

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

**2555 Erin Centre Boulevard. |
Mississauga, Ontario**

PREPARED FOR:
2555 Erin Centre c/o Trinity Point
Developments
1681 Langstaff Road
Vaughan, ON L4K 5T3

ATTENTION:
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Grounded Engineering Inc.

File No. 24-095

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1 Executive Summary

2555 Erin Centre c/o Trinity Point Developments retained Grounded Engineering Inc. to complete a Phase Two Environmental Site Assessment (ESA) of the property located at 2555 Erin Centre Boulevard., Mississauga, Ontario (Property). The Phase Two ESA was conducted to investigate the Areas of Potential Environmental Concern (APECs) that have been identified on the Property.

The results of the Phase Two ESA are summarized below:

Applicable Site Condition Standards	MECP Table 3 RPI CT
Soil Contaminants of Potential Concern (CoPCs) Investigated	<p>The following parameters were investigated based on APECs identified in the Phase One ESA:</p> <ul style="list-style-type: none"> Metals (M) Hydride-forming Metals (H-M) <ul style="list-style-type: none"> Arsenic (As), Selenium (Se), Antimony (Sb) Other Regulated Parameters (ORPs) <ul style="list-style-type: none"> B-HWS, CN-, EC, SAR, Cr(VI), Hg Polycyclic Aromatic Hydrocarbons (PAHs) Petroleum Hydrocarbons (PHCs) Volatile Organic Compounds II - Benzene, Toluene, Ethylbenzene, Xylene (BTEX) Volatile Organic Compounds I (VOCs) <p>The following parameters were investigated for environmental due diligence purposes in accordance with the general objectives of a Phase Two ESA, per O.Reg. 153/04, Section VIII, 33.1(1) and (2):</p> <ul style="list-style-type: none"> Polychlorinated Biphenyls (PCBs)
Groundwater CoPCs Investigated	<p>The following parameters were investigated based on APECs identified in the Phase One ESA:</p> <ul style="list-style-type: none"> Metals Hydride-forming Metals <ul style="list-style-type: none"> As, Se, Sb Other Regulated Parameters <ul style="list-style-type: none"> Cr(VI), CN-, Hg, Cl- Sodium (Na) PAHs PHCs BTEX VOCs
Applicable Site Condition Standards Met for Soil? (Yes/No)	Yes
Applicable Site Condition Standards Met for Groundwater? (Yes/No)	Yes

A Record of Site Condition (RSC) can be filed for the Property.



2 Introduction

2.1 Site Description

2555 Erin Centre c/o Trinity Point Developments retained Grounded Engineering Inc. to complete a Phase Two Environmental Site Assessment (ESA) of the property located at 2555 Erin Centre Boulevard., Mississauga, Ontario (Property). The Phase Two ESA was conducted to investigate the Areas of Potential Environmental Concern (APECs) that have been identified on the Property. The site location is presented in Figure 1.

The Property is approximately rectangular in shape, with an area of 0.97 ha. The Property is developed with a large single storey slab-on-grade commercial building with tenants including medical clinics, spas/salon, restaurants and a tutoring centre. The remaining portions of the Property are covered by landscaped areas and an at-grade parking lot. The Phase Two ESA has been prepared to support the filing of a Record of Site Condition (RSC) and in accordance with Ontario Regulation 153/04 (O.Reg. 153/04).

2.2 Property Ownership

The Property information is provided below:

Municipal Address	2555 Erin Centre Boulevard, Mississauga, ON
Legal Description	Block 116 Plan 43M-856 city of Mississauga Regional Municipality of Peel
PIN(s)	13121-005 LT
Assessment Roll Number	21050401594000000000
Current Land Use	Commercial
Property Owner Information	Startmont Estate Inc.
Person who has engaged the Qualified Person to conduct the Phase One ESA	Carmina Tupe 2555 Erin Centre c/o Trinity Point Developments 1681 Langstaff Road Vaughan, ON L4K 5T3

2.3 Current and Proposed Future Uses

The Property is considered to be in Commercial Land Use as defined by the Ontario Ministry of the Environment, Conservation and Parks (MECP) O.Reg 153/04.

It is understood that the Phase Two Property will be developed with three (3) new high-rise towers, ranging from 27 to 33-storeys, which will rest on four levels of underground parking (P4) be



neath the entire Property. Grounded understands that the proposed property use is Residential Land Use, as defined by O. Reg. 153/04.

2.4 Applicable Site Condition Standard

The applicable site condition standard for the Phase Two Property is determined to be the Table 3 Site Condition Standard for Residential Land Use in a non-potable groundwater condition for coarse textured soil due to the following reasons:

Current Land Use	Commercial
Future Land Use	Residential
Soil Texture	Coarse based on grain size analysis performed on the soil (Appendix D)
Potable Water Source	Municipal service
Bedrock Depth	Bedrock is located at a depth of greater than 2 m.
Property located within 30 m of a surface water body (Yes/No)	No
Property located in or adjacent to a provincial park or an Area of Natural Significance (Yes/No)	No

Grounded Engineering Inc. notified the Region of Peel of the intention to use non-potable groundwater standards on September 17, 2024. No objections have been received to the use of non-potable groundwater standards on October 1, 2024.

3 Background Information

3.1 Physical Setting

The Ministry of Natural Resources and Forestry (MNRF) and Ministry of Energy, Northern Development and Mines (MENDM) database were searched to obtain topographic and geological maps of Ontario for review. The information obtained are summarized below:

Records	Information
Topographic Maps	The approximate elevation of the Property is 169 m above sea level (masl) and is relatively flat, with a slight slope towards the south.



Records	Information
Hydrology	<p>The nearest body of water is a tributary of Mullet Creek, located approximately 60 m to the south of the Property. Lake Ontario is located approximately 20 km southeast of the property.</p> <p>Surface water flow is expected to flow to the municipal catch basins located on the Property or the adjacent roadways.</p> <p>Based on the water level monitoring during the Grounded subsurface investigation, the groundwater direction in both the glacial till and bedrock units were determined to flow locally to the east and north, respectively. Regional groundwater flow is expected to flow to the south/southeast towards the tributary of Mullet Creek and then southeast to Lake Ontario.</p>
Geological Maps	<p>Overburden:</p> <ul style="list-style-type: none"> Clay to silt-textured till (derived from glaciolacustrine deposits or shale). <p>Bedrock:</p> <ul style="list-style-type: none"> Queenston Formation comprised of shale, siltstone, minor limestone and sandstone. <p>Depth to Bedrock:</p> <ul style="list-style-type: none"> Bedrock was encountered during the Grounded subsurface investigation at depths of 4.3 to 6.5 m below grade (Elev. 164.8 to 162.9 m).

Maps from MNRF were reviewed to determine if water bodies were present on the Property and within the Study Area. The Ontario Ministry of Natural Resources National Heritage Information Centre database for Areas of Natural or Scientific Interest (ANSIs) was also reviewed as part of the Phase Two ESA. The information is summarized below:

Water Bodies	<p>Property:</p> <ul style="list-style-type: none"> No water bodies are located on the Property. <p>Study Area:</p> <ul style="list-style-type: none"> A tributary of Mullet Creek was observed approximately 60 m to the south of the Property traversing southeast-northwest.
Wetlands	<p>Property:</p> <ul style="list-style-type: none"> No Provincially Significant, Non-Provincially Significant, and Unevaluated wetlands are located on the Property. <p>Study Area:</p> <ul style="list-style-type: none"> No Provincially Significant, Non-Provincially Significant, and Unevaluated wetlands are located within the Study Area.
ANSIs	<p>Property:</p> <ul style="list-style-type: none"> None of the following ANSIs were located on the Property. <p>Study Area:</p> <ul style="list-style-type: none"> None of the following ANSIs were located within the Study Area. <p>List of ANSIs reviewed:</p> <ul style="list-style-type: none"> An area reserved or set apart as a provincial park or conservation reserve under the Provincial Parks and Conservation Reserves Act, 2006. An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources as having provincial significance. A wetland identified by the Ministry of Natural Resources as having provincial significance.



	<ul style="list-style-type: none"> ▪ An area designated by a municipality in its official plan as environmentally significant, however expressed, including designations of areas as environmentally sensitive, as being of environmental concern and as being ecologically significant. ▪ An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment Planning and Development Act. ▪ An area identified by the Ministry of Natural Resources as significant habitat of a threatened or endangered species. ▪ An area which is habitat of a species that is classified under section 7 of the Endangered Species Act, 2007 as a threatened or endangered species. ▪ Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001 applies. ▪ An area set apart as a wilderness area under the Wilderness Areas Act.
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The Areas of Natural Significances (ANSIs) and water bodies on or adjacent to the Property is shown in Figure 2, if present.

3.2 Past Investigations

The following environmental reports were provided for review for the Property. The findings of the reports are summarized below:

Title	Phase 1 Environmental Site Assessment Existing Commercial Development 2555 Erin Centre Boulevard, Northeast Corner of Erin Mills Parkway and Erin Centre Boulevard, City of Mississauga
Report Date	November 16, 1995
Prepared By	Soil-Eng Limited
Prepared for	Starmont Estates Incorporated c/o History Hill Group
Description of Data, Analysis or Findings	<ul style="list-style-type: none"> ▪ The Phase I ESA was completed for the purposes of due diligence for refinancing the Property and was generally completed in accordance with CSA Standard Z768-01. ▪ Historically the Property was mainly used for agricultural purposes and was vacant farmland until at least 1982. The next available record (topographic map, 1991) showed a structure on the Property that was identified as a sales pavilion for the adjacent subdivision. ▪ Previous soil investigation conducted in June 1994 indicated that the Property was used for stockpiling topsoil. This investigation report was not provided for review. ▪ At the time of the site inspection completed on November 8 and 10, 1995, the Property was occupied by a commercial strip plaza with 14 units (1 vacant unit) including a dry cleaning depot (Top Hat Cleaners). It was noted that Top Hat Cleaners is strictly a pickup/drop-off location and that no dry cleaning chemicals were used on the Property. ▪ The Property was reportedly heated by natural gas-fired HVAC units. ▪ A tributary of Mullet Creek was identified to the south of the site, just beyond Erin Centre Boulevard.



	<ul style="list-style-type: none"> ▪ A building audit was conducted and no asbestos insulation or UFFI was observed. No PCB-containing ballasts were found. ▪ Transformers were observed to the north of the building and in adjacent property to the northeast. ▪ There were no significant potential environmental concerns reportedly identified in the report. <p>Grounded's review of this Phase I ESA noted that the Phase One Property was formerly used for light agricultural purposes until the commercial plaza was developed in 1989 with a dry cleaner pickup/drop-off depot (Based on historical aerial photo from 1989, it appeared that the existing building structure resembles the current building configuration). Transformers were observed on the Phase One Property and adjacent to the northeast. These are considered to be potentially contaminating activities on site.</p>
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Title	Phase One Environmental Site Assessment, 2555 Erin Centre Boulevard, Mississauga, Ontario.
Report Date	July 29, 2024
Prepared By	Grounded Engineering Inc.
Prepared for	2555 Erin Centre c/o Trinity Point Developments
Description of Data, Analysis or Findings	<p>Phase One ESA:</p> <ul style="list-style-type: none"> ▪ The Phase One ESA was completed in support of filing a Record of Site Condition (RSC). ▪ The Phase One ESA was completed in accordance with O.Reg. 153/04. ▪ Historically, the Property was mainly used for light agricultural purposes prior to 1989. A building complex resembling the current commercial plaza configuration was identified in the 1989 aerial photograph. ▪ Based on the review of the background information (aerial photographs), there was no evidence indicating high-risk organochlorine pesticide crops (e.g. apple orchards) being grown on the Property during its use for light agricultural purposes. There has been no agricultural activity on the Property since 1989 (for approximately 35 years). ▪ At the time of the site inspection complete on June 13 and 27, 2024, the Property was occupied by a commercial strip plaza with sixteen units including various restaurants, medical clinics and beauty salons and associated parking lot. The Property was heated by a natural gas-fired HVAC unit. ▪ A tributary of Mullet Creek was identified 60 m to the south of the site. ▪ The unit previously occupied by the dry cleaning depot (Top Hat Cleaners) was observed to be operated by a restaurant during the site inspection. ▪ An on-site pad-mounted transformer was observed on the northern portion of the Property and an off-site pad-mounted transformer was observed adjacent to the northeast of the Property. The transformers are considered to be non-PCB containing based on Alectra's response dated July 4, 2024. ▪ The following Areas of Potential Environmental Concerns were identified in the report: <ul style="list-style-type: none"> ○ APEC 1 – On-site PCA #30 Importation of fill material of unknown quality ○ APEC 2 – On-site PCA #37 Operation of dry cleaning equipment (where chemicals are used)



	<ul style="list-style-type: none"> ○ APEC 3 – On-site PCA #55 Transformer manufacturing, processing and use ○ APEC 4 – Off-site PCA #55 Transformer manufacturing, processing and use ○ APEC5 – On-site PCA Other1 De-icing activities <ul style="list-style-type: none"> ▪ Based on the results of the Phase One ESA, a Phase Two ESA was required to assess the soil and groundwater quality on site to address the identified APECs on the Property, prior to filing a Record of Site Condition (RSC).
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The PCAs and APEC locations are provided in Figure 2.

4 Scope of the Investigation

4.1 Overview of Site Investigation

The scope of the Phase Two ESA is as follow:

Boreholes and Monitoring Wells	<ul style="list-style-type: none"> • Advancing of nine (9) boreholes to depths of 0.6 to 19.9 m below ground surface (mbgs) • Installation of eight (8) monitoring wells
Parameters Investigated for Soil	<p>The following parameters were investigated based on APECs identified in the Phase One ESA:</p> <ul style="list-style-type: none"> • Metals (M) • Hydride-forming Metals (H-M) <ul style="list-style-type: none"> ○ Antimony (Sb), Arsenic (As), Selenium (Se) • Other Regulated Parameters (ORPs) <ul style="list-style-type: none"> ○ B-HWS, CN-, EC, SAR, Cr(VI), Hg • Polycyclic Aromatic Hydrocarbons (PAHs) • Petroleum Hydrocarbons (PHCs) • Volatile Organic Compounds II - Benzene, Toluene, Ethylbenzene, Xylene (BTEX) • Volatile Organic Compounds I (VOCs) <p>The following parameters were investigated for environmental due diligence purposes in accordance with the general objectives of a Phase Two ESA, per O.Reg. 153/04, Section VIII, 33.1(1) and (2):</p> <ul style="list-style-type: none"> • Polychlorinated Biphenyls (PCBs)
Parameters Investigated for Groundwater	<p>The following parameters were investigated based on APECs identified in the Phase One ESA:</p> <ul style="list-style-type: none"> • Metals • Hydride-forming Metals <ul style="list-style-type: none"> ○ Sb, As, Se • Other Regulated Parameters <ul style="list-style-type: none"> ○ Cr(VI), CN-, Hg, Cl-



	<ul style="list-style-type: none"> • Sodium (Na) • PAHs • PHCs • BTEX • VOCs
	<ul style="list-style-type: none"> • Nine (9) soil samples were submitted for grain size analysis and soil classification. • All boreholes and monitoring wells were surveyed to a geodetic benchmark. • All new monitoring wells were developed prior to sampling. • Groundwater level measurements were conducted in all accessible monitoring wells to determine groundwater elevation on the Property.

4.2 Media Investigated

4.2.1 Rationale for Exclusion and Inclusion of Media

Media	Included/Excluded	Rationale
Soil	Included	Based on the Phase One ESA, soil sampling was required to investigate the CoPCs related to the identified APECs.
Sediment	Excluded	Surface water bodies were not presented on the Property. No sediment sampling was conducted during the Phase Two ESA.
Groundwater	Included	Based on the Phase One ESA, groundwater sampling was required to investigate the CoPCs related to the identified APECs.
Surface Water	Excluded	Surface water bodies were not presented on the Property. No surface water sampling was conducted during the Phase Two ESA.

4.2.2 Overview of Field Investigation of Media

Soil sampling was conducted during the drilling investigation. Groundwater sampling was conducted from the new monitoring wells installed on the Property.

4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) prepared as part of the Phase One ESA report is provided in Appendix A.

4.4 Deviations From Sampling and Analysis Plan

Deviations to the Sampling and Analysis Plan were as follows:



No intrusive investigation was conducted within the footprint of the location of the former dry cleaner (Unit 15), due to space restrictions and the current use of this unit as an active restaurant.

- The limited access equipment and tools required to drill within a confined space (in Unit 15) are unable to advance to the required depth to reach the groundwater table.
- As such, BH106 and BH108 were advanced directly outside of the footprint of the building to investigate APEC 2 and associated CoPCs. The lack of background information available for this dry cleaner was supplemented by conservatively expanding the area of APEC 2 to incorporate boreholes/monitoring wells located downgradient from the location of the former dry-cleaning unit.
- BH106 was advanced directly adjacent to the north of the former dry-cleaner unit to investigate the area in closest proximity to where dry-cleaning equipment would typically be located. Additionally, storage and handling of materials would occur behind the unit.
- Therefore, this location is considered an adequate assessment of where the maximum concentrations of CoPCs for APEC 2 would be located.

A monitoring well was installed at Borehole 102 (BH102) to assess APEC 1 (unknown fill quality), APEC 2 (historical dry-cleaning activities) and APEC 5 (De-icing activities) on the Property, per the intended Sampling and Analysis Plan.

- Following installation, BH102 had an insufficient quantity of groundwater despite being screened within the inferred overburden water table at the Property.
- Therefore, groundwater from this monitoring well was submitted for VOC analysis only given the limited quantity of water available. As such, groundwater from BH102 could only be used to investigate APEC 2 and partially investigate APEC 1 based on the analysis completed.
- It is the opinion of the Qualified Person, however, that APECs 1 and 5 have been adequately assessed for the CoPCs identified in the Phase One ESA for the media potentially impacted (soil and groundwater) in accordance with O.Reg. 153/04 and the Sampling and Analysis Plan, as intended.
 - There were no further deviations noted and all remaining boreholes and monitoring wells were installed without issue.
 - There is adequate coverage within the extents of APEC 1 and APEC 5 (Entire Phase Two Property) as supported by the advancement of BH101, BH103, BH104, BH105, BH106, BH107 and BH108.
 - Soil and groundwater were able to be assessed for the CoPCs identified via the advancement of these other boreholes/monitoring wells.
 - All soil samples met the applicable SCS for the CoPCs assessed, per the Sampling and Analysis Plan, including those collected at BH102. It is therefore unlikely that leaching of the CoPCs through the overburden and into the groundwater table has occurred and that any impacts for these CoPCs exist in the groundwater at the location of BH102.



Despite the above deviations, the Qualified Person has determined that the implemented sampling and analysis plan meets the objectives of the investigation and assessment.

It is the QPs opinion that the Property has been adequately assessed and the maximum concentrations were identified and delineated. The Sampling and Analysis Plan is provided in Appendix B.

4.5 Impediments

No impediments were encountered during the Phase Two ESA.

5 Investigation Method

5.1 General

The Phase Two ESA followed the methods outlined in the Ontario Ministry of the Environment, Conservation, and Parks “*Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*” (December 1996).

The methods used in the Phase Two ESA did not differ from the associated standard operating procedures. The Standard Field Investigation Protocol is provided in Appendix G.

5.2 Drilling

The Phase Two ESA drilling information is provided below:

Boreholes	BH101 to BH109
Date of Work	June 24 to 28, 2024
Name of the Contractor(s)	3D Drilling Inc.
Equipment Used	<ul style="list-style-type: none">• Truck and Track Mounted• Hollow stem augers• 2 inch split spoon soil sampling device• Hand auger sampling device
Measures for Cross-contamination Prevention	The split spoon sampling device and hand auger sampling device were washed between each sample to prevent potential cross-contamination



**Sampling
Frequency**

Please refer to the borehole logs in Appendix C for the sampling frequency

The borehole locations are provided in Figure 4.

5.3 Soil – Sampling

5.3.1 Equipment Used

Below is the equipment used during the soil sampling.

- Sampling containers supplied by the laboratories
- Nitrile gloves
- Cooler with ice
- RKI EAGLE 2 gas monitor

5.3.2 Geological Description

The borehole logs in Appendix C provide an overall geological description of each soil sample collected during the 2024 Phase Two ESA.

5.4 Soil – Field Screening Measurements

Hydrocarbon vapour concentrations were screened in each soil sampling, using an RKI Eagle 2 gas monitor. The monitor is calibrated to *n*-hexane prior to field screening as per the calibration procedure outlined by RKI Instruments in “*Eagle 2 Operator’s Manual, Part Number:71-0154RK*” released March 12, 2019. The monitor has a range of 0 to 40,000 parts per million (ppm) and an accuracy of +/- 5%.

Based on field screening measurements and visual and olfactory examination of all soil samples, selected samples were submitted for petroleum hydrocarbon (PHCs) and volatile organic compounds (VOCs) laboratory analysis. Complete field screening readings are provided on the borehole logs in Appendix C.

5.5 Groundwater – Field Measurement of Water Quality Parameters

Water quality parameters including temperature, pH, specific conductivity, total dissolved solids were measured using a Hanna Instruments portable meter prior to sampling.

5.6 Groundwater – Monitoring Well Installation

The Phase Two ESA monitoring well installation information is provided below:



Monitoring Wells	BH101, BH102, BH103, BH104, BH105, BH106, BH107 and BH108
Date of Work	June 24 to 28, 2024
Name of the Contractor(s)	3D Drilling Inc.
Equipment Used	<ul style="list-style-type: none"> • Truck and Track Mounted • Hollow stem augers • 2 inch split spoon soil sampling device
Measures for Cross-contamination Prevention	<p>The split spoon sampling device was washed between each sample to prevent potential cross-contamination.</p> <p>New well materials were used during install and drilling technicians donned new nitrile gloves to handle well materials prior to install.</p>
Sampling Frequency	No groundwater samples were collected during drilling event.
Well Construction	The wells were constructed with 50 mm (2 in.) ID PVC screens and risers. Filter sand was placed around the well screen to approximately 0.3 to 0.8 m above the top of the screen. The wells were then backfilled with bentonite to approximately 0.3 m below ground surface (mbgs). The wells were finished with flush mounts.
Well Development	The monitoring wells were developed on June 28, July 2, July 24 and August 27, 2024. Well development was conducted with an inertial pump, bailer and hydrolift. A total volume of 321 L of water was removed during the well development. Stabilization of parameters (pH, conductivity, temperature, etc.) of the purged water was monitored before a sample to ensure the samples are representative of the formation water.

The monitoring well locations are provided in Figure 4.

5.7 Groundwater – Sampling

The monitoring well was sampled using a bailer. The groundwater was purged before sampling to ensure extraction of representative formation groundwater. Stabilization of water quality parameters of the purged water was monitored before a sample was taken to maintain the equilibrium with the surrounding formation water and produce samples that are representative of the formation water.

Sampling methodology from the Ontario Ministry of the Environment, Conservation and Parks (MECP) *“Guidance on Sampling and Analytical Methods for Use at Contaminated Sites In Ontario”*, MECP *“Guide for Completing Phase Two Environmental Site Assessments under Ontario regulation 153/04”* and MECP *“Protocol for Analytical Methods Used in the Assessment of Properties under Par XV.1 of the Environmental Protection Act”* were followed in the collection of the groundwater samples.



5.8 Sediment – Sampling

No sediment sampling was conducted as part of this investigation.

5.9 Analytical Testing

Analytical testing of all soil and groundwater samples was conducted by SGS Canada Inc.

5.10 Residue Management Procedures

Residues from the field investigation were managed accordingly as provided below:

Residues	Management Procedures
Soil Cuttings	Soil cuttings generated during the drilling activities were placed in drums and removed to offsite by a licensed waste management contractor.
Groundwater	The purge water generated during the well development and groundwater sampling events was disposed of in drums and removed by a licensed waste management contractor.
Fluids from Equipment Cleaning	The fluids from cleaning were removed from the Property and disposed by the drilling contractor.

5.11 Elevation Surveying

The elevations of the boreholes on the Property were surveyed to a geodetic benchmark on June 28, 2024, and July 24, 2024. The elevation of each borehole on the Property is presented on the borehole logs in Appendix C.

5.12 Quality Assurance and Quality Control Measures

5.12.1 Containers, Preservation, Labelling, Handling and Chain of Custody

The following laboratory supplied sample containers were used for all sampling conducted on the Property.

Parameter/Group	Containers	
	Soil	Groundwater
Inorganic Parameters: Chromium hexavalent (CrVI), cyanide (CN-), pH, electrical conductivity (EC)	250 g soil jar	500 mL PET 60 mL plastic (CrVI) 120 mL plastic (CN-)



Parameter/Group	Containers	
	Soil	Groundwater
Soil only: boron, hot water soluble (B-HWS), sodium adsorption ratio (SAR)		
Water only: chloride		
Metals		250 mL HDPE (Metals)
Mercury (Hg)		60 mL amber glass (Hg)
Volatile Organic Compounds (VOCs) including benzene, toluene, ethylbenzene, and xylene (BTEX)	100 g soil jar 2 x 40 mL pre-weighed methanol	2 x 40 mL amber vial (zero headspace)
Petroleum hydrocarbons (PHCs) F1/BTEX	5 g soil plug	
Polychlorinated biphenyls (PCBs)	100 g soil jar	NA
PHCs (F2-F4)	100 g soil jar	2 x 100 mL bottles fill to top of label
Polycyclic aromatic hydrocarbons (PAHs)		
Toxicity characteristic leaching procedure (TCLP)	250 g soil jar	-

All sampling containers were equipped with laboratory supplied labels. The labels indicated the following information:

- Sample ID
- Company name
- Date
- Project number

Samples were placed in coolers with ice after collection for transportation to the laboratory. Sample hold times were met for all submitted soil and groundwater samples. Laboratory supplied Chain of Custody forms were completed for all samples submitted for analysis.

5.12.2 Equipment Cleaning Procedures

Equipment	Cleaning Procedures
Soil sampling	Split spoon sampling devices and hand augering devices were washed between samples to prevent potential cross-contamination.



Equipment	Cleaning Procedures
Groundwater sampling	Water level meter/ water quality monitoring meter was cleaned between monitoring wells.

All other dedicated equipment (nitrile gloves, terracores samplers, tubing) were changed between each sample to avoid cross-contamination.

5.12.3 Field Quality Control Measures and Deviations

For quality control purpose, the following actions were taken:

- At least one (1) duplicate sample is submitted for laboratory analysis for every ten (10) samples submitted for laboratory analysis for each sampled medium.
- Daily calibration of field instruments prior to sampling
- Groundwater trip blanks are used for Quality Assurance purposes for sampling of Volatile Organic Compounds.

No deviations from the quality assurance and quality control measures had occurred.

6 Review and Evaluation

6.1 Geology

Detailed geological information for the Property is presented on the borehole logs in Appendix C. The geology at the Property is summarized below.

Geological Unit Thickness (Estimate)	
Borehole	BH101 to BH109
	Thickness Range (m)
Topsoil and Earth Fill	0.4 – 1.9
Clayey Silt (Glacial Till)	2.3 – 5.0
Bedrock	Bedrock was encountered during the investigation at a depth of 4.3 to 6.5 mbgs.



Geological Unit Elevations		
Borehole	BH101 to BH109	
	Elev. Top Range (masl)	Elev. Bottom Range (masl)
Topsoil and Earth Fill	168.9 – 169.2	167.1 – 168.7
Clayey Silt (Glacial Till)	167.1 – 168.7	162.9 – 164.8
Bedrock	162.9 – 164.8	149.5 – 164.7

6.1.1 Material in Geological Units

Geological Units	Description
Pavement Structure/Topsoil	<p>All borehole locations except for BH109 encountered a pavement structure consisting of 100 to 125 mm asphaltic concrete underlain by 75 to 225 mm of aggregate.</p> <p>At BH109, 150 mm of topsoil was observed.</p>
Earth Fill	<p>Earth fill was encountered at all borehole locations and underlying the pavement structure in BH101 to BH108. The earth fill extended to a depth of 0.8 to 2.3 mbgs (Elev. 167.1 to 168.7 ml). The earth fill varied in composition but generally consists of clayey silt, silty sand and silt with some clay. It contained trace construction debris, rock fragments and trace to some gravel. BH109 was advanced by hand-auger methods and was terminated in the existing fill at a depth of 0.6 mbgs (Elev. 168.4 m).</p>
Clayey Silt (Glacial Till)	<p>Underlying the fill materials, all the encountered an undisturbed native glacial till deposit with a matrix ranging from cohesive clayey silt, with some sand, to cohesionless silty sand to sandy silt. The glacial till contained trace to some gravel, occasional light grey silt partings and trace shale/rock fragments throughout, as well as possible cobbles and boulders.</p> <p>The glacial till was encountered at depths of 0.8 to 2.3 m below grade (Elev. 168.7 to 167.1 m) and extends to depths of 4.3 to 6.5 m below grade (Elev. 164.8 to 162.9 m).</p>
Bedrock	<p>Bedrock was either confirmed (by rock coring) or inferred (by split-spoon sampling and other drilling observations) in BH101 to BH108, underlying the glacial till at depths of 4.3 to 6.5 m below grade (Elev. 164.8 to 162.9 m). Bedrock was confirmed by rock cores recovered in BH101 to BH106 extending to depths of 18.5 to 19.9 m below grade (Elev. 150.8 to 149.5 m). Where coring was not conducted at BH107 and BH108, the top of weathered bedrock was inferred through auger cuttings, split spoon samples, and auger grinding/resistance observations.</p> <p>The bedrock beneath the site is the Queenston Formation, which is a deposit predominantly comprising thin to medium bedded red to reddish brown calcareous shale and siltstone ("shale" by local convention) of Upper Ordovician age.</p>



6.1.2 Properties of Aquifers and Aquitards

Aquifers/Aquitards	Description
Earth Fill	The Earth Fill on the Property is considered to be an unconfined aquifer. The earth fill likely drains into the catch basins onsite or storm water systems adjacent to the Property.
Native Soil (Glacial Till)	The native soil is comprised of cohesive clayey silt, with some sand, to cohesionless silty sand to sandy silt (glacial till). The native soil is considered to be an unconfined aquifer.
Bedrock	Bedrock was encountered on the Property. The bedrock is considered to be a confined aquifer due to its ability to allow for the flow of water along horizontal fissures and fractures which are typical of this formation.

6.1.3 Rationale for Choice of Aquifers and Aquitards Investigated

The native Glacial Till unit, and bedrock were chosen for investigation. These strata were chosen for investigation because:

- Possibility of free groundwater present
- The possible location of mobile contamination within the native overburden and lower bedrock units
- The likelihood of horizontal migration of groundwater across the site

6.2 Groundwater: Elevations and Flow Direction

A total of eight (8) monitoring wells were installed by Grounded Engineering Inc. The monitoring wells were located within the APECs identified in the Phase One ESA completed by Grounded (dated July 2024) for the Property. Screened intervals of the monitoring wells were selected for the collection of groundwater samples within the desired stratum.

Five (5) groundwater level measurements were conducted by Grounded Engineering Inc. in the newly installed monitoring wells using a Solinst interface probe on the following dates:

- July 11, 2024
- July 24, 2024
- August 12, 2024
- August 27, 2024
- September 9, 2024

To calculate the groundwater elevation in the monitoring well, the following calculation was completed:

- $\text{Geodetic Ground Elevation (masl)} - \text{Measured Depth to Water Table (m)} + \text{Stick up of Well (m)} = \text{Groundwater Elevation (masl)}$



No light non-aqueous phase liquids (LNAPL) or dense non-aqueous phase liquids (DNAPL) or free-flowing products were detected on the Property. Water level data was collected on July 11, 2024 but was excluded from Table 1 since it was determined that the water levels were still recovering following development and not all monitoring wells reached static elevation. The groundwater levels are presented in Table 1 and Figure 5a and 5b.

Groundwater elevations were assessed in both the overburden (glacial till) and bedrock units. Five (5) monitoring wells (BH102, BH104, BH106, BH107 and BH108) were installed within the native glacial till unit. Groundwater within these monitoring wells was encountered at a depth of 2.95 to 3.40 mbgs (Elev. 165.71 to 166.25 masl). BH107 is partially screened within the earth fill unit and exhibited anomalous groundwater level readings indicative of potential influence from infiltrated stormwater in the earth fill. The groundwater within BH107 was measured at a depth of 2.51 m (Elev. 166.98 m). As such, it was excluded from the overburden contour plan on Figure 5a as it does not appear to be representative of the overburden groundwater levels at the Property.

Three monitoring wells (BH101, BH103 and BH105) were installed within the bedrock unit. Groundwater within these monitoring wells was encountered at a depth of 7.26 to 8.27 mbgs (Elev. 161.20 to 161.74 masl).

The groundwater flow direction in the overburden glacial till unit was determined to be to the east. The groundwater flow direction in the bedrock unit was determined to be to the north. Regionally, groundwater is expected to flow to the south/southeast towards the tributary of Mullet Creek and then southeast to Lake Ontario. Groundwater contours are presented in Figure 5a and 5b.

Based on the highest groundwater level of 2.95 mbgs observed at the Property, there is the potential that the buried utilities could influence the groundwater flow.

6.3 Groundwater: Hydraulic Gradients

Horizontal Hydraulic Gradients	<p>The average horizontal hydraulic gradient at the Property in the native glacial till was determined to be approximately 0.015 m/m (to the east) based on the groundwater levels in boreholes BH104 and BH102.</p> <p>The average horizontal hydraulic gradient at the Property in the bedrock unit was determined to be approximately 0.019 m/m (to the north) based on the groundwater levels in boreholes BH101, BH103, and BH105.</p>
Vertical Hydraulic Gradients	Based on the location and depths of the installed monitoring wells, the vertical gradient could not be calculated.
Hydraulic Conductivity	<p>Glacial Till (Clayey silt, with some sand to silty sand to sandy silt): 2.1×10^{-7} m/s*</p> <p>Bedrock (Sound): 6.0×10^{-9} m/s</p>

* Indicates conductivity was estimated using grain size analysis.



6.4 Fine-Medium Soil Texture

Grain size analysis were completed for selected soil samples from the boreholes at the Property. The grain size analysis is provided in Appendix D.

Based on the grain size analysis completed, it was determined that at least 1/3 of the soil at the Property, measured by volume, consists of coarse textured soil. Therefore, the qualified person has determined that coarse textured soil standards will be applicable for this Property.

6.5 Soil – Field Screening

Based on field screening measurements and visual and olfactory examination of all soil samples, selected samples were submitted for petroleum hydrocarbon (PHCs) and volatile organic compounds (VOCs) laboratory analysis. Complete field screening readings are provided on the borehole logs in Appendix C. No anomalous organic vapour readings were identified to indicate the presence of any volatile contaminants.

6.6 Soil – Quality

6.6.1 Location and Depth of Samples

Sample ID	Depth		Strata	APEC Assessed	M, H-M & ORPs**	PAHs	PHCs	BTEX	VOCs	PCBs
	mbgs	masl								
Grounded 2024 Drilling Investigation										
BH101 SS1	0.2 - 0.8	168.9 - 168.3	Fill	1		✓				
BH101 SS2	0.8 - 1.4	168.3 - 167.7	Native	1, 2, 4, 5	✓		✓	✓	✓	
BH101 SS3	1.5 - 2.1	167.5 - 167.0	Native	1		✓				
BH101 SS4	2.3 - 2.5	166.8 - 166.5	Native	5	✓					
BH101 SS5	3.0 - 3.4	166.0 - 165.7	Native	2, 4			✓	✓	✓	
BH102 SS1	0.2 - 0.8	168.9 - 168.3	Fill	1, 2		✓	✓	✓	✓	
BH102 SS2A	0.8 - 0.9	168.3 - 168.1	Fill	1, 5	✓					



Sample ID	Depth		Strata	APEC Assessed	M, H-M & ORPs**	PAHs	PHCs	BTEX	VOCs	PCBs
	mbgs	masl								
BH102 SS3	1.5 - 2.1	167.5 - 167.0	Native	1, 2			✓	✓	✓	
BH102 SS4	2.3 - 2.5	166.8 - 166.6	Native	5	✓					
BH102 SS5	3.0 - 3.3	166.0 - 165.8	Native	DD*		✓				
BH103 SS2	0.8 - 1.4	168.3 - 167.7	Fill	1, 5	✓	✓	✓	✓	✓	
BH103 SS3	1.5 - 2.1	167.5 - 166.9	Native	1, 5	✓	✓				
BH103 SS5	3.0 - 3.3	166.0 - 165.8	Native	DD*			✓	✓	✓	
BH104 SS2	0.8 - 1.3	168.4 - 167.9	Native	1, 5	✓	✓	✓	✓	✓	
BH104 SS3	1.5 - 1.9	167.7 - 167.3	Native	1, 5	✓					
BH104 SS4B	2.4 - 2.5	166.8 - 166.7	Native	DD*		✓				
BH104 SS5	3.0 - 3.3	166.1 - 165.9	Native	DD*			✓	✓	✓	
BH105 SS1	0.4 - 0.8	169.2 - 168.8	Fill	1, 5	✓	✓				
BH105 SS2A	0.8 - 1.1	168.8 - 168.5	Native	1, 2			✓	✓	✓	
BH105 SS3	1.5 - 1.8	168.0 - 167.7	Native	1, 5	✓	✓				
BH105 SS4A	3.0 - 3.2	166.5 - 166.4	Native	2, DD*			✓	✓	✓	
BH106 SS1	0.2 - 0.8	169.2 - 168.6	Fill	1, DD*		✓				✓
BH106 SS2	0.8 - 1.4	168.6 - 168.0	Fill	1, 2, 3, 5	✓		✓	✓	✓	
BH106 SS3	1.5 - 2.1	167.9 - 167.3	Native	1		✓				



Sample ID	Depth		Strata	APEC Assessed	M, H-M & ORPs**	PAHs	PHCs	BTEX	VOCs	PCBs
	mbgs	masl								
BH106 SS4	2.3 - 2.5	167.1 - 166.9	Native	5	✓					
BH106 SS6	4.6 - 4.8	164.8 - 164.6	Native	2, 3			✓	✓	✓	
BH107 SS1	0.1 - 0.7	169.3 - 168.7	Fill	1		✓				
BH107 SS2	0.8 - 1.4	168.6 - 168.0	Fill	1, 5	✓		✓	✓	✓	
BH107 SS3	1.5 - 2.1	167.9 - 167.3	Fill	1			✓	✓	✓	
BH107 SS4	2.3 - 2.7	167.1 - 166.7	Native	1, 5	✓	✓				
BH108 SS1	0.1 - 0.7	169.2 - 168.6	Fill	1		✓				
BH108 SS2	0.8 - 1.4	168.6 - 168.0	Native	1, 2, 5	✓		✓	✓	✓	
BH108 SS3	1.5 - 2.0	167.8 - 167.4	Native	1		✓				
BH108 SS4	2.3 - 2.6	167.1 - 166.7	Native	2, 5, DD*	✓		✓	✓	✓	
BH109 GS1	0.0 - 0.6	169.0 - 168.3	Fill	4, DD*			✓	✓		✓

*DD – Due Diligence in accordance with the general objectives of a Phase Two Site Assessment, per O.Reg. 153/04, Section VIII, 33.1(1) and (2).

**Soil samples were submitted for the following select ORPs (B-HWS, CN-, EC, SAR, Cr(VI), Hg, pH).

6.6.2 Comparison to Applicable Standards

Selected soil samples were analyzed for Contaminants of Potential Concern (CoPCs) of the following:

- Metals
- Hydride-Forming Metals
 - Sb, As, Se
- Select ORPs
 - B-HWS
 - CN-
 - EC



- SAR
- Cr(VI)
- Hg
- PAHs
- PHCs
- BTEX
- VOCs

Selected soil samples were analyzed for due diligence purpose for the following parameter:

- PCBs

The results of the analysis were compared to the applicable Site Condition Standard for the Phase Two Property (Table 3 RPI CT). The laboratory certificates of analysis are provided in Appendix E, and the results of the soil chemical analysis are provided in Table 2 to 6 and presented on Figures 6 to 9.

Comparison Table (Table 3 RPI CT Standard)		
Parameter Analyzed	Exceed/Meet	Note:
Metals	Meet	None
Hydride-forming Metals	Meet	None
ORPs	Meet	EC & SAR - Refer to section 6.6.2.1
PAHs	Meet	None
PHCs	Meet	None
BTEX	Meet	None
VOCs	Meet	None
PCBs	Meet	None

6.6.2.1 Exemption of Salt Related Exceedances (O.Reg. 153/04 Sec 49.1 (1))

Chemical analysis of the soil indicates that there are exceedances of the MECP Table 3 RPI CT Standards for Electrical Conductivity and Sodium Adsorption Ratio (salt related compound) within the upper soils.

The Property is bound by municipal roadways to the south (Erin Mills Parkway) and to the east (Erin Centre Boulevard). The roadways have public sidewalks between the road and the Property



boundary. The Property features commercial vehicle traffic and car parking. The roadways, sidewalks, and parking area are all salted during the winter months for safety purposes.

The Qualified Person has determined, based on the Phase One Environmental Site Assessment and the Phase Two Environmental Site Assessment, that a substance (salt) has been applied to surfaces of the roadway, sidewalks, driveway and parking area for the safety of vehicular and pedestrian traffic under conditions of snow or ice or both.

The applicable site condition standard is exceeded at the Property solely because of the reason as stated above (application of salt for safety purposes during winter months). As per O.Reg. 153/04 49.1 the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act.

6.6.3 Contaminants of Concern

No Contaminants of Concern were identified within the earth fill and native soil on the Property.

6.6.4 Contamination Impact on Other Media

No Contaminants of Concern were identified within the earth fill and native soil on the Property. It is unlikely that other media on the Property will be impacted.

6.6.5 Chemical or Biological Transformations

No chemical or biological transformations are likely to occur since no Contaminants of Concern were identified in the soil on the Property.

6.6.6 Presence of Light or Dense Non-Aqueous Phase Liquids

No light non-aqueous phase liquids (LNAPL) or dense non-aqueous phase liquids (DNAPL) were detected in the soil on the Property.

6.7 Groundwater Quality

6.7.1 Location and Depth of Samples

Sample ID	Screen Depth		Screen Strata	APEC Assessed	Metals, H-Metals & ORPs*	PAHs	PHCs	BTEX	VOCs
	mbgs	masl							
August 12 & 13, 2024									
BH101	15.8 - 18.9	153.2 - 150.2	Shale	1, 2	✓	✓	✓	✓	✓



Sample ID	Screen Depth		Screen Strata	APEC Assessed	Metals, H-Metals & ORPs*	PAHs	PHCs	BTEX	VOCs
	mbgs	masl							
BH102	1.5 - 4.6	167.5 - 164.5	Clayey Silt Till to Shale	1, 2				✓	✓
BH103	15.5 - 18.5	153.6 - 150.5	Shale	1	✓	✓	✓	✓	✓
BH104	1.5 - 4.6	167.7 - 164.6	Clayey Silt Till	1		✓	✓	✓	✓
BH105	15.6 - 18.7	153.9 - 150.9	Shale	1, 2	✓	✓	✓	✓	✓
BH106	2.9 - 6.0	166.4 - 163.4	Clayey Silt Till	1, 2		✓	✓	✓	✓
BH107	1.8 - 3.4	167.6 - 166.1	Fill to Clayey Silt Till	1		✓	✓	✓	✓
August 27, 2024									
BH104	1.5 - 4.6	167.7 - 164.6	Clayey Silt Till	1	✓				
BH106	2.9 - 6.0	166.4 - 163.4	Clayey Silt Till	1, 2	✓				
BH107	1.8 - 3.4	167.6 - 166.1	Fill to Clayey Silt Till	1	✓				
BH108	2.3 - 5.3	167.1 - 164.0	Clayey silt to Bedrock	1, 2	✓		✓	✓	✓
September 4, 2024									
BH104	1.5 - 4.6	167.7 - 164.6	Clayey Silt Till	1	✓ ¹				
BH106	2.9 - 6.0	166.4 - 163.4	Clayey Silt Till	1	✓ ²				
BH107	1.8 - 3.4	167.6 - 166.1	Fill to Clayey Silt Till	1	✓ ¹				
BH108	2.3 - 5.3	167.1 - 164.0	Clayey silt to Bedrock	1		✓			

*Groundwater samples were submitted for the following select ORPs (Cl-, Na, Cr(VI), CN-, Hg, pH).

¹Groundwater samples were submitted for remaining ORPs (Cl-, CN- and pH) on this date due to insufficient quantity of groundwater in the well on the previous sampling date of August 27, 2024.

²Groundwater samples were submitted for remaining ORPs (pH) on this date due to insufficient quantity of groundwater in the well on the previous sampling date of August 27, 2024..

Field filtering as per the requirements of the MECP "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" July 2011, was completed.



6.7.2 Comparison to Applicable Standards

Selected groundwater samples were analyzed for Contaminants of Potential Concern (CoPCs) of the following:

- Metals
- Hydride-Forming Metals
 - Sb, As, Se
- Select ORPs
 - CN-
 - Cr(VI)
 - Hg
 - Cl-
- Na
- PAHs
- PHCs
- BTEX
- VOCs

The results of the analysis were compared to the applicable Site Condition Standard for the Phase Two Property (Table 3 CT). The laboratory certificates of analysis are provided in Appendix E, and the results of the groundwater chemical analysis are provided in Table 7 to 10 and presented on Figures 10 to 13.

Comparison Table (Table 3 CT Standard)		
Parameter Analyzed	Exceed/Meet	Note:
Metals	Meet	None
Hydride-forming Metals	Meet	None
ORPs	Meet	Cl - Refer to section 6.7.2.1
PAHs	Meet	None
PHCs	Meet	None
BTEX	Meet	None
VOCs	Meet	None



6.7.2.1 Exemption of Salt Related Exceedances (O.Reg. 153/04 Sec 49.1 (1))

Chemical analysis of the groundwater indicates that there are exceedances of the MECP Table 3 CT Standards for Chloride (salt related compound) within monitoring wells BH106 and BH108.

The Property is bound by municipal roadways to the south (Erin Mills Parkway) and to the east (Erin Centre Boulevard). The roadways have public sidewalks between the road and the Property boundary. The Property features commercial vehicle traffic and car parking. The roadways, sidewalks, and parking area are all salted during the winter months for safety purposes.

The Qualified Person has determined, based on the Phase One Environmental Site Assessment and the Phase Two Environmental Site Assessment, that a substance (salt) has been applied to surfaces of the roadway, sidewalks, driveway and parking area for the safety of vehicular and pedestrian traffic under conditions of snow or ice or both.

The applicable site condition standard is exceeded at the Property solely because of the reason as stated above (application of salt for safety purposes during winter months). As per O.Reg. 153/04 49.1 the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act

6.7.3 Contaminants of Concern

No Contaminants of Concern were identified in the groundwater on the Property.

6.7.4 Contamination Impact on Other Media

No Contaminants of Concern were identified with the groundwater on the Property. It is unlikely that other media on the Property will be impacted.

6.7.5 Chemical or Biological Transformations

No chemical or biological transformations are likely to occur since no Contaminants of Concern were identified in the groundwater on the Property.

6.7.6 Presence of Light or Dense Non-Aqueous Phase Liquids

No light non-aqueous phase liquids (LNAPL) or dense non-aqueous phase liquids (DNAPL) were detected in the soil on the Property.

6.8 Sediment – Quality

Sediment was not present at the Property thus was not investigated as part of the Phase Two ESA.



6.9 Quality Assurance and Quality Control Results

Quality Assurance (QA) and Quality Control (QC) were maintained as per described in Section 5.12 above. In addition, laboratory results were compared to MECP standards for QA/QC under Ontario Regulation 153/04 which requires laboratory results to meet specific method detection limit (MDL) conditions. The sampling and analysis performed conformed with the following guidelines:

1. Ministry of the Environment, Conservation and Parks Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario.
2. Protocol of Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act of Ontario.

Duplicated samples were submitted at a rate of 10% for both soil and groundwater samples. The following provides a summary of the field duplicate soil samples and the results of the QC comparisons of the duplicate samples:

Parent Sample	Field Duplicate ID	Duplicate Parameters	Exceedances of QC Criteria
Soil			
BH101 SS2	DUP 112	M&I PHCs, BTEX VOCs	Results met QC the criterion.
BH101 SS3	DUP 113	PAHs	Results met QC the criterion.
BH102 SS3	DUP 123	PHCs, BTEX VOCs	Results met QC the criterion.
BH107 SS2	DUP 172	M&I	Results met QC the criterion but for selenium and electrical conductivity, which are discussed below. <u>Selenium:</u> The concentration of selenium in the parent sample was 0.2 µg/g, while the duplicate was 0.3 µg/g, leading to a RPD >30%. As the concentrations of selenium in both the original sample and the duplicate were below the Table 3 SCS of 2.4 µg/g, the results are acceptable for interpretation. <u>EC:</u> The EC in the parent sample was 2.9 mS/cm, while the duplicate was 2.6 mS/cm, leading to a RPD >10%. As the EC in both the original sample and the duplicate exceeded the Table 3 SCS of 0.7 mS/cm but are exempted based on O. Reg. 153/04 Sec. 49.1 (1), the results are acceptable for interpretation.
BH108 SS3	DUP 183	PAHs	Results met QC the criterion.
BH109 GS1	DUP 191	PCBs	Results met the QC criterion.



Parent Sample	Field Duplicate ID	Duplicate Parameters	Exceedances of QC Criteria
Groundwater			
BH102	DUP 12	M&I PHCs, BTEX VOCs	Results met the QC criterion.
BH103	DUP 13	M&I	Results met the QC criterion.
BH104	DUP 14	PAHs PHCs, BTEX	Results met the QC criterion.

6.9.1 Subsection 47 (3) of the Regulation

All certificates of analysis or analytical reports received pursuant to clause 47 (2) (b) of the regulation comply with subsection 47 (3). A certificate of analysis or analytical report has been received for each sample submitted for analysis. All certificates of analysis or analytical reports received have been in full in an appendix to the Phase Two ESA report.

6.9.2 Laboratory Qualification of Results

The laboratory did not make any significant comments that changed the outcome of the analytical results regarding the soil and groundwater samples.

6.9.3 Overall Quality of Field Data

Decision-making related to the quality of field data of the Property was not affected. The overall quality of the field data was considered by the Qualified Person to meet the objectives of the investigation and assessment.

6.10 Phase Two Conceptual Site Model

Phase Two Conceptual Site Model (CSM) is prepared for the Property and is provided in Appendix F.



7 Conclusions

The location and concentration of contamination is provided below:

Soil	No exceedances of the applicable Site Condition Standards were identified in the soil on the Property.
Groundwater	No exceedances of the applicable Site Condition Standards were identified in the groundwater on the Property.

No exceedances of the applicable Site Condition Standards were identified for the soil and groundwater on the Property. As such, remediation or a risk assessment (RA) are not required. A Record of Site Condition (RSC) can be filed for the Property.

7.1 Signatures

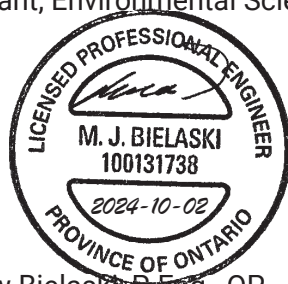
The Phase Two ESA has been completed in accordance with O. Reg. 153/04 by, Jessie Hui Chung Wu, M.Env.Sc., under the direction and supervision of Ylena Quan, P.Eng., QP_{RA-ESA}. The findings and conclusions presented in this report have been determined based on the information that was obtained and reviewed from previous investigations provided and on the current investigation for the Phase Two Property.

We trust that this report meets your requirements at present.


For and on behalf of our team,




Jessie Hui Chung Wu, M.Env.Sc.
Consultant, Environmental Scientist



Matthew Bielaski, P.Eng., QP_{RA-ESA}
Principal


Ylena Quan, P.Eng., QP_{ESA}
Associate





8 References

1. Ontario Ministry of the Environment, December 1996. *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario.*
2. Ontario Ministry of the Environment, April 2011. *Soil, Ground Water and Sediment Standards for use under Part XV. 1*
3. Ontario Ministry of the Environment, June 2011. *Guide for Completing Phase Two Environmental Site Assessments under Ontario Regulation 153/04.*
4. Ontario Ministry of the Environment, February 2021. *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV. 1 of the Environmental Protection Act.*
5. Grounded Engineering, Phase One Environmental Site Assessment, 2555 Erin Centre Boulevard, Mississauga, Ontario. File No. 24-095. July 11, 2024.
6. Grounded Engineering, Hydrogeological Review Report, 2555 Erin Centre Boulevard, Mississauga, Ontario. File No. 24-095. September 6, 2024.



9 Limitations and Restrictions

The Phase Two ESA report was prepared for the purpose of identifying potential environmental concerns, including an assessment of the likelihood that the environmental quality of the soil and groundwater at the Property may have been adversely affected by past or present practices at the Property, and/or those of the adjacent properties prior to development of the Property. Any use of which a third party makes of this report, or any reliance on or decision to be made based on it, are the responsibility of such third parties. Grounded Engineering Inc. does not assume any responsibility for errors, omissions, damages or other limitation pertaining to third parties.

The information presented in this report is based on information collected during the completion of the subsurface investigation conducted by Grounded Engineering Inc. It is based on conditions at the Property at the time of the inspection. The subsurface conditions were assessed based on information collected at specific borehole and monitoring well locations. The actual subsurface conditions between sampling points may be different.

The conclusions presented in this report are based on work undertaken by trained professional and technical staff and are the product of professional care and competence. The report cannot be construed as legal advice or as an absolute guarantee.

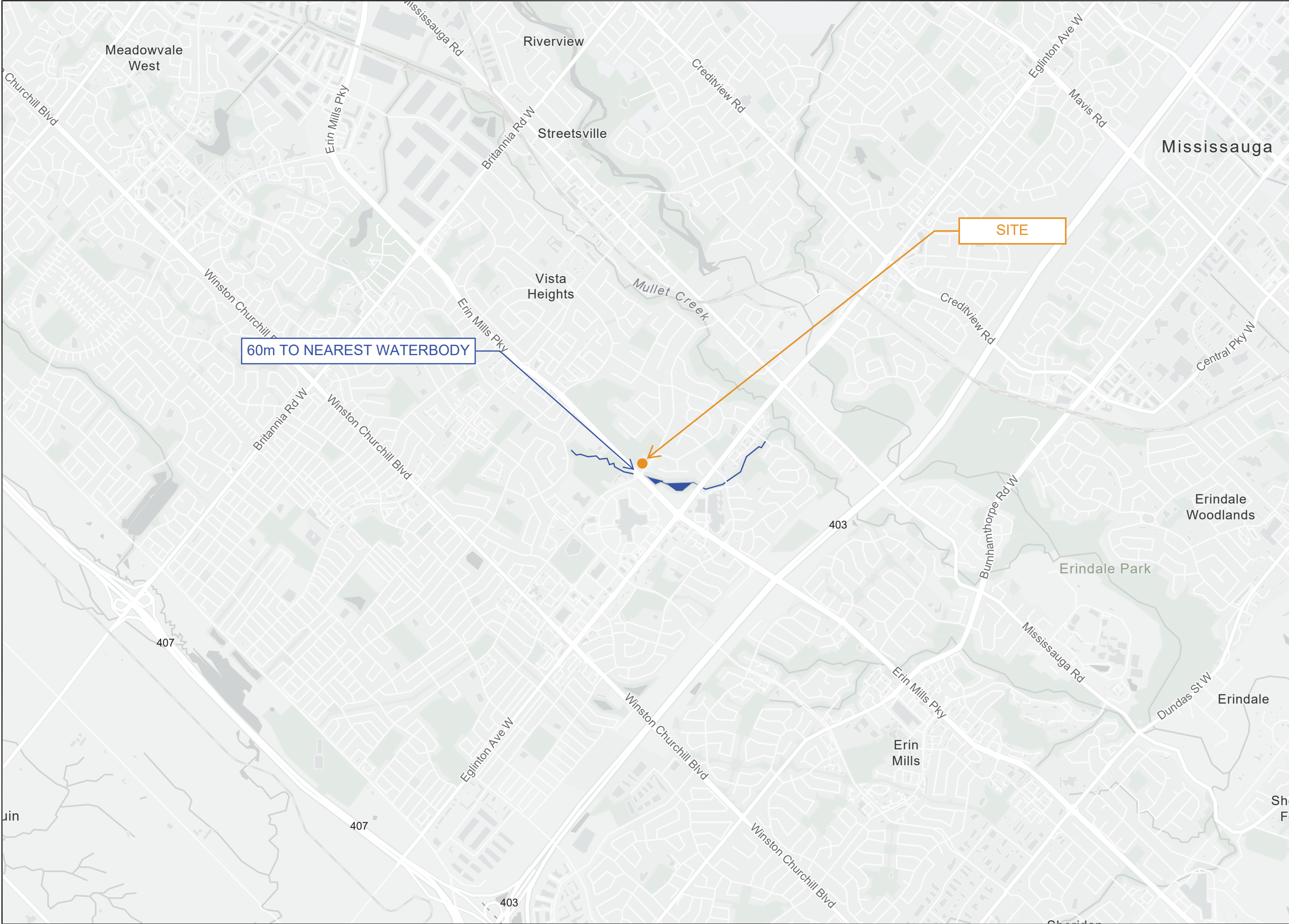
If new information regarding the environmental condition of the Phase Two Property is identified during future work, or outstanding responses from regulatory agencies indicate outstanding issues on file with respect to the Phase Two Property, Grounded Engineering Inc. should be notified so that we may re-evaluate the findings of this assessment and provide amendments.


9.1 Report Use

The authorized users of this report are 2555 Erin Centre c/o Trinity Point Developments, for whom this report has been prepared. Grounded Engineering Inc. maintains the copyright and ownership of this document. Reproduction of this report in any format or medium requires explicit prior authorization from Grounded Engineering Inc.

FIGURES







GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE SITE LOCATION
- MULLET CREEK

Note

Reference

ArcGIS Online 2024

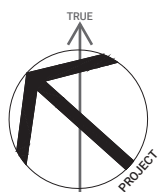
Project

**2555 ERIN CENTRE BOULEVARD,
MISSISSAUGA, ONTARIO**

Figure Title

KEY PLAN

North




Date

SEPTEMBER 2024

Scale

0m 500m 1000m




Job No

24-095

Figure No

FIGURE 1





GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- STUDY AREA (250 m RADIUS)
- MULLET CREEK

30 – Importation of Fill Material of Unknown Quality
37 – Operation of Dry Cleaning Equipment (where chemicals are used)
55 – Transformer Manufacturing, Processing and Use
Other 1 – De-icing Activities

Note

Reference

ArcGIS Online 2024

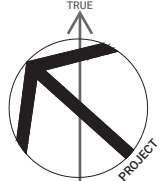
Project

**2555 ERIN CENTRE BOULEVARD,
MISSISSAUGA, ONTARIO**

Figure Title

PCA LOCATIONS

North



Date

SEPTEMBER 2024

Scale

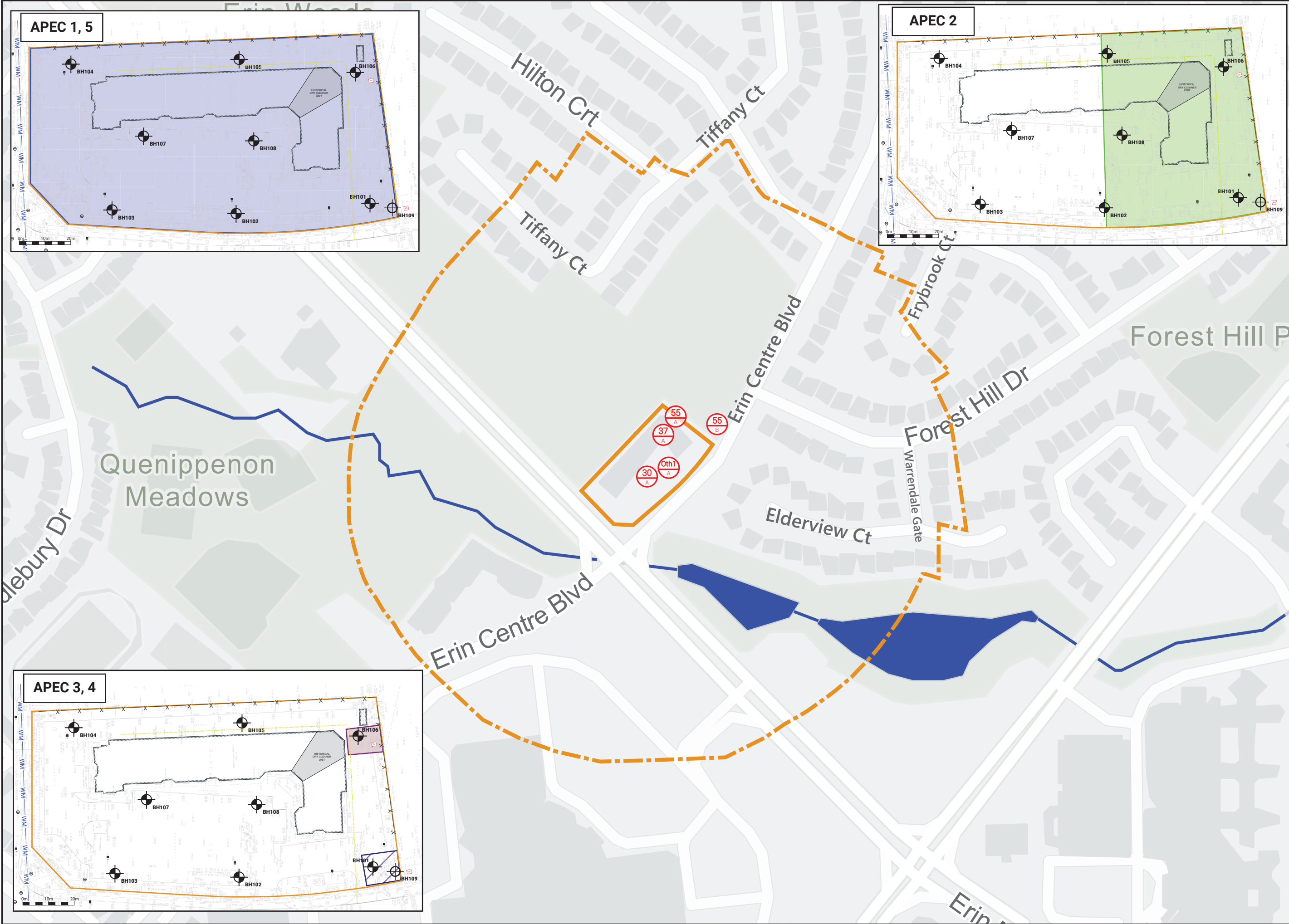
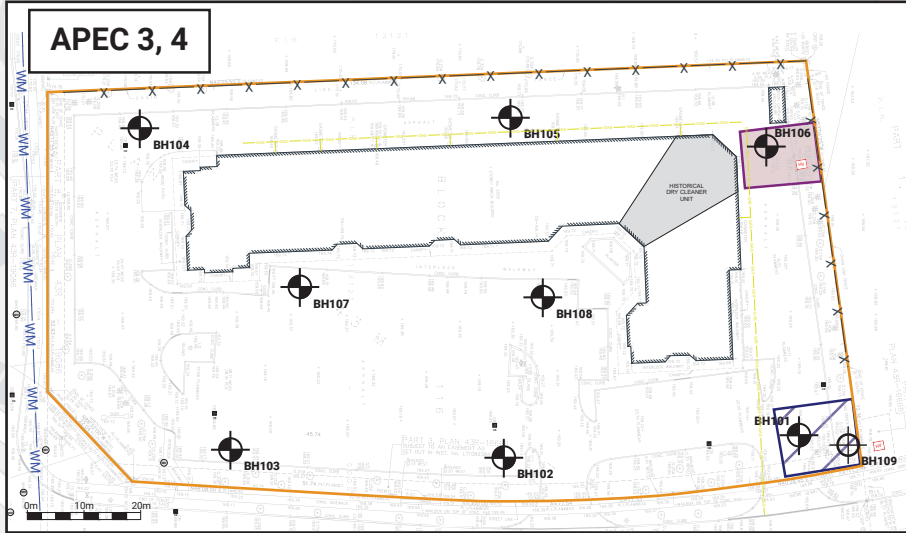
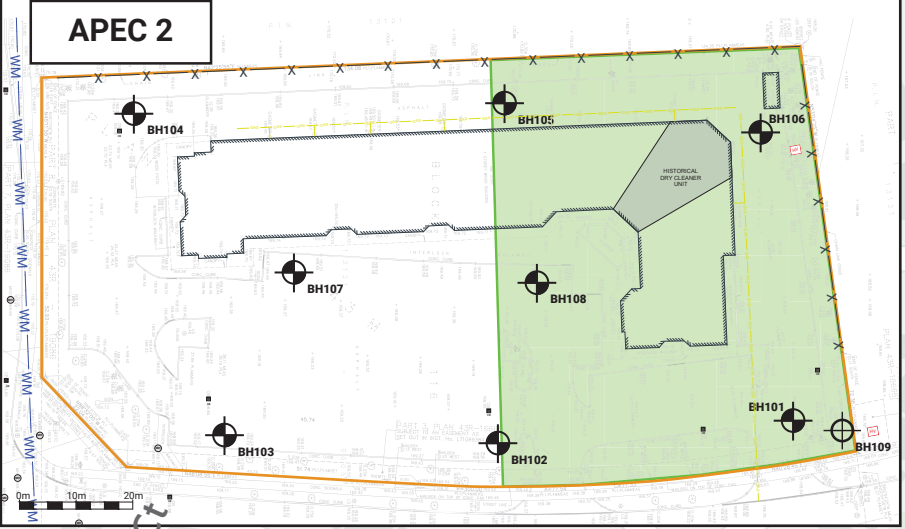
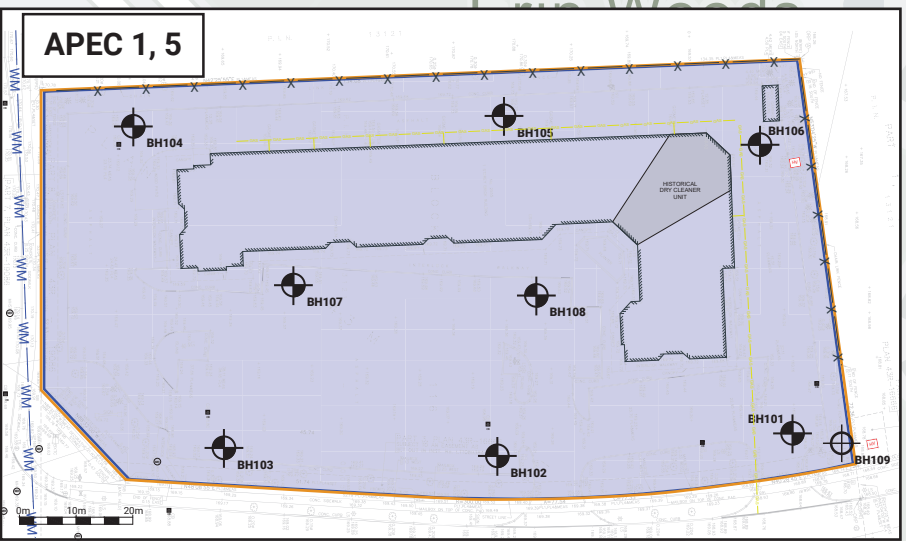
0m 50m 100m

Job No

24-095

Figure No

FIGURE 2



1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

- LEGEND**
- PROPERTY BOUNDARY
 - STUDY AREA (250 m RADIUS)
 - MULLET CREEK
 - EXISTING BUILDING STRUCTURE
 - MONITORING WELL/BOREHOLE BY GROUNDED
 - MONITORING WELL/BOREHOLE BY OTHERS
 - HYDRO VAULT
 - APEC 1 & 5
 - APEC 2
 - APEC 3
 - APEC 4
 - 30 – Importation of Fill Material of Unknown Quality
 - 37 – Operation of Dry Cleaning Equipment (where chemicals are used)
 - 55 – Transformer Manufacturing, Processing and Use
 - Other 1 – De-icing Activities

Note

Reference

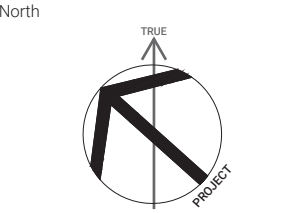
ArcGIS Online 2024

Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

PCA & APEC LOCATIONS



Date

SEPTEMBER 2024

Scale

0m 50m 100m

Job No

24-095

Figure No

FIGURE 3



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- CROSS SECTION LINE
- MONITORING WELL/BOREHOLE BY GROUND

Note

Reference

Topographic Survey, "Plan of Survey and Topography of Block 116 - Registered Plan 43M-856"; Job No. 23-242, dated November 30, 2023, prepared by R-PE Surveying LTD. Received on June 11, 2024.

Project

**2555 ERIN CENTRE BOULEVARD,
MISSISSAUGA, ONTARIO**

Figure Title

**BOREHOLE AND
MONITORING WELL
LOCATIONS**

North



Date

SEPTEMBER 2024

Scale

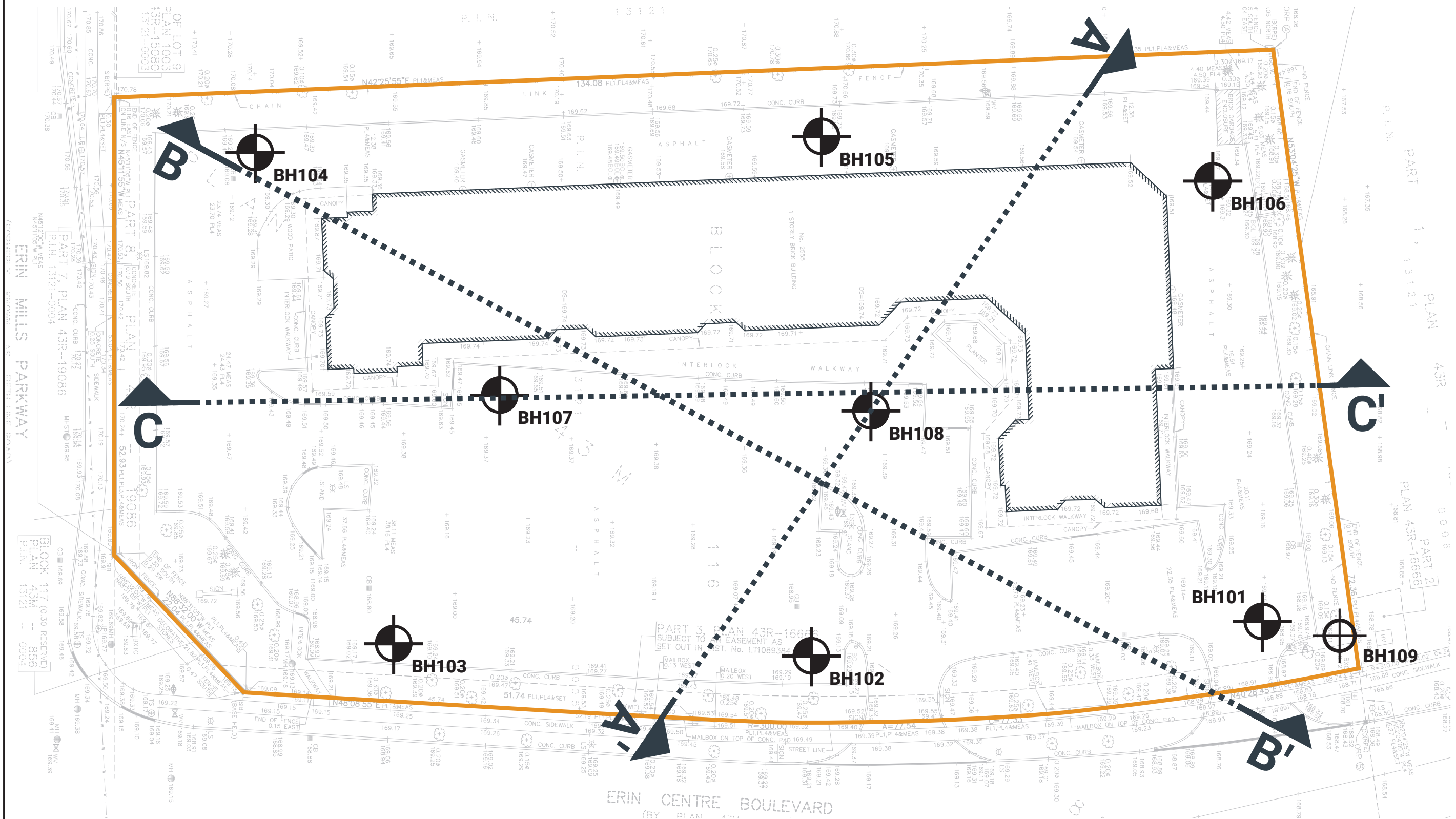
0m 5m 10m

Job No

24-095

Figure No

FIGURE 4





**GROUND
ENGINEERING**

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
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LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- MONITORING WELL/BOREHOLE BY GROUND
- WELL EXCLUDED FROM CONTOURS (BEDROCK AND BH107)
- GROUNDWATER ELEVATIONS (masl)
- GROUNDWATER CONTOURS (masl)
- APPROXIMATE GROUNDWATER FLOW DIRECTION

Note

Groundwater elevation data used was collected during the August 27, 2024 monitoring event.

Reference

Topographic Survey, "Plan of Survey and Topography of Block 116 - Registered Plan 43M-856", Job No. 23-242, dated November 30, 2023, prepared by R-PE Surveying LTD. Received on June 11, 2024.

Project

**2555 ERIN CENTRE
BOULEVARD,
MISSISSAUGA, ONTARIO**

Figure Title

**GROUNDWATER ELEVATIONS
AND CONTOURS -
OVERBURDEN**

North



Date

SEPTEMBER 2024

Scale

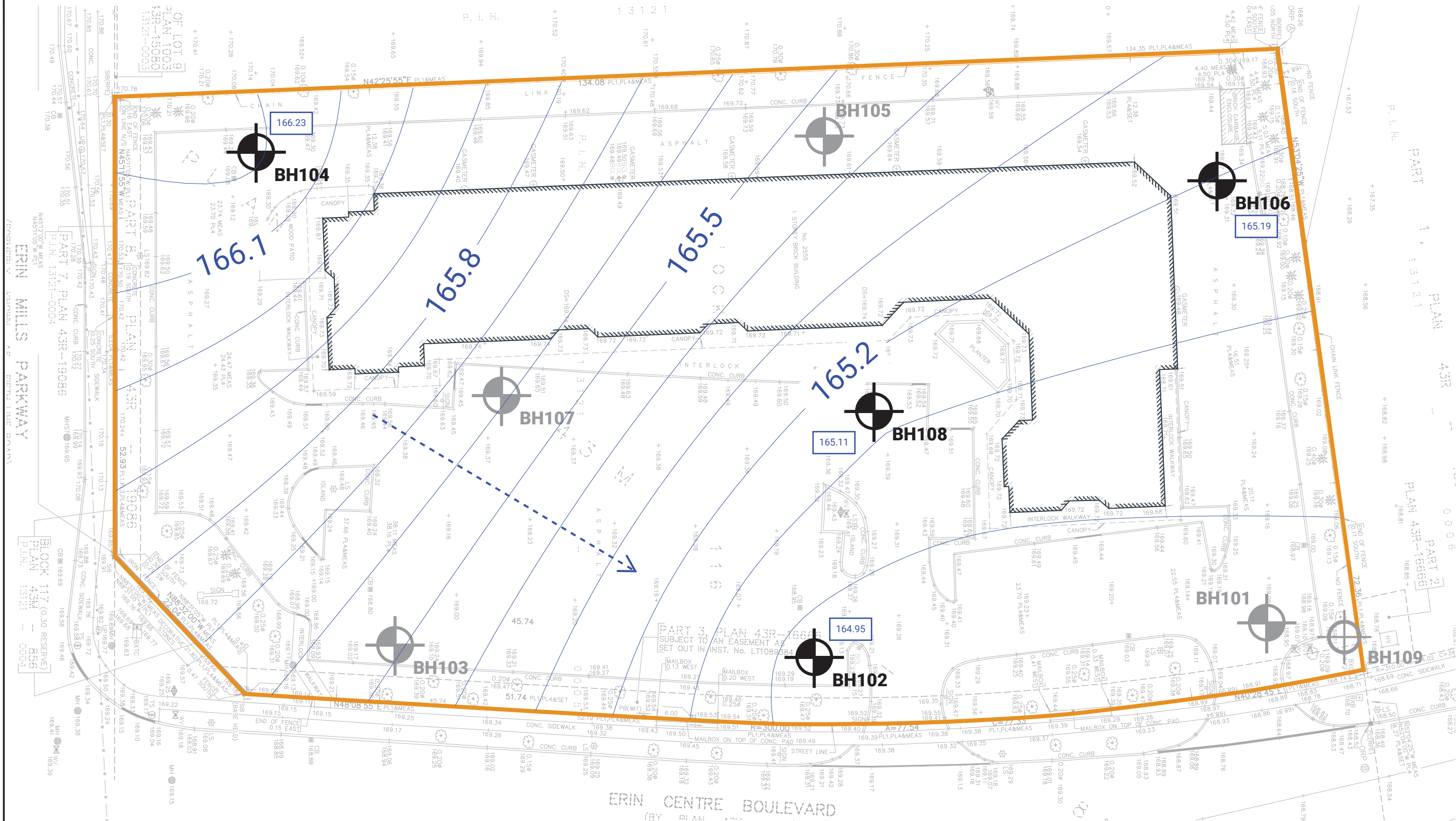
0m 5m 10m

Job No

24-095

Figure No

FIGURE 5A





**GROUND
ENGINEERING**

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LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- MONITORING WELL/BOREHOLE BY GROUND
- WELL EXCLUDED FROM CONTOURS (OVERBURDEN)
- GROUNDWATER ELEVATIONS (masl)
- GROUNDWATER CONTOURS (masl)
- APPROXIMATE GROUNDWATER FLOW DIRECTION

Note

Groundwater elevation data used was collected during the August 27, 2024 monitoring event.

Reference

Topographic Survey, "Plan of Survey and Topography of Block 116 - Registered Plan 43M-856", Job No. 23-242, dated November 30, 2023, prepared by R-PE Surveying LTD. Received on June 11, 2024.

Project

**2555 ERIN CENTRE
BOULEVARD,
MISSISSAUGA, ONTARIO**

Figure Title

**GROUNDWATER ELEVATIONS
AND CONTOURS - BEDROCK**

North



Date

SEPTEMBER 2024

Scale

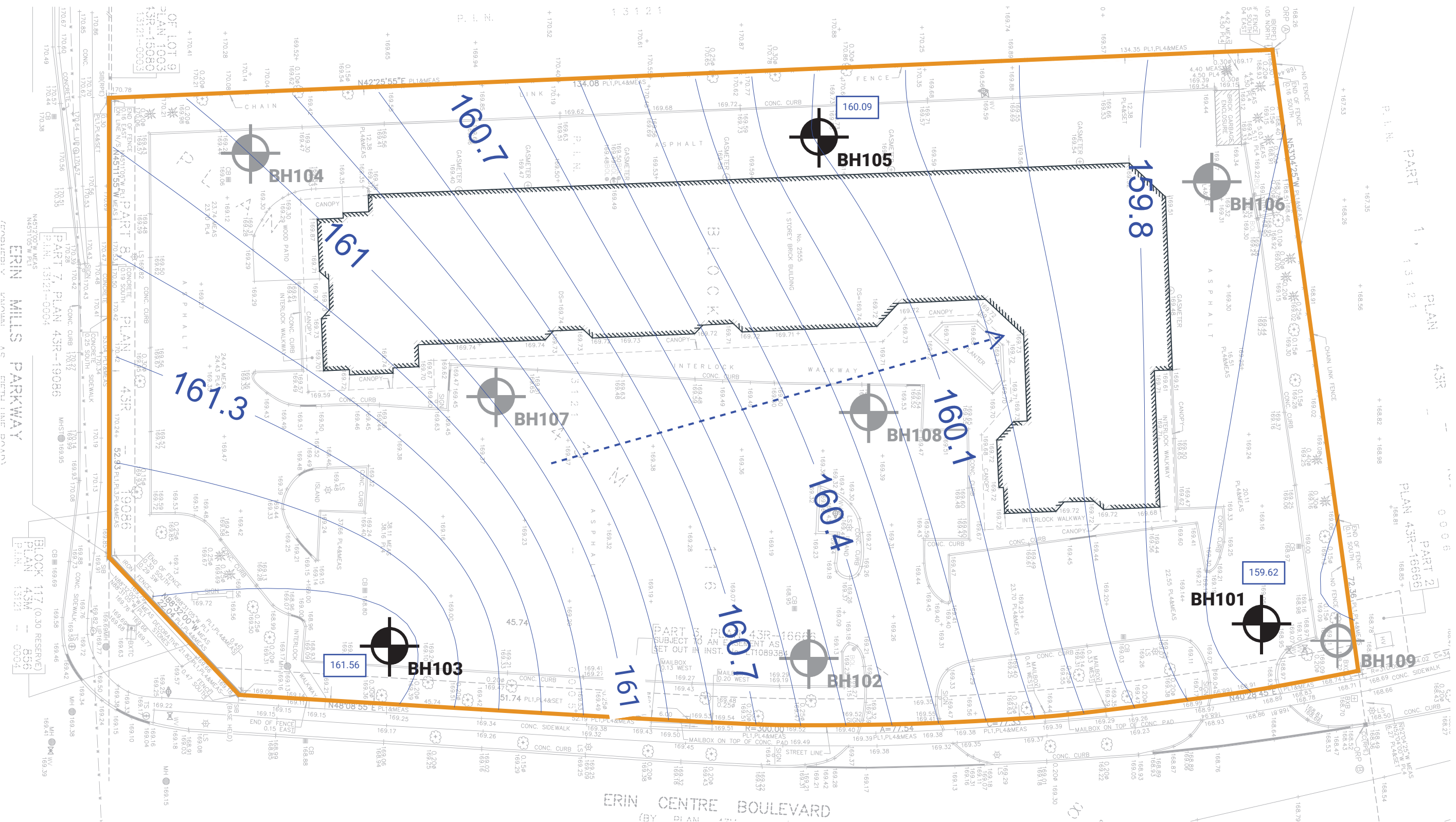
0m 5m 10m

Job No

24-095

Figure No

FIGURE 5B

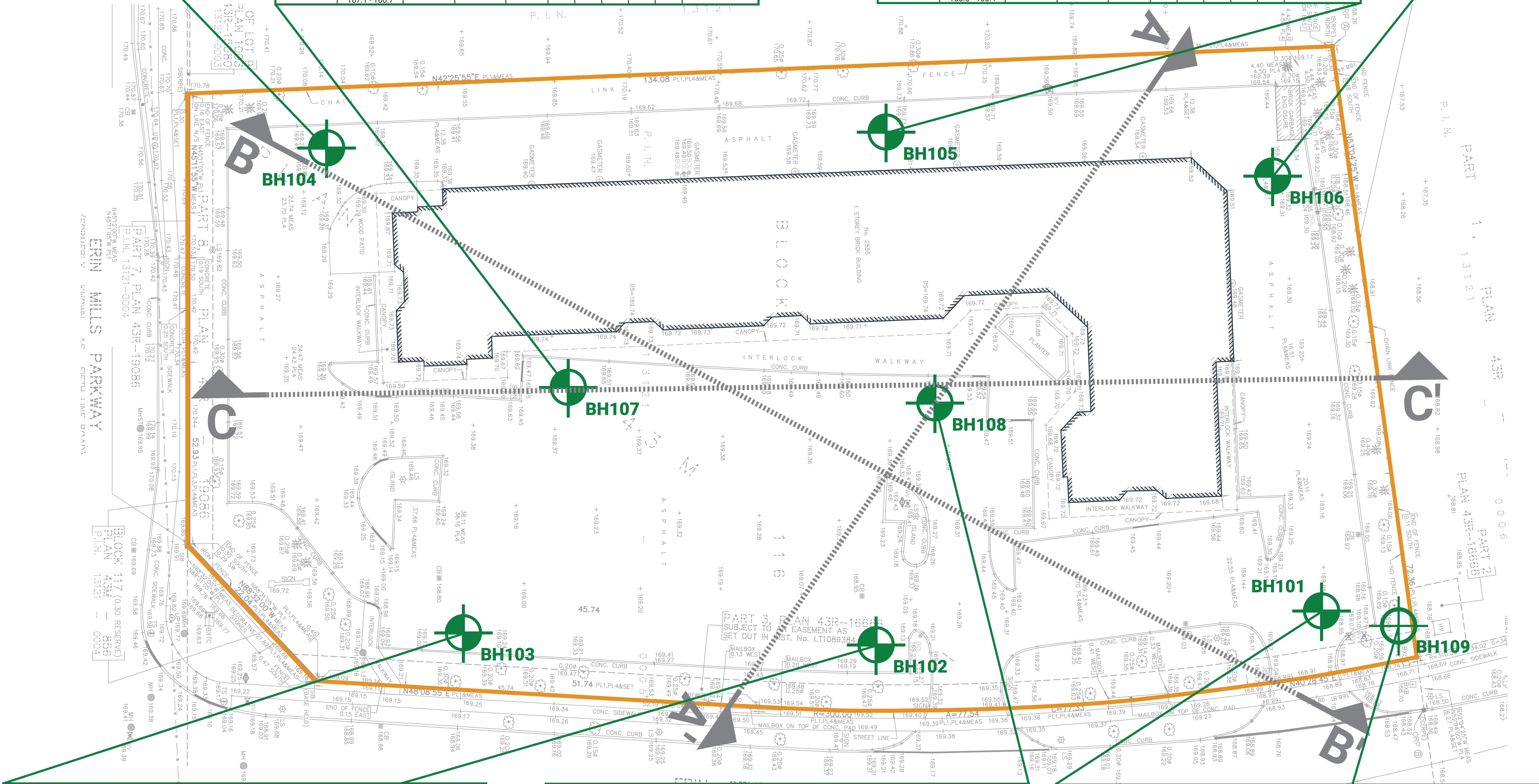


Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH104 SS2	0.8 - 1.3 / 168.4 - 167.9	Native	1, 5	✓	✓	✓	✓	✓		Meets
BH104 SS3	1.5 - 1.9 / 167.7 - 167.3	Native	1, 5	✓						Meets
BH104 SS4B	2.4 - 2.5 / 166.8 - 166.7	Native	DD*		✓					Meets
BH104 SS5	3.0 - 3.3 / 166.1 - 165.9	Native	DD*			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH107 SS1	0.1 - 0.7 / 169.3 - 168.7	Fill	1		✓					Meets
BH107 SS2	0.8 - 1.4 / 168.6 - 168.0	Fill	1, 5	✓		✓	✓	✓		Meets
BH107 SS3	1.5 - 2.1 / 167.9 - 167.3	Fill	1			✓	✓	✓		Meets
BH107 SS4	2.3 - 2.7 / 167.1 - 166.7	Native	1, 5	✓	✓					Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH106 SS1	0.2 - 0.8 / 169.2 - 168.6	Fill	1, DD*						✓	Meets
BH106 SS2	0.8 - 1.4 / 168.6 - 168.0	Fill	1, 2, 3, 5	✓		✓	✓	✓		Meets
BH106 SS3	1.5 - 2.1 / 167.9 - 167.3	Native	1		✓					Meets
BH106 SS4	2.3 - 2.5 / 167.1 - 166.9	Native	5	✓						Meets
BH106 SS6	4.6 - 4.8 / 164.8 - 164.6	Native	2, 3			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH105 SS1	0.4 - 0.8 / 169.2 - 168.8	Fill	1, 5	✓	✓					Meets
BH105 SS2A	0.8 - 1.1 / 168.8 - 168.5	Native	1, 2			✓	✓	✓		Meets
BH105 SS3	1.5 - 1.8 / 168.0 - 167.7	Native	1, 5	✓	✓					Meets
BH105 SS4A	3.0 - 3.2 / 166.5 - 166.4	Native	2, DD*			✓	✓	✓		Meets



Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH103 SS2	0.8 - 1.4 / 168.3 - 167.7	Fill	1, 5	✓	✓	✓	✓	✓		Meets
BH103 SS3	1.5 - 2.1 / 167.5 - 166.9	Native	1, 5	✓	✓					Meets
BH103 SS5	3.0 - 3.3 / 166.0 - 165.8	Native	DD*			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH102 SS1	0.2 - 0.8 / 168.9 - 168.3	Fill	1, 2		✓	✓	✓	✓		Meets
BH102 SS2A	0.8 - 0.9 / 168.3 - 168.1	Fill	1, 5	✓						Meets
BH102 SS3	1.5 - 2.1 / 167.5 - 167.0	Native	1, 2			✓	✓	✓		Meets
BH102 SS4	2.3 - 2.5 / 166.8 - 166.6	Native	5	✓						Meets
BH102 SS5	3.0 - 3.3 / 166.0 - 165.8	Native	DD*		✓					Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH108 SS1	0.1 - 0.7 / 169.2 - 168.6	Fill	1		✓					Meets
BH108 SS2	0.8 - 1.4 / 168.6 - 168.0	Native	1, 2, 5			✓	✓	✓		Meets
BH108 SS3	1.5 - 2.0 / 167.8 - 167.4	Native	1							Meets
BH108 SS4	2.3 - 2.6 / 167.1 - 166.7	Native	2, 5, DD*	✓			✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH109 GS1	0.0 - 0.6 / 169.0 - 168.3	Fill	4, DD*			✓	✓		✓	Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH101 SS1	0.2 - 0.8 / 168.9 - 168.3	Fill	1		✓					Meets
BH101 SS2	0.8 - 1.4 / 168.3 - 167.7	Native	1, 2, 4, 5	✓		✓	✓	✓		Meets
BH101 SS3	1.5 - 2.1 / 167.5 - 167.0	Native	1		✓					Meets
BH101 SS4	2.3 - 2.5 / 166.8 - 166.5	Native	5	✓						Meets
BH101 SS5	3.0 - 3.4 / 166.0 - 165.7	Native	2, 4			✓	✓	✓		Meets



1 BANIGAN DRIVE, TORONTO, ONTARIO, M4H 1G3
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LEGEND

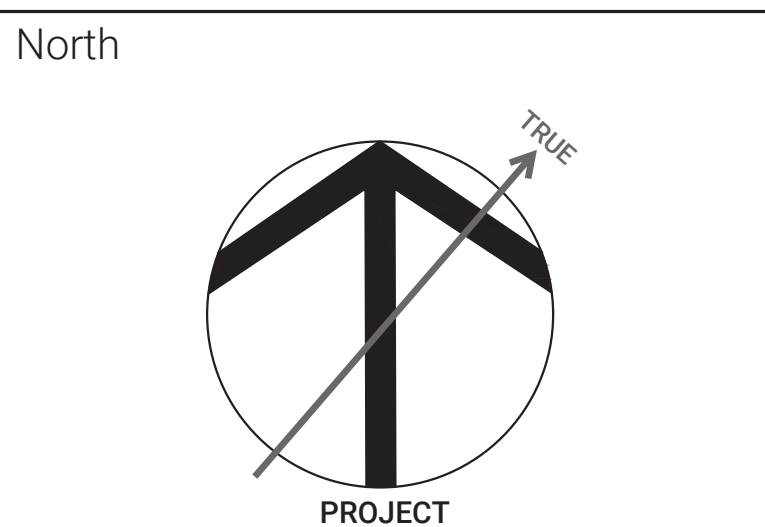
- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- CROSS SECTION LINE
- MONITORING WELL/BOREHOLE BY GROUNDED
- SAMPLE MEETS STANDARDS

Note
All sampled parameters meet Table 3 RPI Standards.
HYDRIDE-FORMING METALS (As, Sb, Se),
OTHER REGULATED PARAMETERS (ORPs)
(B, HWS, Cr(VI), CN, EC, Hg, SAR)

Reference
Topographic Survey, "Plan of Survey and Topography of Block 116 - Registered Plan 43M-856", Job No. 23-242, dated November 30, 2023, prepared by R-PE Surveying LTD. Received on June 11, 2024.

Project
2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title
SOIL ANALYTICAL RESULTS - PLAN VIEW



Date
SEPTEMBER 2024

Scale
0m 5m 10m

Job No
24-095

Figure No
FIGURE 6

LEGEND

- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- SOIL SAMPLE LOCATION
MEETS STANDARD
- water level, stabilized

Note
The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.
All sampled parameters meet Table 3 RPI Standards.
HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (B-HWS, Cr(VI), CN, EC, Hg, SAR)

Reference

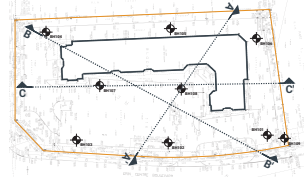
Project

2555 ERIN CENTRE
BOULEVARD,
MISSISSAUGA, ONTARIO

Figure Title

SOIL ANALYTICAL
RESULTS - SECTION A-A'

North



Date

SEPTEMBER 2024

Scale

AS INDICATED

Job No

24-095

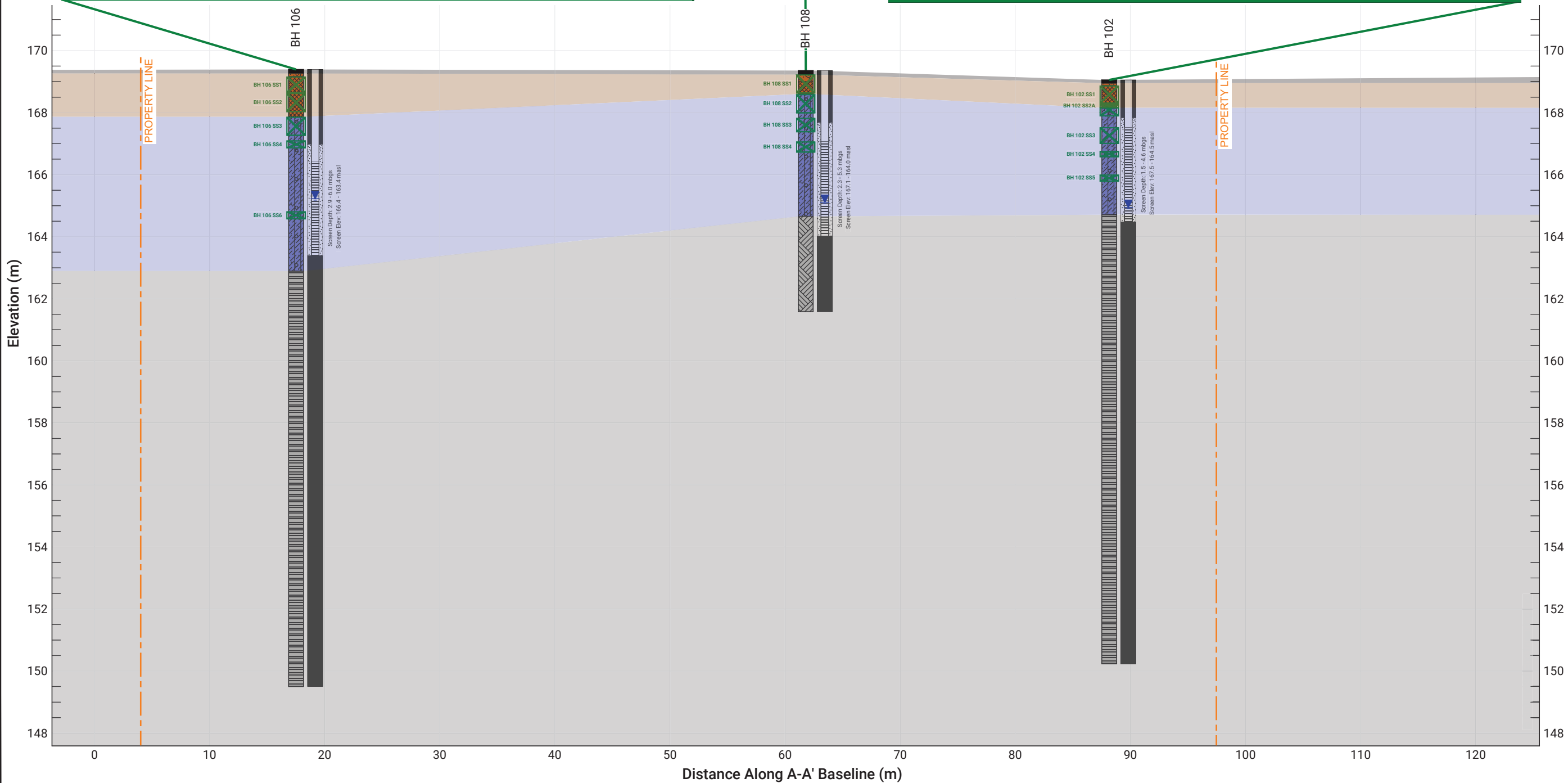
Figure No

FIGURE 7

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH108 SS1	0.1 - 0.7 / 169.2 - 168.6	Fill	1		✓					Meets
BH108 SS2	0.8 - 1.4 / 168.6 - 168.0	Native	1, 2, 5	✓		✓	✓	✓		Meets
BH108 SS3	1.5 - 2.0 / 167.8 - 167.4	Native	1		✓					Meets
BH108 SS4	2.3 - 2.6 / 167.1 - 166.7	Native	2, 5, DD*	✓		✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH106 SS1	0.2 - 0.8 / 169.2 - 168.6	Fill	1, DD*		✓				✓	Meets
BH106 SS2	0.8 - 1.4 / 168.6 - 168.0	Fill	1, 2, 3, 5	✓		✓	✓	✓		Meets
BH106 SS3	1.5 - 2.1 / 167.9 - 167.3	Native	1		✓					Meets
BH106 SS4	2.3 - 2.5 / 167.1 - 166.9	Native	5	✓						Meets
BH106 SS6	4.6 - 4.8 / 164.8 - 164.6	Native	2, 3			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH102 SS1	0.2 - 0.8 / 168.9 - 168.3	Fill	1, 2		✓	✓	✓	✓		Meets
BH102 SS2A	0.8 - 0.9 / 168.3 - 168.1	Fill	1, 5	✓						Meets
BH102 SS3	1.5 - 2.1 / 167.5 - 167.0	Native	1, 2			✓	✓	✓		Meets
BH102 SS4	2.3 - 2.5 / 166.8 - 166.6	Native	5	✓						Meets
BH102 SS5	3.0 - 3.3 / 166.0 - 165.8	Native	DD*		✓					Meets

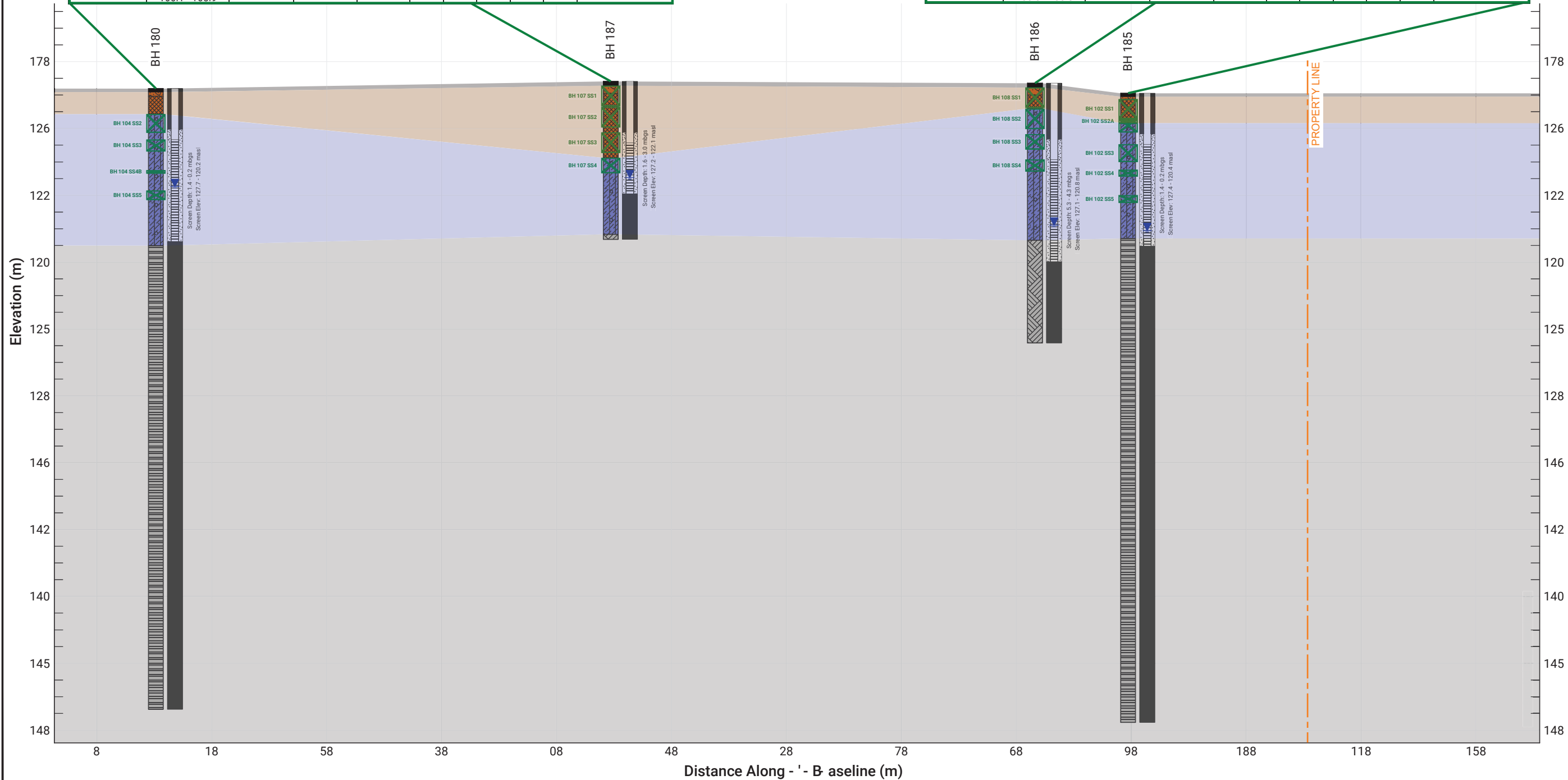


Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH107 SS1	0.1 - 0.7 / 169.3 - 168.7	Fill	1		✓					Meets
BH107 SS2	0.8 - 1.4 / 168.6 - 168.0	Fill	1, 5	✓		✓	✓	✓		Meets
BH107 SS3	1.5 - 2.1 / 167.9 - 167.3	Fill	1			✓	✓	✓		Meets
BH107 SS4	2.3 - 2.7 / 167.1 - 166.7	Native	1, 5	✓	✓					Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH108 SS1	0.1 - 0.7 / 169.2 - 168.6	Fill	1		✓					Meets
BH108 SS2	0.8 - 1.4 / 168.6 - 168.0	Native	1, 2, 5	✓		✓	✓	✓		Meets
BH108 SS3	1.5 - 2.0 / 167.8 - 167.4	Native	1		✓					Meets
BH108 SS4	2.3 - 2.6 / 167.1 - 166.7	Native	2, 5, DD*	✓		✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH104 SS2	0.8 - 1.3 / 168.4 - 167.9	Native	1, 5	✓	✓	✓	✓	✓		Meets
BH104 SS3	1.5 - 1.9 / 167.7 - 167.3	Native	1, 5	✓						Meets
BH104 SS4B	2.4 - 2.5 / 166.8 - 166.7	Native	DD*		✓					Meets
BH104 SS5	3.0 - 3.3 / 166.1 - 165.9	Native	DD*			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH102 SS1	0.2 - 0.8 / 168.9 - 168.3	Fill	1, 2			✓	✓	✓	✓	Meets
BH102 SS2A	0.8 - 0.9 / 168.3 - 168.1	Fill	1, 5	✓						Meets
BH102 SS3	1.5 - 2.1 / 167.5 - 167.0	Native	1, 2				✓	✓	✓	Meets
BH102 SS4	2.3 - 2.5 / 166.8 - 166.6	Native	5	✓						Meets
BH102 SS5	3.0 - 3.3 / 166.0 - 165.8	Native	DD*			✓				Meets



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LEGEND

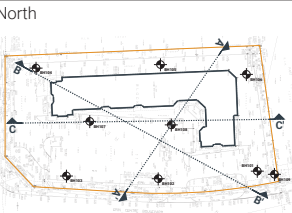
- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- SOIL SAMPLE LOCATION MEETS STANDARD
- water level, stabilized

Note
The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.
All sampled parameters meet Table 3 RPI Standards.
HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (B-HWS, Cr(VI), CN, EC, Hg, SAR)

Reference

Project
2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title
SOIL ANALYTICAL RESULTS - SECTION B-B'



Date
SEPTEMBER 2024

Scale
AS INDICATED

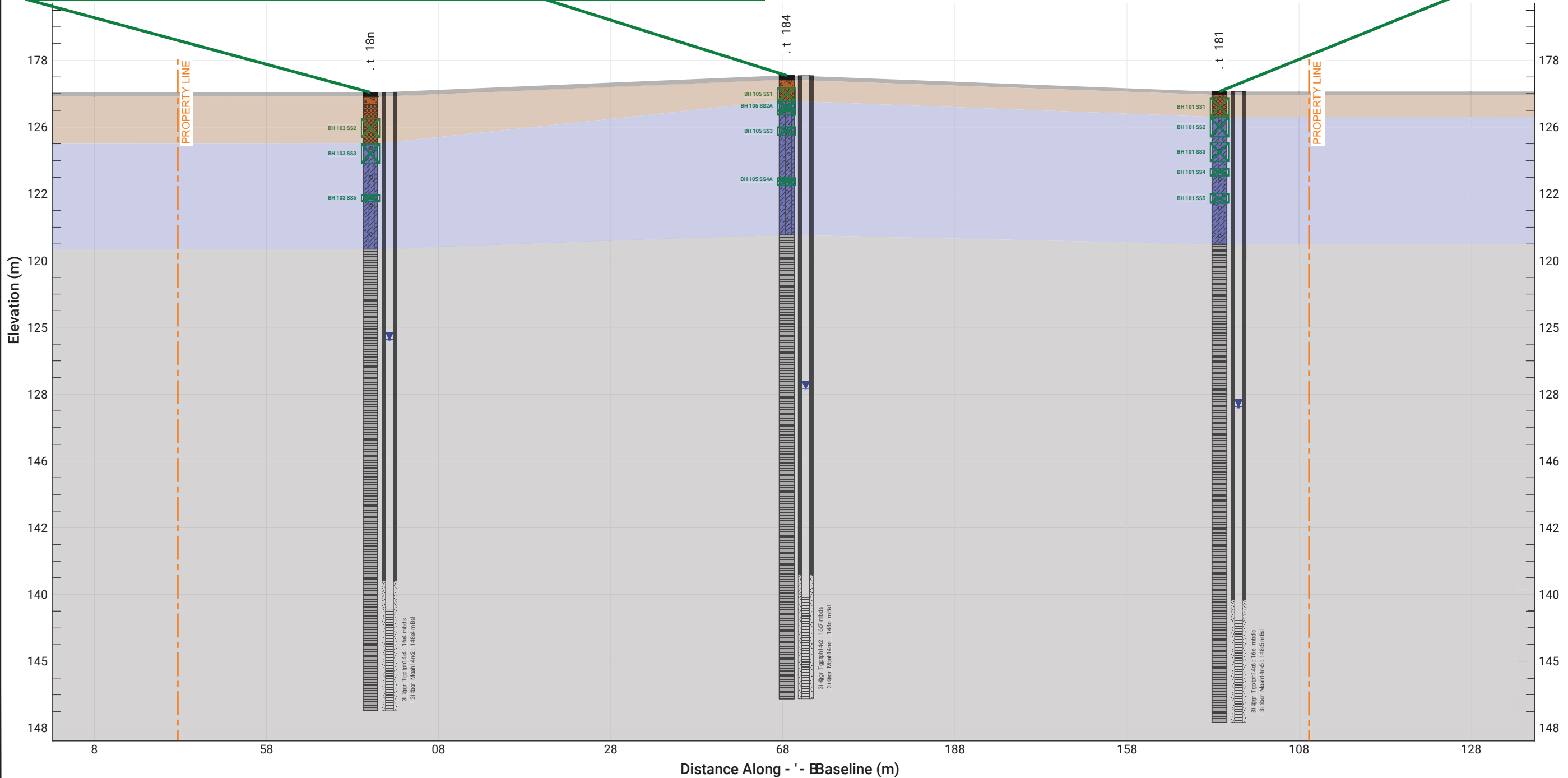
Job No
24-095

Figure No
FIGURE 8

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH105 SS1	0.4 - 0.8 / 169.2 - 168.8	Fill	1, 5	✓	✓					Meets
BH105 SS2A	0.8 - 1.1 / 168.8 - 168.5	Native	1, 2			✓	✓	✓		Meets
BH105 SS3	1.5 - 1.8 / 168.0 - 167.7	Native	1, 5	✓	✓					Meets
BH105 SS4A	3.0 - 3.2 / 166.5 - 166.4	Native	2, DD*			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH103 SS2	0.8 - 1.4 / 168.3 - 167.7	Fill	1, 5	✓	✓	✓	✓	✓		Meets
BH103 SS3	1.5 - 2.1 / 167.5 - 166.9	Native	1, 5	✓	✓					Meets
BH103 SS5	3.0 - 3.3 / 166.0 - 165.8	Native	DD*			✓	✓	✓		Meets

Sample ID	Depth (m) / Elev (masl)	Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	PCBs	O.Reg. 153/04 Table 3 RPI CT
BH101 SS1	0.2 - 0.8 / 168.9 - 168.3	Fill	1		✓					Meets
BH101 SS2	0.8 - 1.4 / 168.3 - 167.7	Native	1, 2, 4, 5	✓		✓	✓	✓		Meets
BH101 SS3	1.5 - 2.1 / 167.5 - 167.0	Native	1		✓					Meets
BH101 SS4	2.3 - 2.5 / 166.8 - 166.5	Native	5	✓						Meets
BH101 SS5	3.0 - 3.4 / 166.0 - 165.7	Native	2, 4			✓	✓	✓		Meets



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LEGEND

- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- SOIL SAMPLE LOCATION MEETS STANDARD
- water level, stabilized

Note

The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.

All sampled parameters meet Table 3 RPI Standards.

HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (B-HWS, Cr(VI), CN, EC, Hg, SAR)

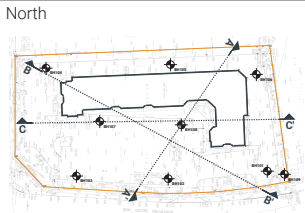
Reference

Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

SOIL ANALYTICAL RESULTS - SECTION C-C'



Date

SEPTEMBER 2024

Scale

AS INDICATED

Job No

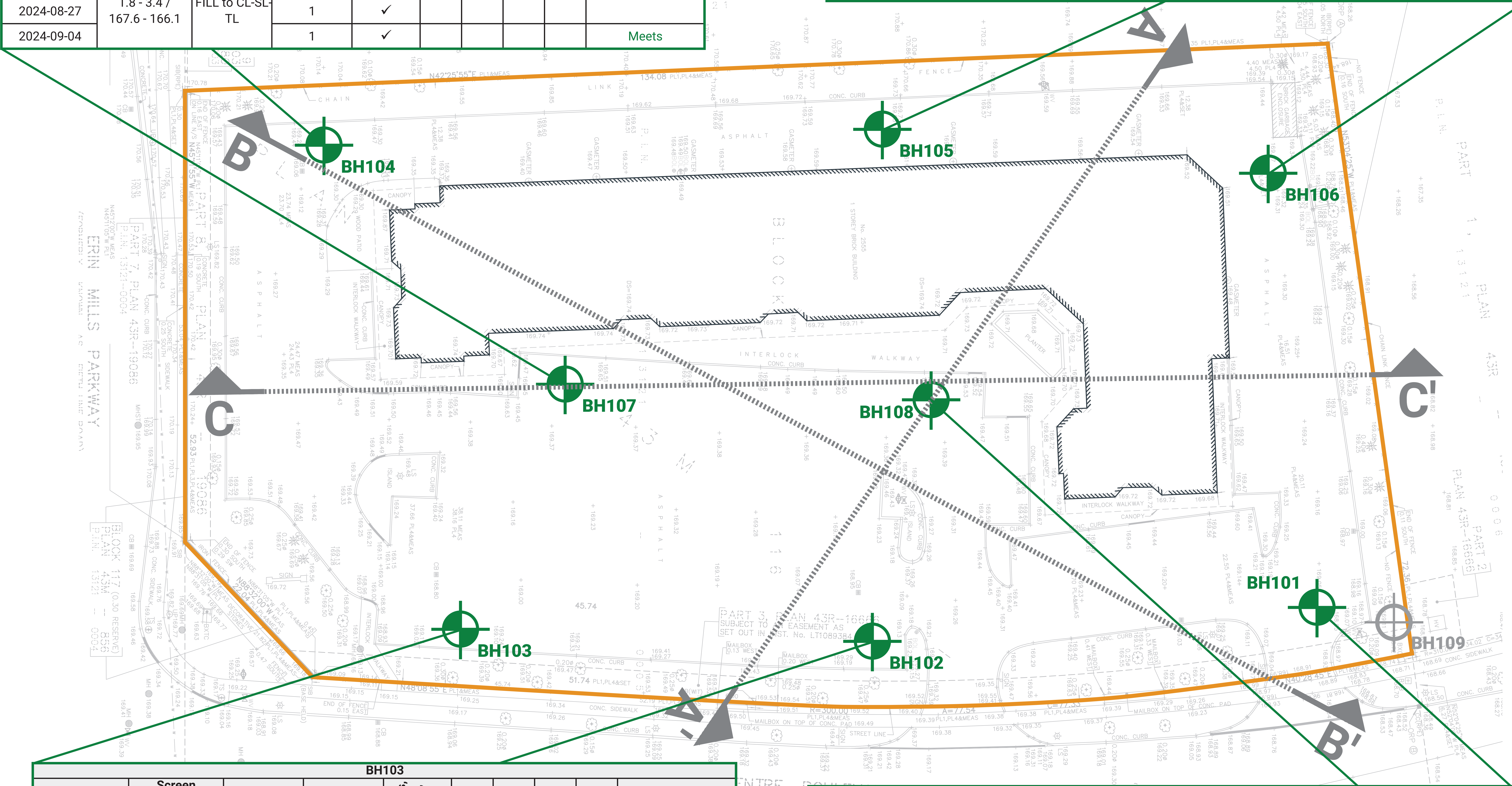
24-095

Figure No

FIGURE 9

BH104									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.5 - 4.6 / 167.7 - 164.6	CL-SL-TL	1		✓	✓	✓	✓	Meets
2024-08-13 (DUP14)			1		✓	✓	✓	✓	Meets
2024-08-27			1	✓					Meets
2024-09-04			1	✓					Meets

BH107									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.8 - 3.4 / 167.6 - 166.1	FILL to CL-SL-TL	1		✓	✓	✓	✓	Meets
2024-08-27			1	✓					
2024-09-04			1	✓					Meets



BH103									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.5 - 18.5 / 153.6 - 150.5	SHALE	1	✓	✓	✓	✓	✓	Meets
2024-08-12 (DUP13)			1	✓					Meets

BH102									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.5 - 4.6 / 167.5 - 164.5	CL-SL-TL to SHALE	1, 2				✓	✓	Meets
2024-08-13 (DUP12)			1, 2				✓	✓	Meets

BH105									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.6 - 18.7 / 153.9 - 150.9	SHALE	1, 2	✓	✓	✓	✓	✓	Meets

BH106									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	2.9 - 6.0 / 166.4 - 163.4	CL-SL-TL	1, 2		✓	✓	✓	✓	Meets
2024-08-27			1	✓					Meets
2024-09-04			1	✓					Meets

BH101									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.8 - 18.9 / 153.2 - 150.2	SHALE	1, 2	✓	✓	✓	✓	✓	Meets

BH108									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-27	2.3 - 5.3 / 167.1 - 164.1	CL-SL-TL to BEDROCK	1, 2	✓		✓	✓	✓	Meets
20204-9-04	2.3 - 5.3 / 167.1 - 164.0		1		✓				Meets

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING BUILDING STRUCTURE
 - CROSS SECTION LINE
 - MONITORING WELL/BOREHOLE BY GROUND
 - SAMPLE MEETS STANDARDS
 - LOCATION NOT TESTED

Note

All sampled parameters meet Table 3 CT Standards.

HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (Cr(VI), CN, Hg, Na, Cl)

Reference

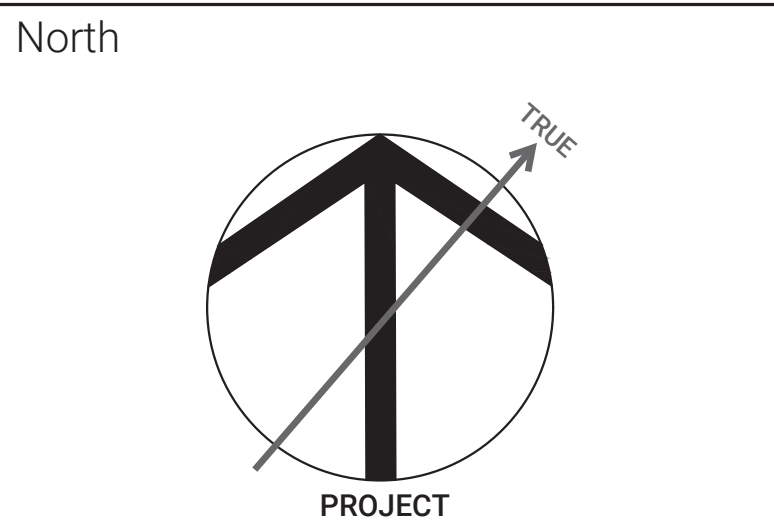
Topographic Survey, "Plan of Survey and Topography of Block 116 - Registered Plan 43M-856", Job No. 23-242, dated November 30, 2023, prepared by R-PE Surveying LTD. Received on June 11, 2024.

Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

GROUNDWATER ANALYTICAL RESULTS - PLAN VIEW



Date

SEPTEMBER 2024

Scale

0m 5m 10m

Job No

24-095

Figure No

FIGURE 10

LEGEND

- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- GROUNDWATER SAMPLE
LOCATION MEETS STANDARD
- water level, stabilized

Note

The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.

All sampled parameters meet Table 3 CT Standards.

HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (Cr(VI), CN, Hg, Na, Cl)

Reference

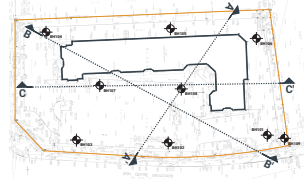
Project

2555 ERIN CENTRE
BOULEVARD,
MISSISSAUGA, ONTARIO

Figure Title

GROUNDWATER
ANALYTICAL RESULTS -
SECTION A-A'

North



Date

SEPTEMBER 2024

Scale

AS INDICATED

Job No

24-095

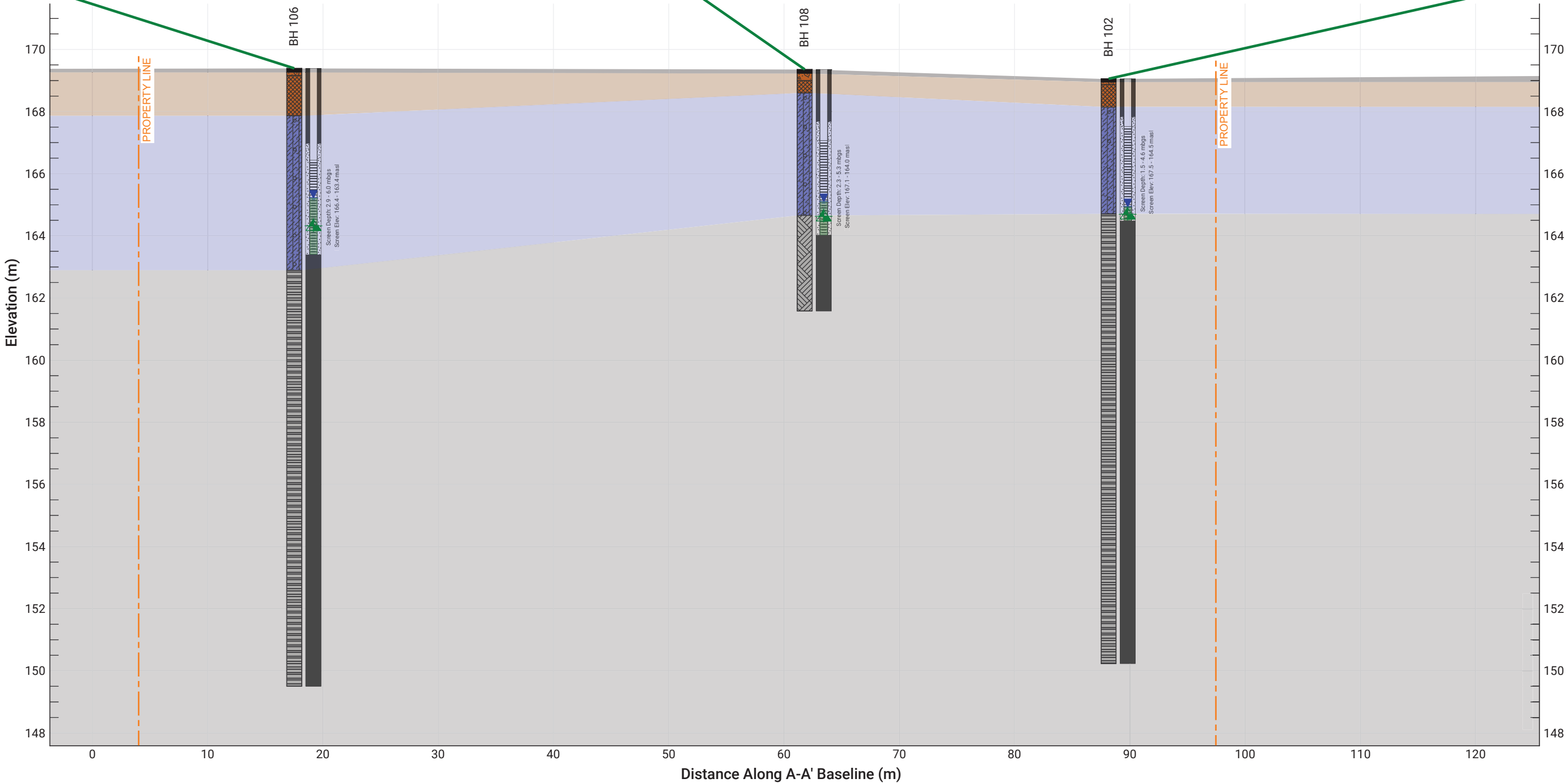
Figure No

FIGURE 11

BH108									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-27	2.3 - 5.3 / 167.1 - 164.1	CL-SL-TL to BEDROCK	1, 2	✓		✓	✓	✓	Meets
20204-9-04	2.3 - 5.3 / 167.1 - 164.0		1		✓				Meets

BH106									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	2.9 - 6.0 / 166.4 - 163.4	CL-SL-TL	1, 2		✓	✓	✓	✓	Meets
2024-08-27			1	✓					Meets
2024-09-04			1	✓					Meets

BH102									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.5 - 4.6 / 167.5 - 164.5	CL-SL-TL to SHALE	1, 2				✓	✓	Meets
2024-08-13 (DUP12)			1, 2				✓	✓	Meets

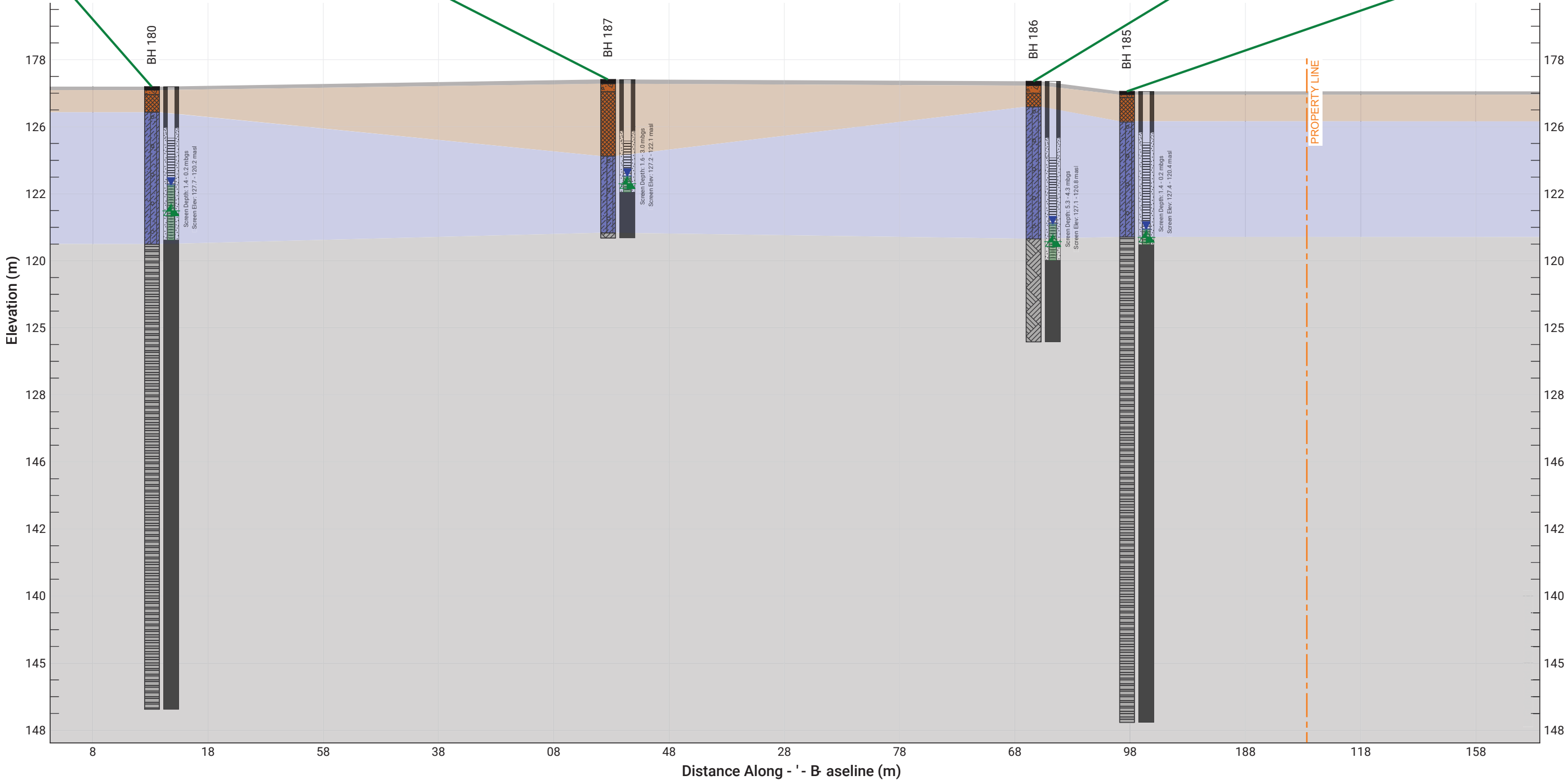


BH107									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.8 - 3.4 / 167.6 - 166.1	FILL to CL-SL-TL	1		✓	✓	✓	✓	Meets
2024-08-27			1	✓					
2024-09-04			1	✓					Meets

BH104									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.5 - 4.6 / 167.7 - 164.6	CL-SL-TL	1		✓	✓	✓	✓	Meets
2024-08-13 (DUP14)			1		✓	✓	✓	✓	Meets
2024-08-27			1	✓					Meets
2024-09-04			1	✓					Meets

BH108									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-27	2.3 - 5.3 / 167.1 - 164.1	CL-SL-TL to BEDROCK	1, 2	✓		✓	✓	✓	Meets
20204-9-04	2.3 - 5.3 / 167.1 - 164.0		1		✓				Meets

BH102									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-13	1.5 - 4.6 / 167.5 - 164.5	CL-SL-TL to SHALE	1, 2				✓	✓	Meets
2024-08-13 (DUP12)			1, 2				✓	✓	Meets



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LEGEND

- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- GROUNDWATER SAMPLE LOCATION MEETS STANDARD
- water level, stabilized

Note

The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.
All sampled parameters meet Table 3 CT Standards.
HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (Cr(VI), CN, Hg, Na, Cl)

Reference

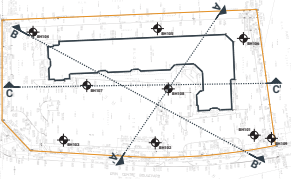
Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

GROUNDWATER ANALYTICAL RESULTS - SECTION B-B'

North



Date

SEPTEMBER 2024

Scale

AS INDICATED

Job No

24-095

Figure No

FIGURE 12

LEGEND

- SURFICIAL MATERIALS
- FILL
- GLACIAL TILL
- BEDROCK
- GROUNDWATER SAMPLE
LOCATION MEETS STANDARD
- water level, stabilized

Note

The soil/rock stratigraphy shown on the cross section between borehole locations is interpreted. The actual soil/rock conditions may vary.

All sampled parameters meet Table 3 CT Standards.

HYDRIDE-FORMING METALS (As, Sb, Se), OTHER REGULATED PARAMETERS (ORPs) (Cr(VI), CN, Hg, Na, Cl)

Reference

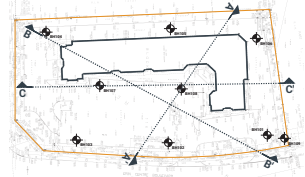
Project

2555 ERIN CENTRE
BOULEVARD,
MISSISSAUGA, ONTARIO

Figure Title

GROUNDWATER
ANALYTICAL RESULTS -
SECTION C-C'

North



Date

SEPTEMBER 2024

Scale

AS INDICATED

Job No

24-095

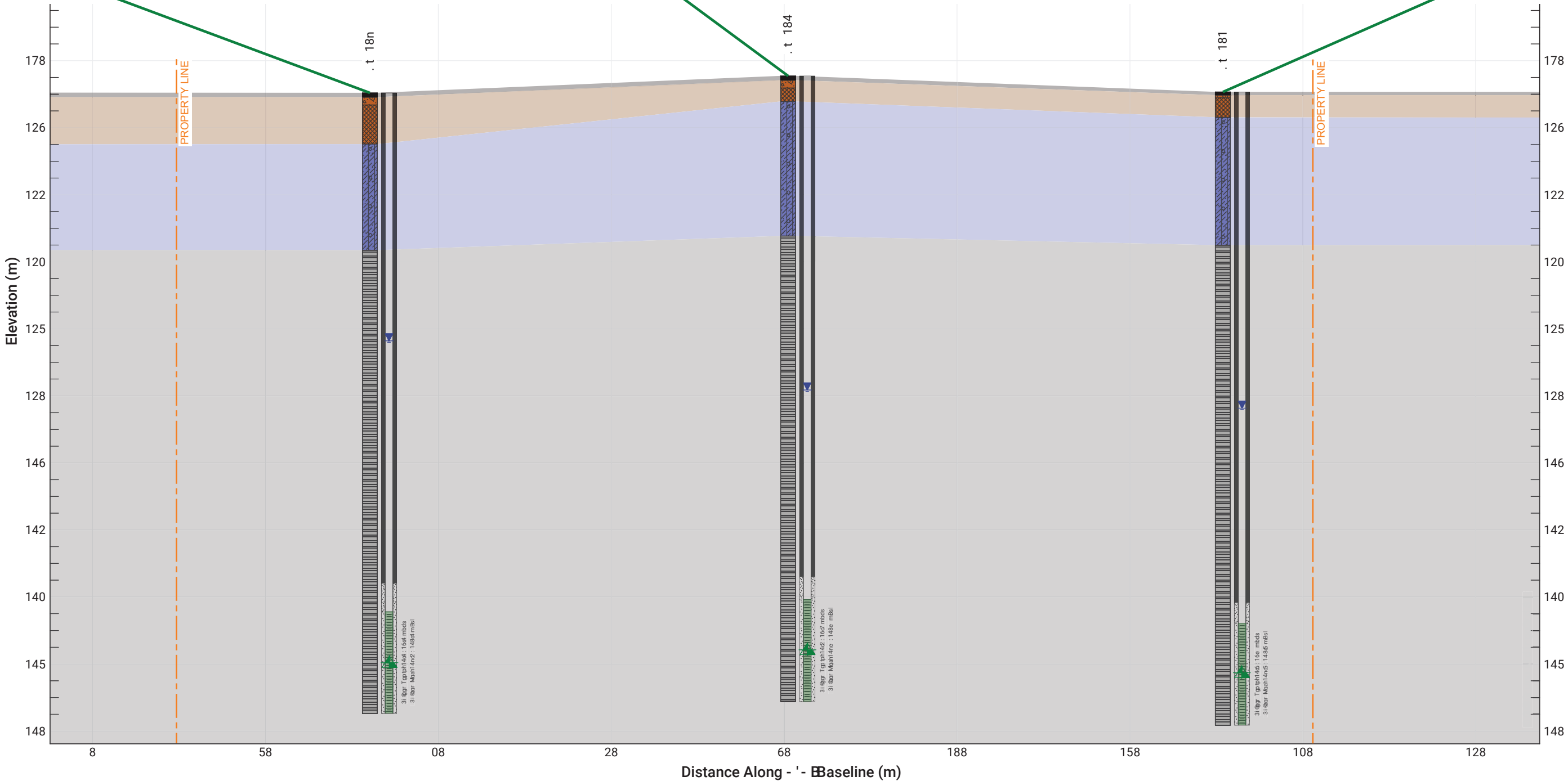
Figure No

FIGURE 13

BH105									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.6 - 18.7 / 153.9 - 150.9	SHALE	1, 2	✓	✓	✓	✓	✓	Meets

BH103									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.5 - 18.5 / 153.6 - 150.5	SHALE	1	✓	✓	✓	✓	✓	Meets
2024-08-12 (DUP13)			1	✓					Meets

BH101									
Sampling Date	Screen Depth (m) / Elev (masl)	Screened Strata	APEC Assessed	Metals, H-Ms, ORPs	PAHs	PHCs	BTEX	VOCs	O.Reg. 153/04 Table 3 CT
2024-08-12	15.8 - 18.9 / 153.2 - 150.2	SHALE	1, 2	✓	✓	✓	✓	✓	Meets



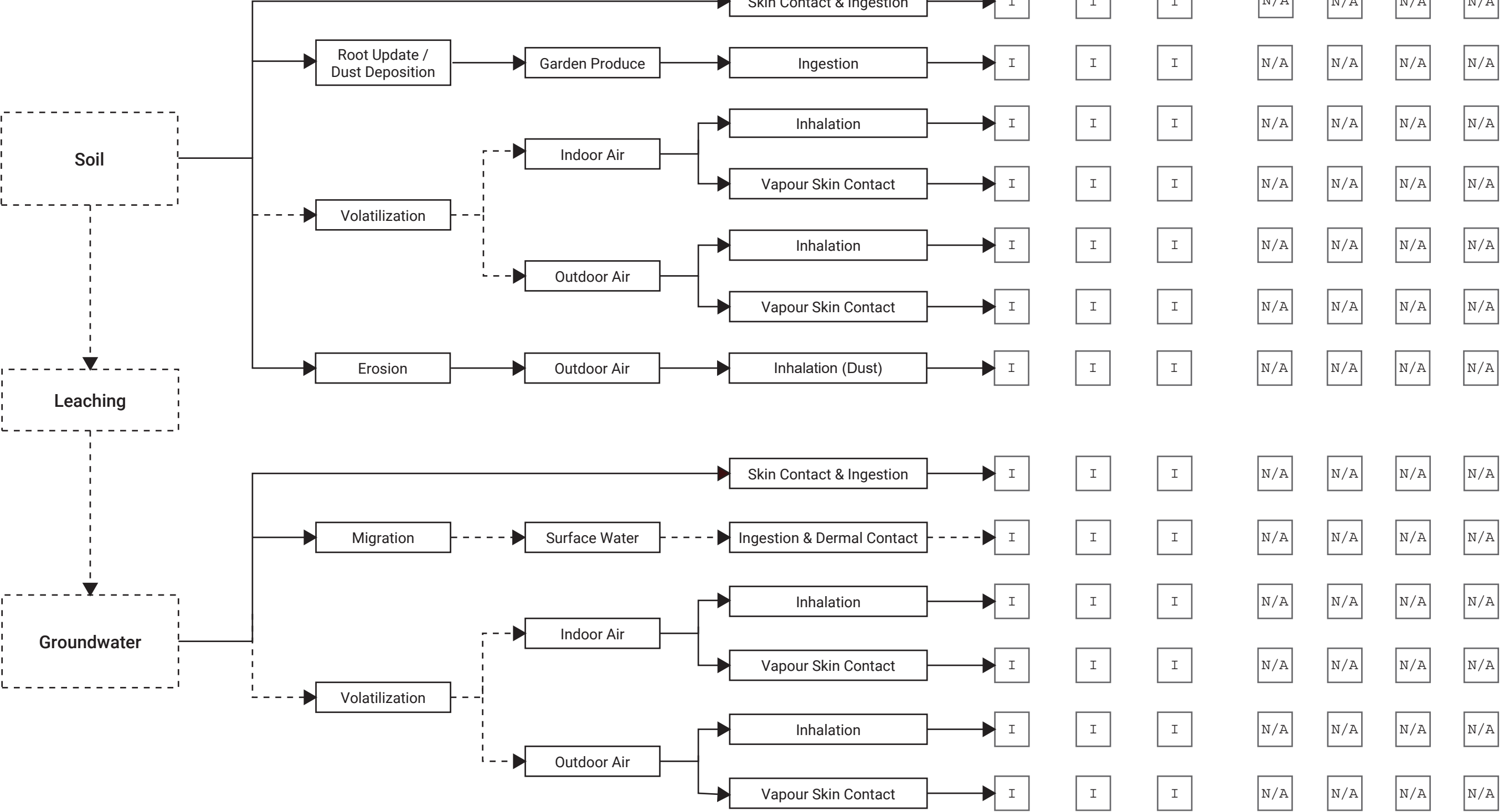
Contaminated Media

Release, Transport, Inter-media Transfer

Exposure Route

Potential Receptors (On-Site)

Potential Receptors (Off-Site)



LEGEND

C Pathway Complete

I Pathway Incomplete

X Pathway Blocked

N/A Pathway Not Applicable for Receptor

→ Pathway Completed

- - - → Pathway Incompleted

Note

1. Constructors Workers are considered protective of Utility Workers

2.Landscape Workers are considered protective of Trespassers

3. Residents are considered protective of Long Term Workers, Short Term Works and Site Visitors

Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

HUMAN HEALTH CSM

Reference

Date

SEPTEMBER 2024

Scale

N/A

Job No

24-095

Figure No

FIGURE 14

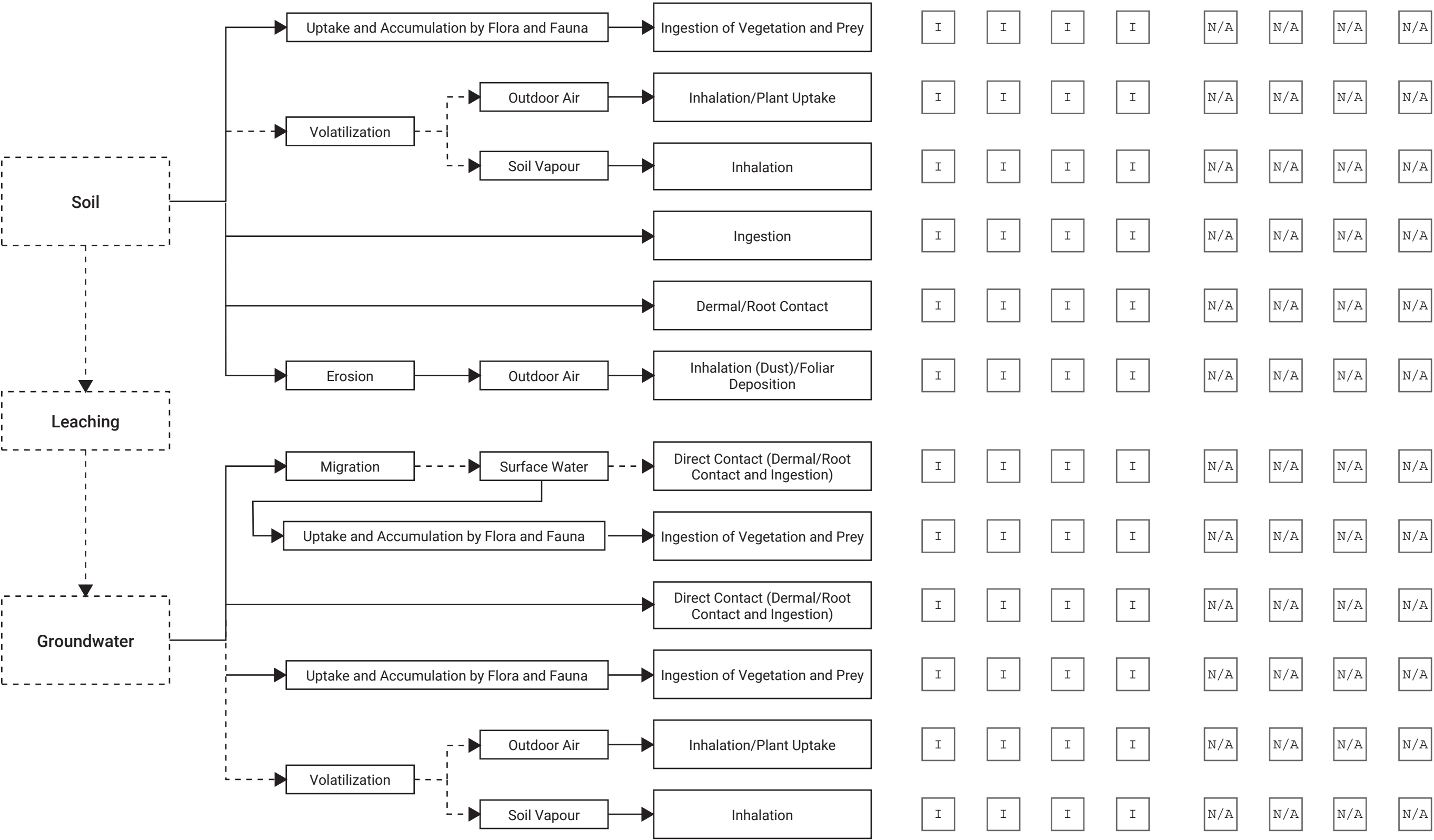
Contaminated Media

Release, Transport, Inter-media Transfer

Exposure Route

Potential Receptors (On-Site)

Potential Receptors (Off-Site)



LEGEND

- C Pathway Complete
- I Pathway Incomplete
- X Pathway Blocked
- N/A Pathway Not Applicable for Receptor
- Pathway Completed
- - - → Pathway Incompleted

Note

1. Constructors Workers are considered protective of Utility Workers

2.Landscape Workers are considered protective of Trespassers

3. Residents are considered protective of Long Term Workers, Short Term Works and Site Visitors

Project

2555 ERIN CENTRE BOULEVARD, MISSISSAUGA, ONTARIO

Figure Title

ECOLOGICAL CSM

Reference

Date

SEPTEMBER 2024

Scale

N/A

Job No

24-095

Figure No

FIGURE 15

TABLES



TABLE 1
GROUNDWATER LEVEL MONITORING SUMMARY
2555 Erin Centre Blvd.
TORONTO, ON
PROJECT #24-095

					Grounded Engineering										Minimum Elev. (Lowest)		Maximum Elev. (Highest)		Seasonal Fluctuation
Well ID	Ground Surface Elevation (masl)	Screen Interval	Screen Interval	Soil Strata	July 19, 2024		July 24, 2024		August 12, 2024		August 27, 2024		September 9, 2024		(mbgs)	(masl)	(mbgs)	(masl)	(±m)
		(mbgs)	(masl)		(mbgs)	(masl)	(mbgs)	(masl)	(mbgs)	(masl)	(mbgs)	(masl)	(mbgs)	(masl)					
BH101	169.1	15.8 - 18.9	153.2 - 150.2	Shale	7.90	161.20	9.17	159.93	8.93	160.17	9.48	159.62	9.59	159.51	14.56	154.54	7.90	161.20	6.66
BH102	169.1	1.5 - 4.6	167.5 - 164.5	Clayey Silt Till	3.39	165.71	3.49	165.61	3.87	165.23	4.15	164.95	4.35	164.75	4.35	164.75	3.39	165.71	0.96
BH103	169.0	15.5 - 18.5	153.6 - 150.5	Shale	7.26	161.74	7.31	161.69	7.39	161.61	7.44	161.56	7.48	161.52	7.48	161.52	7.26	161.74	0.22
BH104	169.2	1.5 - 4.6	167.7 - 164.6	Clayey Silt Till	3.21	165.99	2.95	166.25	3.09	166.11	2.97	166.23	3.02	166.18	3.73	165.47	2.95	166.25	0.78
BH105	169.5	15.6 - 18.7	153.9 - 150.9	Shale	8.27	161.23	8.32	161.18	9.02	160.48	9.41	160.09	9.16	160.34	9.41	160.09	8.27	161.23	1.14
BH106	169.4	2.9 - 6.0	166.4 - 163.4	Clayey Silt Till	3.24	166.16	3.53	165.87	4.17	165.23	4.21	165.19	4.43	164.97	4.43	164.97	3.24	166.16	1.19
BH107	169.4	1.8 - 3.4	167.6 - 166.1	Clayey Silt Till	2.51	166.89	2.52	166.88	2.51	166.89	2.92	166.48	2.67	166.73	2.92	166.48	2.51	166.98	0.41
BH108	169.4	2.3 - 5.3	167.1 - 164.0	Clayey Silt Till/ Bedrock	3.64	165.76	3.40	166.00	3.91	165.49	4.29	165.11	4.34	165.06	4.36	165.04	3.40	166.00	0.96

mbgs = metres below existing ground surface
masl = metres above sea level
* = unstabilized groundwater level
NA = not available: unable to access monitoring well

Table 2: Summary of Soil Quality Results
Metals, Hydride Metals, Other Regulated Parameters in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	EQL	Maximum Concentration	BH 101 SS2	DUP 112	BH 101 SS4	BH102 SS2A	BH102 SS4	BH103 SS2	BH103 SS3	BH104 SS2	BH104 SS3	BH105 SS1
Depth					0.8m - 1.4m	0.8m - 1.4m	2.3m - 2.5m	0.8m - 0.9m	2.3m - 2.5m	0.8m - 1.4m	1.5m - 2.1m	0.8m - 1.3m	1.5m - 1.9m	0.4m - 0.8m
Elevation					168.3 - 167.7	168.3 - 167.7	166.8 - 166.5	168.3 - 168.1	166.8 - 166.6	168.3 - 167.7	167.5 - 166.9	168.4 - 167.9	167.7 - 167.3	169.2 - 168.8
Lab Report No.					CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40206-JUN24	CA40206-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date					2027-06-24	2027-06-24	2027-06-24	2024-06-25	2024-06-25	2028-06-24	2028-06-24	2027-06-24	2027-06-24	2026-06-24
Metals														
Barium	390 ^{#1}	ug/g	0.1	100	74	73	100	87	93	80	50	41	46	53
Beryllium	4 ^{#1}	ug/g	0.02	0.92	0.73	0.78	0.75	0.66	0.92	0.7	0.74	0.79	0.79	0.65
Boron (total)	120 ^{#1}	ug/g	1	19	11	11	13	10	19	11	13	14	13	11
Cadmium	1.2 ^{#1}	ug/g	0.05	0.21	0.08	0.08	0.07	0.11	0.21	0.08	0.06	0.08	0.1	0.06
Chromium (total)	160 ^{#1}	ug/g	0.5	24	18	20	21	19	24	20	22	23	22	17
Cobalt	22 ^{#1}	ug/g	0.01	15	11	13	12	12	15	13	13	14	13	10
Copper	140 ^{#1}	ug/g	0.1	29	9.7	11	21	29	10	11	9.4	9.8	8.9	15
Lead	120 ^{#1}	ug/g	0.1	12	7.8	7.9	11	8.4	12	9.8	11	11	10	9.7
Molybdenum	6.9 ^{#1}	ug/g	0.1	1.6	0.8	0.8	1.2	0.9	1.6	1.1	1.2	1.5	1.4	0.9
Nickel	100 ^{#1}	ug/g	0.5	33	26	28	28	25	33	29	30	31	30	23
Silver	20 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Thallium	1 ^{#1}	ug/g	0.02	0.15	0.09	0.1	0.09	0.13	0.15	0.1	0.1	0.09	0.1	0.08
Uranium	23 ^{#1}	ug/g	0.002	0.74	0.51	0.51	0.74	0.62	0.74	0.64	0.61	0.69	0.64	0.59
Vanadium	86 ^{#1}	ug/g	3	36	21	23	33	26	36	25	27	26	25	24
Zinc	340 ^{#1}	ug/g	0.7	67	51	55	55	56	67	56	58	60	58	47
Hydride-forming Metals														
Antimony	7.5 ^{#1}	ug/g	0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Arsenic	18 ^{#1}	ug/g	0.5	9	7.1	7.4	7.5	9	7	6.4	5.4	8	6.6	7.3
Selenium	2.4 ^{#1}	ug/g	0.1	0.3	0.3	0.3	0.2	0.2	0.2	0.3	0.2	0.2	0.2	0.2
ORPs - Other Regulated Parameters														
Electrical Conductivity (Lab)	0.7 ^{#1}	ms/cm	0.002	2.9	1.2	1.2	0.58	0.6	0.4	0.63	0.43	0.32	0.27	1.1
Sodium Adsorption Ratio (SAR)	5 ^{#1}	n/a	0.2	86	4.8	5.2	4.2	15.8	9.6	4.8	1.8	6.6	5.1	15
Boron (Hot Water Soluble)	1.5 ^{#1}	ug/g	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chromium VI	8 ^{#1}	ug/g	0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	0.2
Cyanide (CN-)	0.051 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Mercury	0.27 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded

Indicates result exceeds MECP
O.Reg.153/04 Table 3 SCS RPI Coarse

Shaded

Indicates a non-detect exceedance

Shaded

The QP deemed the parameter to be
met as per the O.Reg. 153/04 49.1

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, " March 2004, amended July 1, 2011.

Table 2: Summary of Soil Quality Results
Metals, Hydride Metals, Other Regulated Parameters in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	BH105 SS3	BH106 SS2	BH106 SS4	BH107 SS2	Dup 172	BH107 SS4	BH108 SS2	BH108 SS4
Depth		1.5m - 1.8m	0.8m - 1.4m	2.3m - 2.5m	0.8m - 1.4m	0.8m - 1.4m	2.3m - 2.7m	0.8m - 1.4m	2.3m - 2.6m
Elevation		168 - 167.7	168.6 - 168	167.1 - 166.9	168.6 - 168	168.6 - 168	167.1 - 166.7	168.6 - 168	167.1 - 166.7
Lab Report No.		CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date		2026-06-24	2024-06-24	2024-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24
Metals									
Barium	390 ^{#1}	66	80	100	68	69	55	65	99
Beryllium	4 ^{#1}	0.79	0.75	0.72	0.88	0.87	0.76	0.86	0.86
Boron (total)	120 ^{#1}	16	13	13	13	14	13	15	15
Cadmium	1.2 ^{#1}	0.07	0.09	0.08	0.1	0.1	0.07	0.09	0.12
Chromium (total)	160 ^{#1}	22	19	20	23	23	21	23	23
Cobalt	22 ^{#1}	13	13	13	13	14	12	14	14
Copper	140 ^{#1}	9.5	9.5	10	13	13	8.3	9.8	7.8
Lead	120 ^{#1}	10	9.5	9.4	11	12	9.9	11	11
Molybdenum	6.9 ^{#1}	1.5	0.9	1	1.1	1.1	1.2	1.6	1.3
Nickel	100 ^{#1}	28	28	29	31	32	28	31	31
Silver	20 ^{#1}	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Thallium	1 ^{#1}	0.09	0.09	0.09	0.12	0.12	0.09	0.11	0.11
Uranium	23 ^{#1}	0.65	0.58	0.73	0.66	0.64	0.7	0.67	0.7
Vanadium	86 ^{#1}	26	25	27	28	29	26	26	29
Zinc	340 ^{#1}	57	58	60	61	63	56	60	60
Hydride-forming Metals									
Antimony	7.5 ^{#1}	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Arsenic	18 ^{#1}	7.2	5.8	6.2	7.2	7.6	5.9	7.5	6.5
Selenium	2.4 ^{#1}	0.2	0.2	0.2	0.2	0.3	0.2	0.2	0.2
ORPs - Other Regulated Parameters									
Electrical Conductivity (Lab)	0.7 ^{#1}	0.4	0.82	0.18	2.9	2.6	1	2.2	1.2
Sodium Adsorption Ratio (SAR)	5 ^{#1}	8.8	2.6	2	86	76.1	21	46	14
Boron (Hot Water Soluble)	1.5 ^{#1}	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chromium VI	8 ^{#1}	< 0.2	< 0.2	< 0.2	< 0.2	0.2	< 0.2	< 0.2	< 0.2
Cyanide (CN-)	0.051 ^{#1}	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Mercury	0.27 ^{#1}	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance
Shaded	The QP deemed the parameter to be met as per the O.Reg. 153/04 49.1

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act," March 2004, amended July 1, 2011.

Table 3: Summary of Soil Quality Results
Polycyclic Aromatic Hydrocarbons in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	EQL	Maximum Concentration	BH 101 SS1	BH 101 SS3	DUP 113	BH102 SS1	BH102 SS5	BH103 SS2	BH103 SS3	BH104 SS2	BH104 SS4B	BH105 SS1
Depth					0.2m - 0.8m	1.5m - 2.1m	1.5m - 2.1m	0.2m - 0.8m	3m - 3.3m	0.8m - 1.4m	1.5m - 2.1m	0.8m - 1.3m	2.4m - 2.5m	0.4m - 0.8m
Elevation					168.9 - 168.3	167.5 - 167	167.5 - 167	168.9 - 168.3	166 - 165.8	168.3 - 167.7	167.5 - 166.9	168.4 - 167.9	166.8 - 166.7	169.2 - 168.8
Lab Report No.					CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40206-JUN24	CA40206-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date					2027-06-24	2027-06-24	2027-06-24	2024-06-25	2024-06-25	2028-06-24	2028-06-24	2027-06-24	2027-06-24	2026-06-24
PAHs - Polycyclic Aromatic Hydrocarbons														
Acenaphthene	7.9 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	0.15 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	0.67 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benz[a]anthracene	0.5 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo[a]pyrene	0.3 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo[ghi]perylene	6.6 ^{#1}	ug/g	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo[k]fluoranthene	0.78 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	7 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz[a,h]anthracene	0.1 ^{#1}	ug/g	0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06
Fluoranthene	0.69 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	62 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno[1,2,3-cd]pyrene	0.38 ^{#1}	ug/g	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Methylnaphthalene, 2-(1-)	-	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 1-	NV ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-	0.99 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Naphthalene	0.6 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	6.2 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene	78 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.
"NV": No standard established.
"-" indicates not analysed.

Guideline Notes:

^{#1}Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, " March 2004, amended July 1, 2011.

Table 3: Summary of Soil Quality Results
Polycyclic Aromatic Hydrocarbons in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	BH105 SS3	BH106 SS1	BH106 SS3	BH107 SS1	BH107 SS4	BH108 SS1	BH108 SS3	Dup 183
Depth			1.5m - 1.8m	0.2m - 0.8m	1.5m - 2.1m	0.1m - 0.7m	2.3m - 2.7m	0.1m - 0.7m	1.5m - 2m	1.5m - 2m
Elevation			168 - 167.7	169.2 - 168.6	167.9 - 167.3	169.3 - 168.7	167.1 - 166.7	169.2 - 168.6	167.8 - 167.4	167.8 - 167.4
Lab Report No.			CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date			2026-06-24	2024-06-24	2024-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24
PAHs - Polycyclic Aromatic Hydrocarbons										
Acenaphthene	7.9 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	0.15 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	0.67 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benz[a]anthracene	0.5 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo[a]pyrene	0.3 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo[ghi]perylene	6.6 ^{#1}	ug/g	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo[k]fluoranthene	0.78 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	7 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz[a,h]anthracene	0.1 ^{#1}	ug/g	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06
Fluoranthene	0.69 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	62 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno[1,2,3-cd]pyrene	0.38 ^{#1}	ug/g	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Methylnaphthalene, 2-(1-)	-	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 1-	NV ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-	0.99 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Naphthalene	0.6 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	6.2 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene	78 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded

Indicates result exceeds MECP
O.Reg.153/04 Table 3 SCS RPI Coarse

Shaded

Indicates a non-detect exceedance

Notes:
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"NV": No standard established.
"-" indicates not analysed.

Guideline Notes:
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Table 4: Summary of Soil Quality Results
Petroleum Hydrocarbons and BTEX in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	EQL	Maximum Detect	BH 101 SS2	DUP 112	BH 101 SS5	BH102 SS1	BH102 SS3	Dup-123	BH103 SS2	BH103 SS5
Depth					0.8m - 1.4m	0.8m - 1.4m	3m - 3.4m	0.2m - 0.8m	1.5m - 2.1m	1.5m - 2.1m	0.8m - 1.4m	3m - 3.3m
Elevation					168.3 - 167.7	168.3 - 167.7	166 - 165.7	168.9 - 168.3	167.5 - 167	167.5 - 167	168.3 - 167.7	166 - 165.8
Lab Report No.					CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40177-JUN24	CA40206-JUN24	CA40206-JUN24
Sampled Date					2027-06-24	2027-06-24	2027-06-24	2024-06-25	2024-06-25	2024-06-25	2028-06-24	2028-06-24
BTEX - Benzene, Toluene, Ethylbenzene, Xylene												
Benzene	0.21 ^{#1}	ug/g	0.02	ND	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene	2 ^{#1}	ug/g	0.05	ND	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Toluene	2.3 ^{#1}	ug/g	0.05	ND	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene Mixture	3.1 ^{#1}	ug/g	0.05	ND	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene (m & p)	NV ^{#1}	ug/g	0.05	ND	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene, o-	NV ^{#1}	ug/g	0.05	ND	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
PHCs - Petroleum Hydrocarbons												
Petroleum Hydrocarbons F1-BTEX	NV	ug/g	10	ND	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F1	55 ^{#1}	ug/g	10	ND	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F2	98 ^{#1}	ug/g	10	ND	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F3	300 ^{#1}	ug/g	50	164	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
Petroleum Hydrocarbons F4	2,800 ^{#1}	ug/g	50	ND	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act," March 2004, amended July 1, 2011.

Table 4: Summary of Soil Quality Results
Petroleum Hydrocarbons and BTEX in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	BH104 SS2	BH104 SS5	BH105 SS2A	BH105 SS4A	BH106 SS2	BH106 SS6	BH107 SS2	BH107 SS3	BH108 SS2	BH108 SS4
Depth			0.8m - 1.3m	3m - 3.3m	0.8m - 1.1m	3m - 3.2m	0.8m - 1.4m	4.6m - 4.8m	0.8m - 1.4m	1.5m - 2.1m	0.8m - 1.4m	2.3m - 2.6m
Elevation			168.4 - 167.9	166.1 - 165.9	168.8 - 168.5	166.5 - 166.4	168.6 - 168	164.8 - 164.6	168.6 - 168	167.9 - 167.3	168.6 - 168	167.1 - 166.7
Lab Report No.			CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date			2027-06-24	2027-06-24	2026-06-24	2026-06-24	2024-06-24	2024-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24
BTEX - Benzene, Toluene, Ethylbenzene, Xylene												
Benzene	0.21 ^{#1}	ug/g	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene	2 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Toluene	2.3 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene Mixture	3.1 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene (m & p)	NV ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene, o-	NV ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
PHCs - Petroleum Hydrocarbons												
Petroleum Hydrocarbons F1-BTEX	NV	ug/g	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F1	55 ^{#1}	ug/g	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F2	98 ^{#1}	ug/g	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons F3	300 ^{#1}	ug/g	< 50	< 50	< 50	135	< 50	164	< 50	< 50	< 50	< 50
Petroleum Hydrocarbons F4	2,800 ^{#1}	ug/g	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act," Marc

Table 4: Summary of Soil Quality Results
Petroleum Hydrocarbons and BTEX in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	BH109 GS1
Depth			0m - 0.6m
Elevation			169 - 168.3
Lab Report No.			CA40206-JUN24
Sampled Date			2028-06-24
BTEX - Benzene, Toluene, Ethylbenzene, Xylene			
Benzene	0.21 ^{#1}	ug/g	< 0.02
Ethylbenzene	2 ^{#1}	ug/g	< 0.05
Toluene	2.3 ^{#1}	ug/g	< 0.05
Xylene Mixture	3.1 ^{#1}	ug/g	< 0.05
Xylene (m & p)	NV ^{#1}	ug/g	< 0.05
Xylene, o-	NV ^{#1}	ug/g	< 0.05
PHCs - Petroleum Hydrocarbons			
Petroleum Hydrocarbons F1-BTEX	NV	ug/g	< 10
Petroleum Hydrocarbons F1	55 ^{#1}	ug/g	< 10
Petroleum Hydrocarbons F2	98 ^{#1}	ug/g	< 10
Petroleum Hydrocarbons F3	300 ^{#1}	ug/g	< 50
Petroleum Hydrocarbons F4	2,800 ^{#1}	ug/g	< 50

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.
"NV": No standard established.
"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act," Marc

Table 5: Summary of Soil Quality Results
Volatile Organic Compounds and Trihalomethanes in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	EQL	Maximum Concentration	BH 101 SS2	DUP 112	BH 101 SS5	BH102 SS1	BH102 SS3	Dup-123	BH103 SS2	BH103 SS5	BH104 SS2	BH104 SS5
Depth					0.8m - 1.4m	0.8m - 1.4m	3m - 3.4m	0.2m - 0.8m	1.5m - 2.1m	1.5m - 2.1m	0.8m - 1.4m	3m - 3.3m	0.8m - 1.3m	3m - 3.3m
Elevation					168.3 - 167.7	168.3 - 167.7	166 - 165.7	168.9 - 168.3	167.5 - 167	167.5 - 167	168.3 - 167.7	166 - 165.8	168.4 - 167.9	166.1 - 165.9
Lab Report No.					CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40177-JUN24	CA40206-JUN24	CA40206-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date					2027-06-24	2027-06-24	2027-06-24	2024-06-25	2024-06-25	2024-06-25	2028-06-24	2028-06-24	2027-06-24	2027-06-24
THMs - Trihalomethanes														
Bromodichloromethane	13 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromoform	0.27 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chloroform	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane	9.4 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
VOCs - Volatile Organic Compounds														
Acetone	16 ^{#1}	ug/g	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Carbon Tetrachloride	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene	2.4 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,2-	3.4 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,3-	4.8 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,4-	0.083 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	16 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethane, 1,1-	3.5 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethane, 1,2-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,1-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,2-cis-	3.4 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,2-trans-	0.084 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropane, 1,2-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropene, 1,3-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropylene, cis-1,3-	NV ^{#1}	ug/g	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Dichloropropylene, trans-1,3-	NV ^{#1}	ug/g	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Ethylene dibromide	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Hexane (n)	2.8 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methyl Ethyl Ketone	16 ^{#1}	ug/g	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl Isobutyl Ketone	1.7 ^{#1}	ug/g	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl tert-Butyl Ether (MTBE)	0.75 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride	0.1 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Styrene	0.7 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethane, 1,1,1,2-	0.058 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethane, 1,1,2,2-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	0.28 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethane, 1,1,1-	0.38 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethane, 1,1,2-	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	0.061 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	4 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Vinyl Chloride	0.02 ^{#1}	ug/g	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
VOCs - Volatile Organic Compounds (VOC III)														
Bromomethane	0.05 ^{#1}	ug/g	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded

Indicates result exceeds MECP
O.Reg.153/04 Table 3 SCS RPI
Coarse

Shaded

Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, " March 2004, amended July 1, 2011.

Table 5: Summary of Soil Quality Results
Volatile Organic Compounds and Trihalomethanes in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	BH105 SS2A	BH105 SS4A	BH106 SS2	BH106 SS6	BH107 SS2	BH107 SS3	BH108 SS2	BH108 SS4
Depth			0.8m - 1.1m	3m - 3.2m	0.8m - 1.4m	4.6m - 4.8m	0.8m - 1.4m	1.5m - 2.1m	0.8m - 1.4m	2.3m - 2.6m
Elevation			168.8 - 168.5	166.5 - 166.4	168.6 - 168	164.8 - 164.6	168.6 - 168	167.9 - 167.3	168.6 - 168	167.1 - 166.7
Lab Report No.			CA40201-JUN24	CA40201-JUN24	CA40177-JUN24	CA40177-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24	CA40201-JUN24
Sampled Date			2026-06-24	2026-06-24	2024-06-24	2024-06-24	2026-06-24	2026-06-24	2026-06-24	2026-06-24
THMs - Trihalomethanes										
Bromodichloromethane	13 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromoform	0.27 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chloroform	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane	9.4 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
VOCs - Volatile Organic Compounds										
Acetone	16 ^{#1}	ug/g	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Carbon Tetrachloride	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene	2.4 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,2-	3.4 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,3-	4.8 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorobenzene, 1,4-	0.083 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	16 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethane, 1,1-	3.5 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethane, 1,2-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,1-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,2-cis-	3.4 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloroethylene, 1,2-trans-	0.084 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropane, 1,2-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropene, 1,3-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichloropropylene, cis-1,3-	NV ^{#1}	ug/g	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Dichloropropylene, trans-1,3-	NV ^{#1}	ug/g	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Ethylene dibromide	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Hexane (n)	2.8 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methyl Ethyl Ketone	16 ^{#1}	ug/g	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl Isobutyl Ketone	1.7 ^{#1}	ug/g	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl tert-Butyl Ether (MTBE)	0.75 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride	0.1 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Styrene	0.7 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethane, 1,1,1,2-	0.058 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethane, 1,1,2,2-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	0.28 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethane, 1,1,1-	0.38 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethane, 1,1,2-	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	0.061 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	4 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Vinyl Chloride	0.02 ^{#1}	ug/g	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
VOCs - Volatile Organic Compounds (VOC III)										
Bromomethane	0.05 ^{#1}	ug/g	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Scenarios:

Shaded

Indicates result exceeds MECP
O.Reg.153/04 Table 3 SCS RPI
Coarse

Shaded

Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

-" indicates not analysed.

Guideline Notes:

^{#1}Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, " March 2004, amended July 1, 2011.

Table 6: Summary of Soil Quality Results
Polychlorinated Biphenyls in Soil
2555 Erin Centre Blvd.



Sample ID	Ontario Ministry of the Environment, Conservation and Parks O.Reg.153/04 Table 3 SCS RPI Coarse	Units	EQL	Maximum Detect	BH106 SS1	BH109 GS1	Dup 191
Depth					0.2m - 0.8m	0m - 0.6m	0m - 0.6m
Elevation					169.2 - 168.6	169 - 168.3	169 - 168.3
Lab Report No.					CA40177-JUN24	CA40206-JUN24	CA40206-JUN24
Sampled Date					2024-06-24	2028-06-24	2028-06-24
PCBs - Polychlorinated Biphenyls							
Polychlorinated Biphenyls	0.35 ^{#1}	ug/g	0.3	ND	< 0.3	< 0.3	< 0.3

Scenarios:

Shaded	Indicates result exceeds MECP O.Reg.153/04 Table 3 SCS RPI Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, " March 2004, amended July 1, 2011.

Table 7: Summary of Groundwater Quality Results
Metals, Hydride Metals, Other Regulated Parameters in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	Units	Maximum Concentration	BH101	BH103	DUP13	BH104	BH104	BH105	BH106	BH107	BH107
Depth				15.85m - 18.9m	15.47m - 18.52m	15.47m - 18.52m	1.52m - 4.57m	1.52m - 4.57m	15.62m - 18.67m	2.95m - 6m	1.83m - 3.35m	1.83m - 3.35m
Elevation				153.22 - 150.17	153.57 - 150.52	153.57 - 150.52	167.67 - 164.62	167.67 - 164.62	153.92 - 150.87	166.44 - 163.4	167.58 - 166.05	167.58 - 166.05
Lab Report No.				CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40006-SEP24	CA15541-AUG24	CA40090-AUG24	CA15541-AUG24	CA40006-SEP24	CA15541-AUG24
Sampled Date				2024-08-12	2024-08-12	2024-08-12	2024-09-04	2024-08-27	2024-08-12	2024-08-27	2024-09-04	2024-08-27
Metals												
Barium (Ba)	29,000	µg/L	571	39.2	47	47.9	-	144	53.7	190	-	9.36
Beryllium (Be)	67	µg/L	0.02	< 0.007	< 0.007	< 0.007	-	< 0.007	< 0.007	0.013	-	0.02
Boron (total)	45,000	µg/L	3270	219	1,290	1,310	-	159	3,270	191	-	22
Cadmium (Cd)	2.7	µg/L	0.43	0.073	0.075	0.083	-	0.058	0.04	0.135	-	0.006
Chromium (Cr)	810	µg/L	0.95	0.48	0.32	0.35	-	0.2	0.33	0.4	-	0.95
Cobalt (Co)	66	µg/L	15.4	0.96	4.04	4.03	-	0.841	0.064	4.28	-	0.77
Copper (Cu)	87	µg/L	4	< 2	< 2	< 2	-	< 2	< 2	< 2	-	4
Lead (Pb)	25	µg/L	< 0.09	< 0.09	< 0.09	< 0.09	-	< 0.09	< 0.09	< 0.09	-	< 0.09
Molybdenum (Mo)	9,200	µg/L	17	3	16	17	-	4.7	13	4.8	-	2.8
Nickel (Ni)	490	µg/L	14.2	1	6	6	-	4	0	6.1	-	2.3
Silver (Ag)	1.5	µg/L	< 0.05	< 0.05	< 0.05	< 0.05	-	< 0.05	< 0.05	< 0.05	-	< 0.05
Thallium (Tl)	510	µg/L	0.06	0.008	0.02	0.02	-	0.018	< 0.005	0.034	-	0.007
Uranium (U)	420	µg/L	15.8	0.679	0.828	0.828	-	8.89	1.11	14	-	1.63
Vanadium (V)	250	µg/L	1.42	1.02	0.33	0.36	-	0.86	0.82	0.82	-	1.42
Zinc (Zn)	1,100	µg/L	62	62	32	31	-	13	9	13	-	4
Hydride-forming Metals												
Antimony (Sb)	20,000	µg/L	< 0.9	< 0.9	< 0.9	< 0.9	-	< 0.9	< 0.9	< 0.9	-	< 0.9
Arsenic (As)	1,900	µg/L	4.5	0.5	1.2	1.3	-	1.4	4.5	0.7	-	2.1
Selenium (Se)	63	µg/L	1.37	0.14	0.13	0.15	-	0.44	0.18	0.57	-	0.4
Sodium												
Sodium (Na)	2,300,000	µg/L	1540000	313,000	397,000	398,000	-	184,000	127,000	1,250,000	-	87,500
ORPs - Other Regulated Parameters												
Chloride (Cl-)	2,300,000	µg/L	6300000	880,000	510,000	470,000	630,000	-	64,000	4,000,000	64,000	-
Chromium VI	140	µg/L	1.1	0.5	< 0.2	0.3	-	0.2	0.4	< 0.2	-	1.1
Cyanide (CN-)	66	µg/L	< 2	< 2	< 2	< 2	< 2	-	< 2	< 2	< 2	-
Mercury (Hg)	0.29	µg/L	< 0.01	< 0.01	< 0.01	< 0.01	-	< 0.01	< 0.01	< 0.01	-	< 0.01

Scenarios:

Shaded	Indicates result exceeds O.Reg. 153/04 All for O.Reg.153/04 Table 3 SCS Coarse
Shaded	Indicates a non-detect exceedance
Shaded	The QP deemed the parameter to be met as per the O.Reg. 153/04 49.1

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Table 7: Summary of Groundwater Quality Results
Metals, Hydride Metals, Other Regulated Parameters in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	BH108
Depth		2.29m - 5.33m
Elevation		167.07 - 164.02
Lab Report No.		CA15541-AUG24
Sampled Date		2024-08-27
Metals		
Barium (Ba)	29,000	571
Beryllium (Be)	67	0.012
Boron (total)	45,000	553
Cadmium (Cd)	2.7	0.426
Chromium (Cr)	810	0.66
Cobalt (Co)	66	15.4
Copper (Cu)	87	< 2
Lead (Pb)	25	< 0.09
Molybdenum (Mo)	9,200	10.3
Nickel (Ni)	490	14.2
Silver (Ag)	1.5	< 0.05
Thallium (Tl)	510	0.058
Uranium (U)	420	15.8
Vanadium (V)	250	0.37
Zinc (Zn)	1,100	14
Hydride-forming Metals		
Antimony (Sb)	20,000	< 0.9
Arsenic (As)	1,900	0.8
Selenium (Se)	63	1.37
Sodium		
Sodium (Na)	2,300,000	1,540,000
ORPs - Other Regulated Parameters		
Chloride (Cl-)	2,300,000	6,300,000
Chromium VI	140	< 0.2
Cyanide (CN-)	66	< 2
Mercury (Hg)	0.29	< 0.01

Scenarios:

Shaded	Indicates result exceeds O.Reg. 153/04 All for O.Reg.153/04 Table 3 SCS Coarse
Shaded	Indicates a non-detect exceedance
Shaded	The QP deemed the parameter to be met as per the O.Reg. 153/04 49.1

Notes:

This table does not represent the full analytical results, please refer to the laboratory r

"NV": No standard established.

"-" indicates not analysed.

Table 8: Summary of Groundwater Quality Results
Polycyclic Aromatic Hydrocarbons in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	Units	Maximum Concentration	BH101	BH103	BH104	DUP14	BH105	BH106	BH107	BH108
Depth				15.85m - 18.9m	15.47m - 18.52m	1.52m - 4.57m	1.52m - 4.57m	15.62m - 18.67m	2.95m - 6m	1.83m - 3.35m	2.29m - 5.33m
Elevation				153.22 - 150.17	153.57 - 150.52	167.67 - 164.62	167.67 - 164.62	153.92 - 150.87	166.44 - 163.4	167.58 - 166.05	167.07 - 164.02
Lab Report No.				CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40006-SEP24
Sampled Date				2024-08-12	2024-08-12	2024-08-13	2024-08-13	2024-08-12	2024-08-13	2024-08-13	2024-09-04
PAHs - Polycyclic Aromatic Hydrocarbons											
Acenaphthene	600	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	1.8	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	2.4	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benz[a]anthracene	4.7	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo[a]pyrene	0.81	µg/L	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo[ghi]perylene	0.2	µg/L	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Benzo[k]fluoranthene	0.4	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	1	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz[a,h]anthracene	0.52	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	130	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	400	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno[1,2,3-cd]pyrene	0.2	µg/L	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Methylnaphthalene, 2-(1-)	-	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methylnaphthalene, 1-	-	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methylnaphthalene, 2-	1800 ^{#1}	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	1,400	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	580	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	68	µg/L	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1

Scenarios:

Shaded

Indicates result exceeds O.Reg.
153/04 All for O.Reg.153/04 Table
3 SCS Coarse

Shaded

Indicates a non-detect
exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

Guideline Notes:

^{#1}The methyl naphthalene standards are applicable to both 1-methyl naphthalene and 2-methyl naphthalene , with the provision that if both are detected the sum of the two must not exceed the standard

Table 9: Summary of Groundwater Quality Results
Petroleum Hydrocarbons and BTEX in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	Units	Maximum Concentration	BH108	BH103	BH101	BH105	BH106	BH107	BH102
Depth				2.29m - 5.33m	15.47m - 18.52m	15.85m - 18.9m	15.62m - 18.67m	2.95m - 6m	1.83m - 3.35m	1.52m - 4.57m
Elevation				167.07 - 164.02	153.57 - 150.52	153.22 - 150.17	153.92 - 150.87	166.44 - 163.4	167.58 - 166.05	167.53 - 164.48
Lab Report No.				CA15541-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24
Sampled Date				2024-08-27	2024-08-12	2024-08-12	2024-08-12	2024-08-13	2024-08-13	2024-08-13
BTEX - Benzene, Toluene, Ethylbenzene, Xylene										
Benzene	44	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylbenzene	2,300	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Toluene	18,000	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Xylene Mixture	4,200	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Xylene, m- & p-	-	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
PHCs - Petroleum Hydrocarbons										
Petroleum Hydrocarbons F1-BTEX	-	µg/L	< 25	< 25	< 25	< 25	< 25	< 25	< 25	-
Petroleum Hydrocarbons F1	750 ^{#1}	µg/L	< 25	< 25	< 25	< 25	< 25	< 25	< 25	-
Petroleum Hydrocarbons F2	150	µg/L	< 100	< 100	< 100	< 100	< 100	< 100	< 100	-
Petroleum Hydrocarbons F3	500	µg/L	< 200	< 200	< 200	< 200	< 200	< 200	< 200	-
Petroleum Hydrocarbons F4	500	µg/L	< 200	< 200	< 200	< 200	< 200	< 200	< 200	-

Scenarios:

Shaded	Indicates result exceeds O.Reg. 153/04 All for O.Reg.153/04 Table 3 SCS Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.
"NV": No standard established.
"-" indicates not analysed.

Guideline Notes:

^{#1}F1 fraction does not include BTEX; however, the proponent has the choice as to whether or not to subtract BTEX from the analytical result

Table 9: Summary of Groundwater Quality Results
Petroleum Hydrocarbons and BTEX in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	DUP12	BH104	DUP14
Depth		1.52m - 4.57m	1.52m - 4.57m	1.52m - 4.57m
Elevation		167.53 - 164.48	167.67 - 164.62	167.67 - 164.62
Lab Report No.		CA40090-AUG24	CA40090-AUG24	CA40090-AUG24
Sampled Date		2024-08-13	2024-08-13	2024-08-13
BTEX - Benzene, Toluene, Ethylbenzene, Xylene				
Benzene	44	< 0.5	< 0.5	< 0.5
Ethylbenzene	2,300	< 0.5	< 0.5	< 0.5
Toluene	18,000	< 0.5	< 0.5	< 0.5
Xylene Mixture	4,200	< 0.5	< 0.5	< 0.5
Xylene, m- & p-	-	< 0.5	< 0.5	< 0.5
PHCs - Petroleum Hydrocarbons				
Petroleum Hydrocarbons F1-BTEX	-	-	< 25	< 25
Petroleum Hydrocarbons F1	750 ^{#1}	-	< 25	< 25
Petroleum Hydrocarbons F2	150	-	< 100	< 100
Petroleum Hydrocarbons F3	500	-	< 200	< 200
Petroleum Hydrocarbons F4	500	-	< 200	< 200

Scenarios:

Shaded	Indicates result exceeds O.Reg. 153/04 All for O.Reg.153/04 Table 3 SCS Coarse
Shaded	Indicates a non-detect exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.
"NV": No standard established.
"-" indicates not analysed.

Guideline Notes:

^{#1}F1 fraction does not include BTEX; however, the proponent has the choice as to whether or not to subtract BTEX from the analytical result

Table 10: Summary of Groundwater Quality Results
Volatile Organic Compounds and Trihalomethanes in Groundwater
2555 Erin Centre Blvd.



Sample ID	O.Reg. 153/04 All O.Reg.153/04 Table 3 SCS Coarse	Units	Maximum Concentration	BH101	BH102	DUP12	BH103	BH104	DUP14	BH105	BH106	BH107	BH108
Depth				15.85m - 18.9m	1.52m - 4.57m	1.52m - 4.57m	15.47m - 18.52m	1.52m - 4.57m	1.52m - 4.57m	15.62m - 18.67m	2.95m - 6m	1.83m - 3.35m	2.29m - 5.33m
Elevation				153.22 - 150.17	167.53 - 164.48	167.53 - 164.48	153.57 - 150.52	167.67 - 164.62	167.67 - 164.62	153.92 - 150.87	166.44 - 163.4	167.58 - 166.05	167.07 - 164.02
Lab Report No.				CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA40090-AUG24	CA15541-AUG24
Sampled Date				2024-08-12	2024-08-13	2024-08-13	2024-08-12	2024-08-13	2024-08-13	2024-08-12	2024-08-13	2024-08-13	2024-08-13
THMs - Trihalomethanes													
Bromodichloromethane	85,000	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Bromoform	380	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chloroform	2.4	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dibromochloromethane	82,000	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
VOCs - Volatile Organic Compounds													
Acetone	130,000	µg/L	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30	< 30
Carbon Tetrachloride	0.79	µg/L	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chlorobenzene	630	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorobenzene, 1,2-	4,600	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorobenzene, 1,3-	9,600	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorobenzene, 1,4-	8	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorodifluoromethane	4,400	µg/L	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2
Dichloroethane, 1,1-	320	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloroethane, 1,2-	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloroethylene, 1,1-	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloroethylene, 1,2-cis-	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloroethylene, 1,2-trans-	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloropropane, 1,2-	16	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloropropylene, 1,3-	5.2	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloropropylene, cis-1,3-	-	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dichloropropylene, trans-1,3-	-	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylene dibromide	0.25	µg/L	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Hexane (n)	51	µg/L	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1
Methyl Ethyl Ketone	470,000	µg/L	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20
Methyl Isobutyl Ketone	140,000	µg/L	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20	< 20
Methyl tert-Butyl Ether (MTBE)	190	µg/L	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2	< 2
Methylene Chloride	610	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Styrene	1,300	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethane, 1,1,1,2-	3.3	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethane, 1,1,2,2-	3.2	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethylene	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethane, 1,1,1-	640	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethane, 1,1,2-	4.7	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethylene	1.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichlorofluoromethane	2,500	µg/L	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5	< 5
Vinyl Chloride	0.5	µg/L	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
VOCs - Volatile Organic Compounds (VOC III)													
Bromomethane	5.6	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5

Scenarios:

Shaded

Indicates result exceeds O.Reg.
153/04 All for O.Reg.153/04
Table 3 SCS Coarse

Shaded

Indicates a non-detect
exceedance

Notes:

This table does not represent the full analytical results, please refer to the laboratory results for full details.

"NV": No standard established.

"-" indicates not analysed.

APPENDIX



APPENDIX A



Phase One Environmental Conceptual Site Model

2555 Erin Centre Boulevard, Mississauga, Ontario

Phase One ESA including Figures of the Phase One Study Area, which identify the following:	Phase One ESA Information:
Existing buildings and structures	Existing building and structures are presented in Figure 2.
Water bodies located in whole or in part on the Phase One Study Area	All water bodies on the Phase One Property and Phase One Study Area are shown on Figure 3.
Areas of Natural Significance located in whole or in part on the Phase One Study Area	No Life Science ANSIs were identified on the property or within the study area. No Earth Science ANSIs were identified on the property or within the study area.
Roads (including names) within the Phase One Study Area	All roads within the Phase One Study Area are shown on Figure 3.
Use of properties adjacent to the Phase One Property	The land use of properties adjacent to the Phase One Property is shown on Figure 3.
Location of drinking water wells on the Phase One Property	No drinking water wells were present on the Phase One Property.
Areas where any PCA has occurred, and locations of tanks in the Phase One Study Area	The location of PCAs and tanks, if any, is shown on Figure 4.
APECs on the Phase One Property	The location of APECs on the Phase One Property is shown on Figure 5.
Narrative Description and Assessments	
Any areas where Potentially Contaminating Activity (PCAs) on, or potentially affecting, the Phase One Property have occurred	<p><u>On-site PCAs Associated with APEC 1:</u></p> <ul style="list-style-type: none"> 30 – Importation of Fill Material of Unknown Quality <p><u>On-site PCAs Associated with APEC 2:</u></p> <ul style="list-style-type: none"> 37 – Operation of Dry Cleaning Equipment (where chemicals are used) <p><u>On-site PCAs Associated with APEC 3:</u></p>



	<ul style="list-style-type: none"> 55 – Transformer Manufacturing, Processing and Use <p><u>On-site PCAs Associated with APEC 5:</u></p> <ul style="list-style-type: none"> Other 1 – De-icing Activities <p><u>Off-site PCAs Associated with APEC 4:</u></p> <ul style="list-style-type: none"> 55 – Transformer Manufacturing, Processing and Use
Any Contaminants of Potential Concerns (CoPCs)	<p><u>CoPCs Associated with APEC 1:</u></p> <ul style="list-style-type: none"> Metals, As, Sb, Se, CN-, Hg, Cr(VI), PAHs, PHCs, BTEX and VOCs in soil and groundwater B-HWS in soil <p><u>CoPCs Associated with APEC 2:</u></p> <ul style="list-style-type: none"> VOCs in soil and groundwater <p><u>CoPCs Associated with APEC 3 & 4:</u></p> <ul style="list-style-type: none"> PHCs and BTEX in soil <p><u>CoPCs Associated with APEC 5:</u></p> <ul style="list-style-type: none"> EC and SAR in soil Na and Cl- in groundwater
The potential of underground utilities (if any present) to affect contaminant distribution and transport	Buried hydro, gas, communication, water and electrical all run through the Property. Based on these observations, there is the potential for underground utilities to affect the distribution and transportation of contaminants underneath the Property.
Available regional or site specific geological and hydrogeological information	<p><u>Topography:</u></p> <ul style="list-style-type: none"> The approximate elevation of the Property is 169 m above sea level (masl) and is relatively flat, with a slight slope towards the south. <p><u>Hydrology:</u></p> <ul style="list-style-type: none"> The nearest body of water is a tributary of Mullet Creek, located approximately 60 m to the south of the Property. Lake Ontario is located approximately 20 km southeast of the property. Surface water flow is expected to flow to the municipal catch basins located on the Property or the adjacent roadways. Groundwater is expected to flow southeast, towards the tributary of Mullet Creek and ultimately southeast to Lake Ontario. <p><u>Overburden:</u></p> <ul style="list-style-type: none"> Clay to silt-textured till (derived from glaciolacustrine deposits or shale).



	<p><u>Bedrock:</u></p> <ul style="list-style-type: none">• Queenston Formation comprised of shale, siltstone, minor limestone and sandstone.• Bedrock was not encountered during the previous subsurface investigations. Based on the published information, the depth to bedrock is approximately 30 m or less.
Any uncertainty or absence of information obtained in the Phase One ESA that could affect the validity of the CSM	No uncertainty or absence of information obtained in the Phase One ESA is identified to have an effect on the validity of the CSM.

Figure 1 – Key Plan

Figure 2 – Phase One Property

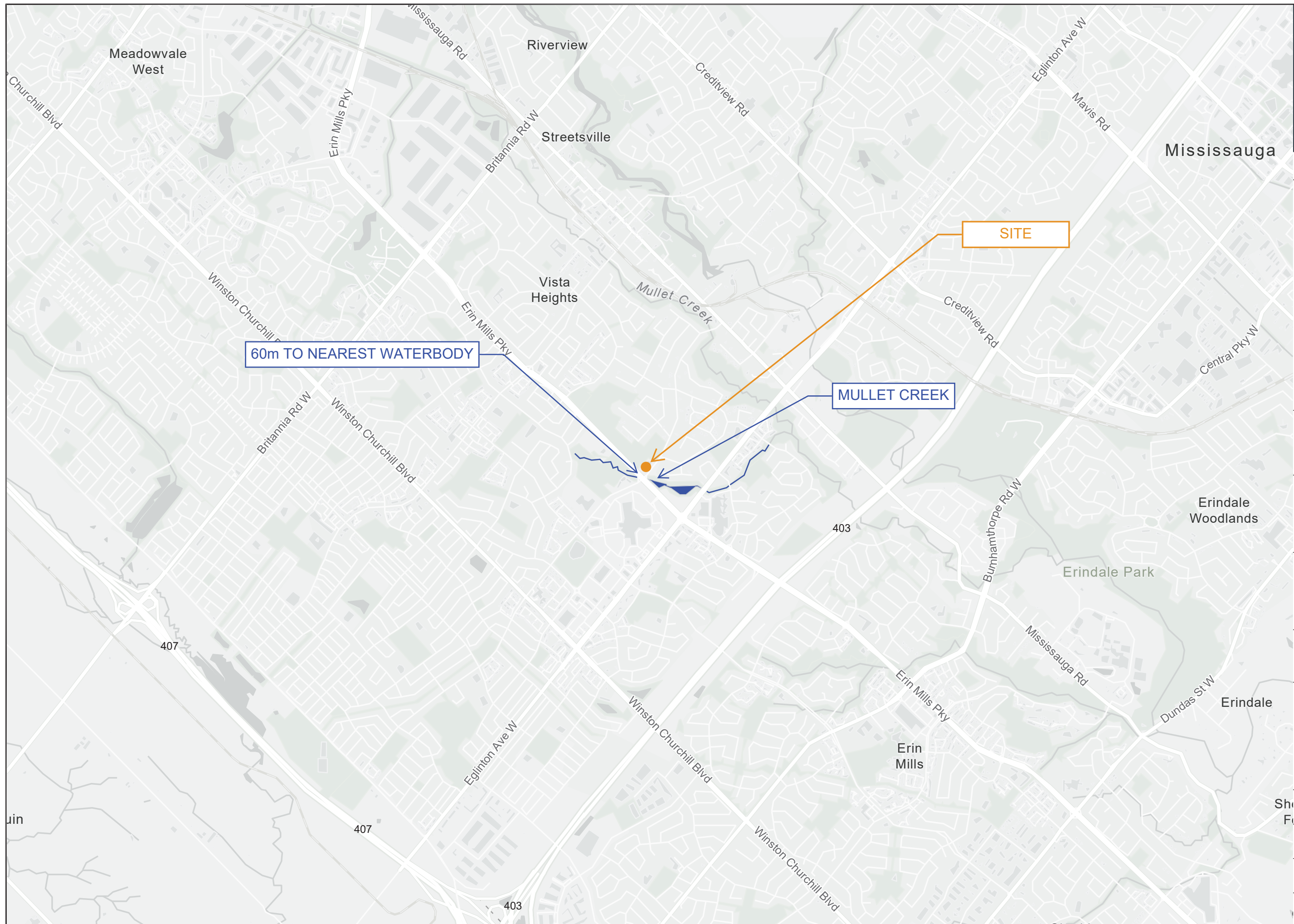
Figure 3 – Phase One Study Area

Figure 4 – PCA Locations

Figure 5 – APEC Locations

FIGURES





GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

 APPROXIMATE SITE LOCATION

— WATERBODY

Note

Reference

ArcGIS Online 2024

Project

2555 ERIN CENTRE,
MISSISSAUGA, ONTARIO

Figure Title

KEY PLAN

North



Date _____

JUNE 2024

Scale
0m

500m

000m |

Job No

24-095

Figure No

FIGURE 1



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- WM WATER
- GAS GAS
- MH MANHOLE
- CATCH BASIN
- HV HYDRO VAULT

Note

Utilities shown on this figure are shown for informational purposes only for the Phase One ESA, as outlined by O.Reg. 153/04. This is not an official locate and the information presented should not be relied upon.

Reference

Survey Drawing job no. 23-242
Dated November 30, 2023
Prepared by R-PE SURVEYLING LTD.
Received on June 11, 2024.

Project

**2555 ERIN CENTRE,
MISSISSAUGA, ONTARIO**

Figure Title

PHASE ONE PROPERTY

North



Date

JUNE 2024

Scale

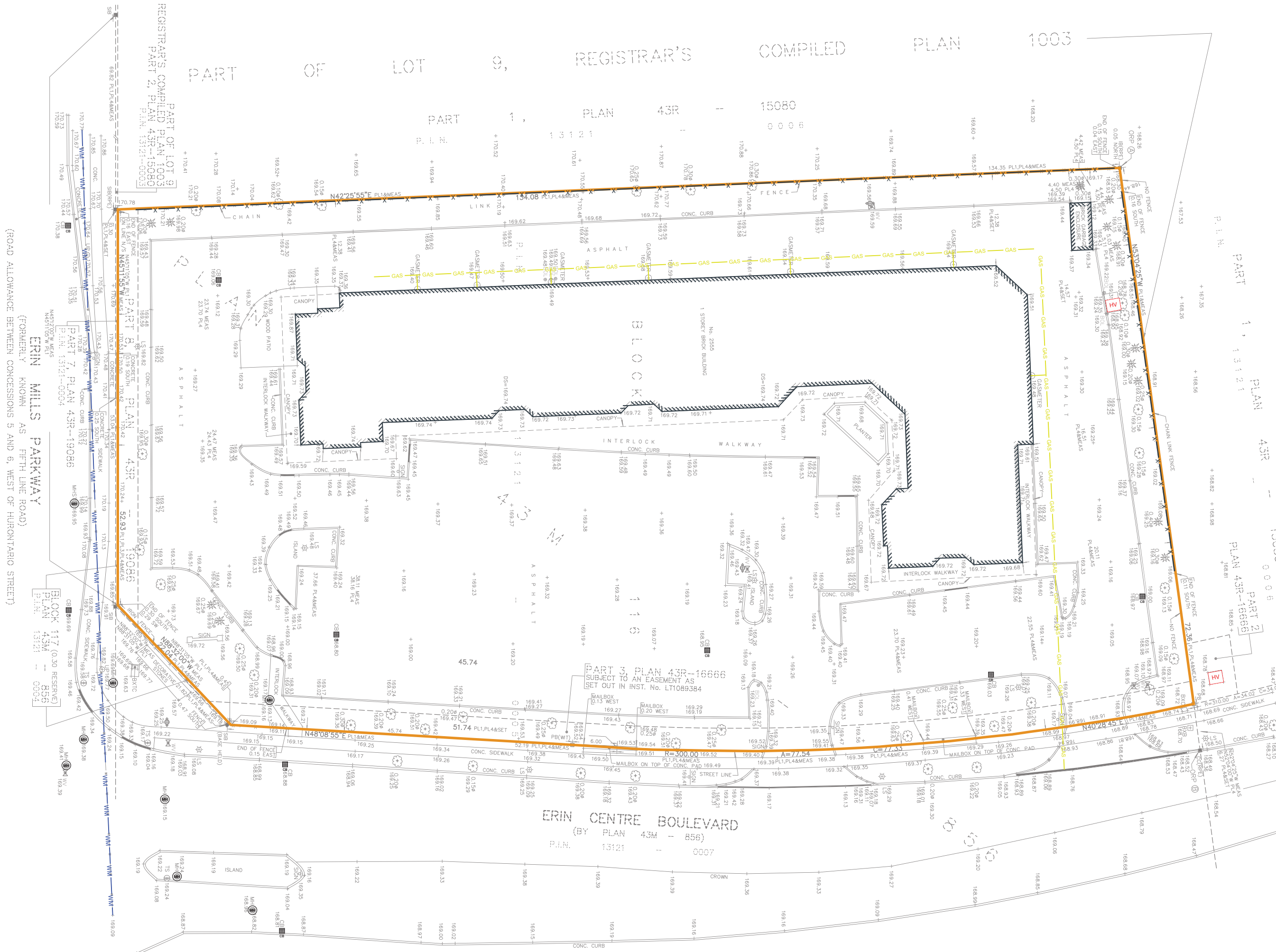
0m 7m 14m

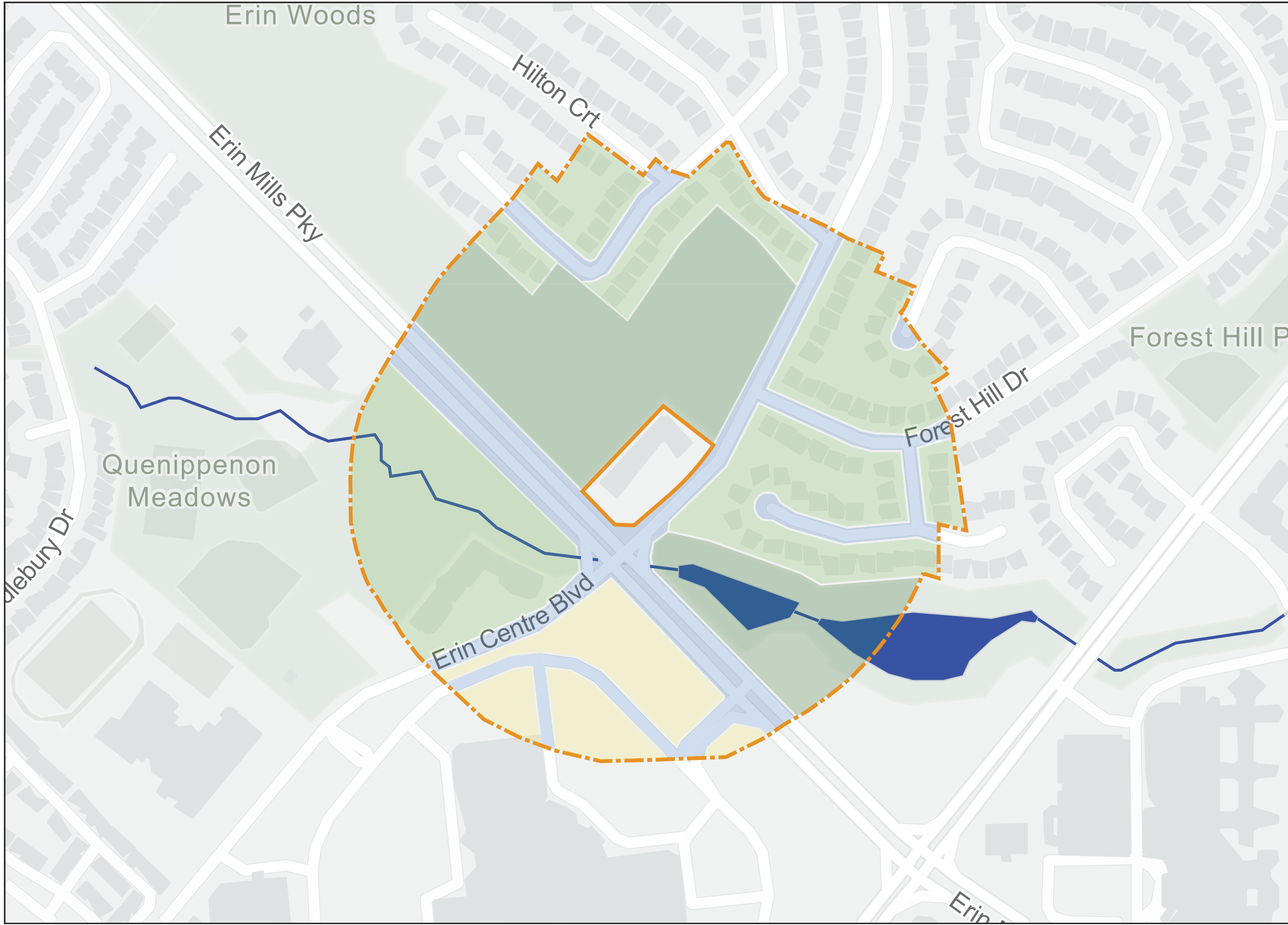
Job No


24-095

Figure No

FIGURE 2







GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- STUDY AREA (250 m RADIUS)
- MULLET CREEK
- AGRICULTURAL OR OTHER PROPERTY USE
- COMMERCIAL PROPERTY USE
- COMMUNITY PROPERTY USE
- RESIDENTIAL, PARKLAND, AND INSTITUTIONAL PROPERTY USE

Note

Reference

ArcGIS Online 2024


Project

2555 ERIN CENTRE,
MISSISSAUGA, ONTARIO

Figure Title

PHASE ONE STUDY
AREA

North



Date

JUNE 2024

Scale

0m 50m 100m

Job No

24-095

Figure No

FIGURE 3



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- STUDY AREA (250 m RADIUS)
- MULLET CREEK
- 30 – Importation of Fill Material of Unknown Quality
- 37 – Operation of Dry Cleaning Equipment (where chemicals are used)
- 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
- 55 – Transformer Manufacturing, Processing and Use
- Other 1 – De-icing Activities

Note

Reference

ArcGIS Online 2024

Project

**2555 ERIN CENTRE,
MISSISSAUGA, ONTARIO**

Figure Title

PCA LOCATIONS

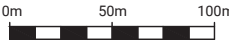
North



Date

JUNE 2024

Scale



Job No

24-095

Figure No

FIGURE 3



GROUND
ENGINEERING

1 BANIGAN DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING STRUCTURE
- HV HYDRO VAULT
- APEC 1 & 5
- APEC 2
- APEC 3
- APEC 4

Note

Reference

Survey Drawing job no. 23-242
Dated November 30, 2023
Prepared by R-PE SURVEYING LTD.
Received on June 11, 2024.

Project

**2555 ERIN CENTRE,
MISSISSAUGA, ONTARIO**

Figure Title

APEC LOCATIONS

North



Date

JUNE 2024

Scale

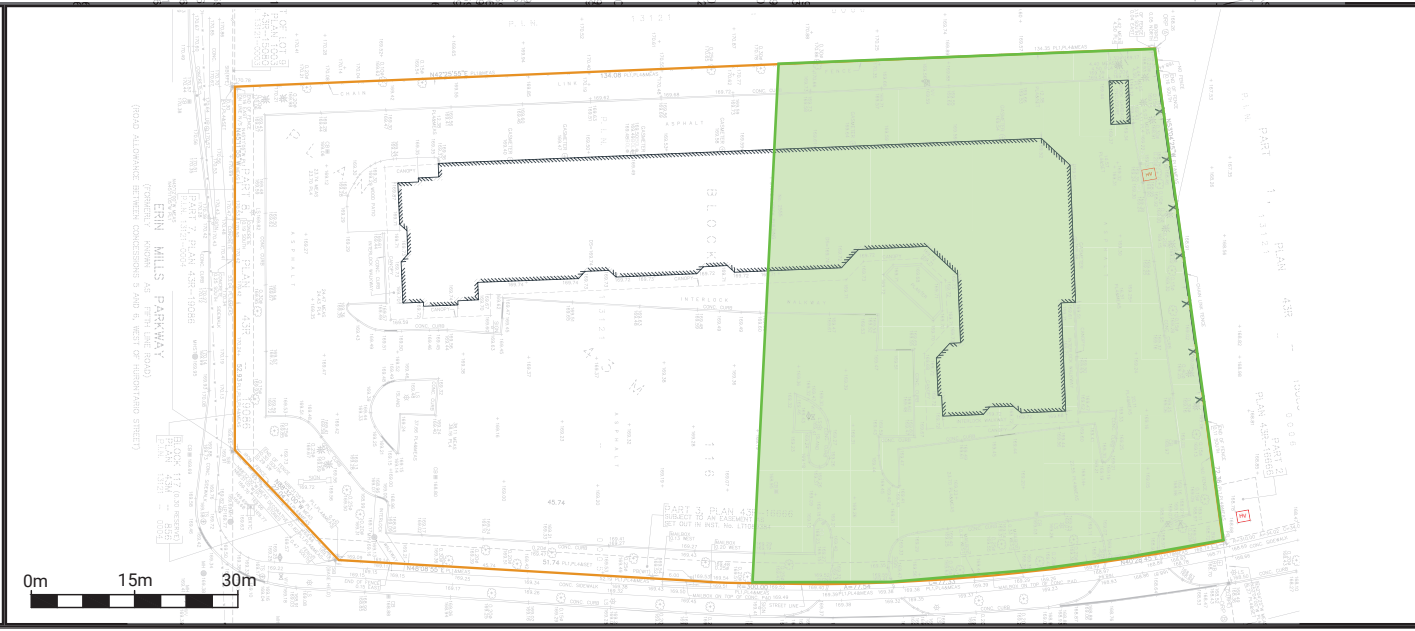
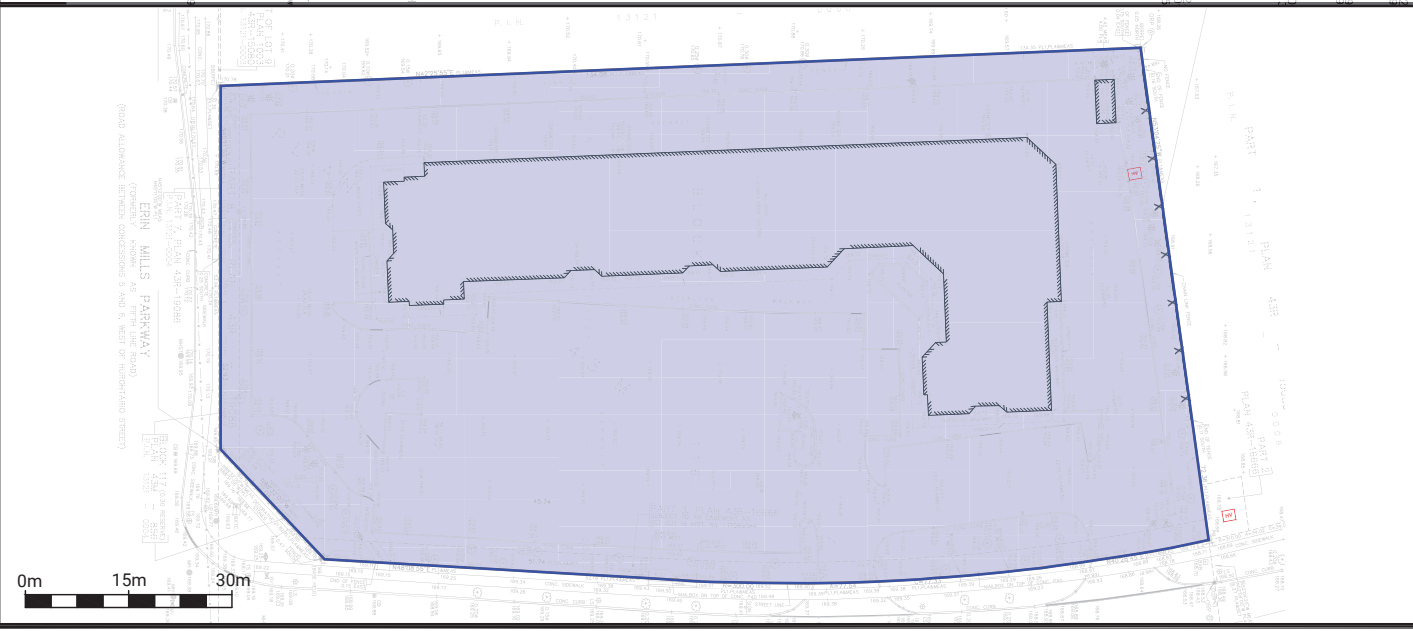
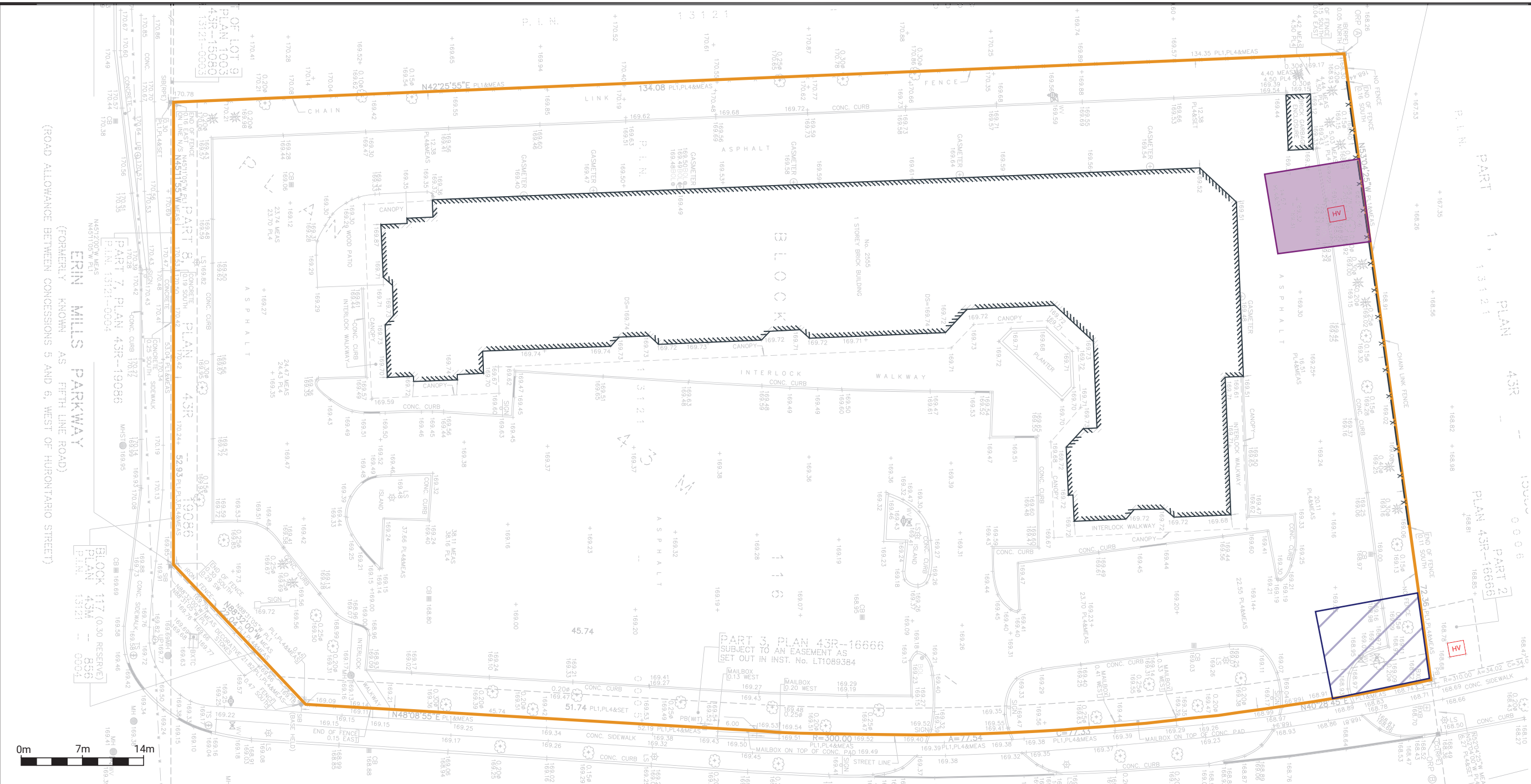
AS INDICATED

Job No

24-095

Figure No

FIGURE 5



APPENDIX B





Appendix B: Sampling and Analysis Plan

Areas of Potential Environmental Concern (APECs) & Location	Potentially Contaminating Activities (PCAs)	Contaminants of Potential Concern (CoPCs)	Media Potentially Impacted (Groundwater, soil and/or sediment)	Borehole or Monitoring Well Associated	Rationale
APEC 1 (Entire Phase One Property)	30 - Importation of Fill Material of Unknown Quality	Metals Sb, As, Se CN- Cr(VI) Hg PAHs PHCs BTEX VOCs	Soil & Groundwater	BH101, 102, 103, 104, 105, 106, 107 & 108	<ul style="list-style-type: none"> To assess if the soil and groundwater within the APEC was impacted due to historical use of fill of unknown quality. To determine depth to groundwater and direction of flow.
		B-HWS	Soil		
APEC 2 (Eastern Portion of Phase One Property)	37 - Operation of Dry Cleaning Equipment (where chemicals are used)	VOCs	Soil & Groundwater	BH101,102, 105 106 & 108	<ul style="list-style-type: none"> To assess if the soil and groundwater within the APEC was impacted due to historical use of potential dry-cleaning facility onsite. To determine depth to groundwater and direction of flow.
APEC 3 (Northern Portion of Phase One Property)	55 - Transformer Manufacturing, Processing and Use	PHCs BTEX	Soil	BH106	<ul style="list-style-type: none"> To assess if the soil within the APEC was impacted due to presence of transformer onsite.
APEC 4 (Eastern Portion of Phase One Property)	55 - Transformer Manufacturing, Processing and Use	PHCs BTEX	Soil	BH109	<ul style="list-style-type: none"> To assess if the soil within the APEC was impacted due to presence of transformer offsite.
APEC 5 (Entire Phase One Property)	Other 1 – De-icing	EC SAR	Soil	BH101, 102, 103, 104, 105, 106, 107 & 108	<ul style="list-style-type: none"> To assess if the soil and groundwater within the APEC was impacted due to application of salt as a result of de-icing activities. To determine depth to groundwater and direction of flow.
		Na Cl-	Groundwater		

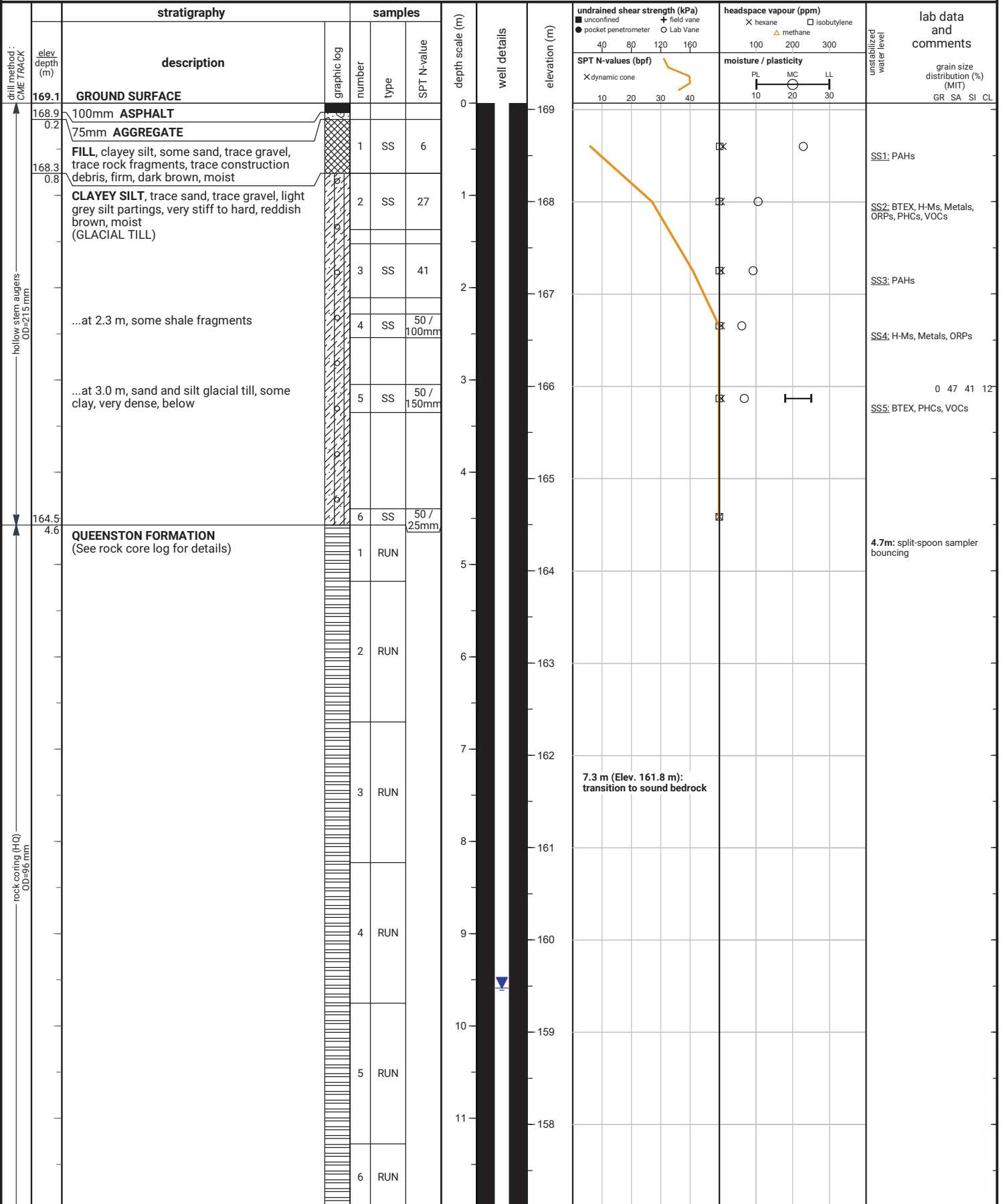
APPENDIX C



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

drill method : CME TRACK	stratigraphy		samples			depth scale (m)	well details	elevation (m)	undrained shear strength (kPa) ■ unconfined + field vane ● pocket penetrometer ○ Lab Vane	headspace vapour (ppm) X hexane □ isobutylene △ methane	moisture / plasticity X dynamic cone	lab data and comments grain size distribution (%) (MIT) GR SA SI CL
	elev. depth (m)	description	graphic log	number	type							
		(continued)										
		QUEENSTON FORMATION (See rock core log for details) (continued)		6	RUN	12		157				
				7	RUN	13		156				
				8	RUN	14		155				
				9	RUN	15		154				
				10	RUN	16		153				
						17		152				
						18		151				
	150.2 18.9											

END OF BOREHOLE

Borehole was filled with drill water upon completion of drilling.

50 mm dia. monitoring well installed.
No. 10 screen

GROUNDWATER LEVELS

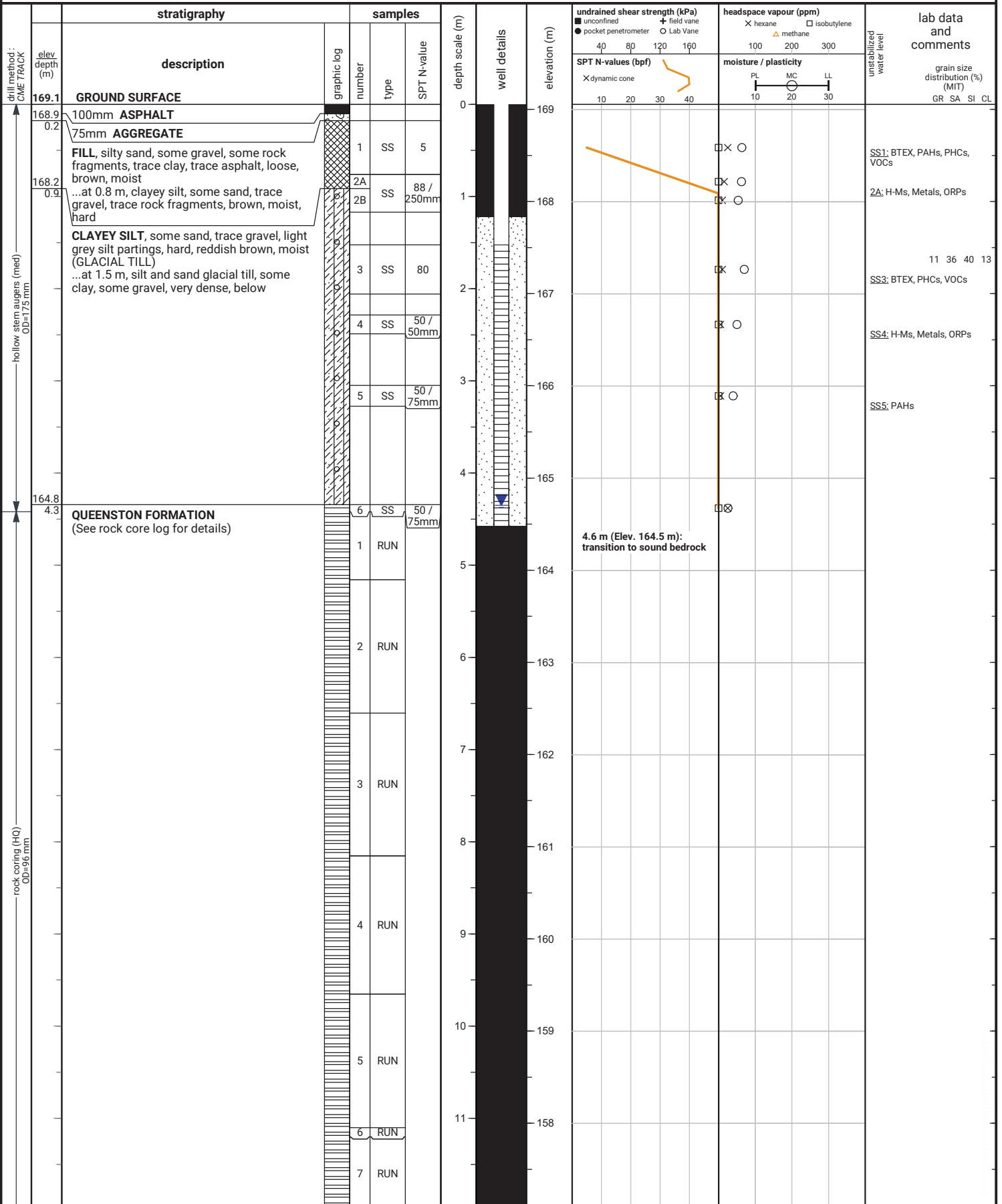
date	depth (m)	elevation (m)
Jul 19, 2024	7.9	161.2
Jul 24, 2024	9.2	159.9
Aug 12, 2024	8.9	160.2
Aug 27, 2024	9.5	159.6
Sep 9, 2024	9.6	159.5

*latest 6 measurements shown

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



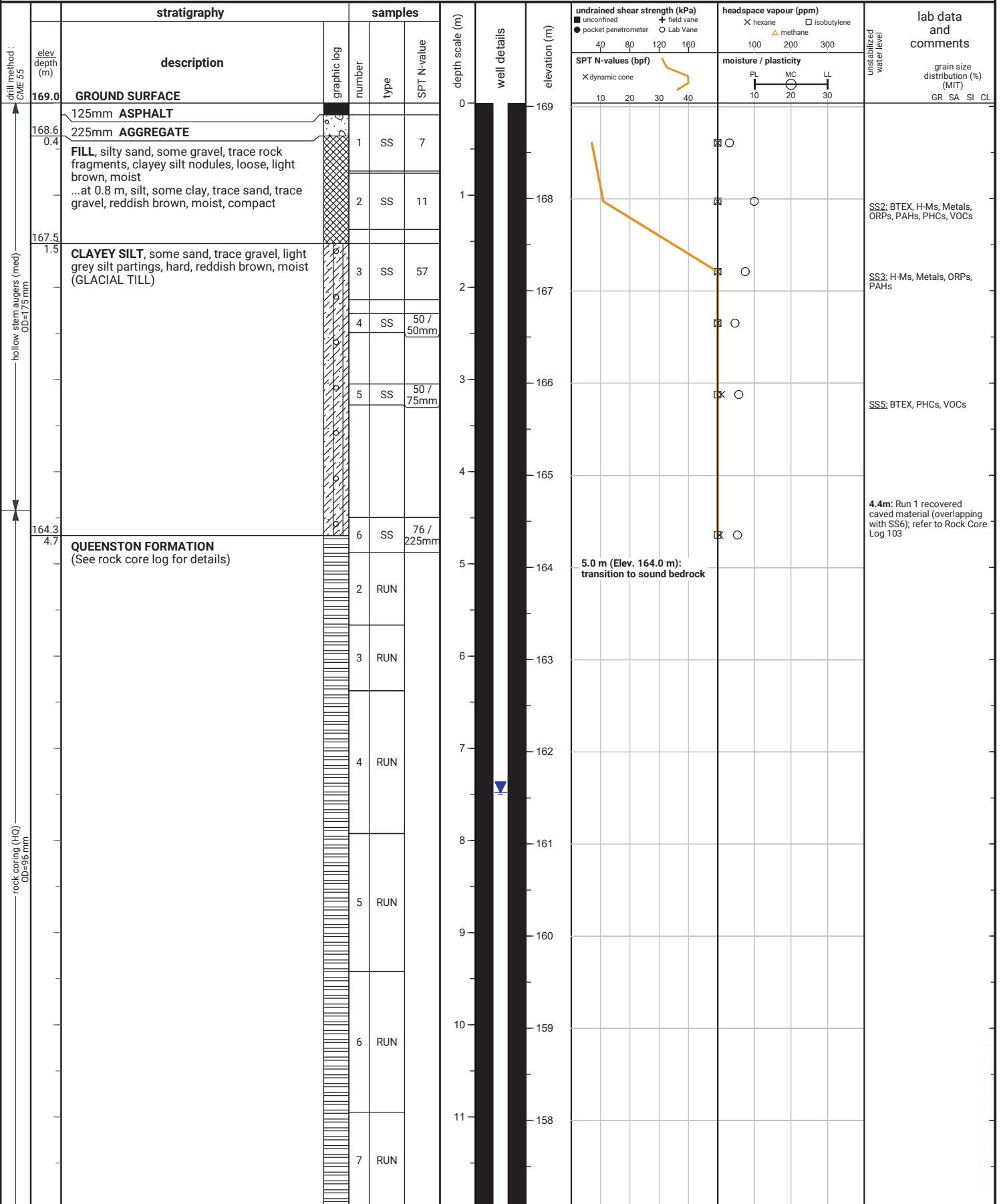
Client : Trinity Point Developments

<u>date</u>	<u>depth (m)</u>	<u>elevation (m)</u>
Jul 19, 2024	3.4	165.7
Jul 24, 2024	3.5	165.6
Aug 12, 2024	3.9	165.2
Aug 27, 2024	4.2	164.9
Sep 9, 2024	4.4	164.7

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

drill method : CME 55	stratigraphy		samples			depth scale (m)	well details	elevation (m)	undrained shear strength (kPa)	headspace vapour (ppm)	lab data and comments
	elev. depth (m)	description	graphic log	number	type				■ unconfined ● pocket penetrometer X dynamic cone	+ field vane ○ Lab Vane X hexane △ methane □ isobutylene	
		(continued)							40 80 120 160 SPT N-values (bpf)	100 200 300 moisture / plasticity	grain size distribution (%) (MIT) GR SA SI CL
		QUEENSTON FORMATION (See rock core log for details) (continued)		7	RUN	12		157			
				8	RUN	13		156			
				9	RUN	14		155			
				10	RUN	15		154			
				11	RUN	16		153			
						17		152			
						18		151			
	150.5 18.5										

END OF BOREHOLE

Borehole was filled with drill water upon completion of drilling.

50 mm dia. monitoring well installed.
No. 10 screen

GROUNDWATER LEVELS

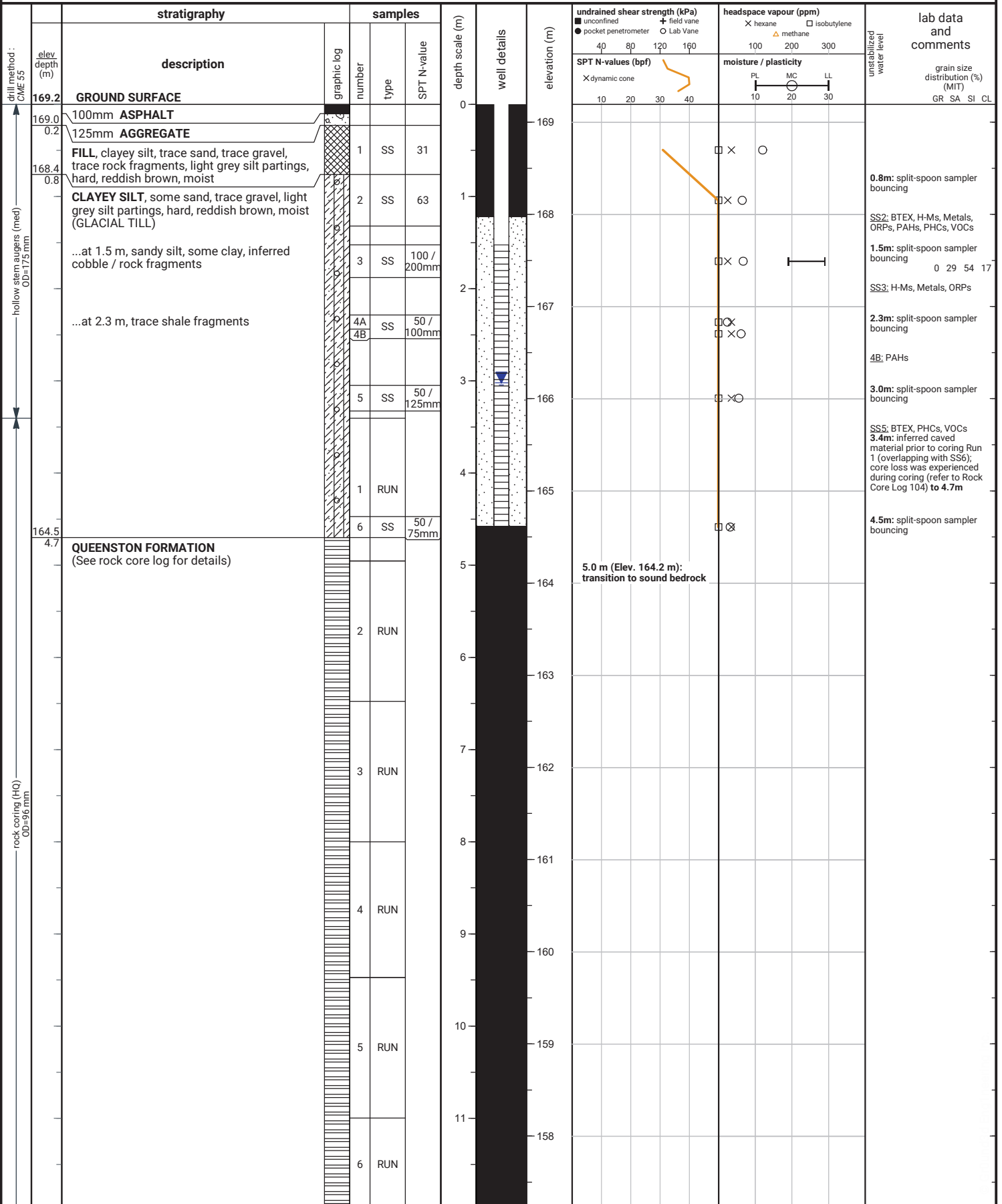
date	depth (m)	elevation (m)
Jul 19, 2024	7.3	161.7
Jul 24, 2024	7.3	161.7
Aug 12, 2024	7.4	161.6
Aug 27, 2024	7.4	161.6
Sep 9, 2024	7.5	161.5

*latest 6 measurements shown

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



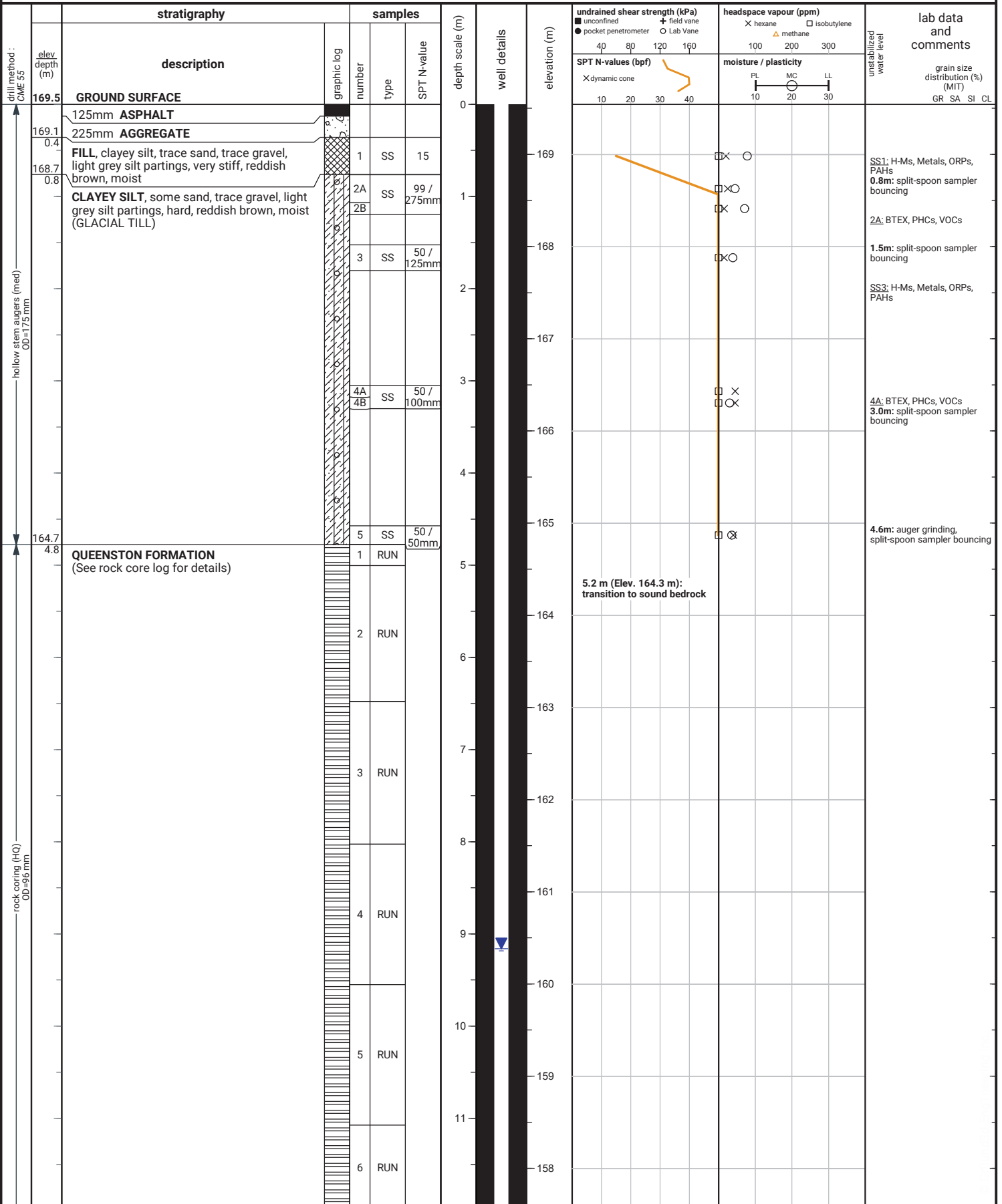
Client : Trinity Point Developments

*latest 6 measurements shown

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

drill method : CME 55	stratigraphy		samples			depth scale (m)	well details	elevation (m)	undrained shear strength (kPa)	headspace vapour (ppm)	lab data and comments
	elev. depth (m)	description	graphic log	number	type				■ unconfined ● pocket penetrometer X dynamic cone	+ field vane ○ Lab Vane X hexane △ methane □ isobutylene	
		(continued)							40 80 120 160 SPT N-values (bpf) X dynamic cone	100 200 300 moisture / plasticity PL MC LL 10 20 30	grain size distribution (%) (MIT) GR SA SI CL
		QUEENSTON FORMATION (See rock core log for details) (continued)		6	RUN	12					
				7	RUN	13					
				8	RUN	14					
				9	RUN	15					
				10	RUN	16					
						17					
						18					
						150.8					
						18.7					

END OF BOREHOLE

Borehole was filled with drill water upon completion of drilling.

50 mm dia. monitoring well installed.
No. 10 screen

GROUNDWATER LEVELS

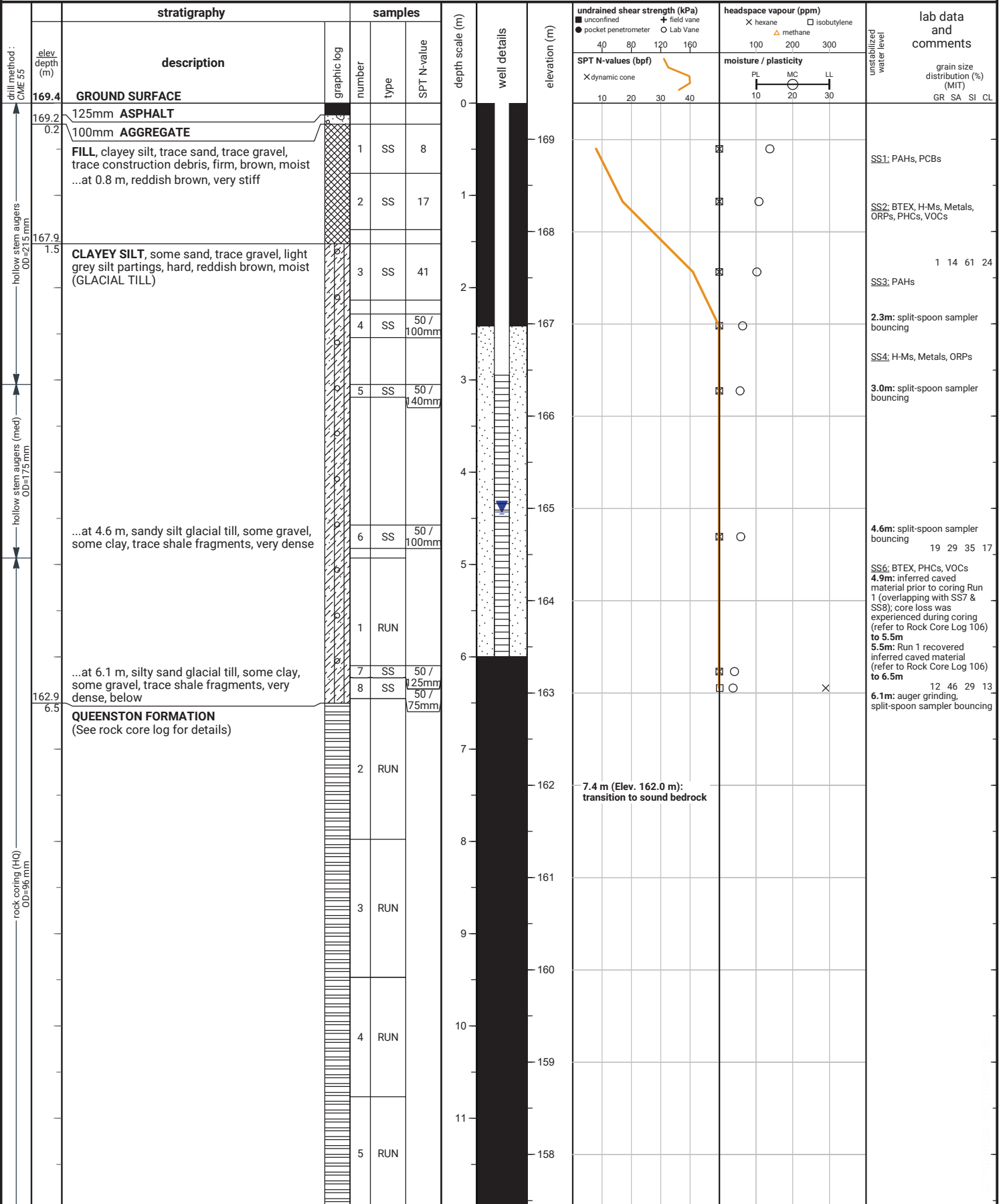
date	depth (m)	elevation (m)
Jul 19, 2024	8.3	161.2
Jul 24, 2024	8.3	161.2
Aug 12, 2024	9.0	160.5
Aug 27, 2024	9.4	160.1
Sep 9, 2024	9.2	160.3

*latest 6 measurements shown

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

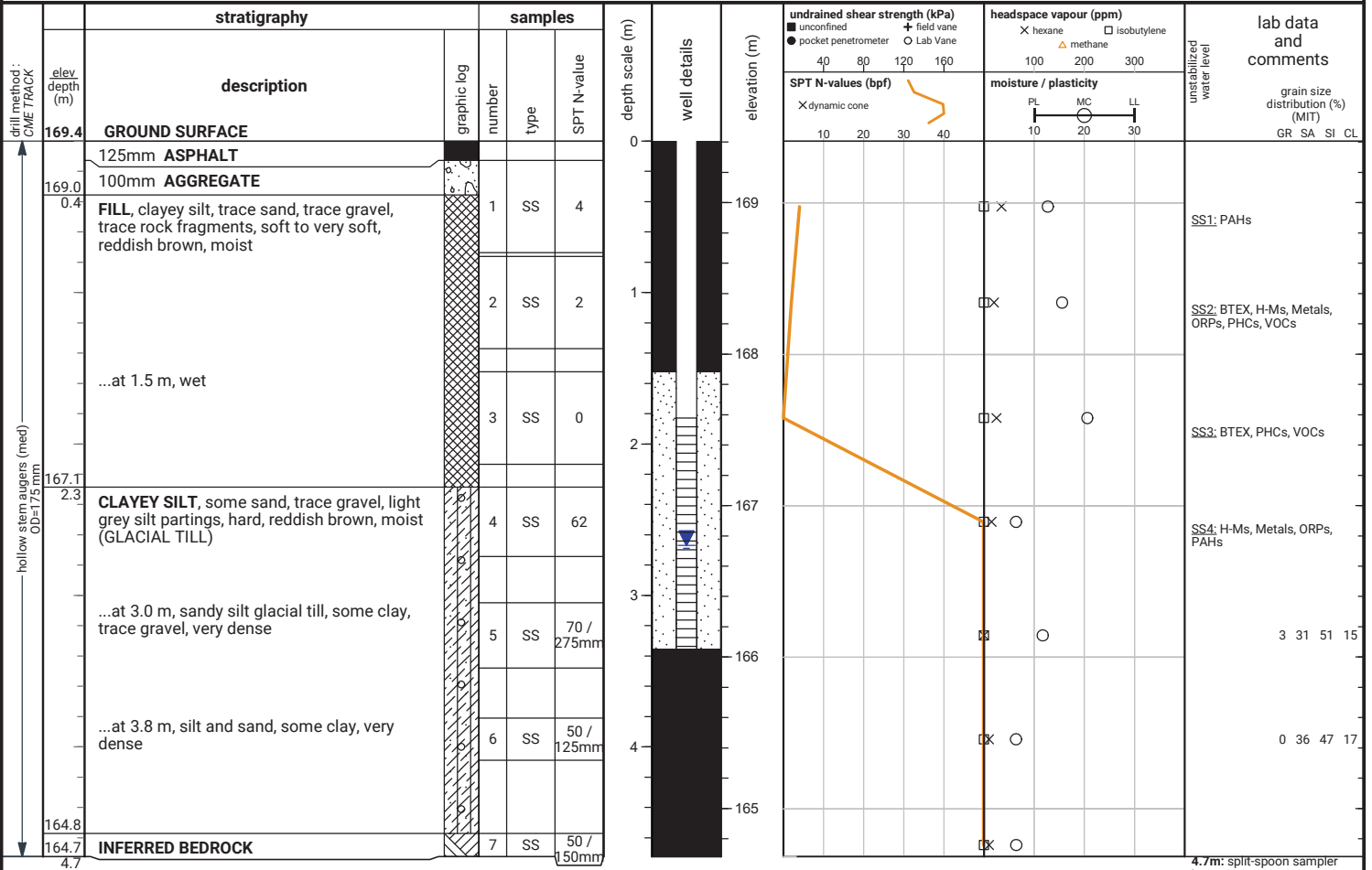
Client : Trinity Point Developments

drill method : CME 55		stratigraphy		samples			depth scale (m)	well details	elevation (m)	undrained shear strength (kPa)		headspace vapour (ppm)		unstabalized water level	lab data and comments
rock coring (H0) OD=96 mm		description	graphic log	number	type	SPT N-value				SPT N-values (bpf)		moisture / plasticity			
												X dynamic cone		PL MC LL	
		(continued)					12								
		QUEENSTON FORMATION (See rock core log for details) (continued)		5	RUN			157							
				6	RUN			156							
								155							
				7	RUN			154							
								153							
				8	RUN			152							
								151							
				9	RUN			150							
				10	RUN										
149.5															

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



END OF BOREHOLE

Refusal on inferred bedrock

Borehole was dry upon completion of drilling.

50 mm dia. monitoring well installed.
No. 10 screen

GROUNDWATER LEVELS

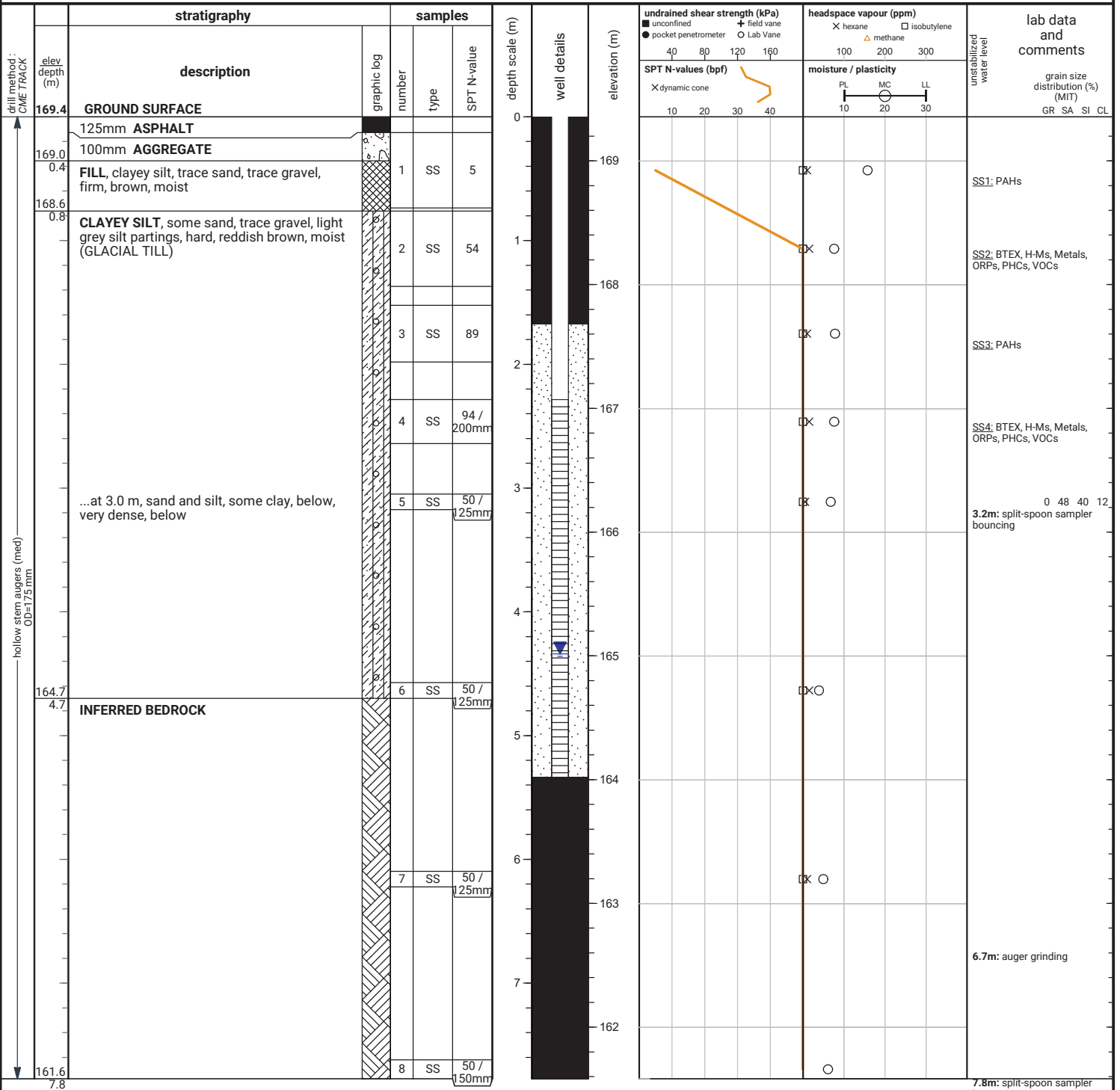
date	depth (m)	elevation (m)
Jul 19, 2024	2.5	166.9
Jul 24, 2024	2.5	166.9
Aug 12, 2024	2.5	166.9
Aug 27, 2024	2.9	166.5
Sep 9, 2024	2.7	166.7

*latest 6 measurements shown

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments



END OF BOREHOLE
Refusal on inferred bedrock

Borehole was dry upon completion of drilling.

50 mm dia. monitoring well installed.
No. 10 screen

GROUNDWATER LEVELS

date	depth (m)	elevation (m)
Jul 19, 2024	3.6	165.8
Jul 24, 2024	3.4	166.0
Aug 12, 2024	3.9	165.5
Aug 27, 2024	4.3	165.1
Sep 9, 2024	4.3	165.1

*latest 6 measurements shown



File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

drill method : Manual methods	stratigraphy		samples			depth scale (m)	well details	elevation (m)	undrained shear strength (kPa)	headspace vapour (ppm)	lab data and comments
	elev. depth (m)	description	graphic log	number	type				40 80 120 160	X hexane X isobutylene pocket penetrometer field vane Lab Vane	
169.0		GROUND SURFACE									
168.8	0.2	150mm TOPSOIL									
168.4		FILL, sandy silt, some clay, trace gravel, trace rootlets, brown, moist		1	GS						
0.6											

END OF BOREHOLE
Auger refusal

Dry and open upon completion of drilling.

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	core elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) ● 5 25 50 100 250 estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		Rock coring started at 4.6m below grade	164.5			Z1 Z2 Z3 Z4 R1 R2 R3 R4 R5 R6					
		QUEENSTON FORMATION Shale, reddish brown, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean;	4.6					3			
5		interbedded with limestone, grey, laminated to thinly bedded, strong	R1	TCR = 96% SCR = 83% RQD = 54%	164			3+RZ		4.9 / 164.2m: 75mm rubblized zone	164
		Overall shale: 86%, limestone: 14%	5.2					2		5.4 / 163.7m: 100mm FC SV PR S T CN	
		Run 1 : 17% limestone 83% shale	R2	TCR = 100% SCR = 90% RQD = 37%	163			2+RZ		5.5 / 163.6m: 50mm rubblized zone	
6		Run 2 : 6% limestone 94% shale	162.4					2		5.6 / 163.4m: 13mm FC D PR S GA CN	
		... at 7.3 m (Elev. 161.8 m), transition to sound rock	6.7		162			2		6.0 / 163.1m: 50mm FC SV PR S GA CN	163
		Run 3 : 7% limestone 93% shale	R3	TCR = 100% SCR = 90% RQD = 47%				5		6.1 / 163.0m: 25mm rubblized zone	
7			160.9					5		6.3 / 162.8m: 50mm FC SV PR S T CN	
			8.2		161			4+RZ		6.4 / 162.6m: 13mm weathered zone	
			R4	TCR = 100% SCR = 88% RQD = 45%	160			4+RZ		6.5 / 162.6m: 100mm FC SV PR S T CN	
8		Run 4 : 18% limestone 82% shale	159.3					5		6.6 / 162.5m: 13mm weathered zone	162
			9.8		159			5		6.7 / 162.4m: 13mm weathered zone	
			R5	TCR = 100% SCR = 95% RQD = 62%				4		6.8 / 162.3m: 13mm rubblized zone	
9		Run 5 : 10% limestone 90% shale	157.8		158			3		6.9 / 162.2m: 50mm rubblized zone	
			11.3		157			3		7.0 / 162.1 - 7.1 / 162.0m: FC SV PR S T CN	
			R6	TCR = 100% SCR = 95% RQD = 80%				4		7.1 / 162.0m: 75mm rubblized zone	161
10		Run 6 : 10% limestone 90% shale	156.3					3		8.2 / 160.8m: 50mm rubblized zone	
			12.8		156			2		8.6 / 160.4 - 8.8 / 160.3m: FC SV IR S T CN	
			R7	TCR = 100% SCR = 100% RQD = 90%	155			4		8.9 / 160.2m: 25mm rubblized zone	160
11		Run 7 : 18% limestone 82% shale	154.8					1		8.8 / 160.2 - 9.4 / 159.6m: weathered zone	
			14.3		155			1		9.7 / 159.3m: 25mm rubblized zone	159
12			R8					1		9.8 / 159.3m: 50mm rubblized zone	
13								1		10.2 / 158.9m: 25mm rubblized zone	159
14								1		10.9 / 158.2m: 25mm rubblized zone	158
								1		11.8 / 157.3m: 38mm rubblized zone	157
								1		12.0 / 157.0m: 25mm weathered zone	
								1		12.4 / 156.7m: 25mm rubblized zone	
								1		12.8 / 156.3m: 25mm weathered zone	156
								1			155

file: 24-095 gnt.log

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) 5 25 50 100 250 estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		QUEENSTON FORMATION Shale, reddish brown, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean; interbedded with limestone , grey, laminated to thinly bedded, strong Overall shale: 86%, limestone: 14% Run 8 : 9% limestone 91% shale	164.5			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6				
15			R8	TCR = 100% SCR = 98% RQD = 68%	154			1		15.2 / 153.9m: 13mm weathered zone 15.4 / 153.7m: JT PR T CT; gypsum	154
			153.3					0			
16			15.8		153			2			153
			R9	TCR = 100% SCR = 100% RQD = 92%				1		16.6 / 152.4m: 13mm weathered zone 16.8 / 152.2m: JT PR T CT; gypsum	
17		Run 9 : 32% limestone 68% shale	151.7		152			1			152
			17.4					0			
18			R10	TCR = 98% SCR = 97% RQD = 87%	151			1			151
			150.2					2		18.5 / 150.6m: 25mm weathered zone	
			150.2					0			
		END OF COREHOLE	18.9m								

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		Rock coring started at 4.4m below grade	164.7			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6				
		QUEENSTON FORMATION Shale, reddish brown, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean;	4.4					4		4.6 / 164.5m: 50mm rubbilized zone	
5		interbedded with limestone, grey, laminated to thinly bedded, strong	R1 163.9	TCR = 100% SCR = 93% RQD = 59%	164			3		5.0 / 164.0m: 13mm rubbilized zone	164
		Overall shale: 90%, limestone: 10% ... at 4.6 m (Elev. 164.5 m), transition to sound rock	5.2					1			
6		Run 1 : 7% limestone 93% shale	R2 162.5	TCR = 100% SCR = 93% RQD = 61%	163			2		5.5 / 163.6m: 25mm rubbilized zone	
		Run 2 : 14% limestone 86% shale	6.6					4		5.8 / 163.3m: 75mm rubbilized zone 5.8 / 163.2m: 50mm FC SV PR R GA CN	
7			R3 160.9	TCR = 100% SCR = 95% RQD = 44%	162			2		6.0 / 163.0 - 6.2 / 162.8m: FC SV PR R T CN	163
		Run 3 : 7% limestone 93% shale	8.2					1		7.0 / 162.1m: 50mm FC SV PR S T CN	162
8			R4 159.4	TCR = 100% SCR = 88% RQD = 49%	161			0		7.6 / 161.4m: FC D CU S GA clay	
		Run 4 : 13% limestone 87% shale	9.7					2			
9			R5 158.0	TCR = 25% SCR = 16% RQD = 7%	160			1		8.8 / 160.2m: 50mm rubbilized zone	
		Run 5 : 0% limestone 100% shale	11.1	TCR = 0%	159			3		9.0 / 160.0m: JT PR S GA clay	160
10		Run 6 : 0% limestone 100% shale	11.2					4		9.1 / 159.9m: 50mm weathered zone	
			R6 154.9		158			5		9.3 / 159.7m: 25mm weathered zone	
11			11.2					NA		9.5 / 159.5m: FC SV PR R GA CN; 100mm FC SV PR R GA CN	
		Run 7 : 3% limestone 97% shale	12.7					3		9.9 / 159.2 - 10.0 / 159.0m: rubbilized zone	159
12			R7 156.4	TCR = 53% SCR = 38% RQD = 17%	157			NA		10.0 / 159.0 - 11.1 / 158.0m: lost core (potential clay seam)	
		Run 8 : 11% limestone 89% shale	14.2					NA			
13			R8 154.9	TCR = 100% SCR = 100% RQD = 88%	156			4		11.0 / 159.0m: lost core	158
			14.2					NA		11.4 / 157.6m: 25mm rubbilized zone	
14								3+RZ		11.8 / 157.3 - 11.9 / 157.1m: rubbilized zone	157
								3+RZ		12.0 / 157.1m: 50mm rubbilized zone	
								NA		12.0 / 157.0 - 12.7 / 156.3m: lost core	
								2			
								4		13.0 / 156.0m: 38mm weathered zone	156
								1			
								0			
								1			
								0			

file: 24-095 gnt.gpj

Client : Trinity Point Developments

END OF COREHOLE

Client : Trinity Point Developments

file: 24-095 gint.qpj

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	core elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) ● 5 25 50 100 250 estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		QUEENSTON FORMATION Shale, reddish brown, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean; interbedded with limestone , grey, laminated to thinly bedded, strong Overall shale: 85%, limestone: 15%	164.6			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6				
15		Run 9 : 18% limestone 82% shale	R9 153.5 15.5	TCR = 100% SCR = 100% RQD = 89%	154			0 3 0 1 3 1		15.3 / 153.7m: 25mm clay infilled seam 15.6 / 153.4m: FC D IR R T CN	154
16		Run 10 : 22% limestone 78% shale	R10 152.0 17.0	TCR = 100% SCR = 98% RQD = 83%	153			0 1 0 0 1 0			153
17		Run 11 : 35% limestone 65% shale	R11 150.5	TCR = 100% SCR = 100% RQD = 100%	152			0 1 0 1 1		17.3 / 151.7m: JT PR S GA; gypsum	152
18					151						151

END OF COREHOLE

18.5m

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	Run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) ● 5 25 50 100 250 estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		Rock coring started at 3.4m below grade	165.8			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6				
4		CLAYEY SILT , some sand, trace gravel, light grey silt partings, hard, reddish brown, moist (GLACIAL TILL)	3.4		165			NA		3.4 / 165.8 - 4.7 / 164.5m: inferred caved material prior to coring Run 1 (overlapping with SS6); core loss was experienced during coring (refer to Borehole Log 104)	165
				R1				NA			
								NA			
								NA			
5		QUEENSTON FORMATION Shale, reddish black, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean; interbedded with limestone , grey, laminated to thinly bedded, strong Overall shale: 81%, limestone: 19% ... at 5.0 m (Elev. 164.2 m), transition to sound rock	164.2		164			2		4.7 / 164.5m: observed weathered bedrock, 100mm rubblized zone	
			5.0					3		5.2 / 164.0m: FC D PR S GA CN	164
				R2				4		5.4 / 163.8m: 25mm rubblized zone	
								1		5.6 / 163.6m: 25mm rubblized zone	
6		Run 1 : 2% limestone 98% shale			163			4		5.9 / 163.3m: 50mm rubblized zone	163
		Run 2 : 14% limestone 86% shale	162.7					3			
			6.5					1		6.7 / 162.5m: 50mm rubblized zone	
7					162			1		7.1 / 162.1 - 7.2 / 162.0m: rubblized zone	162
				R3				1			
								LC		7.4 / 161.8 - 8.0 / 161.2m: lost core	
8		Run 3 : 3% limestone 97% shale	161.2		161			1		8.0 / 161.2m: 25mm rubblized zone	161
			8.0					1		8.1 / 161.1m: 25mm rubblized zone	
				R4				1			
9					160			0			160
		Run 4 : 15% limestone 85% shale	159.7					3		9.3 / 159.9m: FC SV IR R T CN	
			9.5					2		9.7 / 159.5m: 75mm weathered zone	
10					159			5+WZ		9.8 / 159.4m: 100mm clay infilled seam	
				R5				4		9.9 / 159.3m: 50mm weathered zone	159
								1			
11		Run 5 : 18% limestone 82% shale	158.2		158			1			158
			11.0					3			
								2			
12				R6				1		11.8 / 157.4m: JT PR S GA; gypsum	
					157			2			157
		Run 6 : 17% limestone 83% shale	156.7					5		12.3 / 156.9m: JT PR S GA; gypsum	
			12.5					2		12.3 / 156.9m: JT PR S GA; gypsum	
13					156			1			156
		Run 7 : 0% limestone 100% shale		R7				3		13.4 / 155.8m: 50mm weathered zone	

file: 24-095 gnt.gpj

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	UCR elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) ● 5 25 50 100 250 estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		QUEENSTON FORMATION Shale, reddish black, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean;	165.8			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6				
14		interbedded with limestone , grey, laminated to thinly bedded, strong	R7 155.2 14.0	TCR = 100% SCR = 100% RQD = 85%	155			2 0 1 0 0 1 0 3 0 1 2 0 1 0 1 2	El. 154.8m: UCS = 39.5 MPa E = 7.20 GPa γ = 25.8 kN/m³		155
		Overall shale: 81%, limestone: 19%									
		Run 7 : 0% limestone 100% shale	R8	TCR = 100% SCR = 100% RQD = 97%							
15		Run 8 : 17% limestone 83% shale	153.7 15.5		154					15.3 / 153.9m: 25mm clay infilled seam 15.4 / 153.7m: 25mm weathered zone	154
16		Run 9 : 34% limestone 66% shale	152.2 17.0	TCR = 100% SCR = 100% RQD = 57%	153						153
17		Run 10 : 47% limestone 53% shale	150.6	TCR = 100% SCR = 100% RQD = 93%	152					16.9 / 152.3m: 25mm weathered zone	152
18					151					17.8 / 151.4m: JT PR S GA; gypsum 18.1 / 151.1m: JT PR S GA; gypsum	151

END OF COREHOLE

18.6m

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa) estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
		Rock coring started at 4.6m below grade	164.9								
5		CLAYEY SILT , some sand, trace gravel, light grey silt partings, hard, reddish brown, moist (GLACIAL TILL)	4.6 R1	TCR = 100% SCR = 53% RQD = 0%	164.9	Z1	R1	3		4.6 / 164.9 - 4.8 / 164.8m: recovered caved material	
		QUEENSTON FORMATION Shale , reddish black, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean;	5.0			Z2	R2	3		4.8 / 164.8m: observed weathered bedrock	
		interbedded with limestone , grey, laminated to thinly bedded, strong		TCR = 100% SCR = 97% RQD = 69%	164	Z3		1		5.1 / 164.5m: FC D PR S T CN	
6		Overall shale: 82%, limestone: 18% ... at 5.2 m (Elev. 164.3 m), transition to sound rock				Z4		3		5.1 / 164.5m: 25mm weathered zone	
		Run 1 : 7% limestone 93% shale	163.0					2		5.2 / 164.3m: FC D PR S T CN	
		Run 2 : 16% limestone 84% shale	6.5		163			1		5.6 / 163.9m: 25mm rubblized zone	164
7				TCR = 100% SCR = 87% RQD = 38%				3			
		Run 3 : 8% limestone 92% shale	161.5					4		6.5 / 163.1m: 50mm rubblized zone	163
			8.0					4		6.6 / 162.9m: 75mm rubblized zone	
8					162			4		7.2 / 162.4m: FC D PR R GA CN	
								4		7.3 / 162.3m: FC D PR R GA CN	
					161			2		7.5 / 162.0m: FC D PR R GA CN	162
								4		7.7 / 161.9m: FC D PR R GA CN	
								4		7.7 / 161.8m: FC D PR R GA CN	
9								2			
								3		8.6 / 161.0m: FC D PR S GA CN	161
				TCR = 100% SCR = 98% RQD = 98%				1			
					160			1			
10		Run 4 : 15% limestone 85% shale	160.0					2		9.6 / 159.9m: 25mm weathered zone	160
			9.5					1		9.6 / 159.9m: IS clay; 75mm clay infilled seam	
								6		9.7 / 159.8m: 25mm weathered zone	
				TCR = 100% SCR = 90% RQD = 45%				2		10.1 / 159.5m: 13mm weathered zone	
					159			4		10.1 / 159.4m: 50mm FC SV IR R T CT clay	
								5		10.5 / 159.1m: 50mm clay infilled seam	159
11		Run 5 : 13% limestone 87% shale	158.4					1		10.9 / 158.6m: JT PR S GA CT clay	
			11.1					0			
					158			2			
12				TCR = 100% SCR = 98% RQD = 73%				6			
								2			
		Run 6 : 25% limestone 75% shale	156.9					0			
			12.6		157			1		13.4 / 156.2m: 75mm clay infilled seam	156
				TCR = 100% SCR = 95% RQD = 82%				3			
13								3			
								0			
								1			
14		Run 7 : 12% limestone 88% shale	155.4					0			
			14.1					1			
				TCR = 100% SCR = 100% RQD = 97%				2			
		Run 8 : 10% limestone 90% shale			155						155

file: 24-095 gnt.gpj

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa)	estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
			164.9			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6					
15		QUEENSTON FORMATION Shale, reddish black, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean; interbedded with limestone , grey, laminated to thinly bedded, strong Overall shale: 82%, limestone: 18%	R8 153.9	TCR = 100% SCR = 100% RQD = 97%	154				0			154
16		Run 8 : 10% limestone 90% shale	15.6						2		15.8 / 153.7m: 25mm rubblized zone	
17		Run 9 : 14% limestone 86% shale	152.4	TCR = 83% SCR = 82% RQD = 67%	153				0			153
18			17.1						1		16.9 / 152.6 - 17.2 / 152.4m: lost core	152
									1			
				TCR = 100% SCR = 97% RQD = 87%					1			
		Run 10 : 55% limestone 45% shale	150.8		151				3		18.3 / 151.3m: 50mm clay infilled seam	151
									2			
		END OF COREHOLE	18.7m									

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

depth (m)	graphic log	stratigraphy	Run elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa)												natural fracture frequency	laboratory testing	notes and comments	elevation (m)
							estimated strength															
							Z1	Z2	Z3	Z4	R1	R2	R3	R4	R5	R6						
5		Rock coring started at 4.9m below grade	164.5																			
		CLAYEY SILT , some sand, trace gravel, light grey silt partings, hard, reddish brown, moist (GLACIAL TILL)	4.9																			
				R1	TCR = 63% SCR = 0% RQD = 0%	164												4.9 / 164.5 - 5.5 / 163.9m: inferred caved material prior to coring Run 1 (overlapping with SS7 & SS8); core loss was experienced during coring (refer to Borehole Log 106)				
6																						

file: 24-095 gnt.gpj

File No. : 24-095

Project : 2555 Erin Centre, Mississauga

Client : Trinity Point Developments

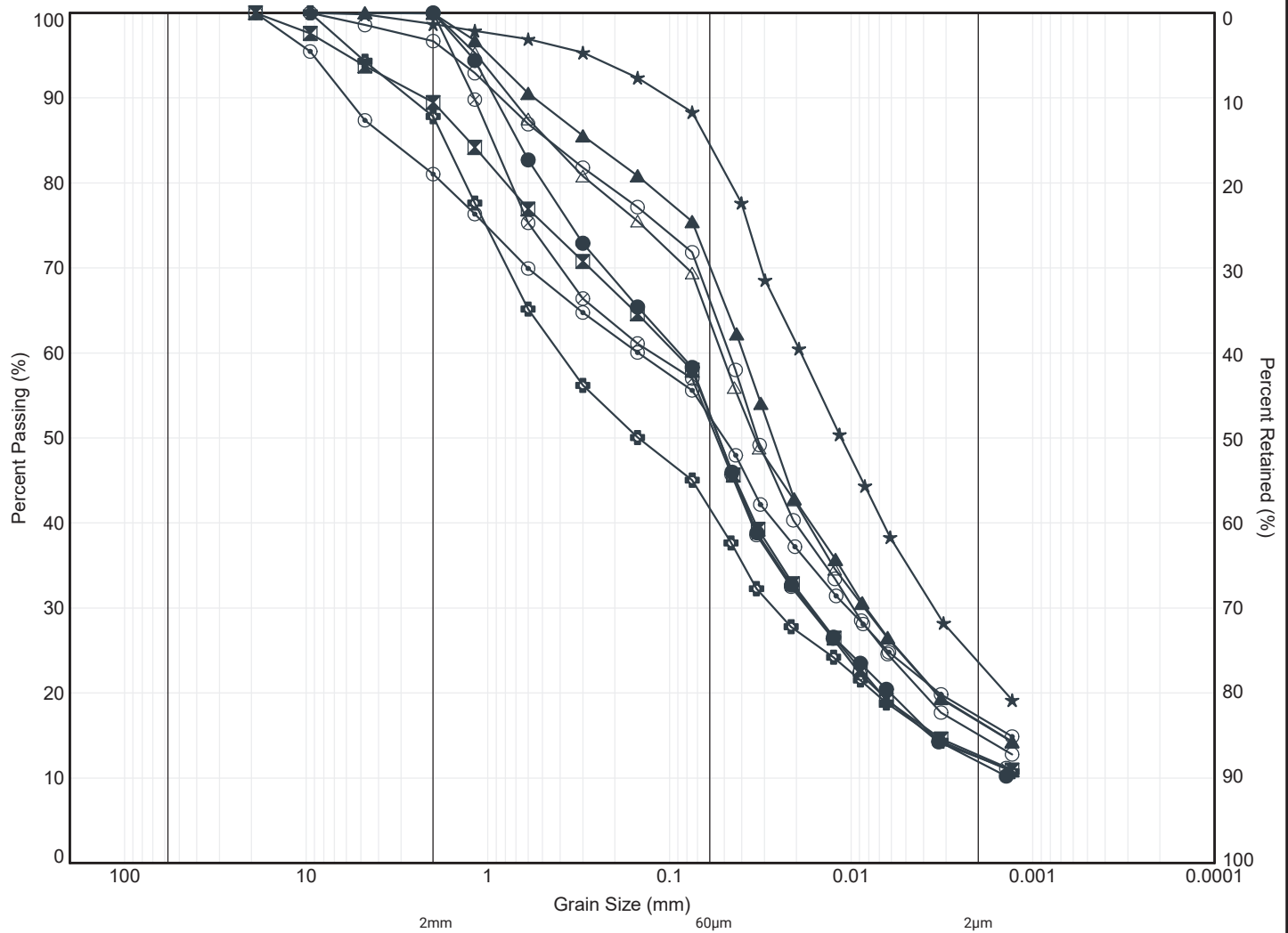
depth (m)	graphic log	stratigraphy	UCR elev depth (m)	recovery	elevation (m)	shale weathering zones	UCS (MPa)	estimated strength	natural fracture frequency	laboratory testing	notes and comments	elevation (m)
			164.5			Z1 Z2 Z3 Z4	R1 R2 R3 R4 R5 R6	5 25 50 100 250				
15		QUEENSTON FORMATION Shale , reddish brown, laminated to thinly bedded, weak, calcareous, green-grey banding; joints are horizontal, closed to gapped, clean;	R7 154.1		154				1			154
		interbedded with limestone , grey, laminated to thinly bedded, strong	15.3						2			
		<i>Overall shale: 82%, limestone: 18%</i>							1			
16		Run 7 : 23% limestone 77% shale	R8	TCR = 100% SCR = 100% RQD = 79%	153				2			153
		Run 8 : 21% limestone 79% shale	152.6						2			
17			16.8		152				1			152
									2			
18		Run 9 : 17% limestone 83% shale	R9	TCR = 100% SCR = 100% RQD = 91%	151				1			151
			151.1						0			
19			18.3		150				1			150
									1			
									2			
		Run 10 : 39% limestone 61% shale	R10	TCR = 100% SCR = 100% RQD = 90%	150				0			150
			149.5						2			

END OF COREHOLE

19.9m

APPENDIX D





MIT SYSTEM	COBBLES	GRAVEL			SAND			SILT	CLAY
		COARSE	MEDIUM	FINE	COARSE	MEDIUM	FINE		

MIT SYSTEM

	Location	Sample	Depth (m)	Elev. (m)	Gravel (%)	Sand (%)	Silt (%)	Clay (%)	(Fines, %)
●	BH 101	SS5	3.2	165.9	0	47	41	12	(0)
⊠	BH 102	SS3	1.8	167.3	11	36	40	13	(0)
▲	BH 104	SS3	1.7	167.5	0	29	54	17	(0)
★	BH 106	SS3	1.8	167.6	1	14	61	24	(0)
⊙	BH 106	SS6	4.7	164.7	19	29	35	17	(0)
⊕	BH 106	SS7	6.2	163.2	12	46	29	13	(0)
○	BH 107	SS5	3.3	166.1	3	31	51	15	(0)
△	BH 107	SS6	3.9	165.5	0	36	47	17	(0)
⊗	BH 108	SS5	3.1	166.2	0	48	40	12	(0)

GROUND
ENGINEERING



Title:

**GRAIN SIZE DISTRIBUTION
GLACIAL TILL**

File No.:

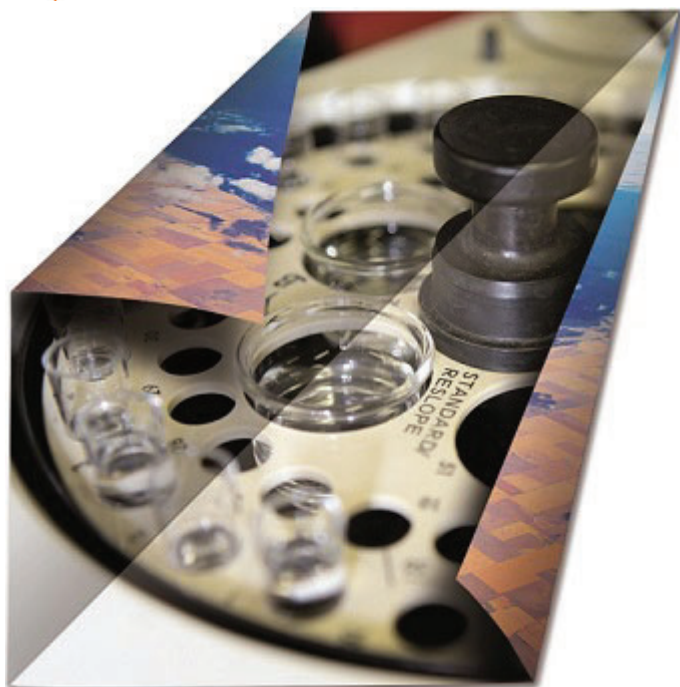
24-095

APPENDIX E



Soil Result





FINAL REPORT

CA40206-JUN24 R1

24-095-202, 2555 Erin Centre Blvd

Prepared for

Grounded Engineering Inc.

First Page

CLIENT DETAILS

Client Grounded Engineering Inc.

Address 1 Banigan Drive
Toronto, Ontario
M4H 1E9, Canada

Contact Jessie Wu

Telephone 647-264-7909

Facsimile

Email jwu@groundedeng.ca

Project 24-095-202, 2555 Erin Centre Blvd

Order Number

Samples Soil (5)

LABORATORY DETAILS

Project Specialist Maarit Wolfe, Hon.B.Sc

Laboratory SGS Canada Inc.

Address 185 Concession St., Lakefield ON, K0L 2H0

Telephone 705-652-2000

Facsimile 705-652-6365

Email Maarit.Wolfe@sgs.com

SGS Reference CA40206-JUN24

Received 06/28/2024

Approved 07/05/2024

Report Number CA40206-JUN24 R1

Date Reported 07/05/2024

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

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

Temperature of Sample upon Receipt: 8 degrees C

Cooling Agent Present: yes

Custody Seal Present: yes

Chain of Custody Number: 038528

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

SIGNATORIES

Maarit Wolfe, Hon.B.Sc





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FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.
Project: 24-095-202, 2555 Erin Centre Blvd
Project Manager: Jessie Wu
Samplers: Sydney Ng

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

				Sample Number	10	11	12	13	14
				Sample Name	BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
				Sample Matrix	Soil	Soil	Soil	Soil	Soil
				Sample Date	28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
BTEX								
Benzene	µg/g	0.02	0.21	< 0.02	---	< 0.02	---	< 0.02
Ethylbenzene	µg/g	0.05	2	< 0.05	---	< 0.05	---	< 0.05
Toluene	µg/g	0.05	2.3	< 0.05	---	< 0.05	---	< 0.05
Xylene (total)	µg/g	0.05	3.1	< 0.05	---	< 0.05	---	< 0.05
m/p-xylene	µg/g	0.05		< 0.05	---	< 0.05	---	< 0.05
o-xylene	µg/g	0.05		< 0.05	---	< 0.05	---	< 0.05

Hydrides

Antimony	µg/g	0.8	7.5	---	---	< 0.8	< 0.8	---
Arsenic	µg/g	0.5	18	---	---	6.4	5.4	---
Selenium	µg/g	0.1	2.4	---	---	0.3	0.2	---

Metals and Inorganics

Moisture Content	%	no		11.3	11.6	9.3	8.2	6.4
Barium	µg/g	0.1	390	---	---	80	50	---
Beryllium	µg/g	0.02	4	---	---	0.70	0.74	---
Boron	µg/g	1	120	---	---	11	13	---
Cadmium	µg/g	0.05	1.2	---	---	0.08	0.06	---
Chromium	µg/g	0.5	160	---	---	20	22	---
Cobalt	µg/g	0.01	22	---	---	13	13	---
Copper	µg/g	0.1	140	---	---	11	9.4	---
Lead	µg/g	0.1	120	---	---	9.8	11	---
Molybdenum	µg/g	0.1	6.9	---	---	1.1	1.2	---



FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.
Project: 24-095-202, 2555 Erin Centre Blvd
Project Manager: Jessie Wu
Samplers: Sydney Ng

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

Sample Number	10	11	12	13	14
Sample Name	BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
Sample Matrix	Soil	Soil	Soil	Soil	Soil
Sample Date	28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
Metals and Inorganics (continued)								
Nickel	µg/g	0.5	100	---	---	29	30	---
Silver	µg/g	0.05	20	---	---	< 0.05	< 0.05	---
Thallium	µg/g	0.02	1	---	---	0.10	0.10	---
Uranium	µg/g	0.002	23	---	---	0.64	0.61	---
Vanadium	µg/g	3	86	---	---	25	27	---
Zinc	µg/g	0.7	340	---	---	56	58	---
Water Soluble Boron	µg/g	0.5	1.5	---	---	< 0.5	< 0.5	---

Other (ORP)

Mercury	ug/g	0.05	0.27	---	---	< 0.05	< 0.05	---
Sodium Adsorption Ratio	No unit	0.2	5	---	---	4.8	1.8	---
SAR Calcium	mg/L	0.2		---	---	25.7	34.0	---
SAR Magnesium	mg/L	0.3		---	---	1.8	2.7	---
SAR Sodium	mg/L	0.1		---	---	92.9	41.4	---
Conductivity	mS/cm	0.002	0.7	---	---	0.63	0.43	---
pH	pH Units	0.05		---	---	7.68	7.78	---
Chromium VI	µg/g	0.2	8	---	---	< 0.2	< 0.2	---
Free Cyanide	µg/g	0.05	0.051	---	---	< 0.05	< 0.05	---



FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.

Project: 24-095-202, 2555 Erin Centre Blvd

Project Manager: Jessie Wu

Samplers: Sydney Ng

MATRIX: SOIL

Sample Number	10	11	12	13	14
Sample Name	BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
Sample Matrix	Soil	Soil	Soil	Soil	Soil
Sample Date	28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
PAHs								
Acenaphthene	µg/g	0.05	7.9	---	---	< 0.05	< 0.05	---
Acenaphthylene	µg/g	0.05	0.15	---	---	< 0.05	< 0.05	---
Anthracene	µg/g	0.05	0.67	---	---	< 0.05	< 0.05	---
Benzo(a)anthracene	µg/g	0.05	0.5	---	---	< 0.05	< 0.05	---
Benzo(a)pyrene	µg/g	0.05	0.3	---	---	< 0.05	< 0.05	---
Benzo(b+j)fluoranthene	µg/g	0.05	0.78	---	---	< 0.05	< 0.05	---
Benzo(ghi)perylene	µg/g	0.1	6.6	---	---	< 0.1	< 0.1	---
Benzo(k)fluoranthene	µg/g	0.05	0.78	---	---	< 0.05	< 0.05	---
Chrysene	µg/g	0.05	7	---	---	< 0.05	< 0.05	---
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	---	---	< 0.06	< 0.06	---
Fluoranthene	µg/g	0.05	0.69	---	---	< 0.05	< 0.05	---
Fluorene	µg/g	0.05	62	---	---	< 0.05	< 0.05	---
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.38	---	---	< 0.1	< 0.1	---
1-Methylnaphthalene	µg/g	0.05		---	---	< 0.05	< 0.05	---
2-Methylnaphthalene	µg/g	0.05		---	---	< 0.05	< 0.05	---
Methylnaphthalene, 2-(1-)	µg/g	0.05	0.99	---	---	< 0.05	< 0.05	---
Naphthalene	µg/g	0.05	0.6	---	---	< 0.05	< 0.05	---
Phenanthrene	µg/g	0.05	6.2	---	---	< 0.05	< 0.05	---
Pyrene	µg/g	0.05	78	---	---	< 0.05	< 0.05	---



FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.
Project: 24-095-202, 2555 Erin Centre Blvd
Project Manager: Jessie Wu
Samplers: Sydney Ng

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

Sample Number				10	11	12	13	14
Sample Name				BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
Sample Matrix				Soil	Soil	Soil	Soil	Soil
Sample Date				28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
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PCBs

Polychlorinated Biphenyls (PCBs) - Total	µg/g	0.3	0.35	< 0.3	< 0.3	---	---	---
--	------	-----	------	-------	-------	-----	-----	-----

PHCs

F1 (C6-C10)	µg/g	10	55	< 10	---	< 10	---	< 10
F1-BTEX (C6-C10)	µg/g	10	55	< 10	---	< 10	---	< 10
F2 (C10-C16)	µg/g	10	98	< 10	---	< 10	---	< 10
F3 (C16-C34)	µg/g	50	300	< 50	---	< 50	---	< 50
F4 (C34-C50)	µg/g	50	2800	< 50	---	< 50	---	< 50
Chromatogram returned to baseline at nC50	Yes / No	no		YES	---	YES	---	YES

SVOC Surrogates

Surr 2-Fluorobiphenyl	Surr Rec %	no		---	---	90	77	---
Surr 4-Terphenyl-d14	Surr Rec %	no		---	---	81	69	---
Surr 2-Methylnaphthalene-D10	Surr Rec %	no		---	---	84	75	---
Surr Fluoranthene-D10	Surr Rec %	no		---	---	85	72	---



FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.

Project: 24-095-202, 2555 Erin Centre Blvd

Project Manager: Jessie Wu

Samplers: Sydney Ng

MATRIX: SOIL

Sample Number	10	11	12	13	14
Sample Name	BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
Sample Matrix	Soil	Soil	Soil	Soil	Soil
Sample Date	28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
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THMs (VOC)

Bromodichloromethane	µg/g	0.05	13	---	---	< 0.05	---	< 0.05
Bromoform	µg/g	0.05	0.27	---	---	< 0.05	---	< 0.05
Dibromochloromethane	µg/g	0.05	9.4	---	---	< 0.05	---	< 0.05

VOC Surrogates

Surr 1,2-Dichloroethane-d4	Surr Rec %	no		---	---	118	---	119
Surr 4-Bromofluorobenzene	Surr Rec %	no		---	---	92	---	93
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no		---	---	89	---	88

VOCs

Acetone	µg/g	0.5	16	---	---	< 0.5	---	< 0.5
Bromomethane	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
Carbon tetrachloride	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
Chlorobenzene	µg/g	0.05	2.4	---	---	< 0.05	---	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	3.4	---	---	< 0.05	---	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	4.8	---	---	< 0.05	---	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.083	---	---	< 0.05	---	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	---	---	< 0.05	---	< 0.05
1,1-Dichloroethane	µg/g	0.05	3.5	---	---	< 0.05	---	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	0.084	---	---	< 0.05	---	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	3.4	---	---	< 0.05	---	< 0.05



FINAL REPORT

CA40206-JUN24 R1

Client: Grounded Engineering Inc.

Project: 24-095-202, 2555 Erin Centre Blvd

Project Manager: Jessie Wu

Samplers: Sydney Ng

MATRIX: SOIL

Sample Number	10	11	12	13	14
Sample Name	BH109 GS1	Dup 191	BH103 SS2	BH103 SS3	BH103 SS5
Sample Matrix	Soil	Soil	Soil	Soil	Soil
Sample Date	28/06/2024	28/06/2024	28/06/2024	28/06/2024	28/06/2024

L1 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

Parameter	Units	RL	L1	Result	Result	Result	Result	Result
VOCs (continued)								
1,2-Dichloropropane	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
cis-1,3-dichloropropene	µg/g	0.03		---	---	< 0.03	---	< 0.03
trans-1,3-dichloropropene	µg/g	0.03		---	---	< 0.03	---	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
n-Hexane	µg/g	0.05	2.8	---	---	< 0.05	---	< 0.05
Methyl ethyl ketone	µg/g	0.5	16	---	---	< 0.5	---	< 0.5
Methyl isobutyl ketone	µg/g	0.5	1.7	---	---	< 0.5	---	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	0.75	---	---	< 0.05	---	< 0.05
Methylene Chloride	µg/g	0.05	0.1	---	---	< 0.05	---	< 0.05
Styrene	µg/g	0.05	0.7	---	---	< 0.05	---	< 0.05
Tetrachloroethylene	µg/g	0.05	0.28	---	---	< 0.05	---	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.058	---	---	< 0.05	---	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.38	---	---	< 0.05	---	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05
Trichloroethylene	µg/g	0.05	0.061	---	---	< 0.05	---	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	---	---	< 0.05	---	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	---	---	< 0.02	---	< 0.02
Chloroform	µg/g	0.05	0.05	---	---	< 0.05	---	< 0.05

EXCEEDANCE SUMMARY

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



HOLDING TIME SUMMARY

Sample Name	QC Batch Reference	Sample Number	Sampled	Received	Extracted/ Prepared	Analysed	Holding Time	Approved
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Conductivity

Method: EPA 6010/SM 2510 | Internal ref.: ME-CA-[ENV]EWL-LAK-AN-006

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/26/2024	07/03/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/26/2024	07/03/2024
BH103 SS2	EWL0032-JUL24	12	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/26/2024	07/03/2024
BH103 SS3	EWL0032-JUL24	13	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/26/2024	07/03/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/26/2024	07/03/2024

Cyanide by SFA

Method: SM 4500 | Internal ref.: ME-CA-[ENV]SFA-LAK-AN-005

BH109 GS1	NA	10	06/28/2024	06/28/2024			07/12/2024	07/04/2024
Dup 191	NA	11	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS2	SKA5006-JUL24	12	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS3	SKA5006-JUL24	13	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024			07/12/2024	07/04/2024

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A | Internal ref.: ME-CA-[ENV]SKA-LAK-AN-012

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/28/2024	07/04/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/28/2024	07/04/2024
BH103 SS2	SKA5005-JUL24	12	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/28/2024	07/04/2024
BH103 SS3	SKA5005-JUL24	13	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/28/2024	07/04/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/02/2024	07/03/2024	07/28/2024	07/04/2024

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-[ENV]SPE-LAK-AN-004

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/26/2024	07/04/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/26/2024	07/04/2024
BH103 SS2	EMS0279-JUN24	12	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/26/2024	07/04/2024
BH103 SS3	EMS0279-JUN24	13	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/26/2024	07/04/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/26/2024	07/04/2024

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-[ENV]SPE-LAK-AN-003

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS2	ESG0005-JUL24	12	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS3	ESG0005-JUL24	13	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024

Metals in Soil - Aqua-regia/ICP-MS

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

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/03/2024	07/03/2024	12/25/2024	07/04/2024
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HOLDING TIME SUMMARY

Sample Name	QC Batch Reference	Sample Number	Sampled	Received	Extracted/ Prepared	Analysed	Holding Time	Approved
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Metals in Soil - Aqua-regia/ICP-MS (continued)

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

Dup 191	NA	11	06/28/2024	06/28/2024	07/03/2024	07/03/2024	12/25/2024	07/04/2024
BH103 SS2	EMS0279-JUN24	12	06/28/2024	06/28/2024	07/03/2024	07/03/2024	12/25/2024	07/04/2024
BH103 SS3	EMS0279-JUN24	13	06/28/2024	06/28/2024	07/03/2024	07/03/2024	12/25/2024	07/04/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/03/2024	07/03/2024	12/25/2024	07/04/2024

Moisture

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

BH109 GS1	GCM0043-JUL24	10	06/28/2024	06/28/2024			08/27/2024	07/04/2024
Dup 191	GCM0043-JUL24	11	06/28/2024	06/28/2024			08/27/2024	07/04/2024
BH103 SS2	GCM0043-JUL24	12	06/28/2024	06/28/2024			08/27/2024	07/04/2024
BH103 SS3	GCM0043-JUL24	13	06/28/2024	06/28/2024			08/27/2024	07/04/2024
BH103 SS5	GCM0043-JUL24	14	06/28/2024	06/28/2024			08/27/2024	07/04/2024

Petroleum Hydrocarbons (F1)

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

BH109 GS1	GCM0026-JUL24	10	06/28/2024	06/28/2024			07/12/2024	07/04/2024
Dup 191	NA	11	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS2	GCM0026-JUL24	12	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS3	NA	13	06/28/2024	06/28/2024			07/12/2024	07/04/2024
BH103 SS5	GCM0026-JUL24	14	06/28/2024	06/28/2024			07/12/2024	07/04/2024

Petroleum Hydrocarbons (F2-F4)

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

BH109 GS1	GCM0029-JUL24	10	06/28/2024	06/28/2024			07/12/2024	07/05/2024
Dup 191	NA	11	06/28/2024	06/28/2024			07/12/2024	07/05/2024
BH103 SS2	GCM0029-JUL24	12	06/28/2024	06/28/2024			08/07/2024	07/05/2024
BH103 SS3	NA	13	06/28/2024	06/28/2024			07/12/2024	07/05/2024
BH103 SS5	GCM0029-JUL24	14	06/28/2024	06/28/2024			07/12/2024	07/05/2024

pH

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

BH109 GS1	NA	10	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/28/2024	07/03/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/28/2024	07/03/2024
BH103 SS2	ARD0008-JUL24	12	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/28/2024	07/03/2024
BH103 SS3	ARD0008-JUL24	13	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/28/2024	07/03/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/28/2024	07/03/2024

Polychlorinated Biphenyls

Method: EPA 3570/8082A/8270C | Internal ref.: ME-CA-[ENV]GC-LAK-AN-001

BH109 GS1	GCM0031-JUL24	10	06/28/2024	06/28/2024	07/03/2024	07/05/2024	08/19/2025	07/05/2024
Dup 191	GCM0031-JUL24	11	06/28/2024	06/28/2024	07/03/2024	07/05/2024	08/19/2025	07/05/2024



HOLDING TIME SUMMARY

Sample Name	QC Batch Reference	Sample Number	Sampled	Received	Extracted/Prepared	Analysed	Holding Time	Approved
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Polychlorinated Biphenyls (continued)

Method: EPA 3570/8082A/8270C | Internal ref.: ME-CA-[ENV]GC-LAK-AN-001

BH103 SS2	NA	12	06/28/2024	06/28/2024	07/03/2024	07/05/2024	08/19/2025	07/05/2024
BH103 SS3	NA	13	06/28/2024	06/28/2024	07/03/2024	07/05/2024	08/19/2025	07/05/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024	07/03/2024	07/05/2024	08/19/2025	07/05/2024

Semi-Volatile Organics

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

BH109 GS1	NA	10	06/28/2024	06/28/2024			07/12/2024	07/05/2024
Dup 191	NA	11	06/28/2024	06/28/2024			07/12/2024	07/05/2024
BH103 SS2	GCM0033-JUL24	12	06/28/2024	06/28/2024			08/27/2024	07/05/2024
BH103 SS3	GCM0033-JUL24	13	06/28/2024	06/28/2024			08/27/2024	07/05/2024
BH103 SS5	NA	14	06/28/2024	06/28/2024			07/12/2024	07/05/2024

Sodium adsorption ratio (SAR)

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-[ENV]JARD-LAK-AN-021

BH109 GS1		10	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
Dup 191		11	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS2		12	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS3		13	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024
BH103 SS5		14	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/03/2024

Volatile Organics

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

BH109 GS1	GCM0025-JUL24	10	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/12/2024	07/04/2024
Dup 191	NA	11	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/12/2024	07/04/2024
BH103 SS2	GCM0025-JUL24	12	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/12/2024	07/04/2024
BH103 SS3	NA	13	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/12/2024	07/04/2024
BH103 SS5	GCM0025-JUL24	14	06/28/2024	06/28/2024	07/03/2024	07/03/2024	07/12/2024	07/04/2024

Water Soluble Boron

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

BH109 GS1		10	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/02/2024
Dup 191		11	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/02/2024
BH103 SS2	ESG0002-JUL24	12	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/02/2024
BH103 SS3	ESG0002-JUL24	13	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/02/2024
BH103 SS5		14	06/28/2024	06/28/2024	07/02/2024	07/02/2024	12/25/2024	07/02/2024



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QC SUMMARY

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Conductivity	EWL0032-JUL24	mS/cm	0.002	<0.002	2	10	99	90	110	NA		

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Free Cyanide	SKA5006-JUL24	µg/g	0.05	<0.05	ND	20	95	80	120	88	75	125

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Chromium VI	SKA5005-JUL24	ug/g	0.2	<0.2	ND	20	84	80	120	84	75	125



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QC SUMMARY

Mercury by CVAAS

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Mercury	EMS0279-JUN24	ug/g	0.05	<0.05	ND	20	103	80	120	106	70	130

Metals in aqueous samples - ICP-OES

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
SAR Calcium	ESG0005-JUL24	mg/L	0.2	<0.2	0	20	108	80	120	93	70	130
SAR Magnesium	ESG0005-JUL24	mg/L	0.3	<0.3	1	20	109	80	120	95	70	130
SAR Sodium	ESG0005-JUL24	mg/L	0.1	<0.1	2	20	109	80	120	95	70	130



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QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Silver	EMS0279-JUN24	ug/g	0.05	<0.05	ND	20	106	70	130	107	70	130
Arsenic	EMS0279-JUN24	µg/g	0.5	<0.5	6	20	98	70	130	93	70	130
Barium	EMS0279-JUN24	ug/g	0.1	<0.1	14	20	98	70	130	88	70	130
Beryllium	EMS0279-JUN24	µg/g	0.02	<0.02	4	20	94	70	130	109	70	130
Boron	EMS0279-JUN24	µg/g	1	<1	7	20	93	70	130	102	70	130
Cadmium	EMS0279-JUN24	ug/g	0.05	<0.05	ND	20	95	70	130	105	70	130
Cobalt	EMS0279-JUN24	µg/g	0.01	<0.01	0	20	99	70	130	106	70	130
Chromium	EMS0279-JUN24	µg/g	0.5	<0.5	3	20	99	70	130	98	70	130
Copper	EMS0279-JUN24	µg/g	0.1	<0.1	4	20	96	70	130	102	70	130
Molybdenum	EMS0279-JUN24	µg/g	0.1	<0.1	13	20	100	70	130	107	70	130
Nickel	EMS0279-JUN24	ug/g	0.5	<0.5	0	20	102	70	130	103	70	130
Lead	EMS0279-JUN24	µg/g	0.1	<0.1	1	20	98	70	130	109	70	130
Antimony	EMS0279-JUN24	µg/g	0.8	<0.8	ND	20	102	70	130	76	70	130
Selenium	EMS0279-JUN24	ug/g	0.1	<0.1	8	20	101	70	130	97	70	130
Thallium	EMS0279-JUN24	µg/g	0.02	<0.02	7	20	NV	70	130	120	70	130
Uranium	EMS0279-JUN24	µg/g	0.002	<0.002	10	20	98	70	130	98	70	130
Vanadium	EMS0279-JUN24	µg/g	3	<3	14	20	102	70	130	96	70	130
Zinc	EMS0279-JUN24	µg/g	0.7	<0.7	3	20	98	70	130	98	70	130



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QC SUMMARY

Petroleum Hydrocarbons (F1)
Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F1 (C6-C10)	GCM0026-JUL24	µg/g	10	<10	ND	30	94	80	120	82	60	140

Petroleum Hydrocarbons (F2-F4)
Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
F2 (C10-C16)	GCM0029-JUL24	µg/g	10	<10	ND	30	113	80	120	112	60	140
F3 (C16-C34)	GCM0029-JUL24	µg/g	50	<50	ND	30	113	80	120	112	60	140
F4 (C34-C50)	GCM0029-JUL24	µg/g	50	<50	ND	30	113	80	120	112	60	140



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QC SUMMARY

pH
Method: SM 4500 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
pH	ARD0008-JUL24	pH Units	0.05		0	20	100	80	120			

Polychlorinated Biphenyls
Method: EPA 3570/8082A/8270C | Internal ref.: ME-CA-IENVIGC-LAK-AN-001

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Polychlorinated Biphenyls (PCBs) - Total	GCM0031-JUL24	µg/g	0.3	< 0.3	ND	40	79	60	140	75	60	140



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QC SUMMARY

Semi-Volatile Organics

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1-Methylnaphthalene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	105	50	140	63	50	140
2-Methylnaphthalene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	105	50	140	65	50	140
Acenaphthene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	107	50	140	66	50	140
Acenaphthylene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	102	50	140	64	50	140
Anthracene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	102	50	140	64	50	140
Benzo(a)anthracene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	99	50	140	64	50	140
Benzo(a)pyrene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	100	50	140	64	50	140
Benzo(b+j)fluoranthene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	100	50	140	62	50	140
Benzo(ghi)perylene	GCM0033-JUL24	µg/g	0.1	< 0.1	ND	40	93	50	140	58	50	140
Benzo(k)fluoranthene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	100	50	140	64	50	140
Chrysene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	98	50	140	60	50	140
Dibenzo(a,h)anthracene	GCM0033-JUL24	µg/g	0.06	< 0.06	ND	40	98	50	140	64	50	140
Fluoranthene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	104	50	140	64	50	140
Fluorene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	105	50	140	65	50	140
Indeno(1,2,3-cd)pyrene	GCM0033-JUL24	µg/g	0.1	< 0.1	ND	40	100	50	140	64	50	140
Naphthalene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	101	50	140	63	50	140
Phenanthrene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	102	50	140	63	50	140
Pyrene	GCM0033-JUL24	µg/g	0.05	< 0.05	ND	40	98	50	140	60	50	140



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QC SUMMARY

Volatile Organics

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
1,1,1,2-Tetrachloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	93	50	140
1,1,1-Trichloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	103	50	140
1,1,2,2-Tetrachloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	98	60	130	67	50	140
1,1,2-Trichloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	89	50	140
1,1-Dichloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	93	50	140
1,1-Dichloroethylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	101	50	140
1,2-Dichlorobenzene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	102	60	130	92	50	140
1,2-Dichloroethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	102	50	140
1,2-Dichloropropane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	85	50	140
1,3-Dichlorobenzene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	92	50	140
1,4-Dichlorobenzene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	92	50	140
Acetone	GCM0025-JUL24	µg/g	0.5	< 0.5	ND	50	101	50	140	100	50	140
Benzene	GCM0025-JUL24	µg/g	0.02	< 0.02	ND	50	100	60	130	90	50	140
Bromodichloromethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	96	50	140
Bromoform	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	91	50	140
Bromomethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	103	50	140	99	50	140
Carbon tetrachloride	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	107	50	140
Chlorobenzene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	89	50	140
Chloroform	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	100	50	140
cis-1,2-Dichloroethylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	87	50	140



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QC SUMMARY

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

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
cis-1,3-dichloropropene	GCM0025-JUL24	µg/g	0.03	< 0.03	ND	50	104	60	130	88	50	140
Dibromochloromethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	102	60	130	94	50	140
Dichlorodifluoromethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	96	50	140	85	50	140
Ethylbenzene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	91	50	140
Ethylenedibromide	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	88	50	140
n-Hexane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	97	60	130	75	50	140
m/p-xylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	89	50	140
Methyl ethyl ketone	GCM0025-JUL24	µg/g	0.5	< 0.5	ND	50	102	50	140	89	50	140
Methyl isobutyl ketone	GCM0025-JUL24	µg/g	0.5	< 0.5	ND	50	106	50	140	93	50	140
Methyl-t-butyl Ether	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	103	60	130	105	50	140
Methylene Chloride	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	97	50	140
o-xylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	97	60	130	87	50	140
Styrene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	89	50	140
Tetrachloroethylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	100	60	130	90	50	140
Toluene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	99	60	130	89	50	140
trans-1,2-Dichloroethylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	101	60	130	99	50	140
trans-1,3-dichloropropene	GCM0025-JUL24	µg/g	0.03	< 0.03	ND	50	102	60	130	87	50	140
Trichloroethylene	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	102	60	130	103	50	140
Trichlorofluoromethane	GCM0025-JUL24	µg/g	0.05	< 0.05	ND	50	102	50	140	143	50	140
Vinyl Chloride	GCM0025-JUL24	µg/g	0.02	< 0.02	ND	50	101	50	140	86	50	140



QC SUMMARY

Water Soluble Boron

Method: O.Req. 15 3/04 | Internal ref.: ME-CA-ENV1 SPE-LAK-AN-003

Parameter	QC batch Reference	Units	RL	Method Blank	Duplicate		LCS/Spike Blank			Matrix Spike / Ref.		
					RPD	AC (%)	Spike Recovery (%)	Recovery Limits (%)		Spike Recovery (%)	Recovery Limits (%)	
								Low	High		Low	High
Water Soluble Boron	ESG0002-JUL24	µg/g	0.5	<0.5	ND	20	107	80	120	109	70	130

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.

RL Reporting Limit.

↑ Reporting limit raised.

↓ Reporting limit lowered.

NA The sample was not analysed for this analyte

ND Non Detect

Results relate only to the sample tested.

Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.

"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

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Request for Laboratory Services and CHAIN OF CUSTODY

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Received Time: 15:00 (hr.:min)

Received By (signature): T.L.

Custody Seal Present: Yes ☒ No ☐

Custody Seal Intact: Yes ☒ No ☐

Cooling Agent Present: Yes ☒ No ☐ Type: 2LC

Temperature Upon Receipt (°C): 2.8

LAB LIMS #: CA40206-JUN24

REPORT INFORMATION		INVOICE INFORMATION	
Company: <u>Groutmold Engineering</u>		<input checked="" type="checkbox"/> (same as Report Information)	
Contact: <u>Jessie Wu</u>	Company: _____	_____	
Address: <u>1 Bannigan Dr</u>	Contact: _____	_____	
<u>Toronto, ON, M4H 1H3</u>	Address: _____	_____	
Phone: _____	Phone: _____	_____	
Fax: _____	_____	_____	
Email: <u>JWu@groutmoldeng.ca</u>	Email: _____	_____	
Quotation #: _____		P.O. #: _____	
Project #: <u>24-095-202</u>		Site Location/ID: <u>2555 Tim Centre Bld.</u>	
TURNAROUND TIME (TAT) REQUIRED			
TAT's are quoted in business days (exclude statutory holidays & weekends). Samples received after 6pm or on weekends: TAT begins next business day			
<input checked="" type="checkbox"/> Regular TAT (5-7 days)			
<input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input type="checkbox"/> 3 Days <input type="checkbox"/> 4 Days			
RUSH TAT (Additional Charges May Apply):			
PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION			
Specify Due Date: _____		*NOTE: DRINKING (POTABLE) WATER SAMPLES FOR HUMAN CONSUMPTION MUST BE SUBMITTED WITH SGS DRINKING WATER CHAIN OF CUSTODY	

REGULATIONS										ANALYSIS REQUESTED													
<input type="checkbox"/> O.Reg 153/04 <input type="checkbox"/> O.Reg 406/19		Other Regulations:		Sewer By-Law:		M & I		SVOC		PCB		PHC		VOC		Pest		Other (please specify)		SPLP		TCLP	
<input type="checkbox"/> Table 1 <input checked="" type="checkbox"/> Res/Park Soil Texture:		<input type="checkbox"/> Reg 347/558 (3 Day min TAT)		<input type="checkbox"/> Sanitary		<input type="checkbox"/> Aroclor																	
<input type="checkbox"/> Table 2 <input type="checkbox"/> Ind/Com <input checked="" type="checkbox"/> Coarse		<input type="checkbox"/> PWOO <input type="checkbox"/> MMER		<input type="checkbox"/> Storm																			
<input checked="" type="checkbox"/> Table 3 <input type="checkbox"/> Agri/Other <input type="checkbox"/> Medium/Fine		<input type="checkbox"/> CCME <input type="checkbox"/> Other:		Municipality:																			
<input type="checkbox"/> Table Appx.		<input type="checkbox"/> MISA																					
Soil Volume <input checked="" type="checkbox"/> <350m3 <input type="checkbox"/> >350m3		<input type="checkbox"/> ODWS Not Reportable *See note																					
RECORD OF SITE CONDITION (RSC) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																							
Y(N)																							
Organics (HWS,EC,SAR--soil)																							
Inorganic (soil only) Hg, CrVI																							
Heavy Metals: Sb,As,Ba,Be,B,Cd, Cr, Cu, Pb, Ti,U,V,Zn																							
Comments:																							

SAMPLE IDENTIFICATION						DATE SAMPLED	TIME SAMPLED	# OF BOTTLES	MATRIX	Field Filtered (<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No)	Metals & Inor <small>Incl Cr-VI, CN, Hg, pH, B-(H- Cl, Na-water)</small>	Full Metals S <small>ICP metals plus B(HWS-s</small>	ICP Metals onl <small>Cr, Co, Cu, Pb, Mo, Ni, Se, Ag,</small>	PAHs only	SVOCs <small>all incl PAHs, ABNs, CPs</small>	PCBs Total	F1-F4 + BTEX	F1-F4 only no BTEX	VOCs all incl BTEX	BTEX only	Pesticides <small>Organochlorine or speci</small>	Sewer Use: Specify pkg:	Water Character General <input type="checkbox"/> Ex	<input type="checkbox"/> OCP <input type="checkbox"/> Biop <input type="checkbox"/> ABN <input type="checkbox"/> ABN <input type="checkbox"/>	<input type="checkbox"/> Ignit.
1	BP109 G61	28/6/24	9:30	4	5		X	X								X	X								
2	DUP 191	28/6/24	9:30	1	5		X	X								X	X								
3	BH103SS2	"	9:05	4			X	X								X	X								
4	BP109 G61	28/6/24	9:30	3	5		X	X								X	X								
5	BH103SS3		9:10	3			X	X								X	X								
6	BH103SS5	↓	9:30	3	↓		X	X								X	X								

Observations/Comments/Special Instructions			
Sampled By (NAME):	Signature:	Date:	Pink Copy - Client
Relinquished by (NAME):	Signature:	Date:	Yellow & White Copy - SGS
<p>Revised 01/17 Date of Issue: 07/ JUNE 2023</p> <p>Note: Submission of samples to SGS is acknowledged and that you have been provided directions in sample collection, handling and transportation of samples. (2) Submission of samples to SGS is considered authorization for completion of work. Signatures may appear on this form to be retained on file in the event of a dispute. (3) Results may be sent by email to an unlimited number of addresses for no additional cost. Fax is available upon request. This document is issued by the Company under its General Conditions of Service accessible at the contract, or in an alternative format (e.g. shipping documents). (3) Results may be sent by email to an unlimited number of addresses for no additional cost. Fax is available upon request. This document is issued by the Company under its General Conditions of Service accessible at the contract, or in an alternative format (e.g. shipping documents).</p>			

Request for Laboratory Services and CHAIN OF CUSTODY

No:

- Lakefield: 185 Concession St., Lakefield, ON K0L 2H0 Phone: 705-652-2010 Fax: 705-652-6365 Web: www.sgs.com/environment
 - London: 657 Consortium Court, London, ON, N6E 2S8 Phone: 519-672-4510 Toll Free: 877-948-8060 Fax: 519-672-0361

Page 1 of 1

Laboratory Information Section - Lab use only

Received By: Scott KenReceived By (signature): [Signature]Received Date (mm/dd/yy): 07/03/24Custody Seal Present: ☒Custody Seal Intact: ☒Cooling Agent Present: ☐Temperature Upon Receipt (°C): 7°C x 2LAB LIMS #: 40206-JUN24

REPORT INFORMATION

Company: Grounded Engineering

Contact: Jessie Wu

Address: 1 Banigan Drive, Toronto, ON

Phone: 647-264-7909

Email: jwu@groundedeng.caFax: 647-264-7909Company: (same as Report Information)Contact: Address: Phone: Email:

REGULATIONS

Regulation 153/04:

Table 1 ☒ R/P/I
 Table 2 ☐ W/C/C
 Table 3 ☐ A/O

Soil Texture:
☐ Coarse
☐ Medium
☐ Fine

Other Regulations:
☐ Reg 34/7558 (3 Day min TAT)
☐ PWCO
☐ CMME
☐ MISA

Sewer By-Law:
☐ Sanitary
☐ Storm
☐ Municipality:

RECORD OF SITE CONDITION (RSC) ☒ YES ☐ NO

SAMPLE IDENTIFICATION

DATE SAMPLED: 28/6/24 TIME SAMPLED: 10:00 # OF BOTTLES: 1 MATRIX: 5

Field Filtered (Y/N)

Metals & Inorganics

PAH ☐ ABN ☐ SVOC(all) ☐PCB Total ☒ Aroclor ☐PHC F1-F4 ☐ VOC ☐BTEX ☐ BTEX/F1 ☐ F2-F4 ☐VOC ☐ BTEX ☐ THM ☐Pesticides OC ☐ OP ☐TCLP M&I ☐ VOC ☐ PCBB(a)P ☐ ABN ☐ Ignit. ☐Water Pkg Gen. ☐ Ext. ☐Sewer Use: ☐

Soil Corrosivity

ANALYSIS REQUESTED

Specify Dur Date:

Rush Confirmation ID:

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

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

PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

TURNAROUND TIME (TAT) REQUIRED

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

P.O. #: Site Location/ID: 2555 Eglinton Av. W. Mississauga

PROJECT INFORMATION

Quotation #: 24-045Project #: 24-045RUSH TAT (Additional Charges May Apply): ☐ 1 Day ☐ 2 Days ☐ 3 Days ☐ 4 Days

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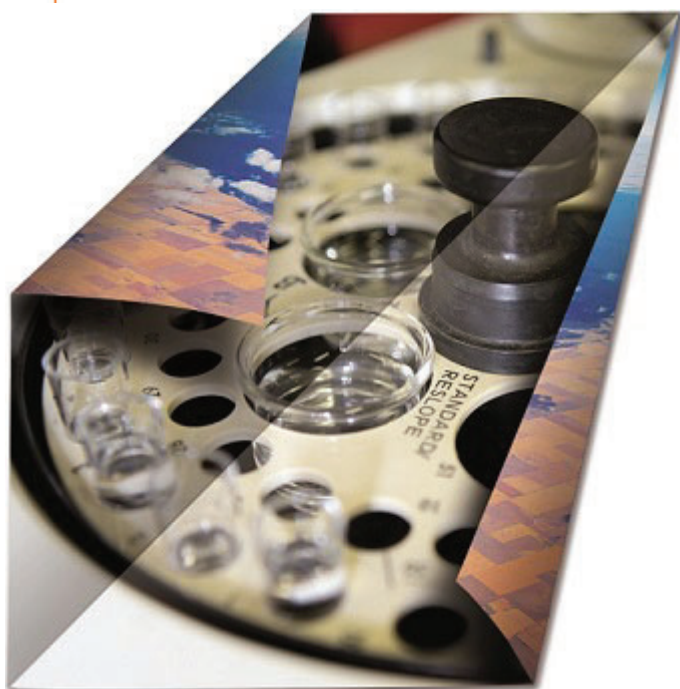
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FINAL REPORT

CA40201-JUN24 R

24-095-202

Prepared for

Grounded Engineering Inc.

First Page

CLIENT DETAILS

Client Grounded Engineering Inc2
Address 2000 Bani an Drive
Toronto Ontario
Canada
Contact Vessie Gu
Telephone 744-574-1909
Facsimile
Email jwu3@grounded.ca
Project 54-09-505
Order Number
Samples Soil (5) J

LABORATORY DETAILS

Project Specialist Maarit Wolfel Hon.B.Sc
Laboratory SGS Canada Inc2
Address 2000 Concession Street/La8efield ONvk 0L 5M0
Telephone (416) 5-5000
Facsimile (416) 5-767
Email maarit@sgs.com
SGS Reference CA4050@WUN54
Received 07/04/2014
Approved 07/04/2014
Report Number CA4050@WUN54 R
Date Reported 07/04/2014

CO, , ENTS

CC, E, Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the Cg S for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory/La8efield/ON site2

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holdin. times were met2

nC7 and nC8 response factors within 60% of response factor for toluene: YES

nC9 and nC10 response factors within 10% of the average response for the three compounds: YES

C10 response factors within 10% of nC9 + nC10 + nC14 average: YES

Linearity is within 10%: YES

F4G - 1,4-dimethylheptyl hydrocarbons cannot be added to the C7 to C10 hydrocarbons2

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the Cg S PMC2

Hydrocarbon results are expressed on a dry weight basis2

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b)fluoranthene2 Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used2

Temperature of Sample upon Receipt: 9 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 0690H/061) 54/061) 5)

Trichlorofluoromethane, matrix spike; Recovery is outside control limits; the overall quality control for this analysis has been assessed and was determined to be acceptable2

SIGNATORIES

Maarit Wolfe, Hon.B.Sc





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