

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

**2184 & 2194 ONEIDA CRESCENT
CITY OF MISSISSAUGA, ONTARIO**

PREPARED FOR:

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PREPARED BY:

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1.0 Executive Summary

C.F. Crozier & Associates Inc. (Crozier) was retained by 1000975344 Ontario Inc. (the "Client") to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) in support of a proposed residential redevelopment at 2184 and 2194 Oneida Crescent located in the City of Mississauga (the "Phase Two Property" or "Site"). The location of the Phase Two Property is illustrated on **Figure 1** (all figures are presented in **Appendix A**).

Crozier understands that a Record of Site Condition (RSC) is not required to support the proposed redevelopment, as there is no proposed change to a more sensitive property use. However, the Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04: *Records of Site Condition* ("O. Reg. 153/04") based on the City of Mississauga's submission requirements.

The primary objectives of this Phase Two ESA were as follows:

- Assess soil and groundwater quality in relation to the three (3) Areas of Potential Environmental Concern (APECs) and related Contaminants of Potential Concern (COPCs) identified in a Phase One ESA previously completed by Crozier (see **Figure 4** and **Figure 5**).
- Obtain subsurface information at the Phase Two Property and assess the surrounding environmental setting to establish the relevant Site Condition Standards (SCS) for sample comparison.
- Determine if the applicable SCS at the Phase Two Property were met as of the certification date.

The findings of the Phase One ESA were summarized in the report entitled "*Phase One Environmental Site Assessment, 2184 and 2194 Oneida Crescent, City of Mississauga, Ontario*", dated March 31, 2026. It is noted that the Phase One and Phase Two Property have the same boundaries. Since the completion of the Phase One ESA, Crozier was provided a Geotechnical Investigation Report completed by AllRock, and dated December 8, 2025. The findings of both the Phase One ESA and Geotechnical Investigation were utilized in this report where warranted.

The Phase Two Property covers an area of approximately 1.97 ha (4.87 acres) and currently consists of two (2) existing residential dwellings, two (2) detached residential garages, one (1) storage shed, one (1) pool house and two (2) inground pools (see **Figure 3**).

The Site, located in a residential neighbourhood, is bounded by Oneida Crescent to the north, existing residential properties to the east and west, and an undeveloped open space to the south. Other surrounding property uses are primarily a mix residential, greenlands and utility properties. The Credit River and a golf course are located further south. A summary of the surrounding land uses are provided on **Figure 2**.

A total of seven (7) boreholes were advanced to a maximum depth of 3.63 metres (m) below ground surface (bgs) during the Phase Two ESA and Geotechnical Investigation at the Site in November 2025 and March 2026 (see **Figure 6**). Soil samples were analyzed for the COPCs associated with the corresponding APECs, which included one (1) or more of the following parameters: benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs), petroleum hydrocarbon (PHC) fractions F1 to F4, polycyclic aromatic hydrocarbons (PAHs), metals and other regulated parameters (ORPs). Additional soil samples were collected for analysis of grain size and pH for determination of applicable Site Condition Standards.

Groundwater sampling and hydraulic conductivity testing were not completed as part of the Phase Two ESA due to drilling refusal encountered across the Site, resulting from the significant constraints encountered (i.e., horizontal/vertical clearance, significant slope and utilities) in the vicinity of the APECs, which are further detailed in **Section 4.4**.

The findings of the Phase Two ESA included the following:

- The applicable Site Condition Standards (SCS) for sample comparison were identified as Table 2: Full-Depth Generic SCS in a Potable Ground Water Condition for Residential/ Parkland/ Institutional Property Use, for coarse textured soil (Table 2 SCS).
- Based on field screening and observations made during borehole drilling, no field signs of contamination were noted.
- One (1) monitoring well (BH25-2) was successfully installed and monitored. Groundwater monitoring at BH25-2 was conducted on March 11, 2026, at which a static groundwater level of 2.23 m bgs was measured, corresponding to an elevation of 100.77 m AMSL. However, groundwater volume was not sufficient for characterization.
- A total of five (5) soil samples and one (1) blind duplicate were collected by Crozier for analysis of the COPCs from three (3) boreholes and one (1) surficial grab sample at the Site.
- All soil COPCs analyzed met the applicable Table 2 SCS, with the exception of two (2) PAH parameters identified at a single surficial grab sample (GS26-01) collected immediately beneath the former fuel oil AST fill port at Site Building C (APEC-2). The slightly elevated concentrations were identified at near surface, and vertical delineation was achieved via borehole BH25-06, which was reported to be non-detect for PAHs from 0.61 m – 1.07 m bgs.
- A monitoring well could not be installed at BH25-06 (APEC-2) due to drilling refusal, resulting from the noted constraints which allowed for only a Pjonar and hand sampling in the vicinity. Soil sampling reported a minor, localized PAH exceedances identified in surficial soil (0.0 m to 0.2 m bgs). However, based on the limited magnitude of the exceedances, successful vertical delineation at depth, and the measured groundwater elevation at BH25-2, potential interaction between impacted soil and groundwater is considered unlikely.
- Given the identified COCs in soil, it is the opinion of the Qualified Person (QP) that additional soil sampling be conducted to confirm the minor soil PAHs exceedance at surface at APEC-2 (former fuel oil fill port).

This Executive Summary provides a brief overview of the Phase Two ESA findings. It is not intended to be a substitute for the complete report, nor does it detail specific issues discussed within the report. This summary is not to be adopted in lieu of reviewing the complete report and is subject to the same limitations contained in this report.

2.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by 1000975344 Ontario Inc. (the "Client") to conduct a Phase Two Environmental Site Assessment (Phase Two ESA) in support of a proposed residential redevelopment at 2184 and 2194 Oneida Crescent located in the City of Mississauga (the "Phase Two Property" or "Site"). The location of the Phase Two Property, surrounding land uses and key Site features are illustrated on **Figures 1** through **3** (all figures are presented in **Appendix A**).

Crozier understands that a Record of Site Condition (RSC) is not required to support the proposed redevelopment, as there is no proposed change to a more sensitive property use. However, the Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04: *Records of Site Condition* ("O. Reg. 153/04") based on the City of Mississauga's submission requirements.

The primary objectives of this Phase Two ESA were as follows:

- Assess soil and groundwater quality in relation to the Areas of Potential Environmental Concern (APECs) and related Contaminants of Potential Concern (COPCs) identified in a Phase One ESA previously completed by Crozier.
- Obtain subsurface information at the Phase Two Property and assess the surrounding environmental setting to establish the relevant Site Condition Standards (SCS) for sample comparison.
- Determine if the applicable SCS at the Phase Two Property were met as of the certification date.

The findings of the Phase One ESA were summarized in the report entitled "*Phase One Environmental Site Assessment, 2184 and 2194 Oneida Crescent, City of Mississauga, Ontario*", dated March 31, 2026. It is noted that the Phase One and Phase Two Property have the same boundaries. Since the completion of the Phase One ESA, Crozier was provided a Geotechnical Investigation Report completed by AllRock, dated December 8, 2025 for review (see **Section 3.2**). The findings of both the Phase One ESA and Geotechnical Investigation were utilized in this report where warranted.

2.1 Site Description

The Phase Two Property covers an area of approximately 1.97 ha (4.87 acres) and currently consists of two (2) existing residential dwellings, two (2) detached residential garages, one (1) storage shed, one (1) pool house and two (2) inground pools. The Site, located in a residential neighbourhood, is bounded by Oneida Crescent to the north, existing residential properties to the east and west, and an undeveloped open space to the south.

Other surrounding property uses are primarily a mix residential, greenlands and utility properties. The Credit River and a golf course are located further south. The Site's location and surrounding property uses are summarized on **Figure 1** and **Figure 2**, respectively. A legal survey of the Phase Two Property is provided in **Appendix A**.

Table 1: Phase Two Property Description

Item / Topic	Details
Municipal Address	2184 and 2194 Oneida Crescent, Mississauga, Ontario
UTM Centroid Coordinates	Easting: 611153 Northing: 4823361 Zone 17T
Parcel Identification Numbers (PINs)	13359-0689 (LT) 13359-0690 (LT)
Legal Description(s)	PART LOTS C AND D, RANGE 3, CREDIT INDIAN RESERVE, CITY OF MISSISSAUGA
Area	1.97 ha (4.87 acres)
Current Owner	1000975344 Ontario Inc. – David Schroeder
Client/Contact Info	David Schroeder 1000975344 Ontario Inc. 2194 Oneida Crescent Mississauga, ON L5C 1V6
Project Qualified Person	Michael Birch, P.Geo. (Crozier)
Current Zoning	RL – Residential

Table 1A: Phase Two Property Improvements - Buildings

Item / Topic	Details
Buildings On-Phase One Property	2194 Oneida Crescent: • Site Building A – residential dwelling • Site Building B – detached residential garage 2184 Oneida Crescent: • Site Building C – residential dwelling with two (2) attached garages • Site Building D – detached residential garage • Site Building E – storage shed • Site Building F – pool house
Date of Construction / Major Renovations	• Site Building A – c.1960s • Site Building B – c.1960s • Site Building C – 1956 • Site Building D – 2007/2008 • Site Building E – 2007/2008 • Site Building F – 2005
Subsurface Levels	Site Buildings A and C: partial walkout basement due to the slope of the Site. All other Site Buildings: None.

Item / Topic	Details
Heating / Cooling	- Site Building A – Fuel oil gas boiler, air exchange pump - Site Building B – None - Site Building C – Natural gas boiler, air exchange pump, electric baseboard heaters - Site Building D – Natural gas - Site Building E – None - Site Building F – Natural gas
Emergency Generators	None
Utility Providers	Water: City of Mississauga Sewer: City of Mississauga Electricity: Hydro One Natural Gas: Enbridge Gas

Locations of buildings and known utilities at the Phase Two Property are identified on **Figure 3** in **Appendix A**.

Table 2B: Phase Two Property Improvements - Utilities

Utility	Provider
Natural Gas	Enbridge Gas
Electricity	Hydro One
Water	City of Mississauga
Sewer	City of Mississauga
Emergency Generators	None present

2.2 Property Ownership

The Phase Two Property is currently owned by 1000975344 Ontario Inc. Contact information for the Phase Two Property owner is provided in **Table 1**.

2.3 Current and Proposed Future Uses

The Phase Two Property is currently used for residential purposes, and it is Crozier's understanding that the Client intends to redevelop the Phase Two Property for continued residential use. Given that the future development does not constitute a change to a more sensitive land use, the filing of an RSC is not required under O. Reg 153/04.

2.4 Applicable Site Condition Standards

Per O. Reg. 153/04, the selection of Site Condition Standards (SCS) against which laboratory results are compared is based on several criteria. The SCS are published in the MECP Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act dated April 15, 2011.

Crozier considered the following criteria for the selection of the applicable Table 2: Full-Depth Generic SCS in a Potable Ground Water Condition for Residential/ Parkland/ Institutional Property Use, for coarse textured soil (Table 2 SCS).

Land Use: The Phase Two Property is currently used for residential purposes, and it is Crozier's understanding that the proposed redevelopment is for continued residential use.

Potable Water Source: The Phase Two Property is currently supplied by the City of Mississauga for potable water.

Site and Surrounding Area Well Records: A review of the MECP water well records (WWRs) database within 250 m of the boundaries of the Phase Two Property (the Phase One Study Area) did not identify any active potable water supply wells. A total of three (3) WWRs were identified, consisting of one (1) abandonment record and two (2) test holes. In addition, one (1) on-site monitoring well was installed in December 2025 as part of the AllRock Geotechnical Investigation (see **Section 3.2**).

Groundwater Source Protection: The Phase Two Property is located within the Credit Valley groundwater source protection area, with the following details:

- Highly Vulnerable Aquifer: Yes, score 6;
- Wellhead Protection Area: No;
- Issue contributing area: No; and,
- Intake protection zone: N/A.

Proximity to surface water body: The Site is not located within 30 m of a waterbody. The nearest mapped surface water body is the Credit River, located approximately 85 m southeast of the Phase Two Property.

Environmental Sensitivity:

- A review of the Ministry of Natural Resources and Forestry's on-line natural heritage mapping and Areas of Natural Significance ("ANS") mapping provided in the ERIS Report, indicated that no ANS are located within 30 m of the Phase Two Property. The Credit River Coastal Marsh ANS is present within the Phase One Study Area, approximately 220 m east of the Site.
- Two (2) soil pH samples analyzed met the MECP's target pH range of 5 to 9 for near surface soils (<1.5 m below ground surface [bgs]). Due to drilling refusal encountered during the Phase Two ESA field program, no subsurface soil samples (>1.5 m bgs) were analyzed for pH.

Soil texture: Grain size analysis conducted as part of the Phase Two ESA and geotechnical investigation identified that soils at the Phase Two Property primarily consist of silt and sand. A total of seven (7) soil samples were analyzed for grain size, of which five (5) were classified as fine grained, and two (2) coarse grained. However, based on the observed stratigraphy in boreholes, coarse grained SCS were conservatively applied.

Depth to Bedrock: Bedrock was not encountered within 2 m of ground surface at the Phase Two Property.

3.0 Background Information

The following Phase Two Property background information was presented in the Phase One ESA and summarized below.

3.1 Physical Setting

3.1.1 Topography, Hydrology, Geology

Typical grade elevation of the Phase Two Property is approximately 85 to 105 metres above mean sea level (m AMSL). Topography is generally flat in the vicinity of the on-Site dwellings, however the ground surface significantly slopes downwards along the southern and eastern portions of the Phase Two Property towards the Credit River.

The Phase Two Property is located within the Iroquois Plain Physiographic Region which consists of a shale plain. Soil in the vicinity of the Phase Two Property is identified as a sandy loam with moderately fine to moderately coarse textures, and the regional surficial geology includes a Paleozoic bedrock to a clay, silt, sand, gravel, and diamicton. Bedrock geology is identified as part of the Georgian Bay Formation, Billings Formation, Collingwood Member, and Eastview Member comprised of shale, limestone, dolostone, and siltstone.

The nearest water body is the Credit River, located approximately 85 m southeast of the Phase Two Property. The Credit River flows to the east and ultimately discharges into Lake Ontario, located approximately 3.4 km southeast of the Phase Two Property. The Ministry of Natural Resources and Forestry's on-line natural heritage mapping and Areas of Natural Significance ("ANS") mapping provided in the ERIS Report there are no ANS at the Phase Two Property. The Credit River Coastal Marsh ANS is present within the Phase One Study Area, approximately 220 m east of the Site.

Based on topographic features and proximity of the nearest water body, it was inferred that shallow, horizontal groundwater follows topography and flows south to southeast across the Site towards the Credit River.

3.1.2 Well Records

A review of the MECP database of WWRs within 250 m of the boundaries of the Phase Two Property identified:

- Three (3) WWRs were identified with the following identified uses: one (1) abandoned well, and two (2) test holes.
- The reported depth of the monitoring wells ranged from approximately 2.1 m to 4.5 m bgs.
- The majority of well records encountered primarily sand deposits with secondary materials consisting of gravel, silt, and clay. Bedrock was identified in two (2) off-Site well records approximately 1.9 m to 2.5 m bgs.
- One (1) monitoring well was installed at the Phase Two Property in December 2025 as part of a geotechnical investigation, as detailed in the following section.

3.2 Past Investigations

Crozier was provided the following report for review since the completion of the Phase One ESA. The relevant findings have been incorporated into the Phase Two ESA where warranted, and are summarized below.

- *Geotechnical Investigation Report, 2184 & 2194 Oneida Crescent, Mississauga, Ontario.*
Prepared by AllRock Consulting Ltd. (AllRock), December 8, 2025.

Geotechnical Investigation Report

AllRock completed a Geotechnical Investigation and slope stability analysis at the Site, which consisted of the advancement of five (5) boreholes (BH25-1 to BH25-5) to depths ranging from 2.29 m to 3.63 m bgs. One (1) borehole, BH25-2, was completed as a monitoring well. The purpose of the investigation was to identify the general subsurface conditions at the Site to provide engineering guidelines on the geotechnical design aspects of the project. The findings of the investigation included the following:

- The generalized subsurface stratigraphy across the Site were identified as follows:
 - o Surficial topsoil (approximately 0.1 m to 0.2 m thick);
 - o Fill material extending to depths ranging from 0.8 m to 2.3 m bgs, consisting primarily of sand with secondary constituents including silt and gravel;
 - o Native silty sand underlying the fill at BH25-1, BH25-3, and BH25-4 extending to a depth of 1.5 m to 2.3 m bgs; and
 - o Native sandy silt to silty sand glacial till underlying the silty sand up to the maximum depth investigated of 3.63 m bgs.
- Auger refusal was interpreted as bedrock (likely shale) which was encountered at four (4) of the five (5) borehole locations between 2.29 m to 3.07 m bgs. BH25-5 did not encounter inferred bedrock, and was advanced to 3.63 m bgs.
- BH25-2 was completed as a monitoring well, which was observed to be dry by AllRock on November 14, 2025. Groundwater was not encountered during drilling at any borehole location.
- Four (4) soil samples were submitted for laboratory analysis of grain size from BH25-1, BH25-2, BH25-3, and BH25-4. Two (2) of the samples were reported as coarse grained, and two (2) fine grained.

4.0 Scope of Investigation

4.1 Overview of Site Investigation

Based on the findings of Crozier's Phase One ESA, a Sampling and Analysis Plan (SAP) was developed in accordance with the requirements of O. Reg. 153/04 to adequately assess the APECs identified at the Phase Two Property. The SAP was designed to define the scope, rationale, and methodology for the Phase Two ESA field investigation and analytical program.

The SAP also incorporated a quality assurance and quality control (QA/QC) program intended to minimize potential errors and bias during sample collection, handling, and laboratory analysis. The QA/QC measures were implemented to ensure that the data generated are reliable, defensible, and suitable for the evaluation of environmental conditions at the Phase Two Property.

A copy of the SAP is provided in **Appendix B**. In summary, the SAP included the following key elements:

- Preparation of a Site-specific Health and Safety Plan and completion of public and private utility locating to clear proposed drilling locations of potential subsurface infrastructure prior to intrusive work.
- Advancement of three (3) boreholes to up to 4.6 m bgs within the vicinity of identified APECs by a MECP-licensed drilling contractor, with two (2) selected boreholes completed as monitoring wells. It is noted that only APEC-2 (former fuel oil AST in basement of Site Building C) considered groundwater as a potentially impacted media.
- Continuous logging, visual and olfactory screening, and vapour screening of soils during drilling to assess potential environmental impacts.
- Selection and submission of representative "worst-case" soil samples from each borehole for laboratory analysis of the associated COPCs, with additional samples placed on hold where warranted for potential future delineation if needed.
- Additional laboratory analysis of soil samples for supporting parameters (including pH, grain size, and Toxicity Characteristic Leaching Procedure [TCLP]) to inform the selection of applicable SCS and potential soil cuttings management considerations.
- Surveying of borehole and monitoring well elevations following drilling.
- Development and inspection of monitoring wells, including assessment for vapours, depth to groundwater, and the potential presence of free-phase product.
- Groundwater sampling following well development, using low-flow techniques and real-time monitoring of field parameters prior to sample collection for laboratory analysis of COPCs.

4.2 Media Investigated

Media investigated as part of the Phase Two ESA by Crozier and others included a total of nine (9) soil samples collected via the advancement of seven (7) boreholes and one (1) surficial grab sample. Groundwater sampling was not completed due to impediments encountered. All deviations from the SAP and impediments encountered are discussed in **Section 4.4**.

Soil samples were submitted for laboratory analysis to assess the presence of COPCs identified for each APEC as outlined in **Table 4** in **Section 4.3**.

Surface water or sediment was not investigated as no water bodies are present at the Phase Two Property.

4.3 Phase One Conceptual Site Model

The Site, located in a residential neighbourhood, is bounded by Oneida Crescent to the north, existing residential properties to the east and west, and an undeveloped open space to the south. Surrounding properties are primarily a mix residential, woodlands and utility properties. The Credit River and a golf course are located further south.

The Phase One Property covers an area of approximately 1.97 ha (4.87 acres) and currently consists of two (2) existing residential dwellings, two (2) detached residential garages, one (1) storage shed, one (1) pool house and two (2) inground pools. Based on a review of available documentation, including historic aerial photographs, and city directories, the first developed use of the Phase One Property was residential in approximately 1956. Relevant features at the Phase One Property including the layout of residential dwellings and on-site other buildings are depicted on **Figure 3** (in **Appendix A**).

No evidence of significant fill material was reported or observed at the Site. Small quantities of engineered fill/re-worked native material used as granular base for building foundations and associated driveways is expected to be present.

The nearest water body is the Credit River, located approximately 85 m southeast of the Phase One Property. The Credit River ultimately discharges into Lake Ontario located approximately 3.4 km southeast of the Site. According to Areas of Natural Significance ("ANS") mapping provided in the ERIS Report and Ministry of Natural Resources and Forestry's on-line natural heritage mapping, no ANS were identified at the Phase One Property. The Credit River Coastal Marsh ANS is present within the Phase One Study Area, approximately 220 m east of the Site. The Phase One Property is located within the area covered by the Credit Valley Source Protection Authority and is located within an Intake Protection Zone ("IPZ", zone 3), and it is located above a Highly Vulnerable Aquifer ("HVA", score of 6).

Topography at the Site ranges from approximately 105 mAMSL at the north and northwest portions of the Site, to approximately 85 mAMSL at the south and east. A significant slope is noted at the eastern and southern portions of the Phase One Property towards the Credit River. Shallow horizontal groundwater within the Phase One Study Area is inferred to flow to the southeast towards the Credit River, located approximately 85 m southeast of the Site. Actual local ground water flow direction can also be influenced by factors such as underground structures, ornamental features such as berms, seasonal fluctuations, soil and bedrock geology, and production/dewatering wells.

Based on publicly available off-Site well records, bedrock within the Phase One Study Area is anticipated at approximately 1.9 m to 2.5 m below ground surface (bgs).

Three (3) on-Site PCAs and two (2) off-Site PCA were identified as part of the Phase One ESA, and are presented in **Table 3A** and **Table 3B** below:

Table 3A: Potentially Contaminating Activities – Phase One Property

PCA#	PCA Description
<u>2184 Oneida Crescent</u>	
28	Gasoline and Associated Products Storage in Fixed Tanks
	One (1) former heating oil AST located in the basement of Site Building C
	One (1) hydraulic lift with suspected inground reservoir in Site Building D
<u>2194 Oneida Crescent</u>	
28	Gasoline and Associated Products Storage in Fixed Tanks
	One (1) current heating oil AST located at the south exterior side of Site Building A

NOTE:

- PCA numbers correspond to those listed in Table 2, Schedule D of O. Reg. 153/04

PCAs identified to be present on-Site each resulted in corresponding APECs.

Table 3B: Potentially Contaminating Activities – Phase One Study Area

Location	Property Use	Direction / Distance (m)	PCA#	PCA Description	APEC	Rationale
Mississauga Golf and Country Club (1725 Mississauga Road)	Community	East / 95	40	Pesticide use	No	Low solubility and mobility of pesticides, downgradient, significant distance
2206 Shardawn Mews	Residential	WSW/85.9	N/A-1	Multiple spills of raw sewage	No	Cross gradient, moderate distance

NOTE:

- PCA numbers correspond to those listed in Table 2, Schedule D of O. Reg. 153/04

PCAs identified to be present on-Site each resulted in corresponding APECs.

Based on the significant separation distances and inferred cross/down-gradient positions in relation to the Site, these PCAs are not considered APECs to the Phase One Property.

APECs identified at the Phase One Property are summarized in **Table 4** below.

Table 4: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA	Contaminants of Potential Concern	Media Potentially Impacted
APEC-1: Current Fuel Oil AST	South exterior of Site Building A	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil
APEC-2: Former Fuel Oil AST	Basement of Site Building C	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil, Groundwater
APEC-3: Hydraulic Lift	In Site Building D	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil

Notes:

1 - Area of Potential Environmental Concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through, (a) Identification of past or present uses on, in or under the phase one property, and (b) Identification of potentially contaminating activity.

2 - Potentially Contaminating Activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

ABNs	PCBs	Metals	Electrical Conductivity	SAR
CPs	PAHs	As, Sb, Se	Cr (VI)	
1,4-Dioxane	THMs	Na	Hg	
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury	
OCs	BTEX	Cl-	high pH	
PHCs	Ca, Mg	CN-	low pH	

4 - When submitting a record of site condition for filing, a copy of this table must be attached.

4.4 Impediments and Deviations from the SAP

The following deviations from the SAP were noted due to significant impediments encountered during the Phase Two ESA field investigation:

- Crozier completed an additional mobilization to the Site to observe the advancement and installation of monitoring well BH25-5 as part of the Geotechnical Investigation. This location also served to assess APEC-3 (hydraulic lift).
- Boreholes were proposed to be advanced to a maximum depth of 4.6 m bgs based on anticipated depth required for groundwater sampling. However, drilling refusal was encountered during both the Geotechnical (see **Section 3.2**) and Phase Two ESA investigations. The resulting boreholes could not be advanced to a depth sufficient to intercept groundwater for sampling. It is noted that groundwater monitoring was however achieved at BH25-2.

- Due to insufficient groundwater volume observed at BH25-2 on March 11, 2026, Crozier was not able to conduct a hydraulic conductivity test to determine hydraulic conductivity or hydraulic gradient across the Site.
- Specific impediments per location encountered during the Phase Two ESA field program resulted the following SAP deviations:
 - o APEC-1 (BH25-07): Significant horizontal and vertical clearance restrictions were encountered which prevented access the current fuel oil AST with the proposed Geoprobe 7822DT. This required the use of a less powerful low-clearance drilling rig (Geoprobe 540) in order to pass through the residential exterior fencing and to setup adjacent to the pool area. Drilling refusal was encountered at approximately 0.91 m bgs within stratigraphy consisting of dense sandy silt with trace gravel, preventing deeper soil sampling and installation of a monitoring well.
 - o APEC-2 (BH25-06): Both horizontal access constraints and significant topographic slopes observed west and south of Site Building C also prevented access with the proposed Geoprobe 7822DT, requiring the use of an Electric Bosch Pjonar to investigate soil in this location. In addition, private utility locating revealed the presence of both natural gas and hydro utilities within the proposed investigation area. Hand digging of the natural gas utility was required to confirm its location. As a result, BH25-06 was stepped off approximately 2 m from the former fuel oil AST fill port, and advanced until refusal at 1.07 m bgs in dense stratigraphy consisting of sandy silt with trace gravel/rocks. Groundwater was not encountered in the borehole, and as a result, a monitoring well was not installed at this location. An additional soil grab sample (GS26-01) was added to the program directly underneath the former fuel oil AST port.
 - o APEC-3 (BH25-2): Due to vertical clearance constraints within the on-Site garage (Site Building D) and significant topographic slope to the south, the combined geotechnical/environmental monitoring well was relocated to the southwest. Drilling refusal was encountered at 2.59 m bgs (inferred shale in the Geotechnical Investigation). A monitoring well was installed, however insufficient groundwater was available for sampling.

5.0 Investigation Method

5.1 General

The Phase Two ESA field investigation program was conducted in accordance with Crozier's Standard Operating Procedures (SOPs) as presented in the SAP (**Appendix B**). Crozier's SOPs were developed in accordance with the Association of Professional Geoscientists of Ontario document entitled "*Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)*", dated April 2011, and with O. Reg. 153/04.

5.2 Drilling and Excavating

5.2.1 Drilling

A total of seven (7) boreholes were advanced during the Geotechnical and Phase Two ESA Investigations at the Phase Two Property on November 4 and 5, 2025, and March 10, 2026, respectively. Crozier provided oversight during the installation of the monitoring well (BH25-2) with AllRock Consulting Ltd. (AllRock) its driller Terra Firma Environmental Services Ltd. (Terra) on November 5, 2026. On March 10, 2026, Crozier provided oversight to Altech Drilling and Investigative Service Ltd. (Altech) during the advancement of two (2) additional boreholes. Terra used a track mounted Dietrich-50 and Geoprobe 7822DT drill rigs for the geotechnical boreholes, which were advanced to a maximum depth of 3.63 m bgs. Altech used a Geoprobe 540 and a Pionjar due to the noted impediments encountered in **Section 4.4** to advance boreholes to a maximum of 1.07 m bgs.

All borehole and monitoring well locations are shown on **Figure 6**, and surveyed locations, depths and analysis summarized in **Table 3** (all tables are presented in **Appendix D**). A description of the subsurface conditions encountered during drilling by both Crozier and AllRock are documented in the borehole logs presented in **Appendix C**.

5.2.2 Excavation

No excavation activities were completed by Crozier as part of the Phase Two ESA.

5.3 Soil Sampling

Three (3) different drill rigs and associated sampling procedures were utilized during the Geotechnical and Phase Two ESA drilling programs. During the Geotechnical Investigation, standard 0.61 m (2 ft.) split-spoon samplers advanced with a Standard Penetration Test (SPT) auto-hammer providing samples collected at regular intervals of 0.76 m (2.5 ft). During the Phase Two ESA investigation a dual-tube plastic sleeve sampler advanced with a direct-push percussion hammer provided samples at regular intervals of 0.61 m (2 ft).

Recovered samples were placed on a table and the top and bottom of the sample marked prior to opening the split-spoon. Soil sampling locations from the within the samplers were selected based on field observations, field-screening (see **Section 5.4**) and other background information. Each soil sample taken from the sampler was split into two (2) portions; one (1) portion was placed into laboratory-supplied sample jars for potential laboratory submission, and the other portion was placed in a sealable plastic bag for field-screening vapour measurement. BTEX/VOC and PHC F1 samples were collected using a pre-cut syringe pre-calibrated to approximately 5 grams of wet weight soil and placed in laboratory-prepared methanol vials. All other soil samples to be analyzed for other COPCs were collected in laboratory-supplied containers.

All soil samples were handled with dedicated, disposable nitrile gloves to avoid cross-contamination. All non-dedicated sampling equipment was cleaned with Alconox laboratory-grade detergent and water and rinsed with distilled water following each use.

One (1) 'worst-case' soil sample from each borehole was submitted for laboratory analysis of the COPCs based on the associated APEC for that location. Soil samples were selected based on the results of field screening (i.e., visual/olfactory indication of impacts or elevated vapour measurements), or the anticipated depth of COPCs based on the PCA (e.g. near surface in the vicinity of a former AST fill port) Where deemed required, an additional deeper sample was collected and placed on hold at the laboratory to be utilized if needed for vertical delineation purposes.

5.4 Field Screening Measurements

Field-screening vapour measurements were conducted at borehole locations where volatile COPCs were anticipated using an RKI Eagle II portable instrument operated in methane elimination mode. The unit was fitted with two (2) sensors: one (1) combustible gas detector (CGD) for detection of hydrocarbons/combustibles and the other a photoionization detector (PID) for detection of volatile organic compounds.

The instrument was supplied by Maxim Environmental and Safety Inc. ("Maxim") of Mississauga, Ontario and was calibrated prior to use with hexane and isobutylene span gases for the CGD and PID, respectively. Based on a review of the operator's manual, the RKI Eagle II PID has an accuracy/precision of up to 0.1 parts per million (ppm), and CGD accuracy/precision of up to +/- 25 ppm, or +/- 5% of the reading (whichever is greater).

A portion of each soil core collected from the samplers was placed in a sealable plastic bag for field-screening vapour measurement. Prior to taking the field-screening vapour readings, the soil within the sealed plastic bags was agitated and allowed to equilibrate for a minimum of 5 minutes at 10°C or greater. The vapour measurements were collected by inserting the collection tube of the RKI Eagle II into the plastic bag. The peak headspace readings were recorded and are shown on the borehole logs (**Appendix C**).

Per the SAP, "worst-case" soil samples demonstrating physical evidence of impact such as staining, odours and/or elevated vapour concentrations were selected preferentially, if present. In the absence of any such material, soil samples were collected based on the most likely depth of COPCs for the given the PCAs.

5.5 Groundwater: Monitoring Well Installation

During the Geotechnical drilling program, one (1) borehole was completed as a monitoring well (BH25-2), consisting of the following construction:

- 51 mm (2 inch) diameter Schedule 40 PVC screen and riser pipe;
- 1.52 m (5 ft) 10-slot screen;
- Annular space around screen backfilled with clean silica sand to approximately 0.3 m (1 ft) above top of screen;
- Annular space around riser sealed with bentonite to approximately 0.15 m (0.5 ft) bgs;
- Well pipe sealed with an air-tight J-Plug; and
- Completed with a "flushmount" casing placed at ground surface.

To minimize potential for cross-contamination, well installations utilized new materials kept in plastic sleeves until final placement and all materials were handled using new, clean nitrile gloves. Following completion of the monitoring well installation, Terra completed well records for submission to the MECP in accordance with O. Reg. 903.

AllRock observed BH25-2 to be dry on November 14, 2025. Crozier returned to the Site on March 11, 2026 to conduct groundwater monitoring. As only 10 cm of groundwater was observed within BH25-2, development and groundwater sampling was not completed due to insufficient volume.

Monitoring well construction and monitoring details are provided in **Table 1** and **2** in **Appendix D**, respectively; borehole logs are presented in **Appendix C**.

5.6 Groundwater: Groundwater Quality Parameters and Sampling

Groundwater purging and sampling was not conducted due to insufficient groundwater in BH25-2. All impediments and deviations to the SAP are detailed in **Section 4.4**.

5.7 Sediment: Sampling

Sediment sampling was not conducted as part of the Phase Two ESA as there are no surface water bodies present at the Phase Two Property.

5.8 Analytical Testing

Laboratory analyses for soil and groundwater samples were carried out by Bureau Veritas North America Inc. (BV Labs), a Canadian Association for Laboratory Accreditation (CALA) accredited laboratory. The methods used for analysis were consistent with those stipulated in the "*Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act*".

5.9 Investigation Derived Waste Management Procedures

No soil cuttings or purge water requiring management were generated during the Phase Two ESA field investigation.

5.10 Elevation Surveying

On March 11, 2026, Crozier personnel surveyed the horizontal positioning and vertical elevation of select boreholes which were sampled for the COPCs: BH25-2, BH25-06, BH25-07, and GS26-01. The survey was completed using a Trimble GPS surveying instrument to obtain the UTM coordinates and elevation each borehole and monitoring well.

5.11 Quality Assurance and Quality Control Measures

All soil samples were placed in laboratory supplied sample containers which consisted of the following:

- BTEX/PHC F1 – 40 mL glass vials with septum caps, provided with methanol preservative.
- All other COPC sampling containers – 120 mL or 250 mL wide mouth glass jars with a plastic lined lid, no preservatives.

All field work was performed following Crozier's SOPs, the SAP (**Appendix B**) and other QA/QC protocols included the following:

- Drilling and monitoring well installation were conducted by a licensed well contractor in accordance with O. Reg. 903.
- All samples and sample jars were handled with dedicated, disposable nitrile gloves to avoid cross-contamination.
- Where possible, dedicated sampling equipment was utilized, such as dedicated tubing for each monitoring well and dedicated metals filters for each groundwater sample, if completed.
- All non-dedicated sampling equipment was cleaned with Alconox laboratory-grade detergent and water and rinsed with distilled water following each use.
- Samples were collected directly into jars/vials provided by the subcontract laboratory.
- Prior to dispatch to the laboratory, all coolers contained ice/ice packs along with the sample containers to maintain the minimum temperature required on arrival at the contract laboratory.
- QA/QC samples included the following:
 - Blind duplicate samples collected on the basis of one (1) for every ten (10) primary samples, with a minimum of one (1) duplicate.
- All samples were kept on ice in coolers after collection until delivered to the subcontract laboratory under continuous Chain of Custody documentation.

No deviations were noted from the planned QA/QC sampling program outlined in the SAP.

6.0 Review and Evaluation

6.1 Geology

Observations of soil samples recovered at borehole locations by Crozier and others identified soil stratigraphy at the Phase Two property in the vicinity of the APECs as outlined in **Table 5**. Borehole logs (**Appendix C**) provide a geologic description of subsurface soil conditions logged by Crozier and AllRock personnel during drilling.

Table 5: Phase Two Property Geology

Major Geologic Unit	Secondary Materials	Estimated Thickness (m)	Top of Unit Depth (m)
Topsoil	--	0.1 – 0.2	0.0
Fill / re-worked native (sand, silt)	Trace gravel and cobbles	0.8 – 2.3	0.2
Sandy Silt / Silty Sand	Some gravel, trace clay	1.5 – 2.3	0.8
Glacial Till (sand and silt)	Some gravel	2.2 – 3.6	1.5 – 2.3
Inferred Shale Bedrock	--	Unknown	2.3 – 3.1

6.2 Groundwater: Elevations and Flow Direction

Due to the impediments listed in **Section 4.4**, including access restrictions for the proposed drill rig required to advance to sufficient depths, only one (1) monitoring well was installed at the Site. Crozier returned to the Site on March 11, 2026 to conduct groundwater monitoring, the groundwater elevated was measured as 2.23 m bgs, corresponding to an elevation of 100.77 m AMSL.

Based on the topography of the Phase Two Property and proximity of the nearest water body, it is inferred that shallow, horizontal groundwater follows topography and flows south to southeast across the Site towards the Credit River.

6.3 Groundwater: Hydraulic Gradients

Due to insufficient groundwater volume observed at BH25-2 on March 11, 2026, Crozier was not able to conduct hydraulic conductivity testing to determine hydraulic conductivity or gradient across the site.

6.4 Fine-Medium Soil Texture

Fine-medium soil texture was not applied in the determination of applicable SCS.

6.5 Soil Field Screening

The field-screening observations and vapour readings collected by Crozier are presented on the borehole logs in **Appendix C** and **Table 3** in **Appendix D**. Field-screening results identified the following:

- Visual and olfactory observations did not identify any staining or odours in soil samples collected during the drilling programs.
- No evidence of free-phase product was observed.
- All vapour readings from in soil samples collected across the Site were non-detect or minimal.

6.6 Soil Quality

A total of five (5) soil samples and one (1) blind duplicate were collected by Crozier for analysis of the COPCs from three (3) boreholes and one surficial grab sample at the Site. The objective of this soil sampling was to assess for the presence of soil quality impacts as a result from the APECs identified. Selected soil samples were submitted for laboratory analysis for one or more COPCs corresponding to the respective APEC for each location, as summarized in **Table 6**.

Table 6: Soil Sampling Locations by APEC & Identified COCs

Area of Potential Environmental Concern	Location of APEC on Phase One Property	Sample Location	Analysis Conducted (COPCs)	Identified COCs	Delineation Achieved
APEC-1: Current Fuel Oil AST	South exterior of Site Building A	BH25-07	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	None	N/A
APEC-2: Former Fuel Oil AST	Basement of Site Building C	BH25-06, GS26-01	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Benzo(a)pyrene, Fluoranthene	Vertical: Yes Horizontal: No
APEC-3: Hydraulic Lift	In Site Building D	BH25-2	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	None	N/A

Soil analytical results were compiled and compared against the Table 2 SCS, which are presented in **Tables 4A through 4C in Appendix D**. The original laboratory certificates of analysis are provided as **Appendix E**.

A summary of the soil analytical results for each set of COPCs and general soil quality is outlined in the sections below.

6.6.1 pH

Three (3) soil samples were submitted for laboratory analysis of pH as part of the Phase Two ESA. The analytical results reported that pH ranged from 7.46 to 7.77, and thus within the acceptable range of 5 to 9 for shallow soil (<1.5 m bgs) and 5 to 11 for deeper soil (>1.5 m bgs).

Soil pH results are presented on **Table 4C (Appendix D)**.

6.6.2 PHCs + BTEX

A total of five (5) soil samples, plus one (1) field duplicate, were submitted for laboratory analysis of PHCs F1-F4 and BTEX as part of the Phase Two ESA. The analytical results reported that all PHC and BTEX parameters were non-detect and thus satisfied the Table 2 SCS.

Soil PHC and BTEX results are presented on **Table 4A (Appendix D)** and depicted on **Figure 7A (Appendix A)**.

6.6.3 PAHs

A total of five (5) soil samples, plus one (1) field duplicate, were submitted for laboratory analysis of PAHs as part of the Phase Two ESA. The analytical results reported that one (1) soil sample exceeded the Table 2 SCS:

- GS26-01 (0.00 m – 0.20 m):
 - o Benzo(a)pyrene: 0.4 µg/g (Table 2 SCS of 0.3 µg/g); and,
 - o Fluoranthene: 0.96 µg/g (Table 2SCS of 0.69 µg/g).

All other soil samples tested for PAH parameters were reported as non-detect or with marginal concentrations below the Table 2 SCS.

Soil PAH results are presented on **Table 4B (Appendix D)** and depicted on **Figure 7B (Appendix A)**.

6.6.4 Metals & Other Regulated Parameters

A total of four (4) soil samples, plus one (1) field duplicate, were submitted for laboratory analysis of metals, metal-forming hydrides (As, Sb, Se) and Other Regulated Parameters (ORPs) including mercury and free cyanide as part of the Phase Two ESA. The analytical results reported that all metals and ORPs were either non-detect or at marginal concentrations which met the Table 2 SCS.

Soil metals and ORP results are presented on **Table 4C (Appendix D)** and depicted on **Figure 7C (Appendix A)**.

6.6.5 Soil Quality Summary

In summary, all COPCs analyzed met the applicable Table 2 SCS, with the exception of the following two (2) PAH parameters identified at a single surficial grab sample (GS26-01) collected immediately beneath the former fuel oil AST fill port at Site Building C:

- Benzo(a)pyrene, exceeding the Table 2 SCS by approximately 0.1 µg/g; and
- Fluoranthene, exceeding the Table 2 SCS by approximately 0.27 µg/g.

The slightly elevated concentrations were identified at near surface (0.0 to 0.2 m bgs, 102.26 m AMSL). Vertical delineation was achieved via borehole BH25-06, which reported non-detectable concentrations of PAHs from 0.61 m – 1.07 m bgs.

6.7 Groundwater Quality

Groundwater sampling was not completed as part of the Phase Two ESA due to drilling refusal encountered across the Site, resulting from the significant constraints described in **Section 4.4**. Despite these limitations, one (1) monitoring well (BH25-2) was successfully installed and monitored. It is however noted that no wells were able to be installed at APEC-2 (former heating oil AST in basement of Site Building C), which was the only APEC identified as a potential risk to groundwater.

Groundwater monitoring at BH25-2 was conducted on March 11, 2026, at which a static groundwater level of 2.23 mbgs was measured, corresponding to an elevation of 100.77 m AMSL.

A monitoring well could not be installed at BH25-06 (APEC-2) due to drilling refusal, resulting from the noted constraints (horizontal clearance, significant slope and utilities) which allowed for only a Pjonar and hand sampling in the vicinity. Soil sampling reported a minor, localized PAH exceedances identified in surficial soil (0.0 to 0.2 m bgs). However, based on the limited magnitude of exceedances, successful vertical delineation at depth, and the measured groundwater elevation at BH25-2, potential interaction between impacted soil and groundwater is considered unlikely.

6.8 Non-Aqueous Phase Liquid

No evidence of non-aqueous phase liquid (NAPL) was observed during the Phase Two ESA.

6.9 Surface Water Quality

Surface water sampling was not conducted as part of the Phase Two ESA as there are no surface water bodies present at the Phase Two Property.

6.10 Sediment Quality

Sediment sampling was not conducted as part of the Phase Two ESA as there are no surface water bodies present at the Phase Two Property.

6.11 Soil Vapour Quality

No VOCs or PHCs were identified in soil at the Phase Two Property. As a result, soil vapour was not investigated as part of the Phase Two ESA.

6.12 Indoor Air Quality

No VOCs or PHCs were identified in soil at the Phase Two Property. As a result, soil vapour was not investigated as part of the Phase Two ESA.

6.13 Quality Assurance and Quality Control Results

All fieldwork was carried out in accordance with the general requirements of O. Reg. 153/04 and Crozier's QA/QC program. The procedures included decontamination all reusable equipment between sampling locations, collection of blind duplicates (minimum of one [1] plus one [1] additional duplicate per ten [10] field samples), and calibration of field measuring equipment at appropriate intervals prior to its use.

Blind duplicate sample(s) were analyzed to assess the field sampling procedures and laboratory performance. The trip blank sample was analyzed to assess the presence of any interference from extraneous sources of contamination during sample handling and transport of the samples to the laboratory with respect to volatile compounds. In addition to the field quality control samples, the analytical laboratory conducted internal QA/QC programs to verify the acceptance of the data generated, which included:

- Randomly selected intra-laboratory replicate samples (laboratory duplicates).
- Analyte-free matrix that undergoes sample processing identical to that carried out on submitted samples (method blanks).
- Randomly selected intra-laboratory replicate samples that have been fortified with test analytes at known concentrations (matrix spikes).

6.13.1 Laboratory QA/QC Results

The laboratory QA/QC results are presented in the Certificates of Analysis (**Appendix E**). The following qualifiers were noted in the laboratory CofAs:

- Recovery for a small number of soil samples was above the upper control limit suggesting potential high bias. The sample results in question were noted to be non-detect and thus a high bias has no impact on the findings.

Given the overall acceptable QA/QC results, the above-listed qualifier is considered minor and does not represent a lack of overall data quality or affect the Phase Two ESA findings. Thus, the internal laboratory QA/QC results are considered to be acceptable.

6.13.2 Field Duplicate Results

One (1) soil field duplicate sample was collected and submitted for analysis as part of the Phase Two ESA.

The field duplicate sample was evaluated for precision using Relative Percent Differences (RPD) calculated between the parent and duplicate samples using the following formula:

$$\left| \frac{C_o - C_s}{(C_o + C_s)/2} \right| \times 100$$

Where:

C_o = concentration of the original/parent sample

C_s = concentration of the duplicate sample.

RPD tolerances of <40% for soil and <30% for groundwater are generally considered acceptable.

The overall QA/QC results are considered to be acceptable and support the reliability of the results generated as a result of this Phase Two ESA.

6.14 Contaminant Migration and Preferential Pathways

Existing preferential pathways on-Site that may affect the distribution and migration of potential contaminants include granular fill/re-worked native material surrounding building foundations and buried utilities. The only known buried utilities in the vicinity of APECs at the Phase Two Property are a natural gas and hydro utility within APEC-2. Minor surficial PAH exceedances were identified adjacent to Site Building C. However, the exceedances were delineated vertically and anticipated to be limited to the local vicinity of the former fuel oil AST fill port.

The location of known utilities present at the Phase Two Property are identified on **Figure 3** in **Appendix A**.

6.15 Climatic Or Meteorological Conditions Affecting Contaminant Flow

Climatic or meteorological conditions which may affect the distribution and migration of potential contaminants include fluctuations in groundwater elevation due to seasonal changes in precipitation, snow melt, or flooding.

The Phase Two Property is not located in an area with an elevated risk for natural events which may affect contaminant flow, such as earthquakes, landslides, forest fires, or significant flooding.

6.16 Exposure Assessment

Consideration of exposure pathways and receptors was completed based on the 2011 MECP document entitled *Rationale for the "Development of Soil and Groundwater Standards for Use at Contaminated Sites in Ontario"*.

Descriptions of components exposure pathways and their applicability at the Phase Two Property are summarized in **Table 9** below.

Table 9: Conceptual Site Model Exposure Pathways

Exposure Pathway	Description	Applicable to the Phase Two Property
S1	Soil – Residential Receptor (Ingestion/Dermal Contact)	Yes
S2	Soil – Industrial/Commercial Receptor (Ingestion/Dermal Contact)	No
S3	Soil – Subsurface Worker Exposure (Ingestion/Dermal Contact)	Yes
S-IA	Soil to Indoor Air Exposure (Vapour Intrusion - Inhalation)	Yes
S-OA	Soil to Outdoor Air Exposure (Inhalation)	Yes
S-Odour	Odours from Soil	Yes
S-GW1	Soil to Potable Groundwater (Ingestion)	No
S-GW3	Soil to Aquatic Receptors (Surface Water)	No
S-MB	Soil to Mammals & Birds	Yes
S-DTE	Soil to Direct Terrestrial Ecological (Soil Dwelling Organisms & Plants)	Yes
GW1	Potable Groundwater (Ingestion)	No
GW2	Indoor Air Exposure to Vapours Originating from Groundwater (Inhalation)	Yes
GW3	Exposure to Aquatic Environments from Groundwater (Surface Water)	No

It is noted that while many potential exposure pathways are applicable to the Phase Two Property, the potential for exposure to contaminants in the subsurface is considered minimal based on the soil analytical results.

The only identified complete exposure pathway in the vicinity of the singular soil PAH exceedance location within APEC-2 is S1: Soil – Residential Receptor (Ingestion/Dermal Contact).

6.17 Phase Two Conceptual Site Model (CSM)

A standalone Phase Two CSM was not prepared as part of the Phase Two ESA, as the filing of a Record of Site Condition is not required to support the proposed development. However, all mandatory components of the Phase Two CSM are included in the various sections and figures of this Phase Two ESA report.

7.0 Conclusions

Based on the findings of the Phase Two ESA the following can be concluded:

- All soil COPCs analyzed met the applicable Table 2 SCS, with the exception of two (2) PAH parameters identified at a single surficial grab sample (GS26-01) collected immediately beneath the former fuel oil AST fill port at Site Building C.
- The slightly elevated concentrations were identified at near surface, and vertical delineation was achieved via borehole BH25-06, which reported non-detectable concentrations of PAHs from 0.61 m – 1.07 m bgs.
- Groundwater sampling was not completed as part of the Phase Two ESA due to drilling refusal encountered across the Site, resulting from the significant constraints described in **Section 4.4**, including horizontal access issues and significant topographic slopes in the vicinity of APECs.
- One (1) monitoring well (BH25-2) was successfully installed and monitored. Groundwater monitoring at BH25-2 was conducted on March 11, 2026, at which a static groundwater level of 2.23 m bgs was measured, corresponding to an elevation of 100.77 m AMSL.
- A monitoring well could not be installed at BH25-06 (APEC-2) due to drilling refusal, resulting from the noted constraints (horizontal clearance, significant slope and utilities) which allowed for only a Pjonar and hand sampling in the vicinity. Soil sampling reported minor, localized PAH exceedances identified in surficial soil (0.0 m to 0.2 m bgs). However, based on the limited magnitude of exceedances, successful vertical delineation at depth, and the measured groundwater elevation at BH25-2, potential interaction between impacted soil and groundwater is considered unlikely.

This Phase Two ESA has been prepared in general accordance with O. Reg. 153/04 to support the proposed residential redevelopment at the Phase Two Property. It is understood that the filing of an RSC for the Phase Two Property is not required, as there is no proposed change to a more sensitive property use.

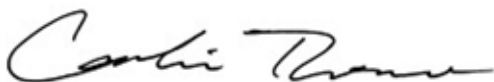
Given the identified COCs in soil, it is the opinion of the Qualified Person (QP) that additional soil sampling be conducted to confirm the minor soil PAHs exceedance at surface at APEC-2 (former fuel oil fill port).

7.1 Signatures and Statement of the Qualified Person

The undersigned Project Qualified Person, Michael Birch, P.Geo., QP_{ESA}, confirms the carrying out of this Phase Two ESA and developed the findings and conclusions of this Phase Two ESA as presented in **Section 7.0** of this report.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



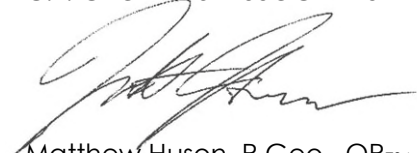
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8.0 References

The following information was reviewed as part of this Phase Two ESA:

- Ontario Regulation 153/04 ("Records of Site Condition"), as amended, Ministry of the Environment, Conservation and Parks.
- Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ministry of the Environment, April 15, 2011.
- Guide for Completing Phase Two Environmental Site Assessments Under Ontario Regulation 153/04, Ministry of the Environment, June 2011.
- Rationale for the Development of Soil and Groundwater Standards for Use at Contaminated Sites in Ontario, Ministry of the Environment, April 15 2011.
- Phase One Environmental Site Assessment, 2184 & 2194 Oneida Crescent, City of Mississauga, Ontario, prepared by Crozier, March 31, 2026.
- Groundwater, Freeze and Cherry, 1979.
- Geotechnical Investigation Report, 2184 & 2194 Oneida Crescent, Mississauga, Ontario, prepared by AllRock Consulting Ltd. (AllRock), December 8, 2025.

9.0 Qualifications

9.1 Confidentiality Statement

This is an internal document prepared for 1000975344 Ontario Inc. (the "Client") by their technical consultant, C.F. Crozier & Associates Inc. (Crozier) for their own use. The information contained in this document is private and confidential. It must be used in conjunction with other facts and data for the sole purpose of providing advice to the Client or its representatives concerning potential environmental liabilities. No distribution of this document should be made without the prior, written consent of the Client and Crozier.

9.2 Scope of Activity

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed in this report are based on the facts currently available within the limits of the existing data, scope of work, budget, and schedule. To the extent that more definitive conclusions are desired by the Client than are warranted by the currently available facts, our conclusions and recommendations stated in this report are intended as guidance and not necessarily a firm course of action except where explicitly stated as such. We make no warranties, express or implied, including, without limitation, warranties as to merchantability or fitness of the property for a particular purpose. In addition, the information provided to you in this report is not to be construed as legal advice.

Further, there can be no assurance that sampling techniques employed have necessarily disclosed all contaminants at the Site due, among other things and without limitation, to such factors as a practical and economic limitation on the number and location of samples, sample depth, lack of current definition of a particular material as hazardous, and the like.

9.3 Limitations of Use of This Report

This report was prepared based on historical documents reviewed, review of regulatory records and observations made during investigation activities conducted at the Property. Only those items, which are capable of being observed and are reasonably obvious to Crozier personnel, or have been identified to Crozier by other parties, can be reported. The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. Crozier warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the survey. It is possible that conditions may exist which could not be reasonably identified within the scope of the survey, or which were not apparent during the investigation of the Property. Crozier believes that the information collected during the survey period concerning the Property is reliable. No other warranties are implied or expressed. Crozier, to the best of its knowledge, believes this report to be accurate; however, Crozier cannot guarantee the completeness or accuracy of information supplied to Crozier. Crozier is an Engineering and Environmental Consulting Company. As such any results or conclusions presented in this report should not be construed as legal advice.

Any use not authorized by Crozier which any third party makes of Crozier's Work Products, or any reliance on or decision(s) to be made based on it, are the responsibility of such third party(ies) and without any liability of any nature to Crozier.

APPENDIX A

Legal Survey and Figures



PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOTS C AND D
RANGE 3
CREDIT INDIAN RESERVE
(ORIGINALLY IN TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200
5 0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2024

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PROPERTY SUMMARY
PROPERTY DESCRIPTION: 2184 ONEIDA CRESCENT, BEING PART OF
LOTS C AND D, RANGE 3, CREDIT INDIAN RESERVE (ORIGINALLY TOWNSHIP
OF TORONTO), CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL,
PIN 13359-0689.
EASEMENTS/RIGHTS-OF-WAY: SUBJECT TO EASEMENT IN FAVOUR OF THE
CORPORATION OF THE TOWN OF MISSISSAUGA AS IN V102840.
COMMENTS: NOTE LOCATION OF FENCES.

PROPERTY DESCRIPTION: 2194 ONEIDA CRESCENT, BEING PART OF
LOTS C AND D, RANGE 3, CREDIT INDIAN RESERVE (ORIGINALLY TOWNSHIP
OF TORONTO), CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL,
PIN 13359-0690.
EASEMENTS/RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.
COMMENTS: NOTE LOCATION OF FENCES.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY
APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS
INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE
AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.
TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY
CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 070220509,
HAVING A PUBLISHED ELEVATION OF 107.505 metres.

BEARING NOTE
BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE SOUTHEASTERLY
LIMIT OF ONEIDA CRESCENT AS SHOWN ON PLAN 43R-23551,
HAVING A BEARING OF N39°40'55"E.

LEGEND
DENOTES SURVEY MONUMENT FOUND
IP DENOTES IRON PIPE
SB DENOTES STANDARD IRON BAR
SSB DENOTES SHORT STANDARD IRON BAR
BB DENOTES BELL BOX
CB DENOTES CONCRETE UTILITY POLE
CLIP DENOTES CATCH BASIN
DIB DENOTES DITCH INLET CATCH BASIN
FHT DENOTES TOP OF FIRE HYDRANT
GUY DENOTES GUY WIRE ANCHOR
INV DENOTES INVERT
TM DENOTES TOP OF WALL
MV DENOTES WATER VALVE
P1 DENOTES STARR & TARASICK, O.L.S., OCTOBER 28, 1959
P2 DENOTES A. SKRANIA SURVEYING LTD., O.L.S., NOVEMBER, 1991
P3 DENOTES STARR & TARASICK, O.L.S., OCTOBER 28, 1959
P4 DENOTES PLAN 43R-27663
P5 DENOTES REGISTER PLAN 959
P6 DENOTES STARR & TARASICK, O.L.S., AUGUST 20, 1982
P7 DENOTES INSTRUMENT R0102889
D1 DENOTES W.B. STARR, O.L.S.
D2 DENOTES INSTRUMENT R0102889
(M&S) DENOTES CITY OF MISSISSAUGA SURVEYS
(PT) DENOTES POINT OF TANGENT

0.20mD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
0.20mC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
TREE CANOPIES ARE DRAWN TO SCALE.

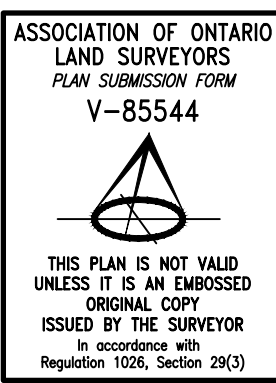
SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 30, 2024 AND
UPDATED ON DECEMBER 11, 2024 FOR TOP OF BANK AND VEGETATION.

DECEMBER 19, 2024
DATE BORYS KUBICKI
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

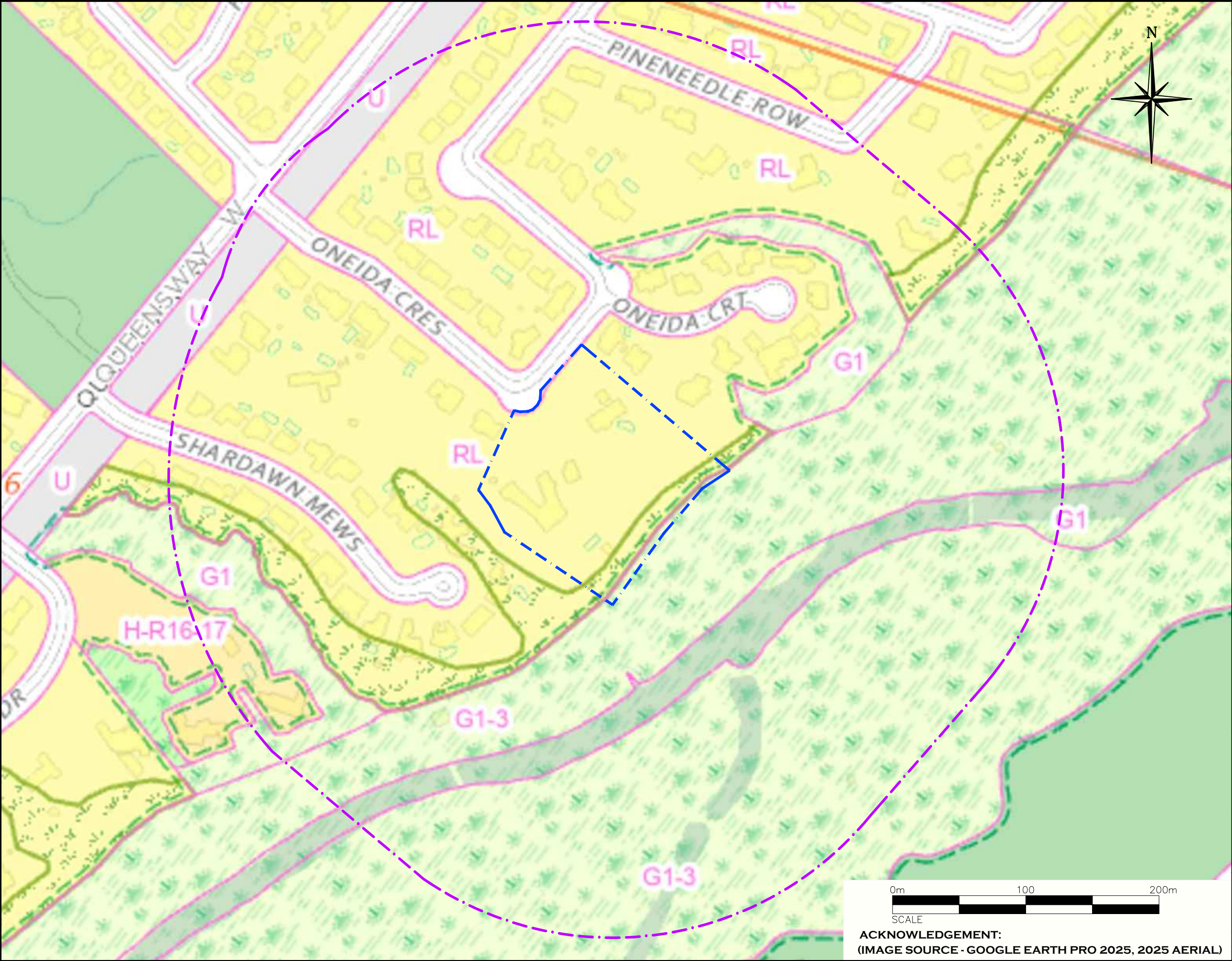
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@bmk.ca

DRAWN BY: JMH FILE No. 10150-SRPR-T





Legend PHASE TWO PROPERTY BOUNDARY	Project 100097534 Ontario Inc. PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 2184 & 2194 ONEIDA CRESCENT, MISSISSAUGA, ONTARIO	C CROZIER				
	Figure Name SITE LOCATION MAP	Drawn By C.T.	Design By C.T.	Project 2958-7552		
		Scale AS SHOWN	Date MAR/2026	Check By	M.B.	Drawing FIGURE 1



LEGEND

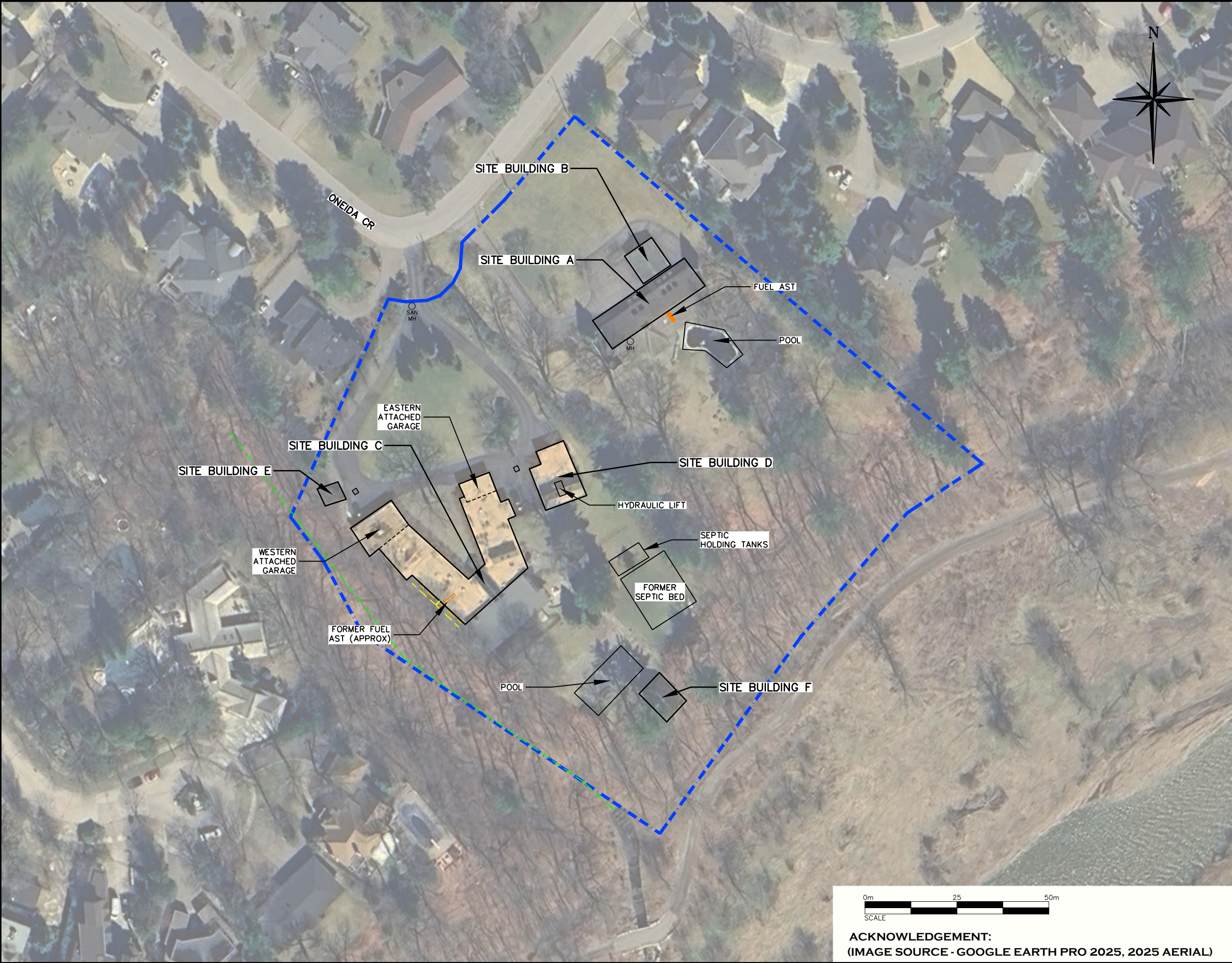
- PHASE TWO PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250m)
- G1-G2 - GREENLANDS
- OS2 - OPEN SPACE
- H-R16-17 - RESIDENTIAL
- RL - RESIDENTIAL
- U - UTILITY

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

PHASE ONE STUDY AREA



ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



- LEGEND**
- PHASE TWO PROPERTY BOUNDARY
 - FUEL OIL AST
 - FORMER FUEL OIL AST (APPROX)
 - MANHOLE
 - ON-SITE STORMWATER DRAIN

- UTILITIES**
- U/G NATURAL GAS LINE
 - U/G HYDRO LINE
 - U/G STORM WATER LINE

Project
**100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO**

FIGURE NAME
SITE FEATURES

Drawn By	C.T.	Design By	C.T.	Project	2958-7552
Scale	AS SHOWN	Date	MAR/2026	Check By	M.B.

FIGURE 3

ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



LEGEND

PHASE TWO PROPERTY BOUNDARY

PHASE ONE STUDY AREA (250m)

INFERRED REGIONAL GROUNDWATER FLOW DIRECTION

CURRENT FUEL OIL AST

FORMER FUEL OIL AST (APPROX)

PCA WITH NO RESULTING APEC

PCA RESULTING IN AN APEC

ON-SITE PCAs

GASOLINE AND ASSOCIATED PRODUCTS IN FIXED TANKS

OFF-SITE PCAs

PESTICIDES (INCLUDING HERBICIDES, FUNGICIDES AND ANTI-FOULING AGENTS) MANUFACTURING, PROCESSING, BULK STORAGE AND LARGE SCALE APPLICATION

SPILL OF RAW UNCHLORINATED SEWAGE

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

POTENTIALLY CONTAMINATING
ACTIVITIES

CROZIER

Drawn By

C.T.

Design By

C.T.

Project

2958-7552

Scale

AS SHOWN

Date

MAR/2026

Check By

M.B.

FIGURE 4

0m 100 200m
SCALE
ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



LEGEND

PHASE TWO PROPERTY BOUNDARY

CURRENT FUEL OIL AST

FORMER FUEL OIL AST (APPROX)

APECs

APEC-1: CURRENT FUEL OIL AST

APEC-2: FORMER FUEL OIL AST

APEC-3: CURRENT HYDRAULIC LIFT

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

AREAS OF POTENTIAL ENVIRONMENTAL
CONCERN

C

CROZIER

Drawn ByC.T.Design ByC.T.Project2958-7552

ScaleAS SHOWNDateMAR/2026Check ByM.B.FIGURE 5



LEGEND

PHASE TWO PROPERTY BOUNDARY

MONITORING WELL LOCATION
(ALLROCK, 2025)

BOREHOLE LOCATION
(CROZIER, 2026)

BOREHOLE LOCATION
(ALLROCK, 2025)

GRAB SAMPLE LOCATION
(CROZIER, 2026)

CURRENT FUEL OIL AST

FORMER FUEL OIL AST (APPROX)

APECsAPEC-1: CURRENT FUEL OIL ASTAPEC-2: FORMER FUEL OIL ASTAPEC-3: CURRENT HYDRAULIC LIFT

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

INVESTIGATION LOCATIONS

CROZIER

Drawn By

C.T.

Design By

C.T.

Project

2958-7552

Scale

AS SHOWN

Date

MAR/2026

Check By

M.B.

FIGURE 6

ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



LEGEND

PHASE TWO PROPERTY BOUNDARY

MONITORING WELL LOCATION
(ALLROCK, 2025)

BOREHOLE LOCATION
(CROZIER, 2026)

BOREHOLE LOCATION
(ALLROCK, 2025)

ANALYTICAL RESULTS

SOIL SAMPLE MEETS SITE
CONDITIONS STANDARDS

SOIL SAMPLE EXCEEDS SITE
CONDITIONS STANDARDS

0.0–0.6m SOIL SAMPLE DEPTH INTERVAL

NOTES:

bgs - Below Ground Surface

SCS - Site Condition Standards

µg/g - Micrograms per gram

ppm - Parts per million

"—" - Not Applicable / Not Analyzed / No Value

Soil Samples Compared to O.Reg 153/04, Table 2

SCS: Full Depth Generic Site Condition

Standards in a Potable Groundwater Condition

Soil - Residential/ Parkland/ Institutional Property

Use - coarse textured soil

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

SOIL ANALYTICAL RESULTS:
BTEX & PHCs

CROZIER

Drawn By

C.T.

Design By

C.T.

Project

2958-7552

Scale

AS SHOWN

Date

MAR/2026

Check By

M.B.

FIGURE 7A

ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



Location:	Table 2 SCS ¹ RPI - C	Units	GS26-01
Sample ID:			GS26-01
Sample Depth (m bgs):			0.00 - 0.20
Collection Date			2026-Mar-10
Benzo(a)pyrene	0.3	µg/g	0.4
Fluoranthene	0.69	µg/g	0.96

LEGEND

PHASE TWO PROPERTY BOUNDARY

MONITORING WELL LOCATION
(ALLROCK, 2025)

BOREHOLE LOCATION
(CROZIER, 2026)

BOREHOLE LOCATION
(ALLROCK, 2025)

ANALYTICAL RESULTS

SOIL SAMPLE MEETS SITE
CONDITIONS STANDARDS

SOIL SAMPLE EXCEEDS SITE
CONDITIONS STANDARDS

0.0–0.6m SOIL SAMPLE DEPTH INTERVAL

NOTES:

bgs - Below Ground Surface

SCS - Site Condition Standards

µg/g - Micrograms per gram

ppm - Parts per million

"--" - Not Applicable / Not Analyzed / No Value

Soil Samples Compared to O.Reg 153/04, Table 2

SCS: Full Depth Generic Site Condition

Standards in a Potable Groundwater Condition

Soil - Residential/ Parkland/ Institutional Property

Use - coarse textured soil

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

SOIL ANALYTICAL RESULTS:
PAHs

C

CROZIER

Drawn By

C.T.

Design By

C.T.

Project

2958-7552

Scale

AS SHOWN

Date

MAR/2026

Check By

M.B.

FIGURE 7B

0m2550m

SCALE

ACKNOWLEDGEMENT:
(IMAGE SOURCE - GOOGLE EARTH PRO 2025, 2025 AERIAL)



LEGEND

PHASE TWO PROPERTY BOUNDARY

MONITORING WELL LOCATION
(ALLROCK, 2025)

BOREHOLE LOCATION
(CROZIER, 2026)

BOREHOLE LOCATION
(ALLROCK, 2025)

ANALYTICAL RESULTS

SOIL SAMPLE MEETS SITE
CONDITIONS STANDARDS

SOIL SAMPLE EXCEEDS SITE
CONDITIONS STANDARDS

0.0–0.6m SOIL SAMPLE DEPTH INTERVAL

NOTES:

bgs - Below Ground Surface

SCS - Site Condition Standards

µg/g - Micrograms per gram

ppm - Parts per million

"-" - Not Applicable / Not Analyzed / No Value

Soil Samples Compared to O.Reg 153/04, Table 2

SCS: Full Depth Generic Site Condition

Standards in a Potable Groundwater Condition

Soil - Residential/ Parkland/ Institutional Property

Use - coarse textured soil

Project

100097534 ONTARIO INC.
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2184 & 2194 ONEIDA CRESCENT,
MISSISSAUGA, ONTARIO

FIGURE NAME

SOIL ANALYTICAL RESULTS:
METALS & ORPs

CROZIER

Drawn By

C.T.

Design By

C.T.

Project

2958–7552

Scale

AS SHOWN

Date

MAR/2026

Check By

M.B.

FIGURE 7C

APPENDIX B

Sampling and Analysis Plan

C.F. Crozier & Associates Inc. (Crozier) has prepared this Sampling and Analysis Plan (SAP) to outline the proposed scope of work and procedures to be used as part of a Phase Two Environmental Site Assessment (ESA) at 2184 and 2194 Oneida Crescent, in the City of Mississauga (the Phase Two Property, or Site).

The data quality objective for this work program is to obtain defensible data for use in the preparation of a Phase Two ESA report for the Site, which meets the requirements of Ontario Regulation (O. Reg.) 153/04 and the “*Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, ver. 3.1*”; Ministry of the Environment, Conservation and Parks (MECP); March 9, 2004, amended as of July 1, 2011 and as of February 19, 2021 (the “Analytical Protocol”).

This document does not contain content related to health and safety matters (e.g., safe work procedures and subsurface utility clearances); these items will be captured in a separate Site-Specific Health and Safety Plan.

1.0 Background

The Site covers an area of approximately 1.97 ha (4.87 acres), consists of two (2) parcels of land, and is municipally addressed as 2184 and 2194 Oneida Crescent, Mississauga, Ontario. The Site is occupied by two (2) existing residential dwellings, two (2) detached residential garages, one (1) storage shed, one (1) pool house, and two (2) inground pools. The Site, located in a residential area, is bounded by Oneida Crescent to the north, existing residential properties to the east and west, and an undeveloped open space to the south.

Crozier was previously retained by the Client to complete a Phase One ESA in accordance with the requirements of the O. Reg. 153/04, for which the draft report was submitted on September 16, 2025. Based on the information obtained and research conducted as part of the Phase One ESA, a total of three (3) Areas of Potential Environmental Concern (APECs) were identified in relation to Potentially Contaminating Activities (PCAs) located on-Site, as summarized in Table 1 below.

Table 1: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern	Location of APEC on Phase One Property	PCA	PCA Location	COPCs	Media Potentially Impacted
APEC-1: Current Fuel Oil AST	South exterior of Site Building A	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil
APEC-2: Former Fuel Oil AST	Basement of Site Building C	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil, Groundwater
APEC-3: Hydraulic Lift	In Site Building D	PCA #28	On-Site	BTEX, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN ⁻ , PAHs	Soil

2.0 Scope of Work

Drilling and Soil Sampling

In order to facilitate the collection of soil samples at the Phase Two Property, the following will be conducted:

- Retain and provide oversight of a utility locating contractor to complete public and private utility locates and clear proposed drilling locations at the Site.
- Retain and provide oversight of an MECP-licensed drilling contractor to advance three (3) boreholes to a maximum approximate depth of 4.6 m (~15 ft) below ground surface (bgs) within the vicinity of identified APECs.
- Observe the completion of two (2) boreholes with a monitoring well constructed using 5.1 cm (~2 in) diameter PVC piping with 3.05 m (10 ft) well screens.
- Soil is to be logged, screened, and continuously sampled in the field at discrete intervals. All recovered soil samples are to be examined for visual and olfactory evidence of deleterious impacts and field screened for the presence of combustible and total organic vapours using an RKI Eagle II instrument or equivalent operated in methane elimination mode.
- Based on the results of field screening (i.e., visual/olfactory indication of impacts or elevated vapour measurements), submit one (1) 'worst-case' soil samples from each borehole for laboratory analysis of the COPCs based on the associated APEC for that location.
- Where deemed necessary, collect an additional soil sample for to be placed on hold at the laboratory for potential future delineation purposes, if needed.
- Soil samples will be submitted for laboratory analysis of the COPCs listed in **Table 1**.
- In addition to COPCs, the following parameters will also be analyzed to inform the selection of site condition standards and to support future disposal of soil cuttings, if needed:
 - pH
 - Grainsize by 75 µm sieve; and
 - One (1) composite sample for Toxicity Characteristic Leaching Procedure (TCLP).

Groundwater Monitoring and Surveying

Following completion of the drilling and soil sampling program, Crozier will return to the Site to complete the following tasks:

- Conduct an elevation survey of the three (3) proposed boreholes using a laser level or GPS-based survey method with sufficient accuracy.
- Develop the newly installed monitoring wells by purging a minimum of three (3) well volumes or purging the well dry at least three (3) times using high-flow inertial pumping methods or equivalent.
- Monitoring of all existing on-Site wells for headspace vapor using an RKI Eagle II or equivalent; for the depth to groundwater and for the presence of potential free-phase product in the newly installed monitoring wells using an oil-water interface probe.

Groundwater Sampling

Crozier will allow at least 24 hours to pass following the monitoring well development prior to commencing the groundwater sampling program:

- Extract groundwater from the newly installed monitoring wells using low-flow sampling techniques.
- Monitor and record groundwater quality field parameters in real time during groundwater extraction, using a multi-parameter probe that measures the following field parameters: temperature, pH, conductivity, dissolved oxygen, oxidation-reduction potential (ORP), and turbidity.
- Collect one (1) groundwater sample from the two (2) newly installed monitoring wells upon stabilization of the field parameters for laboratory analysis of the COPCs listed in **Table 1**.

3.0 Applicable Standard Operating Procedures

The following Crozier Standard Operating Procedures (SOPs) are applicable to this project and are incorporated herein by reference:

- SOP #1 – Borehole Drilling
- SOP #3 – Soil Logging
- SOP #4 – Soil Sample Collection
- SOP #5 - Soil Head Space Vapour Screening
- SOP #7 – Equipment Decontamination
- SOP #8 – Monitoring Well Installation
- SOP#9 – Monitoring Well Development
- SOP#10 – Water Level Measurements
- SOP#11 – Measurement of Field Parameters
- SOP#13 – Low Flow Groundwater sampling
- SOP#14 – Elevation Surveying

4.0 Additional Specifications/Considerations

4.1 Quality Assurance and Quality Control Program

Quality Assurance and Quality Control (QA/QC) measures will be implemented in accordance with the requirements of O. Reg. 153/04, and the Analytical Protocol. QA/QC measures will include:

- Drilling and monitoring well installation will be conducted by a licensed well contractor in accordance with O. Reg. 903: *Wells*.
- Newly installed monitoring wells will be developed at least 24 hours prior to sample collection. Well development is to consist of the purging of a minimum of three (3) well volumes or until the well is purged dry a minimum of three (3) times. Purging will be conducted using high-flow methodology to stress the well formation, remove fine particulates from the well screen, and draw fresh groundwater into the well.
- All handling of samples and sampling supplies/equipment will be conducted using dedicated, disposable nitrile gloves to prevent cross-contamination.
- Where possible, dedicated sampling equipment will be utilized to minimize the potential for cross-contamination.
- All non-dedicated sampling equipment will be cleaned with Alconox laboratory-grade detergent and water and rinsed with distilled water following each use.
- Field instruments utilized for real-time monitoring must be calibrated and tested in accordance with the manufacturer's instructions and at a frequency prescribed by the manufacturer. Where the rental of field instruments is utilized, field staff will review and file the calibration records provided by the rental company.
- Samples will be collected directly into appropriate jars/vials provided by the laboratory. Soil samples will be collected in 40 mL methanol-preserved vials for VOCs/BTEX and/or PHC F1 analysis. All other soil and groundwater samples will be placed into the appropriately sized jar with the appropriate laboratory-supplied preservative based on the parameter to be analyzed.
- Groundwater samples collected for dissolved metals will be field filtered using dedicated in-line 0.45 micron filters unless water quantity necessitates laboratory filtration. In such instances, preservative must be rinsed from the sample container using distilled water three times prior to sample collection and the chain of custody form must clearly indicate that laboratory filtration of each such sample is required.
- Blind field duplicates will be collected at a frequency of one (1) sample for every ten (10) samples for each media sampled (i.e. soil, groundwater, sediment, soil vapour) and submitted for laboratory analysis.
- Where groundwater samples are collected for analysis of volatile parameters (VOCs, BTEX), a minimum of one (1) trip blank sample will be included with each laboratory submission for analysis of the volatile parameters in question.
- Samples will be kept on ice and kept cool for the entirety of the field program and during transportation to the laboratory under continuous chain of custody documentation.
- Samples will be analyzed by a laboratory accredited by the Canadian Association for Laboratory Accreditation (CALA) for the requested analyses.

- All relevant field instruments must be accompanied by the rental company's calibration records and are to be tested/calibrated in accordance with the manufacturer's instructions as required.

4.2 Site-Specific Considerations/Specifications

No Site-specific considerations or specifications are anticipated which would interfere or limit the ability to conduct the proposed sampling and analysis program.

APPENDIX C

Borehole Logs

Table 1: Monitoring Well Details
Phase Two ESA
2184 & 2194 Oneida Crescent, Mississauga, ON

Monitoring Well	Installation Date	Construction Details (m bgs)				Surveyed Elevations (m AMSL)				Geology Screened		UTM Coordinates (NAD83, Zone 17)	
		Top of Pipe	Top of Screen	Bottom of Screen	Screen Length (m)	Top of Pipe	Ground	Top of Screen	Bottom of Screen	Overburden / Bedrock	Details	Northing	Easting
BH25-2	2025-11-05	0.00	1.07	2.59	1.52	102.90	103.00	101.93	100.41	OB	Sand	4823347.1	611131.7

NOTES:

m - Metres

bgs - Below Ground Surface

AMSL - Above Mean Sea Level

OB - Overburden

BR - Bedrock

Table 2: Groundwater Monitoring Results
Phase Two ESA
2184 & 2194 Oneida Crescent, Mississauga, ON

Monitoring Well	Surveyed Elevations (m AMSL)		11-Mar-26			
			GROUNDWATER			NAPL
			DEPTH		ELEVATION (m AMSL)	THICKNESS (mm)
			(m bTOR)	(m bgs)		
BH25-2	103.00	102.90	2.13	2.23	100.77	0

NOTES:

m - Metres

mm - Millimetres

ppm - Parts per million

bgs - Below Ground Surface

Table 3: Soil Sampling Summary
Phase Two ESA
2184 & 2194 Oneida Crescent, Mississauga, ON

Location Name	Ground Elevation (m AMSL)	Total Depth Drilled (m bgs)	Sample ID	Sample Depth (m bgs)	Sampled Formation	Headspace Vapour (ppm)		Soil Analysis	Sampling Date
						HEX	IBL		
BH25-1	103.560	2.57	SS4	2.3 - 3.1	Silty Sand	-	-	GS	2025-11-05
BH25-2	102.373	2.59	SS2	0.76 - 1.5	Sand	5	0	BTEX, PHC, PAH, MET, pH, GS	2025-11-05
			SS3	1.5 - 2.3	Sand	0	0	GS	
			SS4	2.3 - 2.59	Silty Sand	0	0	BTEX, PHC, PAH	
BH25-3	103.748	3.07	SS4	2.3 - 3.1	Till - Sandy Silt	-	-	GS	2025-11-04
BH25-4	102.974	2.29	SS2	0.76 - 1.5	Silty Sand	-	-	GS	2025-11-04
BH25-5	78.669	3.63	-	-	-	-	-	-	2025-11-04
BH25-06	102.259	1.07	SS-2	0.61 - 1.07	Sandy Silt	0	0	BTEX, PHC, PAH, MET, pH, GS	2026-03-10
GS26-01	102.259	0.20	GS26-01	0.00 - 0.20	Sandy Silt	0	0	BTEX, PHC, PAH, MET	2026-03-10
BH25-07	101.325	0.91	SS-1	0.30 - 0.91	Sandy Silt	0	0	BTEX, PHC, PAH, MET, pH, GS	2026-03-10

NOTES:

m - Metres

ppm - Parts per million

bgs - Below Ground Surface

bTOR - Below Top of Riser

TABLE 4A
SOIL ANALYTICAL RESULTS - BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX) & PETROLEUM HYDROCARBONS (PHCs)
2184 & 2194 ONEIDA CRESCENT, MISSISSAUGA, ONTARIO

SAMPLE INFORMATION:	Location:		BH25-2		BH25-06	BH25-07		GS26-01
	Sample ID:		SS2	SS4	SS-2	SS-1	DUP1	GS26-01
	Sample Depth (m bgs):		0.76 - 1.5	2.3 - 2.59	0.61 - 1.07	0.30 - 0.91		0.00 - 0.20
	Sample Collection Date		2025-Nov-05	2025-Nov-05	2026-Mar-10	2026-Mar-10		2026-Mar-10
	Sampled By:		Crozier	Crozier	Crozier	Crozier	Crozier	Crozier
Comparison Criteria:	Table 2 SCS ¹ RPI - C	Units	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL		HEX / IBL
Headspace Vapour ²	--	ppm	5 / 0	0 / 0	0 / 0	0 / 0		0 / 0
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)								
Benzene	0.21	µg/g	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Toluene	2.3	µg/g	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Ethylbenzene	1.1	µg/g	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
m+p-Xylene	--	µg/g	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
o-Xylene	--	µg/g	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Xylenes, Total	3.1	µg/g	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Petroleum Hydrocarbons (PHCs)								
F1 (C6-C10)	55	µg/g	<10	<10	<10	<10	<10	<10
F1 (C6-C10) - BTEX	55	µg/g	<10	<10	<10	<10	<10	<10
F2 (C10-C16)	98	µg/g	<7.0	<7.0	<7.0	<7.0	<7.0	<7.0
F3 (C16-C34)	300	µg/g	<50	<50	<50	<50	<50	<50
F4 (C34-C50)	2,800	µg/g	<50	<50	<50	<50	<50	<50
Reached Baseline at C50	Yes / No	--	YES	YES	YES	YES	YES	YES
F4G (Gravimetric)	2,800	µg/g	-	-	-	-	-	-

NOTES:

bgs - Below Ground Surface
SCS - Site Condition Standards
RPI - Residential / Parkland/ Institutional Property Use
C - Coarse Textured Soils
µg/g - Micrograms per gram
ppm - Parts per million
NV - No Value
"--" - Not Applicable / Not Analyzed / No Value

1. Table 2 SCS: Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Soil - Residential/ Parkland/ Institutional Property Use - coarse textured soil

2. Soil headspace vapour measurement; HEX: Hexane measuring combustible gas, IBL: measuring total volatile organic compounds

Legend	
Exceeds Table 2 RPI ¹	Result

TABLE 4B
SOIL ANALYTICAL RESULTS - POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
2184 & 2194 ONEIDA CRESCENT, MISSISSAUGA, ONTARIO

SAMPLE INFORMATION:	Location:		BH25-2		BH25-06	BH25-07		GS26-01
	Sample ID:		SS2	SS4	SS-2	SS-1	DUP1	GS26-01
	Sample Depth (m bgs):		0.76 - 1.5	2.3 - 2.59	0.61 - 1.07	0.30 - 0.91		0.00 - 0.20
	Sample Collection Date		2025-Nov-05	2025-Nov-05	2026-Mar-10	2026-Mar-10		2026-Mar-10
	Sampled By:		Crozier	Crozier	Crozier	Crozier	Crozier	Crozier
Comparison Criteria:	Table 2 SCS ¹ RPI - C	Units	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL		HEX / IBL
Headspace Vapour ²	--	ppm	5 / 0	0 / 0	0 / 0	0 / 0		0 / 0
Polycyclic Aromatic Hydrocarbons (PAHs)								
Acenaphthene	7.9	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.058
Acenaphthylene	0.15	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.021
Anthracene	0.67	µg/g	0.0078	<0.0050	<0.0050	<0.0050	<0.0050	0.17
Benzo(a)anthracene	0.5	µg/g	0.013	<0.0050	<0.0050	<0.0050	<0.0050	0.44
Benzo(a)pyrene	0.3	µg/g	0.011	<0.0050	<0.0050	<0.0050	<0.0050	0.4
Benzo(b,j)fluoranthene	0.78	µg/g	0.016	<0.0050	<0.0050	<0.0050	<0.0050	0.49
Benzo(g,h,i)perylene	6.6	µg/g	0.0075	<0.0050	<0.0050	<0.0050	<0.0050	0.25
Benzo(k)fluoranthene	0.78	µg/g	0.0056	<0.0050	<0.0050	<0.0050	<0.0050	0.21
Chrysene	7	µg/g	0.012	<0.0050	<0.0050	<0.0050	<0.0050	0.35
Dibenzo(a,h)anthracene	0.1	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.064
Fluoranthene	0.69	µg/g	0.03	<0.0050	<0.0050	<0.0050	<0.0050	0.96
Fluorene	62	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.061
Indeno(1,2,3-cd)pyrene	0.38	µg/g	0.0079	<0.0050	<0.0050	<0.0050	<0.0050	0.26
1-Methylnaphthalene	0.99	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.0094
2-Methylnaphthalene	0.99	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.012
1+2-Methylnaphthalene	0.99	µg/g	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	0.022
Naphthalene	0.6	µg/g	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.021
Phenanthrene	6.2	µg/g	0.027	<0.0050	<0.0050	<0.0050	<0.0050	0.76
Pyrene	78	µg/g	0.023	<0.0050	<0.0050	<0.0050	<0.0050	0.74

NOTES:
bgs - Below Ground Surface
SCS - Site Condition Standards
RPI - Residential / Parkland/ Institutional Property Use
C - Coarse Textured Soils
µg/g - Micrograms per gram
ppm - Parts per million
NV - No Value
"--" - Not Applicable / Not Analyzed / No Value

1. Table 2 SCS: Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Soil - Residential/ Parkland/ Institutional Property Use - coarse textured soil

2. Soil headspace vapour measurement; HEX: Hexane measuring combustible gas, IBL: measuring total volatile organic compounds

Legend	
Exceeds Table 2 RPI ¹	Result

TABLE 4C
SOIL ANALYTICAL RESULTS - METALS & OTHER REGULATED PARAMETERS (ORPs)
2184 & 2194 ONEIDA CRESCENT, MISSISSAUGA, ONTARIO

SAMPLE INFORMATION:	Location:		BH25-1	BH25-2			BH25-3	BH25-4	BH25-06	BH25-07		GS26-01
	Sample ID:		SS4	SS2	SS3	SS4	SS4	SS1	SS-2	SS-1	DUP1	GS26-01
	Sample Depth (m bgs):		2.3 - 3.1	0.76 - 1.5	1.5 - 2.3	2.3 - 2.59	2.3 - 3.1	0.76 - 1.5	0.61 - 1.07	0.30 - 0.91		0.00 - 0.20
	Sample Collection Date		2025-Nov-05	2025-Nov-05			2025-Nov-04	2025-Nov-04	2026-Mar-10	2026-Mar-10		2026-Mar-10
	Sampled By:		AllRock	Crozier	AllRock	Crozier	AllRock	AllRock	Crozier	Crozier		Crozier
Comparison Criteria:	Table 2 SCS ¹ RPI - C	Units	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL	HEX / IBL		HEX / IBL
Headspace Vapour ²	--	ppm	--	5 / 0	0 / 0	0 / 0	--	--	0 / 0	0 / 0		0 / 0
Metals (including Hydride-Forming Metals)												
Antimony (Sb)	7.5	µg/g	--	<0.20	--	--	--	--	<0.20	<0.20	<0.20	<0.20
Arsenic (As)	18	µg/g	--	2.4	--	--	--	--	3.7	5.7	5.8	3.8
Barium (Ba)	390	µg/g	--	37	--	--	--	--	37	60	66	42
Beryllium (Be)	4	µg/g	--	0.29	--	--	--	--	0.43	0.69	0.71	0.47
Boron (B)	120	µg/g	--	<5.0	--	--	--	--	<5.0	5.7	6.8	<5.0
Cadmium (Cd)	1.2	µg/g	--	<0.10	--	--	--	--	<0.10	<0.10	<0.10	0.26
Chromium (Cr)	160	µg/g	--	11	--	--	--	--	14	20	21	18
Cobalt (Co)	22	µg/g	--	5.5	--	--	--	--	6.5	12	12	7.2
Copper (Cu)	140	µg/g	--	12	--	--	--	--	24	20	16	28
Lead (Pb)	120	µg/g	--	5.9	--	--	--	--	6.7	4	4.3	14
Molybdenum (Mo)	6.9	µg/g	--	<0.50	--	--	--	--	<0.50	<0.50	0.5	<0.50
Nickel (Ni)	100	µg/g	--	11	--	--	--	--	15	26	25	14
Selenium (Se)	2.4	µg/g	--	<0.50	--	--	--	--	<0.50	<0.50	<0.50	<0.50
Silver (Ag)	20	µg/g	--	<0.20	--	--	--	--	<0.20	<0.20	<0.20	<0.20
Thallium (Tl)	1	µg/g	--	0.061	--	--	--	--	0.088	0.077	0.082	0.087
Uranium (U)	23	µg/g	--	0.22	--	--	--	--	0.35	0.38	0.42	0.43
Vanadium (V)	86	µg/g	--	17	--	--	--	--	22	26	26	22
Zinc (Zn)	340	µg/g	--	34	--	--	--	--	32	60	59	54
Other Regulated Parameters (ORPs)												
WAD Cyanide (Free)	0.051	µg/g	--	<0.01	--	<0.01	--	--	<0.01	<0.01	<0.01	<0.01
Chromium (CrVI)	8	µg/g	--	<0.18	--	<0.18	--	--	<0.18	<0.18	<0.18	<0.18
Mercury (Hg)	0.27	µg/g	--	<0.050	--	<0.050	--	--	<0.050	<0.050	<0.050	<0.050
pH (CaCl ₂)	5 - 9 (<1.5 m) 5 - 11 (>1.5 m)	--	--	7.47	--	--	--	--	7.46	7.77	--	--
Other Parameters												
Moisture	--	%	15.1	9.2	14.3	11	15.3	17.3	14	8.6	8.9	9.3
Sieve - #200 (>0.075mm)	--	%	24	39	90.9	--	15	89.0	47	24	--	--
Sieve - #200 (<0.075mm)	--	%	76	61	9.1	--	85	11.0	53	76	--	--
Grain Size	--	%	FINE	FINE	COARSE	--	FINE	COARSE	FINE	FINE	--	--

NOTES:

bgs - Below Ground Surface
SCS - Site Condition Standards
RPI - Residential / Parkland/ Institutional Property Use
C - Coarse Textured Soils
µg/g - Micrograms per gram
ppm - Parts per million
NV - No Value
"--" - Not Applicable / Not Analyzed / No Value

1. Table 2 SCS: Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Soil - Residential/ Parkland/ Institutional Property Use - coarse textured soil
2. Soil headspace vapour measurement; HEX: Hexane measuring combustible gas, IBL: measuring total volatile organic compounds

Legend	
Exceeds Table 2 RPI ¹	Result

APPENDIX D

Analytical Results Tables

Project No: 2958-7552

BH25-06

Project: **Phase Two ESA**

Location: 2184 & 2194 Oneida Crescent, Mississauga, ON

Client: 100097534 Ontario Inc.

Driller: Altech Drilling Investigative Services Ltd.

Drill Rig: Electric Bosch Pionjar

Drill Method: N/A / Direct push

Date start: 2026-03-10

Date end: 2026-03-10

Field Tech: CT

Log By: CT

Review By: MB

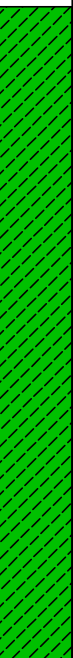
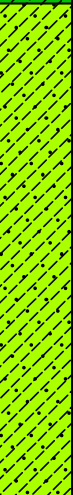
Datum: Geodetic

Borehole Ø: 73 mm

Easting: 611106.49

Northing: 4823325.05

Elevation (GS): 102.26 m ASL

DEPTH (m)	STRATIGRAPHY	ELEVATION (m ASL)	SOIL DESCRIPTION	SAMPLER	SAMPLE NO.	SPT (n)	RECOVERY (%)	VAPOUR (ppm)		EVIDENCE OF IMPACTS	PARAMETERS ANALYZED	WELL CONSTRUCTION
								HEX	IBL			
0.00		102.26	SILT: Dark brown, some sand, trace clay, organics, and gravel Moist	SS	1	-	100	0	0	None		Borehole backfilled with bentonite
0.04												
0.08												
0.12												
0.16												
0.20												
0.24												
0.28												
0.32												
0.36												
0.40												
0.44												
0.48												
0.52												
0.56												
0.60												
0.64		101.65	SANDY SILT: Brown, trace clay, gravel, rocks Moist	SS	2	-	0			BTEX, PHC, PAH, MET, pH, GS		
0.68												
0.72												
0.76												
0.80												
0.84												
0.88												
0.92												
0.96												
1.00												
1.04												
1.07												101.19

Key:

m: Metres	HEX: Hexane	SSA: Solid-Stem Auger	AR: Air Rotary	BTEX: Benzene, Toluene, Ethylbenzene, Xylene	MET: O.Reg. 153/04 Metals + As,Se,Sb
mASL: Metres above sea level	IBL: Isobutylene	HSA: Hollow-Stem Auger	TC: Tri-Cone	VOC: Volatile Organic Compounds	EC: Electrical Conductivity
mm: Millimetres	DTW: Depth to Water	SPT: Standard Penetration Test	NQ: Core (50 mm Ø)	PHC: Petroleum Hydrocarbons	SAR: Sodium Adsorption Ratio
ppm: Parts per Million	GS: Ground Surface	SS: Split-Spoon	HQ: Core (76 mm Ø)	PAH: Polycyclic Aromatic Hydrocarbons	ORP: Other Regulated Parameters
Ø: Diameter	TOP: Top of Pipe	DP: Direct Push	PQ: Core (100 mm Ø)	OC: Organochlorine Pesticides	pH: Acidity / Alkalinity
	Gsp: Grab Sample	MR: Mud Rotary		PCB: Polychlorinated Biphenyls	PS: Particle Size
				CP: Chlorophenols	

NOTE: Borehole log is not suitable for geotechnical purposes

Project No: 2958-7552

BH25-07Project: **Phase Two ESA**

Location: 2184 & 2194 Oneida Crescent, Mississauga, ON

Client: 100097534 Ontario Inc.

Driller: Altech Drilling Investigative Services Ltd.

Drill Rig: Geoprobe 540

Drill Method: N/A / DP

Date start: 2026-03-10

Date end: 2026-03-10

Field Tech: CT

Log By: CT

Review By: MB

Datum: Geodetic

Borehole Ø: 73 mm

Easting: 611172.15

Northing: 4823400.87

Elevation (GS): 101.32 m ASL

DEPTH (m)	STRATIGRAPHY	ELEVATION (m ASL)	SOIL DESCRIPTION	SAMPLER	SAMPLE NO.	SPT (n)	RECOVERY (%)	VAPOUR (ppm)		EVIDENCE OF IMPACTS	PARAMETERS ANALYZED	WELL CONSTRUCTION
								HEX	IBL			
0.00		101.32	CONCRETE: Grey, 5 cm patio stone on concrete									
0.03												
0.06												
0.09												
0.12												
0.15												
0.18												
0.21												
0.24												
0.27												
0.30		101.02	SANDY SILT: Brown, trace gravel Moist									Borehole backfilled with bentonite
0.33												
0.36												
0.39												
0.42												
0.45												
0.48												
0.51												
0.54												
0.57												
0.60				SS	1	-	100	0	0	None	BTEX, PHC, PAH, MET, pH, GS	
0.63												
0.66												
0.69												
0.72												
0.75												
0.78												
0.81												
0.84												
0.87												
0.91		100.41	Refusal End of borehole @ 0.91 m bgs									

Key:

m: Metres	HEX: Hexane	SSA: Solid-Stem Auger	AR: Air Rotary	BTEX: Benzene, Toluene, Ethylbenzene, Xylene	MET: O.Reg. 153/04 Metals + As,Se,Sb
mASL: Metres above sea level	IBL: Isobutylene	HSA: Hollow-Stem Auger	TC: Tri-Cone	VOC: Volatile Organic Compounds	EC: Electrical Conductivity
mm: Millimetres	DTW: Depth to Water	SPT: Standard Penetration Test	NQ: Core (50 mm Ø)	PHC: Petroleum Hydrocarbons	SAR: Sodium Adsorption Ratio
ppm: Parts per Million	GS: Ground Surface	SS: Split-Spoon	HQ: Core (76 mm Ø)	PAH: Polycyclic Aromatic Hydrocarbons	ORP: Other Regulated Parameters
Ø: Diameter	TOP: Top of Pipe	DP: Direct Push	PQ: Core (100 mm Ø)	OC: Organochlorine Pesticides	pH: Acidity / Alkalinity
	Gsp: Grab Sample	MR: Mud Rotary		PCB: Polychlorinated Biphenyls	PS: Particle Size
				CP: Chlorophenols	

NOTE: Borehole log is not suitable for geotechnical purposes

Borehole Record: BH25-1

Project: 2184 & 2194 Oneida Crescent
Location: 2184 Oneida Crescent, Mississauga, ON L5C 1V6, Canada
Loc Comment:
Job No: 25431

Position: Easting: 611090.79
 Northing: 4823369.66
Elevation: 339.77(Ft)
Inclination:

Date Drilled: 05/11/2025
Drill Rig: Truckmount Drill Rig
Drill Supplier: Terra Firma
Logged/Checked: ND/MG

Depth (m)	ELEV DEPTH (m)	SOIL PROFILE		SAMPLES				Well Diagram	SPT>N				Moisture Content %>MC	Remarks
		DESCRIPTION	STRATA PLOT	NUMBER	TYPE	Blow Counts	Recovery (%)		UCS	QT	SV	SV>Resi		
0.204	103.4	TOPSOIL		SS1A			100							
0.2		FILL gravelly SILT and SAND brown to grey, moist, compact, trace organics (rootlets), trace clay		SS1B	SPT	2-12-10-18 N = 22	100							
0.762	102.9	SILTY SAND grey, moist, very dense, some to trace gravel, trace clay, occasional cobbles		SS2	SPT	10-18-28-30 N = 46	100							
1.0														
				SS3	SPT	14-25-25-39 N = N > 50	100							
2.0														
2.287	101.3	TILL SILTY SAND , grey, dry, very dense, some gravel, trace to some clay		SS4	SPT	30-50/5" N = N > 50	100							
	2.3													
		BH25-1 Refusal on inferred bedrock at 2.57 m												Borehole terminated in Till. Wet soils were not encountered. Standing water was not observed. Caving was not encountered.

Borehole Record: BH25-2

Project: 2184 & 2194 Oneida Crescent
Location: 2184 Oneida Crescent, Mississauga, ON L5C 1V6, Canada
Loc Comment:
Job No: 25431

Position: Easting: 611131.47
 Northing: 4823347.17
Elevation: 335.87(Ft)
Inclination:

Date Drilled: 05/11/2025
Drill Rig: Truckmount Drill Rig
Drill Supplier: Terra Firma
Logged/Checked: ND/MG

Depth (m)	ELEV DEPTH (m)	SOIL PROFILE		SAMPLES				1 Well Diagram	SPT>N				Moisture Content %>MC	Remarks
		DESCRIPTION	STRATA PLOT	NUMBER	TYPE	Blow Counts	Recovery (%)		UCS	QT	SV	SV>Resi		
0.204	102.2	TOPSOIL		SS1			25							
0.2		FILL SAND, brown, moist, compact, some silt, some gravel, occasional cobbles			SPT	3-6-9-11 N = 15								
1.0				SS2	SPT	5-6-7-6 N = 13	100							
2.0				SS3	SPT	5-5-8-9 N = 13	75							
2.287	100.2	TILL SILTY SAND, brown/grey, moist, very dense, some gravel, trace clay		SS4	SPT	8-50/2" N = N > 50	100							Water level recorded as dry on November 14, 2025
	2.3													
		BH25-2 Refusal on inferred bedrock at 2.59 m												Borehole terminated in Till. Wet soils were not encountered. Standing water was not observed. Caving was not encountered.

Borehole Record: BH25-3

Project: 2184 & 2194 Oneida Crescent
Location: 2184 Oneida Crescent, Mississauga, ON L5C 1V6, Canada
Loc Comment:
Job No: 25431

Position: Easting: 611135.11
 Northing: 4823434.56
Elevation: 340.38(Ft)
Inclination:

Date Drilled: 04/11/2025
Drill Rig: Truckmount Drill Rig
Drill Supplier: Terra Firma
Logged/Checked: ND/MG

Depth (m)	ELEV DEPTH (m)	SOIL PROFILE		SAMPLES				Well Diagram	SPT>N				Moisture Content %>MC	Remarks
		DESCRIPTION	STRATA PLOT	NUMBER	TYPE	Blow Counts	Recovery (%)		UCS	QT	SV	SV>Resi		
0.152	103.7	TOPSOIL		SS1A			75							
0.2		FILL sandy SILT light brown, w~PL, firm, trace organics (rootlets), trace clay		SS1B	SPT	2-2-3-4 N = 5	75							
0.762	103.1	SILTY SAND light brown, moist, compact, trace gravel, trace clay		SS2	SPT	8-12-15-20 N = 27	100							
1.0														
				SS3	SPT	8-10-10-28 N = 20	100							
2.0														
2.287	101.5	TILL sandy SILT, brown/grey, dry (w<PL), hard, trace clay, trace gravel		SS4	SPT	20-34-50/3" N = N > 50	20							
3.0														
		BH25-3 Refusal on inferred bedrock at 3.07 m		SS5	SPT	50/1" N = 50	100							Borehole terminated in Till. Wet soils were not encountered. Standing water was not observed. Caving was not encountered.

Borehole Record: BH25-4

Project: 2184 & 2194 Oneida Crescent
Location: 2184 Oneida Crescent, Mississauga, ON L5C 1V6, Canada
Loc Comment:
Job No: 25431

Position: Easting: 6111433.42
 Northing: 4823387.56
Elevation: 337.84(Ft)
Inclination:

Date Drilled: 04/11/2025
Drill Rig: Truckmount Drill Rig
Drill Supplier: Terra Firma
Logged/Checked: ND/MG

Depth (m)	ELEV DEPTH (m)	SOIL PROFILE		SAMPLES				Well Diagram	SPT>N ●				Moisture Content %>MC ●	Remarks
		DESCRIPTION	STRATA PLOT	NUMBER	TYPE	Blow Counts	Recovery (%)		UCS ○	QT ⊗	SV ▼	SV>Resi		
		TOPSOIL												
0.176	102.9													
0.2		FILL SAND and SILT light brown, moist, compact, trace gravel		SS1A / SS1B	SPT	1-5-5-5 N = 10	100 100							
0.762	102.3													
0.8		Silty Sand brown/grey, dry, compact, some gravel, trace clay		SS2	SPT	2-7-10-19 N = 17	100							
1.0														
1.525	101.5													
1.5		TILL SAND and SILT, brown/grey, dry, very dense, some gravel, trace clay		SS3	SPT	15-17-18-30 N = 35	100							
2.0														
		BH25-4 Refusal on inferred bedrock at 2.29 m												Borehole terminated in Till. Wet soils were not encountered. Standing water was not observed. Caving was not encountered.

Borehole Record: BH25-5

Project: 2184 & 2194 Oneida Crescent
Location: 2184 Oneida Crescent, Mississauga, ON L5C 1V6, Canada
Loc Comment:
Job No: 25431

Position: Easting: 611170.26
 Northing: 4823264.94
Elevation: 258.1(Ft)
Inclination:

Date Drilled: 04/11/2025
Drill Rig: Truckmount Drill Rig
Drill Supplier: Terra Firma
Logged/Checked: ND/MG

Depth (m)	ELEV DEPTH (m)	SOIL PROFILE		SAMPLES				Well Diagram	SPT>N ●				Moisture Content %>MC ●	Remarks
		DESCRIPTION	STRATA PLOT	NUMBER	TYPE	Blow Counts	Recovery (%)		UCS ○	QT ⊗	SV ▼	SV>Resi		
0.1	78.6	TOPSOIL		SS1A	SPT	6-4-6-7 N = 10	75							
0.1	0.1	FILL gravelly SAND brown, moist, compact, trace silt		SS1B			75							
1.0				SS2	SPT	7-8-6-6 N = 14	25							- occasional cobbles
1.525	77.2	FILL gravelly SILTY SAND brown/black, wet, loose, trace clay		SS3	SPT	3-4-5-5 N = 9	50							
	1.5													
				SS4	SPT	5-6-6-6 N = 12	50							
3.0	75.7	TILL SAND and SILT, grey, dry, very dense some gravel, some silt		SS5	SPT	30-27-41-50/5" N = N > 50								
3.05	3.0													
		BH25-5 Terminated at 3.63 m due to target depth achieved												Borehole terminated in Till. Wet soils were encountered at 1.5 mbgs. Standing water was not observed. Caving was not encountered.

APPENDIX E

Certificates of Analysis



Your Project #: 2958-7552

Site Location: 2184 and 2194 Oneida Crescent, Mississauga,
ON

Your C.O.C. #: N/A

Attention: Michael Birch

CF Crozier & Associates Inc. Consulting Engineers
2800 High Point Drive,
Suite 100
Milton, ON
CANADA L9T 6P4

Report Date: 2025/11/12

Report #: R8649893

Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5E0203

Received: 2025/11/05, 12:27

Sample Matrix: Soil
Samples Received: 2

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
Methylnaphthalene Sum	2	N/A	2025/11/11	CAM SOP-00301	EPA 8270D m
Free (WAD) Cyanide	1	2025/11/12	2025/11/12	CAM SOP-00457	OMOE E3015 m
Hexavalent Chromium in Soil by IC (1)	1	2025/11/11	2025/11/11	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	2	N/A	2025/11/08	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	2	2025/11/11	2025/11/11	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	1	2025/11/11	2025/11/12	CAM SOP-00447	EPA 6020B m
Moisture	2	N/A	2025/11/06	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	2	2025/11/10	2025/11/10	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	1	2025/11/12	2025/11/12	CAM SOP-00413	EPA 9045 D m
Sieve, 75um	1	N/A	2025/11/11	CAM SOP-00467	ASTM D1140 -17 m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.



Your Project #: 2958-7552

Site Location: 2184 and 2194 Oneida Crescent, Mississauga,
ON

Your C.O.C. #: N/A

Attention: Michael Birch

CF Crozier & Associates Inc. Consulting Engineers
2800 High Point Drive,
Suite 100
Milton, ON
CANADA L9T 6P4

Report Date: 2025/11/12

Report #: R8649893

Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5E0203

Received: 2025/11/05, 12:27

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

- (1) Soils are reported on a dry weight basis unless otherwise specified.
- (2) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
- (3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:

Trushna Patel, B.Tech. Biomedical Engineering, Project Manager

Email: Trushna.Patel@bureauveritas.com

Phone# (905) 817-5700

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Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Total Cover Pages : 2

Page 2 of 18



O.REG 153 PAHS (SOIL)

Bureau Veritas ID		AWZQ97	AWZQ98		
Sampling Date		2025/11/05 10:15	2025/11/05 10:30		
COC Number		N/A	N/A		
	UNITS	BH25-2-SS2	BH25-2-SS4	RDL	QC Batch
Calculated Parameters					
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	A048901
Polyaromatic Hydrocarbons					
Acenaphthene	ug/g	<0.0050	<0.0050	0.0050	A050657
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	A050657
Anthracene	ug/g	0.0078	<0.0050	0.0050	A050657
Benzo(a)anthracene	ug/g	0.013	<0.0050	0.0050	A050657
Benzo(a)pyrene	ug/g	0.011	<0.0050	0.0050	A050657
Benzo(b/j)fluoranthene	ug/g	0.016	<0.0050	0.0050	A050657
Benzo(g,h,i)perylene	ug/g	0.0075	<0.0050	0.0050	A050657
Benzo(k)fluoranthene	ug/g	0.0056	<0.0050	0.0050	A050657
Chrysene	ug/g	0.012	<0.0050	0.0050	A050657
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	A050657
Fluoranthene	ug/g	0.030	<0.0050	0.0050	A050657
Fluorene	ug/g	<0.0050	<0.0050	0.0050	A050657
Indeno(1,2,3-cd)pyrene	ug/g	0.0079	<0.0050	0.0050	A050657
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	A050657
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	A050657
Naphthalene	ug/g	<0.0050	<0.0050	0.0050	A050657
Phenanthrene	ug/g	0.027	<0.0050	0.0050	A050657
Pyrene	ug/g	0.023	<0.0050	0.0050	A050657
Surrogate Recovery (%)					
D10-Anthracene	%	78	89		A050657
D14-Terphenyl (FS)	%	68	77		A050657
D8-Acenaphthylene	%	72	81		A050657
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					



O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		AWZQ97	AWZQ98		
Sampling Date		2025/11/05 10:15	2025/11/05 10:30		
COC Number		N/A	N/A		
	UNITS	BH25-2-SS2	BH25-2-SS4	RDL	QC Batch
BTEX & F1 Hydrocarbons					
Benzene	ug/g	<0.020	<0.020	0.020	A050118
Toluene	ug/g	<0.020	<0.020	0.020	A050118
Ethylbenzene	ug/g	<0.020	<0.020	0.020	A050118
o-Xylene	ug/g	<0.020	<0.020	0.020	A050118
p+m-Xylene	ug/g	<0.040	<0.040	0.040	A050118
Total Xylenes	ug/g	<0.040	<0.040	0.040	A050118
F1 (C6-C10)	ug/g	<10	<10	10	A050118
F1 (C6-C10) - BTEX	ug/g	<10	<10	10	A050118
F2-F4 Hydrocarbons					
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	<7.0	7.0	A051493
F3 (C16-C34 Hydrocarbons)	ug/g	<50	<50	50	A051493
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	50	A051493
Reached Baseline at C50	ug/g	Yes	Yes		A051493
Surrogate Recovery (%)					
1,4-Difluorobenzene	%	97	97		A050118
4-Bromofluorobenzene	%	106	105		A050118
D10-o-Xylene	%	96	87		A050118
D4-1,2-Dichloroethane	%	97	96		A050118
o-Terphenyl	%	88	86		A051493
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					



RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		AWZQ97			AWZQ98		
Sampling Date		2025/11/05 10:15			2025/11/05 10:30		
COC Number		N/A			N/A		
	UNITS	BH25-2-SS2	RDL	QC Batch	BH25-2-SS4	RDL	QC Batch
Inorganics							
Moisture	%	9.2	1.0	A049107	11	1.0	A049107
Available (CaCl ₂) pH	pH	7.47		A052561			
WAD Cyanide (Free)	ug/g	<0.01	0.01	A052296			
Miscellaneous Parameters							
Grain Size	%	FINE	N/A	A051033			
Sieve - #200 (<0.075mm)	%	61	1	A051033			
Sieve - #200 (>0.075mm)	%	39	1	A051033			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch N/A = Not Applicable							



ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		AWZQ97		
Sampling Date		2025/11/05 10:15		
COC Number		N/A		
	UNITS	BH25-2-SS2	RDL	QC Batch
Inorganics				
Chromium (VI)	ug/g	<0.18	0.18	A051640
Metals				
Acid Extractable Aluminum (Al)	ug/g	8300	50	A051960
Acid Extractable Antimony (Sb)	ug/g	<0.20	0.20	A051960
Acid Extractable Arsenic (As)	ug/g	2.4	1.0	A051960
Acid Extractable Barium (Ba)	ug/g	37	0.50	A051960
Acid Extractable Beryllium (Be)	ug/g	0.29	0.20	A051960
Acid Extractable Bismuth (Bi)	ug/g	<1.0	1.0	A051960
Acid Extractable Boron (B)	ug/g	<5.0	5.0	A051960
Acid Extractable Cadmium (Cd)	ug/g	<0.10	0.10	A051960
Acid Extractable Calcium (Ca)	ug/g	4100	50	A051960
Acid Extractable Chromium (Cr)	ug/g	11	1.0	A051960
Acid Extractable Cobalt (Co)	ug/g	5.5	0.10	A051960
Acid Extractable Copper (Cu)	ug/g	12	0.50	A051960
Acid Extractable Iron (Fe)	ug/g	13000	50	A051960
Acid Extractable Lead (Pb)	ug/g	5.9	1.0	A051960
Acid Extractable Magnesium (Mg)	ug/g	2500	50	A051960
Acid Extractable Manganese (Mn)	ug/g	430	1.0	A051960
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.50	A051960
Acid Extractable Nickel (Ni)	ug/g	11	0.50	A051960
Acid Extractable Phosphorus (P)	ug/g	370	50	A051960
Acid Extractable Potassium (K)	ug/g	420	200	A051960
Acid Extractable Selenium (Se)	ug/g	<0.50	0.50	A051960
Acid Extractable Silver (Ag)	ug/g	<0.20	0.20	A051960
Acid Extractable Sodium (Na)	ug/g	92	50	A051960
Acid Extractable Strontium (Sr)	ug/g	10	1.0	A051960
Acid Extractable Thallium (Tl)	ug/g	0.061	0.050	A051960
Acid Extractable Tin (Sn)	ug/g	<1.0	1.0	A051960
Acid Extractable Uranium (U)	ug/g	0.22	0.050	A051960
Acid Extractable Vanadium (V)	ug/g	17	5.0	A051960
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		AWZQ97		
Sampling Date		2025/11/05 10:15		
COC Number		N/A		
	UNITS	BH25-2-SS2	RDL	QC Batch
Acid Extractable Zinc (Zn)	ug/g	34	5.0	A051960
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.050	A051960
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				



GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	8.0°C
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Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C5E0203

Report Date: 2025/11/12

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: 2184 and 2194 Oneida Crescent, Mississauga,
ON

Sampler Initials: MB

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A049107	KAT	RPD	Moisture	2025/11/06	3.9		%	20
A050118	DN0	Matrix Spike	1,4-Difluorobenzene	2025/11/08		99	%	60 - 140
			4-Bromofluorobenzene	2025/11/08		104	%	60 - 140
			D10-o-Xylene	2025/11/08		88	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/08		93	%	60 - 140
			Benzene	2025/11/08		91	%	50 - 140
			Toluene	2025/11/08		91	%	50 - 140
			Ethylbenzene	2025/11/08		103	%	50 - 140
			o-Xylene	2025/11/08		108	%	50 - 140
			p+m-Xylene	2025/11/08		99	%	50 - 140
			F1 (C6-C10)	2025/11/08		113	%	60 - 140
A050118	DN0	Spiked Blank	1,4-Difluorobenzene	2025/11/07		97	%	60 - 140
			4-Bromofluorobenzene	2025/11/07		105	%	60 - 140
			D10-o-Xylene	2025/11/07		80	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/07		97	%	60 - 140
			Benzene	2025/11/07		90	%	50 - 140
			Toluene	2025/11/07		89	%	50 - 140
			Ethylbenzene	2025/11/07		100	%	50 - 140
			o-Xylene	2025/11/07		98	%	50 - 140
			p+m-Xylene	2025/11/07		94	%	50 - 140
			F1 (C6-C10)	2025/11/07		97	%	80 - 120
A050118	DN0	Method Blank	1,4-Difluorobenzene	2025/11/07		96	%	60 - 140
			4-Bromofluorobenzene	2025/11/07		106	%	60 - 140
			D10-o-Xylene	2025/11/07		94	%	60 - 140
			D4-1,2-Dichloroethane	2025/11/07		98	%	60 - 140
			Benzene	2025/11/07	<0.020		ug/g	
			Toluene	2025/11/07	<0.020		ug/g	
			Ethylbenzene	2025/11/07	<0.020		ug/g	
			o-Xylene	2025/11/07	<0.020		ug/g	
			p+m-Xylene	2025/11/07	<0.040		ug/g	
			Total Xylenes	2025/11/07	<0.040		ug/g	
			F1 (C6-C10)	2025/11/07	<10		ug/g	
			F1 (C6-C10) - BTEX	2025/11/07	<10		ug/g	
A050118	DN0	RPD	Benzene	2025/11/08	NC		%	50
			Toluene	2025/11/08	NC		%	50
			Ethylbenzene	2025/11/08	NC		%	50
			o-Xylene	2025/11/08	6.1		%	50
			p+m-Xylene	2025/11/08	5.7		%	50
			Total Xylenes	2025/11/08	5.9		%	50
			F1 (C6-C10)	2025/11/08	NC		%	30
			F1 (C6-C10) - BTEX	2025/11/08	NC		%	30
A050657	NCU	Matrix Spike	D10-Anthracene	2025/11/10		102	%	50 - 130
			D14-Terphenyl (FS)	2025/11/10		67	%	50 - 130
			D8-Acenaphthylene	2025/11/10		76	%	50 - 130
			Acenaphthene	2025/11/10		85	%	50 - 130
			Acenaphthylene	2025/11/10		80	%	50 - 130
			Anthracene	2025/11/10		99	%	50 - 130
			Benzo(a)anthracene	2025/11/10		76	%	50 - 130
			Benzo(a)pyrene	2025/11/10		71	%	50 - 130
			Benzo(b/j)fluoranthene	2025/11/10		77	%	50 - 130



BUREAU
VERITAS

Bureau Veritas Job #: C5E0203

Report Date: 2025/11/12

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: 2184 and 2194 Oneida Crescent, Mississauga,
ON

Sampler Initials: MB

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A050657	NCU	Spiked Blank	Benzo(g,h,i)perylene	2025/11/10		90	%	50 - 130
			Benzo(k)fluoranthene	2025/11/10		87	%	50 - 130
			Chrysene	2025/11/10		70	%	50 - 130
			Dibenzo(a,h)anthracene	2025/11/10		92	%	50 - 130
			Fluoranthene	2025/11/10		82	%	50 - 130
			Fluorene	2025/11/10		83	%	50 - 130
			Indeno(1,2,3-cd)pyrene	2025/11/10		85	%	50 - 130
			1-Methylnaphthalene	2025/11/10		84	%	50 - 130
			2-Methylnaphthalene	2025/11/10		83	%	50 - 130
			Naphthalene	2025/11/10		80	%	50 - 130
			Phenanthrene	2025/11/10		95	%	50 - 130
			Pyrene	2025/11/10		73	%	50 - 130
			D10-Anthracene	2025/11/10		83	%	50 - 130
			D14-Terphenyl (FS)	2025/11/10		72	%	50 - 130
			D8-Acenaphthylene	2025/11/10		76	%	50 - 130
			Acenaphthene	2025/11/10		85	%	50 - 130
			Acenaphthylene	2025/11/10		80	%	50 - 130
			Anthracene	2025/11/10		92	%	50 - 130
			Benzo(a)anthracene	2025/11/10		91	%	50 - 130
			Benzo(a)pyrene	2025/11/10		89	%	50 - 130
			Benzo(b,j)fluoranthene	2025/11/10		93	%	50 - 130
			Benzo(g,h,i)perylene	2025/11/10		97	%	50 - 130
			Benzo(k)fluoranthene	2025/11/10		99	%	50 - 130
			Chrysene	2025/11/10		87	%	50 - 130
			Dibenzo(a,h)anthracene	2025/11/10		76	%	50 - 130
			Fluoranthene	2025/11/10		89	%	50 - 130
			Fluorene	2025/11/10		85	%	50 - 130
			Indeno(1,2,3-cd)pyrene	2025/11/10		98	%	50 - 130
			1-Methylnaphthalene	2025/11/10		86	%	50 - 130
			2-Methylnaphthalene	2025/11/10		87	%	50 - 130
			Naphthalene	2025/11/10		85	%	50 - 130
			Phenanthrene	2025/11/10		83	%	50 - 130
			Pyrene	2025/11/10		91	%	50 - 130
A050657	NCU	Method Blank	D10-Anthracene	2025/11/10		85	%	50 - 130
			D14-Terphenyl (FS)	2025/11/10		72	%	50 - 130
			D8-Acenaphthylene	2025/11/10		74	%	50 - 130
			Acenaphthene	2025/11/10	<0.0050		ug/g	
			Acenaphthylene	2025/11/10	<0.0050		ug/g	
			Anthracene	2025/11/10	<0.0050		ug/g	
			Benzo(a)anthracene	2025/11/10	<0.0050		ug/g	
			Benzo(a)pyrene	2025/11/10	<0.0050		ug/g	
			Benzo(b,j)fluoranthene	2025/11/10	<0.0050		ug/g	
			Benzo(g,h,i)perylene	2025/11/10	<0.0050		ug/g	
			Benzo(k)fluoranthene	2025/11/10	<0.0050		ug/g	
			Chrysene	2025/11/10	<0.0050		ug/g	
			Dibenzo(a,h)anthracene	2025/11/10	<0.0050		ug/g	
			Fluoranthene	2025/11/10	<0.0050		ug/g	
			Fluorene	2025/11/10	<0.0050		ug/g	
			Indeno(1,2,3-cd)pyrene	2025/11/10	<0.0050		ug/g	
			1-Methylnaphthalene	2025/11/10	<0.0050		ug/g	



**BUREAU
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Bureau Veritas Job #: C5E0203
Report Date: 2025/11/12

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: 2184 and 2194 Oneida Crescent, Mississauga,
ON
Sampler Initials: MB

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A050657	NCU	RPD	2-Methylnaphthalene	2025/11/10	<0.0050		ug/g	
			Naphthalene	2025/11/10	<0.0050		ug/g	
			Phenanthrene	2025/11/10	<0.0050		ug/g	
			Pyrene	2025/11/10	<0.0050		ug/g	
			Acenaphthene	2025/11/10	NC		%	40
			Acenaphthylene	2025/11/10	NC		%	40
			Anthracene	2025/11/10	NC		%	40
			Benzo(a)anthracene	2025/11/10	NC		%	40
			Benzo(a)pyrene	2025/11/10	38		%	40
			Benzo(b,j)fluoranthene	2025/11/10	33		%	40
			Benzo(g,h,i)perylene	2025/11/10	2.0		%	40
			Benzo(k)fluoranthene	2025/11/10	26		%	40
			Chrysene	2025/11/10	NC		%	40
			Dibenzo(a,h)anthracene	2025/11/10	NC		%	40
			Fluoranthene	2025/11/10	51 (1)		%	40
			Fluorene	2025/11/10	NC		%	40
			Indeno(1,2,3-cd)pyrene	2025/11/10	9.3		%	40
			1-Methylnaphthalene	2025/11/10	NC		%	40
			2-Methylnaphthalene	2025/11/10	NC		%	40
			Naphthalene	2025/11/10	NC		%	40
A051033	SIA	QC Standard	Phenanthrene	2025/11/10	29		%	40
			Pyrene	2025/11/10	48 (1)		%	40
			Sieve - #200 (<0.075mm)	2025/11/11		56	%	53 - 58
A051033	SIA	RPD	Sieve - #200 (>0.075mm)	2025/11/11		44	%	42 - 47
			Sieve - #200 (<0.075mm)	2025/11/11	4.1		%	20
A051493	KTR	Matrix Spike	Sieve - #200 (>0.075mm)	2025/11/11	0.35		%	20
			o-Terphenyl	2025/11/11		86	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2025/11/11		93	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2025/11/11		93	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2025/11/11		87	%	60 - 140
A051493	KTR	Spiked Blank	o-Terphenyl	2025/11/11		82	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2025/11/11		85	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2025/11/11		86	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2025/11/11		82	%	80 - 120
			o-Terphenyl	2025/11/11		91	%	60 - 140
A051493	KTR	Method Blank	F2 (C10-C16 Hydrocarbons)	2025/11/11	<7.0		ug/g	
			F3 (C16-C34 Hydrocarbons)	2025/11/11	<50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2025/11/11	<50		ug/g	
	KTR	RPD	F2 (C10-C16 Hydrocarbons)	2025/11/11	30		%	30
			F3 (C16-C34 Hydrocarbons)	2025/11/11	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2025/11/11	NC		%	30
A051640	SB5	Matrix Spike	Chromium (VI)	2025/11/11		54 (2)	%	70 - 130
A051640	SB5	Spiked Blank	Chromium (VI)	2025/11/11		89	%	80 - 120
A051640	SB5	Method Blank	Chromium (VI)	2025/11/11	<0.18		ug/g	
A051640	SB5	RPD	Chromium (VI)	2025/11/11	NC		%	35
A051960	DT1	Matrix Spike	Acid Extractable Aluminum (Al)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Antimony (Sb)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Arsenic (As)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Barium (Ba)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Beryllium (Be)	2025/11/12		NC (3)	%	75 - 125



**BUREAU
VERITAS**

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ON
Sampler Initials: MB

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A051960	DT1	Spiked Blank	Acid Extractable Bismuth (Bi)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Boron (B)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Cadmium (Cd)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Calcium (Ca)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Chromium (Cr)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Cobalt (Co)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Copper (Cu)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Iron (Fe)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Lead (Pb)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Magnesium (Mg)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Manganese (Mn)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Nickel (Ni)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Phosphorus (P)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Potassium (K)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Selenium (Se)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Silver (Ag)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Sodium (Na)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Strontium (Sr)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Thallium (Tl)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Tin (Sn)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Uranium (U)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Vanadium (V)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Zinc (Zn)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Mercury (Hg)	2025/11/12		NC (3)	%	75 - 125
			Acid Extractable Aluminum (Al)	2025/11/12		103	%	80 - 120
			Acid Extractable Antimony (Sb)	2025/11/12		98	%	80 - 120
			Acid Extractable Arsenic (As)	2025/11/12		95	%	80 - 120
			Acid Extractable Barium (Ba)	2025/11/12		92	%	80 - 120
			Acid Extractable Beryllium (Be)	2025/11/12		93	%	80 - 120
			Acid Extractable Bismuth (Bi)	2025/11/12		97	%	80 - 120
			Acid Extractable Boron (B)	2025/11/12		88	%	80 - 120
			Acid Extractable Cadmium (Cd)	2025/11/12		93	%	80 - 120
			Acid Extractable Calcium (Ca)	2025/11/12		105	%	80 - 120
			Acid Extractable Chromium (Cr)	2025/11/12		93	%	80 - 120
			Acid Extractable Cobalt (Co)	2025/11/12		94	%	80 - 120
			Acid Extractable Copper (Cu)	2025/11/12		94	%	80 - 120
			Acid Extractable Iron (Fe)	2025/11/12		98	%	80 - 120
			Acid Extractable Lead (Pb)	2025/11/12		95	%	80 - 120
			Acid Extractable Magnesium (Mg)	2025/11/12		100	%	80 - 120
			Acid Extractable Manganese (Mn)	2025/11/12		96	%	80 - 120
			Acid Extractable Molybdenum (Mo)	2025/11/12		89	%	80 - 120
			Acid Extractable Nickel (Ni)	2025/11/12		97	%	80 - 120
			Acid Extractable Phosphorus (P)	2025/11/12		95	%	80 - 120
			Acid Extractable Potassium (K)	2025/11/12		97	%	80 - 120
			Acid Extractable Selenium (Se)	2025/11/12		97	%	80 - 120
			Acid Extractable Silver (Ag)	2025/11/12		96	%	80 - 120
			Acid Extractable Sodium (Na)	2025/11/12		101	%	80 - 120
			Acid Extractable Strontium (Sr)	2025/11/12		96	%	80 - 120
			Acid Extractable Thallium (Tl)	2025/11/12		93	%	80 - 120



**BUREAU
VERITAS**

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ON
Sampler Initials: MB

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A051960	DT1	Method Blank	Acid Extractable Tin (Sn)	2025/11/12		94	%	80 - 120
			Acid Extractable Uranium (U)	2025/11/12		102	%	80 - 120
			Acid Extractable Vanadium (V)	2025/11/12		94	%	80 - 120
			Acid Extractable Zinc (Zn)	2025/11/12		95	%	80 - 120
			Acid Extractable Mercury (Hg)	2025/11/12		95	%	80 - 120
			Acid Extractable Aluminum (Al)	2025/11/12	<50		ug/g	
			Acid Extractable Antimony (Sb)	2025/11/12	<0.20		ug/g	
			Acid Extractable Arsenic (As)	2025/11/12	<1.0		ug/g	
			Acid Extractable Barium (Ba)	2025/11/12	<0.50		ug/g	
			Acid Extractable Beryllium (Be)	2025/11/12	<0.20		ug/g	
			Acid Extractable Bismuth (Bi)	2025/11/12	<1.0		ug/g	
			Acid Extractable Boron (B)	2025/11/12	<5.0		ug/g	
			Acid Extractable Cadmium (Cd)	2025/11/12	<0.10		ug/g	
			Acid Extractable Calcium (Ca)	2025/11/12	<50		ug/g	
			Acid Extractable Chromium (Cr)	2025/11/12	<1.0		ug/g	
			Acid Extractable Cobalt (Co)	2025/11/12	<0.10		ug/g	
			Acid Extractable Copper (Cu)	2025/11/12	<0.50		ug/g	
			Acid Extractable Iron (Fe)	2025/11/12	<50		ug/g	
			Acid Extractable Lead (Pb)	2025/11/12	<1.0		ug/g	
			Acid Extractable Magnesium (Mg)	2025/11/12	<50		ug/g	
			Acid Extractable Manganese (Mn)	2025/11/12	<1.0		ug/g	
			Acid Extractable Molybdenum (Mo)	2025/11/12	<0.50		ug/g	
			Acid Extractable Nickel (Ni)	2025/11/12	<0.50		ug/g	
			Acid Extractable Phosphorus (P)	2025/11/12	<50		ug/g	
			Acid Extractable Potassium (K)	2025/11/12	<200		ug/g	
			Acid Extractable Selenium (Se)	2025/11/12	<0.50		ug/g	
			Acid Extractable Silver (Ag)	2025/11/12	<0.20		ug/g	
			Acid Extractable Sodium (Na)	2025/11/12	<50		ug/g	
			Acid Extractable Strontium (Sr)	2025/11/12	<1.0		ug/g	
			Acid Extractable Thallium (Tl)	2025/11/12	<0.050		ug/g	
			Acid Extractable Tin (Sn)	2025/11/12	<1.0		ug/g	
			Acid Extractable Uranium (U)	2025/11/12	<0.050		ug/g	
			Acid Extractable Vanadium (V)	2025/11/12	<5.0		ug/g	
			Acid Extractable Zinc (Zn)	2025/11/12	<5.0		ug/g	
			Acid Extractable Mercury (Hg)	2025/11/12	<0.050		ug/g	
A051960	DT1	RPD	Acid Extractable Aluminum (Al)	2025/11/12	3.5		%	30
			Acid Extractable Antimony (Sb)	2025/11/12	0.16		%	30
			Acid Extractable Arsenic (As)	2025/11/12	0.25		%	30
			Acid Extractable Barium (Ba)	2025/11/12	0.017		%	30
			Acid Extractable Beryllium (Be)	2025/11/12	NC		%	30
			Acid Extractable Bismuth (Bi)	2025/11/12	1.6		%	30
			Acid Extractable Boron (B)	2025/11/12	NC		%	30
			Acid Extractable Cadmium (Cd)	2025/11/12	2.0		%	30
			Acid Extractable Calcium (Ca)	2025/11/12	2.7		%	30
			Acid Extractable Chromium (Cr)	2025/11/12	0.089		%	30
			Acid Extractable Cobalt (Co)	2025/11/12	2.7		%	30
			Acid Extractable Copper (Cu)	2025/11/12	1.2		%	30
			Acid Extractable Iron (Fe)	2025/11/12	0.017		%	30
			Acid Extractable Lead (Pb)	2025/11/12	4.3		%	30
			Acid Extractable Magnesium (Mg)	2025/11/12	0.78		%	30



QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Manganese (Mn)	2025/11/12	0.54		%	30
			Acid Extractable Molybdenum (Mo)	2025/11/12	0.63		%	30
			Acid Extractable Nickel (Ni)	2025/11/12	1.8		%	30
			Acid Extractable Phosphorus (P)	2025/11/12	0.60		%	30
			Acid Extractable Potassium (K)	2025/11/12	0.56		%	30
			Acid Extractable Selenium (Se)	2025/11/12	NC		%	30
			Acid Extractable Silver (Ag)	2025/11/12	0.70		%	30
			Acid Extractable Sodium (Na)	2025/11/12	2.9		%	30
			Acid Extractable Strontium (Sr)	2025/11/12	0.84		%	30
			Acid Extractable Thallium (Tl)	2025/11/12	NC		%	30
			Acid Extractable Tin (Sn)	2025/11/12	0.17		%	30
			Acid Extractable Uranium (U)	2025/11/12	4.4		%	30
			Acid Extractable Vanadium (V)	2025/11/12	0.32		%	30
			Acid Extractable Zinc (Zn)	2025/11/12	1.2		%	30
			Acid Extractable Mercury (Hg)	2025/11/12	6.0		%	30
A052296	GYA	Matrix Spike	WAD Cyanide (Free)	2025/11/12		113	%	75 - 125
A052296	GYA	Spiked Blank	WAD Cyanide (Free)	2025/11/12		113	%	80 - 120
A052296	GYA	Method Blank	WAD Cyanide (Free)	2025/11/12	<0.01		ug/g	
A052296	GYA	RPD	WAD Cyanide (Free)	2025/11/12	NC		%	35
A052561	JOY	Spiked Blank	Available (CaCl2) pH	2025/11/12		100	%	97 - 103
A052561	JOY	RPD	Available (CaCl2) pH	2025/11/12	0.37		%	N/A

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

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

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

(2) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The sample was reanalyzed with the same results.

(3) The recovery in the matrix spike was not calculated (NC). Because of the high concentration of this analyte in the parent sample, the relative difference between the spiked and unspiked concentrations is not sufficiently significant to permit a reliable recovery calculation.



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ON

Sampler Initials: MB

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



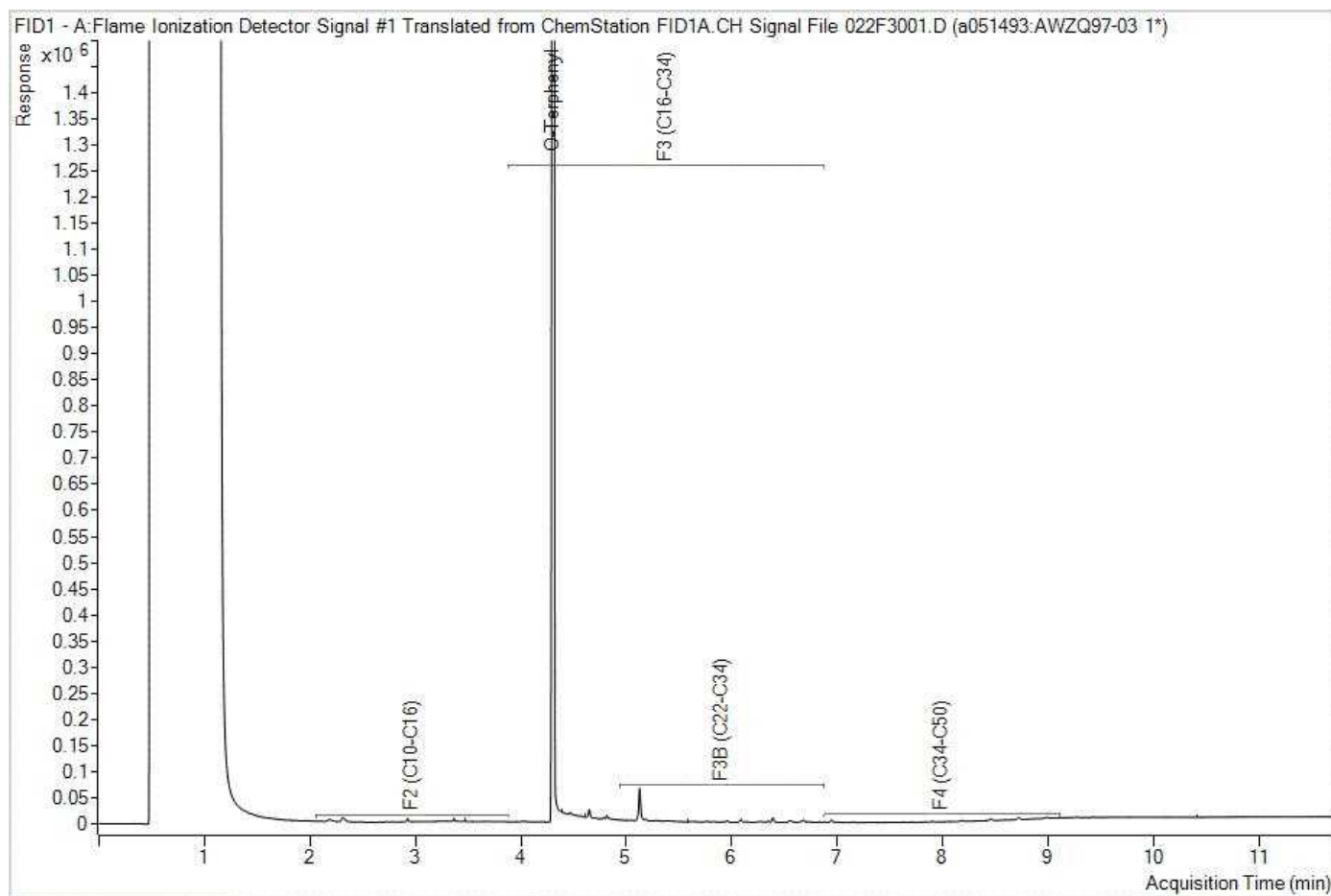
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CHAIN OF CUSTODY RECORD

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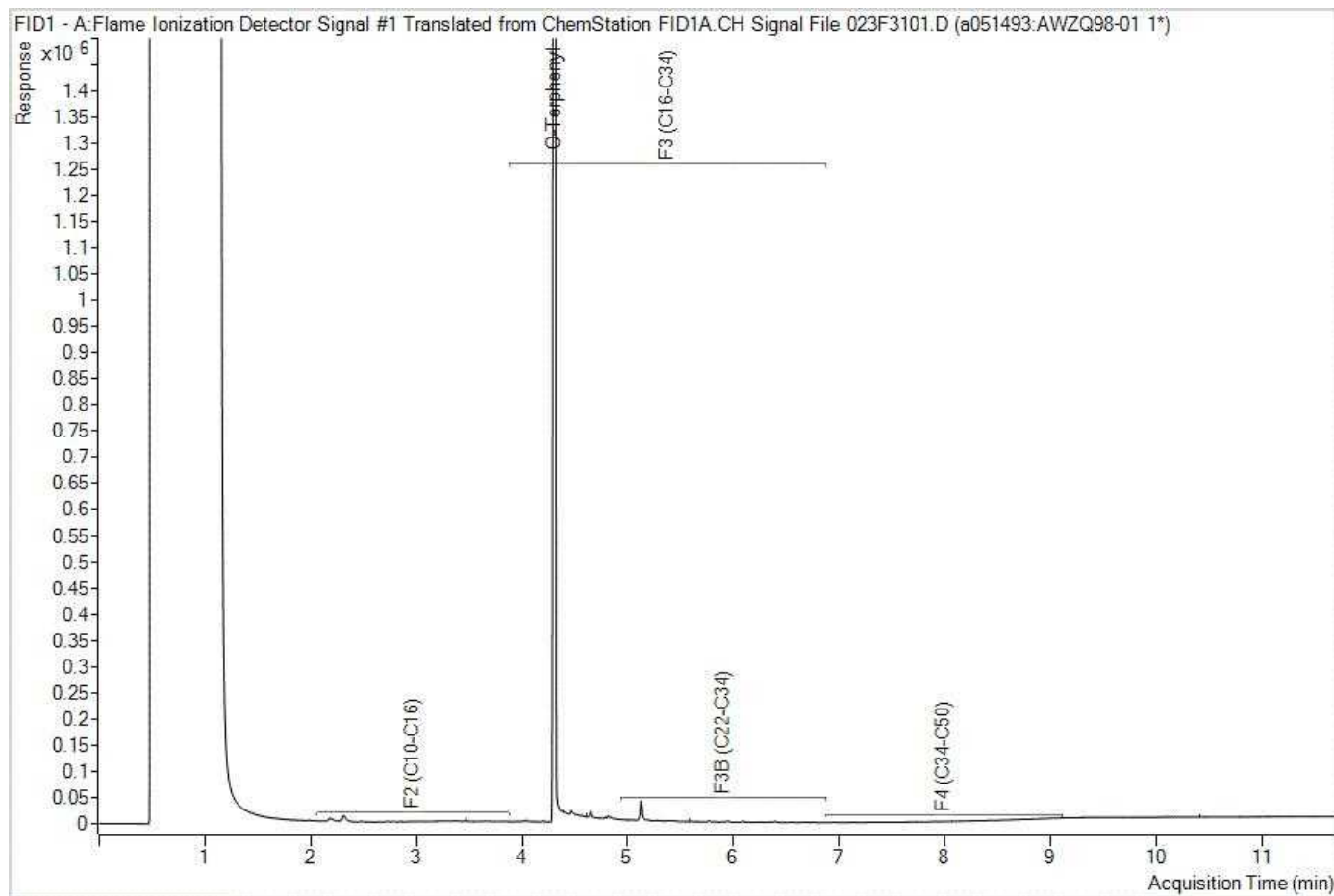
Invoice To:		Report To:		PROJECT INFORMATION:		Laboratory Use Only:	
Company:	#38472 CF Crozier & Associates Inc. Consulting Engin	Company:	Michael Birch, Matt Huson	Quotation #:	C53325	Bureau Veritas Job #:	Bottle Order #:
Attention:	Accounts Payable	Attention:		P.O. #:			
Address:	2800 High Point Drive, Suite 100 Milton ON L9T 6P4	Address:		Project:	2958-7552		
Tel:	(905) 876-7147	Tel:	(705) 446-3510	Project Name:		COC #:	Project Manager:
Email:	mhatt@cfcrozier.ca	Email:	mhuson@cfcrozier.ca, mbirch@cfcrozier.ca	Site #:			Trushna Patel
				Sampled By:			
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY				ANALYSIS REQUESTED (PLEASE BE SPECIFIC)		Turnaround Time (TAT) Required: Please provide advance notice for rush projects	
Regulation 153 (2011)		Other Regulations		Special Instructions		Regular (Standard) TAT: (will be applied if Rush TAT is not specified): Standard TAT = 5-7 Working days for most tests. Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.	
☐ Table 1	☒ Res/Park	☐ CCME	☐ Sanitary Sewer Bylaw			Job Specific Rush TAT (if applies to entire submission) Date Required: _____ Time Required: _____ Rush Confirmation Number: _____ (call lab for #)	
☒ Table 2	☐ Ind/Comm	☐ Reg 558	☐ Storm Sewer Bylaw				
☐ Table 3	☐ Agri/Other	☐ MISA	☐ Municipality				
☐ Table	☐ For RSC	☐ PWQO	☐ Reg 406 Table				
☐ Table		☐ Other					
Include Criteria on Certificate of Analysis (Y/N)?							
Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr / V	# of Bottles	Comments
1	BH2S-2-SS2	Nov 5	10:15 am	SOIL	☒ O Reg 153 PHCs BTEXF1-F4 (Soil)	5	
2	BH2S-2-SS4	Nov 5	10:30 am	SOIL	☒ O Reg 153 PAHs (Soil)	3	
3				SOIL	☒ Acid Extractable Metals by ICPMS including As, Sb, Se and Hg		
4					☒ pH CaCl2 EXTRACT		
5					☒ Free (WAD) Cyanide		
6					☒ Hexavalent Chromium in Soil by IC		
7					☒ Sieve, 75um		
8							
9							
10							
05-Nov-25 12:27 Trushna Patel C5E0203 A4N ENV-1596				RECEIVED BY: (Signature/Print) Michael Birch		NONT-2025-11-798	
* Relinquished By (Print):		Date: (YY/MM/DD)	Time	Date: (YY/MM/DD)	Time	# Jars used and not submitted	Laboratory Use Only
Michael Birch		25/11/05	12:25 P				Time Sensitive
							Temperature (°C) on Recei
							8/ 9/7
							Custody Seal
							Intact
							Yes
							No
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.				SAMPLER MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS			
* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.				White: Bureau Veritas Yellow: Client			
** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.							

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.



Attention: Michael Birch

CF Crozier & Associates Inc. Consulting Engineers
4900 Palladium Way
Burlington, ON
CANADA L7M 0K9

Your P.O. #: 1094597
Your Project #: 2958-7552
Site#: ONEIDA CRESCENT
Site Location: ONEIDA CRESCENT
Your C.O.C. #: NA

Report Date: 2026/03/23
Report #: R8712702
Version: 3 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C624803

Received: 2026/03/11, 08:30

Sample Matrix: Soil
Samples Received: 4

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Methylnaphthalene Sum	4	N/A	2026/03/17	CAM SOP-00301	EPA 8270D m
Free (WAD) Cyanide	3	2026/03/16	2026/03/16	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	1	2026/03/17	2026/03/17	CAM SOP-00457	OMOE E3015 m
Hexavalent Chromium in Soil by IC (1)	4	2026/03/16	2026/03/16	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	2	N/A	2026/03/17	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	2	N/A	2026/03/18	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	4	2026/03/16	2026/03/16	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	4	2026/03/17	2026/03/17	CAM SOP-00447	EPA 6020B m
Moisture	4	N/A	2026/03/14	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	4	2026/03/16	2026/03/16	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	1	2026/03/16	2026/03/16	CAM SOP-00413	EPA 9045 D m
pH CaCl2 EXTRACT	1	2026/03/17	2026/03/17	CAM SOP-00413	EPA 9045 D m
Sieve, 75um	2	N/A	2026/03/13	CAM SOP-00467	ASTM D1140 -17 m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.



Attention: Michael Birch

CF Crozier & Associates Inc. Consulting Engineers
4900 Palladium Way
Burlington, ON
CANADA L7M 0K9

Your P.O. #: 1094597
Your Project #: 2958-7552
Site#: ONEIDA CRESCENT
Site Location: ONEIDA CRESCENT
Your C.O.C. #: NA

Report Date: 2026/03/23
Report #: R8712702
Version: 3 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C624803

Received: 2026/03/11, 08:30

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

- (1) Soils are reported on a dry weight basis unless otherwise specified.
- (2) No lab extraction date is given for F1BTX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
- (3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Trushna Patel, B.Tech. Biomedical Engineering, Project Manager
Email: Trushna.Patel@bureauveritas.com
Phone# (905) 817-5700

=====

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



BUREAU
VERITAS

Bureau Veritas Job #: C624803
Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: ONEIDA CRESCENT
Your P.O. #: 1094597
Sampler Initials: CT

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		BARA33	BARA34	BARA35	BARA36		
Sampling Date		2026/03/10 10:30	2026/03/10 14:45	2026/03/10 11:30	2026/03/10 12:00		
COC Number		NA	NA	NA	NA		
	UNITS	BH25-06 (SS-2)	BH25-07 (SS-1)	GS26-01	BH25-DUP 1	RDL	QC Batch
Calculated Parameters							
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.022	<0.0071	0.0071	A113460
Polyaromatic Hydrocarbons							
Acenaphthene	ug/g	<0.0050	<0.0050	0.058	<0.0050	0.0050	A115590
Acenaphthylene	ug/g	<0.0050	<0.0050	0.021	<0.0050	0.0050	A115590
Anthracene	ug/g	<0.0050	<0.0050	0.17	<0.0050	0.0050	A115590
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.44	<0.0050	0.0050	A115590
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.40	<0.0050	0.0050	A115590
Benzo(b,j)fluoranthene	ug/g	<0.0050	<0.0050	0.49	<0.0050	0.0050	A115590
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.25	<0.0050	0.0050	A115590
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.21	<0.0050	0.0050	A115590
Chrysene	ug/g	<0.0050	<0.0050	0.35	<0.0050	0.0050	A115590
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.064	<0.0050	0.0050	A115590
Fluoranthene	ug/g	<0.0050	<0.0050	0.96	<0.0050	0.0050	A115590
Fluorene	ug/g	<0.0050	<0.0050	0.061	<0.0050	0.0050	A115590
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.26	<0.0050	0.0050	A115590
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0094	<0.0050	0.0050	A115590
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.012	<0.0050	0.0050	A115590
Naphthalene	ug/g	<0.0050	<0.0050	0.021	<0.0050	0.0050	A115590
Phenanthrene	ug/g	<0.0050	<0.0050	0.76	<0.0050	0.0050	A115590
Pyrene	ug/g	<0.0050	<0.0050	0.74	<0.0050	0.0050	A115590
Surrogate Recovery (%)							
D10-Anthracene	%	94	97	93	97		A115590
D14-Terphenyl (FS)	%	90	93	85	95		A115590
D8-Acenaphthylene	%	88	92	90	90		A115590
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							



BUREAU
VERITAS

Bureau Veritas Job #: C624803
Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: ONEIDA CRESCENT
Your P.O. #: 1094597
Sampler Initials: CT

O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		BARA33	BARA34	BARA35	BARA36		
Sampling Date		2026/03/10 10:30	2026/03/10 14:45	2026/03/10 11:30	2026/03/10 12:00		
COC Number		NA	NA	NA	NA		
	UNITS	BH25-06 (SS-2)	BH25-07 (SS-1)	GS26-01	BH25-DUP 1	RDL	QC Batch
BTEX & F1 Hydrocarbons							
Benzene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A116834
Toluene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A116834
Ethylbenzene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A116834
o-Xylene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A116834
p+m-Xylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A116834
Total Xylenes	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A116834
F1 (C6-C10)	ug/g	<10	<10	<10	<10	10	A116834
F1 (C6-C10) - BTEX	ug/g	<10	<10	<10	<10	10	A116834
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	<7.0	<7.0	<7.0	7.0	A115611
F3 (C16-C34 Hydrocarbons)	ug/g	<50	<50	<50	<50	50	A115611
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	<50	<50	50	A115611
Reached Baseline at C50	ug/g	Yes	Yes	Yes	Yes		A115611
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	107	105	109	107		A116834
4-Bromofluorobenzene	%	96	96	95	96		A116834
D10-o-Xylene	%	109	98	108	106		A116834
D4-1,2-Dichloroethane	%	103	108	100	96		A116834
o-Terphenyl	%	88	89	89	88		A115611
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							



BUREAU
VERITAS

Bureau Veritas Job #: C624803
Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: ONEIDA CRESCENT
Your P.O. #: 1094597
Sampler Initials: CT

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		BARA33			BARA33			BARA34		
Sampling Date		2026/03/10 10:30			2026/03/10 10:30			2026/03/10 14:45		
COC Number		NA			NA			NA		
	UNITS	BH25-06 (SS-2)	RDL	QC Batch	BH25-06 (SS-2) Lab-Dup	RDL	QC Batch	BH25-07 (SS-1)	RDL	QC Batch

Inorganics										
Moisture	%	14	1.0	A115503	14	1.0	A115503	8.6	1.0	A115503
Available (CaCl ₂) pH	pH	7.46		A115926				7.77		A116539
WAD Cyanide (Free)	ug/g	<0.01	0.01	A116398				<0.01	0.01	A115618
Miscellaneous Parameters										
Grain Size	%	FINE	N/A	A114350				FINE	N/A	A114350
Sieve - #200 (<0.075mm)	%	53	1	A114350				76	1	A114350
Sieve - #200 (>0.075mm)	%	47	1	A114350				24	1	A114350
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate N/A = Not Applicable										

Bureau Veritas ID		BARA35	BARA36		
Sampling Date		2026/03/10 11:30	2026/03/10 12:00		
COC Number		NA	NA		
	UNITS	GS26-01	BH25-DUP 1	RDL	QC Batch
Inorganics					
Moisture	%	9.3	8.9	1.0	A115503
WAD Cyanide (Free)	ug/g	<0.01	<0.01	0.01	A115618
RDL = Reportable Detection Limit QC Batch = Quality Control Batch					



**BUREAU
VERITAS**

Bureau Veritas Job #: C624803

Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: ONEIDA CRESCENT

Your P.O. #: 1094597

Sampler Initials: CT

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BARA33			BARA33			BARA34		
Sampling Date		2026/03/10 10:30			2026/03/10 10:30			2026/03/10 14:45		
COC Number		NA			NA			NA		
	UNITS	BH25-06 (SS-2)	RDL	QC Batch	BH25-06 (SS-2) Lab-Dup	RDL	QC Batch	BH25-07 (SS-1)	RDL	QC Batch

Inorganics										
Chromium (VI)	ug/g	<0.18	0.18	A115603	<0.18	0.18	A115603	<0.18	0.18	A115603
Metals										
Acid Extractable Aluminum (Al)	ug/g	9200	50	A116735				14000	50	A116735
Acid Extractable Antimony (Sb)	ug/g	<0.20	0.20	A116735				<0.20	0.20	A116735
Acid Extractable Arsenic (As)	ug/g	3.7	1.0	A116735				5.7	1.0	A116735
Acid Extractable Barium (Ba)	ug/g	37	0.50	A116735				60	0.50	A116735
Acid Extractable Beryllium (Be)	ug/g	0.43	0.20	A116735				0.69	0.20	A116735
Acid Extractable Bismuth (Bi)	ug/g	<1.0	1.0	A116735				<1.0	1.0	A116735
Acid Extractable Boron (B)	ug/g	<5.0	5.0	A116735				5.7	5.0	A116735
Acid Extractable Cadmium (Cd)	ug/g	<0.10	0.10	A116735				<0.10	0.10	A116735
Acid Extractable Calcium (Ca)	ug/g	3400	50	A116735				9700	50	A116735
Acid Extractable Chromium (Cr)	ug/g	14	1.0	A116735				20	1.0	A116735
Acid Extractable Cobalt (Co)	ug/g	6.5	0.10	A116735				12	0.10	A116735
Acid Extractable Copper (Cu)	ug/g	24	0.50	A116735				20	0.50	A116735
Acid Extractable Iron (Fe)	ug/g	18000	50	A116735				26000	50	A116735
Acid Extractable Lead (Pb)	ug/g	6.7	1.0	A116735				4.0	1.0	A116735
Acid Extractable Magnesium (Mg)	ug/g	2700	50	A116735				6500	50	A116735
Acid Extractable Manganese (Mn)	ug/g	520	1.0	A116735				630	1.0	A116735
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.50	A116735				<0.50	0.50	A116735
Acid Extractable Nickel (Ni)	ug/g	15	0.50	A116735				26	0.50	A116735
Acid Extractable Phosphorus (P)	ug/g	650	50	A116735				640	50	A116735
Acid Extractable Potassium (K)	ug/g	790	200	A116735				1900	200	A116735
Acid Extractable Selenium (Se)	ug/g	<0.50	0.50	A116735				<0.50	0.50	A116735
Acid Extractable Silver (Ag)	ug/g	<0.20	0.20	A116735				<0.20	0.20	A116735
Acid Extractable Sodium (Na)	ug/g	76	50	A116735				150	50	A116735
Acid Extractable Strontium (Sr)	ug/g	12	1.0	A116735				23	1.0	A116735
Acid Extractable Thallium (Tl)	ug/g	0.088	0.050	A116735				0.077	0.050	A116735

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate



**BUREAU
VERITAS**

Bureau Veritas Job #: C624803

Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: ONEIDA CRESCENT

Your P.O. #: 1094597

Sampler Initials: CT

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BARA33			BARA33			BARA34		
Sampling Date		2026/03/10 10:30			2026/03/10 10:30			2026/03/10 14:45		
COC Number		NA			NA			NA		
	UNITS	BH25-06 (SS-2)	RDL	QC Batch	BH25-06 (SS-2) Lab-Dup	RDL	QC Batch	BH25-07 (SS-1)	RDL	QC Batch
Acid Extractable Tin (Sn)	ug/g	<1.0	1.0	A116735				<1.0	1.0	A116735
Acid Extractable Uranium (U)	ug/g	0.35	0.050	A116735				0.38	0.050	A116735
Acid Extractable Vanadium (V)	ug/g	22	5.0	A116735				26	5.0	A116735
Acid Extractable Zinc (Zn)	ug/g	32	5.0	A116735				60	5.0	A116735
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.050	A116735				<0.050	0.050	A116735
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate										



ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BARA35	BARA36		
Sampling Date		2026/03/10 11:30	2026/03/10 12:00		
COC Number		NA	NA		
	UNITS	GS26-01	BH25-DUP 1	RDL	QC Batch
Inorganics					
Chromium (VI)	ug/g	<0.18	<0.18	0.18	A115603
Metals					
Acid Extractable Aluminum (Al)	ug/g	11000	14000	50	A116735
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	0.20	A116735
Acid Extractable Arsenic (As)	ug/g	3.8	5.8	1.0	A116735
Acid Extractable Barium (Ba)	ug/g	42	66	0.50	A116735
Acid Extractable Beryllium (Be)	ug/g	0.47	0.71	0.20	A116735
Acid Extractable Bismuth (Bi)	ug/g	<1.0	<1.0	1.0	A116735
Acid Extractable Boron (B)	ug/g	<5.0	6.8	5.0	A116735
Acid Extractable Cadmium (Cd)	ug/g	0.26	<0.10	0.10	A116735
Acid Extractable Calcium (Ca)	ug/g	8300	9100	50	A116735
Acid Extractable Chromium (Cr)	ug/g	18	21	1.0	A116735
Acid Extractable Cobalt (Co)	ug/g	7.2	12	0.10	A116735
Acid Extractable Copper (Cu)	ug/g	28	16	0.50	A116735
Acid Extractable Iron (Fe)	ug/g	18000	26000	50	A116735
Acid Extractable Lead (Pb)	ug/g	14	4.3	1.0	A116735
Acid Extractable Magnesium (Mg)	ug/g	4100	6300	50	A116735
Acid Extractable Manganese (Mn)	ug/g	550	810	1.0	A116735
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.50	0.50	A116735
Acid Extractable Nickel (Ni)	ug/g	14	25	0.50	A116735
Acid Extractable Phosphorus (P)	ug/g	610	680	50	A116735
Acid Extractable Potassium (K)	ug/g	970	2000	200	A116735
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	A116735
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	A116735
Acid Extractable Sodium (Na)	ug/g	190	140	50	A116735
Acid Extractable Strontium (Sr)	ug/g	20	21	1.0	A116735
Acid Extractable Thallium (Tl)	ug/g	0.087	0.082	0.050	A116735
Acid Extractable Tin (Sn)	ug/g	<1.0	<1.0	1.0	A116735
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					



BUREAU
VERITAS

Bureau Veritas Job #: C624803

Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: ONEIDA CRESCENT

Your P.O. #: 1094597

Sampler Initials: CT

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		BARA35	BARA36		
Sampling Date		2026/03/10 11:30	2026/03/10 12:00		
COC Number		NA	NA		
	UNITS	GS26-01	BH25-DUP 1	RDL	QC Batch
Acid Extractable Uranium (U)	ug/g	0.43	0.42	0.050	A116735
Acid Extractable Vanadium (V)	ug/g	22	26	5.0	A116735
Acid Extractable Zinc (Zn)	ug/g	54	59	5.0	A116735
Acid Extractable Mercury (Hg)	ug/g	<0.050	<0.050	0.050	A116735
RDL = Reportable Detection Limit					
QC Batch = Quality Control Batch					



GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	8.7°C
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Revised Report (2026/03/20): Additional metal parameters results have been included in the report as per request from C. Thorne.

Revised Report (2026/03/23): Additional metal parameter (Uranium) result has been included in the report.

Sample BARA33 [BH25-06 (SS-2)] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Sample BARA35 [GS26-01] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Results relate only to the items tested.



**BUREAU
VERITAS**

Bureau Veritas Job #: C624803

Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers

Client Project #: 2958-7552

Site Location: ONEIDA CRESCENT

Your P.O. #: 1094597

Sampler Initials: CT

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A114350	KDK	QC Standard	Sieve - #200 (<0.075mm)	2026/03/13		57	%	53 - 58
			Sieve - #200 (>0.075mm)	2026/03/13		43	%	42 - 47
A114350	KDK	RPD	Sieve - #200 (<0.075mm)	2026/03/13	0.58		%	20
			Sieve - #200 (>0.075mm)	2026/03/13	1.3		%	20
A115503	VSU	RPD [BARA33-03]	Moisture	2026/03/14	2.2		%	20
A115590	LFE	Matrix Spike	D10-Anthracene	2026/03/16		96	%	50 - 130
			D14-Terphenyl (FS)	2026/03/16		90	%	50 - 130
			D8-Acenaphthylene	2026/03/16		92	%	50 - 130
			Acenaphthene	2026/03/16		99	%	50 - 130
			Acenaphthylene	2026/03/16		97	%	50 - 130
			Anthracene	2026/03/16		100	%	50 - 130
			Benzo(a)anthracene	2026/03/16		96	%	50 - 130
			Benzo(a)pyrene	2026/03/16		95	%	50 - 130
			Benzo(b/j)fluoranthene	2026/03/16		92	%	50 - 130
			Benzo(g,h,i)perylene	2026/03/16		91	%	50 - 130
			Benzo(k)fluoranthene	2026/03/16		100	%	50 - 130
			Chrysene	2026/03/16		102	%	50 - 130
			Dibenzo(a,h)anthracene	2026/03/16		96	%	50 - 130
			Fluoranthene	2026/03/16		87	%	50 - 130
			Fluorene	2026/03/16		95	%	50 - 130
			Indeno(1,2,3-cd)pyrene	2026/03/16		101	%	50 - 130
			1-Methylnaphthalene	2026/03/16		98	%	50 - 130
			2-Methylnaphthalene	2026/03/16		98	%	50 - 130
			Naphthalene	2026/03/16		89	%	50 - 130
			Phenanthrene	2026/03/16		92	%	50 - 130
			Pyrene	2026/03/16		90	%	50 - 130
A115590	LFE	Spiked Blank	D10-Anthracene	2026/03/16		95	%	50 - 130
			D14-Terphenyl (FS)	2026/03/16		88	%	50 - 130
			D8-Acenaphthylene	2026/03/16		92	%	50 - 130
			Acenaphthene	2026/03/16		97	%	50 - 130
			Acenaphthylene	2026/03/16		98	%	50 - 130
			Anthracene	2026/03/16		98	%	50 - 130
			Benzo(a)anthracene	2026/03/16		101	%	50 - 130
			Benzo(a)pyrene	2026/03/16		97	%	50 - 130
			Benzo(b/j)fluoranthene	2026/03/16		94	%	50 - 130
			Benzo(g,h,i)perylene	2026/03/16		98	%	50 - 130
			Benzo(k)fluoranthene	2026/03/16		101	%	50 - 130
			Chrysene	2026/03/16		108	%	50 - 130
			Dibenzo(a,h)anthracene	2026/03/16		91	%	50 - 130
			Fluoranthene	2026/03/16		97	%	50 - 130
			Fluorene	2026/03/16		93	%	50 - 130
			Indeno(1,2,3-cd)pyrene	2026/03/16		102	%	50 - 130
			1-Methylnaphthalene	2026/03/16		100	%	50 - 130
			2-Methylnaphthalene	2026/03/16		100	%	50 - 130
			Naphthalene	2026/03/16		91	%	50 - 130
			Phenanthrene	2026/03/16		102	%	50 - 130
			Pyrene	2026/03/16		99	%	50 - 130
A115590	LFE	Method Blank	D10-Anthracene	2026/03/16		106	%	50 - 130
			D14-Terphenyl (FS)	2026/03/16		95	%	50 - 130
			D8-Acenaphthylene	2026/03/16		95	%	50 - 130
			Acenaphthene	2026/03/16	<0.0050		ug/g	
			Acenaphthylene	2026/03/16	<0.0050		ug/g	



**BUREAU
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Bureau Veritas Job #: C624803
Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: ONEIDA CRESCENT
Your P.O. #: 1094597
Sampler Initials: CT

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A115590	LFE	RPD	Anthracene	2026/03/16	<0.0050		ug/g	
			Benzo(a)anthracene	2026/03/16	<0.0050		ug/g	
			Benzo(a)pyrene	2026/03/16	<0.0050		ug/g	
			Benzo(b/j)fluoranthene	2026/03/16	<0.0050		ug/g	
			Benzo(g,h,i)perylene	2026/03/16	<0.0050		ug/g	
			Benzo(k)fluoranthene	2026/03/16	<0.0050		ug/g	
			Chrysene	2026/03/16	<0.0050		ug/g	
			Dibenzo(a,h)anthracene	2026/03/16	<0.0050		ug/g	
			Fluoranthene	2026/03/16	<0.0050		ug/g	
			Fluorene	2026/03/16	<0.0050		ug/g	
			Indeno(1,2,3-cd)pyrene	2026/03/16	<0.0050		ug/g	
			1-Methylnaphthalene	2026/03/16	<0.0050		ug/g	
			2-Methylnaphthalene	2026/03/16	<0.0050		ug/g	
			Naphthalene	2026/03/16	<0.0050		ug/g	
			Phenanthrene	2026/03/16	<0.0050		ug/g	
			Pyrene	2026/03/16	<0.0050		ug/g	
			Acenaphthene	2026/03/16	36		%	40
			Acenaphthylene	2026/03/16	NC		%	40
			Anthracene	2026/03/16	79 (1)		%	40
			Benzo(a)anthracene	2026/03/16	38		%	40
			Benzo(a)pyrene	2026/03/16	35		%	40
			Benzo(b/j)fluoranthene	2026/03/16	31		%	40
			Benzo(g,h,i)perylene	2026/03/16	32		%	40
			Benzo(k)fluoranthene	2026/03/16	34		%	40
			Chrysene	2026/03/16	40		%	40
			Dibenzo(a,h)anthracene	2026/03/16	NC		%	40
			Fluoranthene	2026/03/16	44 (1)		%	40
			Fluorene	2026/03/16	NC		%	40
			Indeno(1,2,3-cd)pyrene	2026/03/16	33		%	40
			1-Methylnaphthalene	2026/03/16	NC		%	40
			2-Methylnaphthalene	2026/03/16	NC		%	40
			Naphthalene	2026/03/16	NC		%	40
			Phenanthrene	2026/03/16	66 (1)		%	40
			Pyrene	2026/03/16	42 (1)		%	40
A115603	FKU	Matrix Spike [BARA33-02]	Chromium (VI)	2026/03/16		82	%	70 - 130
A115603	FKU	Spiked Blank	Chromium (VI)	2026/03/16		96	%	80 - 120
A115603	FKU	Method Blank	Chromium (VI)	2026/03/16	<0.18		ug/g	
A115603	FKU	RPD [BARA33-02]	Chromium (VI)	2026/03/16	NC		%	35
A115611	JJE	Matrix Spike	o-Terphenyl	2026/03/16		94	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/16		96	%	60 - 140
			F3 (C16-C34 Hydrocarbons)	2026/03/16		100	%	60 - 140
			F4 (C34-C50 Hydrocarbons)	2026/03/16		99	%	60 - 140
		Spiked Blank	o-Terphenyl	2026/03/16		93	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/16		95	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2026/03/16		99	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2026/03/16		97	%	80 - 120
		Method Blank	o-Terphenyl	2026/03/16		96	%	60 - 140
			F2 (C10-C16 Hydrocarbons)	2026/03/16	<7.0		ug/g	
			F3 (C16-C34 Hydrocarbons)	2026/03/16	<50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2026/03/16	<50		ug/g	
A115611	JJE	RPD	F2 (C10-C16 Hydrocarbons)	2026/03/16	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2026/03/16	NC		%	30



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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			F4 (C34-C50 Hydrocarbons)	2026/03/16	NC		%	30
A115618	GYA	Matrix Spike	WAD Cyanide (Free)	2026/03/16		108	%	75 - 125
A115618	GYA	Spiked Blank	WAD Cyanide (Free)	2026/03/16		111	%	80 - 120
A115618	GYA	Method Blank	WAD Cyanide (Free)	2026/03/16	<0.01		ug/g	
A115618	GYA	RPD	WAD Cyanide (Free)	2026/03/16	NC		%	35
A115926	HH	Spiked Blank	Available (CaCl2) pH	2026/03/16		100	%	97 - 103
A115926	HH	RPD	Available (CaCl2) pH	2026/03/16	2.2		%	N/A
A116398	GYA	Matrix Spike	WAD Cyanide (Free)	2026/03/17		103	%	75 - 125
A116398	GYA	Spiked Blank	WAD Cyanide (Free)	2026/03/17		109	%	80 - 120
A116398	GYA	Method Blank	WAD Cyanide (Free)	2026/03/17	<0.01		ug/g	
A116398	GYA	RPD	WAD Cyanide (Free)	2026/03/17	NC		%	35
A116539	SAU	Spiked Blank	Available (CaCl2) pH	2026/03/17		100	%	97 - 103
A116539	SAU	RPD	Available (CaCl2) pH	2026/03/17	1.0		%	N/A
A116735	DT1	Matrix Spike	Acid Extractable Aluminum (Al)	2026/03/17		NC	%	75 - 125
			Acid Extractable Antimony (Sb)	2026/03/17		110	%	75 - 125
			Acid Extractable Arsenic (As)	2026/03/17		111	%	75 - 125
			Acid Extractable Barium (Ba)	2026/03/17		116	%	75 - 125
			Acid Extractable Beryllium (Be)	2026/03/17		111	%	75 - 125
			Acid Extractable Bismuth (Bi)	2026/03/17		109	%	75 - 125
			Acid Extractable Boron (B)	2026/03/17		109	%	75 - 125
			Acid Extractable Cadmium (Cd)	2026/03/17		109	%	75 - 125
			Acid Extractable Calcium (Ca)	2026/03/17		NC	%	75 - 125
			Acid Extractable Chromium (Cr)	2026/03/17		113	%	75 - 125
			Acid Extractable Cobalt (Co)	2026/03/17		110	%	75 - 125
			Acid Extractable Copper (Cu)	2026/03/17		108	%	75 - 125
			Acid Extractable Iron (Fe)	2026/03/17		NC	%	75 - 125
			Acid Extractable Lead (Pb)	2026/03/17		112	%	75 - 125
			Acid Extractable Magnesium (Mg)	2026/03/17		NC	%	75 - 125
			Acid Extractable Manganese (Mn)	2026/03/17		NC	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2026/03/17		109	%	75 - 125
			Acid Extractable Nickel (Ni)	2026/03/17		110	%	75 - 125
			Acid Extractable Phosphorus (P)	2026/03/17		NC	%	75 - 125
			Acid Extractable Potassium (K)	2026/03/17		NC	%	75 - 125
			Acid Extractable Selenium (Se)	2026/03/17		111	%	75 - 125
			Acid Extractable Silver (Ag)	2026/03/17		111	%	75 - 125
			Acid Extractable Sodium (Na)	2026/03/17		NC	%	75 - 125
			Acid Extractable Strontium (Sr)	2026/03/17		NC	%	75 - 125
			Acid Extractable Thallium (Tl)	2026/03/17		108	%	75 - 125
			Acid Extractable Tin (Sn)	2026/03/17		111	%	75 - 125
			Acid Extractable Uranium (U)	2026/03/17		115	%	75 - 125
			Acid Extractable Vanadium (V)	2026/03/17		113	%	75 - 125
			Acid Extractable Zinc (Zn)	2026/03/17		117	%	75 - 125
			Acid Extractable Mercury (Hg)	2026/03/17		111	%	75 - 125
A116735	DT1	Spiked Blank	Acid Extractable Aluminum (Al)	2026/03/17		109	%	80 - 120
			Acid Extractable Antimony (Sb)	2026/03/17		101	%	80 - 120
			Acid Extractable Arsenic (As)	2026/03/17		100	%	80 - 120
			Acid Extractable Barium (Ba)	2026/03/17		97	%	80 - 120
			Acid Extractable Beryllium (Be)	2026/03/17		97	%	80 - 120
			Acid Extractable Bismuth (Bi)	2026/03/17		100	%	80 - 120
			Acid Extractable Boron (B)	2026/03/17		93	%	80 - 120
			Acid Extractable Cadmium (Cd)	2026/03/17		99	%	80 - 120
			Acid Extractable Calcium (Ca)	2026/03/17		111	%	80 - 120



**BUREAU
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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A116735	DT1	Method Blank	Acid Extractable Chromium (Cr)	2026/03/17		101	%	80 - 120
			Acid Extractable Cobalt (Co)	2026/03/17		100	%	80 - 120
			Acid Extractable Copper (Cu)	2026/03/17		99	%	80 - 120
			Acid Extractable Iron (Fe)	2026/03/17		111	%	80 - 120
			Acid Extractable Lead (Pb)	2026/03/17		100	%	80 - 120
			Acid Extractable Magnesium (Mg)	2026/03/17		105	%	80 - 120
			Acid Extractable Manganese (Mn)	2026/03/17		102	%	80 - 120
			Acid Extractable Molybdenum (Mo)	2026/03/17		97	%	80 - 120
			Acid Extractable Nickel (Ni)	2026/03/17		102	%	80 - 120
			Acid Extractable Phosphorus (P)	2026/03/17		106	%	80 - 120
			Acid Extractable Potassium (K)	2026/03/17		104	%	80 - 120
			Acid Extractable Selenium (Se)	2026/03/17		103	%	80 - 120
			Acid Extractable Silver (Ag)	2026/03/17		104	%	80 - 120
			Acid Extractable Sodium (Na)	2026/03/17		107	%	80 - 120
			Acid Extractable Strontium (Sr)	2026/03/17		100	%	80 - 120
			Acid Extractable Thallium (Tl)	2026/03/17		99	%	80 - 120
			Acid Extractable Tin (Sn)	2026/03/17		99	%	80 - 120
			Acid Extractable Uranium (U)	2026/03/17		105	%	80 - 120
			Acid Extractable Vanadium (V)	2026/03/17		96	%	80 - 120
			Acid Extractable Zinc (Zn)	2026/03/17		103	%	80 - 120
			Acid Extractable Mercury (Hg)	2026/03/17		102	%	80 - 120
			Acid Extractable Aluminum (Al)	2026/03/17	<50		ug/g	
			Acid Extractable Antimony (Sb)	2026/03/17	<0.20		ug/g	
			Acid Extractable Arsenic (As)	2026/03/17	<1.0		ug/g	
			Acid Extractable Barium (Ba)	2026/03/17	<0.50		ug/g	
			Acid Extractable Beryllium (Be)	2026/03/17	<0.20		ug/g	
			Acid Extractable Bismuth (Bi)	2026/03/17	<1.0		ug/g	
			Acid Extractable Boron (B)	2026/03/17	<5.0		ug/g	
			Acid Extractable Cadmium (Cd)	2026/03/17	<0.10		ug/g	
			Acid Extractable Calcium (Ca)	2026/03/17	<50		ug/g	
			Acid Extractable Chromium (Cr)	2026/03/17	<1.0		ug/g	
			Acid Extractable Cobalt (Co)	2026/03/17	<0.10		ug/g	
			Acid Extractable Copper (Cu)	2026/03/17	<0.50		ug/g	
			Acid Extractable Iron (Fe)	2026/03/17	<50		ug/g	
			Acid Extractable Lead (Pb)	2026/03/17	<1.0		ug/g	
			Acid Extractable Magnesium (Mg)	2026/03/17	<50		ug/g	
			Acid Extractable Manganese (Mn)	2026/03/17	<1.0		ug/g	
			Acid Extractable Molybdenum (Mo)	2026/03/17	<0.50		ug/g	
			Acid Extractable Nickel (Ni)	2026/03/17	<0.50		ug/g	
			Acid Extractable Phosphorus (P)	2026/03/17	<50		ug/g	
			Acid Extractable Potassium (K)	2026/03/17	<200		ug/g	
			Acid Extractable Selenium (Se)	2026/03/17	<0.50		ug/g	
			Acid Extractable Silver (Ag)	2026/03/17	<0.20		ug/g	
			Acid Extractable Sodium (Na)	2026/03/17	<50		ug/g	
			Acid Extractable Strontium (Sr)	2026/03/17	<1.0		ug/g	
			Acid Extractable Thallium (Tl)	2026/03/17	<0.050		ug/g	
			Acid Extractable Tin (Sn)	2026/03/17	<1.0		ug/g	
			Acid Extractable Uranium (U)	2026/03/17	<0.050		ug/g	
			Acid Extractable Vanadium (V)	2026/03/17	<5.0		ug/g	
			Acid Extractable Zinc (Zn)	2026/03/17	<5.0		ug/g	
			Acid Extractable Mercury (Hg)	2026/03/17	<0.050		ug/g	
A116735	DT1	RPD	Acid Extractable Antimony (Sb)	2026/03/17	NC		%	30



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QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Arsenic (As)	2026/03/17	0.76		%	30
			Acid Extractable Barium (Ba)	2026/03/17	4.4		%	30
			Acid Extractable Beryllium (Be)	2026/03/17	NC		%	30
			Acid Extractable Boron (B)	2026/03/17	NC		%	30
			Acid Extractable Cadmium (Cd)	2026/03/17	NC		%	30
			Acid Extractable Chromium (Cr)	2026/03/17	0.93		%	30
			Acid Extractable Cobalt (Co)	2026/03/17	0.10		%	30
			Acid Extractable Copper (Cu)	2026/03/17	6.6		%	30
			Acid Extractable Lead (Pb)	2026/03/17	0.98		%	30
			Acid Extractable Molybdenum (Mo)	2026/03/17	NC		%	30
			Acid Extractable Nickel (Ni)	2026/03/17	1.8		%	30
			Acid Extractable Selenium (Se)	2026/03/17	NC		%	30
			Acid Extractable Silver (Ag)	2026/03/17	NC		%	30
			Acid Extractable Thallium (Tl)	2026/03/17	NC		%	30
			Acid Extractable Uranium (U)	2026/03/17	8.0		%	30
			Acid Extractable Vanadium (V)	2026/03/17	2.6		%	30
			Acid Extractable Zinc (Zn)	2026/03/17	3.7		%	30
			Acid Extractable Mercury (Hg)	2026/03/17	NC		%	30
A116834	H_W	Matrix Spike	1,4-Difluorobenzene	2026/03/18		104	%	60 - 140
			4-Bromofluorobenzene	2026/03/18		97	%	60 - 140
			D10-o-Xylene	2026/03/18		103	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/18		103	%	60 - 140
			Benzene	2026/03/18		83	%	50 - 140
			Toluene	2026/03/18		81	%	50 - 140
			Ethylbenzene	2026/03/18		91	%	50 - 140
			o-Xylene	2026/03/18		91	%	50 - 140
			p+m-Xylene	2026/03/18		86	%	50 - 140
			F1 (C6-C10)	2026/03/18		80	%	60 - 140
A116834	H_W	Spiked Blank	1,4-Difluorobenzene	2026/03/18		103	%	60 - 140
			4-Bromofluorobenzene	2026/03/18		96	%	60 - 140
			D10-o-Xylene	2026/03/18		101	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/18		107	%	60 - 140
			Benzene	2026/03/18		85	%	50 - 140
			Toluene	2026/03/18		80	%	50 - 140
			Ethylbenzene	2026/03/18		91	%	50 - 140
			o-Xylene	2026/03/18		91	%	50 - 140
			p+m-Xylene	2026/03/18		86	%	50 - 140
			F1 (C6-C10)	2026/03/18		94	%	80 - 120
A116834	H_W	Method Blank	1,4-Difluorobenzene	2026/03/18		106	%	60 - 140
			4-Bromofluorobenzene	2026/03/18		96	%	60 - 140
			D10-o-Xylene	2026/03/18		101	%	60 - 140
			D4-1,2-Dichloroethane	2026/03/18		105	%	60 - 140
			Benzene	2026/03/18	<0.020		ug/g	
			Toluene	2026/03/18	<0.020		ug/g	
			Ethylbenzene	2026/03/18	<0.020		ug/g	
			o-Xylene	2026/03/18	<0.020		ug/g	
			p+m-Xylene	2026/03/18	<0.040		ug/g	
			Total Xylenes	2026/03/18	<0.040		ug/g	
			F1 (C6-C10)	2026/03/18	<10		ug/g	
			F1 (C6-C10) - BTEX	2026/03/18	<10		ug/g	
A116834	H_W	RPD	Benzene	2026/03/18	NC		%	50
			Toluene	2026/03/18	NC		%	50



QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Ethylbenzene	2026/03/18	NC		%	50
			o-Xylene	2026/03/18	NC		%	50
			p+m-Xylene	2026/03/18	NC		%	50
			Total Xylenes	2026/03/18	NC		%	50
			F1 (C6-C10)	2026/03/18	NC		%	30
			F1 (C6-C10) - BTEX	2026/03/18	NC		%	30

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

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

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference $\leq 2 \times$ RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.



BUREAU
VERITAS

Bureau Veritas Job #: C624803
Report Date: 2026/03/23

CF Crozier & Associates Inc. Consulting Engineers
Client Project #: 2958-7552
Site Location: ONEIDA CRESCENT
Your P.O. #: 1094597
Sampler Initials: CT

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere, Senior Scientific Specialist

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266

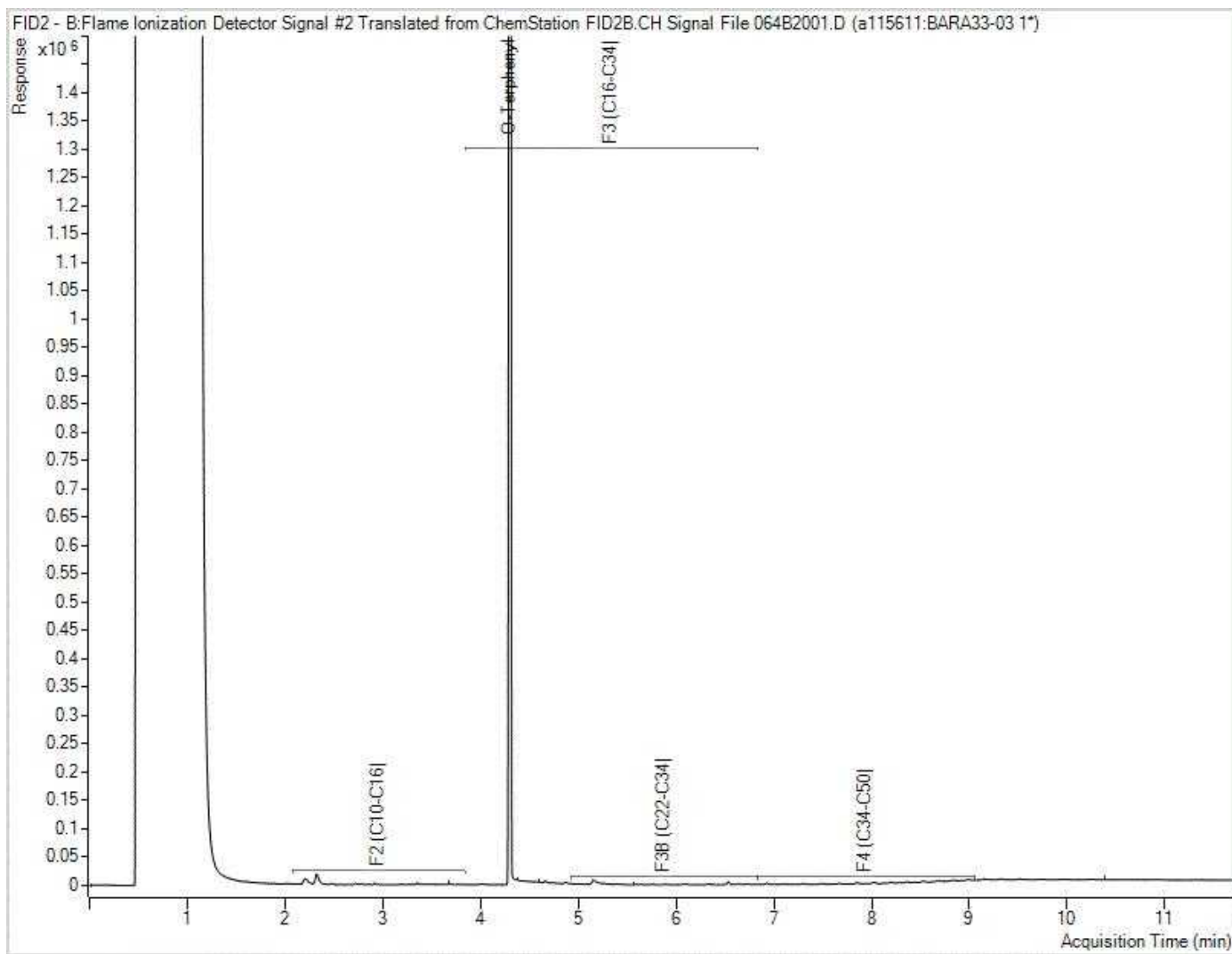
ENV COC - 00014v6

Page 1 of 1



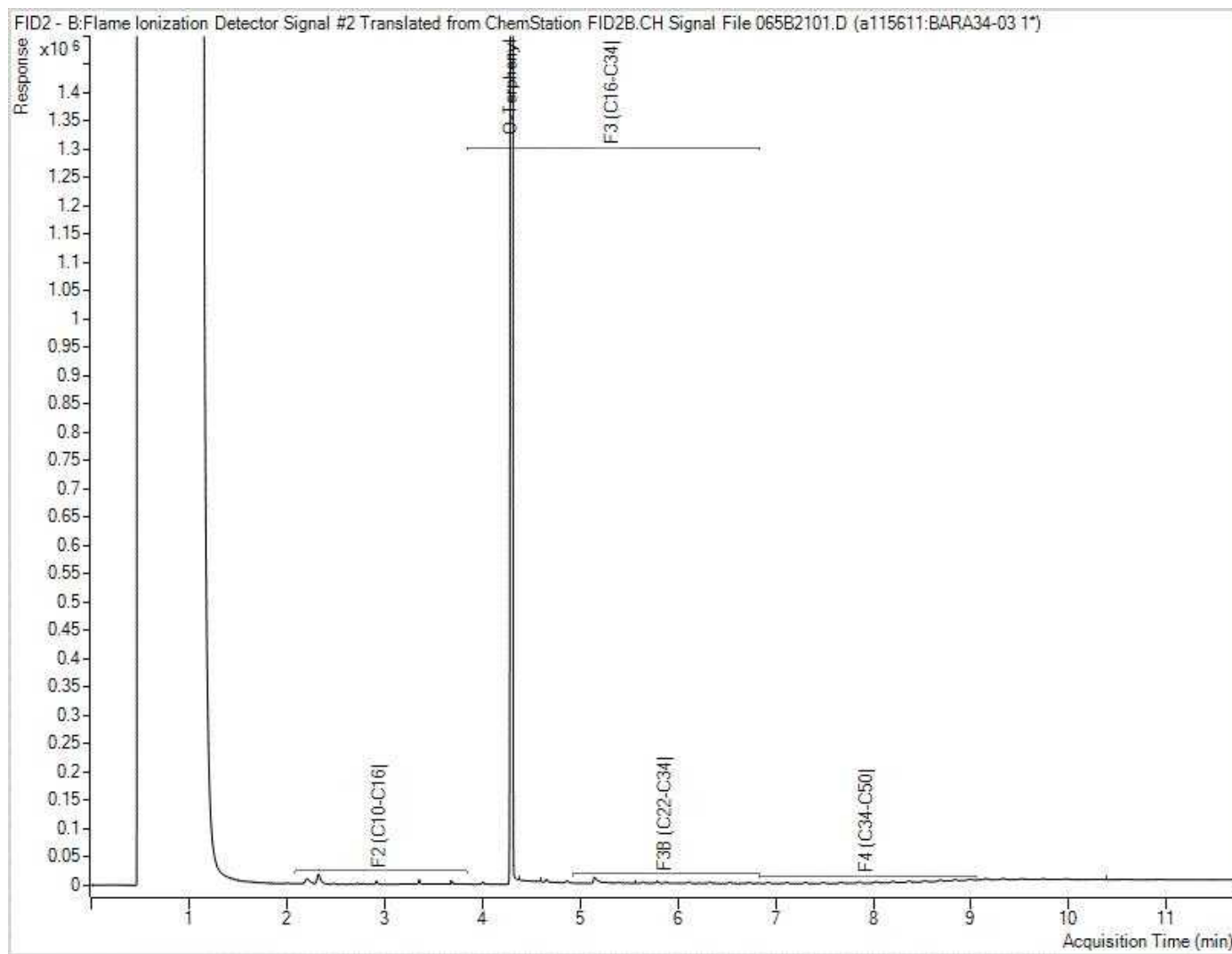
NONT-2026-03-1730

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



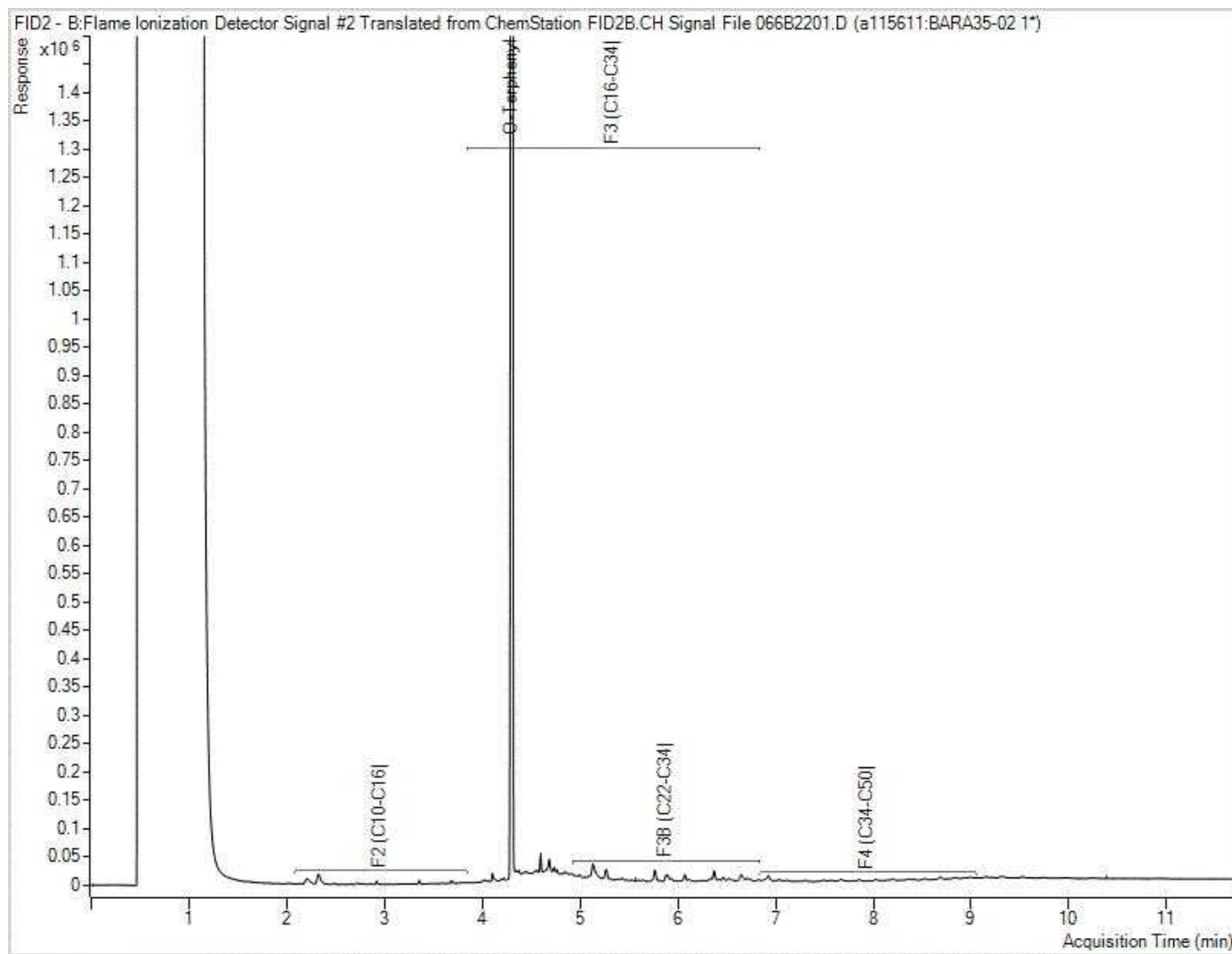
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



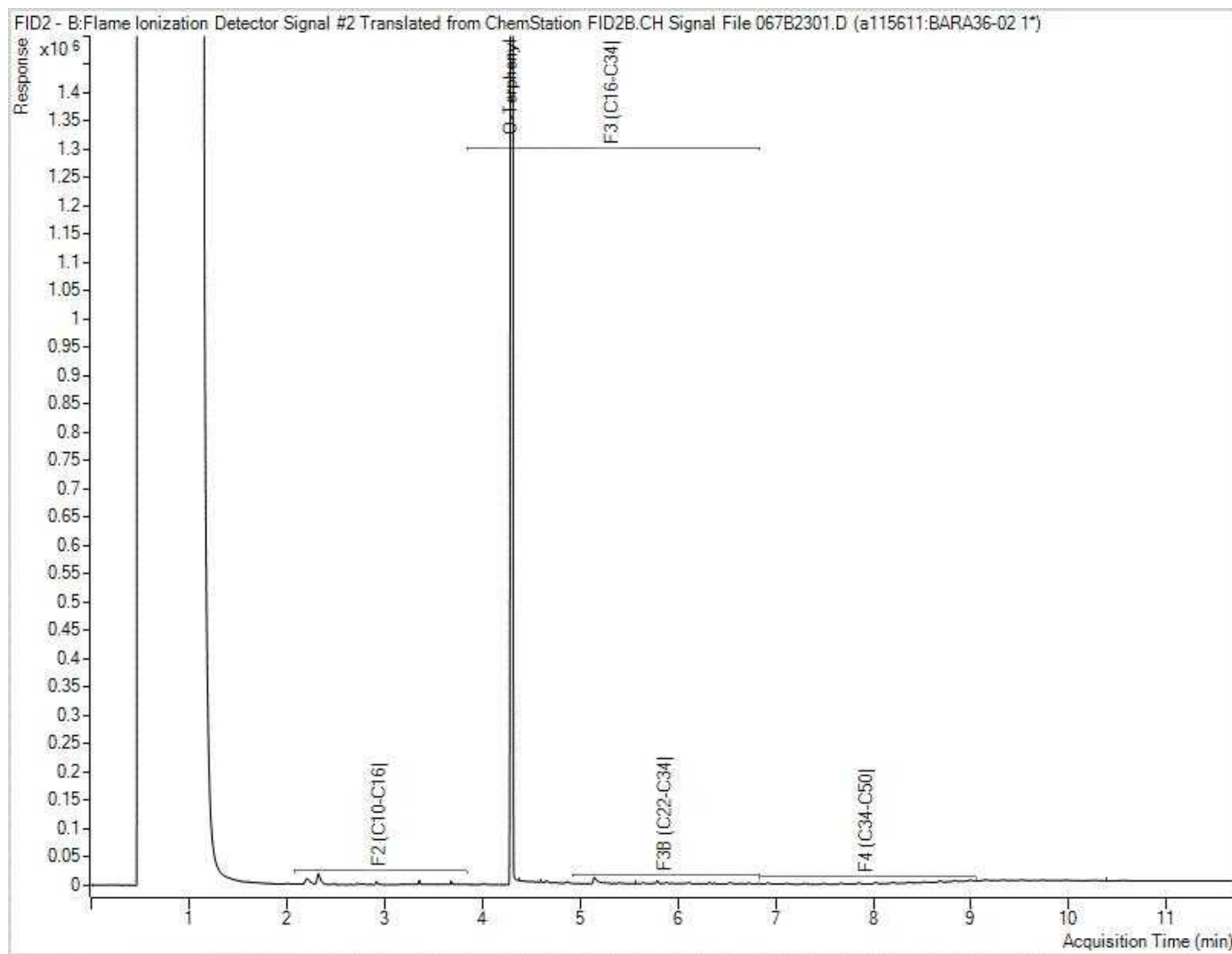
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Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



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Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



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