

Phase Two Environmental Site Assessment



1850 Rathburn Road East and 4100 Ponytrail Drive,
Mississauga, Ontario
G2S25186B

Chelsea on the Green I Limited Partnership
331 Cityview Blvd., Suite 300
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L4H 3M

Executive Summary

G2S Consulting Inc. (G2S) was retained by Chelsea on the Green I Limited Partnership (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the central portion of the property located at 1850 Rathburn Road East and 4100 Ponytrail Drive in Mississauga, Ontario, hereinafter referred to as the 'Site', with the entirety of 1850 Rathburn Road East and 4100 Ponytrail Drive referred to as the 'Property'. Authorization to proceed with the Phase Two ESA was provided by Chelsea on the Green I Limited Partnership.

The Site is located on the central portion of the Property, on the south side of Rathburn Road East and Ponytrail Drive, approximately 300 m northwest of the intersection with Burnhamthorpe Road East. The Property is located in an area generally consisting of residential properties, with a commercial property located approximately 35 m north, parkland located southeast and southwest, Highway 403 approximately 3 km southwest, and Etobicoke Creek approximately 700 m east, flowing southeast towards Lake Ontario, located approximately 6.8 km southeast. The Site location is illustrated on Drawing 1 in Appendix A.

The Property is developed with two 18 storey residential apartment buildings with underground parking, with the Site comprised of asphalt and landscaped areas surrounding the residential buildings. The Property was first developed with the current residential buildings in the late 1970s or early 1980s. A swimming pool was previously present in the north portion of the Site until approximately 2021, and two tennis courts were constructed in the south portion of the Site in approximately 1985, and converted to parking lots in approximately 2020.

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed development of the Site as part of the Site Plan Approval submitted to the City of Mississauga. The Site is currently classified as residential use, with no proposed change in land use. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04, as amended; however, the Phase Two ESA was completed in general accordance with Schedule D. of O. Reg. 153/04 to meet City of Mississauga requirements.

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04 (as amended) requirements, to investigate potential contamination in soil within an Area of Potential Environmental Concern (APEC) identified during a Phase One ESA completed by G2S in September 2025. Fill materials were also identified in the borehole logs included in a hydrogeological report prepared for the Site by others.

The field work for this investigation was completed on October 3, 2025, and included the advancement of eight boreholes on-Site. Refer to Drawing 3 for the Borehole Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface condition of the Site consisted of approximately 100 to 150 mm of topsoil underlain by silty sand fill material extending to depths of up to approximately 2.4 m below ground surface (bgs), and native silty clay and silty sand extending to borehole termination depths of up to approximately 6.1 m bgs. Refer to the borehole logs in Appendix B.
2. Soil samples were submitted for laboratory analysis of petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzene, xylenes (BTEX),

volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and/or metals. The concentrations of the tested parameters in the submitted samples were below the Ministry of Environment, Conservation, and Parks (MECP) Table 3 Site Condition Standards (SCS) for Residential/Parkland/Institutional (RPI) Property Use.

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

Should an RSC be required for the Site in the future, additional investigations may be required to satisfy the requirements of O.Reg.153/04. The assignment is subject to the Statement of Limitations that is included in this report.

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1. Introduction

G2S Consulting Inc. (G2S) was retained by Chelsea on the Green I Limited Partnership (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the central portion of the property located at 1850 Rathburn Road East and 4100 Ponytrail Drive in Mississauga, Ontario, hereinafter referred to as the ‘Site’, with the entirety of 1850 Rathburn Road East and 4100 Ponytrail Drive referred to as the ‘Property’. Authorization to proceed with the Phase Two ESA was provided by Chelsea on the Green I Limited Partnership.

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed development of the Site as part of the Site Plan Approval submitted to the City of Mississauga. The Site is currently classified as residential use, with no proposed change in land use. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04, as amended; however, the Phase Two ESA was completed in general accordance with Schedule D. of O. Reg. 153/04 to meet City of Mississauga requirements.

A Phase One ESA completed by G2S in September 2025 identified one Area of Potential Environmental Concern (APEC) on-Site; fill materials of unknown quality are located in the area of the former pool and on the southeast portion of the Site, as well as the potential presence of fill material across the Site. Drawing 1 in Appendix A illustrates the location of the Site involved in the study.

1.1 Site Description

The Property is developed with two 18 storey residential apartment buildings with underground parking, with the Site comprised of asphalt and landscaped areas surrounding the residential buildings. The Property was first developed with the current residential buildings in the late 1970s or early 1980s. A swimming pool was previously present in the north portion of the Site until approximately 2021, and two tennis courts were constructed in the south portion of the Site in approximately 1985 and converted to parking lots in approximately 2020.

1.2 Property Ownership and Information

Table 1: General Site Details

Municipal Address	Property: 1850 Rathburn Road East & 4100 Ponytrail Drive, Mississauga
General Site Location	South side of Rathburn Road East and Ponytrail Drive, approximately 300 m northwest of Burnhamthorpe Road East
Approximate Plan Area	1.27 hectares (3.14 acres) with approximately 40 m of frontage on Rathburn Road East and Ponytrail Drive.
Property Identification Number (PIN)	Property: 13300-0116 (LT)
Legal Description	Property: PCL EE-1 SEC M58; BLK EE PL M58; S/T LT59328 MISSISSAUGA; S/T EASE ASIN PR28094; SUBJECT TO AN EASEMENT IN GROSS AS IN PR3549026
Current Site Owner	Forest Park Circle Ltd.
Current Site Occupant	Vacant – landscaped areas and asphalt parking surrounding existing apartment buildings.

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 development of the Site as part of the Site Plan Approval submitted to the City of Mississauga. The Site is currently classified as residential use, with no proposed change in land use. Since there is no change in property use planned, an RSC is not required under O. Reg. 153/04, as amended; however, the Phase Two ESA was completed in general accordance with Schedule D. of O. Reg. 153/04 to meet City of Mississauga requirements.

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 with Residential/Parkland/Institutional (RPI) Property Use and fine-medium 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 predominant soil type on the Site is fine-medium textured.
- The use of the Site is residential with no proposed change in land use.
- 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 City of Mississauga, which obtains potable water from surface water sources (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 water bodies or areas of natural significance were located on-Site or within the Study Area. The nearest water body is Etobicoke Creek, located approximately 700 m east of the Site flowing southeast towards Lake Ontario, located approximately 6.8 km southeast.

The Site is located approximately 135 to 140 m above sea level. Based on our observations and review, the expected direction of groundwater flow is to the east, following surface topography towards Etobicoke Creek. Local variations in groundwater flow patterns, however, can be expected due to buried utility infrastructures and buildings.

A hydrogeological investigation completed for the Property in 2017 identified the native soils as generally sandy silt to silt and sand. G2S reviewed the Physiography of Southern Ontario map which indicated the Site and Study Area are dominantly till plains (drumlinized). Additionally, the Palaeozoic Geology of Brampton, Map M2204, Ontario Division of Mines, was reviewed which indicated the Site is underlain by grey-green and grey-blue shale, siltstone and limestone of the Georgian Bay Formation.

2.2 Past Investigations

G2S was provided with a previous report completed by others for the Property, and the following is a general summary of the information obtained. Refer to the report for particulars.

Report Details	Findings and Conclusions
<p>Title: Hydrogeological Investigation, 4100 Ponytrail Drive, Mississauga, Ontario</p> <p>Prepared for: Chelsea on the Green I Ltd. Partnership</p> <p>Author: Terraprobe Inc.,</p> <p>Dated: February 28, 2017</p>	<ul style="list-style-type: none"> • The property consisted of an irregularly shaped parcel with two existing 18-storey residential apartment buildings, two levels of underground parking, two ground-level parking lots, a swimming pool, and tennis and basketball courts. • Seven boreholes were advanced on the property, with two boreholes (BH2 and BH4) finished as groundwater monitoring wells. • Fill material was encountered in the boreholes, consisting of sand and silt with some clay and gravel, found to depths between 1.0 and 7.6 m below ground surface (bgs). • Native material generally consisted of sandy silt to silt and sand. • Bedrock was encountered beneath the native material between depths of 3.8 and 9.1 m bgs. • Groundwater was found in the boreholes between depths of 3.5 and 4.8 m bgs in January 2017.

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

“Phase One Environmental Site Assessment, 1850 Rathburn Road East & 4100 Ponytrail Drive, Mississauga, Ontario” dated September 5, 2025.

The Phase One ESA identified one on-Site and two off-Site Potentially Contaminating Activities (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. Based on review and evaluation of the information gathered, the following APEC was identified on-Site:

APEC 1: Entire Site – Fill materials of unknown quality are located in the area of the former pool and on the southeast portion of the Site. Fill materials were also identified in the borehole logs included in a hydrogeological report prepared for the Site by others.

Based on the Phase One ESA findings, a Phase Two ESA was recommended to investigate potential environmental impacts in soil resulting from the identified APEC.

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 in soil within an APEC identified during the Phase One ESA completed by G2S in September 2025. Refer to the appended Drawing 2 in Appendix A for a summary of the identified APEC 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;
- 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 only soil; therefore, this Phase Two ESA included the investigation of soil, and groundwater was not investigated. 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 September 2025.

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 on October 3, 2025, and included the advancement of eight boreholes on-Site (labelled as BH101 to BH108) by Profile Drilling Inc. (Profile), a licensed well contractor, under the supervision of G2S staff. A track mounted 9700 VTR Power Probe 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 of approximately 6.1 m below ground surface (bgs).

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 using disposal polyvinyl chloride (PVC) tube liners advanced following direct push 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 Analytical Testing

Selected soil 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 to assess the chemical quality of fill material on-Site. Soil samples from the boreholes were analyzed for potential contaminants of concern (COCs) including benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metals, and/or pH. Grain size analysis was also completed on soil sample BH108 S4 to confirm the soil texture. The table below indicates the soil samples selected for laboratory analysis.

Table 2: Soil Samples Submitted for Laboratory Analysis

Sample ID	Depths (m bgs)	Date Sampled	Chemical Analysis						Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	Metals	pH	
BH101 S3	1.2 – 1.8	2025/10/03	✓	✓	✓	✓	✓		Investigate fill material to confirm soil quality
BH102 S3	1.2 – 1.5					✓	✓		
BH102 S6	3.7 – 4.2		✓	✓	✓				
BH103 S2	0.6 – 1.2					✓	✓		
BH103 S3	1.2 – 1.8		✓	✓	✓				
BH104 S2	0.6 – 1.2					✓	✓		
BH104 S3	1.2 – 1.8		✓	✓	✓			✓	
BH105 S1B	0.2 – 0.4		✓	✓	✓	✓	✓		
BH106 S1B	0.1 – 0.3		✓	✓	✓	✓	✓		
BH107 S1	0.1 – 0.6		✓	✓	✓	✓	✓	✓	
BH108 S4	1.8 – 2.4		✓	✓	✓	✓	✓		
BH201 S3	Duplicate of BH101 S3						✓		QA/QC

4.10 Residue Management Procedures

No soil cuttings were generated during drilling.

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 and inferred stratigraphy.

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.

Topsoil

A layer of topsoil was encountered in BH105, BH106, BH107 and BH108, approximately 100 to 150 mm in thickness.

Fill Materials

Fill materials were encountered from surface in boreholes BH101 to BH104, and beneath the topsoil in boreholes BH105 to BH108, generally consisting of brown or grey silty sand or silty clay with trace gravel and/or clay, extending to depths between approximately 0.3 and 2.4 m bgs. Concrete debris was encountered in borehole BH102.

Native

Native materials were encountered beneath the fill material in each of the boreholes, generally consisting of brown or grey silty clay to approximate depths between 1.6 and 4.1 m bgs, over silty sand or sand with trace gravel extending to borehole completion depths of up to approximately 6.1 m bgs. A deeper layer of silty clay was observed in borehole BH105 beneath the sand, encountered to a depth of 3.0 m bgs.

5.2 Groundwater Flow Direction

Groundwater was not investigated as part of this Phase Two ESA. Based on our observations and review, the expected direction of groundwater flow underlying the Site is east towards Etobicoke Creek.

5.3 Soil Texture

The subsurface stratigraphy in the boreholes comprised silty sandy or sandy silt fill materials. Grain size analysis of BH101 S4 collected during the Phase Two ESA was completed by AGAT and indicated 70.7% by mass of particles were less than 75 µm in mean diameter, thus indicating fine-medium textured soils as defined in O. Reg. 153/04.

5.4 Soil Field Screening

Measured soil vapour concentrations on the headspace of recovered soil samples were identified between 0 and 15 ppm for the catalytic gas sensor and between 0 and 1 ppm for the PID at the

time of sampling. Complete soil field screening measurements are presented on the borehole logs in Appendix B.

5.5 Analytical Findings – Soil

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

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

5.5.1 *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 and met the Table 3 RPI SCS in the submitted soil samples. Refer to Table 1 in Appendix C.

5.5.2 *Volatile Organic Compounds (VOCs)*

Volatile organic compounds were not detected and met the Table 3 RPI SCS in the submitted soil samples. Refer to Table 2 in Appendix C.

5.5.3 *Polycyclic Aromatic Hydrocarbons (PAHs)*

Polycyclic aromatic hydrocarbons were not detected and met the Table 3 RPI SCS in the submitted soil samples. Refer to Table 3 in Appendix C.

5.5.4 *Metals*

Metals were not detected or were detected at concentrations below the Table 3 RPI SCS in the submitted soil samples. Refer to Table 4 in Appendix C.

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

AGAT is accredited by 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 AGAT Certificate of Analysis, as required by the MECP's protocol. Laboratory Quality Assurance/Quality Control (QA/QC) data is included with the Certificate of Analysis, which is appended. A duplicate soil sample was analysed by the laboratory for QA/QC purposes.

6. Conclusions and Recommendations

A Phase One ESA completed by G2S in September 2025 identified one area of potential environmental concern (APEC) on-Site, fill materials of unknown quality are located in the area of the former pool and on the southeast portion of the Site. Fill materials were also identified in the borehole logs included in a hydrogeological report prepared for the Site by others.

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04 (as amended) requirements, to investigate potential contamination within the soil on Site.

G2S understands the Client requires the Phase Two ESA for due diligence purposes related to the proposed development of the Site as part of the Site Plan Approval submitted to the City of Mississauga. The Site is currently classified as residential use, with no proposed change in land use. Since there is no change in property use planned, a Record of Site Condition (RSC) is not required under O. Reg. 153/04, as amended; however, the Phase Two ESA was completed in general accordance with Schedule D. of O. Reg. 153/04 to meet City of Mississauga requirements.

The field work for this investigation was completed on October 3, 2025, and included the advancement of eight boreholes on-Site. Refer to Drawing 2 for the Borehole Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface condition of the Site consisted of approximately 100 to 150 mm of topsoil underlain by silty sand fill material extending to depths of up to approximately 2.4 m below ground surface (bgs), and native silty clay and silty sand extending to borehole termination depths of up to approximately 6.1 m bgs. Refer to the borehole logs in Appendix B.
2. Soil samples were submitted for laboratory analysis of petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and/or metals. The concentrations of the tested parameters in the submitted samples were below the Ministry of Environment, Conservation, and Parks (MECP) Table 3 Site Condition Standards (SCS) for Residential/Parkland/Institutional (RPI) Property Use.

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

Should an RSC be required for the Site in the future, additional investigations will be required to satisfy the requirements of O.Reg.153/04. The assignment is subject to the Statement of Limitations that is included in this report.

7. Qualifications of the Assessors

This Phase Two ESA was conducted by Mr. Blake Zazinsky, B.B.R.M. Mr. Zazinsky is responsible for the successful completion of field work and reporting. Mr. Zazinsky 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. Dana Haslett, B.A. Ms. Haslett 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 13 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. Geoff Bell, P. Geo. Mr. Bell has over 25 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. Bell 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. Bell 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. Bell 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) *“Hydrogeological Investigation, 4100 Ponytrail Drive, Mississauga, Ontario”, prepared for Chelsea on the Green I Ltd. Partnership by Terraprobe Inc., dated February 28, 2017.*
- i) *“Phase One Environmental Site Assessment, 1850 Rathburn Road East & 4100 Ponytrail Drive, Mississauga, Ontario,” dated September 2025, prepared by G2S Consulting Inc. for Chelsea on the Green I Limited Partnership.*

9. Limitations

This report has been prepared for the sole benefit of the Chelsea on the Green I Limited Partnership (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 the Client 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.

It should be noted soil conditions between and beyond the sampled locations may differ from those encountered during this assignment. G2S should be contacted if impacted soil 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.

The Phase Two ESA cannot fully eliminate uncertainty regarding the potential for environmental impacts on a property. Performance of this Phase Two ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental impacts on the Site and recognizes reasonable limits on time and cost.

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.



Blake Zazinsky, B.B.R.M.
Environmental Technician



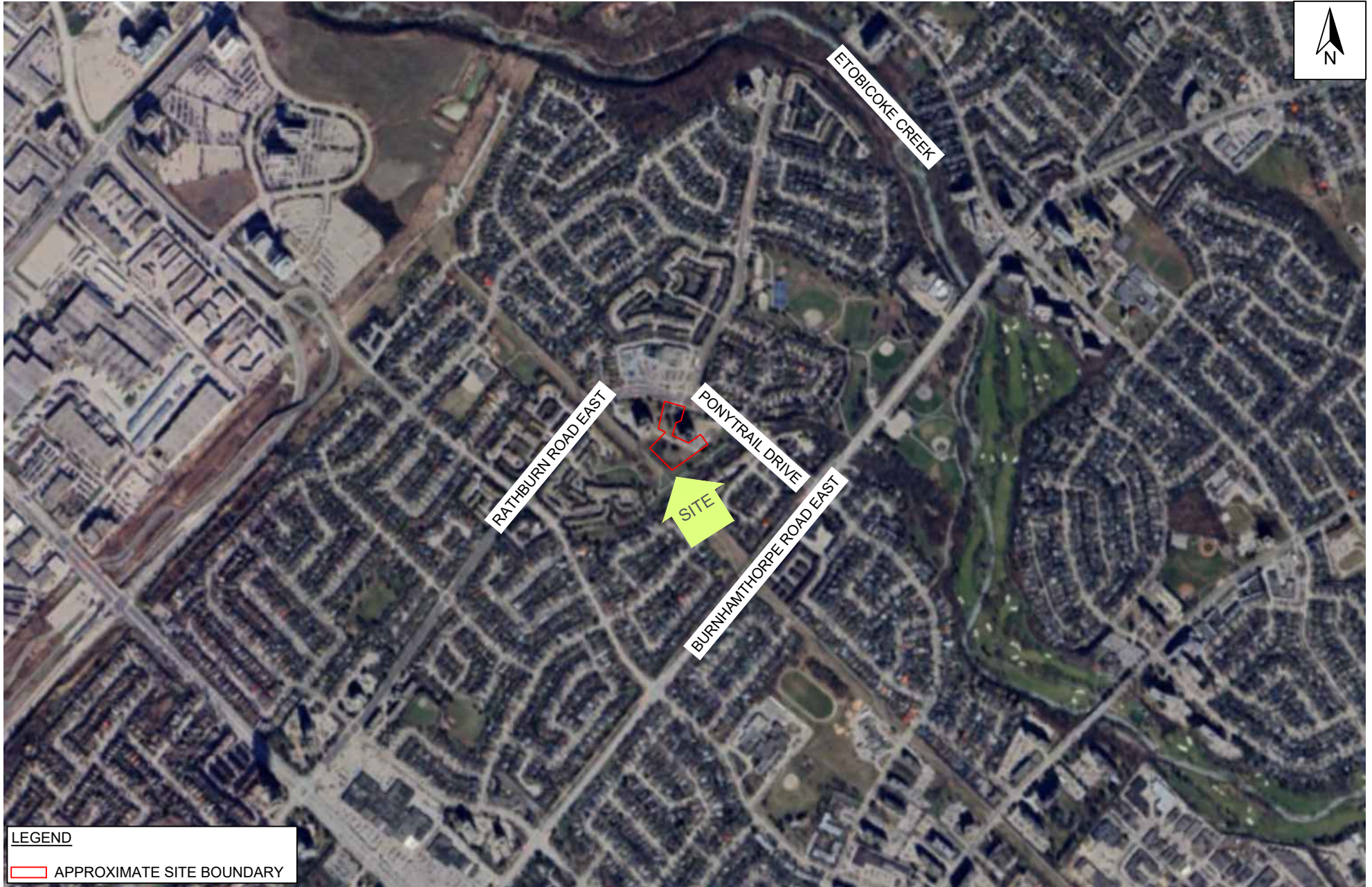
Geoff Bell, P.Geo. (limited), Principal
Principal, Senior Geoscientist



Dana Haslett, B.A.
Senior Project Manager

**Appendix A:
Drawings**





Scale: N.T.S.
Project No.: G2S25186B
Date: OCTOBER 2025
Drawn by: BZ
File name: G2S25186B.dwg

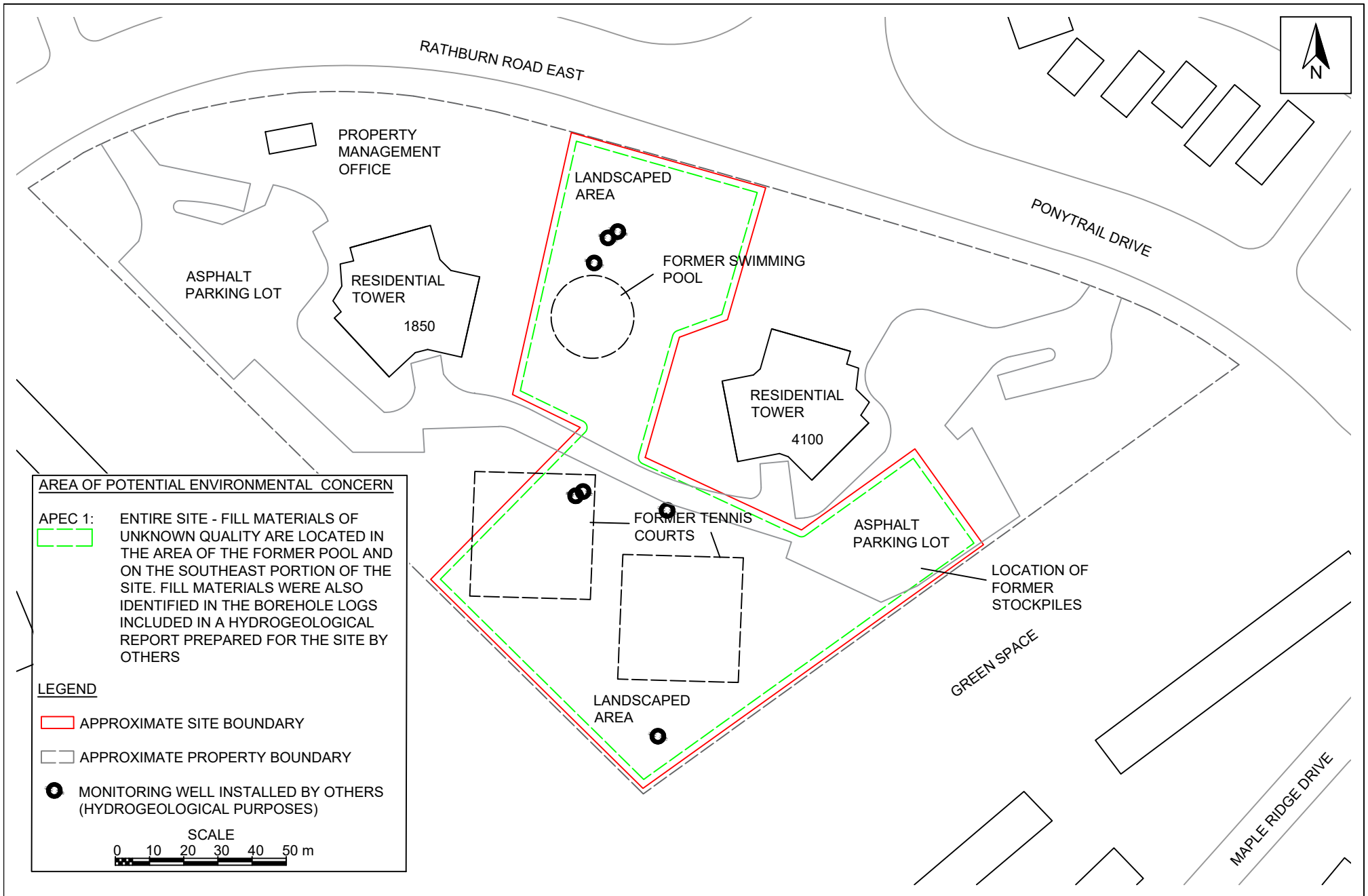
MISSISSAUGA

SITE LOCATION PLAN
1850 RATHBURN ROAD EAST & 4100
PONYTRAIL DRIVE

ONTARIO



Drawing No.
1

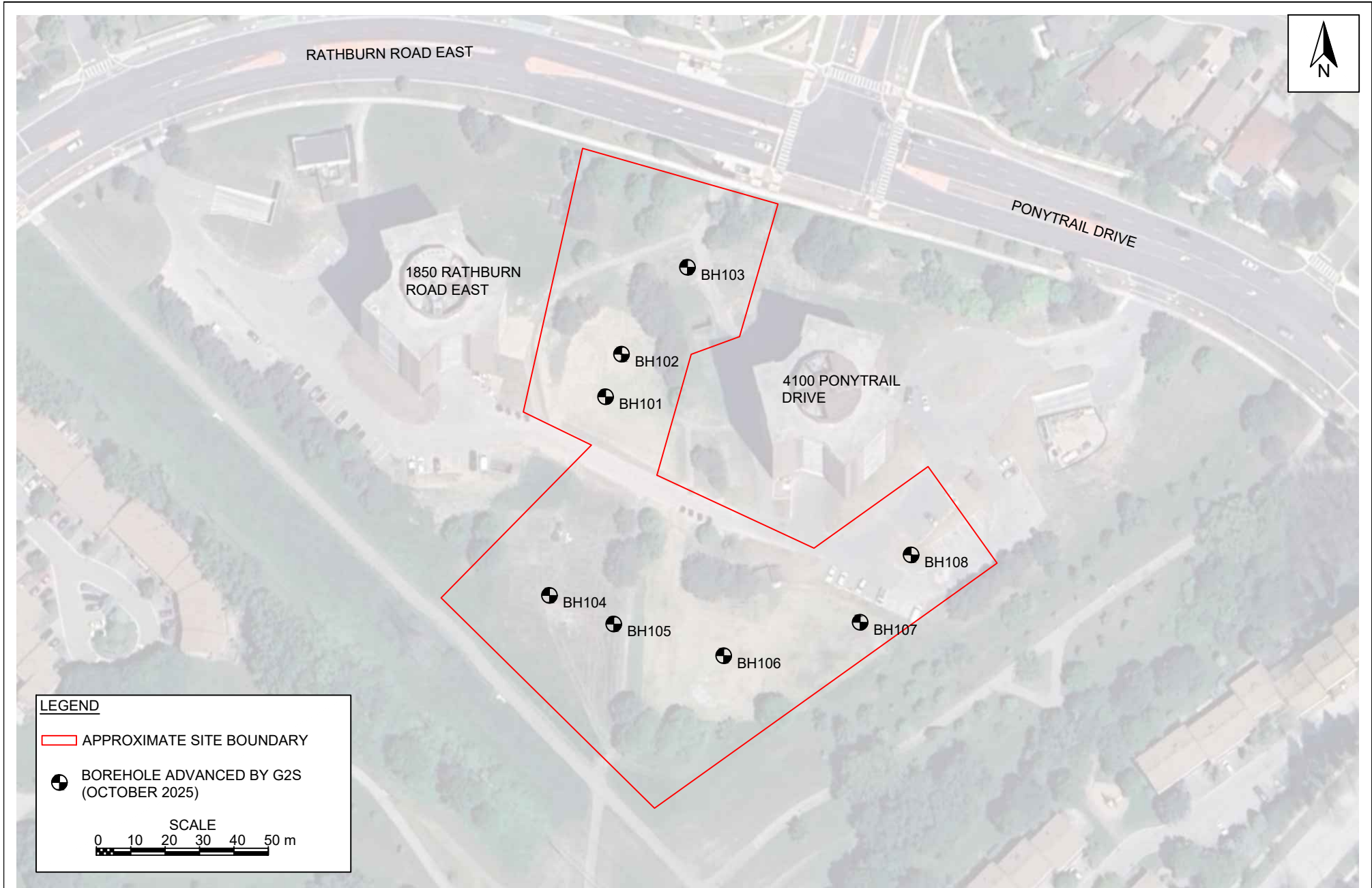


Scale: AS SHOWN
 Project No.: G2S25186B
 Date: OCTOBER 2025
 Drawn by: BZ
 File name: G2S25186B.dwg

AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1850 RATHBURN ROAD EAST & 4100 PONYTRAIL DRIVE
 MISSISSAUGA ONTARIO



Drawing No. **2**



Scale: AS SHOWN
 Project No.: G2S25186B
 Date: OCTOBER 2025
 Drawn by: BZ
 File name: G2S25186B.dwg

BOREHOLE LOCATION PLAN
1850 RATHBURN ROAD EAST & 4100 PONYTRAIL DRIVE

MISSISSAUGA

ONTARIO



Drawing No.

3



BH102	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
1.2 - 1.5	-	-	MEETS SCS	MEETS SCS
3.7 - 4.2	MEETS SCS	MEETS SCS	-	-

RATHBURN ROAD EAST

BH101	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
1.2 - 1.8	MEETS SCS	MEETS SCS	MEETS SCS	MEETS SCS

BH103	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
0.6 - 1.2	-	-	MEETS SCS	MEETS SCS
1.2 - 1.8	MEETS SCS	MEETS SCS	-	-

PONYTRAIL DRIVE

1850 RATHBURN ROAD EAST

BH104	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
0.6 - 1.2	-	-	MEETS SCS	MEETS SCS
1.2 - 1.8	MEETS SCS	MEETS SCS	-	-

4100 PONYTRAIL DRIVE

BH108	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
1.8 - 2.4	MEETS SCS	MEETS SCS	MEETS SCS	MEETS SCS

LEGEND

APPROXIMATE SITE BOUNDARY

BOREHOLE ADVANCED BY G2S (OCTOBER 2025)

SCS SITE CONDITION STANDARDS

PHC PETROLEUM HYDROCARBONS

VOC VOLATILE ORGANIC COMPOUNDS

PAH POLYCYCLIC AROMATIC HYDROCARBONS

SAMPLE MEETS MECP TABLE 3 SCS

SCALE

0 10 20 30 40 50 m

BH105	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
0.2 - 0.4	MEETS SCS	MEETS SCS	MEETS SCS	MEETS SCS

BH107	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
0.1 - 0.6	MEETS SCS	MEETS SCS	MEETS SCS	MEETS SCS

BH106	DATE SAMPLED: 2025/10/03			
DEPTH (mbgs)	PHCs	VOCs	PAHs	METALS
0.1 - 0.3	MEETS SCS	MEETS SCS	MEETS SCS	MEETS SCS

Scale: AS SHOWN
 Project No.: G2S25186B
 Date: OCTOBER 2025
 Drawn by: BZ
 File name: G2S25186B.dwg

SOIL ANALYTICAL RESULTS
1850 RATHBURN ROAD EAST & 4100 PONYTRAIL DRIVE

MISSISSAUGA

ONTARIO



Drawing No.

4

**Appendix B:
Borehole Logs**





CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
1	FILL: Silty sand, grey and brown, trace to some gravel, trace clay			S1	DP	0/0	
				S2		0/0	
				NR			
2	1.7 ----- increasing clay and moisture with depth			S3	DP	0/0	
				S4		0/0	
3	2.4 ----- SILTY CLAY: Grey, trace to some gravel, trace to some sand, very moist			S5	DP	0/0	
				S6		0/0	
				NR			
4	4.1 ----- SAND / SILTY SAND: Brown and grey, trace to some gravel, trace clay			S7	DP	0/0	
				S8		0/0	
5	5.1 ----- SAND: Grey, some silt, wet			S9	DP	0/0	
				S10A		0/0	
				S10B		0/0	
6	6.1			S11		0/0	

Borehole terminated at 6.1 m.

Upon completion of sampling
No cave
No free water

2021 G2S ENVIRO BH LOG G2S25186 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-11-11



BOREHOLE NUMBER 102

CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
1	FILL: Silty sand, brown, trace to some clay, trace gravel			S1	DP	0/0	
				S2		0/0	
2	1.2 becoming silty clay, some sand, trace gravel, concrete debris			NR	DP	0/0	
				S3		0/0	
3	2.4 SILTY CLAY: Grey and brown, trace to some sand, trace gravel			S4	DP	0/0	
				S5		0/0	
				NR			
4	3.7 SILTY SAND: Brown to grey, trace gravel, trace clay			S6	DP	10/0	
				S7		10/0	
				NR			
5	4.9 SAND: Grey, some silt, wet			S8	DP	10/0	
				S9		5/0	
6	5.5 SILTY SAND: Grey, trace clay, trace to some gravel			NR			
6	6.1 Borehole terminated at 6.1 m.			NR			

Upon completion of sampling
No cave
No free water



CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.4	FILL: Silty sand, dark brown, trace gravel			S1	DP	0/0	
1	SILTY CLAY: Brown and grey mottled, rust staining, some sand, trace gravel			S2 NR		0/0	
2				S3	0/0		
				S4	0/0		
3				S5	0/0		

Borehole terminated at 3.0 m.

Upon completion of sampling
No cave
No free water



CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.1	FILL: Silty sand, dark brown to brown, trace clay, organics becoming silty clay, some sand, trace gravel		[Hatched pattern]	S1A	DP	0/0	
0.4				S1B		0/0	
1	SILTY CLAY: Dark grey, some sand		S2	0/0			
2	becoming brown, trace to some gravel, trace sand		[Hatched pattern]	S3	DP	15/0	
1.8				S4	DP	10/0	
3				NR			
3.0				S5	DP	5/0	

Borehole terminated at 3.0 m.

Upon completion of sampling
No cave
No free water



BOREHOLE NUMBER 105

CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.2	TOPSOIL: ~150 mm			S1A	DP	0/1	
0.4	FILL: Silty sand, brown, trace to some gravel, trace clay SILTY CLAY: Grey, trace sand			S1B		0/0	
1				S2	0/0		
1.6				NR			
2	SILTY SAND: Grey, trace to some clay, trace to some gravel			S3	0/0		
2.0				S4A	0/0		
2.4	SAND: Grey			S4B	0/0		
2.4				NR			
3	SILTY CLAY: Brown, trace to some sand, trace gravel			S5	0/0		
3.0							

Borehole terminated at 3.0 m.

Upon completion of sampling
No cave
No free water



CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.1	TOPSOIL: ~100 mm			S1A	DP	0/1	
0.3	FILL: Silty clay, grey and brown, some sand, trace gravel			S1B		0/0	
	SILTY CLAY: Grey and brown mottled, some sand			S2	0/0		
1				NR			
2				S3	0/0		
				S4	0/0		
2.4				NR			
3	SILTY SAND: Brown and grey mottled, rust staining, some clay			S5	DP	0/0	

Borehole terminated at 3.0 m.

Upon completion of sampling
No cave
No free water



CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.1	TOPSOIL: ~100 mm			S1	DP	0/0	
	FILL: Silty clay, light brown to brown, trace gravel			S2		0/0	
1.2	SILTY CLAY: Brown, trace gravel, trace sand becoming brown and grey mottled			S3	0/0		
1.8				S4	0/0		
2				S5	0/0		
3							

Borehole terminated at 3.0 m.

Upon completion of sampling
No cave
No free water



CLIENT Chelsea on the Green I Limited Partnership **PROJECT NAME** Soil Assessment
PROJECT NUMBER G2S25186 **PROJECT LOCATION** Ponytrail Dr & Rathburn Rd E, Mississauga, ON
DATE STARTED 25-10-3 **COMPLETED** 25-10-3 **GROUND ELEVATION** _____
DRILLING CONTRACTOR Profile Drilling Inc. **LOGGED BY** SP **CHECKED BY** DH
DRILLING METHOD 9700 VTR Power Probe; Direct Push **NOTES** _____

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.1	TOPSOIL: ~100 mm			S1	DP	0/0	
	FILL: Silty clay, brown, some sand, trace gravel			S2		0/0	
1				NR			
1.8				S3	DP	0/0	
2	SILTY CLAY: Grey, trace gravel, trace sand, increasing moisture with depth			S4 NR	DP	0/0	
2.7				S5A		0/0	
3	becoming dark grey to black			S5B	DP	0/0	
3.0	becoming brown			S6		0/0	
4				NR		0/0	
4.1				S7	DP	0/0	
4.6	SILTY SAND: Brown, trace to some gravel, trace clay			S8		0/0	

Borehole terminated at 4.6 m.

Upon completion of sampling
No cave
No free water

**Appendix C:
Analytical Results Tables**



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

Parameter	Unit	*Table 3 RPI SCS - Fine texture	Sample Identification							
			BH101 S3	BH102 S6	BH103 S3	BH104 S3	BH105 S1B	BH106 S1B	BH107 S1	BH108 S4
Date Sampled			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
Depth	mbgs		1.2 - 1.8	3.7 - 4.2	1.2 - 1.8	1.2 - 1.8	0.2 - 0.4	0.1 - 0.3	0.1 - 0.6	1.8 - 2.4
Benzene	µg/g	0.17	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Ethylbenzene	µg/g	15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene	µg/g	6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes	µg/g	25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Petroleum Hydrocarbons F1	µg/g	65	<5	<5	<5	<5	<5	<5	<5	<5
Petroleum Hydrocarbons F2	µg/g	150	<10	<10	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F3	µg/g	1300	<50	<50	<50	<50	<50	<50	<50	<50
Petroleum Hydrocarbons F4	µg/g	5600	<50	<50	<50	<50	<50	<50	<50	<50

*MECP 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 - Fine texture	Sample Identification							
			BH101 S3	BH102 S6	BH103 S3	BH104 S3	BH105 S1B	BH106 S1B	BH107 S1	BH108 S4
Date Sampled			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
Depth	mbgs		1.2 - 1.8	3.7 - 4.2	1.2 - 1.8	1.2 - 1.8	0.2 - 0.4	0.1 - 0.3	0.1 - 0.6	1.8 - 2.4
Acetone	µg/g	28	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	µg/g	0.17	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	µg/g	13	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	µg/g	0.26	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromomethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	µg/g	0.12	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	µg/g	2.7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chloroform	µg/g	0.18	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Dibromochloromethane	µg/g	9.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	µg/g	25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,2-	µg/g	4.3	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,3-	µg/g	6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,4-	µg/g	0.097	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichloroethane, 1,1-	µg/g	11	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Dichloroethane, 1,2-	µg/g	0.05	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Dichloroethylene, 1,1-	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichloroethylene, 1,2-cis-	µg/g	30	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Dichloroethylene, 1,2-trans-	µg/g	0.75	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichloropropane, 1,2-	µg/g	0.085	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Dichloropropene, 1,3-	µg/g	0.083	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	µg/g	0.05	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Hexane (n)	µg/g	34	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone (MEK)	µg/g	44	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	µg/g	4.3	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl ether (MTBE)	µg/g	1.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	µg/g	0.96	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	µg/g	2.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.05	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	µg/g	2.3	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene	µg/g	6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichloroethane, 1,1,1-	µg/g	3.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichloroethane, 1,1,2-	µg/g	0.05	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Trichloroethylene	µg/g	0.52	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichlorofluoromethane	µg/g	5.8	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride+A23:AA5:A41	µg/g	0.022	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Xylene Mixture (Total)	µg/g	25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

*MECP 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 3: Soil Quality Results
Polycyclic Aromatic Hydrocarbons (PAHs)

Parameter	Unit	*Table 3 RPI SCS -Fine texture	Sample Identification							
			BH101 S3	BH102 S3	BH103 S2	BH104 S2	BH105 S1B	BH106 S1B	BH107 S1	BH108 S4
Date Sampled			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
Depth	mbgs		1.2 - 1.8	1.2 - 1.5	0.6 - 1.2	0.6 - 1.2	0.2 - 0.4	0.1 - 0.3	0.1 - 0.6	1.8 - 2.4
Acenaphthene	µg/g	58	<0.05	<0.05	<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	<0.05	<0.05
Anthracene	µg/g	0.74	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.63	<0.05	<0.05	<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	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	<0.05	<0.05	<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	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	<0.05	<0.05	<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	<0.05	<0.05
Fluoranthene	µg/g	0.69	<0.05	<0.05	<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	<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	<0.05	<0.05
Methylnaphthalene (1&2)	µg/g	3.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Naphthalene	µg/g	0.75	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	78	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

*MECP 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**

Parameter	Unit	*Table 3 RPI SCS - Fine texture	Sample Identification									
			BH101 S3	BH201 S3 (Duplicate of BH101 S3)	BH102 S3	BH103 S2	BH104 S2	BH104 S3	BH105 S1B	BH106 S1B	BH107 S1	BH108 S4
Date Sampled			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
Depth	mbgs		1.2 - 1.8	1.2 - 1.8	1.2 - 1.5	0.6 - 1.2	0.6 - 1.2	1.2 - 1.8	0.2 - 0.4	0.1 - 0.3	0.1 - 0.6	1.8 - 2.4
Antimony	µg/g	7.5	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	5	5	5	6	4	-	6	5	4	5
Barium	µg/g	390	49.8	41.4	58.6	74.8	58.6	-	56.7	54.1	50.8	64.6
Beryllium	µg/g	5	0.6	0.6	0.8	0.9	0.7	-	0.6	0.7	0.5	0.8
Boron (Total)	µg/g	120	11	11	16	14	9	-	10	11	9	11
Cadmium	µg/g	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5
Chromium (Total)	µg/g	160	16	17	22	24	18	-	18	19	16	22
Cobalt	µg/g	22	8.4	7.8	10.4	12.9	8.5	-	9.8	9.4	7.5	11.2
Copper	µg/g	180	19.6	16.2	23.4	25.3	22.1	-	23.7	23.0	18.6	26.9
Lead	µg/g	120	8	7	11	13	10	-	8	10	13	12
Molybdenum	µg/g	6.9	<0.5	<0.5	0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	130	16	15	20	25	18	-	18	18	14	22
Selenium	µg/g	2.4	<0.8	<0.8	<0.8	<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	<0.5	<0.5	<0.5
Thallium	µg/g	1	<0.5	<0.5	0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	<0.50	0.50	0.57	0.58	<0.50	-	0.52	0.53	<0.50	0.57
Vanadium	µg/g	86	23.7	25.5	32.6	33.6	26.5	-	25.5	27.7	24.4	30.7
Zinc	µg/g	340	49	81	59	59	48	-	49	52	56	56
pH	**see note	-	-	-	-	-	-	6.55	-	-	6.75	-

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

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

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

**Appendix D:
Certificates of Analysis**





**CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
4361 HARVESTERROAD, UNIT 12
BURLINGTON, ON L7L 5M4
(905) 331-3735**

ATTENTION TO: Dana Haslett

PROJECT: G2S25186B

AGAT WORK ORDER: 25T354146

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Radhika Chakraborty, Trace Organics Lab Manager

DATE REPORTED: Oct 20, 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 as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:													
		G / S: A			G / S: B			RDL							
		DATE SAMPLED:			DATE SAMPLED:			DATE SAMPLED:							
		2025-10-03			2025-10-03			2025-10-03							
		BH101 S3		BH102 S3		BH103 S2		BH104 S2		BH105 S1B		BH106 S1B		BH107 S1	
		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
		7125734		7125739		7125742		7125745		7125747		7125748		7125749	
Antimony	µg/g	7.5	7.5	0.8	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]
Arsenic	µg/g	18	18	1	5[<A]	5[<A]	6[<A]	4[<A]	6[<A]	5[<A]	5[<A]	4[<A]	4[<A]	4[<A]	4[<A]
Barium	µg/g	390	390	2.0	49.8[<A]	58.6[<A]	74.8[<A]	58.6[<A]	56.7[<A]	54.1[<A]	50.8[<A]	50.8[<A]	50.8[<A]	50.8[<A]	50.8[<A]
Beryllium	µg/g	4	5	0.5	0.6[<A]	0.8[<A]	0.9[<A]	0.7[<A]	0.6[<A]	0.7[<A]	0.5[<A]	0.5[<A]	0.5[<A]	0.5[<A]	0.5[<A]
Boron	µg/g	120	120	5	11[<A]	16[<A]	14[<A]	9[<A]	10[<A]	11[<A]	9[<A]	9[<A]	9[<A]	9[<A]	9[<A]
Cadmium	µg/g	1.2	1.2	0.5	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Chromium	µg/g	160	160	5	16[<A]	22[<A]	24[<A]	18[<A]	18[<A]	19[<A]	16[<A]	16[<A]	16[<A]	16[<A]	16[<A]
Cobalt	µg/g	22	22	0.8	8.4[<A]	10.4[<A]	12.9[<A]	8.5[<A]	9.8[<A]	9.4[<A]	7.5[<A]	7.5[<A]	7.5[<A]	7.5[<A]	7.5[<A]
Copper	µg/g	140	180	1.0	19.6[<A]	23.4[<A]	25.3[<A]	22.1[<A]	23.7[<A]	23.0[<A]	18.6[<A]	18.6[<A]	18.6[<A]	18.6[<A]	18.6[<A]
Lead	µg/g	120	120	1	8[<A]	11[<A]	13[<A]	10[<A]	8[<A]	10[<A]	13[<A]	13[<A]	13[<A]	13[<A]	13[<A]
Molybdenum	µg/g	6.9	6.9	0.5	<0.5[<A]	0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Nickel	µg/g	100	130	1	16[<A]	20[<A]	25[<A]	18[<A]	18[<A]	18[<A]	14[<A]	14[<A]	14[<A]	14[<A]	14[<A]
Selenium	µg/g	2.4	2.4	0.8	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]
Silver	µg/g	20	25	0.5	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Thallium	µg/g	1	1	0.5	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Uranium	µg/g	23	23	0.50	<0.50[<A]	0.57[<A]	0.58[<A]	<0.50[<A]	0.52[<A]	0.53[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
Vanadium	µg/g	86	86	2.0	23.7[<A]	32.6[<A]	33.6[<A]	26.5[<A]	25.5[<A]	27.7[<A]	24.4[<A]	24.4[<A]	24.4[<A]	24.4[<A]	24.4[<A]
Zinc	µg/g	340	340	5	49[<A]	59[<A]	59[<A]	48[<A]	49[<A]	52[<A]	56[<A]	56[<A]	56[<A]	56[<A]	56[<A]

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:					BH108 S4	BH201 S3
		SAMPLE TYPE:					Soil	Soil
		DATE SAMPLED:					2025-10-03	2025-10-03
		G / S: A	G / S: B	RDL	7125750	7125775		
Antimony	µg/g	7.5	7.5	0.8	<0.8[<A]	<0.8[<A]		
Arsenic	µg/g	18	18	1	5[<A]	5[<A]		
Barium	µg/g	390	390	2.0	64.6[<A]	41.4[<A]		
Beryllium	µg/g	4	5	0.5	0.8[<A]	0.6[<A]		
Boron	µg/g	120	120	5	11[<A]	11[<A]		
Cadmium	µg/g	1.2	1.2	0.5	<0.5[<A]	<0.5[<A]		
Chromium	µg/g	160	160	5	22[<A]	17[<A]		
Cobalt	µg/g	22	22	0.8	11.2[<A]	7.8[<A]		
Copper	µg/g	140	180	1.0	26.9[<A]	16.2[<A]		
Lead	µg/g	120	120	1	12[<A]	7[<A]		
Molybdenum	µg/g	6.9	6.9	0.5	<0.5[<A]	<0.5[<A]		
Nickel	µg/g	100	130	1	22[<A]	15[<A]		
Selenium	µg/g	2.4	2.4	0.8	<0.8[<A]	<0.8[<A]		
Silver	µg/g	20	25	0.5	<0.5[<A]	<0.5[<A]		
Thallium	µg/g	1	1	0.5	<0.5[<A]	<0.5[<A]		
Uranium	µg/g	23	23	0.50	0.57[<A]	0.50[<A]		
Vanadium	µg/g	86	86	2.0	30.7[<A]	25.5[<A]		
Zinc	µg/g	340	340	5	56[<A]	81[<A]		

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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

SAMPLING SITE: Rathburn and Ponytrail

ATTENTION TO: Dana Haslett

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	7125746	7125749
		BH104 S3	BH107 S1			
		SAMPLE TYPE:				
		DATE SAMPLED:				
		G / S: A	G / S: B			
pH, 2:1 CaCl ₂ Extraction	pH Units	5.0-9.0	5.0-9.0	NA	6.55	6.75

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.

7125746-7125749 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:



skar



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

SAMPLING SITE: Rathburn and Ponytrail

ATTENTION TO: Dana Haslett

SAMPLED BY: SP/BZ

Particle Size by Sieve (Wet)

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

SAMPLE DESCRIPTION: BH108 S4

SAMPLE TYPE: Soil

DATE SAMPLED: 2025-10-03

Parameter	Unit	G / S	RDL	7125750
Sieve Analysis - 75 µm (retained)	%		NA	29.30
Sieve Analysis - 75 µm (passing)	%		NA	70.70
Soil Texture (Toronto)				Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

7125750 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



skar



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	BH101 S3	BH102 S3	BH103 S2	BH104 S2	BH105 S1B	BH106 S1B	BH107 S1	
		SAMPLE TYPE:			Soil	Soil	Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
		G / S: A	G / S: B		7125734	7125739	7125742	7125745	7125747	7125748	7125749	
Acenaphthene	µg/g	7.9	58	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Acenaphthylene	µg/g	0.15	0.17	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Anthracene	µg/g	0.67	0.74	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Benzo(a)anthracene	µg/g	0.5	0.63	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Benzo(a)pyrene	µg/g	0.3	0.3	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Benzo(b)fluoranthene	µg/g	0.78	0.78	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Benzo(g,h,i)perylene	µg/g	6.6	7.8	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Benzo(k)fluoranthene	µg/g	0.78	0.78	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Chrysene	µg/g	7	7.8	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Dibenz(a,h)anthracene	µg/g	0.1	0.1	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Fluoranthene	µg/g	0.69	0.69	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Fluorene	µg/g	62	69	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.48	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Moisture Content	%			0.1	9.6	11.9	12.8	9.2	9.6	8.8	9.3	
Naphthalene	µg/g	0.6	0.75	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Phenanthrene	µg/g	6.2	7.8	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Pyrene	µg/g	78	78	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
2-and 1-methyl Naphthalene	µg/g	0.99	3.4	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	
Surrogate	Unit	Acceptable Limits										
Acridine-d9	%	50-140			110	120	110	85	100	75	105	
Naphthalene-d8	%	50-140			80	70	80	70	70	105	80	
Terphenyl-d14	%	50-140			70	80	85	80	70	80	70	

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

SAMPLING SITE: Rathburn and Ponytrail

ATTENTION TO: Dana Haslett

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

SAMPLE DESCRIPTION: BH108 S4
SAMPLE TYPE: Soil
DATE SAMPLED: 2025-10-03

Parameter	Unit	G / S: A	G / S: B	RDL	7125750
Acenaphthene	µg/g	7.9	58	0.05	<0.05[<A]
Acenaphthylene	µg/g	0.15	0.17	0.05	<0.05[<A]
Anthracene	µg/g	0.67	0.74	0.05	<0.05[<A]
Benzo(a)anthracene	µg/g	0.5	0.63	0.05	<0.05[<A]
Benzo(a)pyrene	µg/g	0.3	0.3	0.05	<0.05[<A]
Benzo(b)fluoranthene	µg/g	0.78	0.78	0.05	<0.05[<A]
Benzo(g,h,i)perylene	µg/g	6.6	7.8	0.05	<0.05[<A]
Benzo(k)fluoranthene	µg/g	0.78	0.78	0.05	<0.05[<A]
Chrysene	µg/g	7	7.8	0.05	<0.05[<A]
Dibenz(a,h)anthracene	µg/g	0.1	0.1	0.05	<0.05[<A]
Fluoranthene	µg/g	0.69	0.69	0.05	<0.05[<A]
Fluorene	µg/g	62	69	0.05	<0.05[<A]
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.48	0.05	<0.05[<A]
Moisture Content	%			0.1	11.5
Naphthalene	µg/g	0.6	0.75	0.05	<0.05[<A]
Phenanthrene	µg/g	6.2	7.8	0.05	<0.05[<A]
Pyrene	µg/g	78	78	0.05	<0.05[<A]
2-and 1-methyl Naphthalene	µg/g	0.99	3.4	0.05	<0.05[<A]
Surrogate	Unit	Acceptable Limits			
Acridine-d9	%	50-140		80	
Naphthalene-d8	%	50-140		75	
Terphenyl-d14	%	50-140		70	

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.

7125734-7125750 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. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	BH101 S3	BH105 S1B	BH106 S1B	BH107 S1	BH108 S4
		G / S : A	G / S : B		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-10-03		2025-10-03	2025-10-03	2025-10-03	2025-10-03
				7125734	7125747	7125748	7125749	7125750	
F1 (C6 to C10)	µg/g	55	65	5	<5[<A]	<5[<A]	<5[<A]	<5[<A]	<5[<A]
F1 (C6 to C10) minus BTEX	µg/g	55	65	5	<5[<A]	<5[<A]	<5[<A]	<5[<A]	<5[<A]
F2 (C10 to C16)	µg/g	98	150	10	<10[<A]	<10[<A]	<10[<A]	<10[<A]	<10[<A]
F2 (C10 to C16) minus Naphthalene	µg/g			10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	1300	50	<50[<A]	<50[<A]	<50[<A]	<50[<A]	<50[<A]
F3 (C16 to C34) minus PAHs	µg/g			50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	2800	5600	50	<50[<A]	<50[<A]	<50[<A]	<50[<A]	<50[<A]
Gravimetric Heavy Hydrocarbons	µg/g	2800	5600	50	NA[<A]	NA[<A]	NA[<A]	NA[<A]	NA[<A]
Moisture Content	%			0.1	9.6	9.6	8.8	9.3	11.5
Surrogate	Unit	Acceptable Limits							
Toluene-d8	%	50-140			121	114	121	116	117
Terphenyl	%	60-140			99	76	62	75	73

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.

7125734-7125750 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 and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
ATTENTION TO: Dana Haslett
SAMPLING SITE: Rathburn and Ponytrail
SAMPLED BY: SP/BZ
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)
DATE RECEIVED: 2025-10-07
DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:			BH102 S6	BH103 S3	BH104 S3
		SAMPLE TYPE:			Soil	Soil	Soil
		DATE SAMPLED:			2025-10-03	2025-10-03	2025-10-03
		G / S: A	G / S: B	RDL	7125741	7125743	7125746
F1 (C6 to C10)	µg/g	55	65	5	<5[<A]	<5[<A]	<5[<A]
F1 (C6 to C10) minus BTEX	µg/g	55	65	5	<5[<A]	<5[<A]	<5[<A]
F2 (C10 to C16)	µg/g	98	150	10	<10[<A]	<10[<A]	<10[<A]
F3 (C16 to C34)	µg/g	300	1300	50	<50[<A]	<50[<A]	<50[<A]
F4 (C34 to C50)	µg/g	2800	5600	50	<50[<A]	<50[<A]	<50[<A]
Gravimetric Heavy Hydrocarbons	µg/g	2800	5600	50	NA[<A]	NA[<A]	NA[<A]
Moisture Content	%			0.1	11.1	13.3	11.9
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140			120	118	117
Terphenyl	%	60-140			66	63	84

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.

7125741-7125746 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:




Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:			BH101 S3	BH102 S6	BH103 S3	BH104 S3	BH105 S1B	BH106 S1B	BH107 S1
		SAMPLE TYPE:			Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
		G / S: A	G / S: B	RDL	7125734	7125741	7125743	7125746	7125747	7125748	7125749
Acetone	ug/g	16	28	0.50	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
Benzene	ug/g	0.21	0.17	0.02	<0.02[<B]	<0.02[<B]	<0.02[<B]	<0.02[<B]	<0.02[<B]	<0.02[<B]	<0.02[<B]
Bromodichloromethane	ug/g	13	13	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Bromoform	ug/g	0.27	0.26	0.05	<0.05[<B]	<0.05[<B]	<0.05[<B]	<0.05[<B]	<0.05[<B]	<0.05[<B]	<0.05[<B]
Bromomethane	ug/g	0.05	0.05	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Carbon Tetrachloride	ug/g	0.05	0.12	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Chlorobenzene	ug/g	2.4	2.7	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Chloroform	ug/g	0.05	0.18	0.04	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
Cis- 1,2-Dichloroethylene	ug/g	3.4	30	0.02	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
Dibromochloromethane	ug/g	9.4	9.4	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,2-Dichlorobenzene	ug/g	3.4	4.3	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,3-Dichlorobenzene	ug/g	4.8	6	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,4-Dichlorobenzene	ug/g	0.083	0.097	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Dichlorodifluoromethane	µg/g	16	25	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1-Dichloroethane	ug/g	3.5	11	0.02	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
1,2-Dichloroethane	ug/g	0.05	0.05	0.03	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
1,1-Dichloroethylene	ug/g	0.05	0.05	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,2-Dichloropropane	ug/g	0.05	0.085	0.03	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.083	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Ethylbenzene	ug/g	2	15	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Ethylene Dibromide	ug/g	0.05	0.05	0.04	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
Methyl Ethyl Ketone	ug/g	16	44	0.50	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
Methyl Isobutyl Ketone	ug/g	1.7	4.3	0.50	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
Methyl tert-butyl Ether	ug/g	0.75	1.4	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Methylene Chloride	ug/g	0.1	0.96	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Moisture Content	%			0.1	9.6	11.1	13.3	11.9	9.6	8.8	9.3
Styrene	ug/g	0.7	2.2	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<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]	<0.04[<B]	<0.04[<B]	<0.04[<B]	<0.04[<B]	<0.04[<B]
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Tetrachloroethylene	ug/g	0.28	2.3	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:			BH101 S3	BH102 S6	BH103 S3	BH104 S3	BH105 S1B	BH106 S1B	BH107 S1
		SAMPLE TYPE:			Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:			2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
		G / S: A	G / S: B	RDL	7125734	7125741	7125743	7125746	7125747	7125748	7125749
Toluene	ug/g	2.3	6	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.75	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1,1-Trichloroethane	ug/g	0.38	3.4	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1,2-Trichloroethane	ug/g	0.05	0.05	0.04	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
Trichloroethylene	ug/g	0.061	0.52	0.03	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
Trichlorofluoromethane	ug/g	4	5.8	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Vinyl Chloride	ug/g	0.02	0.022	0.02	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
Xylenes (Total)	ug/g	3.1	25	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
m & p-Xylene	ug/g			0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	34	0.05	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
o-Xylene	ug/g			0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Surrogate	Unit	Acceptable Limits									
4-Bromofluorobenzene	% Recovery	50-140			80	77	83	88	82	86	86
Toluene-d8	% Recovery	50-140			121	120	118	117	114	121	116

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

5835 COOPERS AVENUE
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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

Parameter	Unit	SAMPLE DESCRIPTION:		BH108 S4	
		G / S: A	G / S: B	RDL	7125750
Acetone	ug/g	16	28	0.50	<0.50[<A]
Benzene	ug/g	0.21	0.17	0.02	<0.02[<B]
Bromodichloromethane	ug/g	13	13	0.05	<0.05[<A]
Bromoform	ug/g	0.27	0.26	0.05	<0.05[<B]
Bromomethane	ug/g	0.05	0.05	0.05	<0.05[<A]
Carbon Tetrachloride	ug/g	0.05	0.12	0.05	<0.05[<A]
Chlorobenzene	ug/g	2.4	2.7	0.05	<0.05[<A]
Chloroform	ug/g	0.05	0.18	0.04	<0.04[<A]
Cis- 1,2-Dichloroethylene	ug/g	3.4	30	0.02	<0.02[<A]
Dibromochloromethane	ug/g	9.4	9.4	0.05	<0.05[<A]
1,2-Dichlorobenzene	ug/g	3.4	4.3	0.05	<0.05[<A]
1,3-Dichlorobenzene	ug/g	4.8	6	0.05	<0.05[<A]
1,4-Dichlorobenzene	ug/g	0.083	0.097	0.05	<0.05[<A]
Dichlorodifluoromethane	µg/g	16	25	0.05	<0.05[<A]
1,1-Dichloroethane	ug/g	3.5	11	0.02	<0.02[<A]
1,2-Dichloroethane	ug/g	0.05	0.05	0.03	<0.03[<A]
1,1-Dichloroethylene	ug/g	0.05	0.05	0.05	<0.05[<A]
1,2-Dichloropropane	ug/g	0.05	0.085	0.03	<0.03[<A]
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.083	0.05	<0.05[<A]
Ethylbenzene	ug/g	2	15	0.05	<0.05[<A]
Ethylene Dibromide	ug/g	0.05	0.05	0.04	<0.04[<A]
Methyl Ethyl Ketone	ug/g	16	44	0.50	<0.50[<A]
Methyl Isobutyl Ketone	ug/g	1.7	4.3	0.50	<0.50[<A]
Methyl tert-butyl Ether	ug/g	0.75	1.4	0.05	<0.05[<A]
Methylene Chloride	ug/g	0.1	0.96	0.05	<0.05[<A]
Moisture Content	%			0.1	11.5
Styrene	ug/g	0.7	2.2	0.05	<0.05[<A]
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05	0.04	<0.04[<B]
1,1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	0.05	<0.05[<A]
Tetrachloroethylene	ug/g	0.28	2.3	0.05	<0.05[<A]

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

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CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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

DATE RECEIVED: 2025-10-07

DATE REPORTED: 2025-10-20

SAMPLE DESCRIPTION: BH108 S4
SAMPLE TYPE: Soil
DATE SAMPLED: 2025-10-03

Parameter	Unit	G / S: A	G / S: B	RDL	7125750
Toluene	ug/g	2.3	6	0.05	<0.05[<A]
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.75	0.05	<0.05[<A]
1,1,1-Trichloroethane	ug/g	0.38	3.4	0.05	<0.05[<A]
1,1,2-Trichloroethane	ug/g	0.05	0.05	0.04	<0.04[<A]
Trichloroethylene	ug/g	0.061	0.52	0.03	<0.03[<A]
Trichlorofluoromethane	ug/g	4	5.8	0.05	<0.05[<A]
Vinyl Chloride	ug/g	0.02	0.022	0.02	<0.02[<A]
Xylenes (Total)	ug/g	3.1	25	0.05	<0.05[<A]
m & p-Xylene	ug/g			0.05	<0.05
n-Hexane	µg/g	2.8	34	0.05	<0.05[<A]
o-Xylene	ug/g			0.05	<0.05
Surrogate	Unit	Acceptable Limits			
4-Bromofluorobenzene	% Recovery		50-140		84
Toluene-d8	% Recovery		50-140		117

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.

7125734-7125750 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. Chakraborty

Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
PROJECT: G2S25186B
SAMPLING SITE: Rathburn and Ponytrail

AGAT WORK ORDER: 25T354146
ATTENTION TO: Dana Haslett
SAMPLED BY: SP/BZ

Soil Analysis															
RPT Date: Oct 20, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

Antimony	7125734	7125734	<0.8	<0.8	NA	< 0.8	140%	70%	130%	99%	80%	120%	72%	70%	130%
Arsenic	7125734	7125734	5	5	0.0%	< 1	130%	70%	130%	105%	80%	120%	105%	70%	130%
Barium	7125734	7125734	49.8	48.6	2.4%	< 2.0	103%	70%	130%	103%	80%	120%	111%	70%	130%
Beryllium	7125734	7125734	0.6	0.6	NA	< 0.5	118%	70%	130%	106%	80%	120%	116%	70%	130%
Boron	7125734	7125734	11	12	NA	< 5	105%	70%	130%	110%	80%	120%	118%	70%	130%
Cadmium	7125734	7125734	<0.5	<0.5	NA	< 0.5	71%	70%	130%	101%	80%	120%	103%	70%	130%
Chromium	7125734	7125734	16	16	NA	< 5	111%	70%	130%	103%	80%	120%	129%	70%	130%
Cobalt	7125734	7125734	8.4	8.4	0.0%	< 0.8	100%	70%	130%	106%	80%	120%	108%	70%	130%
Copper	7125734	7125734	19.6	19.6	0.0%	< 1.0	96%	70%	130%	101%	80%	120%	91%	70%	130%
Lead	7125734	7125734	8	8	0.0%	< 1	107%	70%	130%	109%	80%	120%	102%	70%	130%
Molybdenum	7125734	7125734	<0.5	<0.5	NA	< 0.5	107%	70%	130%	101%	80%	120%	103%	70%	130%
Nickel	7125734	7125734	16	15	6.5%	< 1	96%	70%	130%	99%	80%	120%	100%	70%	130%
Selenium	7125734	7125734	<0.8	<0.8	NA	< 0.8	103%	70%	130%	108%	80%	120%	112%	70%	130%
Silver	7125734	7125734	<0.5	<0.5	NA	< 0.5	94%	70%	130%	101%	80%	120%	96%	70%	130%
Thallium	7125734	7125734	<0.5	<0.5	NA	< 0.5	109%	70%	130%	110%	80%	120%	109%	70%	130%
Uranium	7125734	7125734	<0.50	0.52	NA	< 0.50	105%	70%	130%	106%	80%	120%	107%	70%	130%
Vanadium	7125734	7125734	23.7	24.4	2.9%	< 2.0	114%	70%	130%	109%	80%	120%	121%	70%	130%
Zinc	7125734	7125734	49	45	8.5%	< 5	103%	70%	130%	102%	80%	120%	93%	70%	130%

Comments: NA Signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.

Particle Size by Sieve (Wet)

Sieve Analysis - 75 µm (retained)	7125750	7125750	29.30	30.12	2.8%	NA	99%	75%	125%
Sieve Analysis - 75 µm (passing)	7125750	7125750	70.70	69.88	1.2%	NA	NA		

Comments: NA signifies Not Applicable.

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

pH, 2:1 CaCl2 Extraction	7125746	7125746	6.55	6.67	1.8%	NA	102%	80%	120%
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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: _____



Dana Haslett

Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
PROJECT: G2S25186B
SAMPLING SITE: Rathburn and Ponytrail

AGAT WORK ORDER: 25T354146
ATTENTION TO: Dana Haslett
SAMPLED BY: SP/BZ

Trace Organics Analysis

RPT Date: Oct 20, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

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

F1 (C6 to C10)	7097335		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
F2 (C10 to C16)	7125750	7125750	< 10	< 10	NA	< 10	120%	60%	140%	115%	60%	140%	99%	60%	140%
F3 (C16 to C34)	7125750	7125750	< 50	< 50	NA	< 50	118%	60%	140%	106%	60%	140%	85%	60%	140%
F4 (C34 to C50)	7125750	7125750	< 50	< 50	NA	< 50	82%	60%	140%	90%	60%	140%	83%	60%	140%

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

Acenaphthene	7125749	7125749	<0.05	<0.05	NA	< 0.05	98%	50%	140%	98%	50%	140%	88%	50%	140%
Acenaphthylene	7125749	7125749	<0.05	<0.05	NA	< 0.05	91%	50%	140%	93%	50%	140%	95%	50%	140%
Anthracene	7125749	7125749	<0.05	<0.05	NA	< 0.05	88%	50%	140%	88%	50%	140%	100%	50%	140%
Benzo(a)anthracene	7125749	7125749	<0.05	<0.05	NA	< 0.05	87%	50%	140%	88%	50%	140%	98%	50%	140%
Benzo(a)pyrene	7125749	7125749	<0.05	<0.05	NA	< 0.05	97%	50%	140%	98%	50%	140%	95%	50%	140%
Benzo(b)fluoranthene	7125749	7125749	<0.05	<0.05	NA	< 0.05	91%	50%	140%	90%	50%	140%	88%	50%	140%
Benzo(g,h,i)perylene	7125749	7125749	<0.05	<0.05	NA	< 0.05	91%	50%	140%	90%	50%	140%	90%	50%	140%
Benzo(k)fluoranthene	7125749	7125749	<0.05	<0.05	NA	< 0.05	96%	50%	140%	95%	50%	140%	95%	50%	140%
Chrysene	7125749	7125749	<0.05	<0.05	NA	< 0.05	98%	50%	140%	98%	50%	140%	93%	50%	140%
Dibenz(a,h)anthracene	7125749	7125749	<0.05	<0.05	NA	< 0.05	90%	50%	140%	90%	50%	140%	93%	50%	140%
Fluoranthene	7125749	7125749	<0.05	<0.05	NA	< 0.05	100%	50%	140%	100%	50%	140%	93%	50%	140%
Fluorene	7125749	7125749	<0.05	<0.05	NA	< 0.05	93%	50%	140%	93%	50%	140%	100%	50%	140%
Indeno(1,2,3-cd)pyrene	7125749	7125749	<0.05	<0.05	NA	< 0.05	99%	50%	140%	100%	50%	140%	88%	50%	140%
Naphthalene	7125749	7125749	<0.05	<0.05	NA	< 0.05	98%	50%	140%	98%	50%	140%	93%	50%	140%
Phenanthrene	7125749	7125749	<0.05	<0.05	NA	< 0.05	97%	50%	140%	98%	50%	140%	90%	50%	140%
Pyrene	7125749	7125749	<0.05	<0.05	NA	< 0.05	94%	50%	140%	93%	50%	140%	95%	50%	140%

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

Acetone	7097335		<0.50	<0.50	NA	< 0.50	92%	60%	140%	100%	50%	140%	98%	50%	140%
Benzene	7097335		<0.02	<0.02	NA	< 0.02	105%	60%	140%	100%	60%	130%	98%	50%	140%
Bromodichloromethane	7097335		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%
Bromoform	7097335		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%
Bromomethane	7097335		<0.05	<0.05	NA	< 0.05	89%	60%	140%	120%	50%	140%	84%	50%	140%
Carbon Tetrachloride	7097335		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%
Chlorobenzene	7097335		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%
Chloroform	7097335		<0.04	<0.04	NA	< 0.04	86%	60%	140%	80%	60%	130%	100%	50%	140%
Cis- 1,2-Dichloroethylene	7097335		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Dibromochloromethane	7097335		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%
1,2-Dichlorobenzene	7097335		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%
1,3-Dichlorobenzene	7097335		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%
1,4-Dichlorobenzene	7097335		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%
Dichlorodifluoromethane	7097335		<0.05	<0.05	NA	< 0.05	100%	60%	140%	101%	50%	140%	93%	50%	140%
1,1-Dichloroethane	7097335		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
1,2-Dichloroethane	7097335		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%

Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
PROJECT: G2S25186B
SAMPLING SITE: Rathburn and Ponytrail

AGAT WORK ORDER: 25T354146
ATTENTION TO: Dana Haslett
SAMPLED BY: SP/BZ

Trace Organics Analysis (Continued)

RPT Date: Oct 20, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,1-Dichloroethylene	7097335		< 0.05	< 0.05	NA	< 0.05	96%	60%	140%	97%	60%	130%	111%	50%	140%
1,2-Dichloropropane	7097335		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Ethylbenzene	7097335		<0.05	<0.05	NA	< 0.05	102%	60%	140%	94%	60%	130%	100%	50%	140%
Ethylene Dibromide	7097335		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%
Methyl Ethyl Ketone	7097335		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Methyl Isobutyl Ketone	7097335		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%
Methyl tert-butyl Ether	7097335		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
Methylene Chloride	7097335		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Styrene	7097335		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%
1,1,1,2-Tetrachloroethane	7097335		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%
1,1,2,2-Tetrachloroethane	7097335		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%
Tetrachloroethylene	7097335		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%
Toluene	7097335		<0.05	<0.05	NA	< 0.05	93%	60%	140%	100%	60%	130%	95%	50%	140%
Trans- 1,2-Dichloroethylene	7097335		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
1,1,1-Trichloroethane	7097335		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
1,1,2-Trichloroethane	7097335		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%
Trichloroethylene	7097335		<0.03	<0.03	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%
Trichlorofluoromethane	7097335		<0.05	<0.05	NA	< 0.05	100%	60%	140%	102%	50%	140%	89%	50%	140%
Vinyl Chloride	7097335		<0.02	<0.02	NA	< 0.02	97%	60%	140%	115%	50%	140%	97%	50%	140%
m & p-Xylene	7097335		<0.05	<0.05	NA	< 0.05	97%	60%	140%	101%	60%	130%	94%	50%	140%
n-Hexane	7097335		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%
o-Xylene	7097335		<0.05	<0.05	NA	< 0.05	102%	60%	140%	89%	60%	130%	92%	50%	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. Chakraborty

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
 PROJECT: G2S25186B

AGAT WORK ORDER: 25T354146
 ATTENTION TO: Dana Haslett

RPT Date: Oct 20, 2025		REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

Antimony	7125734	140%	70%	130%	99%	80%	120%	72%	70%	130%
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Comments: NA Signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.



Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

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
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
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Sieve Analysis - 75 µm (retained)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE



Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

ATTENTION TO: Dana Haslett

SAMPLING SITE:Rathburn and Ponytrail

SAMPLED BY:SP/BZ

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Acenaphthene	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
Acridine-d9	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
Benzo(a)anthracene	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
Benzo(b)fluoranthene	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
Benzo(k)fluoranthene	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
Dibenz(a,h)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
Fluorene	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
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
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
Phenanthrene	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
Terphenyl-d14	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
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- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	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
F3 (C16 to C34) minus PAHs	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
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
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID



Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

ATTENTION TO: Dana Haslett

SAMPLING SITE: Rathburn and Ponytrail

SAMPLED BY: SP/BZ

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Acetone	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
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
Bromoform	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
Carbon Tetrachloride	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
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	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
1,2-Dichlorobenzene	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
Dichlorodifluoromethane	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
1,2-Dichloroethane	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
1,2-Dichloropropane	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
Ethylbenzene	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
Methyl Ethyl Ketone	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
Methyl tert-butyl Ether	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
Styrene	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



Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T354146

PROJECT: G2S25186B

ATTENTION TO: Dana Haslett

SAMPLING SITE:Rathburn and Ponytrail

SAMPLED BY:SP/BZ

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
1,1,2,2-Tetrachloroethane	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
Toluene	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
Trans- 1,2-Dichloroethylene	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
1,1,2-Trichloroethane	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
Trichlorofluoromethane	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
Xylenes (Total)	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
n-Hexane	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

Have feedback?
Scan here for a quick survey!



8335 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Laboratory Use Only

Work Order #: 25T354146
Cooler Quantity: 3 large
Arrival Temperatures: See attached
Custody Seal Intact: Yes No N/A
Notes: L/Ice

Chain of Custody Record

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

Report Information:

Company: G2S CONSULTING
Contact: DANA HASLETT
Address: 12-4361 HARVESTER RD
BURLINGTON, ON
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: DANAH@G2SCONSULTING.COM
2. Email: SAMANTHA@

Regulatory Requirements:

(Please check all applicable boxes)

Regulation 153/04 Regulation 406
Table 3 Ind/Com Res/Park Agriculture
 Sewer Use Sanitary Storm
Region _____
 Regulation 558 Prov. Water Quality Objectives (PWQO)
Soil Texture (Check One) CCME Other
 Coarse Fine
Indicate One

Is this submission for a Record of Site Condition?

Yes No

Report Guideline on Certificate of Analysis

Yes No

Project Information:

Project: ROAD G2S25186B
Site Location: RATHLEN AND PONTREIL
Sampled By: SP/BZ
AGAT Quote #: STANDING OFFER PO:
Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes No

Company: _____
Contact: _____
Address: _____
Email: _____

Sample Matrix Legend

GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC													
							Metals & Inorganics	Metals - CrVI, Hg, HWSS	BTEX, F1-F4 PHCS	VOC	PAHS	PCBS	PCBS; Acetone	O. Reg 153 Landfill Disposal Characterization TCLP: TCLP: <input type="checkbox"/> M&I <input type="checkbox"/> VOCs <input type="checkbox"/> ABNS <input type="checkbox"/> BAP <input type="checkbox"/> PCBs	O. Reg 406 Regulation 406 SPLP Rainwater Leach SPLP: <input type="checkbox"/> Metals <input type="checkbox"/> VOCs <input type="checkbox"/> SVOCs	Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: <input type="checkbox"/> Moisture <input type="checkbox"/> Sulphide	Potentially Hazardous or High Concentration (Y/N)		
1. BH101 S3	25/10/13	AM	2	S				X	X	X	X									
2. BH102 S3	25/10/13	AM	1	S				X			X									
3. BH102 S6	25/10/13	AM	2	S					X	X										
4. BH103 S2	25/10/13	AM	1	S				X			X									
5. BH103 S3	25/10/13	AM	2	S				X		X										
6. BH104 S2	25/10/13	AM	1	S				X			X									
7. BH104 S3	25/10/13	AM	2	S					X	X								X		
8. BH105 S1B	25/10/13	AM	2	S				X	X	X	X									
9. BH106 S1B	25/10/13	PM	2	S				X	X	X	X								X	
10. BH107 S1	25/10/13	PM	2	S				X	X	X	X								X	
11. BH108 S4	25/10/13	PM	3	S				X	X	X	X								X	

Samples Relinquished By (Print Name and Sign): <u>SAM PATRICK LUK</u>	Date: <u>25/10/13</u>	Time: <u>13:00</u>	Samples Received By (Print Name and Sign): <u>[Signature]</u>	Date: <u>OCT 7</u>	Time: <u>4:15 PM</u>
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:

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



Laboratory Use Only

Work Order #: 255354146

Cooler Quantity: _____

Arrival Temperatures: _____

Custody Seal Intact: Yes No N/A

Notes: _____

Chain of Custody Record If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: GZS CONSULTING

Contact: DANA HASLETT

Address: 12-4361 HARVESTER RD
BURLINGTON

Phone: _____ Fax: _____

Reports to be sent to:

1. Email: DANA.H@GZSCONSULTING.COM

2. Email: SAMANTHAPO

Project Information:

Project: GZS25186B

Site Location: RATHBURN AND PONY TRAIL

Sampled By: SP/BZ

AGAT Quote #: STANDARD OFFER

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

Invoice Information:

Bill To Same: Yes No

Company: _____

Contact: _____

Address: _____

Email: _____

Regulatory Requirements:
(Please check all applicable boxes)

Regulation 153/04 Regulation 406 Sewer Use
 Ind/Corn Sanitary Storm
 Res/Park Agriculture Prov. Water Quality Objectives (PWQO)
 Agriculture Regulation 558 Other
 CCME Soil Texture (Check One)
 Coarse Fine
 Fine

Table 3 Indicate One Table _____ Indicate One

Region _____

Indicate One

Is this submission for a Record of Site Condition? Yes No

Report Guideline on Certificate of Analysis Yes No

Sample Matrix Legend

GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Field Filtered - Metals, Hg, CrVI, DOC

O. Reg 153

Metals & Inorganics

Metals: CrVI, Hg, HWSB

BTEX, F1-F4, PHCs

VOC

PAHs

PCBs

PCBs: Aroclors

O. Reg 558

Landfill Disposal Characterization TCLP: M&I, VOCs, ABNs, Biop, PCBs

Regulation 406 SPLP Rainwater Leach

SPLP: Metals, VOCs, SVOCs

Regulation 406 Characterization Package

pH, ICPMS Metals, BTEX, F1-F4

Corrosivity: Moisture Sulphide

Potentially Hazardous or High Concentration (Y/N)

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 CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	O. Reg 153	O. Reg 558	O. Reg 406	Potentially Hazardous or High Concentration (Y/N)
1. BH 201 S3	25/10/07	AM	1	S				X			
2.		AM									
3.		AM									
4.		AM									
5.		AM									
6.		AM									
7.		AM									
8.		AM									
9.		AM									
10.		AM									
11.		AM									

Samples Relinquished By (Print Name and Sign): <u>SAM PATRICK</u>	Date: <u>25/10/07</u>	Time: <u>13:00</u>	Samples Received By (Print Name and Sign): <u>SP/BZ</u>	Date: <u>Oct 7</u>	Time: <u>4:15</u>
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 2 of 2

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



Sample Temperature Log

Client: G2S

COC# or Work Order #: _____

of Coolers: 3 large

of Submissions: _____

Arrival Temperatures - Branch/Driver

Arrival Temperatures - Laboratory

Bagged
ice

Cooler #1: 6-7 / 8-3 / 8-9C

Cooler #1: _____ / _____ / _____

Cooler #2: 9-2 / 9-6 / 9-5C

Cooler #2: _____ / _____ / _____

Cooler #3: 8-6 / 7-2 / 6-1C

Cooler #3: _____ / _____ / _____

Cooler #4: _____ / _____ / _____

Cooler #4: _____ / _____ / _____

Cooler #5: _____ / _____ / _____

Cooler #5: _____ / _____ / _____

Cooler #6: _____ / _____ / _____

Cooler #6: _____ / _____ / _____

Cooler #7: _____ / _____ / _____

Cooler #7: _____ / _____ / _____

Cooler #8: _____ / _____ / _____

Cooler #8: _____ / _____ / _____

Cooler #9: _____ / _____ / _____

Cooler #9: _____ / _____ / _____

Cooler #10: _____ / _____ / _____

Cooler #10: _____ / _____ / _____

IR Gun ID: _____

IR Gun ID: _____

Taken By: Tiffan

Taken By: _____

Date (yyyy/mm/dd): 2015/10/07 Time: 4:15 AM PM

Date (yyyy/mm/dd): _____ Time: _____ AM / PM

Instructions for use of this form: 1) complete all fields of info including total # of coolers and # of submissions rec'd, 2) photocopy and place in each submission prior to giving a WO#, 3) Proceed as normal, write the WO# and scan (please make sure to scan along with the COC)