium and silver laboratory detection limit exceeded the Standard)
BH610 Ground Water		Table 1
Parameter		Contamination
metals	Jan-23	none
• screen interval 150.55 m - 153.60 m		

BH308 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
metals	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH502 Ground Water		Table 1
Parameter		Contamination
metals	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH611 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.07 m - 152.12 m		

BH207 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	copper: 13.3 µg/L vs. 5 µg/L lead: 8.33 µg/L vs. 1.9 µg/L vanadium: 9.4 µg/L vs. 3.9 µg/L (beryllium, selenium and silver laboratory detection limit exceeded the Standard)
metals	Jun-21	none
metals	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH306 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH613 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	vanadium: 5.0 µg/L vs. 3.9 µg/L (beryllium and silver laboratory detection limit exceeded the Standard)
• screen interval 150.71 m - 153.76 m		

BH612 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
• screen interval 149.94 m - 152.99 m		

BH501 Ground Water
A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

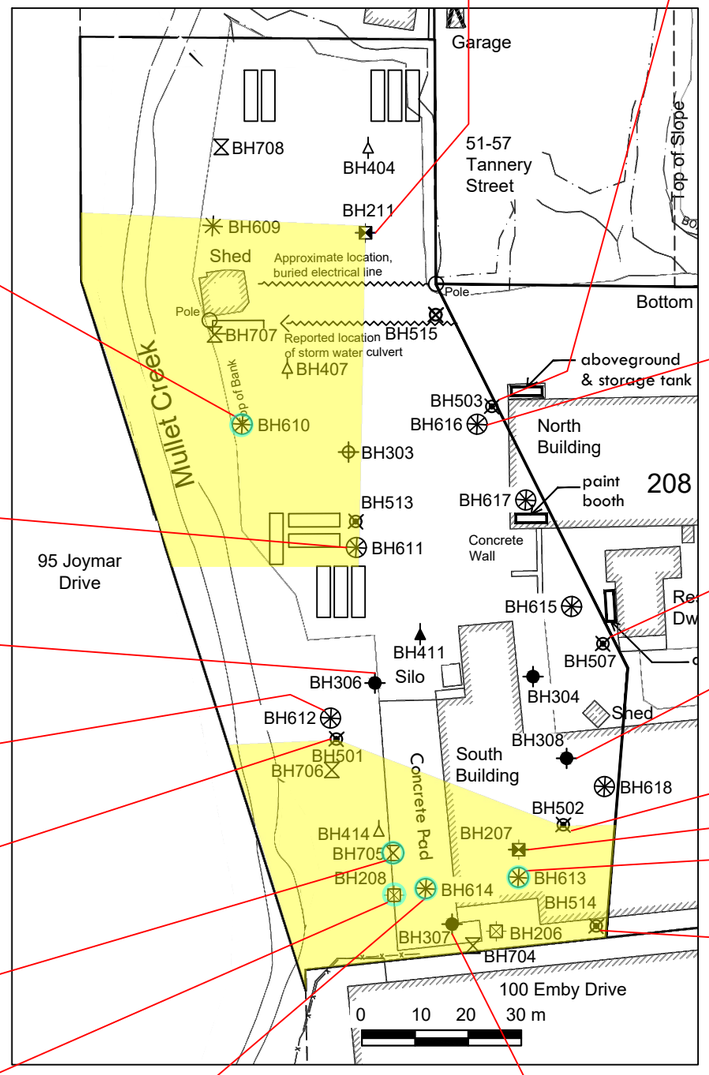
BH514 Ground Water		Table 1
Parameter		Contamination
metals	Sep-20	none
• screen interval 148.83 m - 151.88 m		

BH705 Ground Water		Table 1
Parameter		Contamination
metals	Oct-22	copper: 15.2 µg/L vs. 5 µg/L
metals	Jan-23	none

BH307 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
BH307 Ground Water		Table 1
Parameter		Contamination
metals	Jun-21	none
• screen interval 149.99 m - 153.04 m		

BH206 Ground Water		Table 1
Parameter		Contamination
metals	Oct-22	copper: 15.2 µg/L vs. 5 µg/L
• screen interval 149.01 m - 152.06 m		

BH614 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	copper: 5.1 µg/L vs. 5 µg/L (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)
metals	Jan-23	none
• screen interval 150.60 m - 153.65 m		



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Metals Contamination in Ground Water

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 53a

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
• screen interval 149.81 m - 152.86 m		

BH503 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH610 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	sodium: 507,000 µg/L vs. 490,000 µg/L
salt-related	Jan-23	none
• screen interval 150.55 m - 153.60 m		

BH507 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
salt-related parameters	Jun-21	none
• screen interval 151.48 m - 154.53 m		

BH308 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
salt-related parameters	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH502 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH611 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 149.07 m - 152.12 m		

BH306 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH207 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
salt-related parameters	Jun-21	none
salt-related parameters	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH612 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH613 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
salt-related	Jan-23	none
• screen interval 150.71 m - 153.76 m		

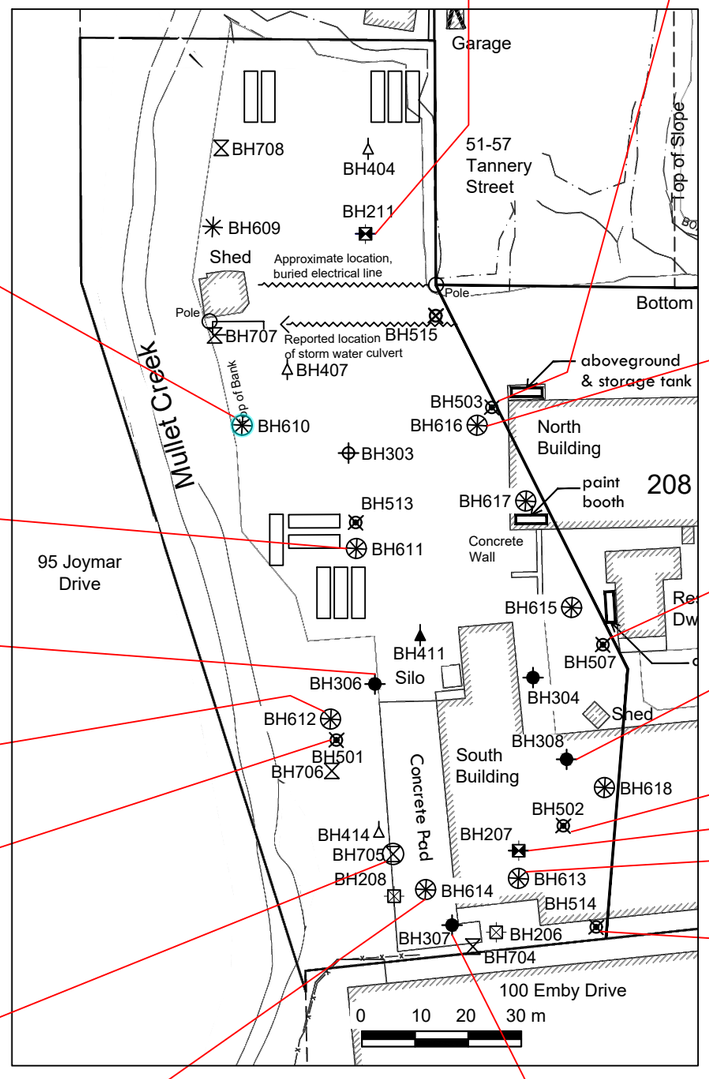
BH501 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH514 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 148.83 m - 151.88 m		

BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Oct-22	none
salt-related	Jan-23	none
• screen interval 149.01 m - 152.06 m		

BH614 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
salt-related	Jan-23	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
salt-related parameters	Jun-21	none
• screen interval 149.99 m - 153.04 m		



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contamination - Salt-Related Parameters

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 54

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
• screen interval 149.81 m - 152.86 m		

BH503 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH507 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
salt-related parameters	Jun-21	none
• screen interval 151.48 m - 154.53 m		

BH610 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	sodium: 507,000 µg/L vs. 490,000 µg/L
salt-related	Jan-23	none
• screen interval 150.55 m - 153.60 m		

BH308 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
salt-related parameters	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH502 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH611 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 149.07 m - 152.12 m		

BH306 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
• screen interval 149.89 m - 152.94 m		

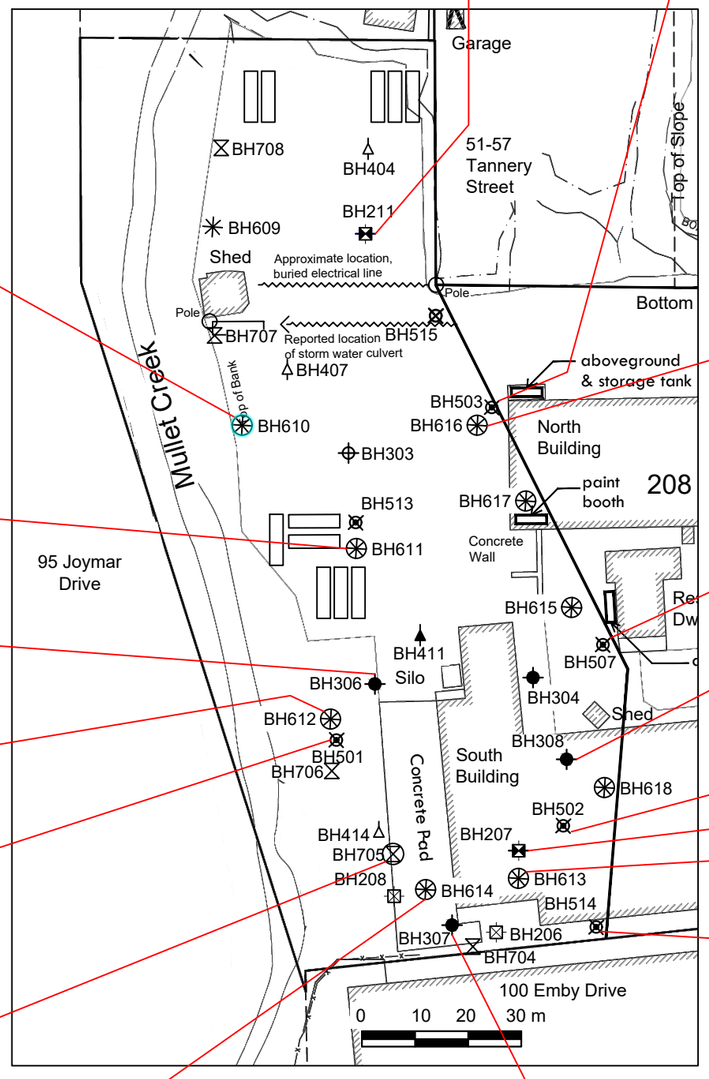
BH207 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
salt-related parameters	Jun-21	none
salt-related parameters	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH612 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH613 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
salt-related	Jan-23	none
• screen interval 150.71 m - 153.76 m		

BH501 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH514 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-20	none
• screen interval 148.83 m - 151.88 m		



BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Oct-22	none
salt-related	Jan-23	none
• screen interval 149.01 m - 152.06 m		

BH614 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none
salt-related	Jan-23	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none
salt-related parameters	Jun-21	none
• screen interval 149.99 m - 153.04 m		

EC and SAR concentrations are not representative of contamination as per Section 49.1, Ontario Regulation 153/04

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Salt-Related Parameter Contamination in Ground Water

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 54a

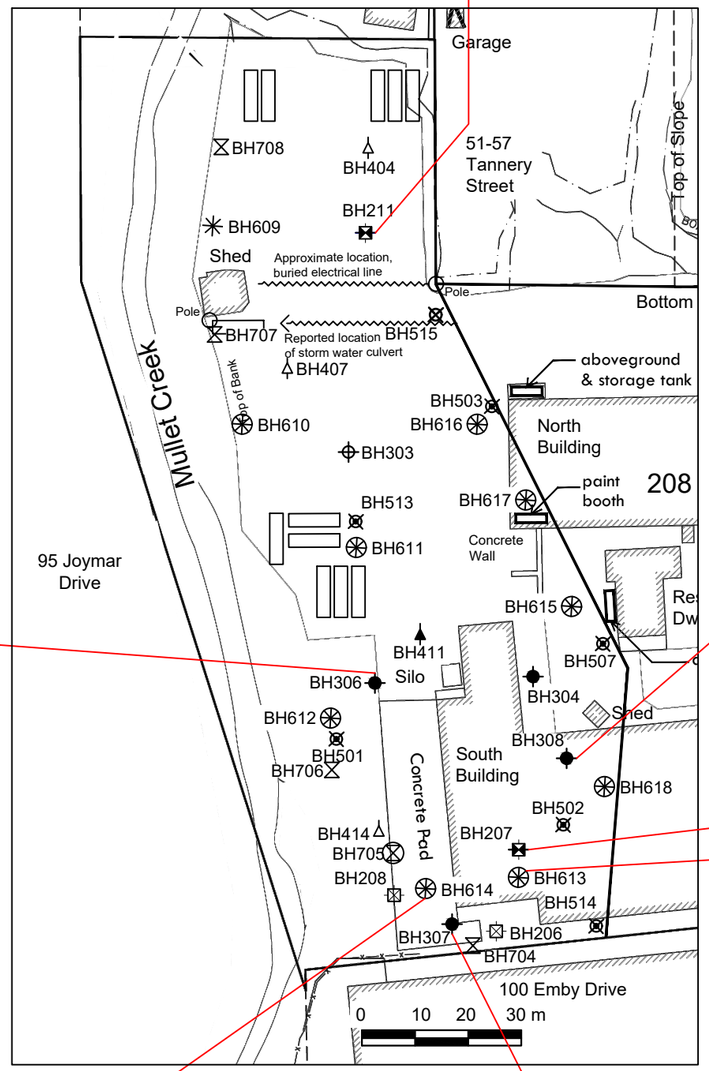
CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Other Regulated Parameters consist of: cyanide, chromium VI, mercury, pH

BH211 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Apr-18	none

- screen interval 149.81 m - 152.86 m



BH306 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 149.89 m - 152.94 m

BH614 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Sep-21	none

- screen interval 150.60 m - 153.65 m

BH307 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 149.99 m - 153.04 m

BH308 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 150.41 m - 153.56 m

BH207 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Apr-18	none

- screen interval 152.70 m - 155.78 m

BH613 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Sep-21	none

- screen interval 150.71 m - 153.76 m

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contamination - Other Regulated Parameters

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

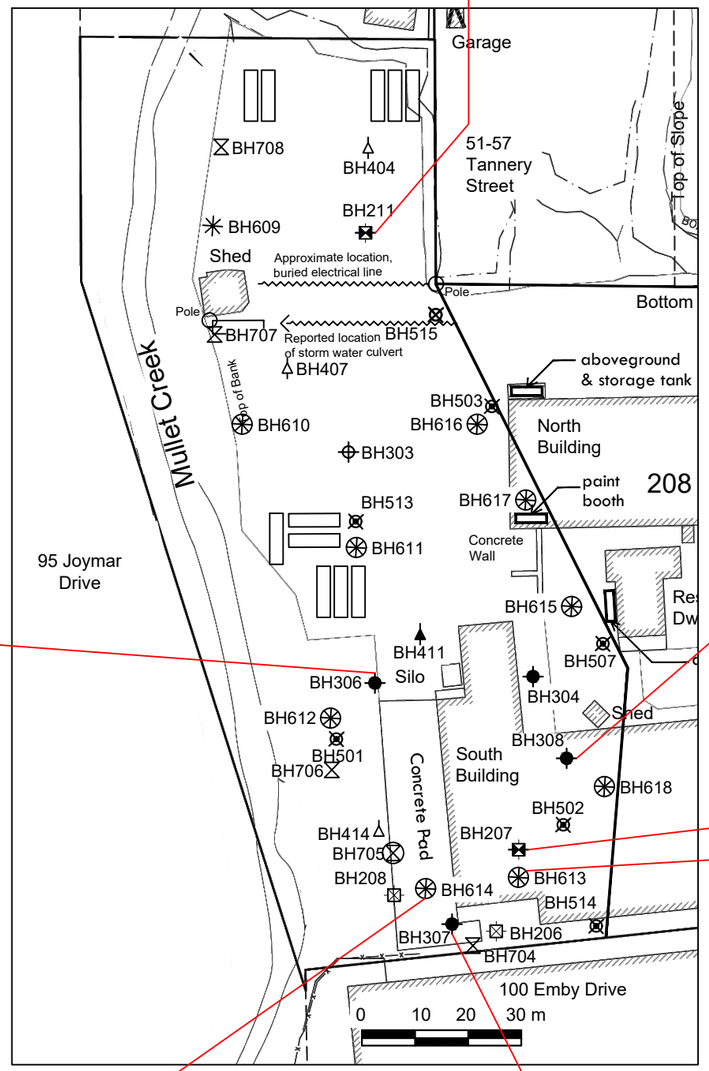
Approved By: MSG

Drawing No: 55

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Other Regulated Parameters consist of: cyanide, chromium VI, mercury, pH



BH211 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Apr-18	none

- screen interval 149.81 m - 152.86 m

BH306 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 149.89 m - 152.94 m

BH308 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 150.41 m - 153.56 m

BH207 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Apr-18	none

- screen interval 152.70 m - 155.78 m

BH613 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Sep-21	none

- screen interval 150.71 m - 153.76 m

BH614 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Sep-21	none

- screen interval 150.60 m - 153.65 m

BH307 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

- screen interval 149.99 m - 153.04 m

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Other Regulated Parameter Contamination in Ground Water

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
55a

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH610 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH611 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	none
• screen interval 149.07 m - 152.12 m		

BH306 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH612 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH501 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH705 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-22	none
• screen interval 149.01 m - 152.06 m		

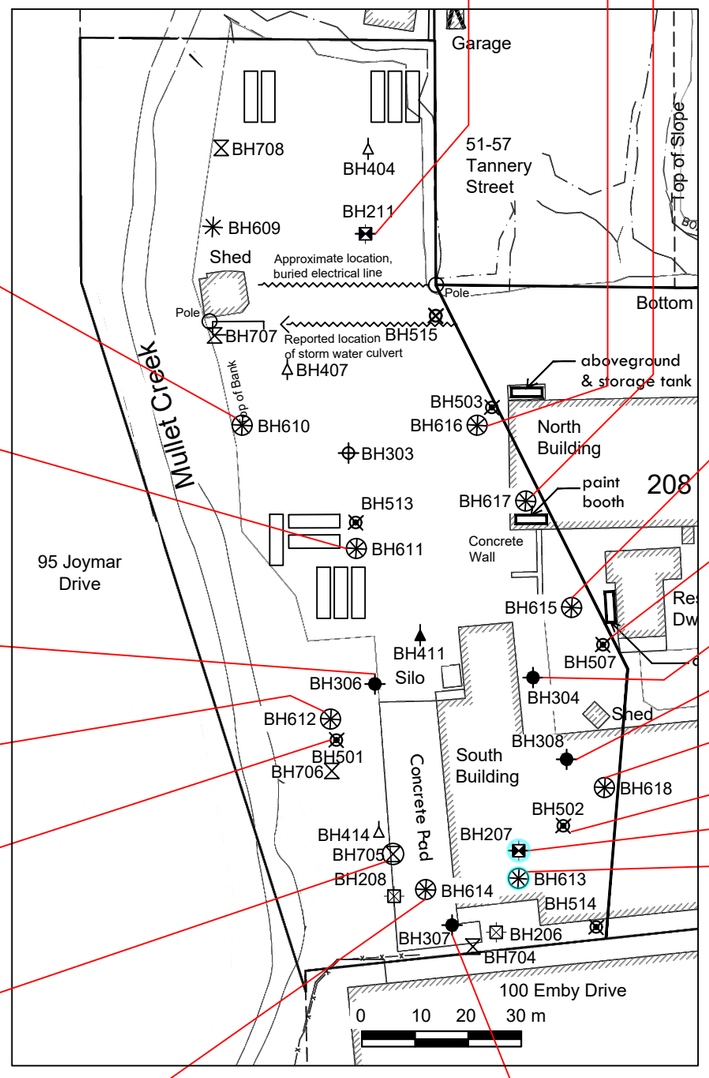
BH614 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

BH616 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH211 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jul-19	none
• screen interval 149.81 m - 152.86 m		

BH617 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 151.34 m - 154.39 m		

BH615 Ground Water		Table 1
Parameter		Contamination
PHCs	Jun-22	none
• screen interval 151.42 m - 154.47 m		



BH307 Ground Water		Table 1
Parameter		Contamination
PHCs	Jun-21	none
PHCs	Oct-22	none
• screen interval 149.99 m - 153.04 m		

BH507 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
PHCs	Jun-21	none
PHCs	Jun-22	none
• screen interval 151.48 m - 154.53 m		

BH304 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
• screen interval 149.18 m - 152.23 m		

BH308 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
PHCs	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH618 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	none
• screen interval 150.10 m - 153.15 m		

BH502 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
PHCs	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH207 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jun-21	PHCs F3 fraction: 1,580 µg/L vs. 500 µg/L
PHCs	Jul-21	none
PHCs	Jul-21	PHCs F3 fraction: 780 µg/L vs. 500 µg/L
PHCs	Sep-21	PHCs F2 fraction: 160 µg/L vs. 150 µg/L PHCs F3 fraction: 2,510 µg/L vs. 500 µg/L
PHCs	Jan-23	PHCs F3 fraction: 1,440 µg/L vs. 500 µg/L
PHCs	Aug-23	PHCs F2 fraction: 180 µg/L vs. 150 µg/L PHCs F3 fraction: 2,910 µg/L vs. 500 µg/L
• screen interval 152.70 m - 155.75 m		

BH613 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	PHCs F2 fraction: 2,590 µg/L vs. 150 µg/L PHCs F3 fraction: 37,000 µg/L vs. 500 µg/L PHCs F4 fraction: 1,270 µg/L vs. 500 µg/L
PHCs	Oct-22	PHCs F3 fraction: 960 µg/L vs. 500 µg/L
PHCs	Jan-23	PHCs F3 fraction: 760 µg/L vs. 500 µg/L
• screen interval 150.71 m - 153.76 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contamination - Petroleum Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 56

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH616 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH617 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 151.34 m - 154.39 m		

BH615 Ground Water		Table 1
Parameter		Contamination
PHCs	Jun-22	none
• screen interval 151.42m - 154.47m		

BH211 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jul-19	none
• screen interval 149.81 m - 152.86 m		

BH507 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
PHCs	Jun-21	none
PHCs	Jun-22	none
• screen interval 151.48 m - 154.53 m		

BH304 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
• screen interval 149.18 m - 152.23 m		

BH610 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH308 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
PHCs	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH618 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	none
• screen interval 150.10 m - 153.15 m		

BH611 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	none
• screen interval 149.07 m - 152.12 m		

BH502 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
PHCs	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH306 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH207 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jun-21	PHCs F3 fraction: 1,580 µg/L vs. 500 µg/L
PHCs	Jul-21	none
PHCs	Jul-21	PHCs F3 fraction: 780 µg/L vs. 500 µg/L
PHCs	Sep-21	PHCs F2 fraction: 160 µg/L vs. 150 µg/L PHCs F3 fraction: 2,510 µg/L vs. 500 µg/L
PHCs	Jan-23	PHCs F3 fraction: 1,440 µg/L vs. 500 µg/L
PHCs	Aug-23	PHCs F2 fraction: 180 µg/L vs. 150 µg/L PHCs F3 fraction: 2,910 µg/L vs. 500 µg/L
• screen interval 152.70 m - 155.75 m		

BH612 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

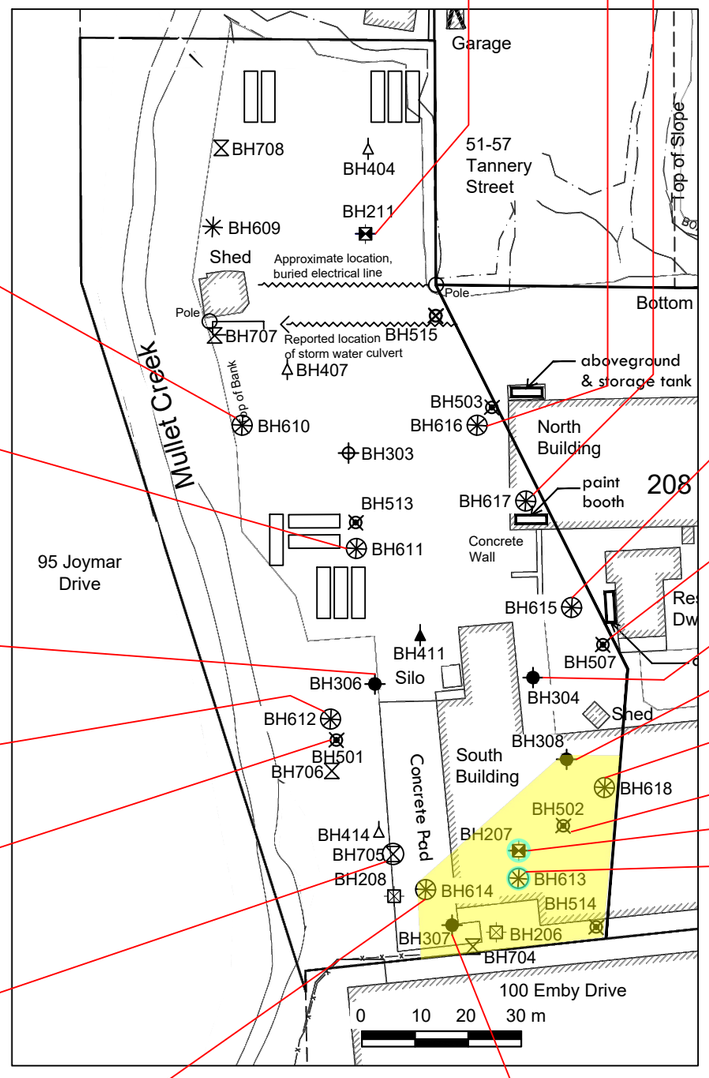
BH501 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH705 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-22	none
• screen interval 149.01 m - 152.06 m		

BH613 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	PHCs F2 fraction: 2,590 µg/L vs. 150 µg/L PHCs F3 fraction: 37,000 µg/L vs. 500 µg/L PHCs F4 fraction: 1,270 µg/L vs. 500 µg/L
PHCs	Oct-22	PHCs F3 fraction: 960 µg/L vs. 500 µg/L
PHCs	Jan-23	PHCs F3 fraction: 760 µg/L vs. 500 µg/L
• screen interval 150.71 m - 153.76 m		

BH614 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
PHCs	Jun-21	none
PHCs	Oct-22	none
• screen interval 149.99 m - 153.04 m		



Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination
- PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:

Horizontal Extent of Petroleum Hydrocarbons Contamination in Ground Water

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

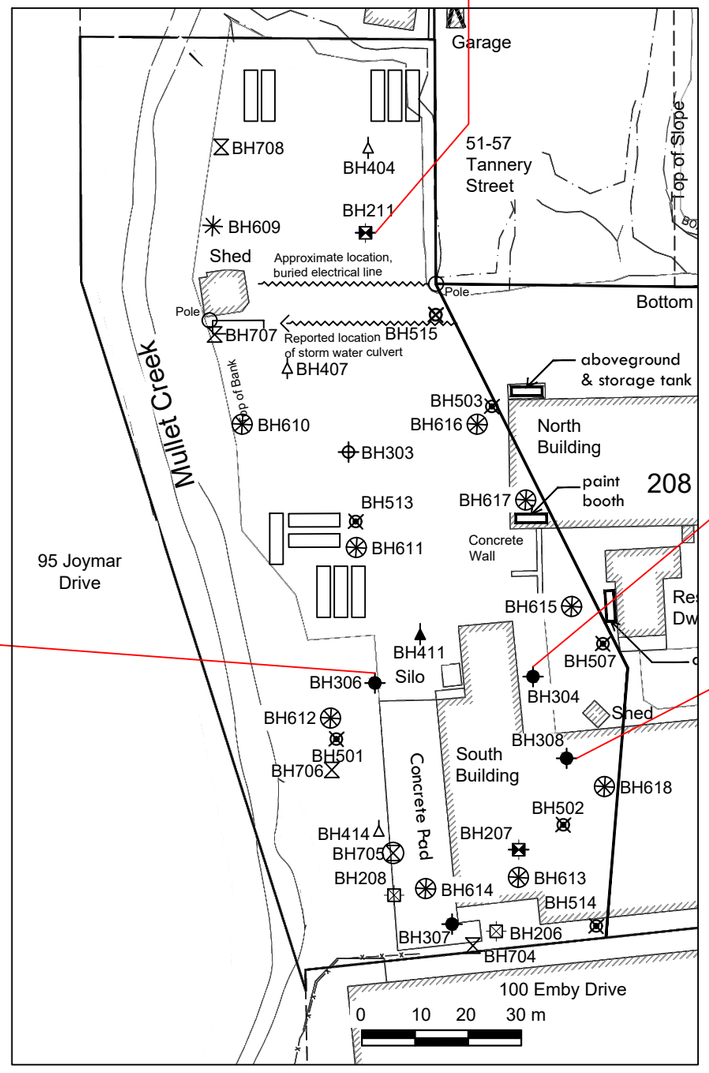
Drawing No:

56a

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
BTEX	Jul-19	none
• screen interval 149.81 m - 152.86 m		



BH304 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 149.18 m - 152.23 m		

BH306 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH308 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 150.41 m - 153.56 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Ground Water Contamination - Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

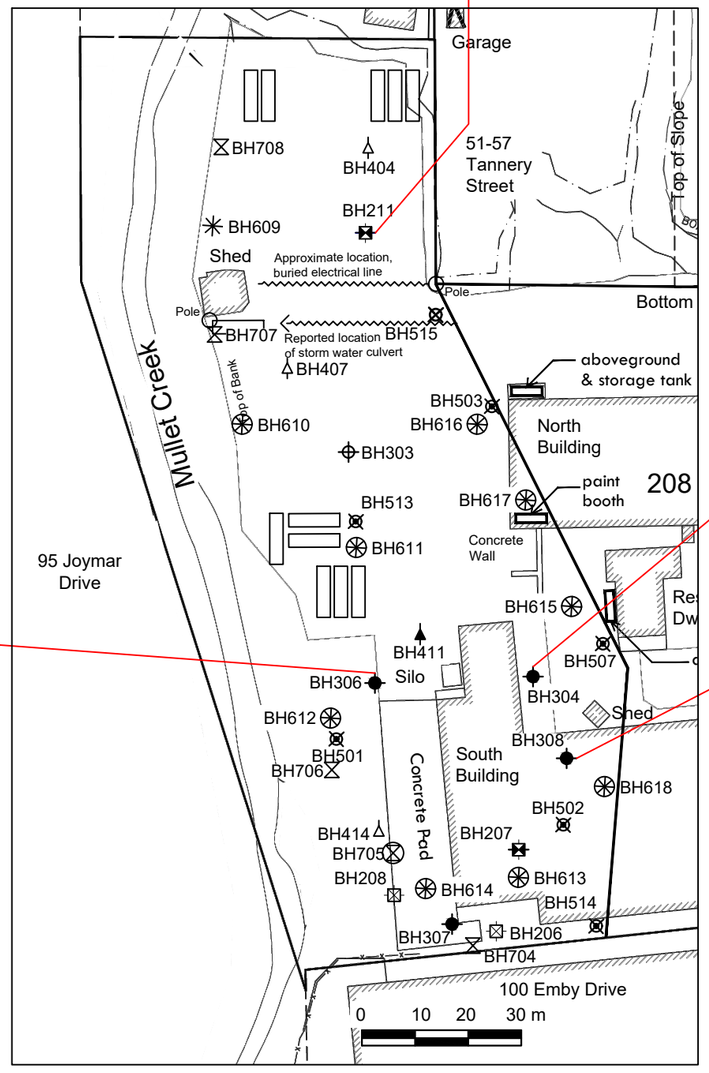
Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
57

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

BH211 Ground Water		Table 1
Parameter		Contamination
BTEX	Jul-19	none
• screen interval 149.81 m - 152.86 m		



BH306 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 149.89 m - 152.94 m		

BH304 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 149.18 m - 152.23 m		

BH308 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none
• screen interval 150.41 m - 153.56 m		

Please refer to drawing 58a

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Benzene, Toluene, Ethylbenzene, Xylenes Contamination in Ground Water

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
57a

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note: No VOCs Ground Water Contamination, Final Monitoring Round for each Monitoring Well

BH211 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	none
• screen interval 149.81 m - 152.86 m		

BH610 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH611 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 149.07 m - 152.12 m		

BH612 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

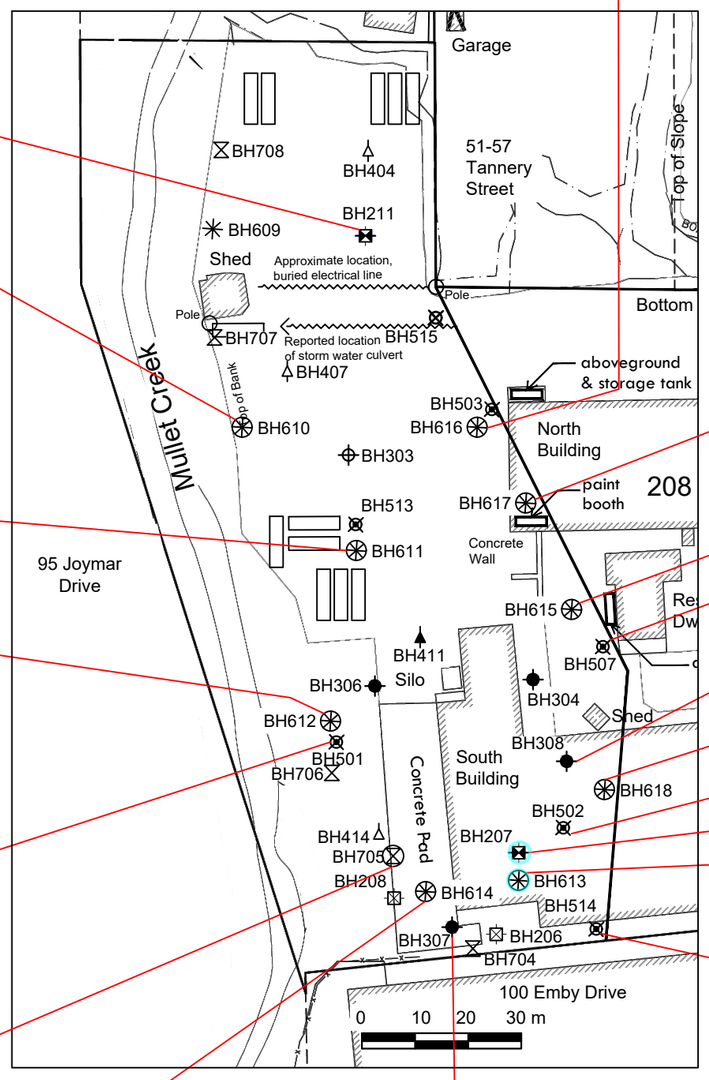
BH501 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH705 Ground Water		Table 1
Parameter		Contamination
VOCs	Oct-22	none
VOCs	May-23	none
• screen interval 149.01 m - 152.06 m		

BH614 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

BH617 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	ethylbenzene: 1.10 µg/L vs. 0.5 µg/L
VOCs	Jan-23	ethylbenzene: 2.61 µg/L vs. 0.5 µg/L
VOCs	Aug-23	none
• screen interval 151.34 m - 154.39 m		

BH616 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.82 m - 153.87 m		



BH615 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 151.42 m - 154.47 m		

BH507 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-21	none
VOCs	Jun-22	none
• screen interval 151.48 m - 154.53 m		

BH308 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH618 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 150.10 m - 153.15 m		

BH502 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
VOCs	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH207 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	ethylbenzene: 5.76 µg/L vs. 0.5 µg/L
		toluene: 6.39 µg/L vs. 0.8 µg/L
VOCs	Jun-21	none
VOCs	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH613 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	ethylbenzene: 0.92 µg/L vs. 0.5 µg/L
VOCs	Jan-23	none
VOCs	May-23	none
• screen interval 150.71 m - 153.76 m		

BH514 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
• screen interval 148.83 m - 151.88 m		

BH307 Ground Water		Table 1
Parameter		Contamination
VOCs	Nov-18	none
VOCs	Jun-21	none
VOCs	Oct-22	none
• screen interval 149.99 m - 153.04 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:

Ground Water Contamination - Volatile Organic Compounds

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 58

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note: No VOCs Ground Water Contamination, Final Monitoring Round for each Monitoring Well

BH617 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	ethylbenzene: 1.10 µg/L vs. 0.5 µg/L
VOCs	Jan-23	ethylbenzene: 2.61 µg/L vs. 0.5 µg/L
VOCs	Aug-23	none
• screen interval 151.34 m - 154.39 m		

BH616 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH615 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 151.42 m - 154.47 m		

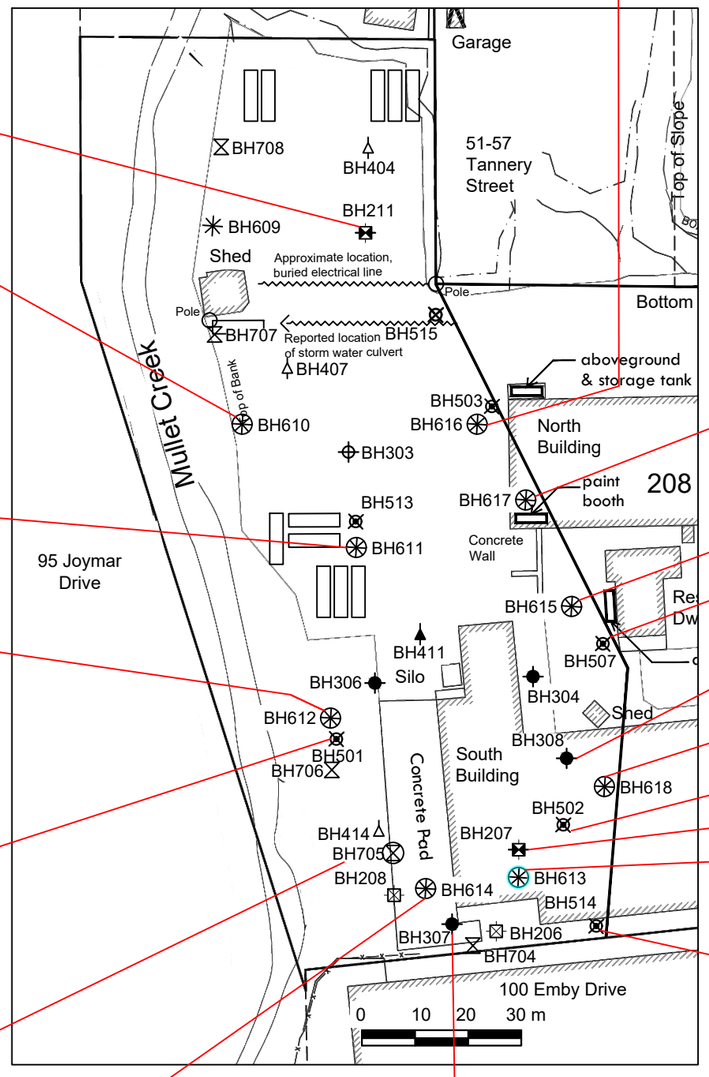
BH507 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-21	none
VOCs	Jun-22	none
• screen interval 151.48 m - 154.53 m		

BH211 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	none
• screen interval 149.81 m - 152.86 m		

BH308 Ground Water		Table 1
Parameter		Contamination
VOCs	Jun-21	none
• screen interval 150.41 m - 153.56 m		

BH610 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH618 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 150.10 m - 153.15 m		



BH502 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
VOCs	Jun-21	none
• screen interval 149.19 m - 152.24 m		

BH207 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	ethylbenzene: 5.76 µg/L vs. 0.5 µg/L toluene: 6.39 µg/L vs. 0.8 µg/L
VOCs	Jun-21	none
VOCs	Sep-21	none
• screen interval 152.70 m - 155.75 m		

BH611 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
VOCs	Jun-22	none
VOCs	May-23	none
• screen interval 149.07 m - 152.12 m		

BH612 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH613 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	ethylbenzene: 0.92 µg/L vs. 0.5 µg/L
VOCs	Jan-23	none
VOCs	May-23	none
• screen interval 150.71 m - 153.76 m		

BH501 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
• screen interval 150.55 m - 153.60 m		

BH514 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
• screen interval 148.83 m - 151.88 m		

BH705 Ground Water		Table 1
Parameter		Contamination
VOCs	Oct-22	none
VOCs	May-23	none
• screen interval 149.01 m - 152.06 m		

BH307 Ground Water		Table 1
Parameter		Contamination
VOCs	Nov-18	none
VOCs	Jun-21	none
VOCs	Oct-22	none
• screen interval 149.99 m - 153.04 m		

BH614 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination
- VOCs - volatile organic compounds

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Volatile Organic Compounds Contamination in Ground Water

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

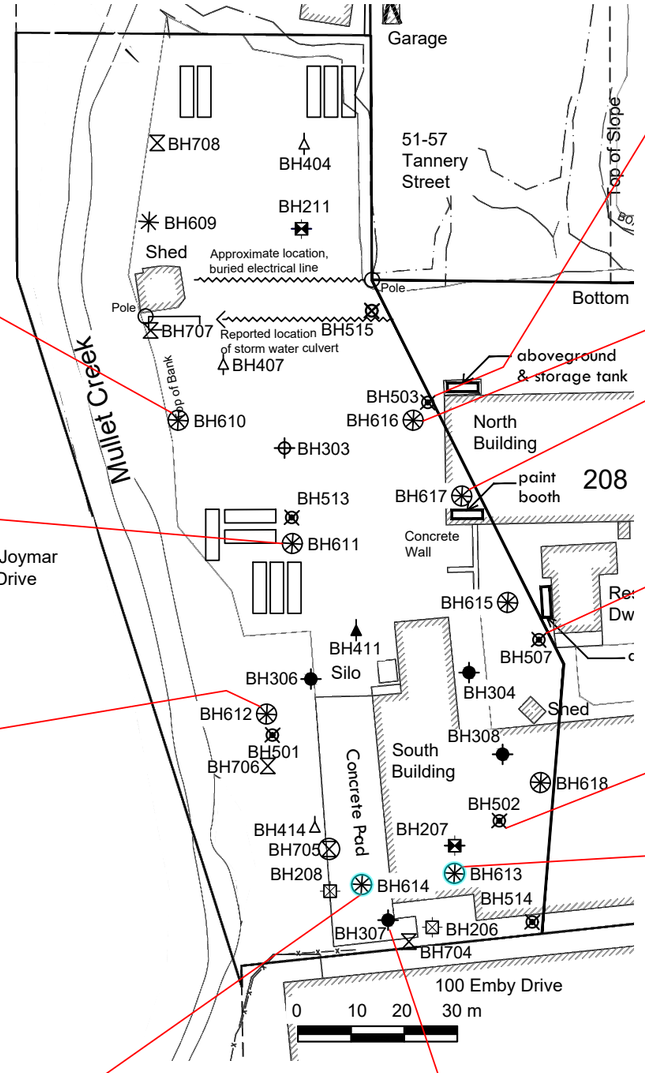
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
58a

CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.



BH610 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH611 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.07 m - 152.12 m		

BH612 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH614 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	phenanthrene: 0.127 µg/L vs. 0.1 µg/L
PAHs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
PAHs	Oct-22	none
• screen interval 149.99 m - 153.04 m		

BH503 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-20	none
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH617 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 151.34 m - 154.39 m		

BH507 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-20	none
• screen interval 151.48 m - 154.53 m		

BH502 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.19 m - 152.24 m		

BH613 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	1+2-methylnaphthalene: 10.7 µg/L vs. 2 µg/L
PAHs	Sep-21	none
• screen interval 150.71 m - 153.76 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Ground Water Contamination - Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

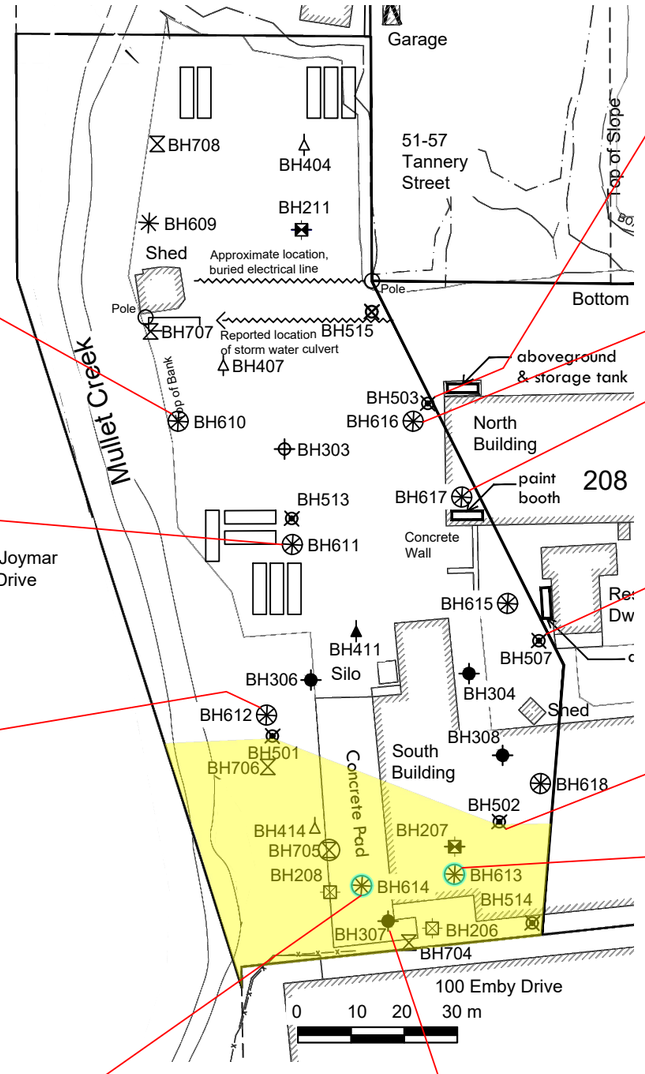
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
59

OHE CONSULTANTS
Occupational Hygiene & Environment

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.



BH503 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-20	none
• screen interval 150.88 m - 153.93 m		

BH616 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 150.82 m - 153.87 m		

BH610 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 150.55 m - 153.60 m		

BH617 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 151.34 m - 154.39 m		

BH507 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-20	none
• screen interval 151.48 m - 154.53 m		

BH611 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.07 m - 152.12 m		

BH502 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.19 m - 152.24 m		

BH612 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none
• screen interval 149.94 m - 152.99 m		

BH613 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	1+2-methylnaphthalene: 10.7 µg/L vs. 2 µg/L
PAHs	Sep-21	none
• screen interval 150.71 m - 153.76 m		

BH614 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	phenanthrene: 0.127 µg/L vs. 0.1 µg/L
PAHs	Sep-21	none
• screen interval 150.60 m - 153.65 m		

BH307 Ground Water		Table 1
Parameter		Contamination
PAHs	Oct-22	none
• screen interval 149.99 m - 153.04 m		

Legend:

- BH20X — OHE borehole April / May 2018
- BH20X — OHE borehole / monitoring well April / May 2018
- BH30X — OHE borehole October 2018
- BH30X — OHE borehole / monitoring well October 2018
- BH40X — OHE borehole May - July 2019
- BH40X — OHE borehole / monitoring well May - July 2019
- BH50X — OHE borehole August 2020
- BH50X — OHE borehole / monitoring well August 2020
- BH60X — OHE borehole August / September 2021
- BH60X — OHE borehole / monitoring well August / September 2021
- BH70X — OHE borehole September 2022
- BH70X — OHE monitoring well September 2022
- Trailers
- Ground Water Contamination
- Estimated Zone of Contamination

PAHs - Polycyclic Aromatic Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Horizontal Extent of Polycyclic Aromatic Hydrocarbons Contamination in Ground Water

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No:
59a

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BH612 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)

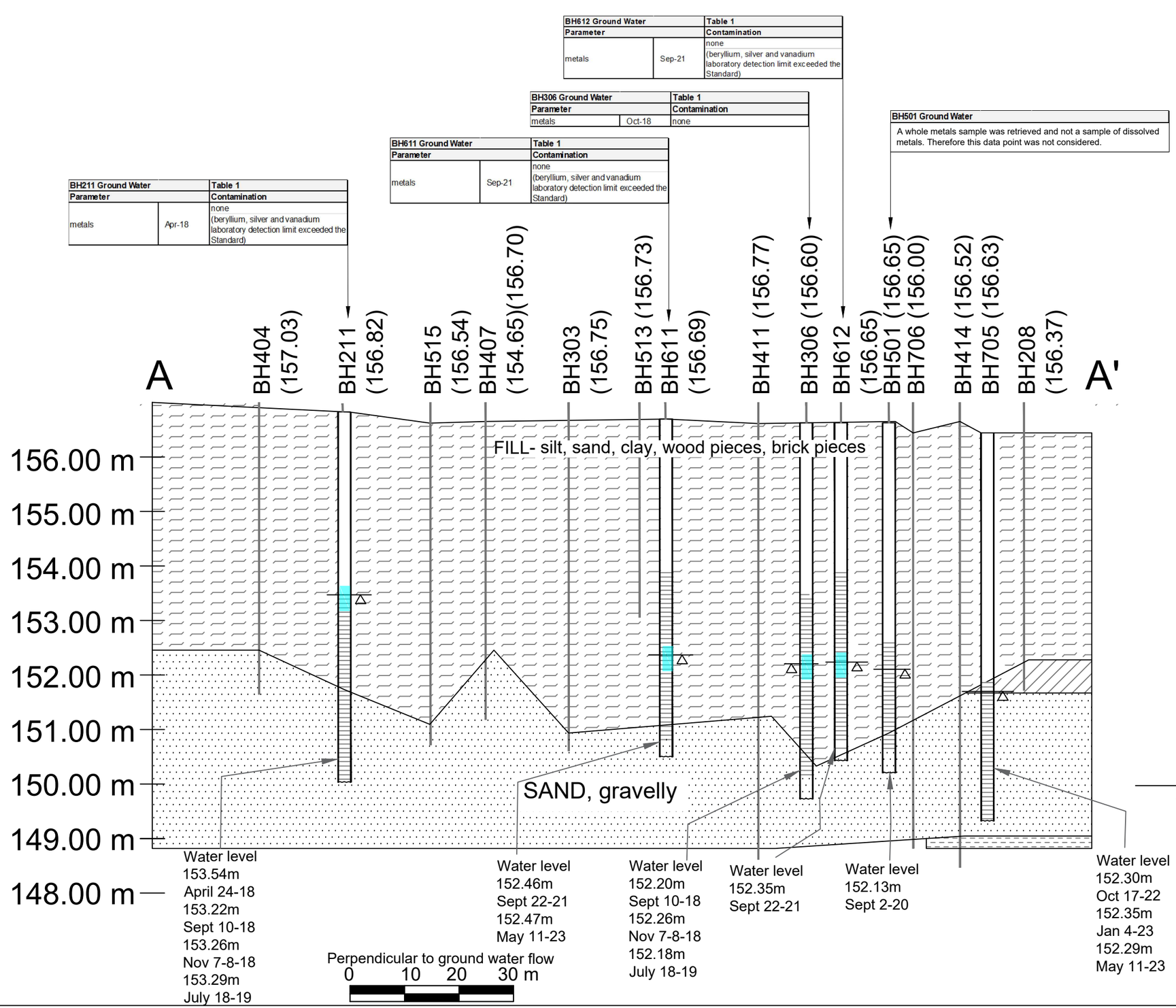
BH306 Ground Water		Table 1
Parameter		Contamination
metals	Oct-18	none

BH611 Ground Water		Table 1
Parameter		Contamination
metals	Sep-21	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)

BH211 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	none (beryllium, silver and vanadium laboratory detection limit exceeded the Standard)

BH501 Ground Water

A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 60

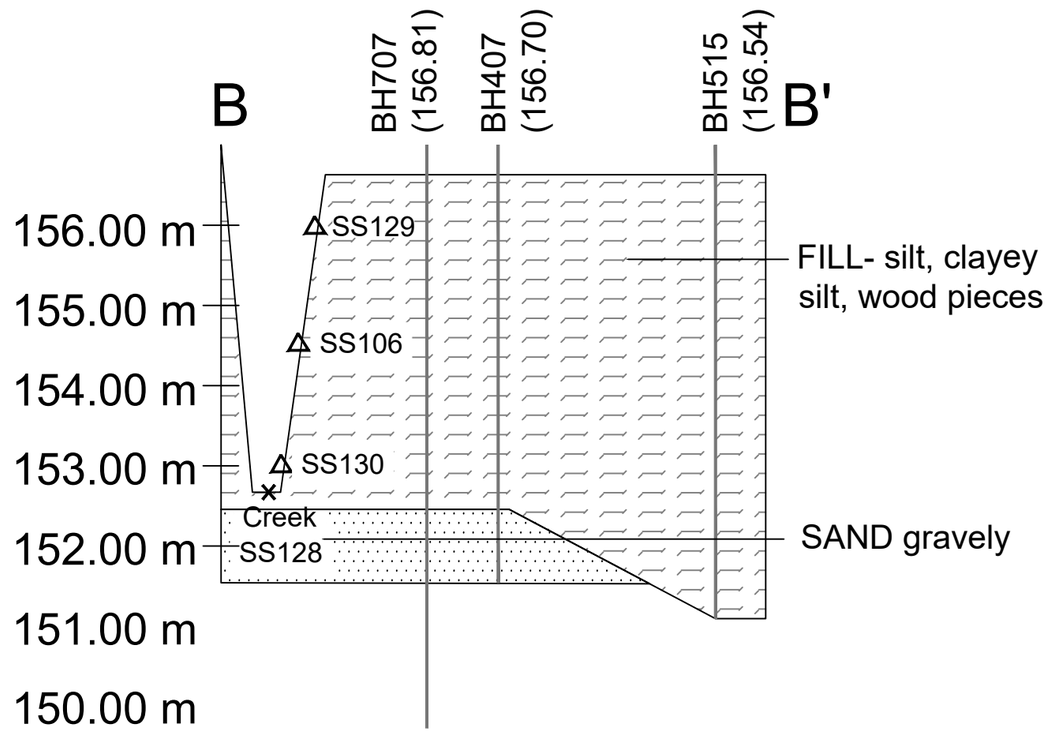
CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No metals ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross Section B-B' - Ground Water Contamination, Metals

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 61

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

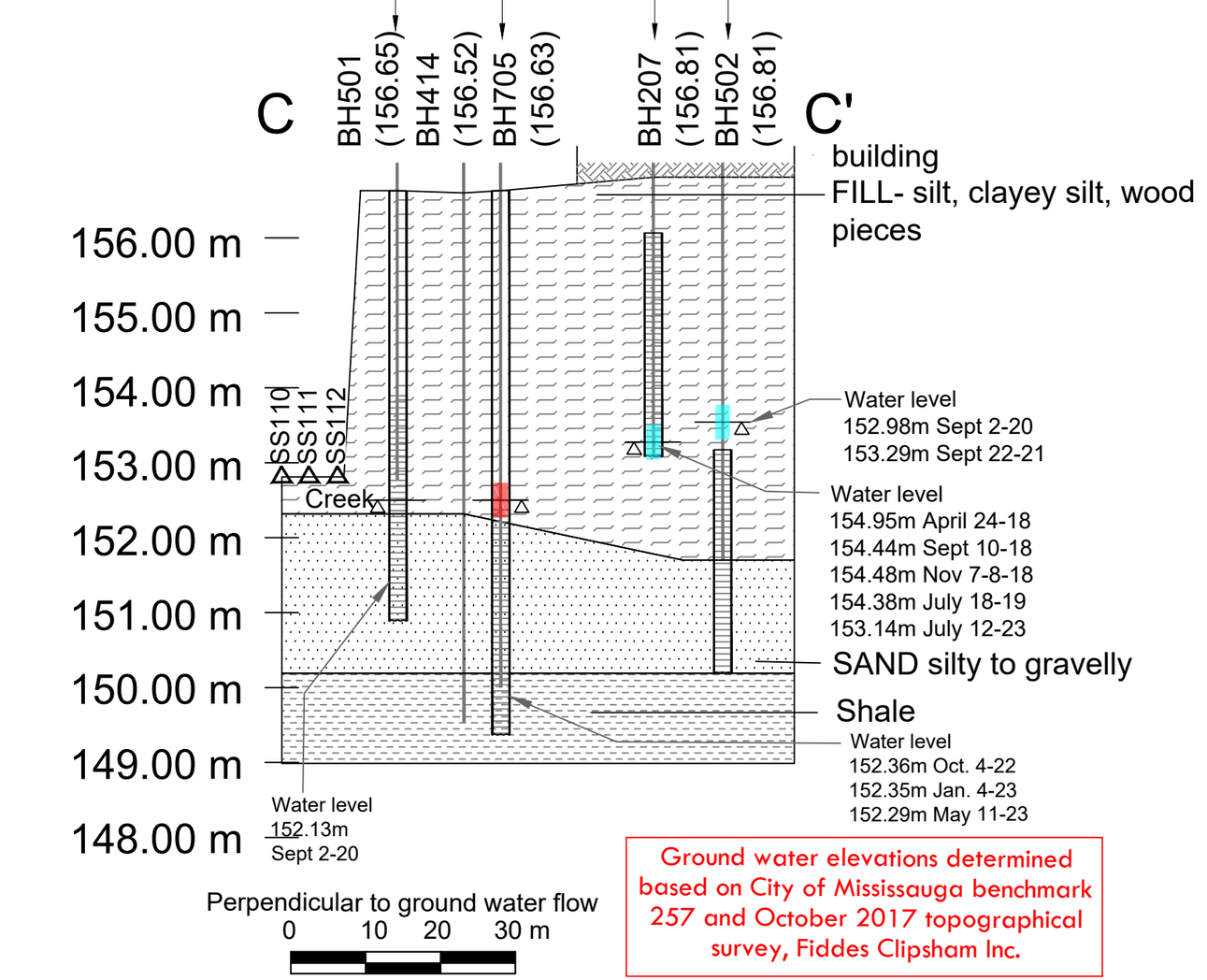
- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BH705 Ground Water		Table 1
Parameter		Contamination
metals	Oct-22	copper: 15.2 µg/L vs. 5 µg/L
metals	Jan-23	none

BH207 Ground Water		Table 1
Parameter		Contamination
metals	Apr-18	copper: 13.3 µg/L vs. 5 µg/L lead: 8.33 µg/L vs. 1.9 µg/L vanadium: 9.4 µg/L vs. 3.9 µg/L (beryllium, selenium and silver laboratory detection limit exceeded the Standard)
metals	Jun-21	none
metals	Sep-21	none

BH501 Ground Water
A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

BH502 Ground Water		Table 1
Parameter		Contamination
metals	Jun-21	none



Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Metals

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 62

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

BH612 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none

BH306 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Oct-18	none

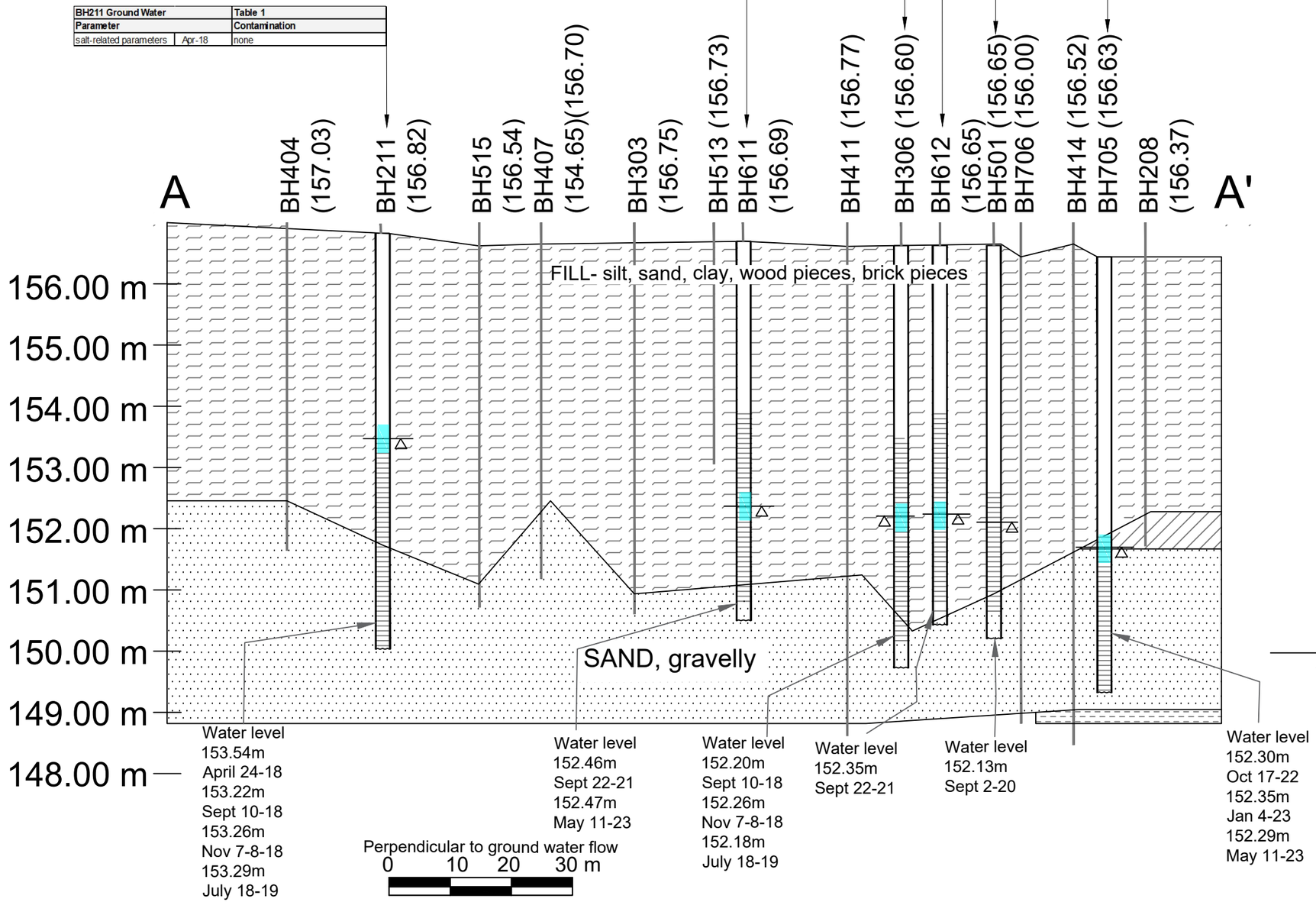
BH611 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Sep-21	none

BH211 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none

BH501 Ground Water

A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Oct-22	none
BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Jan-23	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Salt Related

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 63

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

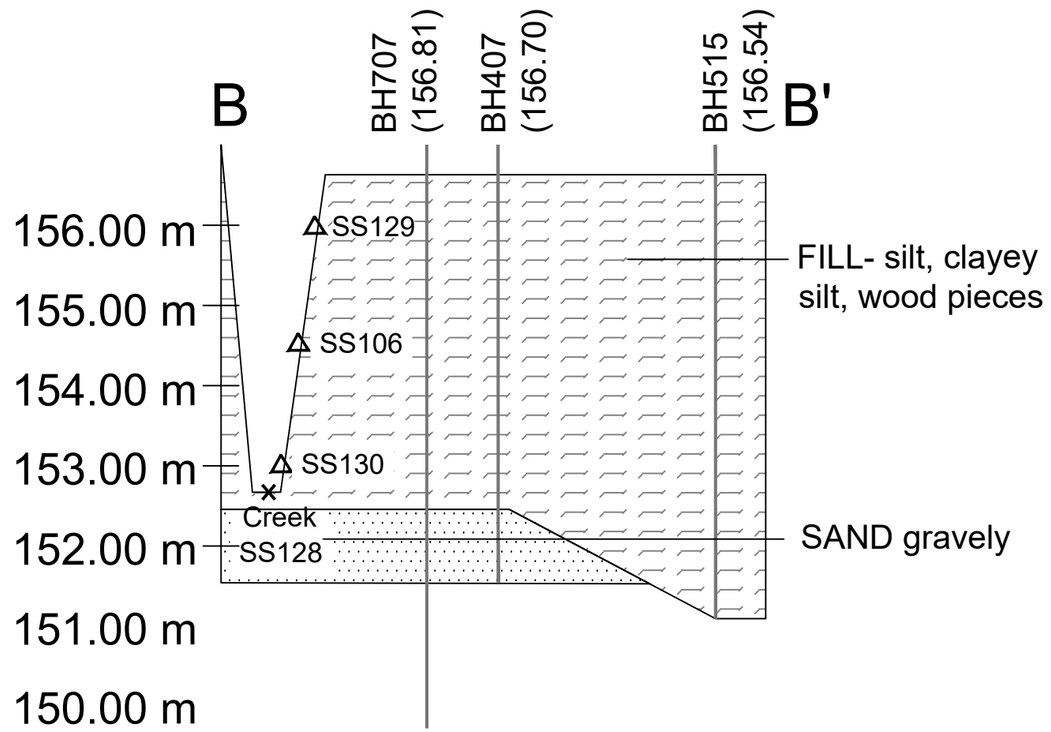
Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No metals ground water samples in cross section.

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross Section B-B' - Ground Water Contamination, Salt Related

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023

Scale: As Shown

Drawn By: AF

Approved By: MSG

Drawing No: 64

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

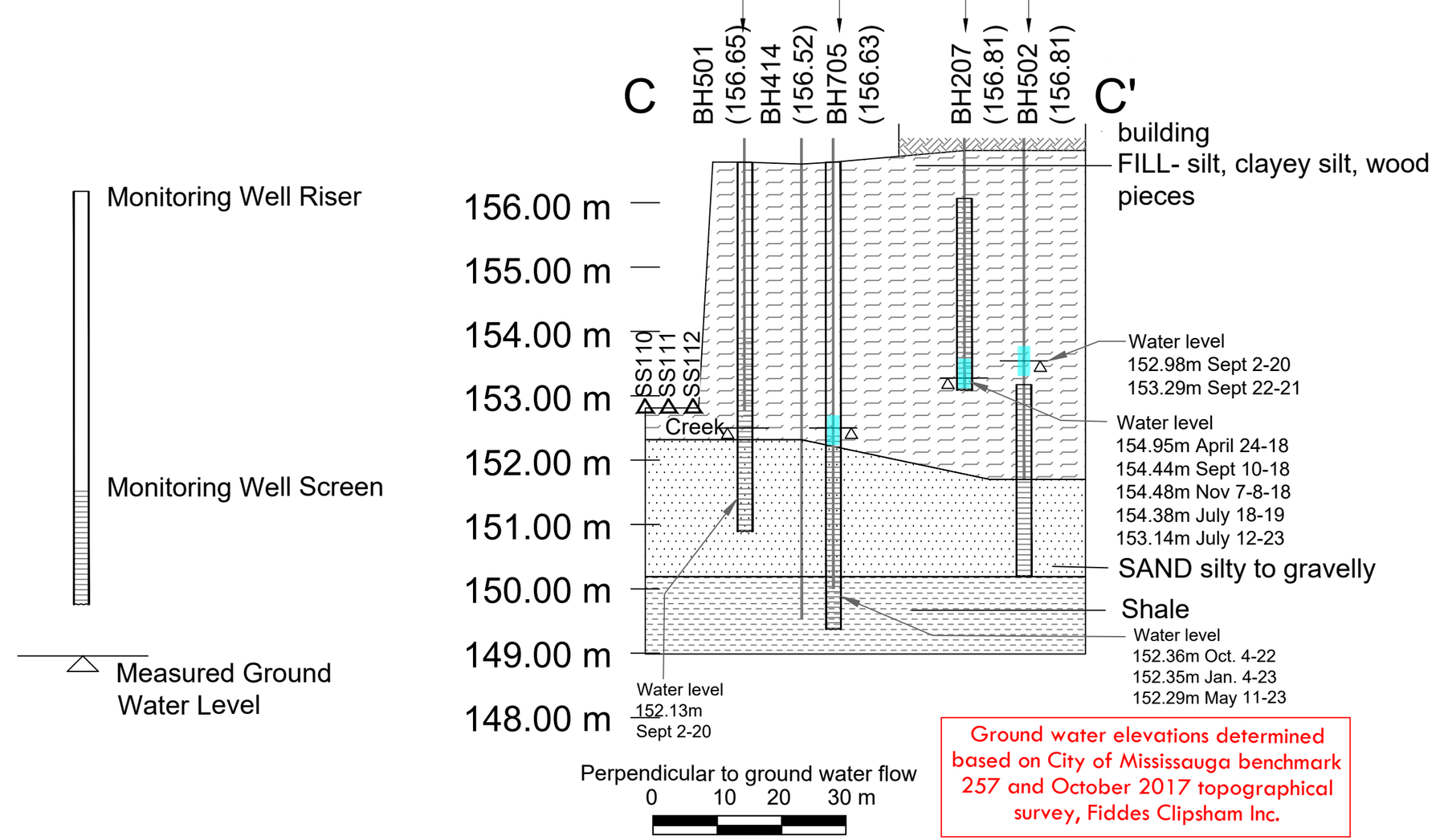
BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Oct-22	none
salt-related	Jan-23	none

BH207 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
salt-related parameters	Jun-21	none
salt-related parameters	Sep-21	none

BH501 Ground Water

A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

BH502 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Jun-21	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Salt Related

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 65

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

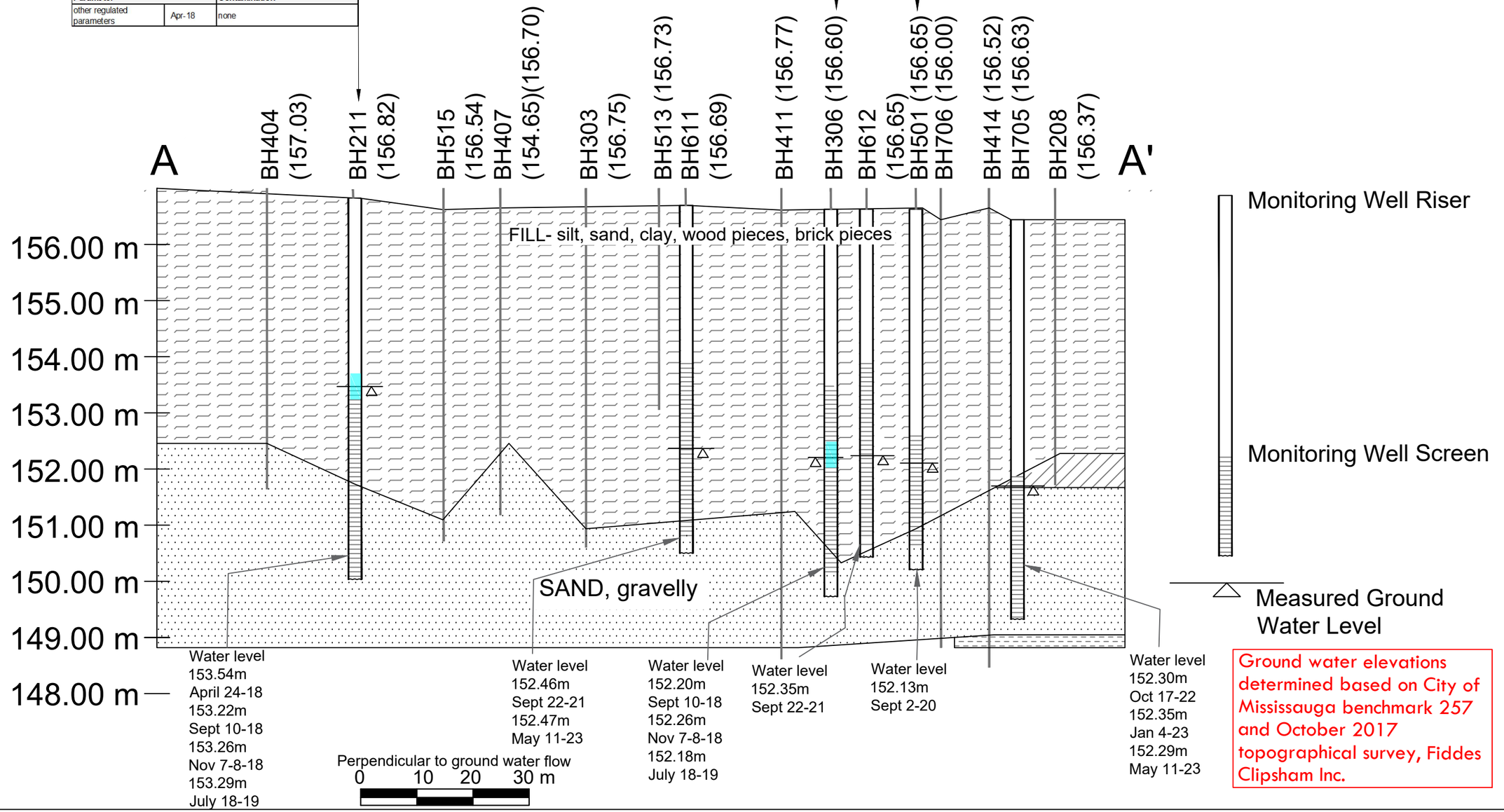
- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BH306 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Oct-18	none

BH501 Ground Water

A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

BH211 Ground Water		Table 1
Parameter		Contamination
other regulated parameters	Apr-18	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 66

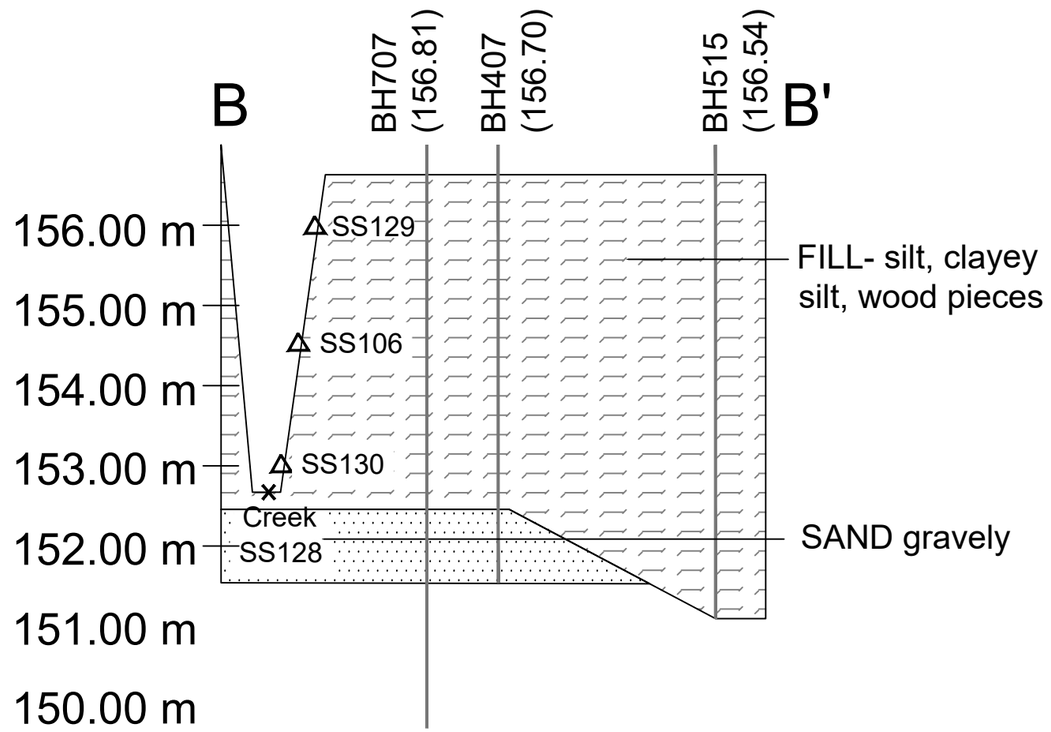
CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No other regulated parameters ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

Notes:
Locations of property features based upon field measurements

Drawing Title:

Cross Section B-B' - Ground Water Contamination, Other Regulated Parameters

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 67

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

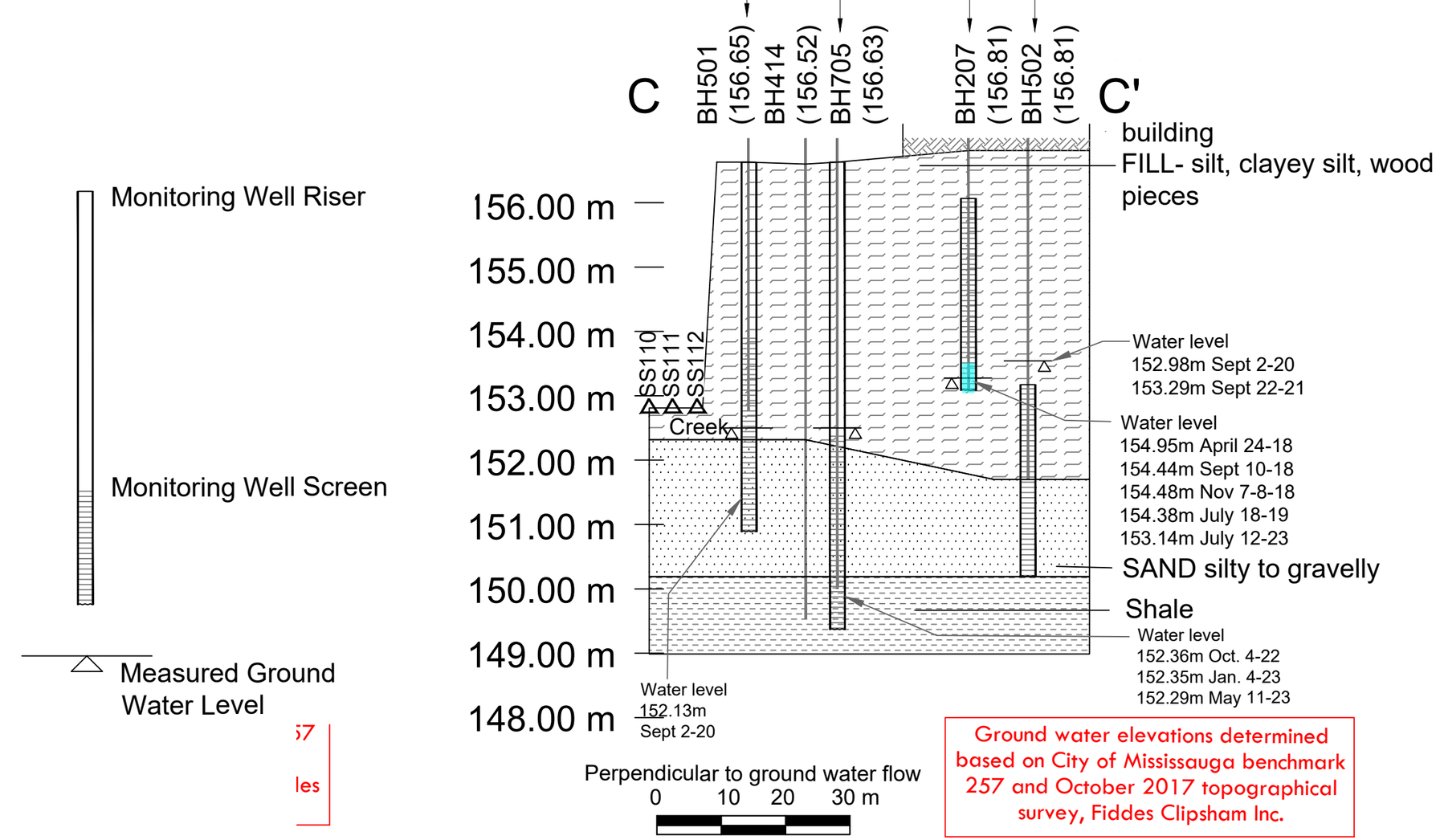
BH705 Ground Water		Table 1
Parameter		Contamination
salt-related	Oct-22	none
salt-related	Jan-23	none

BH207 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Apr-18	none
salt-related parameters	Jun-21	none
salt-related parameters	Sep-21	none

BH501 Ground Water

A whole metals sample was retrieved and not a sample of dissolved metals. Therefore this data point was not considered.

BH502 Ground Water		Table 1
Parameter		Contamination
salt-related parameters	Jun-21	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Other Regulated Parameters

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 68

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

BH211 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jul-19	none

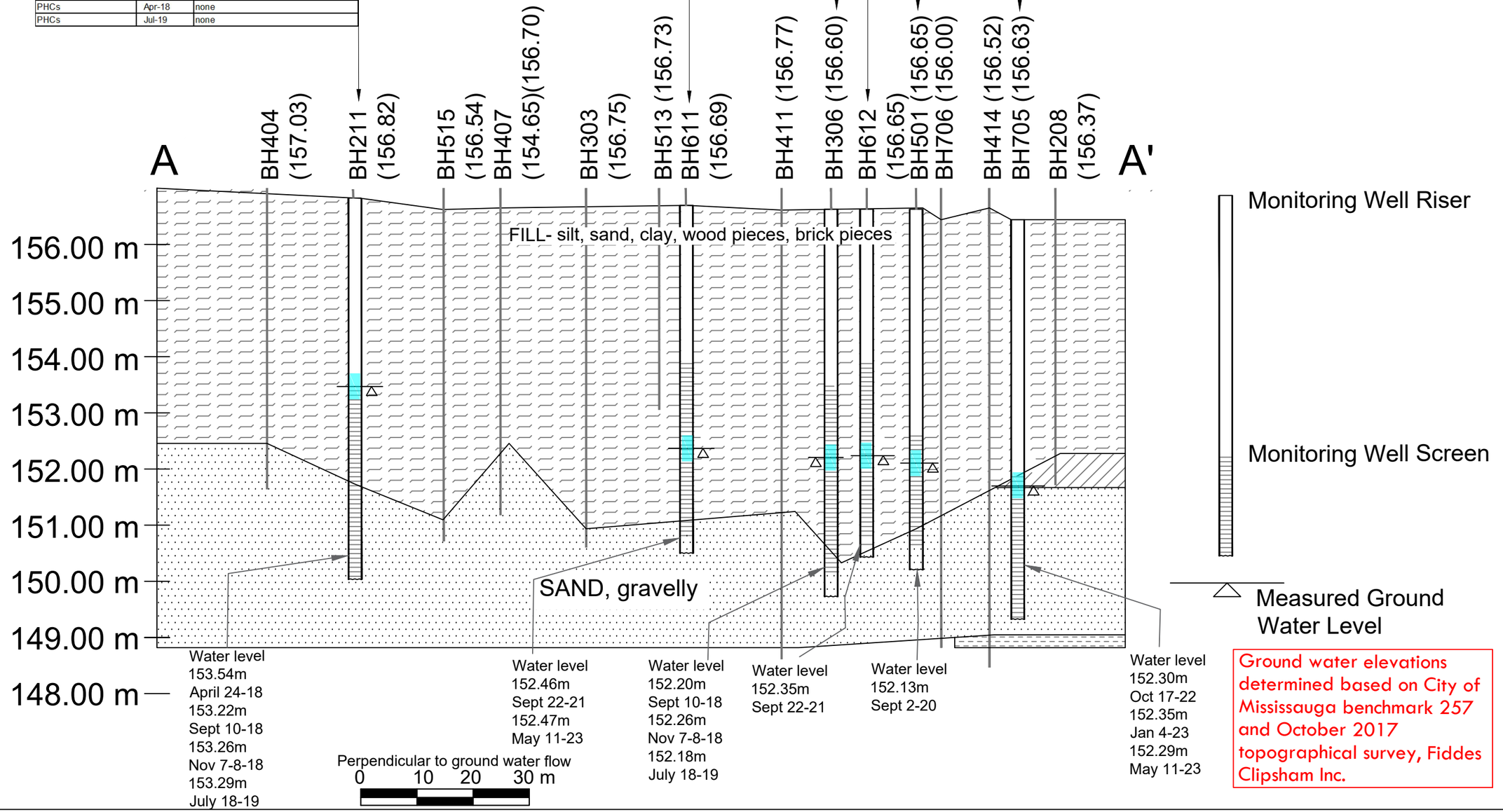
BH611 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none
PHCs	Jun-22	none

BH306 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-18	none

BH612 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-21	none

BH501 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none

BH705 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-22	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 69

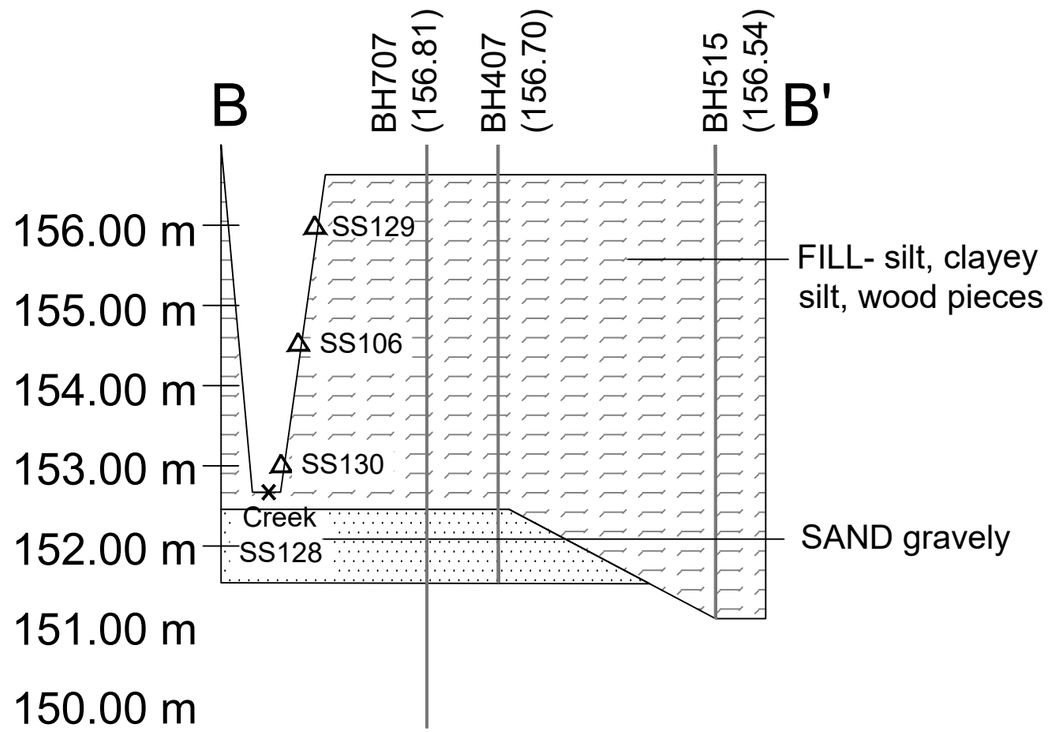
CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No petroleum hydrocarbons ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

PHCs - Petroleum Hydrocarbons

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Ground Water Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 70

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

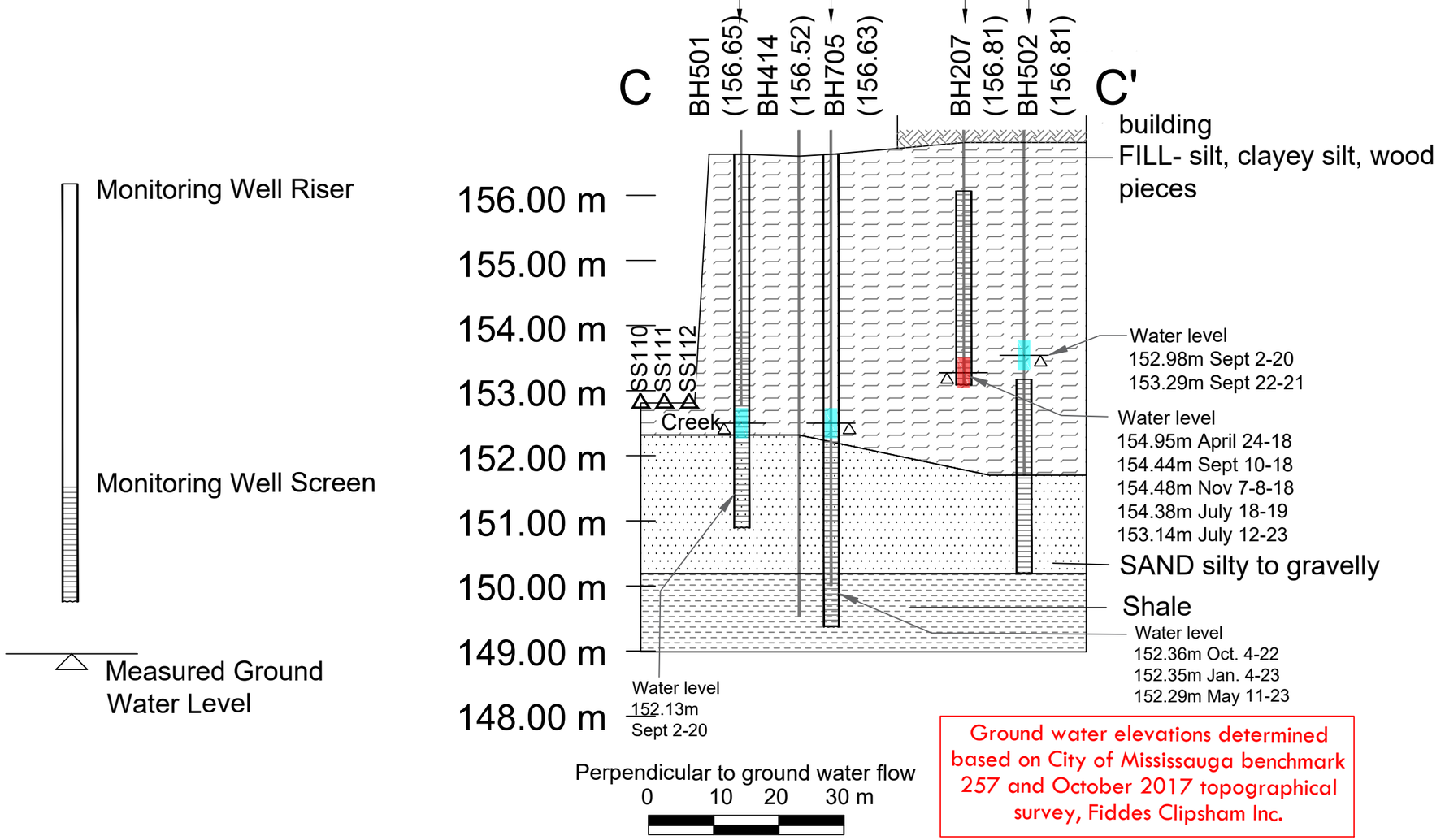
PHCs - Petroleum Hydrocarbons

BH705 Ground Water		Table 1
Parameter		Contamination
PHCs	Oct-22	none

BH501 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none

BH207 Ground Water		Table 1
Parameter		Contamination
PHCs	Apr-18	none
PHCs	Jun-21	PHCs F3 fraction: 1,580 µg/L vs. 500 µg/L
PHCs	Jul-21	none
PHCs	Jul-21	PHCs F3 fraction: 780 µg/L vs. 500 µg/L
PHCs	Sep-21	PHCs F2 fraction: 160 µg/L vs. 150 µg/L PHCs F3 fraction: 2,510 µg/L vs. 500 µg/L
PHCs	Jan-23	PHCs F3 fraction: 1,440 µg/L vs. 500 µg/L
PHCs	Aug-23	PHCs F2 fraction: 180 µg/L vs. 150 µg/L PHCs F3 fraction: 2,910 µg/L vs. 500 µg/L

BH502 Ground Water		Table 1
Parameter		Contamination
PHCs	Sep-20	none
PHCs	Jun-21	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Petroleum Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 71

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

BH306 Ground Water		Table 1
Parameter		Contamination
BTEX	Oct-18	none

BH211 Ground Water		Table 1
Parameter		Contamination
BTEX	Jul-19	none

A

BH404 (157.03)
BH211 (156.82)
BH515 (156.54)
BH407 (154.65)(156.70)
BH303 (156.75)
BH513 (156.73)
BH611 (156.69)
BH411 (156.77)
BH306 (156.60)
BH612 (156.65)
BH501 (156.65)
BH706 (156.00)
BH414 (156.52)
BH705 (156.63)
BH208 (156.37)

A'

156.00 m
155.00 m
154.00 m
153.00 m
152.00 m
151.00 m
150.00 m
149.00 m
148.00 m

FILL- silt, sand, clay, wood pieces, brick pieces

SAND, gravelly

Water level
153.54m
April 24-18
153.22m
Sept 10-18
153.26m
Nov 7-8-18
153.29m
July 18-19

Water level
152.46m
Sept 22-21
152.47m
May 11-23

Water level
152.20m
Sept 10-18
152.26m
Nov 7-8-18
152.18m
July 18-19

Water level
152.35m
Sept 22-21

Water level
152.13m
Sept 2-20

Water level
152.30m
Oct 17-22
152.35m
Jan 4-23
152.29m
May 11-23

Perpendicular to ground water flow
0 10 20 30 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 72

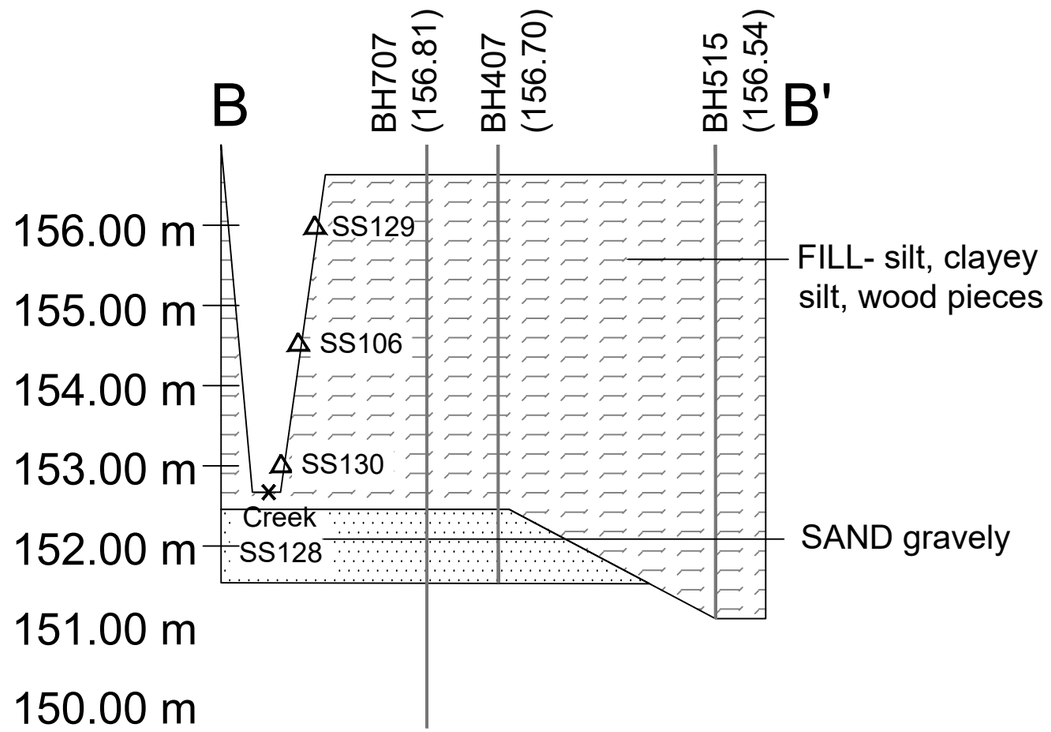
OHE CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No benzene, toluene, ethylbenzene, xylenes ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Ground Water Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

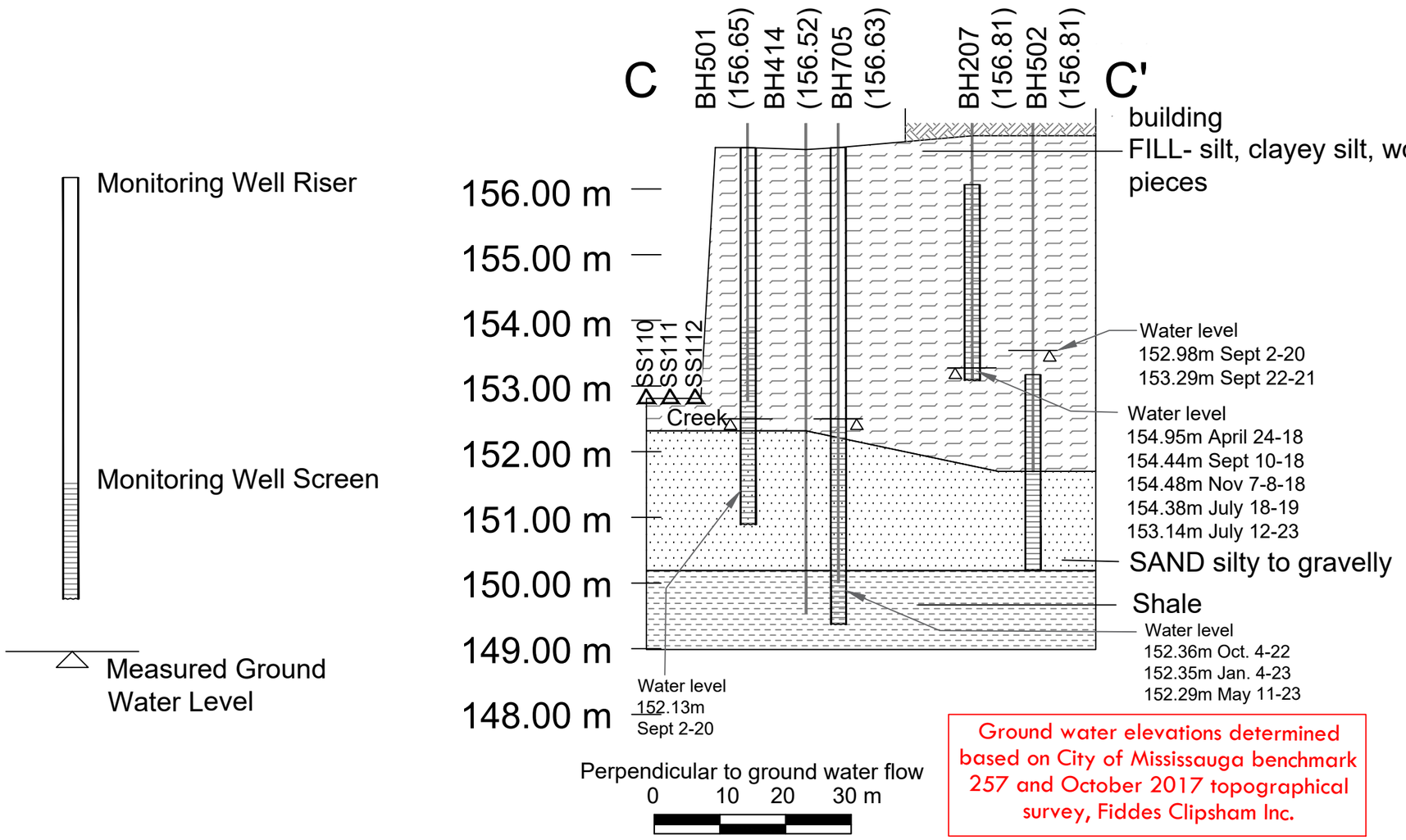
Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 73

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No benzene, toluene, ethylbenzene, xylenes ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Benzene, Toluene, Ethylbenzene, Xylenes

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 74

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

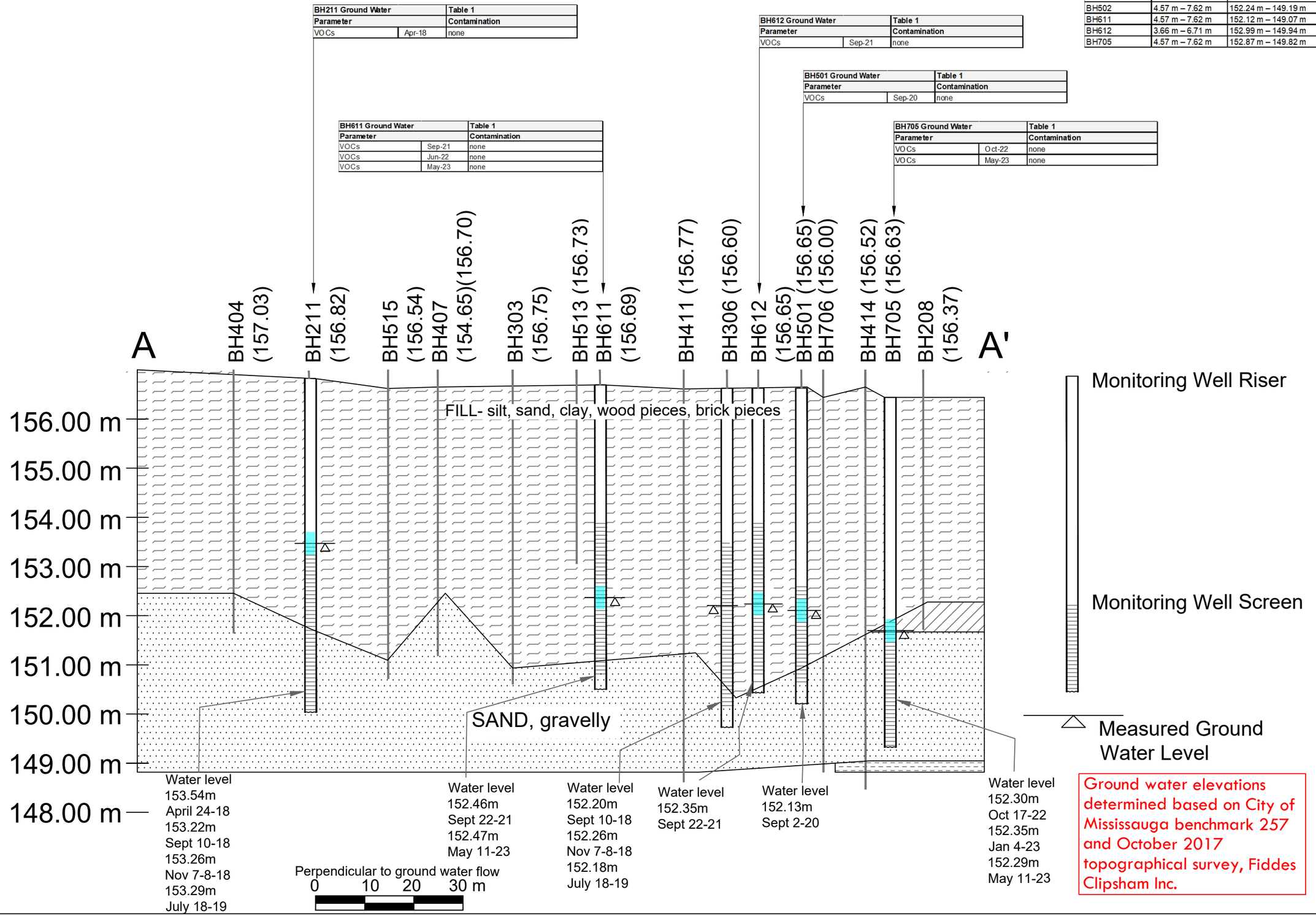
BH211 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	none

BH612 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none

BH501 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none

BH611 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-21	none
VOCs	Jun-22	none
VOCs	May-23	none

BH705 Ground Water		Table 1
Parameter		Contamination
VOCs	Oct-22	none
VOCs	May-23	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 75

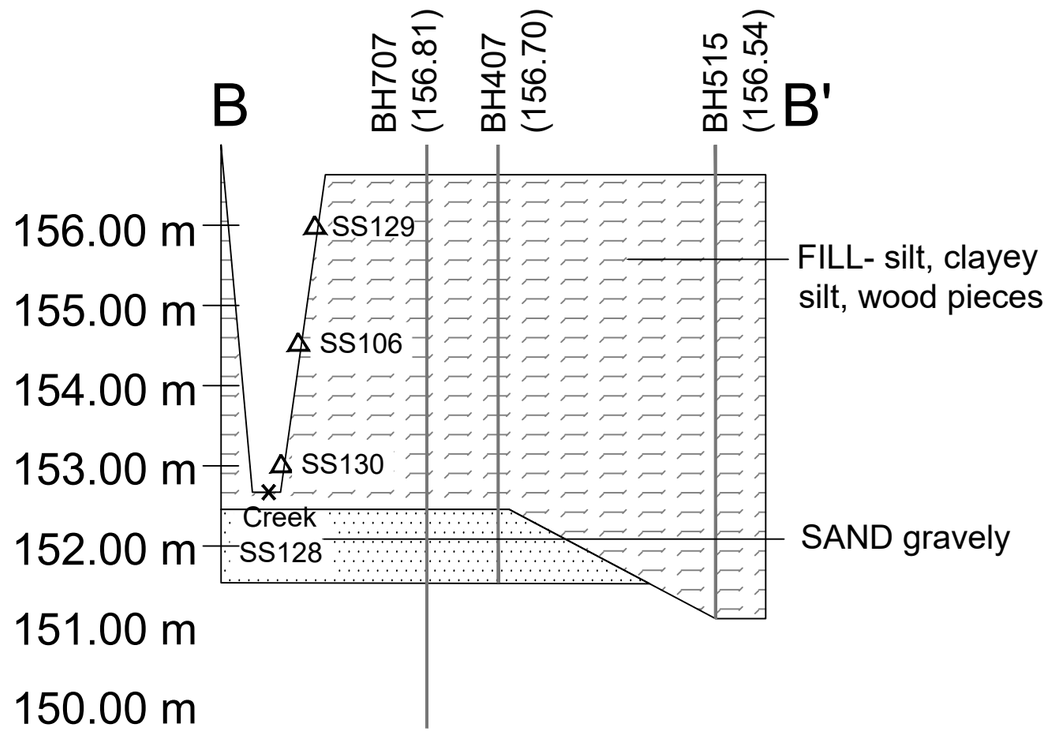
CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No volatile organic compounds ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Ground Water Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 76

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
BH306	3.66 m – 6.71 m	152.94 m – 149.89 m
BH501	3.05 m – 6.10 m	153.60 m – 150.55 m
BH502	4.57 m – 7.62 m	152.24 m – 149.19 m
BH611	4.57 m – 7.62 m	152.12 m – 149.07 m
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

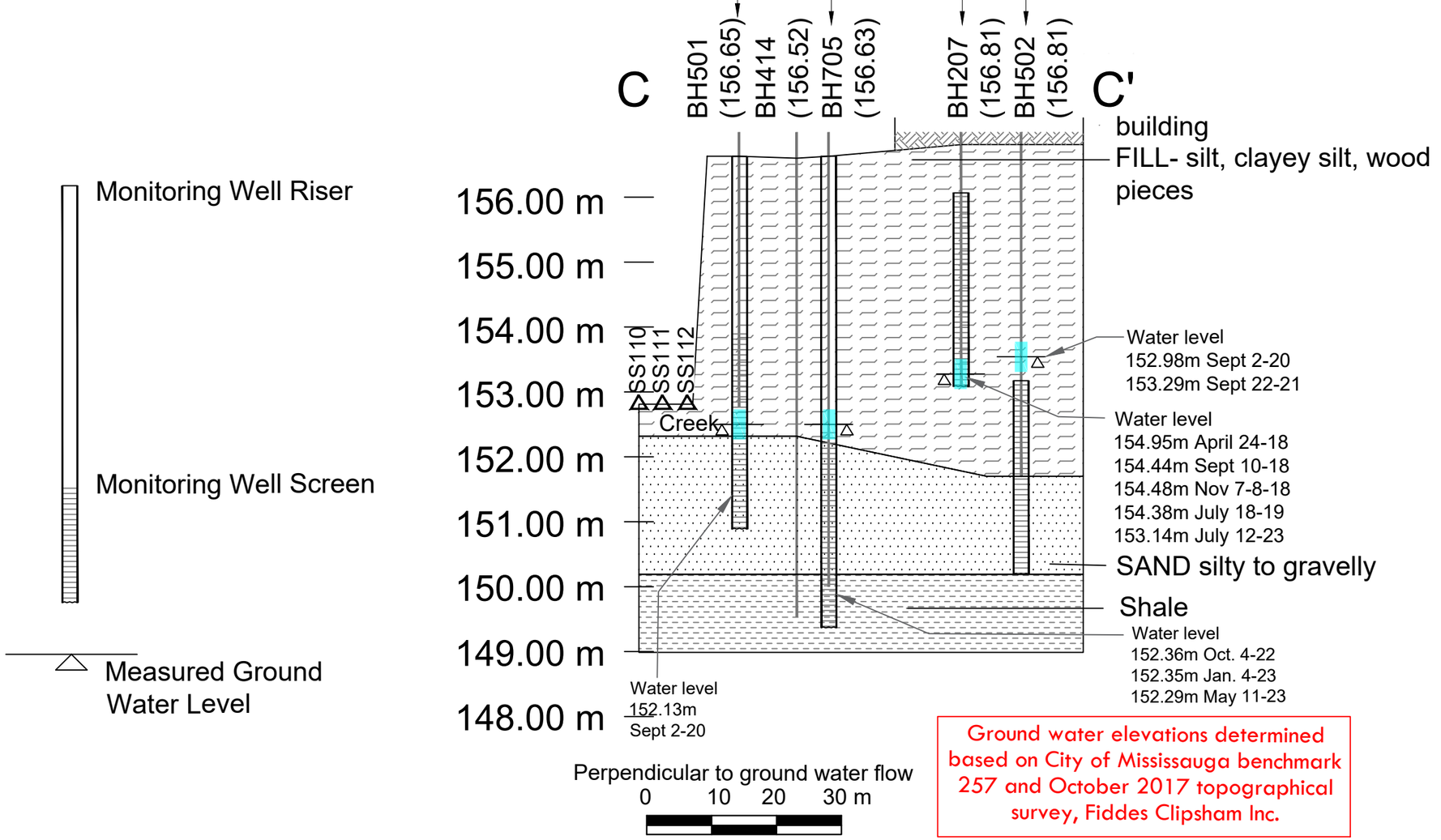
- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BH705 Ground Water		Table 1
Parameter		Contamination
VOCs	Oct-22	none
VOCs	May-23	none

BH207 Ground Water		Table 1
Parameter		Contamination
VOCs	Apr-18	ethylbenzene: 5.76 µg/L vs. 0.5 µg/L toluene: 6.39 µg/L vs. 0.8 µg/L
VOCs	Jun-21	none
VOCs	Sep-21	none

BH501 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none

BH502 Ground Water		Table 1
Parameter		Contamination
VOCs	Sep-20	none
VOCs	Jun-21	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Volatile Organic Compounds

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan
43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 77

OHE CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
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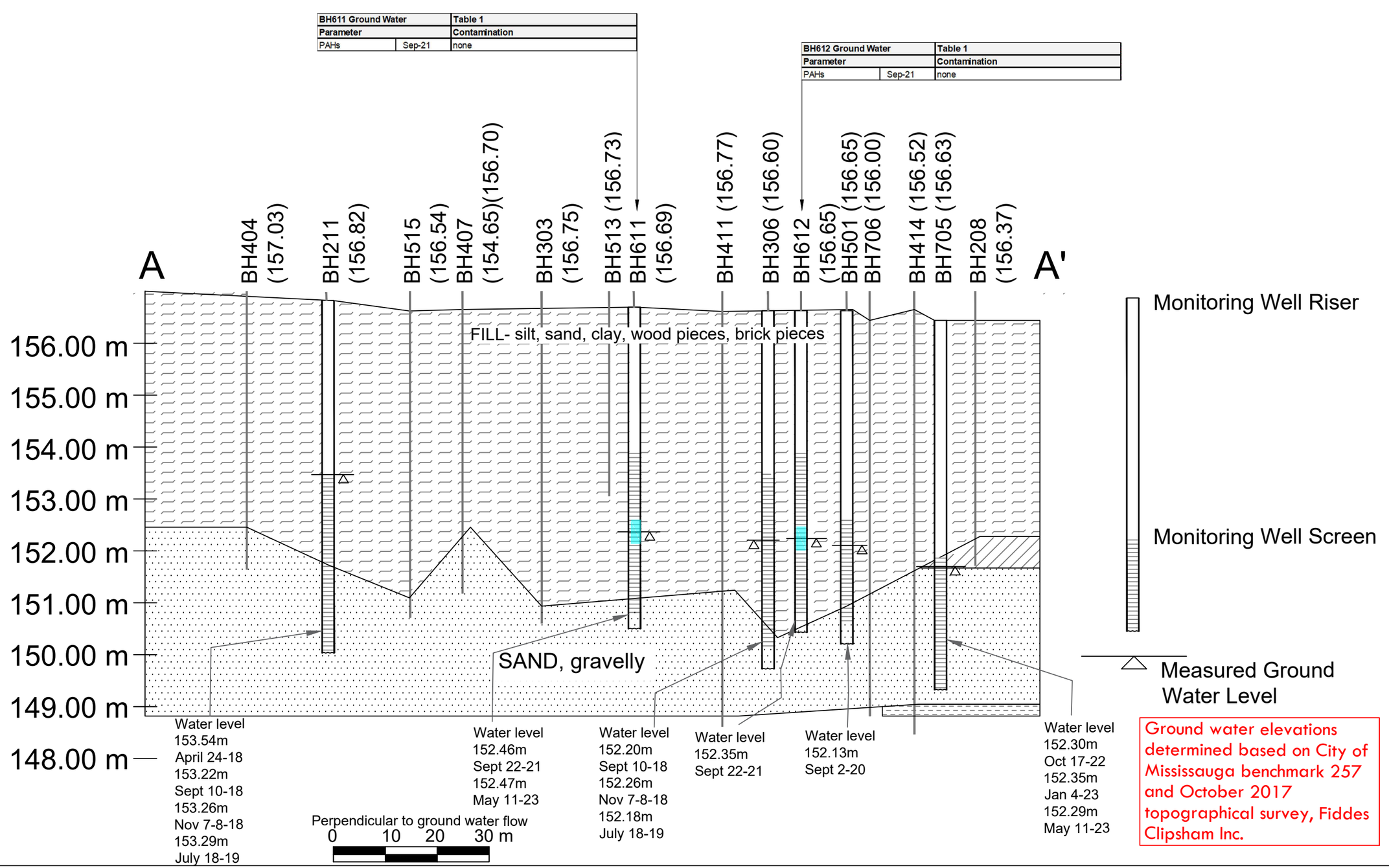
BH612	3.66 m – 6.71 m	152.99 m – 149.94 m
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BH611 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none

BH612 Ground Water		Table 1
Parameter		Contamination
PAHs	Sep-21	none



Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section A-A' - Ground Water Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 78

OHE CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
BH211	3.96 m – 7.11 m	152.86 m – 149.71 m
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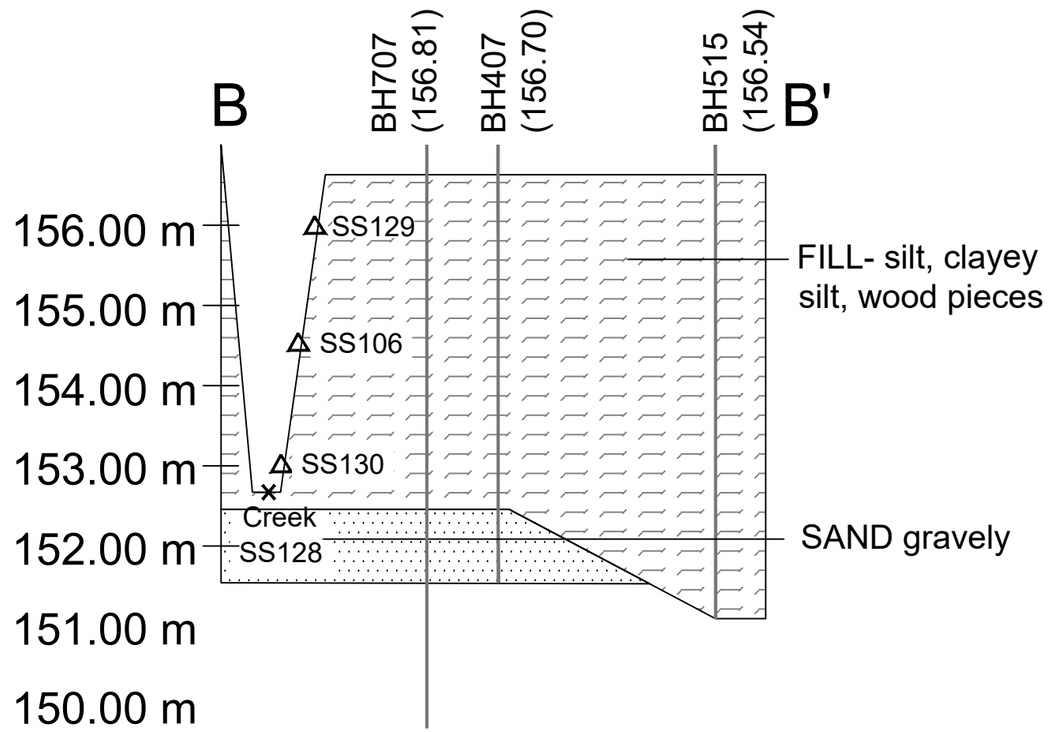
BH705	4.57 m – 7.62 m	152.87 m – 149.82 m

Monitoring Well Riser

Monitoring Well Screen

Measured Ground Water Level



Perpendicular to ground water flow

0 10 20 30 m

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No polycyclic aromatic hydrocarbons ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section B-B' - Ground Water Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:

NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:

PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 79

CONSULTANTS
Occupational Hygiene & Environment

Monitoring Well	Screen Interval (below grade)	Screen Interval (Elevation Relative to Benchmark)
BH207	1.06 m – 4.11 m	155.75 m – 152.70 m
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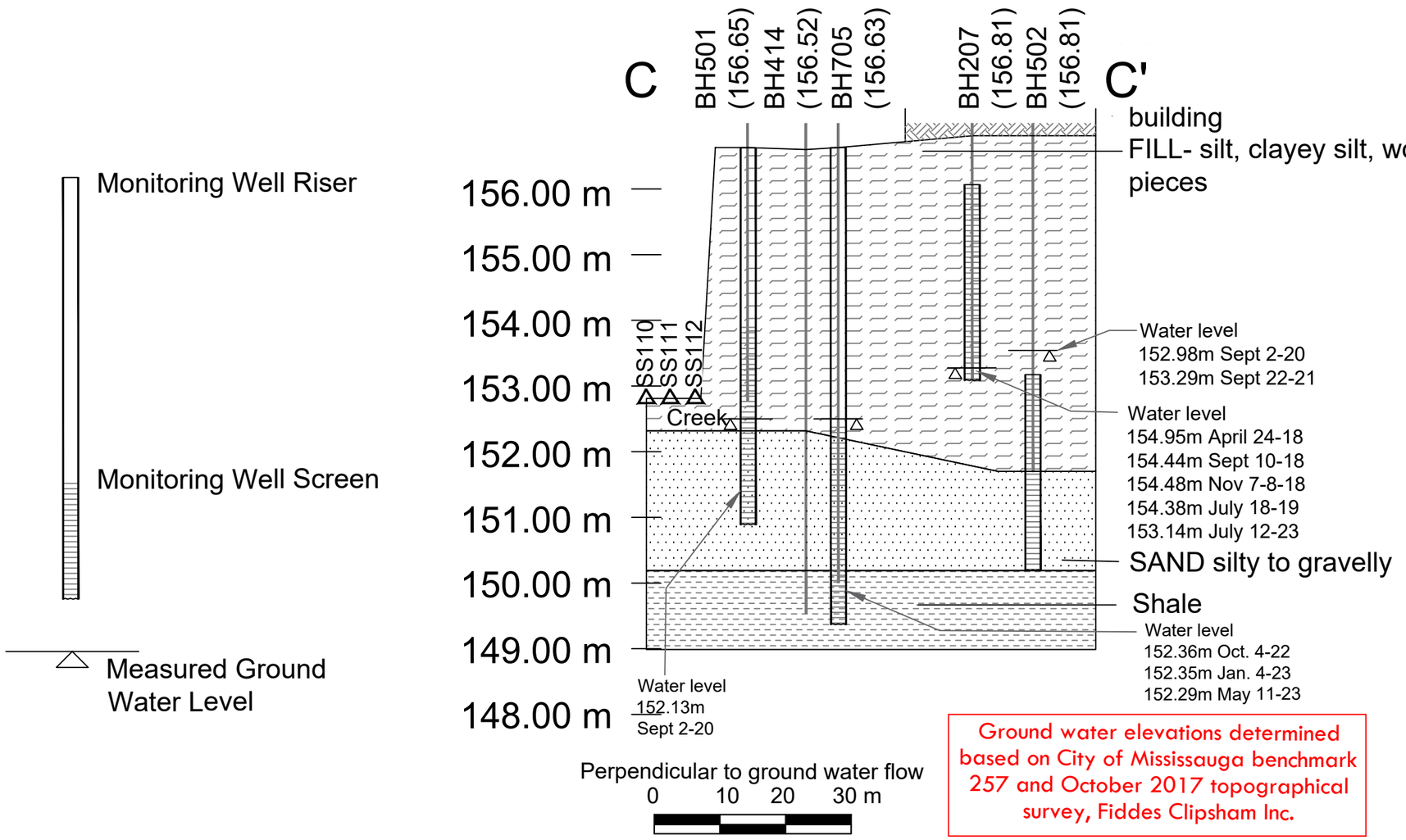

Ground water elevations determined based on City of Mississauga benchmark 257 and October 2017 topographical survey, Fiddes Clipsham Inc.

Note:

No polycyclic aromatic hydrocarbons ground water samples in cross section.

Legend:

- Fill
- Sand
- Bedrock
- Clay
- Non-Contaminated Ground Water Sample
- Contaminated Ground Water Sample

BTEXs - Benzene, Toluene, Ethylbenzene and Xylenes

Notes:
Locations of property features based upon field measurements

Drawing Title:
Cross Section C-C' - Ground Water Contamination, Polycyclic Aromatic Hydrocarbons

Client Address:
NYX Tannery Ltd.
Suite 400 - 1131 Leslie Street
Toronto, ON

Project Location:
PARTs 1 and 2 Reference Plan 43R - 39995
208 Emby Drive
Mississauga, ON

Project No: 29044

Date: Aug, 2023
Scale: As Shown
Drawn By: AF
Approved By: MSG

Drawing No: 80

CONSULTANTS
Occupational Hygiene & Environment