

Starlight Investments CDN AM Group GP LP
P.O. Box 1890 Station B
Mississauga, ON L4Y 3W6

File No. 24-040
July 18, 2025

Attention Matthew Cesta

**Re: Soils Condition Letter – Conveyance Lands
1315 Silver Spear Road, Mississauga, Ontario**

Grounded Engineering Inc. ("Grounded") is pleased to provide you with this Soils Condition Letter – Conveyance Lands for the City conveyance lands within the site at 1315 Silver Spear Road, (the Site) in Mississauga, Ontario. Grounded Engineering was retained to provide this scope in support of municipal conveyance (the "Property").for the proposed lane-widening dedication at 1315 Silver Spear Road, in Mississauga, Ontario

1 Introduction

The site is located at 1315 Silver Spear Road in Mississauga, Ontario. The site is currently occupied by an eight-storey residential building with a detached one-level above-grade parking structure and asphalt parking lots on the north and west portions. The Property is proposed for redevelopment with a 14-storey residential structure with four (4) levels of underground parking adjacent to the existing eight-storey residential building and parking structures. As part of the new development, it is proposed that a 0.92 m wide parcel of land along the northern property boundary will be conveyed to the City of Mississauga as a lane-widening dedication. The site location plan is presented on Figure 1.

Given the groundwater was identified beyond 12 mbgs, an RSC is not required for the Property and based on the low environmental concerns identified onsite, the Phase One ESA completed for the Site recommended that a limited investigation to assess if the soils within the conveyance lands have been impacted by the onsite PCAs be completed prior to conveyance.

On July 10, 2025, a representative of Grounded collected three (3) soil samples from the site within the proposed conveyance land. The soil was sampled from three (3) representative hand-augured samples (BH301 to 303) from a maximum depth of 0.6 mbgs. The soil generally consisted of fill material, followed by native sand to silty sand soils. The sampling locations are presented on Figure 2.

2 Chemical Parameters Tested

Select soil samples were submitted for chemical analysis to a CALA Certified Laboratory. The chemical parameter groups selected for analysis were chosen based on potential Contaminants of Concern as identified in Grounded's Phase One ESA (2025) to assess the quality of the fill material and if any impacts from de-icing activities within the conveyance lands.



The analysis was conducted for the following parameters groups, as specified in Ministry of the Environment, Conservation and Parks (MECP) *“Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act”*, July 1, 2011.

INORGANIC PARAMETER GROUPS

- Metals (M)
- Metals, Hydride-Forming: As, Se & Sb (H-M)
- Other Regulated Parameters (ORPs):
 - Boron, hot water soluble (HWS)
 - Cyanide
 - Electrical Conductivity (EC)
 - Hexavalent Chromium
 - Mercury
 - pH
 - Sodium Adsorption Ratio (SAR)

ORGANIC PARAMETER GROUPS

- Petroleum Hydrocarbons (PHCs)
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Trihalomethanes (THMs)
- Volatile Organic Compounds I (VOCs)
- Volatile Organic Compounds II: Benzene, Toluene, Ethylbenzene, Xylene (BTEX)

The soil samples selected for analysis were:

Sample ID	Depth (m) /Elevation (masl)	Stratum	Metals / H- Metals / ORPs*	PAHs	VOCs / THMs	PHCs	BTEX
BH301 AS2	0.2 - 0.4/ 144.7 - 144.5	Fill	✓	✓	✓	✓	✓
BH302 AS2	0.2 - 0.5/ 146.3 – 146.0	Fill	✓	✓	✓	✓	✓
BH303 AS2	0.2 - 0.6/ 147.3 - 146.8	Fill	✓	✓	✓	✓	✓
*ORPs analyzed in soil include EC, SAR, B-HWS, CN-, pH, Cr(VI), Hg							



3 Results of Analysis

3.1 Bulk Soil Analysis

The results of the chemical analysis were compared to the MECP Standards as found in the *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act"*, April 15, 2011. The results were compared to the following Standards:

- Table 2 Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential, Parkland and Institutional Land Use, coarse or medium-fine textured (Table 2 RPI CT)
- Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential, Parkland and Institutional Land Use, coarse or medium-fine textured (Table 3 RPI CT)

The Standards were chosen for the following reasons:

- Table 3 RPI – The results were compared to the Table 3 RPI Standards as those are the applicable Site Condition Standards (SCS) for the site. Those are the applicable SCS for the following reasons:
 - The site is used for Residential Land Use.
 - Bedrock is not located at a depth of greater than 2 m.
 - The site is located in an urban setting, which obtains its potable water from ground water sources.
 - The site is not located within 30 m of a surface water body.
 - The site is not located in or adjacent to or within 30m of an area of natural significance.
 - The soil texture is considered coarse texture as defined by at least one third of the site by volume.
- Table 2 RPI was also used in the event that the domestic well identified in the Grounded Phase One ESA is still in use and defaults the SCS to a potable standard.

The results of the chemical analysis indicate the following:

Sample ID	Depth (m) /Elevation (masl)	Table 2 RPI CT	Table 3 RPI CT
BH301 AS2	0.2 - 0.4/ 144.7 - 144.5	Meets	Meets
BH302 AS2	0.2 - 0.5/ 146.3 - 146.0	Meets	Meets
BH303 AS2	0.2 - 0.6/ 147.3 - 146.8	Meets	Meets

The laboratory Certificates of Analysis are enclosed in Appendix A.



4 Conclusions

Based on the current investigation conducted on-site, all samples met both the O.Reg. 153/04 Table 2 RPI and Table 3 RPI CT SCS.

5 Limitations and Restrictions

The results of this analysis are in reference to only the soil samples collected from specific locations, and soil chemistry may vary between and beyond the locations of the analysed samples.

The analytical results contained in this report should not be considered a warranty with respect to the soil quality or the use of the soil for any specific purpose. This letter provides the factual results of the chemical analysis only for the specific parameters analysed. No opinion is presented regarding the earthwork or suitability of the soil for any purpose. Earthworks related to the soil removal at the site should be conducted under the supervision of qualified personnel, thus ensuring that the soil material is properly inspected and that any deleterious materials, if present, are properly identified and removed. If there is indication of soil quality variation and/or other chemical/environmental concerns, further chemical testing should be carried out as necessary. Further, it must be noted that our scope of work, as directed by the client, was only limited to collecting soil samples and review of the analytical results.

6 Closure

We trust that the information contained in this letter is sufficient for your present requirements. If we can be of further assistance, please do not hesitate to contact us.



Sydney Ng, B.A.Sc.
Project Coordinator



Suvish Melanta, P.Eng., QP_{ESA}
Associate

Enclosed:

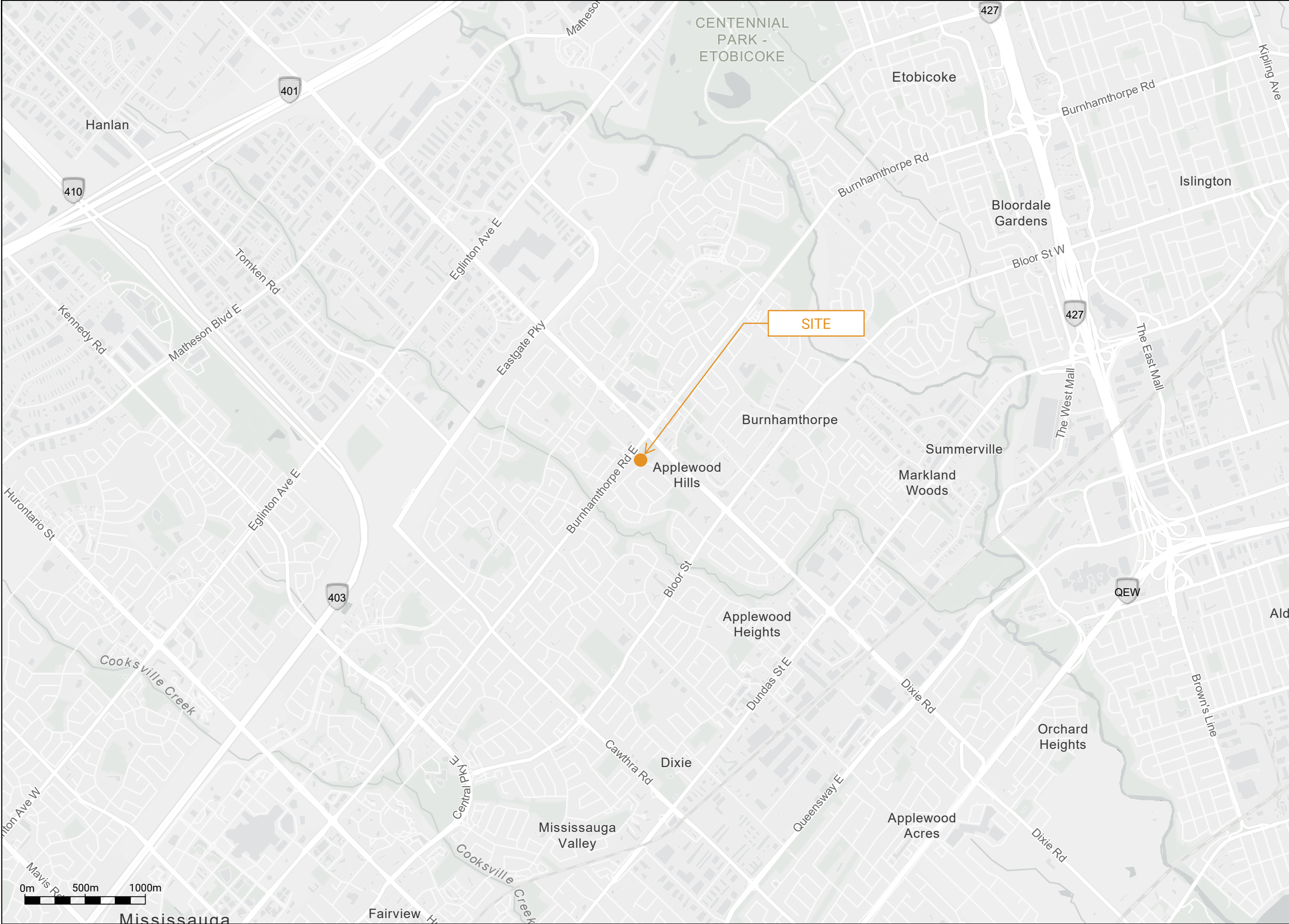
Figure 1 – Site Location Plan

Figure 2 – Sampling Locations

Appendix A – Laboratory Certificate of Analysis

FIGURES





GROUND
ENGINEERING

49 MOBILE DRIVE, TORONTO, ONT., M4H 1G3
www.groundedeng.ca

LEGEND

● APPROXIMATE SITE LOCATION

Note

Reference

ArcGIS Online 2025

Project

**1315 SILVER SPEAR RD,
MISSISSAUGA, ON**

Ald

Figure Title

KEY PLAN

North



Date

JULY 2025

Scale

AS INDICATED

Job No

24-040

Figure No

FIGURE 1



GROUND
ENGINEERING

49 MOBILE DRIVE, TORONTO, ONT., M4H 1G3
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LEGEND

- APPROXIMATE SITE BOUNDARY
- MONITORING WELL/BOREHOLE BY GROUNDED
- MONITORING WELL/BOREHOLE BY OTHERS
- PROPOSED CONVEYANCE LANDS

Note

Reference

Topographic Survey, "Topographic Plan of Survey of Block A - Registered Plan 750 City of Mississauga", Job No. 23-419-00, dated November 22, 2023, prepared by Schaeffer Dzaldov Purcell Ltd. Ontario Land Surveyors

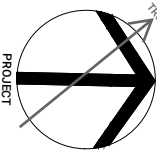
Project

**1315 SILVER SPEAR RD,
MISSISSAUGA, ON**

Figure Title

SAMPLING LOCATIONS

North



Date

JULY 2025

Scale

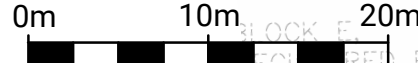
AS INDICATED

Job No

24-040

Figure No

FIGURE 2



APPENDIX A





FINAL REPORT

CA40125-JUL25 R

24-040, 1315 Silver Spear, Mississauga

Prepared for

Grounded Engineering Inc.

First Page

CLIENT DETAILS

Client Grounded Engineering Inc.

Address 49 Mobile Drive
Toronto, ON
M4A 1H5, Canada

Contact Sydney Ng

Telephone

Facsimile

Email sng@groundedeng.ca

Project 24-040, 1315 Silver Spear, Mississauga

Order Number

Samples Soil (4)

LABORATORY DETAILS

Project Specialist Brad Moore Hon. B.Sc

Laboratory SGS Canada Inc.

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

Telephone 705-652-2143

Facsimile 705-652-6365

Email brad.moore@sgs.com

SGS Reference CA40125-JUL25

Received 07/10/2025

Approved 07/16/2025

Report Number CA40125-JUL25 R

Date Reported 07/16/2025

COMMENTS

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

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

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

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

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

Linearity is within 15%: YES

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

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

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

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: 043339

SIGNATORIES

Brad Moore Hon. B.Sc

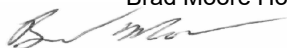




TABLE OF CONTENTS

First Page..... 1-2

Index..... 3

Results..... 4-9

Exceedance Summary..... 10

QC Summary..... 11-20

Legend..... 21

Annexes..... 22



FINAL REPORT

CA40125-JUL25 R

Client: Grounded Engineering Inc.
Project: 24-040, 1315 Silver Spear, Mississauga
Project Manager: Sydney Ng
Samplers: Alex Johnson

MATRIX: SOIL

L1 = REG153 / SOIL / COARSE - TABLE 2 - Residential/Parkland - UNDEFINED
L2 = REG153 / SOIL / COARSE - TABLE 3 - Residential/Parkland - UNDEFINED

			Sample Number		7	8	9	10
			Sample Name		BH302 AS2	Dup 322	BH303 AS2	BH301 AS2
			Sample Matrix		Soil	Soil	Soil	Soil
			Sample Date		10/07/2025	10/07/2025	10/07/2025	10/07/2025

Parameter	Units	RL	L1	L2	Result	Result	Result	Result
BTEX								
Benzene	µg/g	0.02	0.21	0.21	< 0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene	µg/g	0.05	1.1	2	< 0.05	< 0.05	< 0.05	< 0.05
Toluene	µg/g	0.05	2.3	2.3	< 0.05	< 0.05	< 0.05	< 0.05
Xylene (total)	µg/g	0.05	3.1	3.1	< 0.05	< 0.05	< 0.05	< 0.05
m/p-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05	< 0.05
o-xylene	µg/g	0.05			< 0.05	< 0.05	< 0.05	< 0.05

Hydrides								
Antimony	µg/g	0.8	7.5	7.5	< 0.8	< 0.8	< 0.8	< 0.8
Arsenic	µg/g	0.5	18	18	2.4	2.4	2.6	2.6
Selenium	µg/g	0.1	2.4	2.4	0.2	0.2	0.1	0.2

Metals and Inorganics								
Moisture Content	%	no			3.6	4.3	3.1	4.7
Barium	µg/g	0.1	390	390	35	34	18	36
Beryllium	µg/g	0.02	4	4	0.37	0.36	0.22	0.37
Boron	µg/g	1	120	120	2	1	1	1
Cadmium	µg/g	0.05	1.2	1.2	0.12	0.12	0.07	0.10
Chromium	µg/g	0.5	160	160	9.5	9.3	6.5	11
Cobalt	µg/g	0.01	22	22	4.3	4.4	3.0	5.3
Copper	µg/g	0.1	140	140	8.6	8.6	5.2	12
Lead	µg/g	0.1	120	120	14	13	13	11
Molybdenum	µg/g	0.1	6.9	6.9	0.2	0.2	0.1	0.2



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Sample Matrix	Soil	Soil	Soil	Soil
Sample Date	10/07/2025	10/07/2025	10/07/2025	10/07/2025

Parameter	Units	RL	L1	L2	Result	Result	Result	Result
Metals and Inorganics (continued)								
Nickel	µg/g	0.5	100	100	8.1	8.2	5.3	9.4
Silver	µg/g	0.05	20	20	< 0.05	< 0.05	< 0.05	< 0.05
Thallium	µg/g	0.02	1	1	0.06	0.06	0.05	0.08
Uranium	µg/g	0.002	23	23	0.33	0.31	0.24	0.34
Vanadium	µg/g	3	86	86	14	14	11	17
Zinc	µg/g	0.7	340	340	38	36	28	44
Water Soluble Boron	µg/g	0.5	1.5	1.5	< 0.5	< 0.5	< 0.5	< 0.5

Other (ORP)

Mercury	ug/g	0.05	0.27	0.27	< 0.05	< 0.05	< 0.05	< 0.05
Sodium Adsorption Ratio	No unit	0.2	5	5	0.3	0.3	1.4	0.3
SAR Calcium	mg/L	0.2			15.1	16.2	5.4	16.0
SAR Magnesium	mg/L	0.3			2.4	1.9	1.0	2.5
SAR Sodium	mg/L	0.1			4.0	4.1	13.9	4.8
Conductivity	mS/cm	0.002	0.7	0.7	0.08	0.07	0.09	0.06
pH	pH Units	0.05			6.83	6.82	6.58	6.64
Chromium VI	µg/g	0.2	8	8	< 0.2	< 0.2	< 0.2	0.2
Free Cyanide	µg/g	0.05	0.051	0.051	< 0.05	< 0.05	< 0.05	< 0.05



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			Sample Matrix		Soil	Soil	Soil	Soil
			Sample Date		10/07/2025	10/07/2025	10/07/2025	10/07/2025
Parameter	Units	RL	L1	L2	Result	Result	Result	Result
PAHs								
Acenaphthene	µg/g	0.05	7.9	7.9	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	µg/g	0.05	0.15	0.15	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	µg/g	0.05	0.67	0.67	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene	µg/g	0.05	0.5	0.5	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	µg/g	0.05	0.3	0.3	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b+j)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	µg/g	0.1	6.6	6.6	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	µg/g	0.05	0.78	0.78	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	µg/g	0.05	7	7	< 0.05	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	µg/g	0.06	0.1	0.1	< 0.06	< 0.06	< 0.06	< 0.06
Fluoranthene	µg/g	0.05	0.69	0.69	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	µg/g	0.05	62	62	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.1	0.38	0.38	< 0.1	< 0.1	< 0.1	< 0.1
1-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05	< 0.05
2-Methylnaphthalene	µg/g	0.05			< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-(1-)	µg/g	0.05	0.99	0.99	< 0.05	< 0.05	< 0.05	< 0.05
Naphthalene	µg/g	0.05	0.6	0.6	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	µg/g	0.05	6.2	6.2	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene	µg/g	0.05	78	78	< 0.05	< 0.05	< 0.05	< 0.05



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				Sample Matrix	Soil	Soil	Soil	Soil
				Sample Date	10/07/2025	10/07/2025	10/07/2025	10/07/2025

Parameter	Units	RL	L1	L2	Result	Result	Result	Result
PHCs								
F1 (C6-C10)	µg/g	10	55	55	< 10	< 10	< 10	< 10
F1-BTEX (C6-C10)	µg/g	10	55	55	< 10	< 10	< 10	< 10
F2 (C10-C16)	µg/g	10	98	98	< 10	< 10	< 10	< 10
F3 (C16-C34)	µg/g	50	300	300	< 50	< 50	< 50	< 50
F4 (C34-C50)	µg/g	50	2800	2800	< 50	< 50	< 50	< 50
Chromatogram returned to baseline at nC50	Yes / No	no			YES	YES	YES	YES

SVOC Surrogates

Surr 2-Fluorobiphenyl	Surr Rec %	no		85	99	87	87
Surr 4-Terphenyl-d14	Surr Rec %	no		89	114	89	87
Surr 2-Methylnaphthalene-D10	Surr Rec %	no		90	98	98	85
Surr Fluoranthene-D10	Surr Rec %	no		75	102	85	85

THMs (VOC)

Bromodichloromethane	µg/g	0.05	1.5	13	< 0.05	< 0.05	< 0.05	< 0.05
Bromoform	µg/g	0.05	0.27	0.27	< 0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane	µg/g	0.05	2.3	9.4	< 0.05	< 0.05	< 0.05	< 0.05



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Sample Name	BH302 AS2	Dup 322	BH303 AS2	BH301 AS2
Sample Matrix	Soil	Soil	Soil	Soil
Sample Date	10/07/2025	10/07/2025	10/07/2025	10/07/2025

Parameter	Units	RL	L1	L2	Result	Result	Result	Result
VOC Surrogates								
Surr 1,2-Dichloroethane-d4	Surr Rec %	no			104	105	106	105
Surr 4-Bromofluorobenzene	Surr Rec %	no			90	94	88	88
Surr 2-Bromo-1-Chloropropane	Surr Rec %	no			88	88	88	88

VOCs

Acetone	µg/g	0.5	16	16	< 0.5	0.6	< 0.5	< 0.5
Bromomethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene	µg/g	0.05	2.4	2.4	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene	µg/g	0.05	1.2	3.4	< 0.05	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene	µg/g	0.05	4.8	4.8	< 0.05	< 0.05	< 0.05	< 0.05
1,4-Dichlorobenzene	µg/g	0.05	0.083	0.083	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluoromethane	µg/g	0.05	16	16	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane	µg/g	0.05	0.47	3.5	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroethylene	µg/g	0.05	0.084	0.084	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethylene	µg/g	0.05	1.9	3.4	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03	< 0.03
trans-1,3-dichloropropene	µg/g	0.03			< 0.03	< 0.03	< 0.03	< 0.03
1,3-dichloropropene (total)	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
Ethylenedibromide	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05



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			Sample Number		7	8	9	10
			Sample Name		BH302 AS2	Dup 322	BH303 AS2	BH301 AS2
			Sample Matrix		Soil	Soil	Soil	Soil
			Sample Date		10/07/2025	10/07/2025	10/07/2025	10/07/2025
Parameter	Units	RL	L1	L2	Result	Result	Result	Result
VOCs (continued)								
n-Hexane	µg/g	0.05	2.8	2.8	< 0.05	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone	µg/g	0.5	16	16	< 0.5	< 0.5	< 0.5	< 0.5
Methyl isobutyl ketone	µg/g	0.5	1.7	1.7	< 0.5	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether	µg/g	0.05	0.75	0.75	< 0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride	µg/g	0.05	0.1	0.1	< 0.05	< 0.05	< 0.05	< 0.05
Styrene	µg/g	0.05	0.7	0.7	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene	µg/g	0.05	0.28	0.28	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroethane	µg/g	0.05	0.058	0.058	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethane	µg/g	0.05	0.38	0.38	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethane	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene	µg/g	0.05	0.061	0.061	< 0.05	< 0.05	< 0.05	< 0.05
Trichlorofluoromethane	µg/g	0.05	4	4	< 0.05	< 0.05	< 0.05	< 0.05
Vinyl Chloride	µg/g	0.02	0.02	0.02	< 0.02	< 0.02	< 0.02	< 0.02
Chloroform	µg/g	0.05	0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05

EXCEEDANCE SUMMARY

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



FINAL REPORT

CA40125-JUL25 R

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	EWL0263-JUL25	mS/cm	0.002	<0.002	0	10	101	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	SKA5057-JUL25	µg/g	0.05	<0.05	ND	35	99	80	120	92	70	130

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	SKA5049-JUL25	ug/g	0.2	<0.2	ND	35	96	80	120	95	70	130



FINAL REPORT

CA40125-JUL25 R

QC SUMMARY

Hot Water Soluble Boron

Method: O.Reg. 15 3/04 | Internal ref.: ME-CA-IENVI 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	ESG0025-JUL25	µg/g	0.5	<0.5	ND	40	100	70	130	101	60	140

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	EMS0104-JUL25	ug/g	0.05	<0.05	ND	30	103	80	120	87	70	130



QC SUMMARY

Metals in aqueous samples - ICP-OES
Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-ENVISPE-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	ESG0033-JUL25	mg/L	0.2	<0.2	12	30	107	80	120	109	70	130
SAR Magnesium	ESG0033-JUL25	mg/L	0.3	<0.3	13	30	110	80	120	113	70	130
SAR Sodium	ESG0033-JUL25	mg/L	0.1	<0.1	16	30	102	80	120	109	70	130



FINAL REPORT

CA40125-JUL25 R

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	EMS0104-JUL25	ug/g	0.05	<0.05	ND	30	101	80	120	126	70	130
Arsenic	EMS0104-JUL25	µg/g	0.5	<0.5	2	30	103	80	120	110	70	130
Barium	EMS0104-JUL25	ug/g	0.1	<0.1	0	30	102	80	120	116	70	130
Beryllium	EMS0104-JUL25	µg/g	0.02	<0.02	3	30	104	80	120	101	70	130
Boron	EMS0104-JUL25	µg/g	1	<1	8	30	101	80	120	109	70	130
Cadmium	EMS0104-JUL25	ug/g	0.05	<0.05	0	30	101	80	120	117	70	130
Cobalt	EMS0104-JUL25	µg/g	0.01	<0.01	0	30	102	80	120	103	70	130
Chromium	EMS0104-JUL25	µg/g	0.5	<0.5	0	30	106	80	120	116	70	130
Copper	EMS0104-JUL25	µg/g	0.1	<0.1	0	30	104	80	120	105	70	130
Molybdenum	EMS0104-JUL25	µg/g	0.1	<0.1	6	30	100	80	120	100	70	130
Nickel	EMS0104-JUL25	ug/g	0.5	<0.5	1	30	105	80	120	101	70	130
Lead	EMS0104-JUL25	µg/g	0.1	<0.1	1	30	101	80	120	113	70	130
Antimony	EMS0104-JUL25	ug/g	0.8	<0.8	ND	30	96	80	120	NV	70	130
Selenium	EMS0104-JUL25	ug/g	0.1	<0.1	0	30	106	80	120	107	70	130
Uranium	EMS0104-JUL25	µg/g	0.002	<0.002	5	30	102	80	120	106	70	130
Vanadium	EMS0104-JUL25	µg/g	3	<3	1	30	105	80	120	93	70	130
Zinc	EMS0104-JUL25	µg/g	0.7	<0.7	2	30	106	80	120	103	70	130
Thallium	EMS0127-JUL25	µg/g	0.02	<0.02	3	30	98	80	120	106	70	130



FINAL REPORT

CA40125-JUL25 R

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)	GCM0233-JUL25	µg/g	10	<10	ND	30	100	80	120	107	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)	GCM0212-JUL25	µg/g	10	<10	ND	30	90	80	120	91	60	140
F3 (C16-C34)	GCM0212-JUL25	µg/g	50	<50	ND	30	90	80	120	91	60	140
F4 (C34-C50)	GCM0212-JUL25	µg/g	50	<50	ND	30	90	80	120	91	60	140
F2 (C10-C16)	GCM0213-JUL25	µg/g	10	<10	ND	30	96	80	120	89	60	140
F3 (C16-C34)	GCM0213-JUL25	µg/g	50	<50	ND	30	96	80	120	89	60	140
F4 (C34-C50)	GCM0213-JUL25	µg/g	50	<50	ND	30	96	80	120	89	60	140



FINAL REPORT

CA40125-JUL25 R

QC SUMMARY

pH
Method: SM 4500 | Internal ref.: ME-CA-ENVIEWL-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	ARD0054-JUL25	pH Units	0.05		0	20	100	80	120			



FINAL REPORT

CA40125-JUL25 R

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	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	91	50	140	86	50	140
2-Methylnaphthalene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	88	50	140	79	50	140
Acenaphthene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	96	50	140	84	50	140
Acenaphthylene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	89	50	140	79	50	140
Anthracene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	90	50	140	81	50	140
Benzo(a)anthracene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	91	50	140	82	50	140
Benzo(a)pyrene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	92	50	140	85	50	140
Benzo(b+j)fluoranthene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	95	50	140	88	50	140
Benzo(ghi)perylene	GCM0229-JUL25	µg/g	0.1	< 0.1	ND	40	105	50	140	88	50	140
Benzo(k)fluoranthene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	92	50	140	86	50	140
Chrysene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	90	50	140	83	50	140
Dibenzo(a,h)anthracene	GCM0229-JUL25	µg/g	0.06	< 0.06	ND	40	91	50	140	79	50	140
Fluoranthene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	76	50	140	96	50	140
Fluorene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	98	50	140	82	50	140
Indeno(1,2,3-cd)pyrene	GCM0229-JUL25	µg/g	0.1	< 0.1	ND	40	96	50	140	84	50	140
Naphthalene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	97	50	140	86	50	140
Phenanthrene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	94	50	140	83	50	140
Pyrene	GCM0229-JUL25	µg/g	0.05	< 0.05	ND	40	98	50	140	91	50	140



FINAL REPORT

CA40125-JUL25 R

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	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	95	60	130	96	50	140
1,1,1-Trichloroethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	101	60	130	103	50	140
1,1,2,2-Tetrachloroethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	94	60	130	84	50	140
1,1,2-Trichloroethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	98	60	130	97	50	140
1,1-Dichloroethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	101	60	130	97	50	140
1,1-Dichloroethylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	107	60	130	104	50	140
1,2-Dichlorobenzene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	98	60	130	98	50	140
1,2-Dichloroethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	100	50	140
1,2-Dichloropropane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	93	50	140
1,3-Dichlorobenzene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	98	60	130	98	50	140
1,4-Dichlorobenzene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	92	60	130	98	50	140
Acetone	GCM0232-JUL25	µg/g	0.5	< 0.5	ND	50	93	50	140	89	50	140
Benzene	GCM0232-JUL25	µg/g	0.02	< 0.02	ND	50	98	60	130	98	50	140
Bromodichloromethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	99	60	130	98	50	140
Bromoform	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	95	60	130	96	50	140
Bromomethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	106	50	140	101	50	140
Carbon tetrachloride	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	103	50	140
Chlorobenzene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	97	60	130	96	50	140
Chloroform	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	101	60	130	102	50	140
cis-1,2-Dichloroethylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	99	60	130	93	50	140



FINAL REPORT

CA40125-JUL25 R

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	GCM0232-JUL25	µg/g	0.03	< 0.03	ND	50	100	60	130	88	50	140
Dibromochloromethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	98	60	130	98	50	140
Dichlorodifluoromethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	127	50	140	111	50	140
Ethylbenzene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	98	60	130	97	50	140
Ethylenedibromide	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	97	60	130	96	50	140
n-Hexane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	103	60	130	85	50	140
m/p-xylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	99	60	130	97	50	140
Methyl ethyl ketone	GCM0232-JUL25	µg/g	0.5	< 0.5	ND	50	101	50	140	93	50	140
Methyl isobutyl ketone	GCM0232-JUL25	µg/g	0.5	< 0.5	ND	50	106	50	140	98	50	140
Methyl-t-butyl Ether	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	107	60	130	101	50	140
Methylene Chloride	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	98	50	140
o-xylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	97	50	140
Styrene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	100	60	130	98	50	140
Tetrachloroethylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	99	60	130	99	50	140
Toluene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	99	60	130	98	50	140
trans-1,2-Dichloroethylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	102	60	130	99	50	140
trans-1,3-dichloropropene	GCM0232-JUL25	µg/g	0.03	< 0.03	ND	50	103	60	130	95	50	140
Trichloroethylene	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	101	60	130	107	50	140
Trichlorofluoromethane	GCM0232-JUL25	µg/g	0.05	< 0.05	ND	50	103	50	140	118	50	140
Vinyl Chloride	GCM0232-JUL25	µg/g	0.02	< 0.02	ND	50	108	50	140	93	50	140



QC SUMMARY

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

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

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

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

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

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

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

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

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

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.

RL Reporting Limit.

↑ Reporting limit raised.

↓ Reporting limit lowered.

NA The sample was not analysed for this analyte

ND Non Detect

Results relate only to the sample tested.

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

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

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

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

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This report supersedes all previous versions.

-- End of Analytical Report --

Laboratory Information Section - Lab use only

Received By: Amel
Received Date: 07/10/25 (mm/dd/yy)
Received Time: 15:00 (hr : min)Received By (signature): Amel
Custody Seal Present: ☒ Yes ☐ No
Custody Seal Intact: ☒ Yes ☐ NoCooling Agent Present: Yes ☒ No ☐
Temperature Upon Receipt (°C): 8.5 Type: ICEP.O. #:
Site Location/ID: 1315 Silver Sparrow / Mississauga
LAB LIMS #: CA 140125-JUL25

REPORT INFORMATION

INVOICE INFORMATION

Company: Grounded EngineeringCompany: ☒ (same as Report Information)Contact: Sydney NgContact: Address: 49 Meville DrAddress: Phone: 647-284-2223Phone: Fax: Fax: Email: syng@groundedeng.caEmail:

REGULATIONS

☒ O.Reg 153/04☐ O.Reg 406/19

Other Regulations:

Sewer By-Law:

☐ Table 1 ☒ Res/Park ☐ Soil Texture:
☐ Table 2 ☐ Ind/Com ☒ Coarse
☒ Table 3 ☐ Agr/Other ☐ Medium/Fine
☐ Table Appx.
☐ Soil Volume ☐ <350m3 ☐ >350m3☐ Reg 347/558 (3 Day min TAT)
☐ PWGO ☐ MMER
☐ CCME ☐ Other:
☐ MISA
☐ ODWS Not Reportable - See note☐ Sanitary
☐ Storm
Municipality:

RECORD OF SITE CONDITION (RSC)

☐ YES ☐ NO

SAMPLE IDENTIFICATION

DATE SAMPLED

TIME SAMPLED

OF BOTTLES

MATRIX

1 BH302 ASZ 07/10/25 11:30 5 Soil2 DUE 322 11:30 5 3 BH303 ASZ 12:30 5 4 BH301 ASZ 13:30 5 5 6 7 8 9 10 11 12

Quotation #:

24-040

P.O. #:

Project #:

24-040Site Location/ID: 1315 Silver Sparrow / Mississauga

TURNAROUND TIME (TAT) REQUIRED

☐ Client Regular TAT☒ Regular TAT (5-7 days)TAT's are quoted in business days (exclude statutory holidays & weekends).
Samples received after 4pm or on weekends: TAT begins next business dayRUSH TAT (Additional Charges May Apply): ☐ 1 Day ☐ 2 Days ☐ 3 Days ☐ 4 Days

PLEASE CONFIRM RUSH FEASIBILITY WITH SGS REPRESENTATIVE PRIOR TO SUBMISSION

ANALYSIS REQUESTED

M & I

SVOC

PCB

PHC

VOC

Pest

Other (please specify)

SPLP

TCLP

Field Filtered (Y/N)

Metals & Inorganics
incl CrVI, CN, Hg, pH, B(HWS), EC, SAR, soil (Cl, Na-water)Full Metals Suite
ICP metals plus B(HWS-soil only) Hg, CrVIICP Metals only
Sb, As, Ba, Be, B, Cd, Cr, Co, Cu, Pb, Mo, Ni, Se, Ag, Ti, U, V, Zn

PAHs only

SVOCs
all incl PAHs, ABNs, CPsPCBs Total ☐ Aroclor ☐

F1-F4 + BTEX

F1-F4 only
no BTEXVOCs
all incl BTEX

BTEX only

Pesticides
Organochlorine or specify otherSewer Use:
Specify pkg:

Water Characterization Pkg

General ☐ Extended ☐☐ Metals ☐ VOC ☐ VOC ☐ VOC☐ 1,4- ☐ PCB ☐ B[a]P ☐ ABN ☐ ignit

COMMENTS:

Sampled By (NAME): Alex JohnsonSignature: Alex JohnsonDate: 07/10/25 (mm/dd/yy)

Pink Copy - Client

Reinforced by (NAME): Alex JohnsonSignature: Alex JohnsonDate: 07/10/25 (mm/dd/yy)

Yellow & White Copy - SGS

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Note: Submission of samples to SGS is acknowledgement that you have been provided direction on 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 or be retained on file in 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 http://www.sgs.com/terms_and_conditions.htm. (Printed copies are available upon request.) Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.