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Phase Two Environmental Site Assessment

51 - 57 Dundas Street West and 60 - 76 Agnes Street Mississauga, Ontario

G2S24602B

55 Dundas Developments Inc.
c/o Sajecki Planning Inc.
1629 Stillriver Crescent
Mississauga, Ontario
L5M 3X2

May 2025

Executive Summary

G2S Consulting Inc. (G2S) was retained by 55 Dundas Developments Ltd. (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the property located at 51, 53, 55 and 57 Dundas Street West, 60, 66, 70 and 78 Agnes Street in Mississauga, Ontario, hereinafter referred to as the 'Site'. Authorization to proceed with this assignment was provided by Akeem Ameen of 55 Dundas Developments Ltd.

For the purpose of this report, Site North has been established as perpendicular to Cook Street, with Dundas Street West running east to west. The irregular shaped Site is located on the north side of Dundas Street West, at the northwest corner of the intersection with Cook Street and extends north to Agnes Street in Mississauga, Ontario. The Site covers an approximate plan area of 0.44 hectares (1.1 acres). The Study Area consists of residential, commercial, and institutional land use. The Site location is illustrated on Drawing 1 in Appendix A.

The Site is currently developed with five buildings. An institutional building containing a daycare is present on the northwest portion of the Site (78 Agnus Street), two residential buildings are located on the north central portion (66 and 70 Agnus Street), a mixed use commercial and residential use building containing a travel agency is located on the northeast portion of the Site (60 Agnus Street). A commercial building containing a copy shop, hair salon and accounting service are located on the southeast corner of the Site (51-57 Dundas Street West). Asphalt parking is present on the east central and north portions of the Site and grassed areas are located on the central portion of the Site.

G2S understands the Client requires a Phase One ESA for due diligence purposes related to the proposed purchase of the Site and redevelopment for residential purposes. Since there is a change in property use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended, prior to redevelopment.

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04 (as amended) requirements, to investigate potential contamination within Areas of Potential Environmental Concern (APECs) identified during a Phase One ESA completed by G2S in April 2025, in preparation of filing an RSC for the Site. Refer to the appended Drawings 1 and 2 in Appendix A for a summary of the identified Potentially Contaminating Activities (PCAs) and APECs for the Site.

The field work for this investigation was completed in March and April 2025. The drilling was conducted between March 10 and 12, 2025, and included the advancement of six boreholes on-Site, four of which were installed as groundwater monitoring wells as part of concurrent geotechnical and hydrogeological investigations. Refer to Drawing 4 for the Borehole and Monitoring Well Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface conditions included a pavement structure comprising approximately of 80 to 340 millimeters of asphalt and granular, with the exception of BH102 and BH103. Pavement structure was generally underlain by fill material consisting of brown to yellow sand with trace silt or sandy silt to depths of approximately 1.5 and 3.1 m bgs. Fill materials were underlain by native sand with trace silt extending to bedrock (grey shale) at depths between approximately 2.3 to 3.8 m bgs. Refer to the borehole logs in Appendix B.

2. Groundwater was found in the monitoring wells during the most recent round of sampling on April 21, 2025, between depths of 3.13 and 5.43 m bgs.

3. Soil samples were submitted for laboratory analysis of PHCs F1 to F4 including BTEX, VOCs, PAHs, and metals and ORPs. The concentrations of the tested parameters in the submitted samples were below the MECP Table 3 SCS for RPI Property Use in coarse textured soils, with the exception of the following:

    - Sample BH104 S3 (1.5 - 2.1 m bgs) – Electrical Conductivity (EC) (1.76 mS/cm) exceeded the SCS of 0.7 mS/cm.

    The elevated EC in soil is attributed to the historical use of de-icing salt on the surfaces of the Site and adjacent roadways. Under O. Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow and ice, the applicable site condition standard is deemed not to be exceeded. Reference is made to O. Reg. 153/04, as amended, s. 49 (1).

Based on the results of the Phase Two ESA, the Site soil meets the applicable MECP Table 3 RPI SCS.

In accordance with O. Reg. 903/90, as amended, the monitoring wells should be decommissioned if the wells are not in use or being maintained for future use.

The assignment is subject to the Statement of Limitations that is included in this report. It should be noted soil and groundwater conditions between and beyond the sampled locations may differ from those encountered during this assignment. G2S should be contacted if impacted soil or groundwater conditions become apparent during future development to further access and appropriately handle the materials, if any, and evaluate whether modifications to the conclusions documented in this report are necessary.

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Appendices

List of Drawings

1. Introduction

G2S Consulting Inc. (G2S) was retained by 55 Dundas Developments Ltd. (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the property located at 51-57 Dundas Street West and 60-78 Agnes Street in Mississauga, Ontario, hereinafter referred to as the 'Site'. Authorization to proceed with this assignment was provided by Akeem Ameen of 55 Dundas Developments Ltd.

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed acquisition of the Site and redevelopment for residential purposes. Since there is a change in property use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended, prior to re-development.

Drawing 1 in Appendix A illustrates the location of the Site involved in the study.

1.1 Site Description

The 'Study Area', which is defined as being the area including the Site and lands within approximately 250 m of the Site, consists of residential, industrial, institutional, and commercial land use.

The Site is currently developed with five buildings. An institutional building containing a daycare is present on the northwest portion of the Site (78 Agnus Street), two residential buildings are located on the north central portion (66 and 70 Agnus Street), a mixed use commercial and residential use building containing a travel agency is located on the northeast portion of the Site (60 Agnus Street) and a commercial building containing a copy shop, hair salon and accounting service are located on the southeast corner of the Site (51-57 Dundas Street West). Asphalt parking is present on the east central and north portions of the Site and grassed areas are located on the central portion of the Site.

1.2 Property Ownership and Information

Table 1: General Site Details

Municipal Address	51-57 Dundas Street West & 60-78 Agnes Street, Mississauga, Ontario
General Site Location	North side of Dundas Street West, west side of Cook Street and south side of Agnes Street.
Approximate Plan Area	Approximate plan area of 0.44 hectares (1.1 acres) with frontage of approximately 100 m Cook Street, approximately 65 m of frontage on Agnes Street, frontage of approximately 21 m of frontage on Dundas Street West.
Property Identification Number (PIN)	51 - 57 Dundas Street West: 13151-0024 (LT) 60 Agnes Street: 13151-0261 (LT) 66 Agnes Street: 13151-0257 (LT) 70 Agnes Street: 13151-0256 (LT 78 Agnes Street: 13151-0067 (LT)

Legal Description	51 - 57 Dundas Street West: LT 10, WHS, "PL TOR-12", TORONTO; PT LT 29, WHS, "PL TOR-12", TORONTO AS IN RO586950; MISSISSAUGA. "AMENDED 1999/05/26, LAND REGISTRAR #17". 60 Agnes Street: PART OF LOT 29, PLAN TOR-12, WEST OF HURONTARIO STREET, DESIGNATED AS PART 1 ON REFERENCE PLAN 43R36324 IN THE CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL. 66 Agnes Street: PT LT 29 WHS PL TOR-12 TORONTO DES PTS 3, 4 PL 43R-15014; MISSISSAUGA. 70 Agnes Street: PT LT 29 WHS PL TOR-12 TORONTO DES PTS 1, 2 PL 43R-15014; MISSISSAUGA. 78 Agnes Street: PT LT 29, WHS, "PL TOR-12", TORONTO, AS IN TT30150; MISSISSAUGA. *S/T AN INTEREST IN RO560617* "AMENDED 1999/05/27, LAND REGISTRAR #17". *ADDED 2001/05/17 BY C. COOPER*
Current Site Owner and Contact Information	51 - 57 Dundas Street West: 4 CD's Inc. 60 Agnes Street: Shahida Khokar 66 Agnes Street: Marita and Daniel Pineda 70 Agnes Street: 2830569 Ontario Inc. 78 Agnes Street: Meghan Bhamatie
Current Site Occupant	51 - 57 Dundas Street West: A1 Copy and Print, Mustay's Braiding Place, Promaster Services 60 Agnes Street: Airwings Travel and Tours, residential tenants 66 Agnes Street: residential tenants 70 Agnes Street: residential tenants 78 Agnes Street: Learning Jungle Cooksville

1.3 Current and Proposed Future Land Uses

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed acquisition of the Site and redevelopment for residential purposes. Since there is a change in property use planned (commercial to residential), an RSC is required under O. Reg. 153/04, as amended, prior to re-development.

In accordance with the current regulatory requirements, the environmental site assessment work was carried out under the supervision of a Qualified Person as defined in O. Reg. 153/04, as amended.

1.4 Applicable Site Condition Standards

The assessment criteria applicable to a given site in Ontario are provided in the Ministry of Environment, Conservation, and Parks (MECP) document entitled "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act," dated April 15, 2011.

Standards are provided in Tables 1 to 9 in the document. These standards are based on site sensitivity, groundwater use, property use, soil type and restoration depth.

For this investigation, G2S has selected the Full Depth Generic Table 3 Site Condition Standards (SCS) in a Non-Potable Groundwater Condition and Residential/Parkland/Institutional (RPI) Property Use, with coarse textured soils. The selection of this category is based on the following factors:

- There is no intention to carry out stratified restoration at the Site.
- Based on field observations and grain size analysis, the soil texture on the Site is coarse.
- The use of the Site is commercial with a proposed change in land use to residential.
- The Site is not located within 30 metres of a water body.
- The Site is not considered a sensitive site based on:
    - The Site is not within an area of natural significance or includes or is adjacent to such an area or part of such an area.
    - The pH values are within the recommended range of 5 to 9 for surface soil (<1.5 m) and within 5 to 11 for subsurface soil (>1.5 m).
- The non-potable groundwater condition applies to the Site based on:
    - The Site, and/or properties, in whole or in part, within 250 metres of the boundaries of the Site, are located within the Municipality of Mississauga, which obtains potable water from Lake Ontario.
- Based on the findings from the Phase Two ESA, the following can be confirmed with respect to Sections 41 and 43.1 of O.Reg. 153/04:
    - The Site is not a shallow soil property, as defined in Section 43.1 of O.Reg. 153/04.
    - The Site is not an environmentally sensitive site as defined in Section 41 of O.Reg. 153/04.

2. Background Information

2.1 Physical Setting

No waterbodies or areas of natural significance were located on-Site or within the Study Area. The nearest water body is Cooksville Creek, which is located approximately 430 m east of the Site and flows south to Lake Ontario, located approximately 4.1 km south.

The Site is located approximately 115 m above sea level. Based on our observations and review, the expected direction of groundwater flow is to the south or southeast, following surface topography towards Cooksville Creek and Lake Ontario. Local variations in groundwater flow patterns, however, can be expected due to buried utility infrastructures and buildings.

G2S reviewed the Physiography of Southern Ontario map which indicated the Site and Study Area is dominantly coarse textured soils consisting of sand plains. Additionally, the Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines, was reviewed which indicated the Site is underlain by grey shale with limestone interbeds of the Georgian Bay (Carlsbad and Russell) Formation.

2.2 Past Investigations

G2S also completed a Phase One ESA for the Site, entitled:

"Phase One Environmental Site Assessment, 51-57 Dundas Street West and 60-78 Agnes Street, Mississauga, Ontario," dated April 29, 2025.

The Phase One ESA identified on-Site and several off-Site PCAs which were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. The following APECs were identified on-Site:

APEC 1A: East central portion of Site – Former presence of residential buildings, there is potential for fill material or demolition debris to be present.

APEC1B: South portion of Site – Former presence of a general store, there is the potential for fill material or demolition debris to be present.

APEC 2A: Northeast portion of Site - Historical presence of a furnace oil above ground storage tank (AST) within the basement in the south portion of 60 Agnes Street.

APEC 2B: Northeast portion of Site – Historical presence of a furnace oil above ground storage tank (AST) within the west portion of the basement at 66 Agnes Street.

APEC 2C: North portion of Site - Historical presence of a furnace oil AST within the west portion of the basement of 70 Agnes Street.

APEC 3: Entire Site – Historical use of de-icing salt on the paved portion of the Site and adjacent roadways.

A Phase Two ESA was recommended to investigate the potential for contamination related to the above-noted APECs.

3. Scope of the investigation

3.1 Overview of Site Investigation

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04, as amended requirements, to investigate potential contamination within APECs identified during a Phase One ESA completed by G2S in April 2025 in preparation of filing an RSC for the Site. Refer to the appended Drawings 1 and 2 in Appendix A for a summary of the identified PCAs and APECs for the Site.

3.2 Scope of Work

The scope of work for this investigation included the following:

- Review of previous reports;
- The locating and marking of underground utilities by public and private utility locators;
- Attendance at the Site to complete boreholes and install groundwater monitoring wells;
- Soil sampling;
- Laboratory analysis of soil samples;
- Data compilation and evaluation of the information gathered, and
- Preparation of this report, discussing the information compiled and the corresponding conclusions and recommendations.

4. Investigation method

4.1 General

The locations of underground utilities were identified and marked by public locating companies as well as a private utility locating contractor.

4.2 Media Investigated

Based on the Phase One ESA, the media potentially impacted at the Site included soil which was investigated as part of this Phase Two ESA. No sediment or surface water was present.

4.3 Phase One Conceptual Site Model

Based on the review, interpretation and evaluation of the data compiled, a Phase One Conceptual Site Model (CSM) of the Phase One ESA property was prepared and is included in the G2S Phase One ESA report completed in April 2025. The additional information acquired as part of this Phase Two ESA was used to prepare the Phase Two CSM, which will be finalized during the RSC.

4.4 Deviations from Sampling and Analysis Plan

No deviations from the sampling and analysis plan were encountered during this assignment.

4.5 Impediments

There were no impediments during completion of this Phase Two ESA.

4.6 Drilling

The field work for this investigation was completed from March 10 to March 12, 2025.

The drilling included the advancement of six boreholes on-Site (labelled as BH101 to BH106) by Davis Drilling Ltd. (Davis), a licensed well contractor, under the supervision of G2S staff. Four of the boreholes (BH101, BH102, BH103 and BH104) were completed as groundwater monitoring wells (labelled BH/MW101, BH/MW102, BH/MW103 and BH/MW104, respectively) as part of a concurrent geotechnical and hydrogeological investigation. A truck mounted CME-55 drill rig was used to advance the boreholes and to collect the soil samples.

Appropriate precautions were taken, and equipment and sampling tool decontamination was carried out during field work to minimize potential cross-contamination between samples and boreholes. Petroleum-based greases and/or solvents were not used during drilling activities. The boreholes were sampled to a maximum depth between approximately 2.7 and 15.9 m bgs. Three of the boreholes (BH101, BH103, and BH104) were extended into bedrock to a maximum depth of approximately 15.9 m bgs for monitoring well installation and geotechnical purposes.

The borehole and monitoring well locations were established in the field by G2S as shown on Drawing 3 in Appendix A.

4.7 Soil Sampling

During field work, soil samples in the boreholes were collected with split spoon samplers using standard penetration methods. G2S staff continually monitored the field activities to log the recovered soil cores/samples, to record the depth of soil sample collection and total depths of the boreholes. Field observations were recorded on borehole logs and are included in Appendix B.

The soil samples were field logged and placed in laboratory provided glass jars with Teflon™ lined lids and/or methanol vials (pre-filled and weighed with 10 mL purge & trap grade methanol). Sample cores for analysis of volatiles were collected using a 5-gram Eze-Core Soil Sampler. Disposable nitrile gloves (one per sample) were used during sample collection. The jars and vials were then sealed and stored in an insulated cooler with ice for transportation to the laboratory for additional examination. The remaining soil samples were placed in a sealed plastic bag for vapour screening for the presence of organic vapours. Particular attention was applied to visual and olfactory evidence of potential contamination such as odour and staining during field work.

The soil sampling and sample handling procedures were carried out according to the supporting documents of O. Reg. 153/04, as amended and established standards.

4.8 Field Screening Measurements

Organic vapour readings were recorded using an RKI Eagle 2 gas detector, equipped with a Photo Ionization Detector (PID) sensor, calibrated to isobutylene (IBL) and a catalytic combustible gas sensor, calibrated to hexane (HEX). The PID sensor detects low level volatile organic compounds (VOCs) in parts per million (ppm) and the catalytic combustible gas sensor detects petroleum hydrocarbons (PHCs) in ppm or lower explosive limit (LEL). Accuracy of the gas monitor varies with the type of gas being measured.

The correlation between combustible vapour concentrations and PHCs in soil is highly dependent on the soil type, moisture content, and characteristics of the contaminant of concern. The results of the screening are used as a tool in establishing relative soil vapour concentrations, and aid in the selection of soil samples for chemical analysis among samples and borehole locations.

The organic vapour readings were measured by inserting the instrument's probe into the headspace of the plastic bag and manipulating the soil samples by hand. There are no regulatory criteria for soil vapours; however, organic vapour readings provide a general indication of the relative concentration of organic vapours encountered in the soil samples during drilling.

4.9 Groundwater Monitoring Well Installation

Groundwater monitoring wells were installed in boreholes BH101, BH102, BH103 and BH104, identified as BH/MW101, BH/MW102, BH/MW103 and BH/MW104, respectively. The monitoring wells were installed in accordance with the Ontario Water Resources Act – R.R.O. 1990, Regulation 903, as amended to O. Reg. 128/03, and were installed by a licensed well contractor (Davis Drilling Ltd.). The monitoring wells were installed for a hydrogeological and geotechnical report that is being completed concurrently.

The monitoring wells were installed to depths between 3.0 and 10.1 m bgs. The monitoring wells were constructed using 50-millimetre (mm) diameter, number 10 slot Schedule 40 PVC screen and PVC riser pipe, completed with a 1.5 m or 3.0 m long screen, and sealed at the base with PVC end cap and an appropriate length of riser pipe extending to just below the flushmount

casings. All pipe connections were threaded flush joints with no lubricants or adhesives used in the construction of the monitoring wells. Details of the completion of the monitoring wells are provided on the borehole logs in Appendix B. The annular space around the well screen in the wells were backfilled with silica sand to approximate heights of 0.3 or 0.6 m above the top of the screen. The sand pack was extended above the screens to allow for compaction of the sand pack and expansion of the overlying well seal. A granular bentonite ('Hole Plug') seal was placed in the borehole annulus from the top of the sand pack to approximately 0.3 m below the ground surface. The monitoring wells were completed with flushmount protective steel casings cemented in place.

The Site owner is considered to be the owner of the monitoring wells installed by Davis ("well owner" Section 1.0, Regulation 903). When the monitoring wells are no longer required, it is the owner's responsibility to arrange for abandonment in accordance with Ontario Water Resources Act–R.R.O. 1990, Regulation 903, as amended to O. Reg. 128/03.

4.10 Elevation Surveying

Elevations at the ground surface of the borehole and monitoring well locations were interpolated from the provided topographic survey plan entitled, "Existing Survey Site plan Images (Reference Only)", Project "24018", Drawing SP100, dated March 5, 2025, by RA Lumbao Architects Inc.

4.11 Groundwater Sampling

Groundwater was not identified as a media of concern in the 2025 Phase One ESA and was not investigated as part of this report.

4.12 Analytical Testing

Selected soil and groundwater samples were submitted for chemical analysis under chain of custody protocols to AGAT Laboratories (AGAT), a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited laboratory.

The rationale for soil sample selection was based on visual and/or olfactory evidence of potential contamination and assessment of the APECs identified in the 2025 Phase One ESA. Soil samples from the boreholes were analyzed for potential contaminants of concern (COCs), including petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzenes, and xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals and other regulated parameters (ORPs). Grain size analysis was also completed on soil samples BH101 S4, BH103 S3, BH105 S4, and BH106 S4A to confirm the soil texture. The table below indicates the soil samples selected for laboratory analysis.

Table 3: Soil Samples Submitted for Laboratory Analysis

Sample ID	Depths (m bgs)	Date Sampled	Chemical Analysis					Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	M/ORPs	
BH102 S2	0.8 – 1.4	March 12, 2025			✓	✓	✓	Investigate APECs
BH102 S4	2.3 – 2.9		✓	✓				

Sample ID	Depths (m bgs)	Date Sampled	Chemical Analysis					Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	M/ORPs	
BH103 S4A	2.3 – 2.6	March 11, 2025	✓	✓				
BH104 S3	1.5 – 2.1	March 10, 2025				✓	✓	
BH104 S5	3.0 – 3.7		✓	✓	✓			
BH105 S2	0.6 – 1.2	March 11, 2025				✓	✓	
BH105 S4	1.8 – 2.4	March 11, 2025	✓	✓				
BH106 S2	0.8 – 1.4	March 10, 2025				✓	✓	
BH106 S4A	2.3 – 2.9		✓	✓	✓			
BH107 S2	Duplicate of BH105 S2	March 11, 2025				✓	✓	QAQC Samples
BH107 S4	Duplicate of BH105 S4		✓	✓				

Notes: PHCs - Petroleum Hydrocarbons Fractions F1-F4 BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
PAHs – Polycyclic Aromatic Hydrocarbons VOCs – Volatile Organic Compounds
M/ORPs – Metals and Other Regulated Parameters
ORPs include boron-hot water soluble (HWS), free cyanide (CN-), chromium hexavalent (CrVI), mercury (Hg), pH, electrical conductivity (EC), and sodium adsorption ratio (SAR)

4.13 Residue Management Procedures

Soil cuttings generated during drilling from the monitoring wells were stored on-Site in sealed steel drums, pending the results of chemical testing. The drums can be removed off Site by a licenced waste disposal subcontractor once no longer required, or during redevelopment of the Site.

5. Review and Evaluation

5.1 Geology

Reference is made to the appended drawings in Appendix A and borehole logs in Appendix B for details of the field work including sampling locations, visual soil classification, inferred stratigraphy, groundwater observations, and monitoring well installation details.

The boundaries indicated on the borehole logs are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

A description of the soil stratigraphy encountered on the Site, in order of depth, is summarized in the sections below. Cross-Sections A-A' and B-B' depicting profiles are included as Drawings 6 to 7, respectively, in Appendix A.

Pavement Structure

A layer of asphalt over granular was encountered in boreholes BH101, BH104, BH105 and BH106, approximately 80 to 340 mm in thickness.

Fill Materials

Fill materials were encountered beneath the pavement structure or from surface in each of the boreholes, generally consisting of brown to yellow sand with trace silt. The fill material extended to depths between approximately 1.5 and 3.1 m below ground surface (bgs).

Some organics and debris materials including trace brick or concrete were encountered in the fill material in BH102 from surface to depths up to 1.5 m bgs or in BH104 from 0.3 to 3.1 m bgs.

Native Material

Native materials encountered beneath the fill materials in the boreholes generally consisted of brown sand with trace silt in BH101, BH102, BH103, BH105 and BH106 extending to bedrock at depths between 2.3 to 3.8 m bgs.

Bedrock

Grey shale bedrock was encountered below the native material in BH101 to BH103, BH105 and BH106 or below the fill material in BH104 at depths ranging from approximately 2.4 to 4.6 m bgs.

5.2 Groundwater Elevation and Flow Direction

Groundwater levels were measured in the wells on March 26, April 15 and 21, 2025 as part of the concurrent geotechnical and hydrogeological investigations. The arbitrary elevation of the ground surface was determined in the field, and groundwater level measurements were taken by measuring to the surface of the groundwater from the ground surface and from the top of the well casing with the necessary corrections made to establish depths below grade if required.

The following table summarizes the monitoring well installation details and groundwater observations.

Table 5: Summary of Groundwater Levels

Monitoring Well I.D.	Ground Surface Elevation	Well Depth from Ground Surface (m)	Screened Interval Elevation (m) and Depth (m bgs)	Groundwater Elevation and Depth (m bgs)		
				March 26, 2025	April 15, 2025	April 21, 2025
BH/MW101	114.70	10.08	107.62 – 104.62 (7.08 – 10.08)	108.22 (6.48)	108.30 (6.40)	109.27 (5.43)
BH/MW102	114.80	3.39	112.91 – 111.41 (1.89– 3.39)	111.52 (3.28)	111.72 (3.08)	111.67 (3.13)
BH/MW103	114.60	9.66	107.94 – 104.94 (6.66 – 9.66)	109.30 (5.30)	109.40 (5.20)	109.45 (5.15)
BH/MW104	113.70	3.02	112.18 – 110.68 (1.52 – 3.02)	DRY	DRY	DRY

Note: Monitoring wells were surveyed for elevation relative to an arbitrary benchmark.

The local groundwater flow direction was unable to be calculated due to the mixture of relatively shallow and relatively deep screen depths. The expected direction of groundwater flow in the Study Area is to the south or southeast, following surface topography towards Lake Ontario located approximately 4.1 kilometres south of the Site.

The groundwater levels were found at depths between 3.13 and 5.43 m bgs during the most recent round of measurements on April 21, 2025. Groundwater levels are subject to seasonal fluctuations and variations in precipitation; however, the effects of seasonal variation at the Site are not anticipated to significantly affect the groundwater conditions of the Site from an environmental viewpoint. Due to the depth of groundwater, utilities are not expected to impact the flow of groundwater or affect the migration of contaminants.

5.3 Groundwater Hydraulic Gradient

Groundwater level contours and horizontal hydraulic gradient were not calculated as part of this investigation since there were no potential COCs in groundwater.

5.4 Soil Texture

The subsurface stratigraphy in the boreholes typically comprised of fill materials over a deposit of native sand with trace silt. Grain size analysis of representative samples collected during the Phase Two ESA were completed by G2S and indicated 60 to 87.26% by mass of particles were 75 µm or larger in mean diameter, thus indicating coarse textured soils as defined in O. Reg. 153/04.

5.5 Soil Field Screening

Measured soil vapour concentrations on the headspace of recovered soil samples were identified between 0 and 50 ppm for the catalytic gas sensor and between 0 and 2 ppm for the photoionization detector at the time of sampling. Complete soil field screening measurements are presented on the borehole logs in Appendix B.

5.6 Analytical Findings – Soil

Tables summarizing the analytical results are included in Appendix C and the laboratory Certificates of Analysis for the soil samples submitted for analysis are included in Appendix D.

The laboratory method detection limits (MDLs) were below the MECP Table 3 RPI SCS for the parameters analyzed.

5.6.1 Petroleum Hydrocarbons Fractions F1 to F4 (PHC F1 to F4) including Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)

Petroleum hydrocarbons F1 to F4 and BTEX were not detected or were detected at concentrations below the Table 3 RPI SCS in the submitted soil samples.

5.6.2 Volatile Organic Compounds (VOCs)

Volatile organic compounds were not detected or were detected at concentrations below the Table 3 RPI SCS in the submitted soil samples. Refer to Table 2 in Appendix C.

5.6.3 Polycyclic Aromatic Hydrocarbons (PAHs)

Polycyclic aromatic hydrocarbons were not detected or were detected at concentrations below the Table 3 RPI SCS in the submitted soil samples.

Refer to Table 3 in Appendix C.

5.6.4 Metals and Other Regulated Parameters (ORPs)

Metals and ORPs were not detected or were detected as concentrations below the Table 3 RPI SCS in the submitted soil samples, with the exception of the following:

- Sample BH104 S3 (1.5 - 2.1 m bgs) – Electrical Conductivity (EC) (1.76 mS/cm) exceeded the SCS of 0.7 mS/cm.

The elevated EC is attributed to the historical use of de-icing salt on the surfaces of the Site and adjacent roadways. Under O. Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow and ice, the applicable SCS is deemed not to be exceeded. Reference is made to O. Reg. 153/04, as amended, s. 49 (1).

Refer to Table 4 in Appendix C.

5.7 Quality Assurance/Quality Control (QA/QC) Results

AGAT Laboratories (AGAT) is accredited by the Canadian Association for Laboratory Accreditation (CALA) in accordance with ISO/IEC 17025:2017 – “General Requirements for the Competence of Testing and Calibration Laboratories” for the analysis of all parameters for all samples in the scope of work for which SCS have been established under O. Reg. 153/04.

The chemical analyses conducted by AGAT were in accordance with the O. Reg. 153/04 Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act dated March 9, 2004, amended as of July 1, 2011.

Soil samples were analysed by using standard reference methods and the testing methods were referenced in the Paracel Certificates of Analysis, as required by the MECP's protocol. Laboratory Quality Assurance/Quality Control (QA/QC) data is included with the Certificates of Analysis, which are appended. Method blank, spiked method blank, laboratory spiked, and duplicate soil samples were analysed by the laboratory with each batch of samples.

Blind field duplicates were obtained by G2S during the field work and submitted to Paracel as summarized in the following table:

Table 6: Duplicate Sample Submissions

Sample I.D.	Date	Matrix	Rationale for Submission	Analysis
BH107 S2	March 11, 2025	Soil	Field duplicate of BH105 S2	M/ORPs, PAHs
BH107 S4	March 11, 2025	Soil	Field duplicate of BH105 S4	PHCs, BTEX

As a means of determining the reproducibility or variability related to analytical procedures of a homogenous sample, the relative percentage differences (RPD) between analyzed values for original and duplicate samples were calculated.

For sample reproducibility calculations, maximum RPD values were calculated using the following formula:

$$RPD = \frac{\text{Difference between duplicate results}}{\text{Average of duplicate results}} \times 100\%$$

The maximum RPD values for some metals and inorganic parameters calculated were above the acceptable statistical variation of 40% in soil sample BH105 S2 and duplicate sample BH107 S2. A summary of the data is presented in the following table. It is noted this soil sample comprised heterogeneous fill.

Table 7: QA/QC Samples Submitted of Laboratory Analysis – Soil

Parameter	Sample ID	Analytical Result (µg/g)	RPD (%)
Sodium Adsorption Ratio	BH101 SS1	1.3	59%
	BH 107 S2	2.4	

The RPDs outlined by the MECP (as generally less than or equal to 40%), refer to laboratory duplicates from homogenous samples. Fill samples are heterogeneous and thus, subject to both laboratory and sampling variability. As such, RPD control limits are generally larger than those defined in the Environmental Protection Act (EPA) and/or the MECP guidelines which outline sample duplicates of homogeneous samples and do not specify specific criteria for field duplicates. MECP documentation does however allow for larger limits with respect to field duplicates as the MECP recognizes the increased variability in sampling and subsequent elevated uncertainty.

The results of laboratory duplicate sampling performed by AGAT as part of their in-house QA/QC yielded acceptable data. The overall quality of the field data from the investigation with respect to the data quality objectives demonstrated that the overall objectives of the investigation and the assessment were met.

With respect to subsection 47 (3) of the regulation, we confirm that:

A. All certificates of analysis or analytical reports received pursuant to clause 47 (2) (b) of the regulation comply with subsection 47(3)

B. A certificate of analysis or analytical report has been received for each sample submitted for analysis, and

C. All certificates of analysis or analytical reports received have been included in full in an appendix to the phase two environmental site assessment report.

5.8 Summary of Contamination

Tables summarizing the analytical results are included in Appendix C – Tables 1 to 4.

Based on review and evaluation of the data, one soil sample (BH104 S3) had an exceedance for electrical conductivity (EC). The elevated EC in soil is attributed to the historical use of de-icing salt on the surfaces of the Site and adjacent roadways. Under O. Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow and ice, the applicable site condition standard is deemed not to be exceeded. Reference is made to O. Reg. 153/04, as amended, s. 49 (1). A program of Site remediation/cleanup is not required before an RSC can be prepared for the Site.

Refer to Drawings 5A to 5E, Drawings 6 and 7 for plan views and cross-sections of the soil analytical data.

6. Conclusions and Recommendations

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04 (as amended) requirements, to investigate potential contamination within Areas of Potential Environmental Concern (APECs) identified during a Phase One ESA completed by G2S in April 2025 in preparation of filing an RSC for the Site. Refer to the appended Drawings 2 and 3 in Appendix A for a summary of the identified Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) for the Site.

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed acquisition of the Site and redevelopment for residential purposes. Since there is a change in property use planned (commercial to residential), a Record of Site Condition (RSC) is required under O. Reg. 153/04, as amended, prior to re-development.

The field work for this investigation was completed in March and April 2025. The drilling was conducted between March 10 and 12, 2025, and included the advancement of six boreholes on-Site, four of which were installed as groundwater monitoring wells as part of concurrent geotechnical and hydrogeological investigations. Refer to Drawing 4 for the Borehole and Monitoring Well Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface conditions included a pavement structure comprising approximately 80 to 340 millimeters of asphalt and granular, with the exception of BH102 and BH103. Pavement structure was generally underlain by fill material consisting of brown to yellow sand with trace silt or sandy silt to depths of approximately 1.5 and 3.1 m bgs. Fill materials were underlain by native sand with trace silt extending to bedrock (grey shale) at depths between approximately 2.3 to 3.8 m bgs. Refer to the borehole logs in Appendix B.

2. Groundwater was found in the monitoring wells during the most recent round of sampling on April 21, 2025, between depths of 3.13 and 5.43 m bgs.

3. Soil samples were submitted for laboratory analysis of PHCs F1 to F4 including BTEX, VOCs, PAHs, and metals and ORPs. The concentrations of the tested parameters in the submitted samples were below the MECP Table 3 SCS for RPI Property Use in coarse textured soils, with the exception of the following:

    - Sample BH104 S3 (1.5 - 2.1 m bgs) – Electrical Conductivity (EC) (1.76 mS/cm) exceeded the SCS of 0.7 mS/cm.

    The elevated EC in soil is attributed to the historical use of de-icing salt on the surfaces of the Site and adjacent roadways. Under O. Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow and ice, the applicable site condition standard is deemed not to be exceeded. Reference is made to O. Reg. 153/04, as amended, s. 49 (1).

Based on the results of the Phase Two ESA, the Site soil meets the applicable MECP Table 3 RPI SCS.

In accordance with O. Reg. 903/90, as amended, the monitoring wells should be decommissioned if the wells are not in use or being maintained for future use.

The assignment is subject to the Statement of Limitations that is included in this report. It should be noted soil and groundwater conditions between and beyond the sampled locations may differ from those encountered during this assignment. G2S should be contacted if impacted soil or groundwater conditions become apparent during future development to further access and appropriately handle the materials, if any, and evaluate whether modifications to the conclusions documented in this report are necessary.

7. Qualifications of the Assessors

This Phase Two ESA was conducted by Ms. Cait Worona, B.Sc. Ms. Worona is responsible for the successful completion of field work and reporting. Ms. Worona has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase Two ESA was reviewed by Ms. Whitney Bowden, B.Sc. Ms. Bowden has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg 153/04, as amended. She is a senior project manager with over 10 years of professional experience specializing in environmental investigations and project management. Her main areas of expertise include Phase One and Phase Two ESAs, project management, site cleanup/remediation, UST and AST removals, and site remediation. She has completed numerous projects on behalf of private and public-sector clients for industrial, commercial, and residential sites.

This Phase Two ESA was reviewed by Mr. Steve Campbell, P. Geo. Mr. Campbell has over 20 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Campbell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Campbell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs). Mr. Campbell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

8. References and Supporting Documentation

a) *"Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario" Ministry of the Environment of Ontario, December 1996.*

b) *"Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", April 15, 2011.*

c) *The Ontario Water Resources Act – R.R.O. 1990, Regulation 903 – Amended to O. Reg. 128/03, August 2003.0.8*

d) *"Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act", March 2004.*

e) *Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.*

f) *"Z769-00, Phase II Environmental Site Assessment," Canadian Standard Association, March 2000.*

g) *Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.*

h) Singer SN, Cheng CK, Scafe MG. (2003). *The Hydrogeology of Southern Ontario, Second Edition*, Report from the Ontario Ministry of the Environment.

i) *"Phase One Environmental Site Assessment, 51-57 Dundas Street West, 60-78 Agnes Street, Mississauga, Ontario,"* dated April 2025, prepared by G2S Consulting Inc. for 55 Dundas Developments Inc. c/o Sajecki Planning Inc.

9. Limitations

This report has been prepared for the sole benefit of 55 Dundas Developments Inc. (the Client) and is intended to provide limited information on the subsurface environmental conditions at the Site. The report may not be used by any other person or entity without the expressed written consent of 55 Dundas Developments Inc. and G2S Consulting Inc. (G2S). Any use which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

The findings in this report are limited to the conditions at the Site at the time of this investigation as described herein. Conclusions presented in this report should not be construed as legal advice.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this report may be necessary.

10. Closing Remarks

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

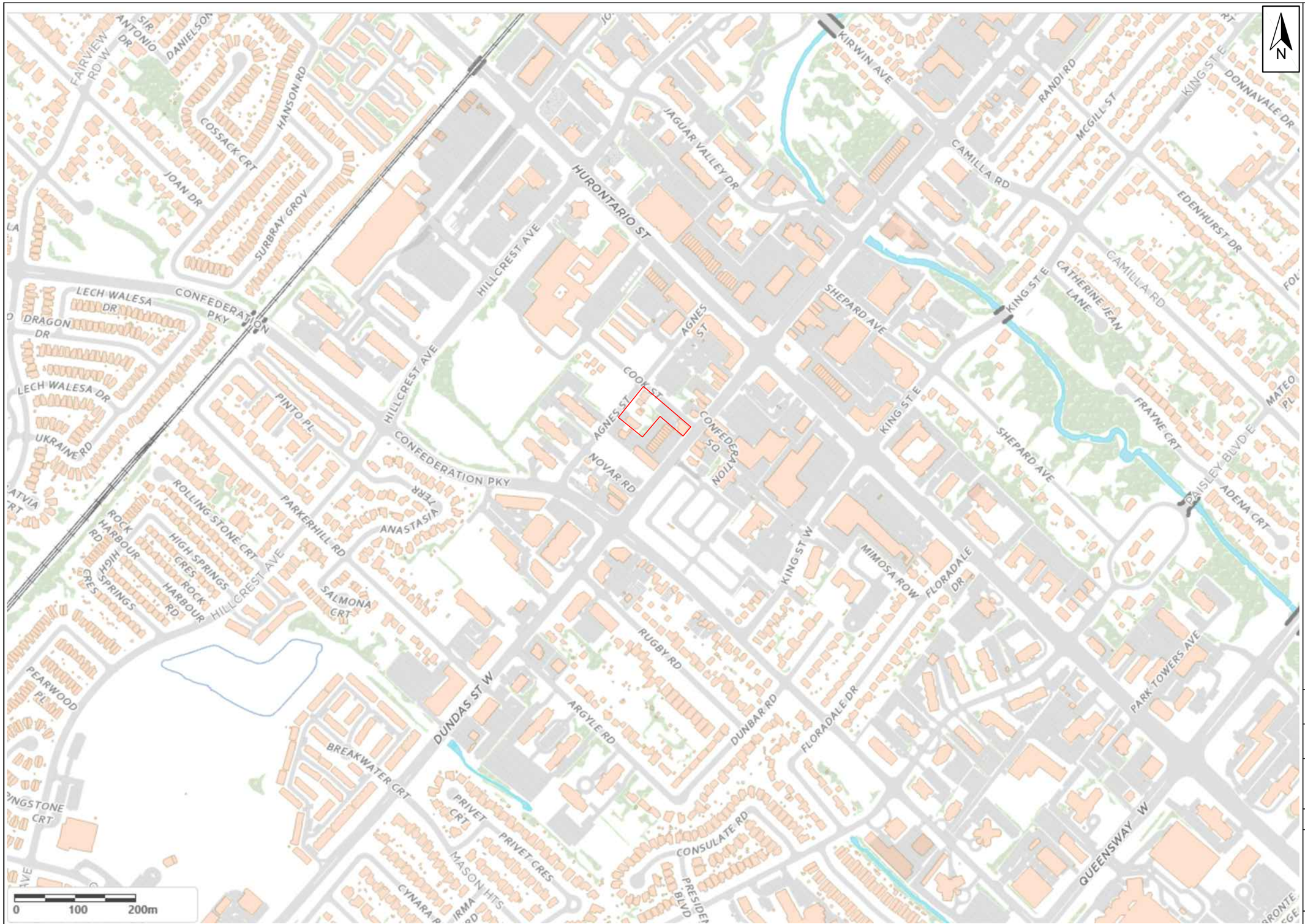
Yours truly,

G2S Consulting Inc.

Whitney Bowden, B.Sc.
Senior Project Manager

Steve Campbell, P.Geo.
Principal, Senior Geoscientist

Appendix A:
Drawings



LEGEND

P1 AND P2 ESA SITE LIMITS

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
SITE LOCATION PLAN

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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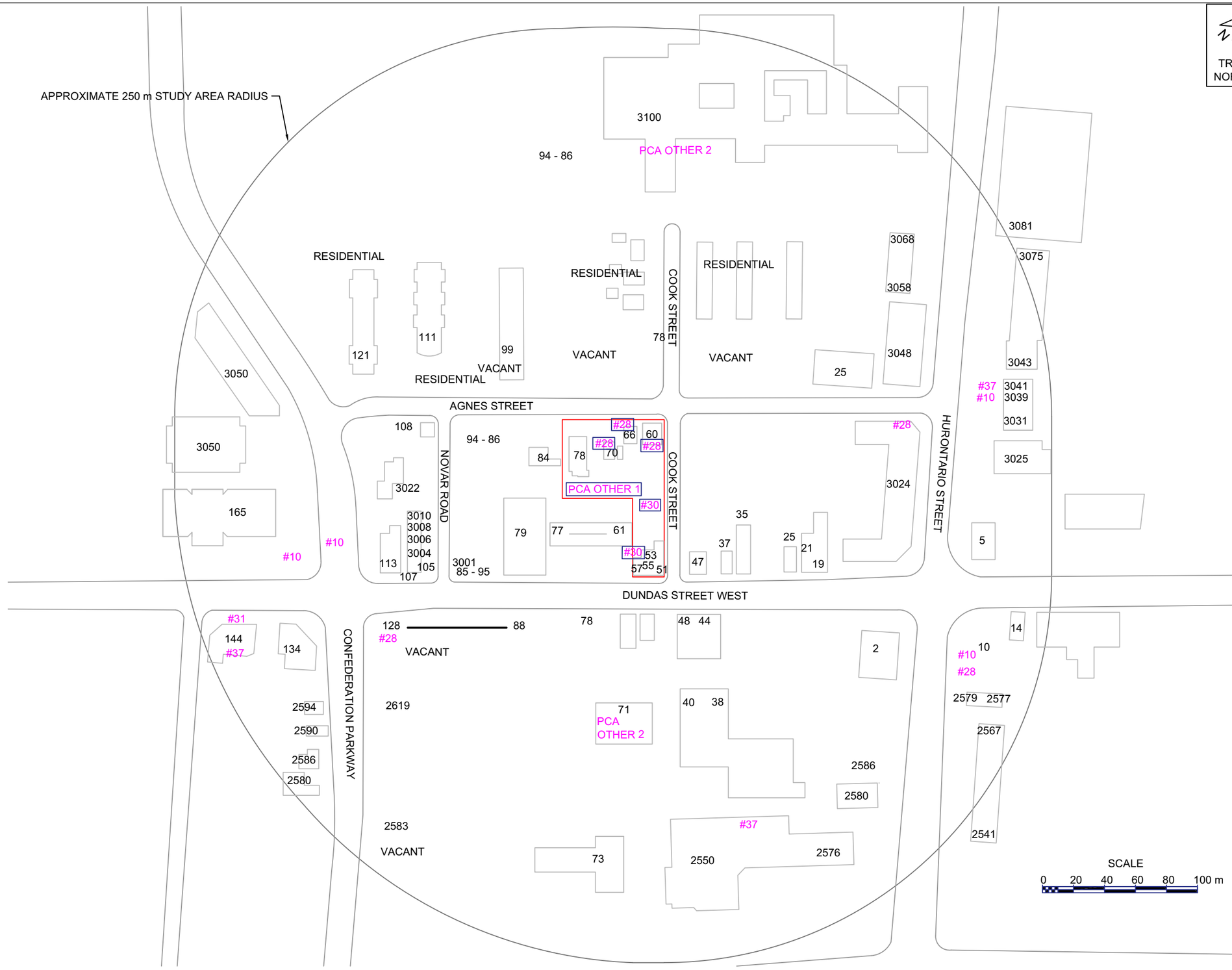

LEGEND

	P1 AND P2 ESA SITE LIMITS
PCA	POTENTIALLY CONTAMINATING ACTIVITY
#1	PCA RESULTING IN AN AREA OF POTENTIAL ENVIRONMENTAL CONCERN

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs) AS DEFINED IN TABLE 2 OF REG. 153/04

#10	COMMERCIAL AUTOBODY SHOP
#28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
#30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
#31	INK MANUFACTURING, PROCESSING AND BULK STORAGE
#37	OPERATION OF DRY CLEANING EQUIPMENT (WHERE CHEMICALS ARE USED)
OTHER 1	USE OF DE-ICING SALT
OTHER 2	HAZARDOUS WASTE GENERATION

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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DATE:	APRIL 2025
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TRUE NORTH

N
SITE NORTH

LEGEND

P1 AND P2 ESA SITE LIMITS

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC 1A — EAST CENTRAL PORTION OF THE SITE - POTENTIAL FOR FILL MATERIAL AND DEMOLITION DEBRIS TO BE PRESENT WITHIN HISTORIC BUILDING FOOTPRINTS

APEC 1B — SOUTH PORTION OF THE SITE - POTENTIAL FOR FILL MATERIAL AND DEMOLITION DEBRIS TO BE PRESENT IN THE BASEMENT OF THE HISTORIC BUILDING FOOTPRINT

APEC 2A — NORTHEAST PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 60 AGNES STREET

APEC 2B — NORTH CENTRAL PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 66 AGNES STREET

APEC 2C — NORTH CENTRAL PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 70 AGNES STREET

APEC 3 — ENTIRE SITE - HISTORICAL USE OF DE-ICING SALT ON PAVED PORTIONS OF THE SITE AND ADJOINING ROADWAYS.

GRASSED AREA

NOTE:

PER SECTION 49.1 OF O.REG 153/04, AS AMENDED, ASSESSMENT OF APEC 3 IS NOT REQUIRED.

REFERENCE:

MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)

CLIENT:

55 DUNDAS DEVELOPMENTS INC.

LOCATION:

51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,

MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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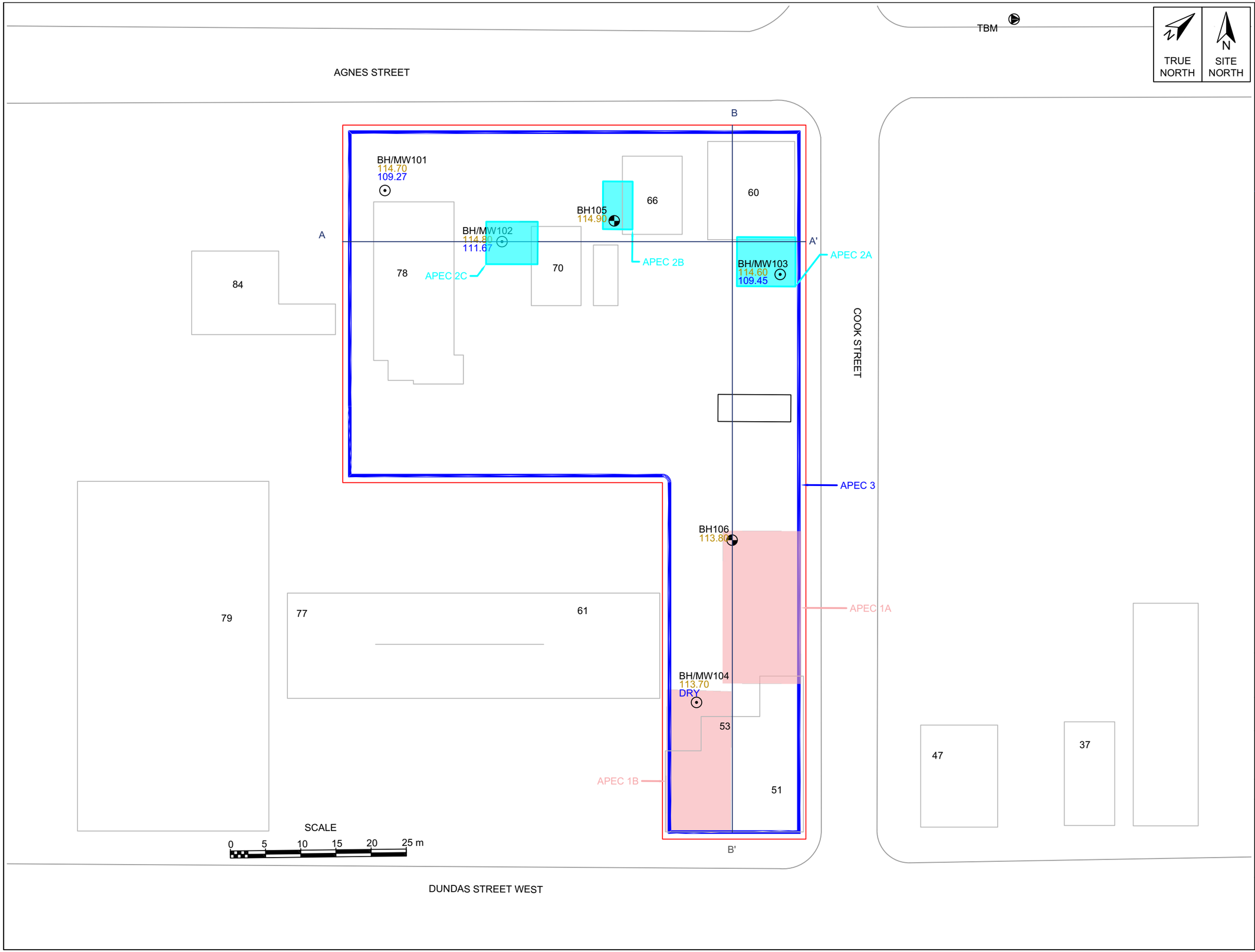

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MARCH 2025)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MARCH 2025)
- TEMPORARY BENCHMARK (TBM)
- 88.88 GROUND SURFACE ELEVATION (m)
- 88.88 MEASURED GROUNDWATER ELEVATION (m) (APRIL 21, 2025)
- A — A' CROSS SECTION LOCATION (SEE DRAWINGS 6 AND 7)

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC 1A	EAST CENTRAL PORTION OF THE SITE - POTENTIAL FOR FILL MATERIAL AND DEMOLITION DEBRIS TO BE PRESENT WITHIN HISTORIC BUILDING FOOTPRINTS
APEC 1B	SOUTH PORTION OF THE SITE - POTENTIAL FOR FILL MATERIAL AND DEMOLITION DEBRIS TO BE PRESENT IN THE BASEMENT OF THE HISTORIC BUILDING FOOTPRINT
APEC 2A	NORTHEAST PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 60 AGNES STREET
APEC 2B	NORTH CENTRAL PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 66 AGNES STREET
APEC 2C	NORTH CENTRAL PORTION OF THE SITE - HISTORIC PRESENCE OF AN AST IN THE BASEMENT OF 70 AGNES STREET
APEC 3	ENTIRE SITE - HISTORICAL USE OF DE-ICING SALT ON PAVED PORTIONS OF THE SITE AND ADJOINING ROADWAYS.

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
BOREHOLE AND MONITORING WELL LOCATION PLAN

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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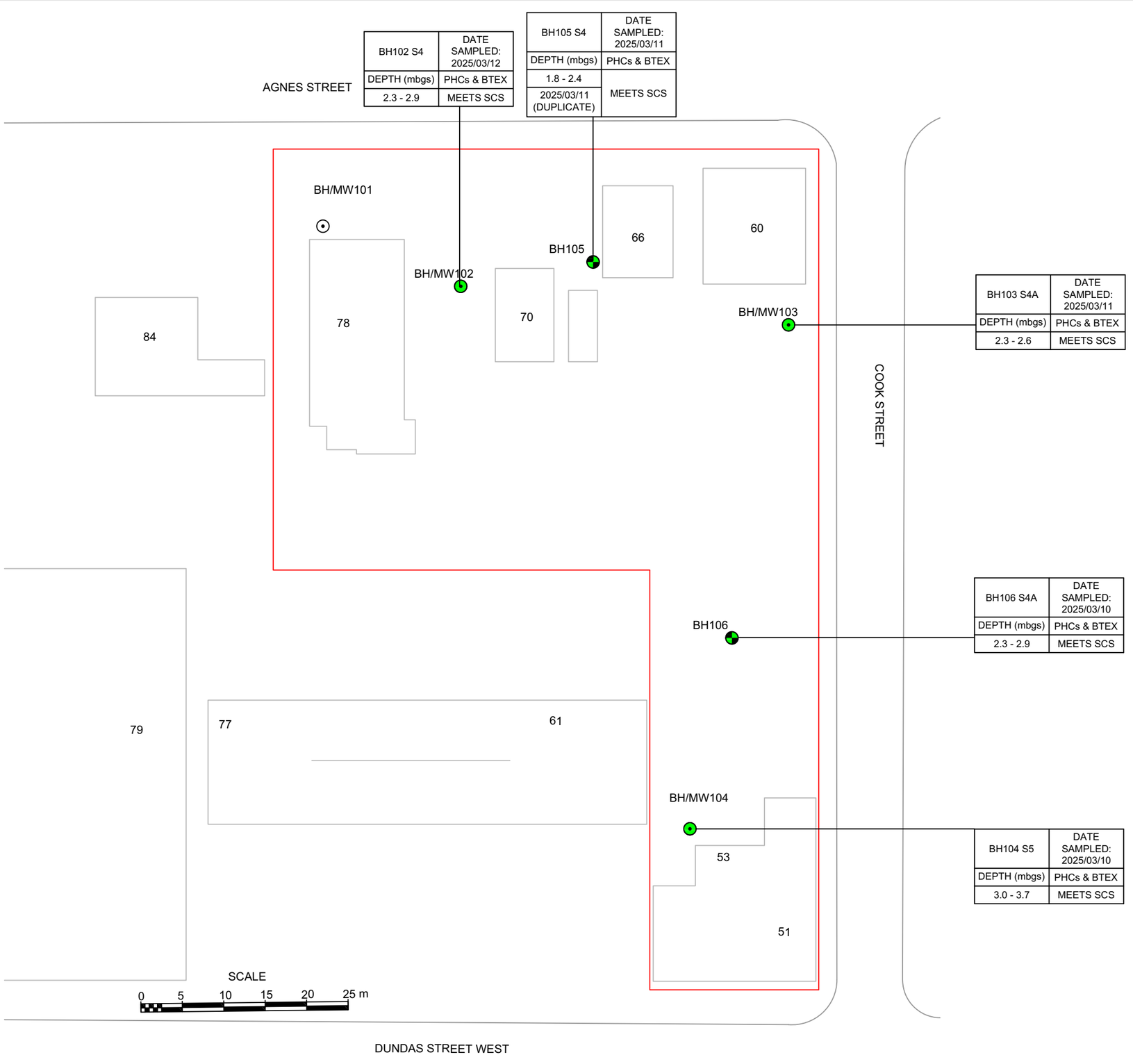

TRUE NORTH

N
SITE NORTH

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MARCH 2025)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MARCH 2025)
- SAMPLE MEETS MECP TABLE 3 SCS
- SCS — SITE CONDITION STANDARDS
- PHCs — PETROLEUM HYDROCARBONS F1 TO F4
- BTEX — BENZENE, TOLUENE, ETHYLBENZENE, XYLENES

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
SOIL ANALYTICAL RESULTS - PETROLEUM HYDROCARBONS INCLUDING BTEX

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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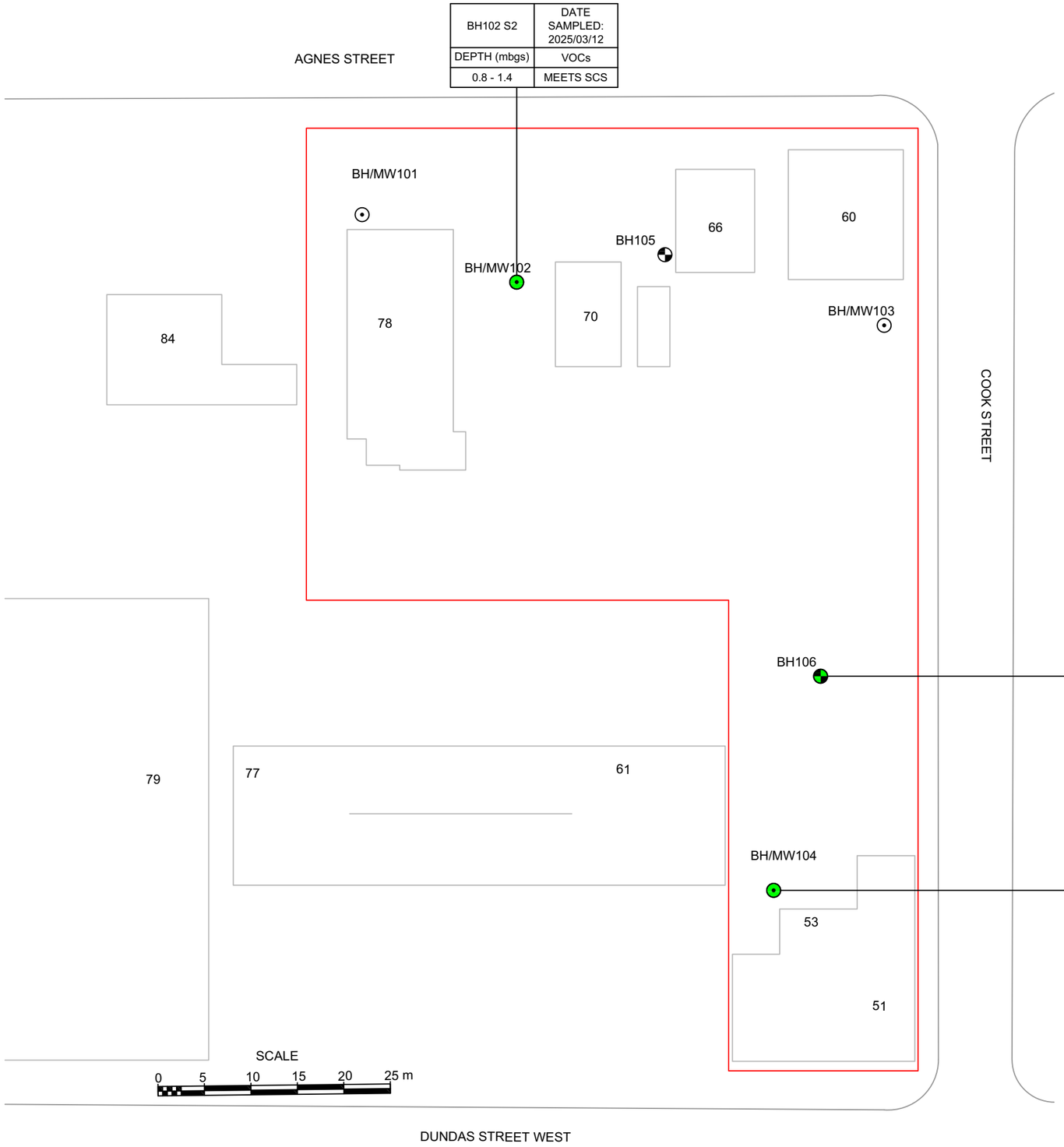

TRUE NORTH

N
SITE NORTH

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MARCH 2025)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MARCH 2025)
- SAMPLE MEETS MECP TABLE 3 SCS
- SCS — SITE CONDITION STANDARDS
- VOCs — VOLATILE ORGANIC COMPOUNDS

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
SOIL ANALYTICAL RESULTS -
VOLATILE ORGANIC COMPOUNDS

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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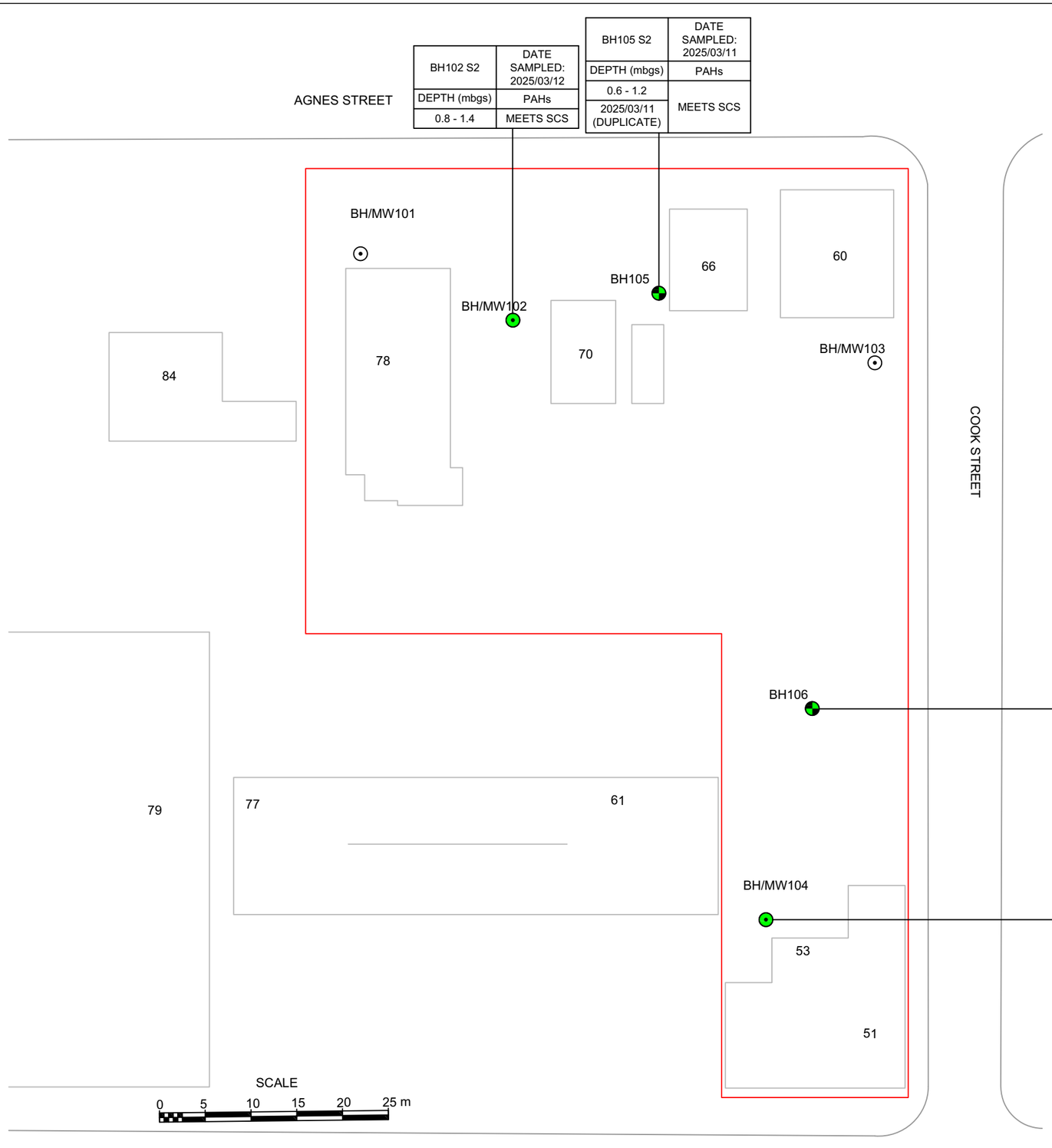

TRUE NORTH

N
SITE NORTH

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MONTH YEAR)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MONTH YEAR)
- SAMPLE MEETS MECP TABLE 3 SCS
- SCS — SITE CONDITION STANDARDS
- PAHs — POLYCYCLIC AROMATIC HYDROCARBONS

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
SOIL ANALYTICAL RESULTS -
POLYCYCLIC AROMATIC HYDROCARBONS

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60 - 78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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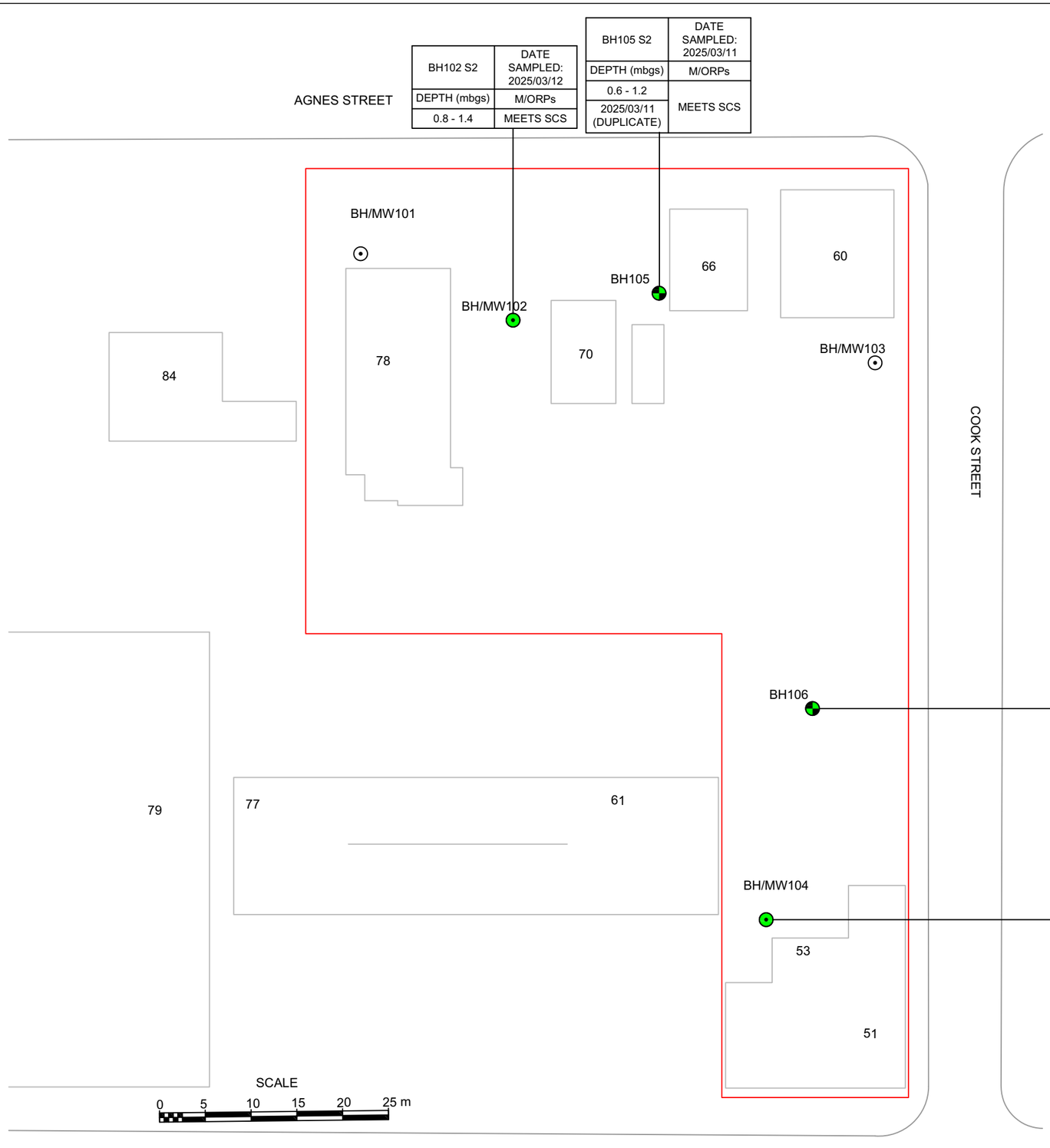

TRUE NORTH

N
SITE NORTH

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MARCH 2025)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MARCH 2025)
- SAMPLE MEETS MECP TABLE 3 SCS
- SCS — SITE CONDITION STANDARDS
- ORPs — OTHER REGULATED PARAMETERS

NOTE:

ORPs INCLUDES B(HWS), CN^-, CrVI, Hg & pH

REFERENCE:

MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:

SOIL ANALYTICAL RESULTS - METALS AND OTHER REGULATED PARAMETERS

CLIENT:

55 DUNDAS DEVELOPMENTS INC.

LOCATION:

51-57 DUNDAS STREET WEST & 60- 78 AGNES STREET,

MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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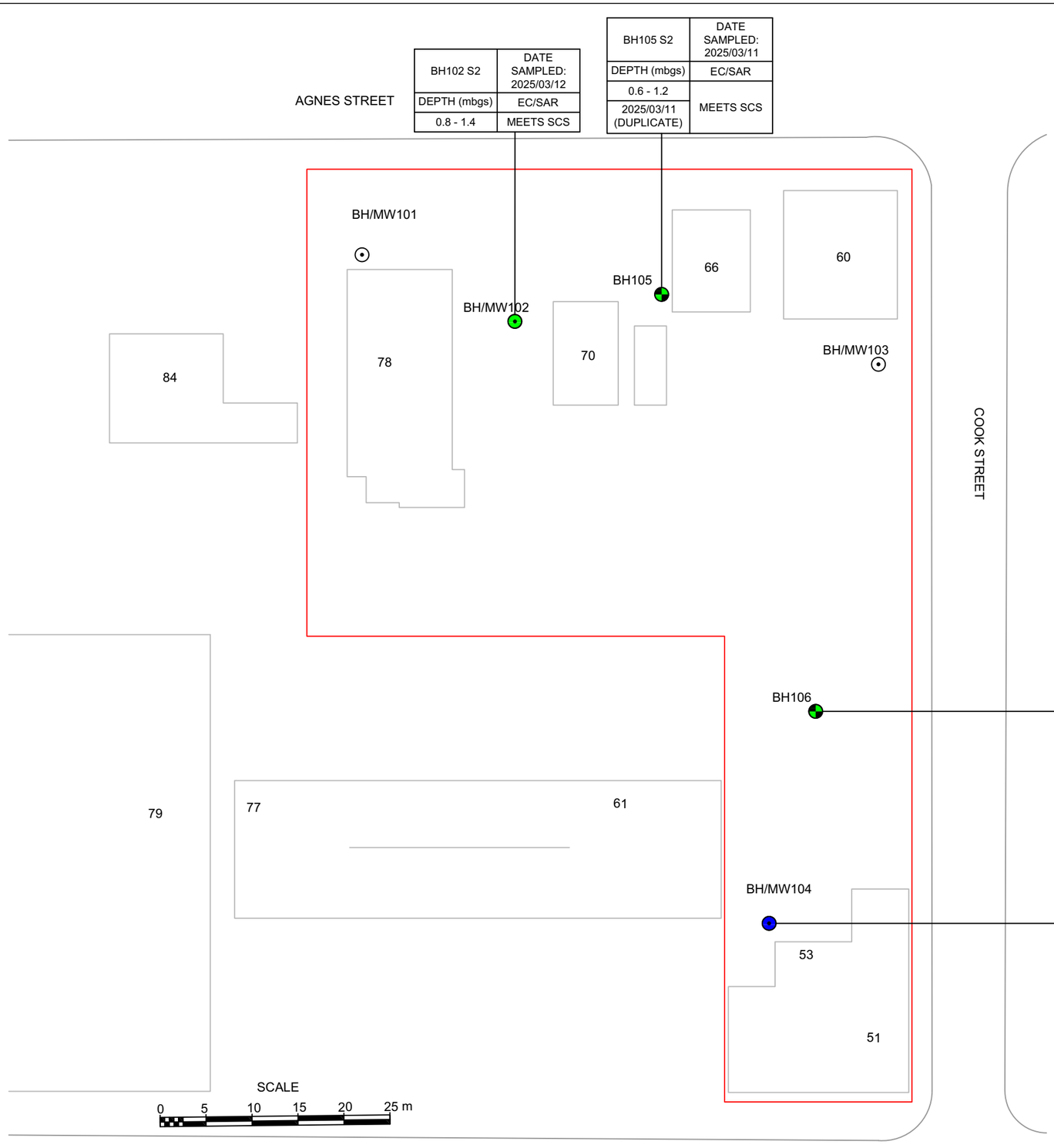

LEGEND

- P1 AND P2 ESA SITE LIMITS
- BOREHOLE ADVANCED BY G2S (MARCH 2025)
- BOREHOLE / MONITORING WELL ADVANCED BY G2S (MARCH 2025)
- SAMPLE MEETS MECP TABLE 3 SCS
- RESULTS EXEMPT PER 0.REG 153/04 (REFER TO *NOTE)
- SCS — SITE CONDITION STANDARDS
- EC — ELECTRICAL CONDUCTIVITY
- SAR — SODIUM ADSORPTION RATIO

PARAMETER		UNIT	TABLE 3 SCS
EC	ELECTRICAL CONDUCTIVITY	µg/g	0.7

*NOTE:
UNDER ONTARIO REGULATION (O.REG.) 153/04, AS AMENDED, WHERE A SITE CONDITION STANDARD (SCS) IS EXCEEDED SOLELY BECAUSE A SUBSTANCE HAS BEEN APPLIED TO THE SURFACE FOR THE SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITIONS OF SNOW OR ICE OR BOTH, THE APPLICABLE SCS IS DEEMED NOT TO BE EXCEEDED. REFERENCE IS MADE TO O.REG 153/04, AS AMENDED, s 49.1 FOR A FULL OUTLINE OF THE REGULATION REGARDING SOIL IMPACTED BY DE-ICING SALT.

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
SOIL ANALYTICAL RESULTS - ELECTRICAL CONDUCTIVITY AND SODIUM ADSORPTION RATIO

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

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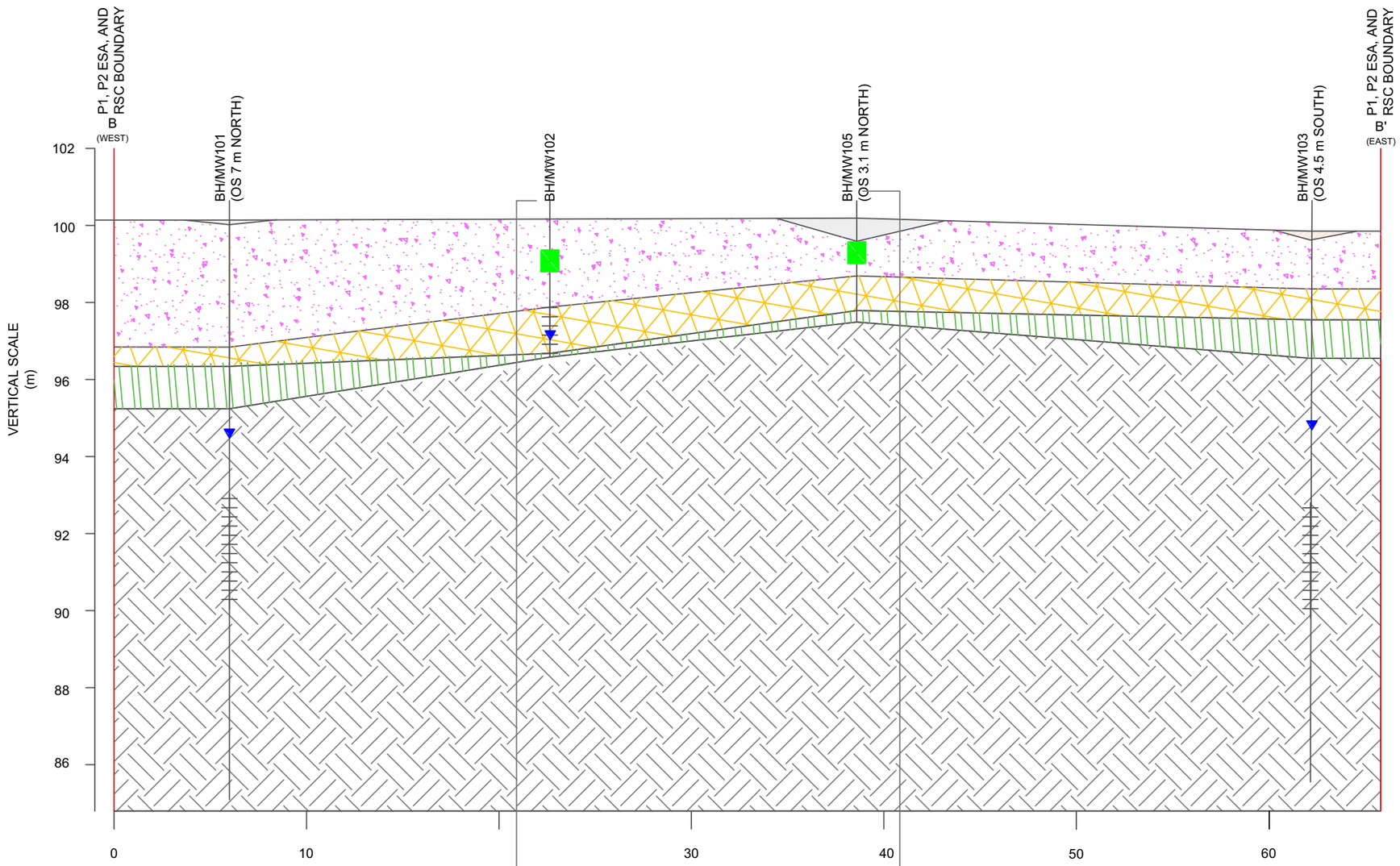


BH102 S2	DATE SAMPLED: 2025/03/12
DEPTH (mbgs)	EC/SAR
0.8 - 1.4	MEETS SCS

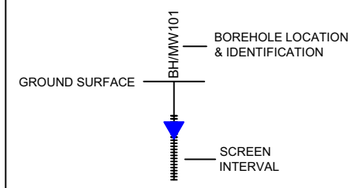
BH105 S2	DATE SAMPLED: 2025/03/11
DEPTH (mbgs)	EC/SAR
0.6 - 1.2	MEETS SCS
2025/04/11 (DUPLICATE)	

*NOTE:
UNDER ONTARIO REGULATION (O.REG.) 153/04, AS AMENDED, WHERE A SITE CONDITION STANDARD (SCS) IS EXCEEDED SOLELY BECAUSE A SUBSTANCE HAS BEEN APPLIED TO THE SURFACE FOR THE SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITIONS OF SNOW OR ICE OR BOTH, THE APPLICABLE SCS IS DEEMED NOT TO BE EXCEEDED. REFERENCE IS MADE TO O.REG 153/04, AS AMENDED, s 49.1 FOR A FULL OUTLINE OF THE REGULATION REGARDING SOIL IMPACTED BY DE-ICING SALT.

LEGEND

- PAVEMENT STRUCTURE
- TOPSOIL
- FILL MATERIALS
- NATIVE (SAND)
- NATIVE (SHALE TILL COMPLEX)
- BEDROCK
- GROUNDWATER LEVEL (APRIL 21, 2025)

OS	OFFSET
mbgs	METRES BELOW GROUND SURFACE
SCS	SITE CONDITION STANDARDS
	SAMPLE MEETS MECP TABLE 3 SCS
EC	ELECTRICAL CONDUCTIVITY
SAR	SODIUM ADSORPTION RATIO



NOTE:
MONITORING WELLS INSTALLED AS PART OF CONCURRENT GEOTECHNICAL AND HYDROGEOLOGICAL INVESTIGATION

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

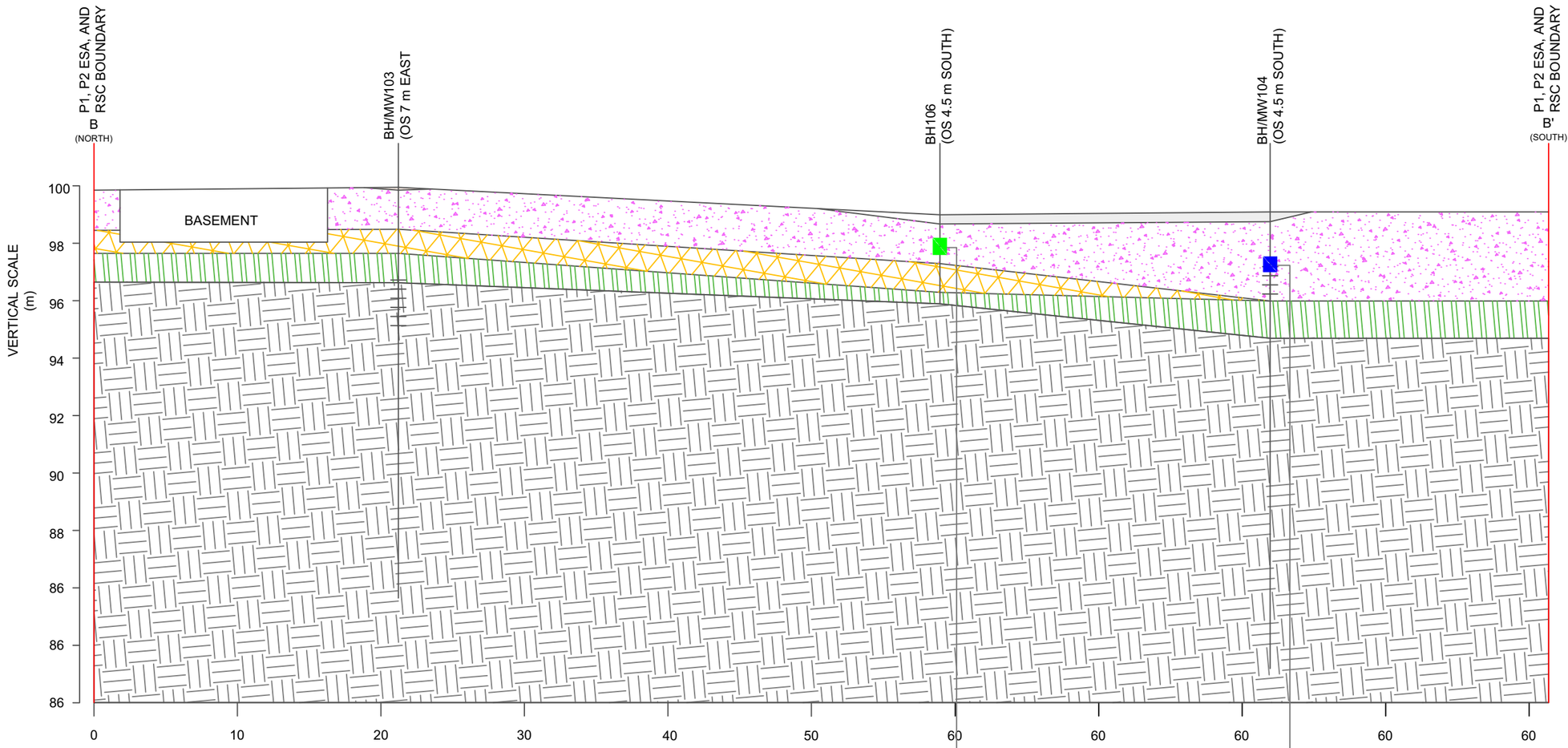
TITLE:
CROSS SECTION A-A' - SOIL ANALYTICAL RESULTS - ELECTRICAL CONDUCTIIVITY/ SODIUM ADSORPTION RATIO

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60-78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

DRAWING:	6
SCALE:	AS SHOWN
DATE:	APRIL 2025
DRAWN BY:	CW
FILE NAME:	G2S24602B.dwg



BH106 S2	DATE SAMPLED: 2025/03/10
DEPTH (mbgs)	EC/SAR
0.8 - 1.4	MEETS SCS

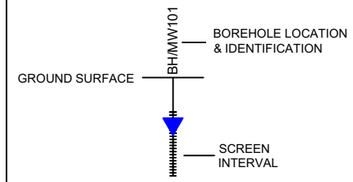
BH104 S3	DATE SAMPLED: 2025/03/10	
DEPTH (mbgs)	EC	SAR
1.5 - 2.1	1.76	MEETS SCS

*NOTE:
UNDER ONTARIO REGULATION (O.REG.) 153/04, AS AMENDED, WHERE A SITE CONDITION STANDARD (SCS) IS EXCEEDED SOLELY BECAUSE A SUBSTANCE HAS BEEN APPLIED TO THE SURFACE FOR THE SAFETY OF VEHICULAR OR PEDESTRIAN TRAFFIC UNDER CONDITIONS OF SNOW OR ICE OR BOTH, THE APPLICABLE SCS IS DEEMED NOT TO BE EXCEEDED. REFERENCE IS MADE TO O.REG 153/04, AS AMENDED, s 49.1 FOR A FULL OUTLINE OF THE REGULATION REGARDING SOIL IMPACTED BY DE-ICING SALT.

LEGEND

- PAVEMENT STRUCTURE
- TOPSOIL
- FILL MATERIALS
- NATIVE (SAND)
- NATIVE (SHALE TILL COMPLEX)
- BEDROCK
- GROUNDWATER LEVEL (APRIL 21, 2025)

OS	OFFSET
mbgs	METRES BELOW GROUND SURFACE
SCS	SITE CONDITION STANDARDS
	SAMPLE MEETS MECP TABLE 3 SCS
	RESULTS EXEMPT PER 0.REG 153/04 (REFER TO *NOTE)
EC	ELECTRICAL CONDUCTIVITY
SAR	SODIUM ADSORPTION RATIO



PARAMETER		UNIT	TABLE 3 SCS
EC	ELECTRICAL CONDUCTIVITY	µg/g	0.7

NOTE:
MONITORING WELLS INSTALLED AS PART OF CONCURRENT GEOTECHNICAL AND HYDROGEOLOGICAL INVESTIGATION

REFERENCE:
MISSISSAUGA INTERACTIVE MAPPING TOOL

TITLE:
CROSS SECTION A-A' - SOIL ANALYTICAL RESULTS - ELECTRICAL CONDUCTIVITY/ SODIUM ADSORPTION RATIO

CLIENT:
55 DUNDAS DEVELOPMENTS INC.

LOCATION:
51-57 DUNDAS STREET WEST & 60- 78 AGNES STREET,
MISSISSAUGA, ONTARIO

PROJECT NO.: G2S24602B

DRAWING:	7
SCALE:	AS SHOWN
DATE:	APRIL 2025
DRAWN BY:	CW
FILE NAME:	G2S24602B.dwg

Appendix B:
Borehole Logs

BH/MW NUMBER 101

G2S Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DATE STARTED 25-3-12 **COMPLETED** 25-3-12 **GROUND ELEVATION** 114.7 m

DRILLING CONTRACTOR Davis Drilling Ltd. **LOGGED BY** DB **CHECKED BY** AA/NS

DRILLING METHOD CME 55 Track; CFHSA; HQ Core **NOTES**

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	NUMBER	TYPE	N VALUE	SOIL GAS READINGS HEX/IBL (ppm)	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
0.05	ASPHALT: ~50 mm	114.65					Flushmount protective casing set in concrete
0.12	GRANULAR: ~70 mm	114.58	S1	SPT	8	0/0	
0.99	FILL: Sand, yellow brown, trace silt, moist	113.72	S2A	SPT	7	0/0	
	becoming brown, trace silt		S2B			0/1	
			S3	SPT	7	0/0	
2.3		112.41					
	SAND: Light brown, trace silt, moist, dense		S4	SPT	30	0/0	1 84 (15)
			S5	SPT	44	0/0	Bentonite seal
3.8		110.89					
	SHALE / TILL COMPLEX: Grey, trace shale fragments, compact		S6	SPT	19	5/0	39 28 26 7
4.6		110.13					
4.9	WEATHERED SHALE: Grey	109.82	S7	SPT	50/100 mm	10/0	
	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy		S8	RC			
			S9	RC			Filter sand
			S10	RC			Slotted screen
			S11	RC			
			S12	RC			

SPT N VALUES (N values ▲ CPT values △): 10 20 30 40

Undrained Shear Strength (kPa): Pocket Penetrometer ×, Vane ✚ — 40 80 120 160

MOISTURE / PLASTICITY: PL MC LL — 10 20 30

(Continued Next Page)

BH/MW NUMBER 101

Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	N VALUE	SPT N VALUES / Undrained Shear Strength (kPa)	MOISTURE / PLASTICITY	SOIL GAS READINGS HEX/IBL (ppm)	WELL CONSTRUCTION	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy *(continued)*						N values CPT values 10 20 30 40; Pocket Penetrometer Vane 40 80 120 160	PL MC LL 10 20 30			
13				S13	RC						
14											
15				S14	RC						
15.5		99.16									

Borehole terminated at 15.5 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-03-26	6.48	108.22
2025-04-15	6.40	108.30
2025-04-21	5.43	109.27

BH/MW NUMBER 102

G2S Consulting Inc.

CLIENT D-Stillwaters Development Inc.
PROJECT NAME Proposed Mixed Use Condo Development
PROJECT NUMBER G2S24602B
PROJECT LOCATION 55 Dundas St W, Mississauga, ON
DATE STARTED 25-3-12 **COMPLETED** 25-3-12
GROUND ELEVATION 114.8 m
DRILLING CONTRACTOR Davis Drilling Ltd.
LOGGED BY DB **CHECKED BY** AA/NS
DRILLING METHOD CME 55 Track; CFHSA
NOTES

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	N VALUE	SPT N VALUES (10 20 30 40) / Undrained Shear Strength (kPa) (40 80 120 160)	MOISTURE / PLASTICITY (PL 10, MC 20, LL 30)	SOIL GAS READINGS HEX/IBL (ppm)	WELL CONSTRUCTION	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
0.76	FILL: Sand, dark brown and brown, some gravel, some silt, debris including slag, organics, moist	114.04		S1	SPT	33			0/0		Flushmount protective casing set in concrete
1.5	becoming sand, yellow brown, debris including red brick	113.28		S2	SPT	7			0/0		Bentonite seal
2.3	no debris	112.51		S3	SPT	9			0/0		Filter sand
3.1	SAND: Light brown, trace silt, very moist, compact	111.75		S4	SPT	29			0/0		Slotted screen
3.5	becoming wet	111.27		S5A	SPT	50	50/125 mm		0/0		
3.6	WEATHERED SHALE: Grey	111.17		S5B							

No further progess due to auger and sampler refusal on probable bedrock
Borehole terminated at 3.6 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-03-26	3.28	111.52
2025-04-21	3.08	111.72
2025-04-15	3.13	111.67

BH/MW NUMBER 103

G2S Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DATE STARTED 25-3-11 **COMPLETED** 25-3-11 **GROUND ELEVATION** 114.6 m

DRILLING CONTRACTOR Davis Drilling Ltd. **LOGGED BY** DB **CHECKED BY** AA/NS

DRILLING METHOD CME 55 Track; CFHSA; HQ Core **NOTES**

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	NUMBER	TYPE	N VALUE	SOIL GAS READINGS HEX/IBL (ppm)	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
0.23	TOPSOIL: ~225 mm	114.38	S1A	SPT	2	0/0	Flushmount protective casing set in concrete
	FILL: Sand, yellow brown, trace to some silt, moist		S1B			0/0	
0.76		113.84					
1	becoming brown, rust staining		S2	SPT	7	0/0	
1.5		113.08					
	SAND: Light brown, trace silt, reworked appearance, moist, compact		S3	SPT	12	0/0	0 76 20 4
2							
2.6		112.00	S4A	SPT	50	0/0	
	SHALE / TILL COMPLEX: Grey, trace shale fragments, very dense		S4B			0/0	
3							
3.1		111.55					
3.3	WEATHERED SHALE: Grey	111.35	S5	SPT	50	0/0	
	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy		S6	RC			Bentonite seal
4			S7	RC			
5							
6			S8	RC			
7							Filter sand
8			S9	RC			
9			S10	RC			Slotted screen
10							
11			S11	RC			
12							

SPT N VALUES (N values, CPT values): 10 20 30 40

Undrained Shear Strength (kPa): Pocket Penetrometer, Vane — 40 80 120 160

MOISTURE / PLASTICITY: PL MC LL — 10 20 30

50/25 mm

50/125 mm

WELL CONSTRUCTION

2021 G2S GEOTECH BOREHOLE LOG G2S24602 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-5-16

(Continued Next Page)

BH/MW NUMBER 103

Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	N VALUE	SPT N VALUES / Undrained Shear Strength (kPa)	MOISTURE / PLASTICITY	SOIL GAS READINGS HEX/IBL (ppm)	WELL CONSTRUCTION	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy *(continued)*			S12	RC		N values CPT values 10 20 30 40; Pocket Penetrometer / Vane 40 80 120 160	PL MC LL 10 20 30			
13											
				S13	RC						
14											
	14.3	100.27									

Borehole terminated at 14.3 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-03-26	5.30	109.30
2025-04-15	5.20	109.40
2025-04-21	5.15	109.45

BH/MW NUMBER 104

G2S Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DATE STARTED 25-3-10 **COMPLETED** 25-3-10 **GROUND ELEVATION** 113.7 m

DRILLING CONTRACTOR Davis Drilling Ltd. **LOGGED BY** DB **CHECKED BY** AA/NS

DRILLING METHOD CME 55 Track; CFHSA; HQ Core **NOTES**

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	NUMBER	TYPE	N VALUE	SOIL GAS READINGS HEX/IBL (ppm)
0	0.09 ASPHALT: ~90 mm	113.61	S1A	SPT	16	10/0
	0.34 GRANULAR: ~250 mm	113.36	S1B			10/1
1	FILL: Sand, light brown, trace silt, debris including concrete, moist		S2	SPT	3	5/1
2			S3	SPT	6	10/0
3			S4	SPT	0	20/1
	3.1	110.65				
4	SHALE / TILL COMPLEX: Grey, trace shale fragments, very dense		S5	SPT	50/125 mm	15/1
	3.8	109.89			50/50 mm	
	WEATHERED SHALE: Grey		S6	SPT	50	0/1
	4.4	109.33				
5	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy		S7	RC		
6			S8	RC		
7			S9	RC		
8						
9			S10	RC		
10						
11			S11	RC		
12						

SPT N VALUES
N values CPT values
10 20 30 40

Undrained Shear Strength (kPa)
Pocket Penetrometer Vane
40 80 120 160

MOISTURE / PLASTICITY
PL MC LL
10 20 30

WELL CONSTRUCTION

GRAIN SIZE DISTRIBUTION %
GR SA SI & CL

Flushmount protective casing set in concrete

Bentonite seal

Filter sand

Slotted screen

2021 G2S GEOTECH BOREHOLE LOG G2S24602 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-5-16

(Continued Next Page)

BH/MW NUMBER 104

Consulting Inc.

CLIENT D-Stillwaters Development Inc. **PROJECT NAME** Proposed Mixed Use Condo Development

PROJECT NUMBER G2S24602B **PROJECT LOCATION** 55 Dundas St W, Mississauga, ON

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	N VALUE	SPT N VALUES / Undrained Shear Strength (kPa)	MOISTURE / PLASTICITY	SOIL GAS READINGS HEX/IBL (ppm)	WELL CONSTRUCTION	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
	SHALE BEDROCK: Refer to log of rock core for details of bedrock stratigraphy *(continued)*			S12	RC		N values CPT values 10 20 30 40; Pocket Penetrometer / Vane 40 80 120 160	PL MC LL 10 20 30			
13				S13	RC						
14											
15				S14	RC						
15.9		97.85									

Borehole terminated at 15.9 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-03-26	Dry	--
2025-04-15	Dry	--
2025-04-21	Dry	--

BOREHOLE NUMBER 105

Consulting Inc.

CLIENT D-Stillwaters Development Inc.
PROJECT NAME Proposed Mixed Use Condo Development
PROJECT NUMBER G2S24602B
PROJECT LOCATION 55 Dundas St W, Mississauga, ON
DATE STARTED 25-3-11 **COMPLETED** 25-3-11
GROUND ELEVATION 114.9 m
DRILLING CONTRACTOR Davis Drilling Ltd.
LOGGED BY DB **CHECKED BY** AA/NS
DRILLING METHOD CME 55 Track; CFHSA
NOTES

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	N VALUE	SPT N VALUES / Undrained Shear Strength (kPa)	MOISTURE / PLASTICITY	SOIL GAS READINGS HEX/IBL (ppm)	WELL CONSTRUCTION	GRAIN SIZE DISTRIBUTION % GR SA SI & CL
	0.06 ASPHALT: ~60 mm	114.84									
	0.08	114.82									
	GRANULAR: ~20 mm			S1	SPT	1			0/0		
	0.61	114.29									
1	FILL: Sand, yellow brown, trace silt becoming rust stained			S2	SPT	6			0/0		
	1.5	113.43		S3A	SPT	13			0/0		
	SAND: Light brown, trace to some silt			S3B					0/0		
2				S4	SPT	29			0/1		0 80 (20)
	2.4	112.46									
	2.7 WEATHERED SHALE: Grey	112.21		S5	SPT	50	50/100 mm		0/1		

No further progess due to auger and sampler refusal on probable bedrock
Borehole terminated at 2.7 m.

BOREHOLE NUMBER 106

Consulting Inc.

CLIENT D-Stillwaters Development Inc.
PROJECT NAME Proposed Mixed Use Condo Development
PROJECT NUMBER G2S24602B
PROJECT LOCATION 55 Dundas St W, Mississauga, ON
DATE STARTED 25-3-10 **COMPLETED** 25-3-10
GROUND ELEVATION 113.8 m
DRILLING CONTRACTOR Davis Drilling Ltd.
LOGGED BY DB **CHECKED BY** AA/NS
DRILLING METHOD CME 55 Track; CFHSA
NOTES

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	NUMBER	TYPE	N VALUE	SOIL GAS READINGS HEX/IBL (ppm)
0.07	ASPHALT: ~70 mm	113.73	S1A	SPT	17	0/0
0.32	GRANULAR: ~250 mm	113.48	S1B			0/0
0.76	FILL: Silty sand, dark brown and grey	113.04				
1	becoming sand, yellow brown, trace silt		S2	SPT	11	0/1
1.7		112.11	S3A	SPT	17	0/1
2	SAND: Light brown, trace to some silt, compact		S3B			0/1
2.3		111.51				
	becoming grey, dense		S4A	SPT	50	50/1
2.7		111.08				
3	WEATHERED SHALE: Grey		S4B			40/2
3.1		110.70	S5	SPT	50	10/1

No further progess due to auger and sampler refusal on probable bedrock
Borehole terminated at 3.1 m.

SPT N VALUES
N values CPT values
10 20 30 40

Undrained Shear Strength (kPa)
Pocket Penetrometer Vane
40 80 120 160

MOISTURE / PLASTICITY
PL MC LL
10 20 30

50/125 mm
50/50 mm

WELL CONSTRUCTION

GRAIN SIZE DISTRIBUTION %
GR SA SI & CL
0 83 (17)

Appendix C:
Analytical Results Tables

Table 1: Soil Quality Results
Petroleum Hydrocarbons (F1-F4) and BTEX

Parameter	Unit	*Table 3 RPI SCS - coarse texture	Sample Identification					
			BH102 S4	BH103 S4A	BH104 S5	BH105 S4	BH107 S4 (Duplicate of BH105 S4)	BH106 S4A
Date Sampled			**12-Mar-25**	**11-Mar-25**	**10-Mar-25**	**11-Mar-25**		**10-Mar-25**
Depth	**mbgs**		**2.3 - 2.9**	**2.3 - 2.6**	**3.0 - 3.7**	**1.8 - 2.4**		**2.3 - 2.9**
Benzene	µg/g	0.21	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Ethylbenzene	µg/g	2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene	µg/g	2.3	<0.05	<0.05	1.93	<0.05	<0.05	<0.05
Xylenes	µg/g	3.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Petroleum Hydrocarbons F1	µg/g	55	<5	<5	<5	<5	<5	<5
Petroleum Hydrocarbons F2	µg/g	98	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F3	µg/g	300	<50	<50	<50	<50	<50	<50
Petroleum Hydrocarbons F4	µg/g	2800	<50	<50	<50	<50	<50	<50

*Ministry of the Environment, Conservation, and Parks Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, dated April 2011.

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

Table 2: Soil Quality Results
Volatile Organic Compounds (VOCs)

Parameter	Unit	*Table 3 RPI SCS - coarse texture	Sample Identification		
			BH102 S2	BH104 S5	BH106 S4A
Date Sampled			12-Mar-25	10-Mar-25	10-Mar-25
Depth	mbgs		0.8 - 1.4	3.0 - 3.7	2.3 - 2.9
1,1,1,2-Tetrachloroethane	µg/g	0.058	<0.04	<0.04	<0.04
1,1,1-Trichloroethane	µg/g	0.38	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	µg/g	0.05	<0.04	<0.04	<0.04
1,1-Dichloroethane	µg/g	3.5	<0.02	<0.02	<0.02
1,1-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	µg/g	3.4	<0.05	<0.05	<0.05
1,2-Dichloroethane	µg/g	0.05	<0.03	<0.03	<0.03
1,2-Dichloropropane	µg/g	0.05	<0.03	<0.03	<0.03
1,3-Dichlorobenzene	µg/g	4.8	<0.05	<0.05	<0.05
1,3-Dichloropropene (cis+trans)	µg/g	0.05	<0.04	<0.05	<0.05
1,4-Dichlorobenzene	µg/g	0.083	<0.05	<0.05	<0.05
Acetone	µg/g	16	<0.50	<0.50	<0.50
Benzene	µg/g	0.21	<0.02	<0.02	<0.02
Bromodichloromethane	µg/g	13	<0.05	<0.05	<0.05
Bromoform	µg/g	0.27	<0.05	<0.05	<0.05
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	2.4	<0.05	<0.05	<0.05
Chloroform	µg/g	0.05	<0.04	<0.04	<0.04
Cis- 1,2-Dichloroethylene	µg/g	3.4	<0.02	<0.02	<0.02
Dibromochloromethane	µg/g	9.4	<0.05	<0.05	<0.05
Dichlorodifluoromethane	µg/g	16	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	2	<0.05	<0.05	<0.05
Ethylene Dibromide	µg/g	0.05	<0.04	<0.04	<0.04
Methyl Ethyl Ketone (MEK)	µg/g	16	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	µg/g	1.7	<0.50	<0.50	<0.50
Methyl tert-butyl ether (MTBE)	µg/g	0.75	<0.05	<0.05	<0.05
Methylene Chloride	µg/g	0.1	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	<0.05	<0.05	<0.05
Styrene	µg/g	0.7	<0.05	<0.05	<0.05
Tetrachloroethylene	µg/g	0.28	<0.05	<0.05	<0.05
Toluene	µg/g	2.3	<0.05	1.93	<0.05
Trans- 1,2-Dichloroethylene	µg/g	0.084	<0.05	<0.05	<0.05
Trichloroethylene	µg/g	0.061	<0.03	<0.03	<0.03
Trichlorofluoromethane	µg/g	4	<0.05	<0.05	<0.05
Vinyl Chloride	µg/g	0.02	<0.02	<0.02	<0.02
Xylene Mixture (Total)	µg/g	3.1	<0.05	<0.05	<0.05

*Ministry of the Environment, Conservation, and Parks Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, dated
SCS - Site Condition Standards
RPI - Residential/Parkland/Institutional

Table 3: Soil Quality Results
Polycyclic Aromatic Hydrocarbons (PAHs)

Parameter	Unit	*Table 3 RPI SCS - coarse texture	Sample Identification				
			BH102 S2	BH104 S3	BH105 S2	BH107 S2 (Duplicate of BH105 S2)	BH106 S2
Date Sampled			**12-Mar-25**	**10-Mar-25**	**11-Mar-25**		**10-Mar-25**
Depth	**mbgs**		**0.8 - 1.4**	**1.5 - 2.1**	**0.6 - 1.2**		**0.8 - 1.4**
Acenaphthene	µg/g	7.9	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	<0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.67	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.5	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	<0.05	0.07	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7	<0.05	0.07	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	<0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	<0.05	0.17	<0.05	<0.05	<0.05
Fluorene	µg/g	62	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	<0.05	<0.05	<0.05	<0.05	<0.05
Methylnaphthalene (1&2)	µg/g	0.99	<0.05	<0.05	<0.05	<0.05	<0.05
Naphthalene	µg/g	0.6	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	<0.05	0.1	<0.05	<0.05	<0.05
Pyrene	µg/g	78	<0.05	0.14	<0.05	<0.05	<0.05

*Ministry of the Environment, Conservation, and Parks Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act , dated April 2011.

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

Table 4: Soil Quality Results
Metals and Other Regulated Parameters (ORPs)

Parameter	Unit	*Table 3 RPI SCS - coarse texture	Sample Identification				
			BH102 S2	BH104 S3	BH105 S2	BH107 S2 (Duplicate of BH105 S2)	BH106 S2
Date Sampled			**12-Mar-25**	**10-Mar-25**	**11-Mar-25**		**10-Mar-25**
Depth	**mbgs**		**0.8 - 1.4**	**1.5 - 2.1**	**0.6 - 1.2**		**0.8 - 1.4**
Antimony	µg/g	7.5	<0.8	<0.8	3	<0.8	<0.8
Arsenic	µg/g	18	2	4	2	2	2
Barium	µg/g	390	32	64.5	7.4	7.6	13
Beryllium	µg/g	4	<0.5	<0.5	<0.5	<0.5	<0.5
Boron (Total)	µg/g	120	<5	<5	<5	<5	<5
Boron (Hot Water Extractable)	µg/g	1.5	0.17	0.55	0.12	0.15	0.67
Cadmium	µg/g	1.2	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium VI	µg/g	8	<0.2	<0.2	<0.2	<0.2	<0.2
Chromium (Total)	µg/g	160	8	10	8	8	6
Cobalt	µg/g	22	1.8	2.8	3.4	2.8	2.5
Copper	µg/g	140	7.1	16.4	5.2	4.2	4.3
Cyanide (CN-)	µg/g	0.051	<0.040	<0.040	<0.040	<0.040	<0.040
Lead	µg/g	120	13	53	4	3	4
Mercury	µg/g	0.27	<0.10	0.12	<0.10	<0.10	<0.10
Molybdenum	µg/g	6.9	<0.5	<0.5	<0.5	0.8	<0.5
Nickel	µg/g	100	4	6	4	4	4
Selenium	µg/g	2.4	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	17.6	17	22.1	23.3	13.9
Zinc	µg/g	340	23	102	8	7	9
Sodium Adsorption Ratio	-	5	0.53	1.4	1.3	2.4	3.9
Electrical Conductivity	mS/cm	0.7	0.123	**1.76**	0.081	0.072	0.308
pH	-		7.14	7.29	7.17	7.06	7.04

*Ministry of the Environment, Conservation, and Parks Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act , dated April 2011.

**pH to to 9 for surface soils; pH 5 to 11 for subsurface soil

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

ORPs include Cyanide (CN-), Mercury (Hg), Chromium VI (CrVI), Boron (hot water soluble), pH, EC and SAR

The elevated EC and SAR in soil are attributed to the historical use of de-icing salt on the surfaces of the Site and adjacent roadways. Under O.Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been applied for the safety of vehicular or pedestrian traffic under conditions of snow and ice, the applicable SCS is deemed to not be exceeded. Reference is made to O.Reg. 153/04, as amended, S. 49(1).

Appendix D:
Certificate of Analysis

5835 COOPERS AVENUE
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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
4361 HARVESTERROAD, UNIT 12
BURLINGTON, ON L7L 5M4
(905) 331-3735
ATTENTION TO: Whitney Bowden
PROJECT: G2S24602
AGAT WORK ORDER: 25T259519
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
TRACE ORGANICS REVIEWED BY: Radhika Chakraberty, Trace Organics Lab Manager
DATE REPORTED: Mar 27, 2025
PAGES (INCLUDING COVER): 24
VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.*
- *This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.*
- *For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.*

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

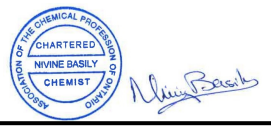
SAMPLED BY:

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-03-18 **DATE REPORTED: 2025-03-27**

SAMPLE DESCRIPTION:				BH102 S2	BH104 S3	BH105 S2	BH106 S2	BH107 S2
SAMPLE TYPE:				Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:				2025-03-12	2025-03-10	2025-03-11	2025-03-10	2025-03-11
Parameter	Unit	G / S	RDL	6591899	6591911	6591926	6591931	6591933
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	4	2	2	2
Barium	µg/g	390	2.0	32.0	64.5	7.4	13.0	7.6
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5	<5	<5	<5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.17	0.55	0.12	0.67	0.15
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	8	10	8	6	8
Cobalt	µg/g	22	0.8	1.8	2.8	3.4	2.5	2.8
Copper	µg/g	180	1.0	7.1	16.4	5.2	4.3	4.2
Lead	µg/g	120	1	13	53	4	4	3
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	<0.5	<0.5	0.8
Nickel	µg/g	130	1	4	6	4	4	4
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	17.6	17.0	22.1	13.9	23.3
Zinc	µg/g	340	5	23	102	8	9	7
Chromium, Hexavalent	µg/g	10	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	1.8	0.10	<0.10	0.12	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.123	**1.76**	0.081	0.308	0.072
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	0.53	1.4	1.3	3.9	2.4
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.14	7.29	7.17	7.04	7.06

Certified By:



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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - Metals & Inorganics (Soil)

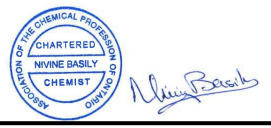
DATE RECEIVED: 2025-03-18 **DATE REPORTED: 2025-03-27**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591899-6591933 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2025-03-18 **DATE REPORTED: 2025-03-27**

					SAMPLE DESCRIPTION:	BH105 S4
					SAMPLE TYPE:	Soil
					DATE SAMPLED:	2025-03-11
Parameter	Unit	G / S: A	G / S: B	RDL	6591928	
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	5.0-9.0	NA	7.21	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591928 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

		SAMPLE DESCRIPTION:		BH102 S2	BH104 S3	BH105 S2	BH106 S2	BH107 S2
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-03-12	2025-03-10	2025-03-11	2025-03-10	2025-03-11
Parameter	**Unit**	**G / S**	**RDL**	**6591899**	**6591911**	**6591926**	**6591931**	**6591933**
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	58	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	<0.05	0.10	<0.05	<0.05	<0.05
Anthracene	µg/g	0.74	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	0.17	<0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	0.14	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.63	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	0.05	<0.05	0.07	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	0.07	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	7.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	3.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	10.7	9.2	11.1	5.9	11.4
Surrogate	**Unit**	**Acceptable Limits**						
Naphthalene-d8	%	50-140		70	70	70	70	70
Acridine-d9	%	50-140		80	80	100	75	105
Terphenyl-d14	%	50-140		75	70	75	95	75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591899-6591933 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

		SAMPLE DESCRIPTION:		BH102 S4	BH103 S4A	BH105 S4	BH107 S4
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-03-12	2025-03-11	2025-03-11	2025-03-11
Parameter	**Unit**	**G / S**	**RDL**	**6591902**	**6591904**	**6591928**	**6591934**
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	15	0.05	<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
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA
Moisture Content	%		0.1	8.3	8.9	6.8	12.2
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	% Recovery	60-140		92	86	80	82
Terphenyl	%	60-140		81	91	80	92

Certified By: R. Chakraberty

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AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

DATE RECEIVED: 2025-03-18 **DATE REPORTED: 2025-03-27**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591902-6591934 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

					SAMPLE DESCRIPTION:	BH104 S5	BH106 S4A
					SAMPLE TYPE:	Soil	Soil
					DATE SAMPLED:	2025-03-10	2025-03-10
Parameter	**Unit**	**G / S: A**	**G / S: B**	**RDL**		**6591917**	**6591932**
F1 (C6 to C10)	µg/g	55	65	5		<5[<A]	<5[<A]
F1 (C6 to C10) minus BTEX	µg/g	55	65	5		<5[<A]	<5[<A]
F2 (C10 to C16)	µg/g	98	150	10		<10[<A]	<10[<A]
F3 (C16 to C34)	µg/g	300	1300	50		<50[<A]	<50[<A]
F4 (C34 to C50)	µg/g	2800	5600	50		<50[<A]	<50[<A]
Gravimetric Heavy Hydrocarbons	µg/g	2800	5600	50		NA[<A]	NA[<A]
Moisture Content	%			0.1		4.7	13.6
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	%	50-140				106	92
Terphenyl	%	60-140				98	93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591917-6591932 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - VOCs (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

		SAMPLE DESCRIPTION:		BH102 S2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-03-12
Parameter	Unit	G / S	RDL	6591899
Dichlorodifluoromethane	µg/g	25	0.05	<0.05
Vinyl Chloride	ug/g	0.022	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05
Acetone	ug/g	28	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.96	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.75	0.05	<0.05
Methyl tert-butyl Ether	ug/g	1.4	0.05	<0.05
1,1-Dichloroethane	ug/g	11	0.02	<0.02
Methyl Ethyl Ketone	ug/g	44	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	30	0.02	<0.02
Chloroform	ug/g	0.18	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	3.4	0.05	<0.05
Carbon Tetrachloride	ug/g	0.12	0.05	<0.05
Benzene	ug/g	0.17	0.02	<0.02
1,2-Dichloropropane	ug/g	0.085	0.03	<0.03
Trichloroethylene	ug/g	0.52	0.03	<0.03
Bromodichloromethane	ug/g	13	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	4.3	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	6	0.05	<0.05
Dibromochloromethane	ug/g	9.4	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	2.3	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05
Ethylbenzene	ug/g	15	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - VOCs (Soil)

DATE RECEIVED: 2025-03-18 **DATE REPORTED: 2025-03-27**

		SAMPLE DESCRIPTION:		BH102 S2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-03-12
Parameter	**Unit**	**G / S**	**RDL**	**6591899**
Bromoform	ug/g	0.26	0.05	<0.05
Styrene	ug/g	2.2	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	6	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.097	0.05	<0.05
1,2-Dichlorobenzene	ug/g	4.3	0.05	<0.05
Xylenes (Total)	ug/g	25	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.083	0.04	<0.04
n-Hexane	µg/g	34	0.05	<0.05
Moisture Content	%		0.1	10.7
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		107
4-Bromofluorobenzene	% Recovery	50-140		80

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591899 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

			SAMPLE DESCRIPTION:		BH104 S5	BH106 S4A
			SAMPLE TYPE:		Soil	Soil
			DATE SAMPLED:		2025-03-10	2025-03-10
Parameter	Unit	G / S: A	G / S: B	RDL	6591917	6591932
Dichlorodifluoromethane	µg/g	16	25	0.05	<0.05[<A]	<0.05[<A]
Vinyl Chloride	ug/g	0.02	0.022	0.02	<0.02[<A]	<0.02[<A]
Bromomethane	ug/g	0.05	0.05	0.05	<0.05[<A]	<0.05[<A]
Trichlorofluoromethane	ug/g	4	5.8	0.05	<0.05[<A]	<0.05[<A]
Acetone	ug/g	16	28	0.50	<0.50[<A]	<0.50[<A]
1,1-Dichloroethylene	ug/g	0.05	0.05	0.05	<0.05[<A]	<0.05[<A]
Methylene Chloride	ug/g	0.1	0.96	0.05	<0.05[<A]	<0.05[<A]
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.75	0.05	<0.05[<A]	<0.05[<A]
Methyl tert-butyl Ether	ug/g	0.75	1.4	0.05	<0.05[<A]	<0.05[<A]
1,1-Dichloroethane	ug/g	3.5	11	0.02	<0.02[<A]	<0.02[<A]
Methyl Ethyl Ketone	ug/g	16	44	0.50	<0.50[<A]	<0.50[<A]
Cis- 1,2-Dichloroethylene	ug/g	3.4	30	0.02	<0.02[<A]	<0.02[<A]
Chloroform	ug/g	0.05	0.18	0.04	<0.04[<A]	<0.04[<A]
1,2-Dichloroethane	ug/g	0.05	0.05	0.03	<0.03[<A]	<0.03[<A]
1,1,1-Trichloroethane	ug/g	0.38	3.4	0.05	<0.05[<A]	<0.05[<A]
Carbon Tetrachloride	ug/g	0.05	0.12	0.05	<0.05[<A]	<0.05[<A]
Benzene	ug/g	0.21	0.17	0.02	<0.02[<B]	<0.02[<B]
1,2-Dichloropropane	ug/g	0.05	0.085	0.03	<0.03[<A]	<0.03[<A]
Trichloroethylene	ug/g	0.061	0.52	0.03	<0.03[<A]	<0.03[<A]
Bromodichloromethane	ug/g	13	13	0.05	<0.05[<A]	<0.05[<A]
Methyl Isobutyl Ketone	ug/g	1.7	4.3	0.50	<0.50[<A]	<0.50[<A]
1,1,2-Trichloroethane	ug/g	0.05	0.05	0.04	<0.04[<A]	<0.04[<A]
Toluene	ug/g	2.3	6	0.05	1.93[<A]	<0.05[<A]
Dibromochloromethane	ug/g	9.4	9.4	0.05	<0.05[<A]	<0.05[<A]
Ethylene Dibromide	ug/g	0.05	0.05	0.04	<0.04[<A]	<0.04[<A]
Tetrachloroethylene	ug/g	0.28	2.3	0.05	<0.05[<A]	<0.05[<A]
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05	0.04	<0.04[<B]	<0.04[<B]
Chlorobenzene	ug/g	2.4	2.7	0.05	<0.05[<A]	<0.05[<A]
Ethylbenzene	ug/g	2	15	0.05	<0.05[<A]	<0.05[<A]
m & p-Xylene	ug/g			0.05	<0.05	<0.05

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Certificate of Analysis

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2025-03-18

DATE REPORTED: 2025-03-27

					SAMPLE DESCRIPTION:	BH104 S5	BH106 S4A
					SAMPLE TYPE:	Soil	Soil
					DATE SAMPLED:	2025-03-10	2025-03-10
Parameter	**Unit**	**G / S: A**	**G / S: B**	**RDL**		**6591917**	**6591932**
Bromoform	ug/g	0.27	0.26	0.05		<0.05[<B]	<0.05[<B]
Styrene	ug/g	0.7	2.2	0.05		<0.05[<A]	<0.05[<A]
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	0.05		<0.05[<A]	<0.05[<A]
o-Xylene	ug/g			0.05		<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	6	0.05		<0.05[<A]	<0.05[<A]
1,4-Dichlorobenzene	ug/g	0.083	0.097	0.05		<0.05[<A]	<0.05[<A]
1,2-Dichlorobenzene	ug/g	3.4	4.3	0.05		<0.05[<A]	<0.05[<A]
Xylenes (Total)	ug/g	3.1	25	0.05		<0.05[<A]	<0.05[<A]
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.083	0.05		<0.05[<A]	<0.05[<A]
n-Hexane	µg/g	2.8	34	0.05		<0.05[<A]	<0.05[<A]
Moisture Content	%			0.1		4.7	13.6
Surrogate	**Unit**		**Acceptable Limits**				
Toluene-d8	% Recovery		50-140			106	92
4-Bromofluorobenzene	% Recovery		50-140			80	76

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6591917-6591932 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

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Exceedance Summary

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6591911	BH104 S3	ON T3 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.76

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
AGAT WORK ORDER: 25T259519
PROJECT: G2S24602
ATTENTION TO: Whitney Bowden
SAMPLING SITE:DUNDAS
SAMPLED BY:

Soil Analysis

RPT Date: Mar 27, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	6591072		<0.8	<0.8	NA	< 0.8	124%	70%	130%	101%	80%	120%	75%	70%	130%
Arsenic	6591072		<1	<1	NA	< 1	109%	70%	130%	98%	80%	120%	99%	70%	130%
Barium	6591072		11.5	10.1	13.0%	< 2.0	107%	70%	130%	103%	80%	120%	111%	70%	130%
Beryllium	6591072		<0.5	<0.5	NA	< 0.5	101%	70%	130%	109%	80%	120%	110%	70%	130%
Boron	6591072		<5	<5	NA	< 5	92%	70%	130%	94%	80%	120%	95%	70%	130%
Boron (Hot Water Soluble)	6591072		0.13	0.12	NA	< 0.10	91%	60%	140%	100%	70%	130%	105%	60%	140%
Cadmium	6591072		<0.5	<0.5	NA	< 0.5	110%	70%	130%	102%	80%	120%	107%	70%	130%
Chromium	6591072		<5	<5	NA	< 5	105%	70%	130%	101%	80%	120%	108%	70%	130%
Cobalt	6591072		1.4	1.5	NA	< 0.8	96%	70%	130%	100%	80%	120%	99%	70%	130%
Copper	6591072		4.6	4.7	NA	< 1.0	93%	70%	130%	103%	80%	120%	98%	70%	130%
Lead	6591072		14	11	26.3%	< 1	109%	70%	130%	109%	80%	120%	111%	70%	130%
Molybdenum	6591072		<0.5	<0.5	NA	< 0.5	112%	70%	130%	103%	80%	120%	109%	70%	130%
Nickel	6591072		3	3	NA	< 1	100%	70%	130%	102%	80%	120%	98%	70%	130%
Selenium	6591072		<0.8	<0.8	NA	< 0.8	96%	70%	130%	104%	80%	120%	105%	70%	130%
Silver	6591072		<0.5	<0.5	NA	< 0.5	104%	70%	130%	98%	80%	120%	100%	70%	130%
Thallium	6591072		<0.5	<0.5	NA	< 0.5	110%	70%	130%	98%	80%	120%	98%	70%	130%
Uranium	6591072		<0.50	<0.50	NA	< 0.50	105%	70%	130%	104%	80%	120%	103%	70%	130%
Vanadium	6591072		7.7	8.6	NA	< 2.0	111%	70%	130%	100%	80%	120%	111%	70%	130%
Zinc	6591072		14	14	NA	< 5	101%	70%	130%	97%	80%	120%	98%	70%	130%
Chromium, Hexavalent	6597486		<0.2	<0.2	NA	< 0.2	96%	70%	130%	94%	80%	120%	70%	70%	130%
Cyanide, WAD	6597546		<0.040	<0.040	NA	< 0.040	94%	70%	130%	110%	80%	120%	109%	70%	130%
Mercury	6591072		<0.10	<0.10	NA	< 0.10	104%	70%	130%	99%	80%	120%	99%	70%	130%
Electrical Conductivity (2:1)	6591072		0.608	0.579	4.8%	< 0.005	103%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6591072		2.8	2.8	0.8%	NA									
pH, 2:1 CaCl2 Extraction	6596991		7.46	7.49	0.4%	NA	99%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.

O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	6591704		<0.8	<0.8	NA	< 0.8	125%	70%	130%	97%	80%	120%	100%	70%	130%
Arsenic	6591704		2	2	NA	< 1	110%	70%	130%	102%	80%	120%	101%	70%	130%
Barium	6591704		55.5	61.7	10.5%	< 2.0	105%	70%	130%	103%	80%	120%	108%	70%	130%
Beryllium	6591704		<0.5	<0.5	NA	< 0.5	91%	70%	130%	108%	80%	120%	111%	70%	130%
Boron	6591704		5	5	NA	< 5	82%	70%	130%	96%	80%	120%	96%	70%	130%
Cadmium	6591704		<0.5	<0.5	NA	< 0.5	110%	70%	130%	102%	80%	120%	106%	70%	130%
Chromium	6591704		12	12	NA	< 5	105%	70%	130%	108%	80%	120%	106%	70%	130%
Cobalt	6591704		3.7	3.7	NA	< 0.8	96%	70%	130%	104%	80%	120%	101%	70%	130%
Copper	6591704		10.3	11.7	12.5%	< 1.0	94%	70%	130%	109%	80%	120%	105%	70%	130%

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
AGAT WORK ORDER: 25T259519
PROJECT: G2S24602
ATTENTION TO: Whitney Bowden
SAMPLING SITE:DUNDAS
SAMPLED BY:

Soil Analysis (Continued)

RPT Date: Mar 27, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Lead	6591704		31	34	8.2%	< 1	109%	70%	130%	112%	80%	120%	109%	70%	130%
Molybdenum	6591704		0.5	0.6	NA	< 0.5	106%	70%	130%	103%	80%	120%	109%	70%	130%
Nickel	6591704		6	6	4.7%	< 1	99%	70%	130%	108%	80%	120%	95%	70%	130%
Selenium	6591704		<0.8	<0.8	NA	< 0.8	89%	70%	130%	103%	80%	120%	101%	70%	130%
Silver	6591704		<0.5	<0.5	NA	< 0.5	98%	70%	130%	98%	80%	120%	98%	70%	130%
Thallium	6591704		<0.5	<0.5	NA	< 0.5	102%	70%	130%	98%	80%	120%	94%	70%	130%
Uranium	6591704		<0.50	<0.50	NA	< 0.50	106%	70%	130%	102%	80%	120%	102%	70%	130%
Vanadium	6591704		17.9	18.3	2.1%	< 2.0	106%	70%	130%	103%	80%	120%	106%	70%	130%
Zinc	6591704		202	214	6.1%	< 5	103%	70%	130%	104%	80%	120%	NA	70%	130%
Mercury	6591704		<0.10	<0.10	NA	< 0.10	111%	70%	130%	102%	80%	120%	101%	70%	130%

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

O. Reg. 153(511) - ORPs (Soil)

pH, 2:1 CaCl2 Extraction	6596991	7.46	7.49	0.4%	NA	99%	80%	120%

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By:

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
AGAT WORK ORDER: 25T259519
PROJECT: G2S24602
ATTENTION TO: Whitney Bowden
SAMPLING SITE:DUNDAS
SAMPLED BY:

Trace Organics Analysis

RPT Date: Mar 27, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	6591314		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	75%	50%	140%
Acenaphthylene	6591314		<0.05	<0.05	NA	< 0.05	109%	50%	140%	73%	50%	140%	75%	50%	140%
Acenaphthene	6591314		<0.05	<0.05	NA	< 0.05	108%	50%	140%	85%	50%	140%	73%	50%	140%
Fluorene	6591314		<0.05	<0.05	NA	< 0.05	111%	50%	140%	78%	50%	140%	75%	50%	140%
Phenanthrene	6591314		<0.05	<0.05	NA	< 0.05	108%	50%	140%	78%	50%	140%	73%	50%	140%
Anthracene	6591314		<0.05	<0.05	NA	< 0.05	107%	50%	140%	78%	50%	140%	88%	50%	140%
Fluoranthene	6591314		<0.05	<0.05	NA	< 0.05	115%	50%	140%	95%	50%	140%	85%	50%	140%
Pyrene	6591314		<0.05	<0.05	NA	< 0.05	114%	50%	140%	85%	50%	140%	70%	50%	140%
Benzo(a)anthracene	6591314		<0.05	<0.05	NA	< 0.05	94%	50%	140%	73%	50%	140%	70%	50%	140%
Chrysene	6591314		<0.05	<0.05	NA	< 0.05	120%	50%	140%	75%	50%	140%	73%	50%	140%
Benzo(b)fluoranthene	6591314		<0.05	<0.05	NA	< 0.05	101%	50%	140%	80%	50%	140%	70%	50%	140%
Benzo(k)fluoranthene	6591314		<0.05	<0.05	NA	< 0.05	118%	50%	140%	80%	50%	140%	83%	50%	140%
Benzo(a)pyrene	6591314		<0.05	<0.05	NA	< 0.05	108%	50%	140%	73%	50%	140%	85%	50%	140%
Indeno(1,2,3-cd)pyrene	6591314		<0.05	<0.05	NA	< 0.05	104%	50%	140%	78%	50%	140%	78%	50%	140%
Dibenz(a,h)anthracene	6591314		<0.05	<0.05	NA	< 0.05	96%	50%	140%	73%	50%	140%	73%	50%	140%
Benzo(g,h,i)perylene	6591314		<0.05	<0.05	NA	< 0.05	111%	50%	140%	78%	50%	140%	73%	50%	140%
O. Reg. 153(511) - VOCs (Soil)															
Dichlorodifluoromethane	6459448		<0.05	<0.05	NA	< 0.05	70%	50%	140%	83%	50%	140%	85%	50%	140%
Vinyl Chloride	6459448		<0.02	<0.02	NA	< 0.02	107%	50%	140%	109%	50%	140%	127%	50%	140%
Bromomethane	6459448		<0.05	<0.05	NA	< 0.05	93%	50%	140%	99%	50%	140%	102%	50%	140%
Trichlorofluoromethane	6459448		<0.05	<0.05	NA	< 0.05	82%	50%	140%	80%	50%	140%	90%	50%	140%
Acetone	6459448		<0.50	<0.50	NA	< 0.50	95%	50%	140%	88%	50%	140%	91%	50%	140%
1,1-Dichloroethylene	6459448		<0.05	<0.05	NA	< 0.05	62%	50%	140%	84%	60%	130%	99%	50%	140%
Methylene Chloride	6459448		<0.05	<0.05	NA	< 0.05	92%	50%	140%	96%	60%	130%	102%	50%	140%
Trans- 1,2-Dichloroethylene	6459448		<0.05	<0.05	NA	< 0.05	67%	50%	140%	92%	60%	130%	113%	50%	140%
Methyl tert-butyl Ether	6459448		<0.05	<0.05	NA	< 0.05	68%	50%	140%	74%	60%	130%	87%	50%	140%
1,1-Dichloroethane	6459448		<0.02	<0.02	NA	< 0.02	73%	50%	140%	78%	60%	130%	93%	50%	140%
Methyl Ethyl Ketone	6459448		<0.50	<0.50	NA	< 0.50	99%	50%	140%	133%	50%	140%	86%	50%	140%
Cis- 1,2-Dichloroethylene	6459448		<0.02	<0.02	NA	< 0.02	110%	50%	140%	97%	60%	130%	97%	50%	140%
Chloroform	6459448		<0.04	<0.04	NA	< 0.04	91%	50%	140%	77%	60%	130%	104%	50%	140%
1,2-Dichloroethane	6459448		<0.03	<0.03	NA	< 0.03	137%	50%	140%	108%	60%	130%	100%	50%	140%
1,1,1-Trichloroethane	6459448		<0.05	<0.05	NA	< 0.05	98%	50%	140%	98%	60%	130%	89%	50%	140%
Carbon Tetrachloride	6459448		<0.05	<0.05	NA	< 0.05	92%	50%	140%	100%	60%	130%	92%	50%	140%
Benzene	6459448		<0.02	<0.02	NA	< 0.02	91%	50%	140%	98%	60%	130%	85%	50%	140%
1,2-Dichloropropane	6459448		<0.03	<0.03	NA	< 0.03	111%	50%	140%	93%	60%	130%	77%	50%	140%
Trichloroethylene	6459448		<0.03	<0.03	NA	< 0.03	101%	50%	140%	103%	60%	130%	109%	50%	140%
Bromodichloromethane	6459448		<0.05	<0.05	NA	< 0.05	103%	50%	140%	87%	60%	130%	80%	50%	140%
Methyl Isobutyl Ketone	6459448		<0.50	<0.50	NA	< 0.50	99%	50%	140%	91%	50%	140%	93%	50%	140%

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: Mar 27, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,1,2-Trichloroethane	6459448		<0.04	<0.04	NA	< 0.04	90%	50%	140%	106%	60%	130%	94%	50%	140%
Toluene	6459448		<0.05	<0.05	NA	< 0.05	68%	50%	140%	92%	60%	130%	107%	50%	140%
Dibromochloromethane	6459448		<0.05	<0.05	NA	< 0.05	96%	50%	140%	101%	60%	130%	75%	50%	140%
Ethylene Dibromide	6459448		<0.04	<0.04	NA	< 0.04	83%	50%	140%	91%	60%	130%	72%	50%	140%
Tetrachloroethylene	6459448		<0.05	<0.05	NA	< 0.05	78%	50%	140%	99%	60%	130%	78%	50%	140%
1,1,1,2-Tetrachloroethane	6459448		<0.04	<0.04	NA	< 0.04	85%	50%	140%	96%	60%	130%	75%	50%	140%
Chlorobenzene	6459448		<0.05	<0.05	NA	< 0.05	85%	50%	140%	93%	60%	130%	94%	50%	140%
Ethylbenzene	6459448		<0.05	<0.05	NA	< 0.05	64%	50%	140%	83%	60%	130%	78%	50%	140%
m & p-Xylene	6459448		<0.05	<0.05	NA	< 0.05	77%	50%	140%	93%	60%	130%	101%	50%	140%
Bromoform	6459448		<0.05	<0.05	NA	< 0.05	87%	50%	140%	96%	60%	130%	60%	50%	140%
Styrene	6459448		<0.05	<0.05	NA	< 0.05	82%	50%	140%	95%	60%	130%	105%	50%	140%
1,1,2,2-Tetrachloroethane	6459448		<0.05	<0.05	NA	< 0.05	84%	50%	140%	84%	60%	130%	75%	50%	140%
o-Xylene	6459448		<0.05	<0.05	NA	< 0.05	83%	50%	140%	95%	60%	130%	105%	50%	140%
1,3-Dichlorobenzene	6459448		<0.05	<0.05	NA	< 0.05	89%	50%	140%	91%	60%	130%	110%	50%	140%
1,4-Dichlorobenzene	6459448		<0.05	<0.05	NA	< 0.05	94%	50%	140%	92%	60%	130%	109%	50%	140%
1,2-Dichlorobenzene	6459448		<0.05	<0.05	NA	< 0.05	99%	50%	140%	91%	60%	130%	109%	50%	140%
n-Hexane	6459448		<0.05	<0.05	NA	< 0.05	67%	50%	140%	96%	60%	130%	78%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (Soil)															
Benzene	6591769		<0.02	<0.02	NA	< 0.02	87%	60%	140%	81%	60%	140%	78%	60%	140%
Toluene	6591769		<0.05	<0.05	NA	< 0.05	84%	60%	140%	84%	60%	140%	81%	60%	140%
Ethylbenzene	6591769		<0.05	<0.05	NA	< 0.05	82%	60%	140%	85%	60%	140%	80%	60%	140%
m & p-Xylene	6591769		<0.05	<0.05	NA	< 0.05	83%	60%	140%	87%	60%	140%	82%	60%	140%
o-Xylene	6591769		<0.05	<0.05	NA	< 0.05	83%	60%	140%	88%	60%	140%	85%	60%	140%
F1 (C6 to C10)	6591769		<5	<5	NA	< 5	111%	60%	140%	99%	60%	140%	96%	60%	140%
F2 (C10 to C16)	6592093		< 10	< 10	NA	< 10	98%	60%	140%	126%	60%	140%	111%	60%	140%
F3 (C16 to C34)	6592093		< 50	< 50	NA	< 50	100%	60%	140%	124%	60%	140%	129%	60%	140%
F4 (C34 to C50)	6592093		< 50	< 50	NA	< 50	63%	60%	140%	113%	60%	140%	95%	60%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By: R. Chakraberty

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dichlorodifluoromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Tetrachloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T259519

PROJECT: G2S24602

ATTENTION TO: Whitney Bowden

SAMPLING SITE:DUNDAS

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS

AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
sauga, Ontario L4Z 1Y2
.00 Fax: 905.712.5122
webearth.agatlabs.com

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (...er consumed by humans)

Laboratory Use Only

Work Order #: 25T259519

Cooler Quantity: 1 Lg

Arrival Temperatures: 4.3 | 4.2 | 5.0

Depot Temperatures: | |

Custody Seal Intact: ☐ Yes ☐ No ☒ N/A

Notes: LIT

Report Information:

Company: GZS

Contact: WHITNEY BOWDEN

Address: 4361 HARVESTER RD
BURLINGTON, ONT L7L 5M4

Phone: 905-331 3735 Fax: —

Reports to be sent to:

1. Email: whitneyb@gzsconsulting.com
2. Email: dylanb@gzsconsulting.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table 3 (Indicate One)
☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture (Check One)
☐ Coarse
☒ Fine

☐ Regulation 406
Table ___ (Indicate One)
☐ Ind/Com
☐ Res/Park
☐ Agriculture

☐ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other
Indicate One

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

**TAT is exclusive of weekends and statutory holidays*

For 'Same Day' analysis, please contact your AGAT CSR

Project Information:

Project: GZS24602

Site Location: Dundas

Sampled By:

AGAT Quote #: PO:

Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a **Record of Site Condition (RSC)**? ☒ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:

Contact:

Address:

Email:

Legal Sample ☐

Sample Matrix Legend

GW	Ground Water	**SD**	Sediment
O	Oil	**SW**	Surface Water
P	Paint	**R**	Rock/Shale
S	Soil		

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	pH							Potentially Hazardous or High Concentration (Y/N)
1. BH 102 S2	25/3/12	AM PM	3	S			X			X	X															
2. BH 102 S4	"	AM PM	1	1					X																	
3. BH 103 S4A	25/3/11	AM PM							X																	
4. BH 104 S3	25/3/10	AM PM					X	[illegible]			X															
5. BH 104 S5	" "	AM PM							X	X																
6. BH 105 S2	25/3/11	AM PM					X				X															
7. BH 105 S4	" "	AM PM							X									X								
8. BH 106 S2	25/3/10	AM PM					X				X															
9. BH 106 S4A	" "	AM PM							X	X																
10. BH 107 S2	25/3/11	AM PM	1	1			X				X															
11. BH 107 S4	" "	AM PM							X																	

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
D. BRUCE	25/3/18	1400		Mar 18	3:50pm
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page 1 of 1

N°: T-167026

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT