Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, Ontario

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Type of Document:
FINAL

Project Name:
Phase Two Environmental Site Assessment

Project Number:
GTR-22007301-A0

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Date Submitted:
September 21, 2022

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1 Executive Summary

EXP Services Inc. (EXP) was retained by Rosseau Development Corp. ("Client") to complete a Phase Two Environmental Site Assessment (ESA) of the property addressed as 2083 Old Lakeshore Road, in Burlington, Ontario. This parcel of land is hereinafter referred to as the 'Site' or the 'Phase Two Property'.

The Site is municipally known as 2083 Old Lakeshore Road and is occupied by an asphalt paved parking lot, and located in Burlington, Ontario. The Site has an area of approximately 0.20 hectares (0.5 acres). The properties surrounding the Site consist of Lakeshore Road and a mix of residential and commercial properties to the north and east, Old Lakeshore Road and commercial properties to the south, and a commercial property (Royal LePage) to the west.

According to a review of historical records, aerial photographs, and the Phase One ESA completed by EXP (EXP 2022), the Site was first developed circa 1910 with two (2) residential structures and two (2) ancillary buildings. The residential structures were present on the Site until approximately 1971 when they were demolished, and the Site converted to a parking lot.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP (EXP 2022) and to support the filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information regarding the APECs is outlined in Section 3.0 of this report.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standards defined by O.Reg. 153/04 and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

- Five (5) boreholes were advanced by Elements GEO between April 25th and 28th, 2022, to a maximum depth of 9.14 metres below ground surface (m bgs).
- The boreholes were advanced through the paved parking lot surface and encountered the surficial asphalt pavement structure overlying a layer of silty sand fill, which extended to depths of ranging from 0.7 to 1.3 m below ground surface (m bgs). The underlying native soil consisted of sand and/or silty clay till deposits. Red shale bedrock of the Queenston Formation was encountered underlying the till at depths ranging from approximately 3.2 to 3.8 m bgs.
- The monitoring well network advanced as part of this Phase Two ESA consisted of four (4) newly installed monitoring wells (BH/MW-1, BH/MW-2, BH/MW-3, and BH/MW-4). BH/MW-1, BH/MW-3, and BH/MW-4 were screened between 3.66 and 6.71 m bgs, and BH/MW-2 was screened between 6.10 and 9.14 m bgs.
- Based on the groundwater contour map delineated for the Site, on-Site groundwater flow is to the southwest. A groundwater contour map is presented in Figure 6, however; EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.
- The horizontal hydraulic gradient on Site was calculated as 0.062 m/m (between BH/MW-1 and BH/MW-3) and 0.060 m/m (between BH/MW-3 and BH/MW-4).
- The reported pH values were 7.99 for surface soils and 7.81 for subsurface soils, across the investigation, which are within the acceptable range to use the Table 3 SCS.
- Soil samples were submitted for the analysis of PHCs, BTEX) Metals, HFM, PAHs, PCBs, and ORPs.

  - All parameters analyzed were either not detected at the laboratory RDLs, or detected below the applicable Table 3 SCS, with the exception of lead in soil sample BH/MW-5 SS1.

- Groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, Metals, and HFM.
  - All parameters analyzed were either not detected at the laboratory RDLs or detected below the applicable Table 3 SCS.
- No evidence of free product (i.e., visible film or sheen), or odor was observed during soil sampling, groundwater purging, or groundwater sampling activities.
- Remedial activities to address the lead exceedance were completed between June 22nd and 24th, 2022. A total of 4 cubic meters (m^3) of lead impacted soils were removed from the Site and disposed of at an off-Site disposal facility.
- Confirmatory soil sampling was conducted from the walls and floor of the final extent of the excavation, and a total of two (2) floor samples, and four (4) wall samples were collected. The confirmatory soil samples met Table 3 SCS. The excavation was subsequently backfilled with a granular material.

Based on the findings of the Phase Two ESA (including the remedial activities) no further work is recommended at this time and the filing of a Record of Site Condition can be completed. ***This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety***.

2 Introduction

EXP Services Inc. (EXP) was retained by Rosseau Development Corp. (“Client”) to complete a Phase Two Environmental Site Assessment (ESA) of the property addressed as 2083 Old Lakeshore Road, in Burlington, Ontario. This parcel of land is hereinafter referred to as the 'Site' or the ’Phase Two Property’.

This report has been prepared in support of the proposed redevelopment of the Site as residential and commercial land use, and as such; will support the filing of a Record of Site Condition (RSC).

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by O.Reg. 153/04 and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP (EXP 2022) and to support the filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information regarding the APECs is outlined in Section 3.0 of this report.

2.1 Site Description

The Site is municipally known as 2083 Old Lakeshore Road and is occupied by an asphalt paved parking lot, and located in Burlington, Ontario. The Site has an area of approximately 0.20 hectares (0.5 acres). The properties surrounding the Site consist of Lakeshore Road and a mix of residential and commercial properties to the north and east, Old Lakeshore Road and commercial properties to the south, and a commercial property (Royal LePage) to the west.

According to a review of historical records, aerial photographs, and the Phase One ESA completed by EXP (EXP 2022), the Site was first developed circa 1910 with two (2) residential structures and two (2) ancillary buildings. The residential structures were present on the Site until approximately 1971 when they were demolished, and the Site converted to a parking lot.

2.2 Legal Description and Property Ownership

Refer to the table below for the Site identification information:

Municipal Address	2083 Old Lakeshore Road
Current Land Use	Parking Lot
Proposed Land Use	Residential and commercial
Legal Description	LT 5 BLK Q, COMPILED PLAN PL92; PT LT 4 BLK Q, COMPILED PLAN PL92; PT LT 6 BLK Q, COMPILED PLAN PL92, PTS 2 & 3, 20R4751; BURLINGTON. DESCRIPTION INCONSISTENT RE: PT 3, 20R4751 RE: HR50919 PER JG 01.05.24.
Property Identification Number (PIN)	070610009
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 597900 m E 4797738 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	0.20 hectares (0.50 acres)

Property Owner	2084 Lakeshore Holdings Ltd.
Owner Contact and Address	Ms. Erica Forest Rosseau Development Corp. 3190 Harvester Road, Suite 201A Burlington, Ontario L7N 3T1
Any Other Person Who Engaged the QPESA	Ms. Erica Forest Rosseau Development Corp. 3190 Harvester Road, Suite 201A Burlington, Ontario L7N 3T1

2.3 Current and Proposed Future Uses

At the time of the Phase Two ESA, the Site was a vacant parking lot. It is EXP's understanding that the Client is redeveloping the Site for residential and commercial land use.

2.4 Applicable Site Condition Standards

Analytical results obtained for Site soil and groundwater samples were assessed against Site Condition Standards (SCS) as established under subsection 169.4(1) of the Environmental Protection Act, and presented in the document MECP "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", ("SGWS" Standards), (MECP, 2011). Tabulated background SCS (Table 1) applicable to environmentally sensitive Sites and effects based generic SCS (Tables 2 to 9) applicable to non-environmentally sensitive Sites are provided in MECP (2011). The effects based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

For assessment purposes, EXP selected the MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition for Residential/Parkland/Institutional Land Use with fine textured soil. The selection of this category was based on the following factors:

- More than 2/3 area of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.
- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.
- The property is not located within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area. Based on the review of available resources from the Ministry of Natural Resources and Forestry and MECP, no areas of natural significance were identified at the Site or within the Phase One Study Area.
- The Site is serviced by the Halton Region water distribution system; and, to the best of EXP's knowledge, all properties within 250 m of the Site are serviced by the municipal water supply (i.e., there are no potable water supply wells located within the Phase Two Study Area). A letter received from the Halton Region expressed no objection to Non-Potable Ground Water for filing Record of Site Condition for this Site. The letter of Intent is presented in Appendix H.
- Based on grain size analysis completed as part of a geotechnical investigation by EXP in 2022), the soil texture at the Site was determined to be fine textured soils within the native soils (refer to Appendix G).
- The Site proposed land use is residential and commercial.
- There is no intention to carry out a stratified restoration at the Site.

3 Background Information

3.1 Physical Setting

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 30M11. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.

Based on the review of the above maps, the following information was obtained:

- The Site is approximately 80 metres above sea level (m asl) and is generally flat.
- A review of the topographic map indicated that Rambo Creek is located approximately 125 m northeast of the Site and flows from northwest to southeast and discharges to Lake Ontario. Lake Ontario is located approximately 80 m south of the Site. Based on the information provided on the topographic map, regional groundwater is expected to flow southerly.
- The Site is expected to consist of sand, gravelly sand, and gravel nearshore and beach deposits from the glaciomarine deposits.
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation consisting of shale, limestone, dolostone, and siltstone.

3.2 Previous Environmental Investigations

The following reports were available for review at the time of this Phase Two ESA:

1. A report entitled "Phase One Environmental Site Assessment – 2083 Old Lakeshore Road, Burlington, Ontario" dated May 2022, was prepared for Rosseau Development Corp., by EXP Services Inc. (EXP). Pertinent information from the report is as follows:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCAs)[1]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1a: Importation of Fill Material	Entire Site	PCA#30 – Importation of Fill Materials of Unknown Quality.	On-Site	Polycyclic Aromatic Hydrocarbons (PAHs) and Metals, Hydride-Forming Metals (HFM)	Soil
APEC 1b: Transformer	Northeast portion of the Site	PCA #55 – Transformer Manufacturing, Processing and Use	On-Site	Polychlorinated biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)	Soil

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCAs)[1]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 2: Off-Site APECs to the north (former machine shop, waste generation)	North portion of the Site	PCA "Other" – Spill PCA #33 – Metal Treatment, Coating, Plating, and Finishing PCA "Other" – Waste Generation	Off-Site	PHCs, BTEX, VOCs, Metals	Groundwater
APEC 3: Off-Site APECs to the West (auto service, underground storage tank)	West portion of the Site	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Off-Site	PHCS, BTEX	Groundwater
APEC 4: Off-Site APECs to the East (spill of hydraulic oil)	East portion of the Site	PCA "Other" – Spill	Off-Site	PHCs, BTEX	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg 153/04, as amended) that is occurring or has occurred in a phase one Study area.

4 Scope of the Investigation

4.1 Overview of Site Investigation

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP in May 2022 and to support the filing of a RSC on the MECP Environmental Brownfield Site.

The scope of work for the Phase Two ESA was as follows:

- Request local utility locating companies (e.g., cable, telephone, gas, hydro, water, sewer and storm water) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the borehole locations and to clear the individual borehole locations;
- Advance a total of five (5) boreholes across the Site in conjunction with a geotechnical and hydrogeological investigation (reported under separate covers);
- Complete four (4) of the boreholes (BH/MW-1, BH/MW-2, BH/MW-3, BH/MW-4) as monitoring wells to assess groundwater quality at the Site;
- Collect representative soil samples from the boreholes for laboratory analysis of PHCs, BTEX, Metals, HFM, PAHs, PCBs, and/or pH;
- Develop the newly installed groundwater monitoring wells;
- Collect groundwater samples from three (3) newly installed monitoring wells for laboratory chemical analysis of PHCs including BTEX, VOCs, Metals, and HFM;
- Complete an elevation survey of all newly installed monitoring wells to determine the groundwater flow direction in the groundwater unit(s) identified beneath the Site; and,
- Analyze the data and prepare a report of the findings, in accordance with O.Reg.153/04.

4.2 Media Investigated

The Phase Two ESA included the investigation of the Site soil and/or groundwater. As there were no surface water bodies on the Site, sediment sampling was not required.

4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is incorporated into the Phase Two CSM, presented in Appendix F.

4.4 Deviations from Sampling and Analysis Plan (SAAP)

The field investigative and sampling program was carried out following the requirements of the Site Sampling and Analysis Plan (SAP in Appendix A).

No significant deviations from the SAAP were reported that affected the sampling and data quality objectives.

4.5 Impediments

The entire Site was accessible at the time of the investigation, and no physical impediments were encountered during the field investigation.

5 Investigation Method

5.1 General

The Site investigative activities consisted of the following:

- Borehole drilling to facilitate the collection of soil samples for geologic characterization and/or chemical analysis; and,
- Monitoring well installation for the collection of groundwater samples for chemical analysis.

Boreholes were advanced in the surficial fill and overburden soils by a licensed drilling company; Elements GEO (Elements), under the full-time supervision of EXP staff. The drilling equipment used to advance the boreholes is described below. No petroleum-based greases or solvents were used during drilling activities.

Monitoring wells were installed in the boreholes by a MECP licensed well contractor in accordance with O.Reg. 903/90, as amended, using manufactured well components (i.e., riser pipes and screens) and materials (i.e., sand pack and grout) from documented sources.

5.2 Underground Utilities

Prior to the commencement of drilling activities, the locations of underground utilities including, but not limited to; cable, telephone, natural gas, electrical lines, water, sewer and storm water conduits were marked out by public locating companies. In addition, a private utility locating service (Ontario Utility Locates) was retained to clear individual borehole locations.

5.3 Borehole Program

The fieldwork for the soil investigative portion of the Phase Two ESA was carried out between April 25th and 28th, 2022. The boreholes were advanced under full-time supervision of EXP staff.

Five (5) boreholes were advanced by Elements between April 25th and 28th, 2022, to a maximum depth of 9.14 metres below ground surface (m bgs). The boreholes were advanced using a truck-mounted D-70 equipped with hollow stem auger and split spoon sampling equipment. No petroleum-based greases or solvents were used during drilling activities. A summary of the boreholes advanced is provided in Table 2.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes. Field observations are summarized on the borehole logs provided in Appendix C. Representative soil samples were recovered in the overburden of the boreholes at regular intervals using a split spoon sampler.

Efforts to prevent cross contamination during the soil sampling program included the use of dedicated nitrile gloves, sampling containers, hermetic sampling syringes etc. during sampling handling, washing the auger flights between sample locations and changing the Shelby tube sampler between runs.

Drill cuttings were temporarily stored in sealed on-Site drums pending analytical results.

5.4 Soil: Sampling

The soil sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAP presented in Appendix A.

Soil samples for geologic characterization and chemical analysis were collected on a continuous basis in the overburden materials using sampling equipment advanced into the subsurface using a truck mount D-70 drill rig. Upon retrieval from the

boreholes, the split spoons were placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores were logged and assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes were texturally, visually and olfactory classified in the field and in the laboratory. Soil samples were logged for colour, grain size, moisture content, density, structures, texture and/or staining. Field observations are summarized on the borehole logs provided in Appendix C.

Measures were taken in the field and during transport to preserve sample integrity prior to chemical analysis. Recommended volumes of soil samples selected for chemical analysis were collected from the recovered cores into pre-cleaned, laboratory-supplied glass sample jars/vials identified for the specified analytical test group.

All soil samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, Bureau Veritas Laboratories (BV Labs), of Mississauga, Ontario. The samples were transported/submitted within the acceptable holding time to BV Labs following Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used for the handling and sampling of each retrieved soil core. The sampling equipment was decontaminated between sampling intervals by the drilling contractor using a potable water/phosphate-free detergent solution followed by rinses with potable water and de-ionized water. Wash and rinse waters were collected in sealed, labeled containers. Drill cuttings were placed in labeled, sealed drums upon completion of sampling pending disposal.

Soil samples submitted for specific chemical analysis were selected based on visual inspection of the recovered cores, sample location and/or depth interval. The rationale for soil sample submission is presented in Table 2.

Geologic details of the soil cores recovered from the boreholes advanced at the Site are provided in finalized boreholes logs presented in Appendix C.

Field duplicate soil samples were collected and analyzed for Quality Assurance/Quality Control (QA/QC) purposes. Refer to Section 5.14 of this report for further details.

5.5 Soil: Field Screening Measurements

A portion of each soil sample was placed in a sealed plastic bag and allowed to reach ambient temperature prior to field screening using an RKI Eagle calibrated with hexane (H) and isobutylene (I). The measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These readings provide a real-time indication of the relative concentration of vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of contamination and the selection of soil samples for analysis; samples with the highest PID readings were selected for submission to BV Labs for chemical analysis of VOCs or PHCs. Prior to use in the field, the Eagle 2 was calibrated by Spectra Scientific, and a copy of the calibration was provided with the instrument. Additionally, an ambient air reading of zero ppm was observed confirming the PID's proper operation. Each sample was additionally examined for visual, textural and olfactory classification at the time of sampling. The field screening measurements, in parts per million (ppm) isobutylene equivalents, are presented on the borehole logs in Appendix C.

5.6 Groundwater: Monitoring Well Installation

The purpose of the monitoring well installation program was to characterize groundwater quality, determine hydraulic gradients and hydraulic conductivity. The monitoring wells were installed in general accordance with the O.Reg. 903/90 and were installed by Elements.

Four (4) of the boreholes (BH/MW-1, BH/MW-2, BH/MW-3, BH/MW-4), advanced on-Site between April 25th and 28th, 2022, were instrumented with a monitoring well to assess the groundwater quality at the Site. The monitoring wells were installed at depths ranging from 6.71 to 9.14 m bgs. The monitoring wells consisted of a 3 m length, 51 mm diameter number 10 slot size (0.25 mm) PVC well screens and Schedule 40 PVC riser pipe. All pipe connections were factory machined threaded flush couplings. The annular space around the wells was backfilled with silica sand to an average height of 0.6 m above the top of the screen. A bentonite seal was added from the top of the sand pack to approximately 0.3 m below ground surface. The monitoring well was completed with a protective flush-mount well casing.

EXP continuously monitored the well installation activities. Well installation details are summarized in Table 4 and on the borehole logs provided in Appendix C.

When the monitoring wells are no longer required, they must be decommissioned in accordance with the procedure outlined in O. Reg. 903/90.

Measures taken to minimize the potential for cross contamination or the introduction of contaminants during well construction included:

- The use of well pipe components (e.g., riser pipe and well screens) with factory machined threaded flush coupling joints;
- Construction of wells without the use of glues or adhesives;
- Removing the protective plastic wraps from well components at borehole insertion to prevent contact with the ground and other surfaces; and,
- Cleaning of augers between sampling locations.

5.7 Groundwater: Monitoring Well Development

Upon completion of monitoring well installation, the new monitoring wells and previously installed monitoring wells were developed to remove fine sediment particles from the sand pack and enhance hydraulic communication with the surrounding formation waters.

BH/MW-1, BH/MW-2, BH/MW-3, BH/MW-4were developed on April 28th, 2022, using dedicated inertial tubing and foot valves to disturb the water column and recover groundwater containing dislodged sediment particles.

In addition, groundwater monitoring activities were also conducted on all of the monitoring wells which consisted of measuring the depth to groundwater in each monitoring well so that groundwater flow and direction below the Site could be assessed. Water levels were measured with respect to the top of the casing by means of an electronic water level meter. The water level measurements were recorded on water level log sheets or in a bound field notebook. The water level meter probe was decontaminated between monitoring well locations.

Equipment used during groundwater monitoring was thoroughly cleaned and decontaminated between wells. Well purging details were documented on a log sheet or in a bound hard cover notebook.

5.8 Groundwater: Field Measurements of Water Quality Parameters

Prior to collecting groundwater samples, field measurements of water quality parameters were recorded from the five (5) monitoring wells sampled utilizing low flow purging and sampling methodologies. Groundwater was purged from each location using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels were recorded at three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Groundwater was considered to be chemically stable when the pH measurements of three (3) successive readings

agreed to within ± 1 pH units, the specific conductance within ± 10%, and the temperature within ± 10%. The multi-meter electrodes were calibrated prior to receipt of the meter by the supplier using in-house reference standards.

5.9 Groundwater: Sampling

Groundwater samples were collected from three (3) of the newly installed monitoring wells (BH/MW-1, BH/MW-3, BH/MW-4) on April 29th, 2022. The groundwater sampling conducted during the completion of this Phase Two ESA was generally undertaken in accordance with the SAP presented in Appendix A.

Upon completion of purging activities, groundwater samples were collected from monitoring wells. Recommended groundwater sample volumes were collected into pre-cleaned laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples were placed in an insulated cooler pre-chilled with ice immediately upon collection. Samples for VOCs and PHCs including BTEX analysis were collected in triplicate vials prepared with concentrated sodium bisulphate as a preservative. Each VOC/PHC vial was inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no headspace was present in the samples.

All groundwater samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, BV Labs. The samples were transported/submitted following appropriate holding time requirements following BV Labs Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used at each monitoring well location.

Groundwater samples submitted for specific chemical analysis were selected on the basis of sample location and/or depth interval. The rationale for groundwater sample submission is presented in Table 5.

Appropriate QA/QC samples were collected during groundwater sampling, including field duplicate samples and trip blanks, where required, as presented in Table 5.

5.10 Sediment Sampling

As no water body was present at the Site, sediment sampling was not part of the Phase Two ESA.

5.11 Analytical Testing

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas, of Mississauga, ON. BV Labs is an accredited laboratory under the Standards Council of Canada/Canadian Association of Environmental Analytical Laboratories (Accredited Laboratory No. 97 and No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – “General Requirements for the Competence of Testing and Calibration Laboratories”.

5.12 Elevation Survey

An elevation survey was conducted during the Phase Two ESA investigative activities, with the purpose of obtaining relative vertical control of the borehole locations. The top of pipe and ground surface elevations of each borehole/monitoring well were surveyed relative to an arbitrary benchmark. The temporary benchmark was a fire hydrant located on the north portion of the Site. The elevations were converted to geodetic based on a topographic survey provided KRCMAR Surveyors Ltd. and dated March 1, 2022.

5.13 Quality Assurance and Quality Control Measures

Quality Control/Quality Assurance measures (QA/QC), as set out in the Sampling and Analysis Plan, were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils and the water table aquifer. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Decontamination protocols were followed during sample collection and handling to minimize the potential for cross-contamination. During the collection of soil samples, split-spoon and dual tube samplers were scraped and decontaminated between sampling intervals by washing with a potable water/phosphate-free detergent solution followed by a rinse with potable water. New disposable nitrile gloves were used for the handling and collection of samples from each soil core and for sample collection from each borehole.

Soil samples selected for chemical analyses were collected from the retrieved soil cores and placed directly into pre-cleaned, laboratory-supplied glass jars or vials. Sample volumes were consistent with analytical test group requirements as specified by the receiving laboratory.

Groundwater samples were collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory. Sample vials for analysis of PHC F1 (BTEX) and VOCs were inspected for the presence of gas bubbles and the presence of head space, where volatiles may partition into.

Measures were followed to preserve sample integrity between collection and receipt by the contractual laboratory. All samples, both soil and groundwater, immediately upon collection were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a bound field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory. Field QA/QC samples were collected during the soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision to evaluate the potential for sample cross-contamination during handling and transport.

One (1) duplicate groundwater sample (BH/MW-33) was collected from monitoring well BH/MW-3 and submitted for analysis of VOCs. Additionally, one (1) trip blank sample was analyzed for VOCs.

6 Review and Evaluation

6.1 Geology

The soil investigation conducted at the Site for the environmental assessment consisted of the advancement of five (5) boreholes into the underlying fill and native materials to a maximum depth of 9.14 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities are presented in Appendix C. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The boreholes were advanced through the paved parking lot surface and encountered the surficial asphalt pavement structure overlying a layer of silty sand fill, which extended to depths of ranging from 0.7 to 1.3 m bgs. The underlying native soil consisted of sand and/or silty clay till deposits. Red shale bedrock of the Queenston Formation was encountered underlying the till at depths ranging from approximately 3.2 to 3.8 m bgs. Refer to borehole logs provided in Appendix C for details of soil stratigraphy.

6.1.1 Surface Material

All boreholes were advanced through the existing parking lot pavement structure, which consisted of approximately 25 mm of asphalt overlying approximately 125 to 140 mm of granular fill.

6.1.2 Fill Material

Fill material was encountered in all boreholes underlying the pavement structure and extending to depths of approximately 0.7 to 1.3 m bgs. The fill generally comprised silty sand with trace gravel and clay. Trace black organic materials were typically encountered within the fill, and trace brick fragments were encountered at borehole BH/MW-5. The fill was brown or dark brown and in a moist to very moist state.

6.1.3 Native Material

A native silty sand stratum was encountered below the fill at BH/MW-3 and extended to approximately 1.8 m bgs. The silty sand was brown to grey and in very moist state.

Native silty clay till was encountered in all boreholes underlying the fill and/or silty sand layer. The clay till extended to the shale bedrock at depths ranging from 3.2 to 3.8 m bgs. The silty clay till included trace sand, gravel, and shale fragments; was reddish brown, brown, or grey; and in a moist state.

6.1.4 Bedrock

Red shale bedrock of the Queenston Formation was encountered in all boreholes underlying the native clay till deposit at depths ranging from 3.2 to 3.8 m bgs.

6.2 Groundwater: Elevations and Flow Direction

The monitoring well network advanced as part of this Phase Two ESA consisted of four (4) newly installed monitoring wells (BH/MW-1, BH/MW-2, and BH/MW-3). BH/MW-1, BH/MW-2, and BH/MW-3 were screened between 3.66 and 6.71 m bgs, and BH/MW-2 was screened between 6.10 and 9.14 m bgs, all within the shale bedrock. Groundwater levels were measured between April 28th and 29th, 2022. The groundwater levels and corresponding elevations are summarized in Table 6, and presented in the borehole logs provided in Appendix C.

Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the southwest. A groundwater contour map is presented in Figure 6.

EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.

6.2.1 Groundwater: Hydraulic Conductivity

Hydraulic conductivity testing was completed during the Hydrogeological Investigation (EXP, 2022) in the overburden.

The highest K-value of the tested water-bearing zone was 5.4E x 10^{-06} m/s (BH/MW-4), and the geometric mean of the K-values was 5.8E x10^{-7} m/s.

6.2.2 Groundwater: Horizontal Hydraulic Gradients

The horizontal hydraulic gradient, between each monitoring well pair, is calculated using the following equation:

$i = \Delta h/\Delta s$

Where,

i = horizontal hydraulic gradient;

Δh (m) = groundwater elevation difference; and,

Δs (m) = separation distance.

The horizontal hydraulic gradient on Site was calculated as 0.062 m/m (between BH/MW-1 and BH/MW-3) and 0.060 m/m (between BH/MW-3 and BH/MW-4).

6.3 Soil Texture

Based on the grain size analysis completed during the geotechnical investigation (EXP, 2022), the soil texture at the Site was determined to be fine textured soils within the native soils (refer to Appendix G).

6.4 Soil Field Screening

TOV readings from each sample interval were measured for soil sample selected for BTEX/PHC and VOC analysis from all advanced boreholes. Vapour concentrations readings collected during subsurface drilling were measured using the RKI Eagle 2 in ppm calibrated with isobutylene and hexane or equivalent. The vapour readings, in ppm, are provided on the borehole logs in Appendix C.

Soil samples submitted for chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval. Both hexane and isobutylene readings indicate that there are insignificant volatile particles in the soil vapours.

6.5 Soil Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative “worst case” soil samples was based on field screening, visual and/or olfactory evidence of impacts and the presence of potential water bearing zones. Copies of the laboratory Certificates of Analysis for the analyzed soil samples are provided in Appendix E. The locations of the soil samples are shown on Figures 7 through 11.

6.5.1 Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)

Three (3) soil samples were analyzed for PHCs including BTEX. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-1 in Appendix D.

As shown in Table D-1, PHCs including BTEX were either not detected at the laboratory Reporting Detection Limits (RDLs) or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.5.2 Polycyclic Aromatic Hydrocarbons (PAHs)

Three (3) soil samples were analyzed for PAHs. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-2 in Appendix D.

As shown in Table D-2, PAHs were not detected at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS.

6.5.3 Metals

Five (5) soil samples, including one (1) field duplicate (BH/MW-4 SS11, duplicate of BH/MW-4 SS1), were analyzed for Metals. Two (2) additional soil samples were analyzed for lead. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-3 in Appendix D.

As shown in Table D-3, Metals concentrations were either not detected at the laboratory RDLs, or detected below the applicable Table 3 SCS, with the exception of the following:

- Lead in soil sample BH/MW-5 SS1.

The laboratory RDLs were below the Table 3 SCS.

6.5.4 Hydride-Forming Metals (HFM)

Five (5) soil samples, including one (1) field duplicate (BH/MW-4 SS11, duplicate of BH/MW-4 SS1), were analyzed for HFM. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-4 in Appendix D.

As shown in Table D-4, HFM concentrations were either not detected at the laboratory RDLs or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.5.5 Soil pH

The Table 3 SCS criteria are applicable if soil pH is in the range of 5 to 9 for surface soil (less than 1.5 m below soil surface) and 5 to 11 for subsurface soil (greater than 1.5 m below soil surface). The results of the analysis together with the applicable Table 3 SCS are presented in Table D-5 in Appendix D.

A total of two (2) samples were submitted for pH. The reported pH values were 7.99 for surface soils and 7.81 for subsurface soils, which are within the acceptable range to use the Table 3 SCS.

6.5.6 Polychlorinated Biphenyls (PCBs)

One (1) soil sample was analyzed for PCBs. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-6 in Appendix D.

As shown in Table D-6, PCBs was not detected at the laboratory RDL. The laboratory RDL was below the Table 3 SCS.

6.5.7 Chemical Transformation and Soil Contaminant Sources

The lead exceedance in soil at BH/MW-5 SS1 is likely associated with the use of poor quality of fill material.

6.5.8 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from the boreholes did not indicate the presence of non-aqueous phase liquid (NAPL), staining, or sheen.

6.6 Groundwater Quality

In accordance with the scope of work, chemical analyses were performed on groundwater samples recovered from the monitoring wells. The selection of groundwater samples was based on location and/or screen depth. Copies of the laboratory Certificates of Analysis for the analyzed groundwater samples are provided in Appendix E. A summary of the analytical results for the groundwater samples, including the locations of each sample, well screen interval depth, a comparison of parameter concentrations against applicable SCS, and the identification of the PCOCs, are provided in Appendix D. The locations of the groundwater samples are shown on Figures 12 - 15.

6.6.1 Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)

Three (3) groundwater samples were analyzed for PHCs including BTEX. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-7 in Appendix D.

As shown in Table D-7, PHCs including BTEX were not detected at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS.

6.6.2 Volatile Organic Compounds (VOCs)

Four (4) groundwater samples, including one (1) field duplicate sample (BH/MW-33, duplicate of BH/MW-3), and one (1) QA/QC Trip Blank sample, were analyzed for VOCs. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-8 in Appendix D.

As shown in Table D-8, VOCs were not detected at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS.

6.6.3 Metals

Two (2) groundwater samples were analyzed for Metals. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-9 in Appendix D.

As shown in Table D-9, Metals were either not detected at the laboratory RDLs, or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.6.4 Hydride-Forming Metals (HFM)

Two (2) groundwater samples were analyzed for HFM. The results of the analysis together with the applicable Table 3 SCS are presented in Table D-10 in Appendix D.

As shown in Table D-10, HFM were either not detected at the laboratory RDLs, or detected below the applicable Table 3 SCS. The laboratory RDLs were below the Table 3 SCS.

6.6.5 Chemical Transformation and Contaminant Sources

No groundwater impacts were identified on Site.

6.6.6 Evidence of Non-Aqueous Phase Liquid (NAPL)

No evidence of NAPL was observed during groundwater monitoring, purging, or sampling activities.

6.7 Sediment Quality

As no surface water body was located on-Site, the Phase Two ESA did not include sediment sampling.

6.8 Quality Assurance and Quality Control Measures

Quality assurance and quality control measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the overburden and bedrock materials, and water table units at the Site.

Review of field activity documentation indicated that recommended sample volumes were collected from soil and groundwater for each analytical test group into appropriate containers and preserved with proper chemical reagents in accordance with the protocols set out in the "Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" (MECP, 2004). Samples were preserved at the required temperatures in pre-chilled insulated coolers and met applicable holding time requirements, when relinquished to the receiving laboratory.

One (1) duplicate groundwater sample (BH/MW-33) was collected from monitoring well BH/MW-3 and submitted for analysis of VOCs. Additionally, one (1) trip blank sample was analyzed for VOCs.

The field duplicate sample results were quantitatively evaluated by calculating the relative percent difference (RPD). Assessment of the duplicate soil and groundwater sample showed that the results generally met analytical test group specific acceptance criteria. The overall assessment indicates that the soil and groundwater samples were collected with an acceptable level of precision, and the data is acceptable quality for meeting the objectives of the Phase Two ESA.

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas, of Mississauga, ON. BV Labs is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accredited Laboratory No. 97 and No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from BV Labs reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by BV Labs, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

The analytical program conducted by BV Labs included analytical test group specific QA/QC measures to evaluate the accuracy and precision of the analytical results and the efficiency of analyte recovery during solute extraction procedures. The laboratory QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries (VOCs only) to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificate of Analysis prepared by BV Labs. The QA/QC results are reported as percent recoveries for matrix spikes, spike blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks. The QA/QC results were assessed against test group control limits in the case of spiked blanks, matrix spikes and surrogate recoveries and alert criteria in the case of method blanks and laboratory duplicates. Review of the laboratory QA/QC results reported by BV Labs indicated that they were within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups. Based on the assessment of the QA/QC, the analytical results reported are of acceptable quality and data qualifications are not required.

6.9 Phase Two Conceptual Site Model

This section presents a Phase Two Conceptual Site Model (CSM) providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant

fate and transport, and potential exposure pathways. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP and is presented in Appendix F.

Soil remediation activities were completed at Site as summarized in the CSM. Additional details are provided in Appendix I.

7 Conclusions

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

7.1 Site Characterization

- Five (5) boreholes were advanced by Elements GEO between April 25th and 28th, 2022, to a maximum depth of 9.14 metres below ground surface (m bgs).
- The boreholes were advanced through the paved parking lot surface and encountered the surficial asphalt pavement structure overlying a layer of silty sand fill, which extended to depths of ranging from 0.7 to 1.3 m below ground surface (m bgs). The underlying native soil consisted of sand and/or silty clay till deposits. Red shale bedrock of the Queenston Formation was encountered underlying the till at depths ranging from approximately 3.2 to 3.8 m bgs.
- The monitoring well network advanced as part of this Phase Two ESA consisted of four (4) newly installed monitoring wells (BH/MW-1, BH/MW-2, BH/MW-3, and BH/MW-4). BH/MW-1, BH/MW-3, and BH/MW-4 were screened between 3.66 and 6.71 m bgs, and BH/MW-2 was screened between 6.10 and 9.14 m bgs.
- Based on the groundwater contour map delineated for the Site, on-Site groundwater flow is to the southwest. A groundwater contour map is presented in Figure 6, however; EXP notes that the direction of localized groundwater flow is significantly influenced by disturbed soil (fill) and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.
- The horizontal hydraulic gradient on Site was calculated as 0.062 m/m (between BH/MW-1 and BH/MW-3) and 0.060 m/m (between BH/MW-3 and BH/MW-4).

7.2 Whether Environmental Conditions were Met

- The reported pH values were 7.99 for surface soils and 7.81 for subsurface soils, across the investigation, which are within the acceptable range to use the Table 3 SCS.
- Soil samples were submitted for the analysis of PHCs, BTEX) Metals, HFM, PAHs, PCBs, and ORPs.
    - All parameters analyzed were either not detected at the laboratory RDLs, or detected below the applicable Table 3 SCS, with the exception of lead in soil sample BH/MW-5 SS1.
- Groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, Metals, and HFM.
    - All parameters analyzed were either not detected at the laboratory RDLs or detected below the applicable Table 3 SCS.
- No evidence of free product (i.e., visible film or sheen), or odor was observed during soil sampling, groundwater purging, or groundwater sampling activities.
- Remedial activities to address the lead exceedance were completed between June 22nd and 24th, 2022. A total of 4 cubic meters (m^3) of lead impacted soils were removed from the Site and disposed of at an off-Site disposal facility.
- Confirmatory soil sampling was conducted from the walls and floor of the final extent of the excavation, and a total of two (2) floor samples, and four (4) wall samples were collected. The confirmatory soil samples met Table 3 SCS. The excavation was subsequently backfilled with a granular material.

Based on the findings of the Phase Two ESA (including the remedial activities) no further work is recommended at this time and the filing of a Record of Site Condition can be completed.

8 General Limitations

The information presented in this report is based on a limited investigation designed to provide information to support an assessment of the current environmental conditions within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation.

More specific information with respect to the conditions between samples, or the lateral and vertical extent of materials may become apparent during excavation operations. The interpretation of the borehole information must, therefore, be validated during any such excavation operations. Consequently, during the future development of the property, conditions not observed during this investigation may become apparent. Should this occur, EXP Services Inc. should be contacted to assess the situation, and the need for additional testing and reporting. EXP has qualified personnel to provide assistance in regard to any future geotechnical and environmental issues related to this property.

The environmental investigation was carried out to address the intent of applicable provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

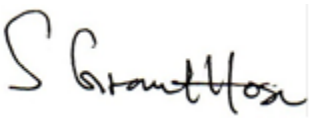
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9 Closure

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

Yours truly,

EXP Services Inc.



Scott Grant-Hose, B.Sc.
Environmental Technician
Environmental Services



Jennifer Hayman, P.Geo., QP[ESA]
Discipline Lead, Excess Soils
Environmental Services

10 References

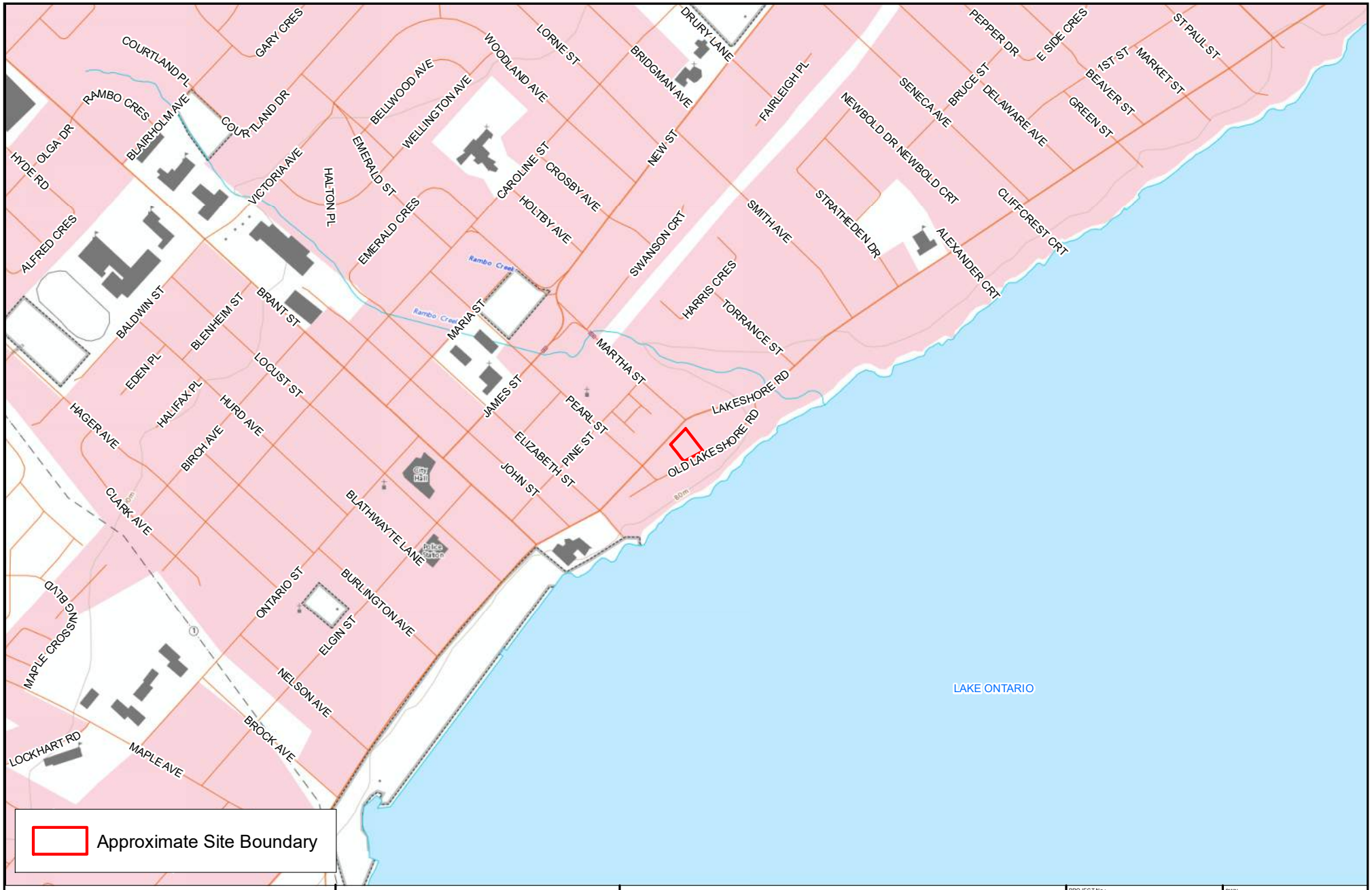
This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

1. Canadian Standards Association [CSA] (2000) Z769-00, Phase II Environmental Site Assessment. Canadian Standards Association, March 2000.
2. Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
3. First Base Solutions [FBS] (2011) VuMap. First Base Solutions. Available online at: http://vumap.firstbasesolutions.com/index.php.
4. Ministry of the Environment and Climate Change [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
5. MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
6. MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 20101.
7. Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
8. Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.
9. Bedrock Geology of Southern Ontario, Southern Sheet, Ministry of Northern Development and Mines, 1991.

Previous Environmental Investigation Reports include:

10. Phase One Environmental Site Assessment, 2083 Old Lakeshore Road, Burlington, Ontario, May 10th, 2022.EXP Services Inc.
11. Geotechnical Investigation Report (Draft), 2083 Old Lakeshore Road, Burlington, ON, May 31st, 2022. EXP Services Inc.
12. Hydrogeological Investigation, 2083 Old Lakeshore Road, Burlington, Ontario. June 2nd, 2022. EXP Services Inc.

Figures



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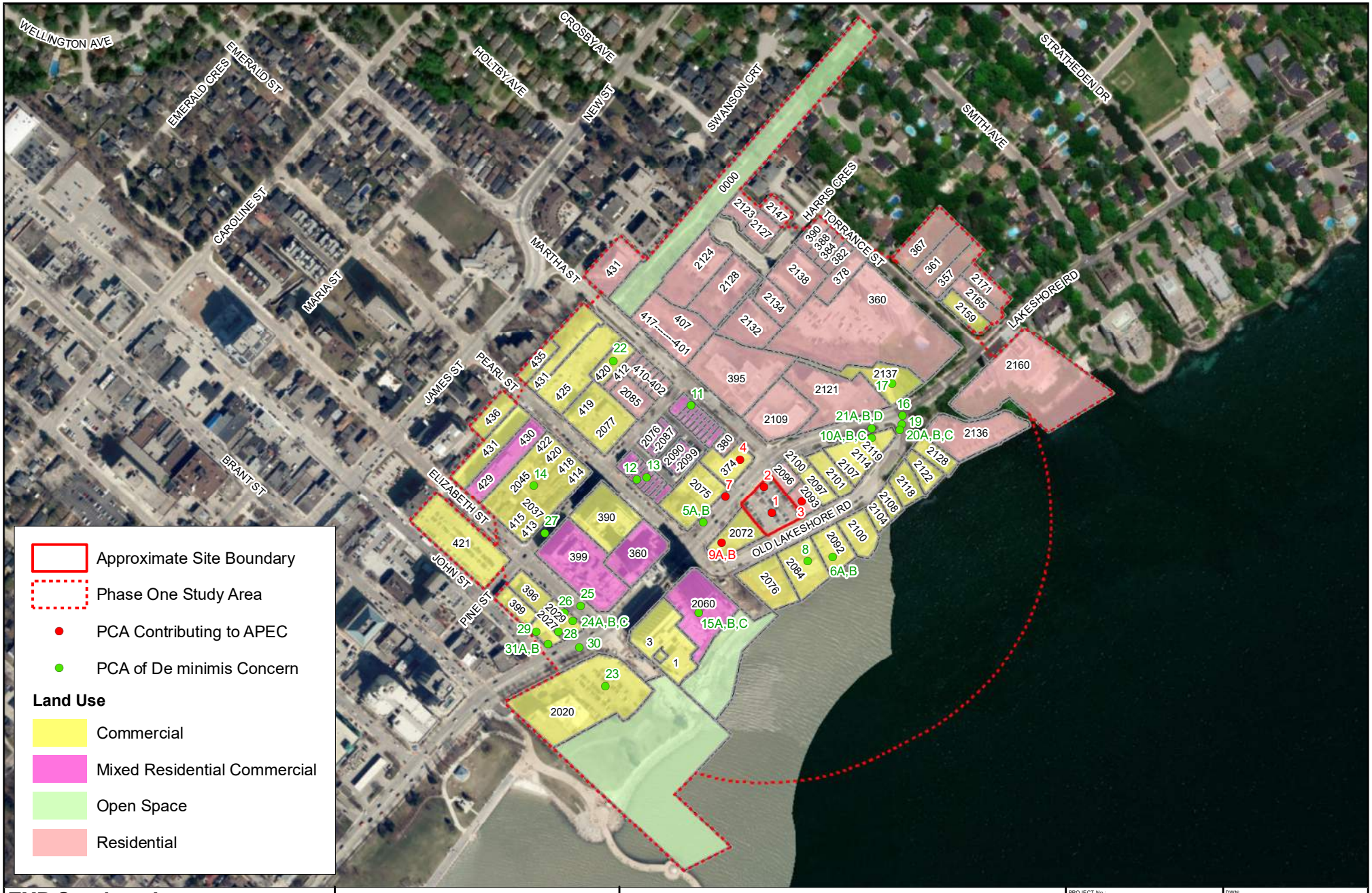
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0 100 200 300 400 500 m

TITLE AND LOCATION:

SITE LOCATION PLAN
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 1



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0 50 100 150 200 250 m

TITLE AND LOCATION:

PHASE ONE STUDY AREA, SURROUNDING LAND USE AND POTENTIALLY CONTAMINATING ACTIVITES
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 2



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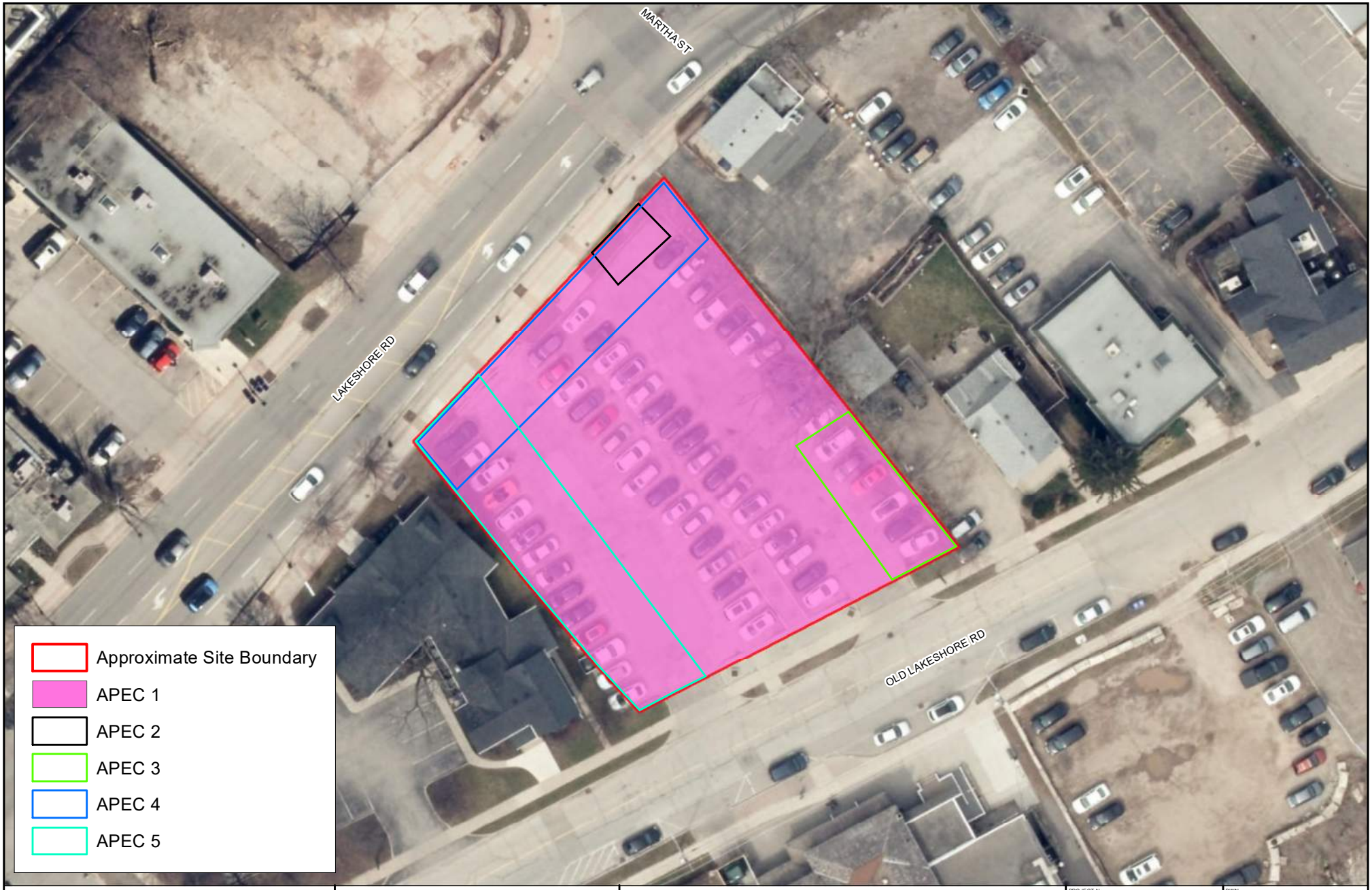
N

0 6 12 18 24 30 m

TITLE AND LOCATION:

SITE PLAN
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 3



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 4



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

BOREHOLE / MONITORING WELL LOCATION PLAN
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 5A



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

BOREHOLE / MONITORING WELL LOCATION PLAN AND APECs
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 5B



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

GROUNDWATER CONTOUR PLAN

Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 6



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BTEX
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 7



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 8



Legend

Sample ID	Date (yy-mm-dd)
	Sample Depth (mbgs)
Parameter	Concentration (ug/g)

2011 MECP Table 3SCS		
Parameter	**Units**	**Conc.**
Lead	ug/g	120

(1) MECP (2011) Table 3 Site Condition Standards for All Types of Property Use (medium/fine textured soil)

BOLD Concentration exceeds Table 3 SCS

BH5	25-Apr-22		
	0-0.61	0-0.61	0.76-1.37
Lead	**170**	84	12

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0 6 12 18 24 30 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
METALS
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.:	DWN:
GTR-22007301-A0	JA
SCALE:	CHKD:
AS NOTED	LE
DATE:	FIG. No.:
MAY 2022	9



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
HYDRIDE-FORMING METALS
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
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DATE: MAY 2022	FIG. No.: 10



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
POLYCHLORINATED BIPHENYLS (PCBs)
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 11



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS:
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BTEX
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 12



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS:
VOLATILE ORGANIC COMPOUNDS (VOCs)
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 13



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N

0 6 12 18 24 30 m

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS:
METALS
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 14



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N

0 6 12 18 24 30 m

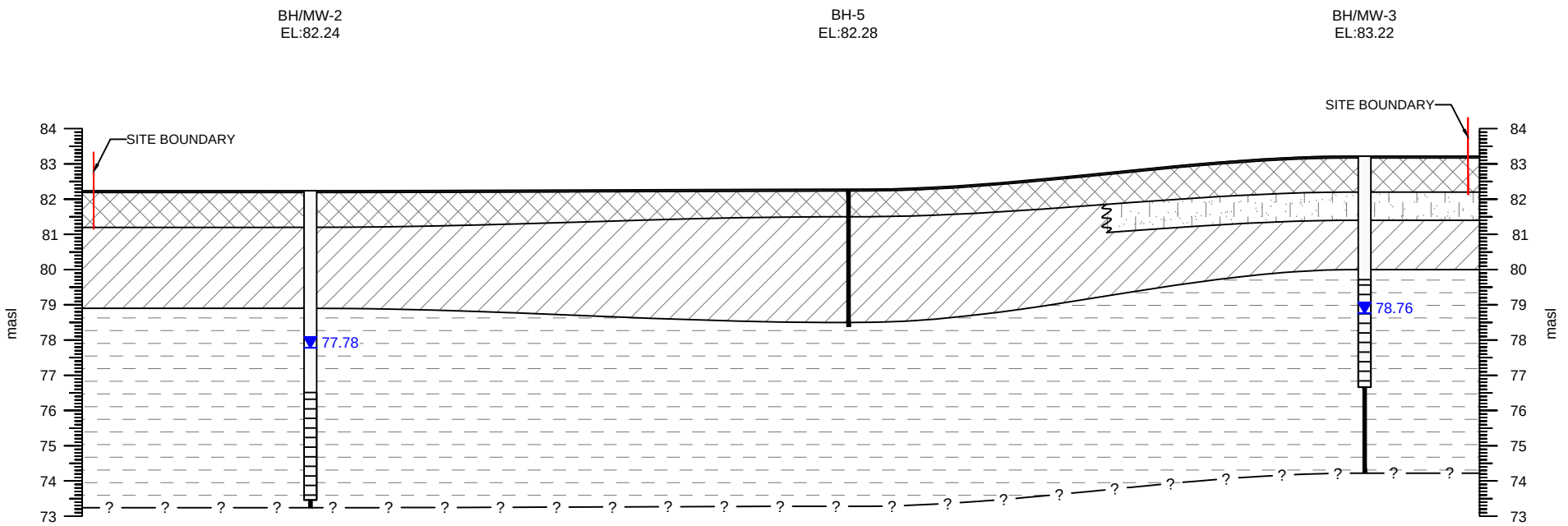
TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS:
HYDRIDE-FORMING METALS
Phase Two Environmental Site Assessment
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: JA
SCALE: AS NOTED	CHKD: LE
DATE: MAY 2022	FIG. No.: 15

A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022

TITLE AND LOCATION:

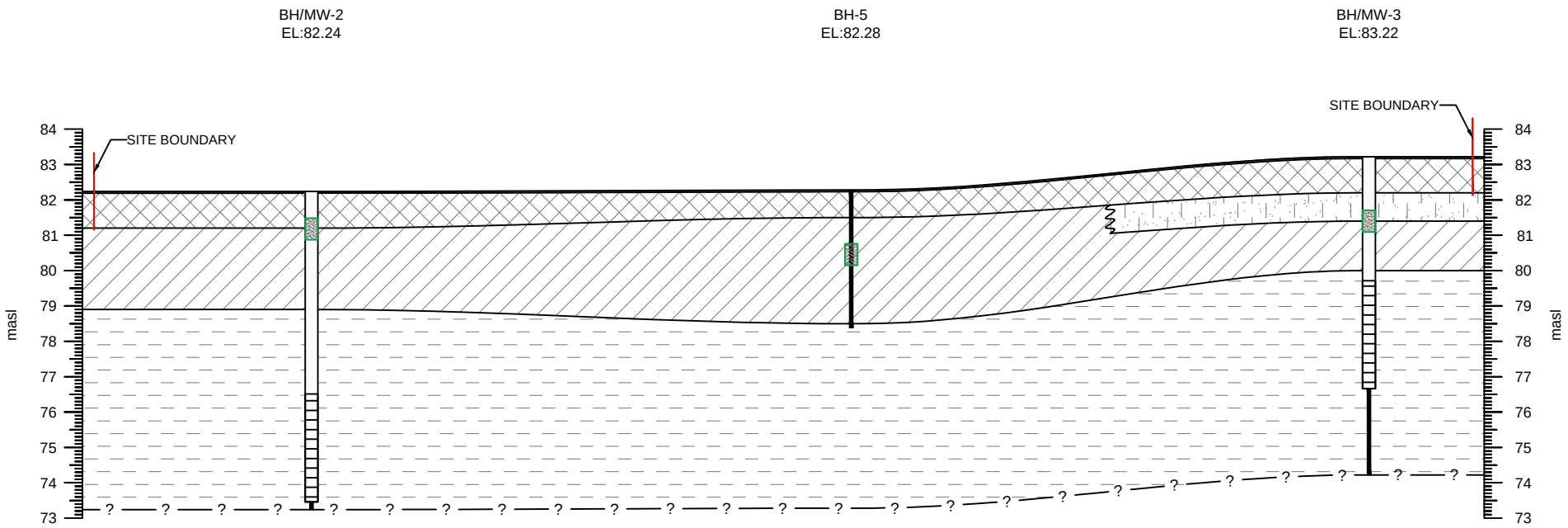
CROSS SECTION A-A'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
MAY 2022	16A

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A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
PHCs INCLUDING BTEX IN CROSS SECTION A-A'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
MAY 2022	16B

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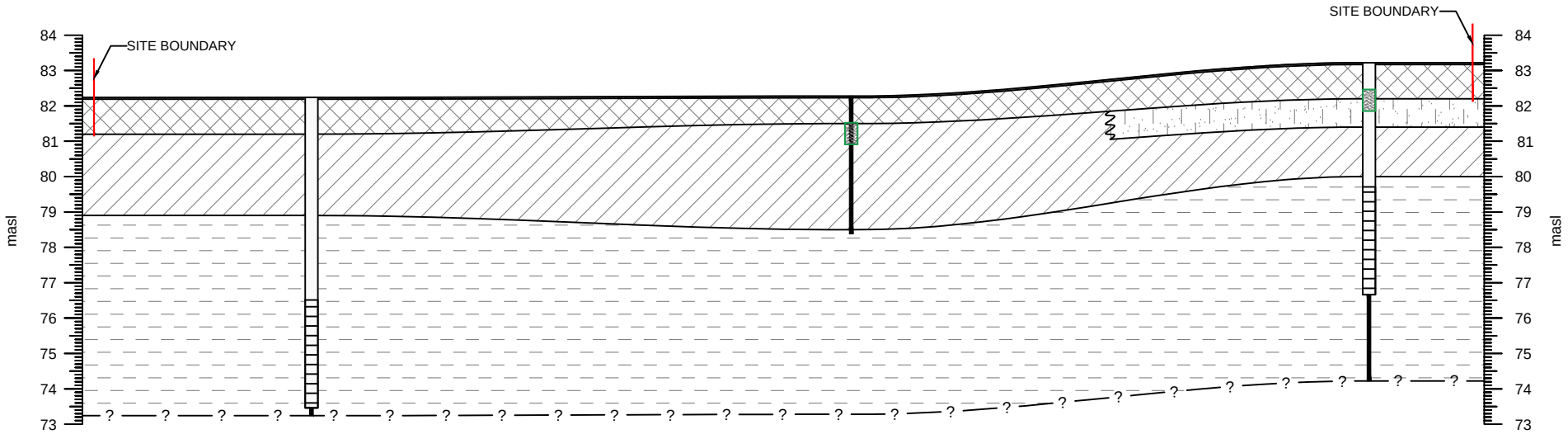
A
NORTH

A'
SOUTH

BH/MW-2
EL:82.24

BH-5
EL:82.28

BH/MW-3
EL:83.22



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS: PAHs IN CROSS SECTION A-A'

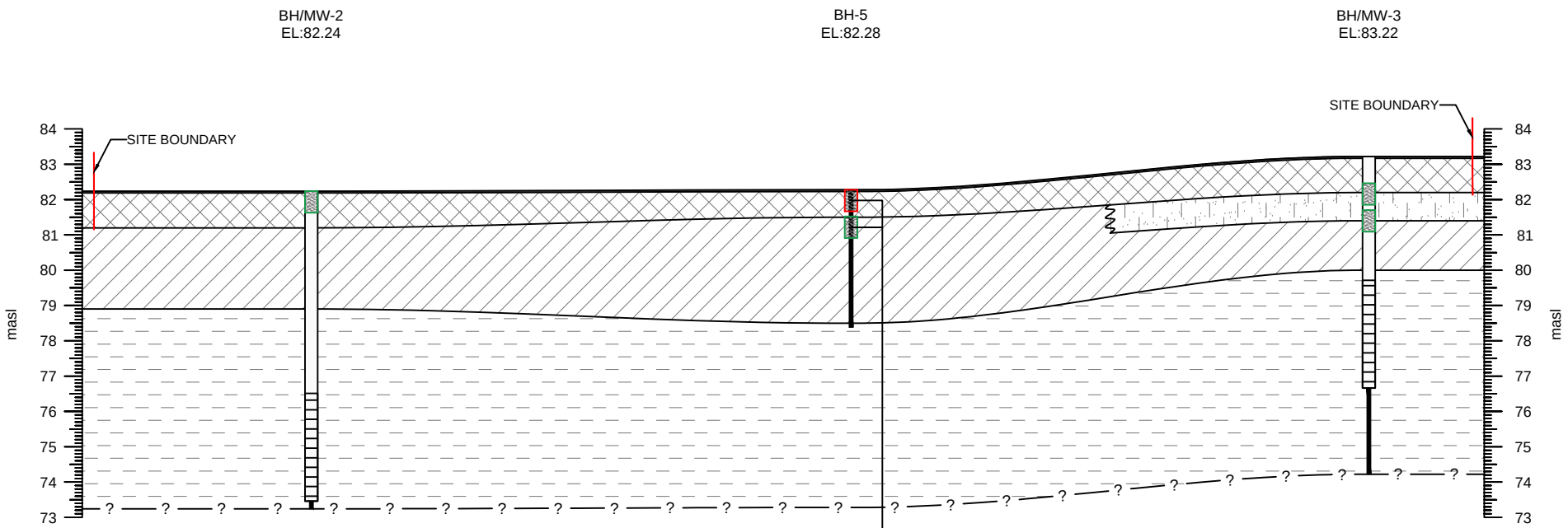
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16C

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A
NORTH

A'
SOUTH



BH5	25-Apr-22		
	0-0.61	0-0.61	0.76-1.37
Lead	**170**	84	12

Legend

Sample ID	Date (yy-mm-dd)
	Sample Depth (mbgs)
Parameter	Concentration (ug/g)

2011 MOECC Table 3SCS		
Parameter	**Units**	**Conc.**
Lead	ug/g	120

(1) MECP (2011) Table 3 Site Condition Standards for All Types of Property Use (medium/fine textured soil)

BOLD Concentration exceeds Table 3 SCS

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS
- SOIL SAMPLE EXCEEDS TABLE 3 SCS

TITLE AND LOCATION:

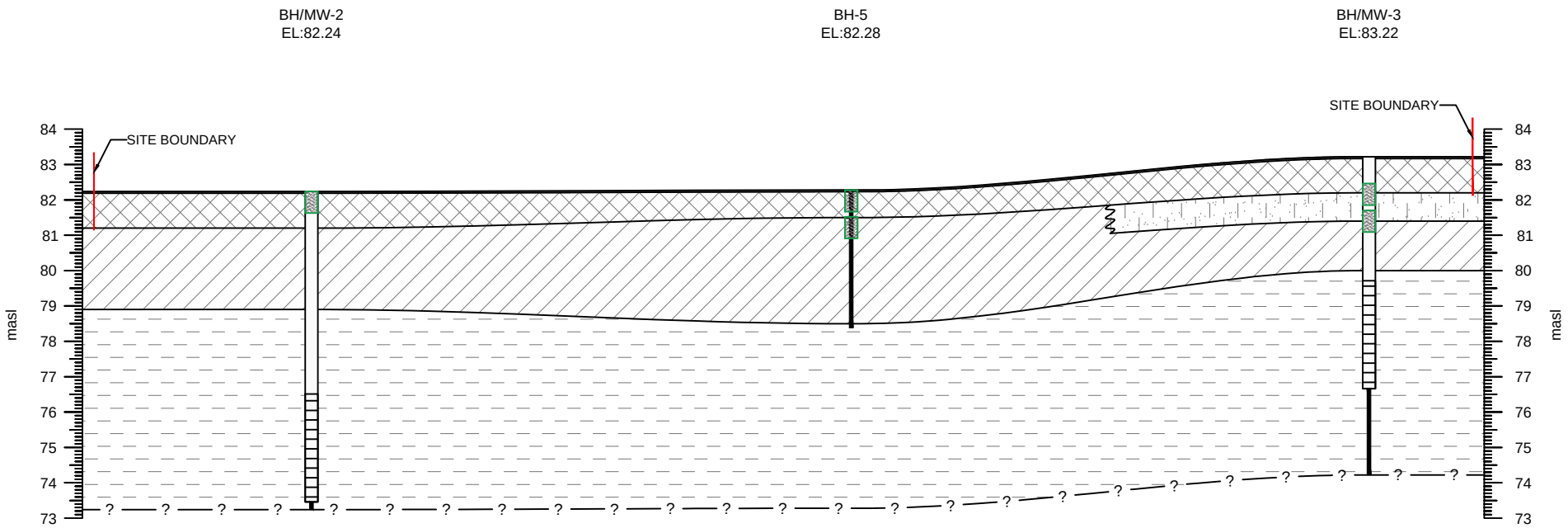
SOIL ANALYTICAL RESULTS:
METALS IN CROSS SECTION A-A'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
MAY 2022	16D

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A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
HYDRIDE-FORMING METALS IN
CROSS SECTION A-A'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16E

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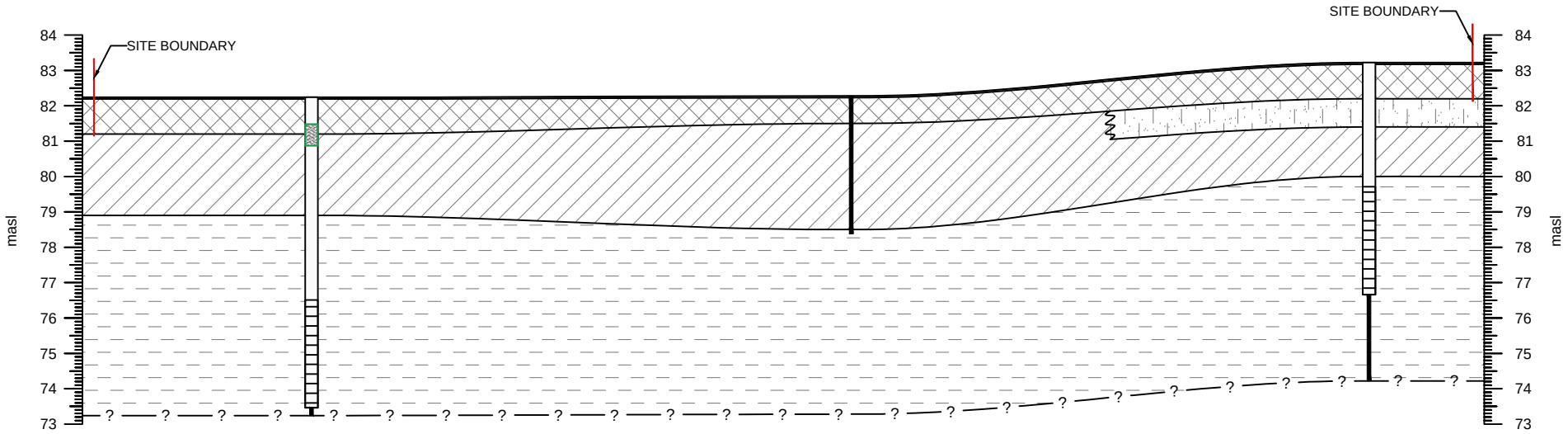
A
NORTH

A'
SOUTH

BH/MW-2
EL:82.24

BH-5
EL:82.28

BH/MW-3
EL:83.22



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS: PCBs IN CROSS SECTION A-A'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16F

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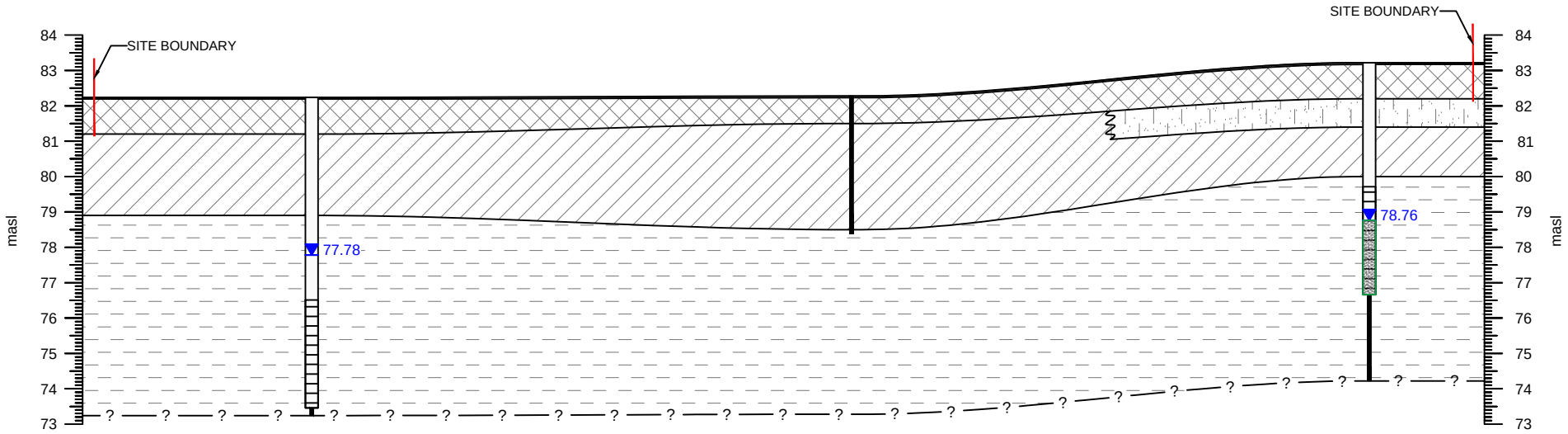
A
NORTH

A'
SOUTH

BH/MW-2
EL:82.24

BH-5
EL:82.28

BH/MW-3
EL:83.22



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: PHCs INCLUDING BTEX IN CROSS SECTION A-A'

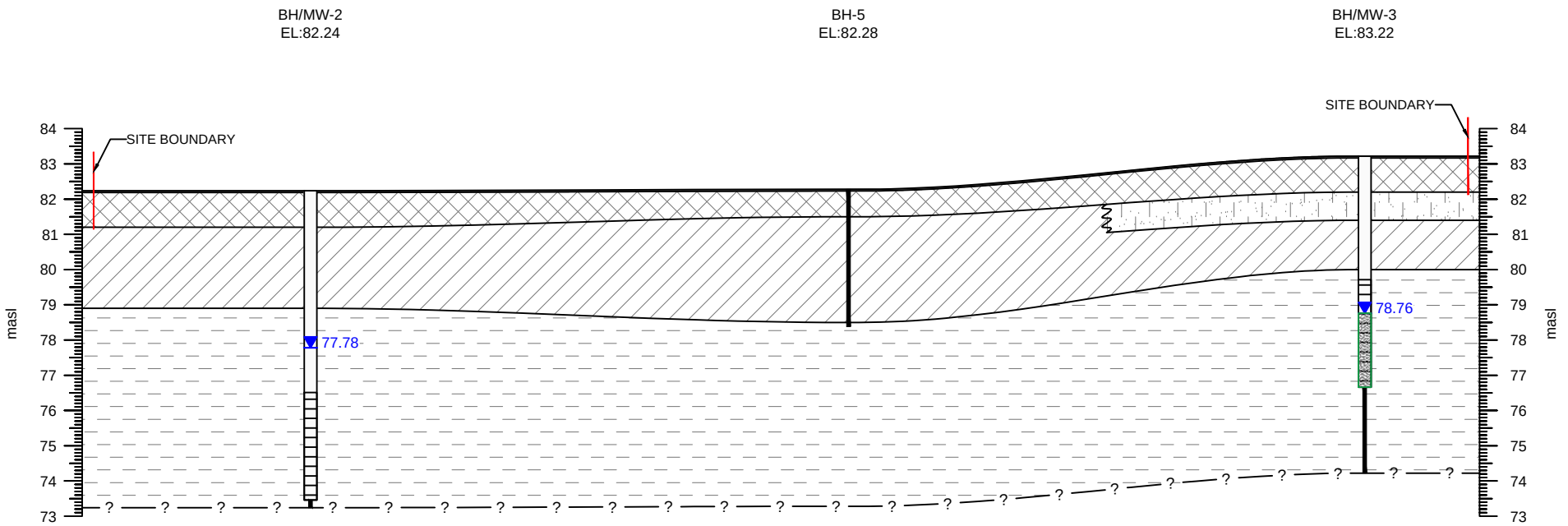
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
MAY 2022	16G

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A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: VOCs IN CROSS SECTION A-A'

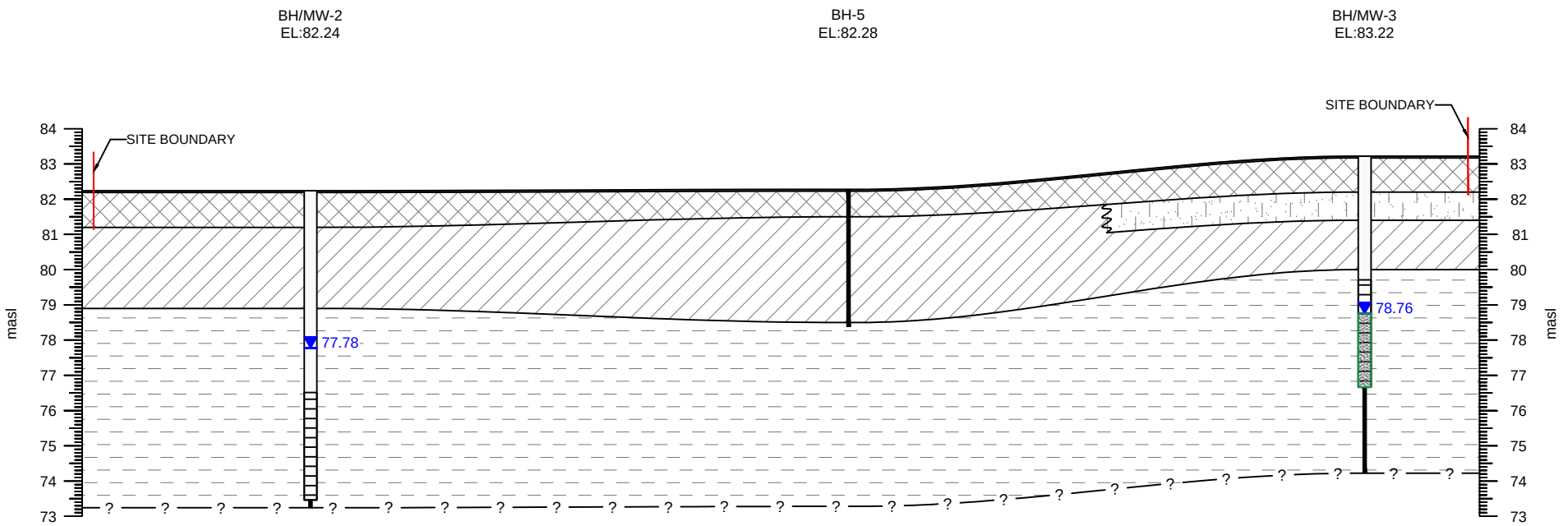
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16H

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A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: METALS IN CROSS SECTION A-A'

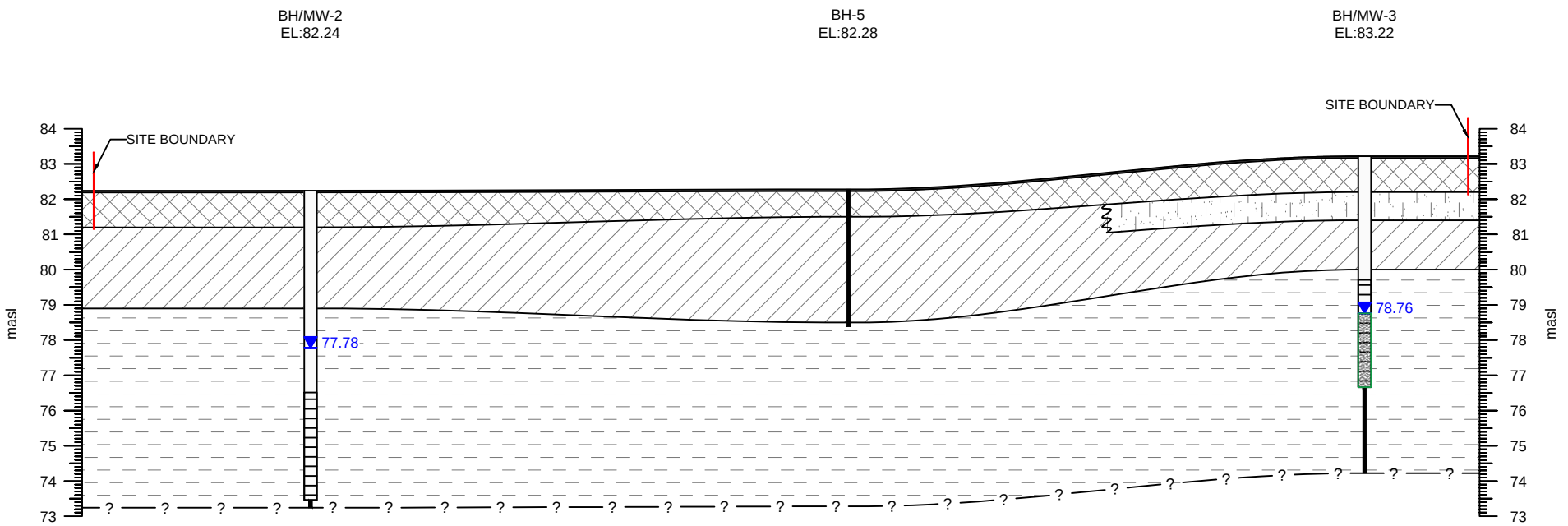
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16I

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Env\CAD\Phase Two\GTR-22007301-A0.dwg

A
NORTH

A'
SOUTH



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: HYDRIDE-FORMING METALS IN CROSS SECTION A-A'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 16J

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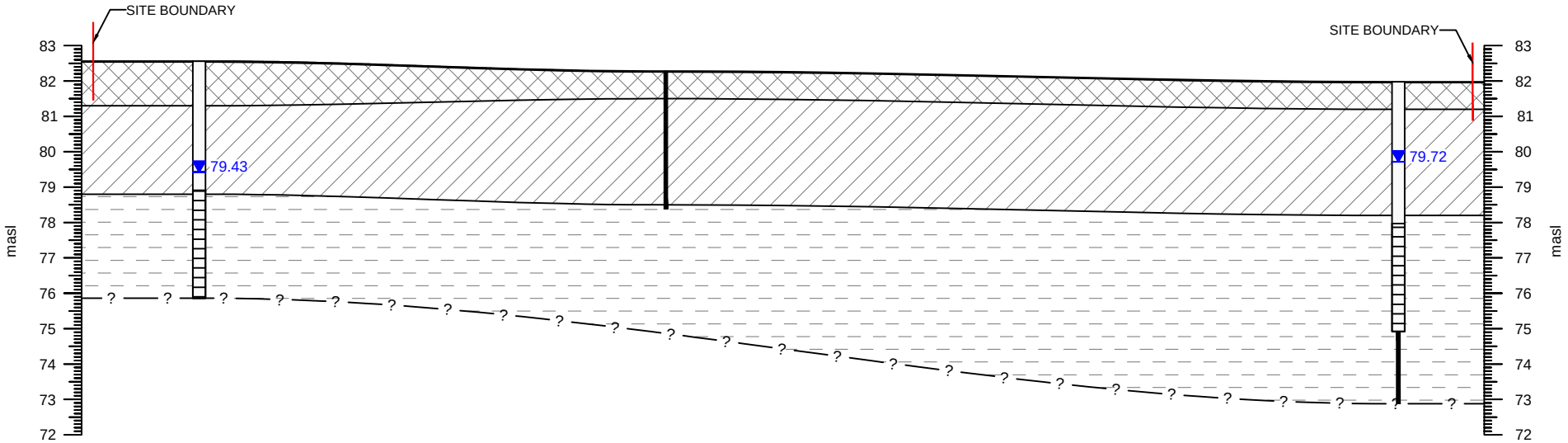
B
WEST

B'
EAST

BH/MW-1
EL:82.56

BH-5
EL:82.28

BH/MW-4
EL:81.98



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022

TITLE AND LOCATION:

CROSS SECTION B-B'

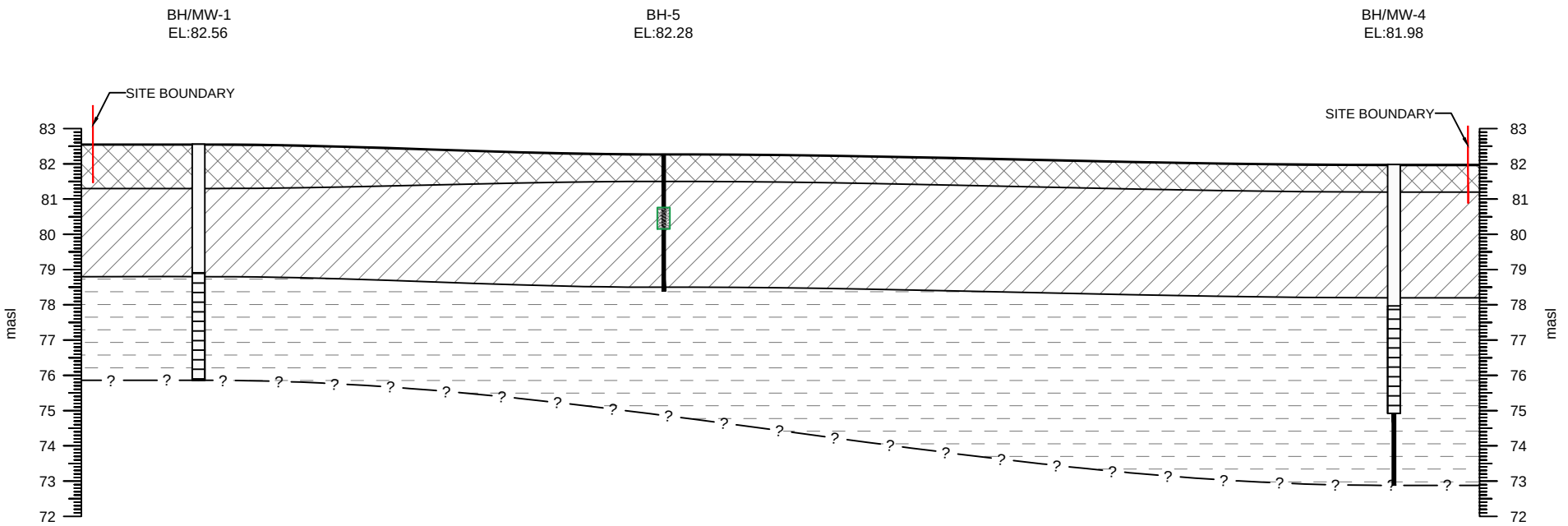
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17A

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Env\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

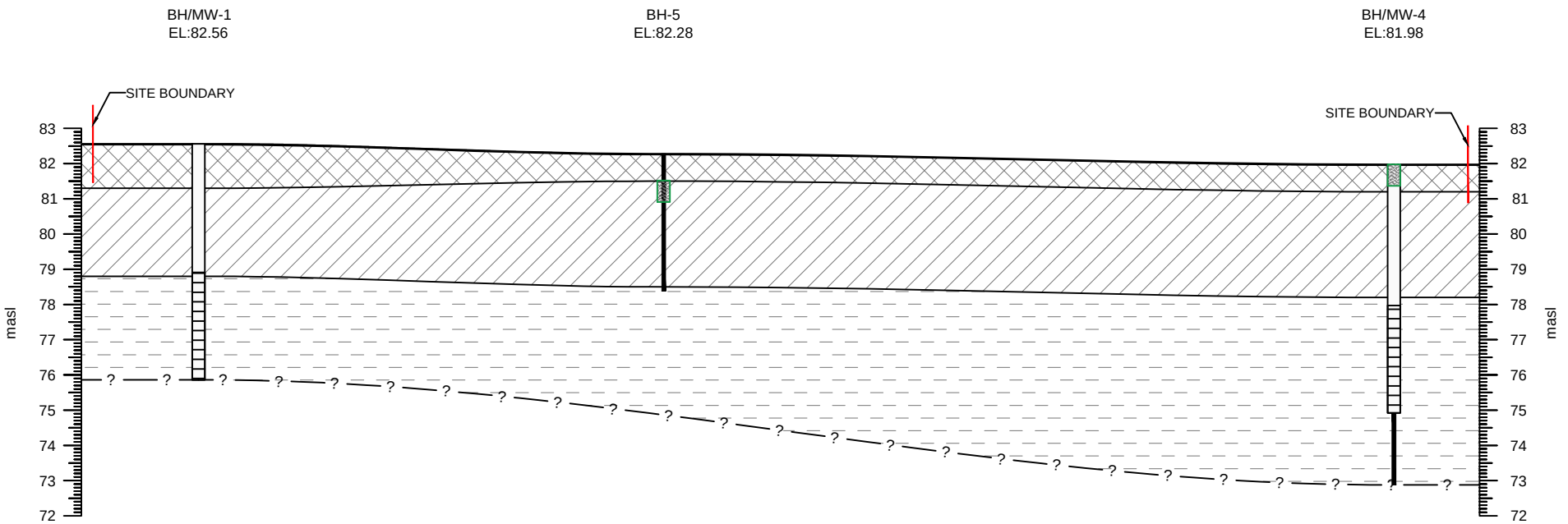
SOIL ANALYTICAL RESULTS:
PHCs INCLUDING BTEX IN CROSS SECTION B-B'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17B

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS: PAHs IN CROSS SECTION B-B'

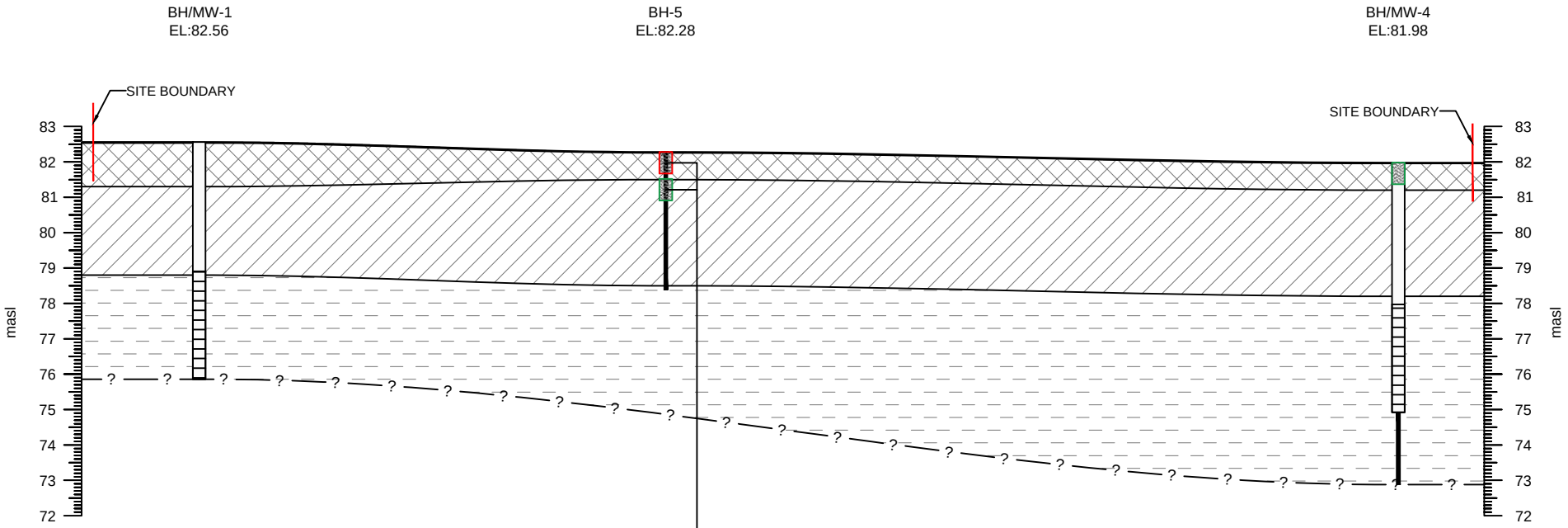
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17C

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Env\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



BH5	25-Apr-22		
	0-0.61	0-0.61	0.76-1.37
Lead	**170**	84	12

Legend

Sample ID	Date (yy-mm-dd)
	Sample Depth (mbgs)
Parameter	Concentration (ug/g)

2011 MOECC Table 3SCS		
Parameter	**Units**	**Conc.**
Lead	ug/g	120

(1) MECP (2011) Table 3 Site Condition Standards for All Types of Property Use (medium/fine textured soil)

BOLD Concentration exceeds Table 3 SCS

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS
- SOIL SAMPLE EXCEEDS TABLE 3 SCS

TITLE AND LOCATION:

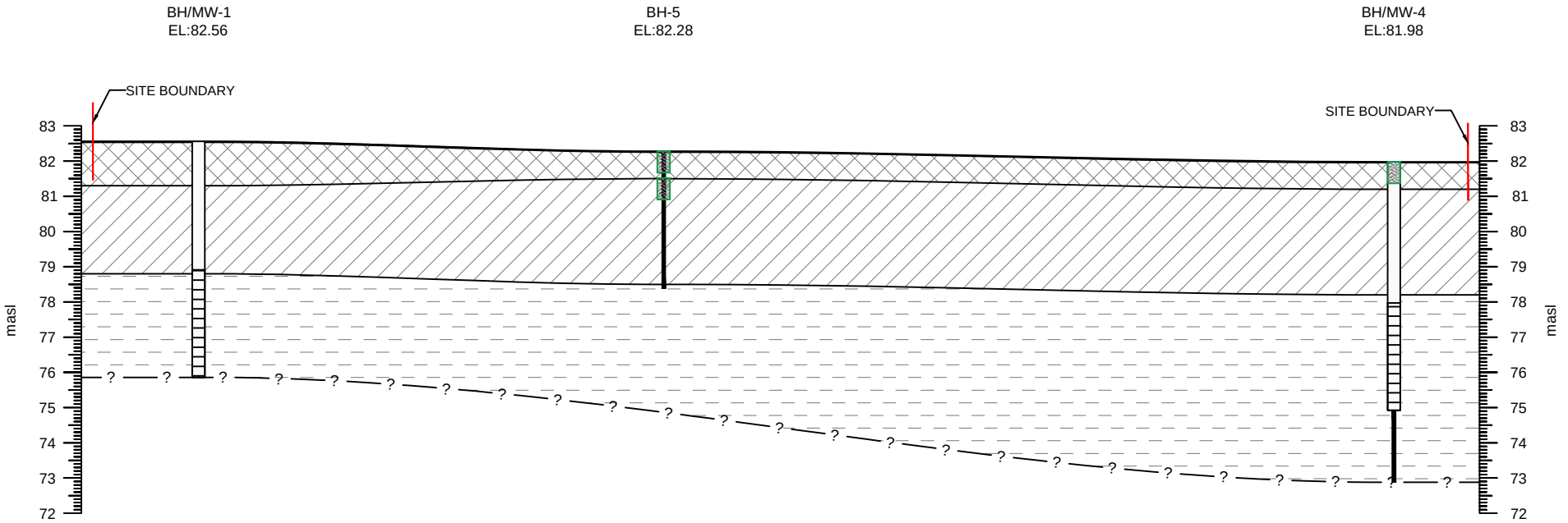
SOIL ANALYTICAL RESULTS:
METALS IN CROSS SECTION B-B'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
MAY 2022	17D

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
HYDRIDE-FORMING METALS IN
CROSS SECTION B-B'
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17E

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

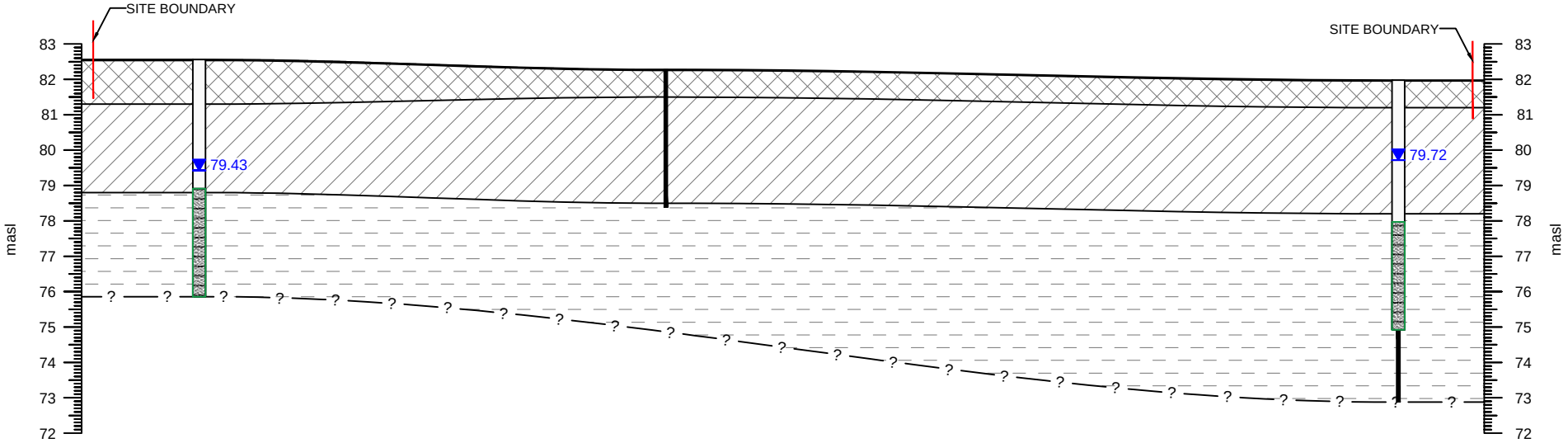
B
WEST

B'
EAST

BH/MW-1
EL:82.56

BH-5
EL:82.28

BH/MW-4
EL:81.98



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: PHCs INCLUDING BTEX IN CROSS SECTION B-B'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17F

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

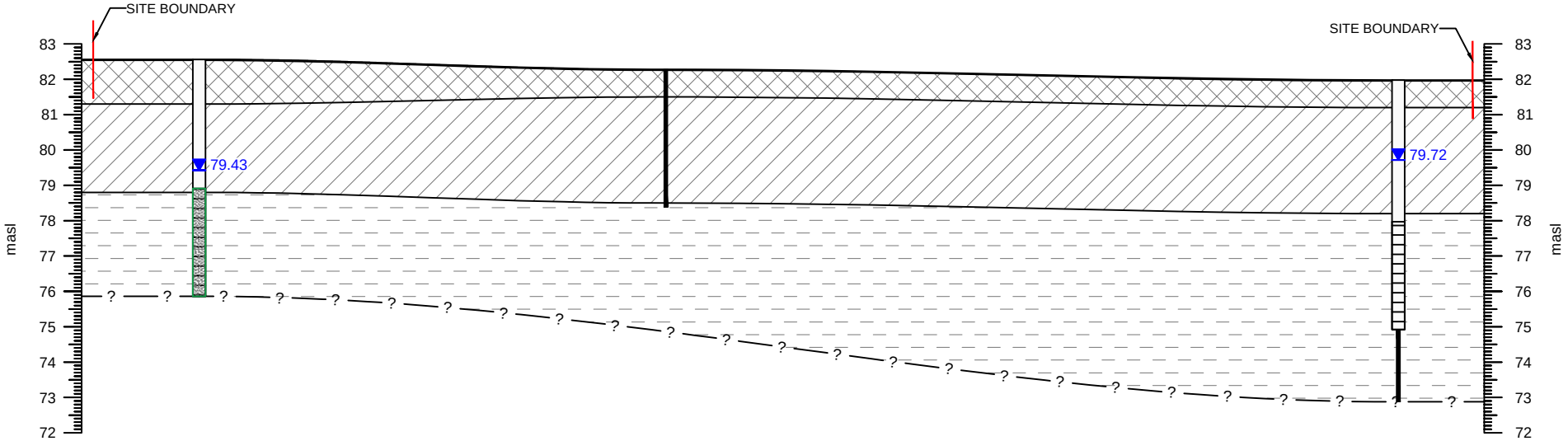
B
WEST

B'
EAST

BH/MW-1
EL:82.56

BH-5
EL:82.28

BH/MW-4
EL:81.98



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:
- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: VOCs IN CROSS SECTION B-B'

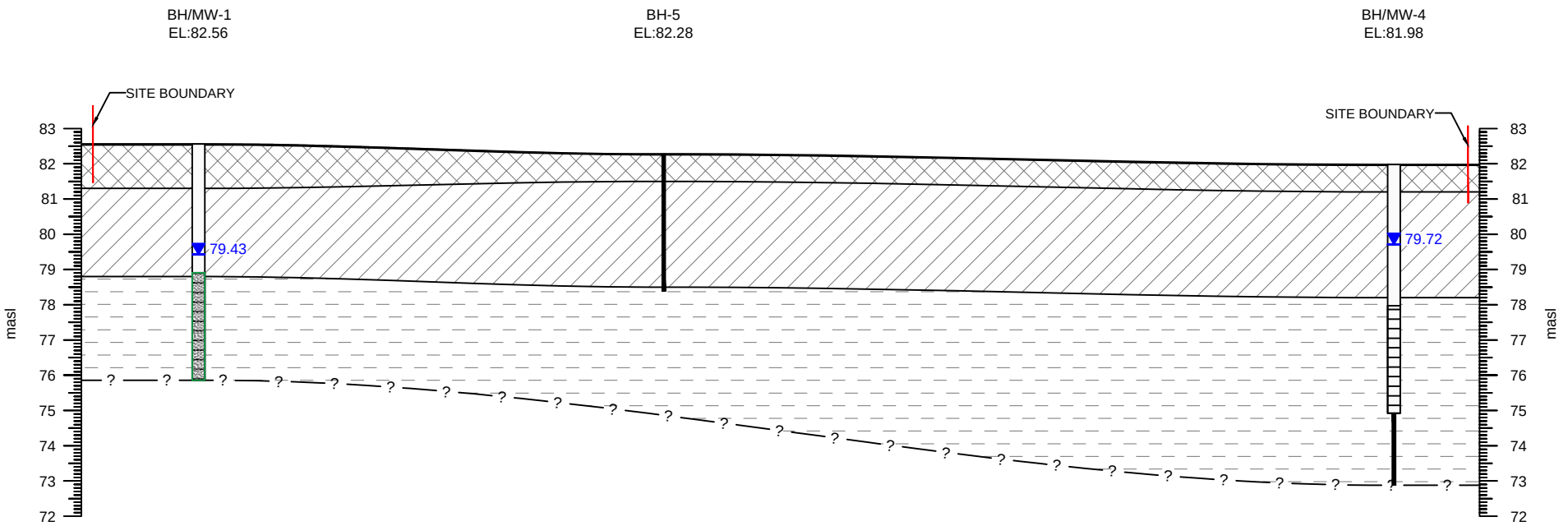
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.: GTR-22007301-A0	DWN.: JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17G

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: METALS IN CROSS SECTION B-B'

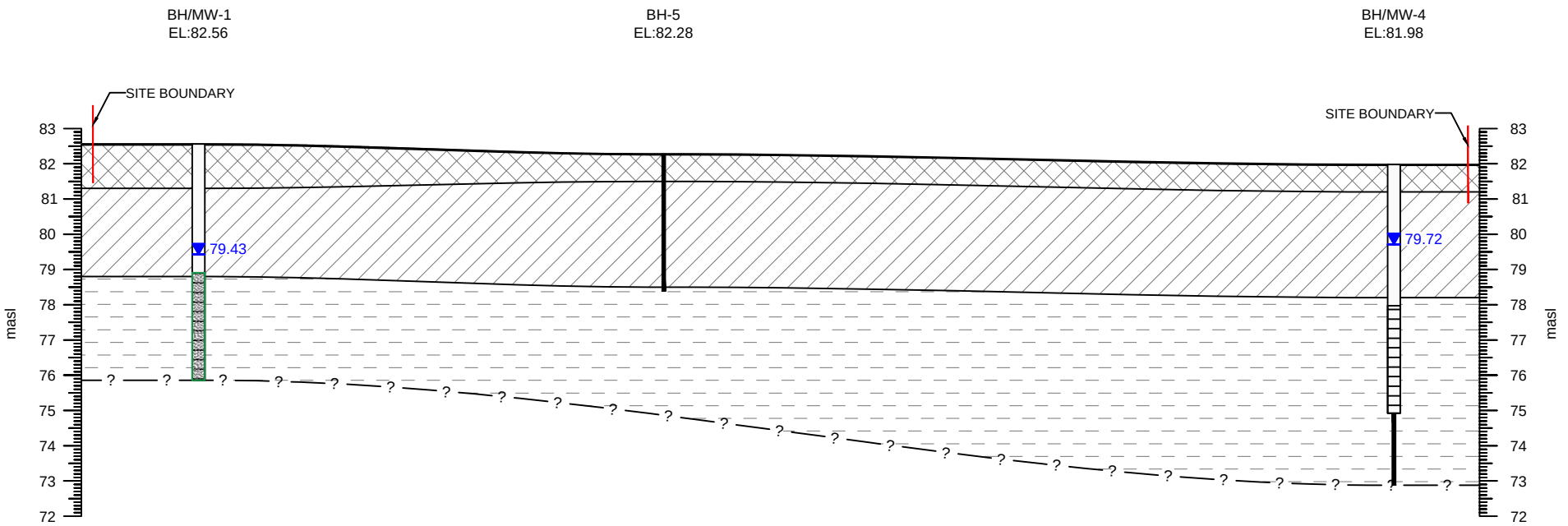
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
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BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17H

E:\BRM\GTR-22007301-A0\60 Execution\65 Drawings_Envi\CAD\Phase Two\GTR-22007301-A0.dwg

B
WEST

B'
EAST



VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15

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LEGEND:

- ASPHALT
- FILL
- SILTY CLAY TILL
- SILTY SAND
- SHALE BEDROCK
- GROUNDWATER ELEVATION (masl) AS MEASURED ON MAY 19, 2022
- GROUNDWATER SAMPLE MEETS TABLE 3 SCS

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS: HYDRIDE-FORMING METALS IN CROSS SECTION B-B'

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2072 AND 2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE: AS NOTED	CK: LE
DATE: MAY 2022	FIG. NO.: 17I

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Tables

TABLE 1 - Areas of Potential Environmental Concern (APECs)

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Area of Potential Environmental Concern (APEC)[1]	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[2]	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Importation of Fill Material (PCA Identifier 1)	Entire Site	PCA#30 – Importation of Fill Materials of Unknown Quality	On-Site	Polycyclic Aromatic Hydrocarbons (PAHs) and Metals	Soil
APEC 1B: Transformer (PCA Identifier 2)	Northeast Corner of Site	PCA #55 – Transformer Manufacturing, Processing and Use	On-Site	Petroleum Hydrocarbons (PHCs), including Benzene, Toluene, Ethylbenzene, and Xylen es, Polychlorinated biphenyls (PCBs)	Soil and Groundwater
APEC 2: Off-Site APECs to the north (former machine shop, waste generation) (PCA Identifier 4, 5A, 5B, 7)	North portion of the Site	PCA "Other" – Spill	Off-Site	PHCs, BTEX, Volatile Organic Compounds (VOCs), Metals	Groundwater
		PCA #33 – Metal Treatment, Coating, Plating, and Finishing			
		PCA"Other" – Waste Generation			
APEC 3s: Off-Site APECs to the East (spill of hydraulic oil) (PCA Identifier 3)	East portion of the Site	PCA "Other" – Spill	Off-Site	PHCS, BTEX	Groundwater
APEC 4: Off-Site APECs to the West (auto service, underground storage tank) (PCA Identifier 9A, 9B)	West portion of the Site	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site	PHCs, BTEX	Groundwater
		PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks			

Notes:

1. Area of Potential Environmental Concern means the area on, in or under a phase one study area where one or more contaminants are potentially present, as determined through the P One ESA, including through,
(a) identification of post or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activities.

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

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

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TABLE 2 - Borehole Log Information

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Location ID	Ground Elevation (m)	Depth of BH (m bgs)	Bottom Elevation (m bgs)	Date Drilled	Drilling Contractor
BH/MW-01	82.555	6.71	75.845	26-Apr-22	Elements GEO
BH/MW-02	82.237	9.14	73.097	26-Apr-22	Elements GEO
BH/MW-03	82.217	9.14	73.077	25-Apr-22	Elements GEO
BH/MW-04	81.975	9.14	72.835	27-Apr-22 to 28-Apr-22	Elements GEO
BH-05	82.283	4.42	77.863	25-Apr-22	Elements GEO

Elevation surveyed surveyed in reference to a geodetic benchmark provided on the topographic survey plan. Topographic Survey Plan prepared by KRCMAR Surveyors Ltd., dated March 1, 2022.

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Soil Sample ID	Sample Depth Interval (m)	Rationale	Analysis
BH2 SS1	0 - 0.61	Assess soil quality associated with APEC 1 and 2	Metals, pH
BH2 SS2	0.76 - 1.37	Assess soil quality associated with APEC 1 and 2	PHCs including BTEX, PCB
BH3 SS2	0.76 - 1.37	Assess soil quality associated with APEC 1	Metals, PAHs
BH3 SS3	1.52 - 2.13	Assess soil quality associated with APEC 1	PHC including BTEX, pH
BH4 SS1	0 - 0.61	Assess soil quality associated with APEC 1	Metals, PAHs
BH5 SS1	0 - 0.61	Assess soil quality associated with APEC 1	Metals
BH5 SS2	0.76 - 1.37	Assess soil quality associated with APEC 1	PAHs, Lead
BH5 SS3	1.52 - 2.13	Assess soil quality associated with APEC 1	PHC including BTEX
QA/QC Samples:			
BH4 SS11	0 - 0.61	Dup of BH4 SS1	Metals

PHCs - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
PAHs - Polycyclic Aromatic Hydrocarbons
ORPs - Other Regulated Parameters

TABLE 4 - Monitoring Well Installation Details

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Location ID	Ground Elevation (masl)	Stickup / Stickdown (m)	Top of Pipe Elevation (masl)	Measured Depth of MW (m bgs)	Screen Length (m)	Top of Screen (Measured)	Bottom of Screen (Measured)	Geologic Units Intercepted by Well Screen	Well Condition
BH/MW-01	82.555	-0.124	82.431	6.798	3.050	78.807	75.757	Shale	Intact
BH/MW-02	82.237	-0.066	82.171	8.847	3.050	76.440	73.390	Shale	Intact
BH/MW-03	82.217	-0.139	82.078	6.567	3.050	78.700	75.650	Shale	Intact
BH/MW-04	81.975	-0.116	81.859	7.059	3.050	77.966	74.916	Shale	Intact

Elevation surveyed surveyed in reference to a geodetic benchmark provided on the topographic survey plan. Topographic Survey Plan prepared by KRCMAR Surveyors Ltd., dated March 1, 2022.

TABLE 5 - Summary of Groundwater Samples Submitted for Chemical Analysis

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

GW Sample ID	Sampling Date	Rationale	Analysis
MW1	29-Apr-22	Assess groundwater quality associated with APEC 2, 4, 5A, 5B, 6, and 7	PHCs, VOCs, Metals
MW3	29-Apr-22	Assess groundwater quality associated with APEC 2, 5A and 5B	PHCs, VOCs, Metals
MW4	29-Apr-22	Assess groundwater quality associated with APEC 2 and 3	PHCs including BTEX
QA/QC Samples:			
MW33	29-Apr-22	Duplicate of MW3	VOCs
TRIP BLANK	29-Apr-22	QA/QC	VOCs

QA/QC - Quality Assurance / Quality Control
PHCs - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
VOCs - Volatile Organic Compounds

TABLE 6 - Groundwater Level Depths and Elevations

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Location ID	Ground Elevation (masl)	Stickup / Stickdown (m)	Top of Pipe Elevation (masl)	Water Level Depth (m bgs)	Water Level Depth (m asl)	Total Depth (m bgs)	Date
BH/MW1	82.555	-0.124	82.431	3.150	79.405	6.798	28-Apr-22
				3.165	79.390		29-Apr-22
				3.259	79.296		5-May-22
				3.130	79.425		19-May-22
BH/MW2	82.237	-0.066	82.171	2.926	79.311	8.847	28-Apr-22
				4.732	77.505		29-Apr-22
				4.651	77.586		5-May-22
				4.470	77.767		19-May-22
BH/MW3	82.217	-0.139	82.078	4.241	77.976	6.567	28-Apr-22
				4.387	77.830		29-Apr-22
				4.814	77.403		5-May-22
				4.460	77.757		19-May-22
BH/MW4	81.975	-0.116	81.859	0.430	81.545	7.059	28-Apr-22
				2.641	79.334		29-Apr-22
				2.486	79.489		5-May-22
				2.260	79.715		19-May-22

TABLE 7 - Summary of Horizontal Hydraulic Gradients (Overburden)

GTR-22007301-A0, Phase Two Environmental Site Assessment

2083 Old Lakeshore Road, Burlington, ON

Well Pair	Separation Distance (m)	Groundwater Elevations (m)*	Elevation Difference (m)	Hydraulic Gradient* (m/m)
BH/MW-1	30.29	79.30	1.89	0.062
BH/MW-3		77.40		
BH/MW-3	34.76	77.40	-2.09	0.060
BH/MW-4		79.49		

*The horizontal hydraulic gradient between monitoring well pair is calculated from i = Δh/Δs, where I is the horizontal hydraulic gradient, Δh (m) is the groundwater elevation difference and Δs (m) is the distance apart.

* date March 11, 2022

Appendix A – Sampling and Analysis Plan

Phase Two Environmental Site Assessment

1. Introduction

This Appendix presents the Sampling and Analysis Plan (SAP) that was developed in support of the Phase Two Environmental Assessment Work (ESA) for the property at 2083 Old Lakeshore Road, in Burlington, Ontario.

The parcel of land is hereinafter referred to as the 'Site'. The Phase Two ESA will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in EXP's April 2022 Phase One ESA. The SAP presents the procedures and measures that will be undertaken during field investigative activities to characterize the Site conditions and meet the data quality objectives of the Phase Two ESA.

The SAP presents the sampling program proposed for the Site, the recommended procedures and protocols for sampling and related field activities, the data quality objectives, and the quality assurance/ quality control measures that will be undertaken to provide for the collection of accurate, reproducible and representative data.

2. Field Sampling Program

The field sampling program was developed to provide for the collection of samples of the surficial and subsurface soil materials for chemical analysis of Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Metals including hydride-forming metals, Other Regulated Parameters (ORPs), Polycyclic Aromatic Hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) in soil, and for the analysis of PHCs including BTEX, volatile organic compounds (VOCs), and Metals in groundwater. The soil sampling media is to consist of the surface soils and upper overburden materials (depths up to 9.14 m below grade). The soil sampling will be location-specific to assess for the potential presence of COCs based on the identification of areas of potential environmental concern (APECs). Vapour readings will also be collected in the field to determine if samples are to be submitted for BTEX and PHC F1-F2 analysis. The soil sample intervals will extend from the surface up to a maximum depth of approximately 9.14 meters (m) below grade surface (bgs) or sample refusal.

The groundwater sampling will be location-specific to assess for the potential presence of PHCs, BTEX, and Metals, based on the identification of APECs. The monitoring well network will comprise of chemical analysis from four (4) newly installed monitoring wells.

Vertical control of the boreholes and monitoring wells will be obtained through the completion of an elevation survey with reference to a local structure with a known geodetic elevation. Groundwater flow and direction in the water table aquifer will also be determined through groundwater level measurements and the elevations established from the Site elevation survey.

3. Field Methods

To meet the requirements of the field sampling program, the following field investigative methods will be undertaken:

- Borehole Drilling;
- Soil Sampling;

- Monitoring Well Installation;
- Monitoring Well Development;
- Groundwater Level Measurements;
- Elevation Survey; and,
- Groundwater Sampling.

The field investigative methods will be performed following the procedures and protocols set out in EXP's standard operating procedures and are outlined below:

3.1 Borehole Drilling

Boreholes will be advanced at the Site to facilitate the collection of soil samples for chemical analysis and geologic characterization; and, for the installation of groundwater monitoring wells. A total five (5) boreholes are proposed to be advanced at the Site for the environmental investigation, up to a maximum depth of approximately 9.14 m below grade, to provide for the collection of samples of the surficial and overburden materials beneath the Site. The borehole location will be selected to determine the presence or absence of impacts in the soils and the upper overburden groundwater and to address the APECs outlined in EXP's May 2022 Phase One ESA Report.

Prior to borehole drilling, utility clearances will be obtained from public and private locators, as required. If any uncertainty regarding the location of a buried utility at a borehole location is encountered, hand augering or digging will be performed beforehand to confirm the location of the utility.

Where there is overlying asphalt or concrete, the overlying material will be mechanically cored to provide access to the underlying soil materials. The borehole drilling program will be conducted by a licensed driller under the oversight of EXP field staff. Auger flights will be cleaned prior to the commencement of drilling at each borehole location.

3.2 Soil Sampling

Soil samples will be collected for chemical analysis and geologic property characterization. The soil samples will be collected using 5 cm diameter, 61 cm long, split spoons and solid stem augers or a 5 cm diameter, 1.2 m long, duel tube sampling system with interior dedicated vinyl sampling tubes. Upon retrieval from the boreholes, the split spoons or vinyl sampling tubes will be placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores will be logged and the samples will be assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes will be texturally, visually and olfactory classified in the field and in the laboratory. Soil samples will be logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings. A Photo-ionization Detector (PID) or GastechtorTM will be utilized to screen the soil samples for Total Organic Vapour (TOV). Representative worst-case soil samples from each borehole will be collected and submitted to a certified laboratory for analysis based on TOV readings, sample depth, visual and/or olfactory field observations.

Recommended volumes of soil samples selected for chemical analysis will be collected into pre-cleaned laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC/BTEX and VOCs will be collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. The samples will be placed into clean insulated coolers chilled with ice for storage and transport. The samples will be assigned unique identification numbers, and the date, time, location, and requested analyses for each sample will be documented in a bound field note book. The samples will be submitted to the contractual laboratory within analytical test group holding times under Chain of Custody protocols. New disposable chemical resistant gloves will be used for each soil core to prevent sample cross-contamination.

3.3 Monitoring Well Installation

A proposed total of four (4) boreholes will be instrumented as groundwater monitoring wells installed with 1.5 to 3 m long screens intercepting the bedrock, extending to depths ranging from 6.71 to 9.14 m below grade. The monitoring wells will be

constructed using 51 mm diameter, Schedule 40, PVC riser pipe and number 10 slot size (0.25 mm) well screens. The base of the well screen will be sealed with threaded flush PVC end caps. All well pipe connections will be factory machined threaded flush couplings. The annular space around the well screen will be backfilled with silica sand, to an average height of 0.6 m above the top of the screen. Granular bentonite will be placed in the borehole annulus from the top of the sand pack to approximately 0.3 m below grade. The monitoring well will be completed with flush-mounted protective steel casings cemented into place.

3.4 Monitoring Well Development

The newly installed monitoring wells will be developed to remove fine sediment particles potentially lodged in the sand pack and well screen to enhance hydraulic communication with the surrounding formation waters. The monitoring wells will be developed using a dedicated low-density polyethylene (LDPE) tubing, equipped with an inertial foot valve to disturb the water column. The wells will be developed until approximately 3 to 5 well volumes of water will be removed and/or until purged dry. Well development details will be documented on a well development log sheet or in a bound hard cover notebook. All development waters will be collected and stored in labeled, sealed containers.

3.5 Groundwater Level Measurements

Groundwater level measurements will be recorded for the newly installed monitoring wells to determine the depth of the water table aquifer beneath the Site. The water level will be measured with respect to the top of the PVC riser pipe by means of an electronic water level meter. The water levels will be recorded on water level log sheets or in a bound field notebook. The water level meter probe will be decontaminated between monitoring well locations.

3.6 Elevation Survey

An elevation survey was conducted during the Phase Two ESA investigative activities, with the purpose of obtaining relative vertical control of the borehole locations. The top of pipe and ground surface elevations of each borehole/monitoring well were surveyed relative to an arbitrary benchmark. The temporary benchmark was a fire hydrant located on the north portion of the Site.

3.7 Field Measurements of Water Quality Parameters

Prior to collecting the groundwater sample, field measurements of water quality parameters will be recorded from the monitoring wells utilizing low-flow purging and sampling methodologies. Groundwater will be purged from the monitoring wells using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels will be recorded in three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Generally well purging will continued until the purged water has chemically stabilized as indicated by field parameter measurements and the well head drawdown is maintained within 10 cm for 3 consecutive readings. In the event that the parameters do not stabilize or the well head drawdown is too significant, the groundwater is to recover to approximately 75% of static levels before sampling.

The multi-meter electrodes will be calibrated prior to receipt of the meter by the supplier using in-house pH and conductivity reference standards. All collected purged water will be stored on-Site in labeled, sealed containers. Equipment used during groundwater monitoring will be thoroughly cleaned and decontaminated between wells.

3.8 Groundwater Sampling

Upon completion the field measurements of water quality parameters, groundwater samples will be collected for chemical analysis using the peristaltic pump and dedicated LDPE tubing. Recommended groundwater sample volumes will be collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples will be placed in an insulated cooler chilled with ice for storage and transport. Samples for BTEX and VOC analysis will be collected in triplicate vials prepared with concentrated hydrochloric acid or an acceptable substitute as a preservative. Each vial will be inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no head-space is present.

The groundwater sample will be assigned a unique identification number, and the date, time, project number, company name, location and requested analyses will be documented in a bound hard cover notebook. The sample will be submitted to the contractual laboratory within analytical test group holding times under chain of custody protocols. New disposable chemical resistant gloves will be used for each sampling location to prevent sample cross-contamination.

4. Field Quality Assurance/Quality Control Program

The objective of the field quality assurance/quality control (QA/QC) program is to obtain soil and groundwater samples and other field measurements that provide data of acceptable quality that meets the objectives of the Phase Two ESA. The objectives of the QA/QC program will be achieved through the implementation of procedures for the collection of unbiased (i.e. non-contaminated) samples, sample documentation and the collection of appropriate QC samples to provide a measure of sample reproducibility and accuracy. The field QA/QC measures will comprise:

- Decontamination Protocols;
- Equipment Calibration;
- Sample Preservation;
- Sample Documentation; and,
- Field Quality Control Samples.

Details on the field QA/QC measures are provided below.

4.1 Decontamination Protocols

Decontamination protocols will be followed during field sampling where non-dedicated sampling equipment is used to prevent sample cross contamination. For the borehole drilling and soil sampling, soil sampling devices will be cleaned/decontaminated between sampling intervals and auger flights between borehole locations in according with SOP requirements. For the monitoring well installation, well components are not to come into contact with the ground surface prior to insertion into boreholes. Electronic water level meters will be decontaminated between monitoring well locations during well development, and purging activities. For hydraulic conductivity tests, the electronic water level meters will be decontaminated between sampling locations. All decontamination fluids will be collected and stored in sealed, labeled containers.

4.2 Equipment Calibration

All equipment requiring calibration will be calibrated in the field according to manufacturer's requirements using analytical grade reagents, or by the supplier prior to conducting field activities, and subsequently checked in the field. The calibration of all pre-calibrated instruments will be checked in the field using analytical grade reagents and re-calibrated as required. For multiple day sampling events, equipment calibration will be checked prior to the beginning of sampling activities. All calibration data will be documented in a bound hard cover notebook.

4.3 Sample Preservation

All samples will be preserved using appropriate analytical test group specific reagents, as required, and upon collection placed in pre-chilled insulated coolers packed with ice for storage and transport.

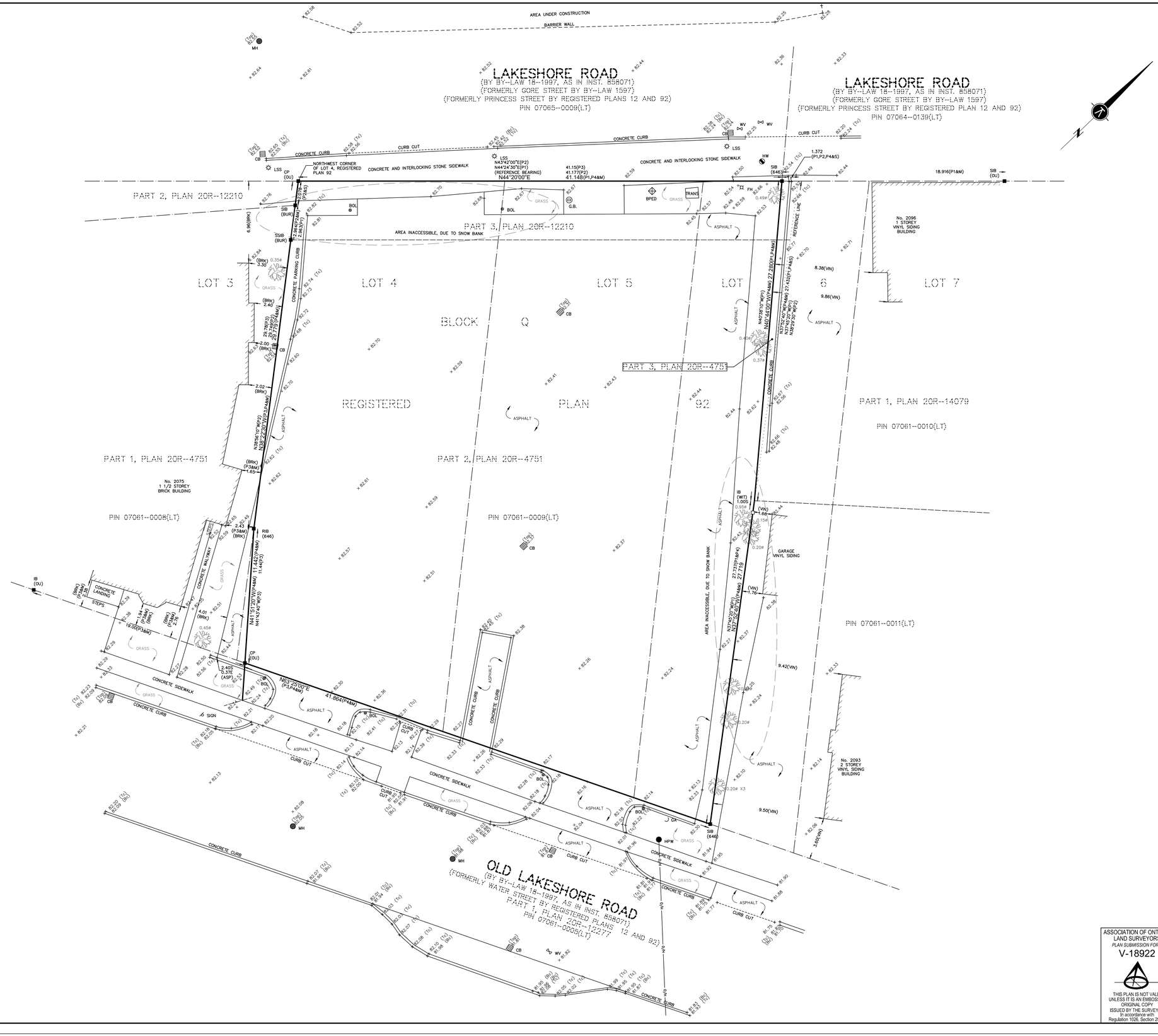
4.4 Sample Documentation

All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

4.5 Field Quality Control

Field quality control samples will be collected to evaluate the accuracy and reproducibility of the field sampling procedures. For groundwater sampling, one (1) field duplicate is to be collected for every ten (10) samples submitted for chemical analysis. For multiple day sampling events, at least one (1) field duplicate soil and groundwater sample will be submitted for chemical analysis. The field duplicate samples will be assessed by calculating the relative percent difference and comparing to the analytical test group specific acceptance criteria.

Appendix B – Survey Plan



PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF

LOT 5
AND PART OF LOTS 4 AND 6
BLOCK Q
REGISTERED PLAN 92
CITY OF BURLINGTON
(FORMERLY IN THE TOWNSHIP OF NELSON)
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:150

3 0 3 6 9 12 15m

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LAKESHORE ROAD (FORMERLY GORE STREET) AS SHOWN ON REFERENCE PLAN 20R-4751 HAVING A BEARING OF N44°20'00"E.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD28:78) AND ARE RELATED TO BENCH MARK No. 0011991U001 HAVING AN ELEVATION OF 78.331 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
RIB	DENOTES ROUND IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
(M)	DENOTES MEASURED
(S)	DENOTES SET
RP	DENOTES REGISTERED PLAN
(P1)	DENOTES PLAN 20-14079
(P2)	DENOTES PLAN 20-12210
(P3)	DENOTES PLAN OF SURVEY AND TOPOGRAPHY BY ROBERT T. FORCE, O.L.S., DATED OCTOBER 21, 1994
(P4)	DENOTES PLAN 20-4751
(BUR)	DENOTES CITY OF BURLINGTON ENGINEERING DEPARTMENT
(646)	DENOTES ROBERT GEORGE SEWELL, O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
(BRK)	DENOTES TIE TO BRICK
(ASP)	DENOTES TIE TO ASPHALT
(VIN)	DENOTES TIE TO VINYL SIDING
(WIT)	DENOTES WITNESS
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
23.45	DENOTES EXISTING GRADE ELEVATION
BPED	DENOTES BELL PEDESTAL
CB	DENOTES CATCH BASIN
0.1ø	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
0.1ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES DOWN GUY ANCHOR
FH	DENOTES FIRE HYDRANT
HW	DENOTES HYDRO HAND WELL
HPW	DENOTES HYDRO POLE – WOODEN
LSS	DENOTES LAMP STANDARD – STEEL
MH	DENOTES MANHOLE
SN	DENOTES SIGN
WV	DENOTES WATER VALVE
TRANS	DENOTES HYDRO TRANSFORMER
BOL	DENOTES BOLLARD
G.B.	DENOTES GARBAGE BIN
GA	DENOTES DOWN GUY ANCHOR
-OH-	DENOTES OVERHEAD HYDRO

SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. NOTE THE MOST NORTH-EASTERLY ADJACENT PROPOERTY (PIN 07061-0010) CHANGED FROM FEE SIMPLE LT CONVERSION QUALIFIED TO FEE SIMPLE ABSOLUTE VIA INSTRUMENT No. HR50919 TO POSSESS ALL OF PART 1, PLAN 20R-14079 WHICH ALSO INCLUDES PART 3, PLAN 20R-4751, AND THEREFORE INCONSISTENT WITH THE LEGAL DESCRIPTION PRESENTED ON THE SUBJECT PROPERTY'S PIN; 07061-0009.

TOTAL SITE AREA = 1994.9m²

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 THE 28th DAY OF FEBRUARY, 2022.

DATE MARCH 01, 2022

SATESH A. LAKHAN
ONTARIO LAND SURVEYOR

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-18922

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

MUNICIPAL ADDRESS: No. 2075&2083 LAKESHORE ROAD

FIELD:	RK	DRAWN:	JY	CHECKED:	SAL	JOB NO:	22-027
DWG NAME:	22-027BT01	PLOT INFO:	00:00 16/Feb/2022	WORK ORDER NO:		36017	

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

Appendix C – Borehole Logs

Log of Borehole BH-1

Project No. GTR-22007301-A0 | Drawing No. 1

Project: Phase Two ESA | Sheet No. 1 of 1

Location: 2083 Old Lakeshore Road, Burlington, ON

Refer to Borehole Location Plan

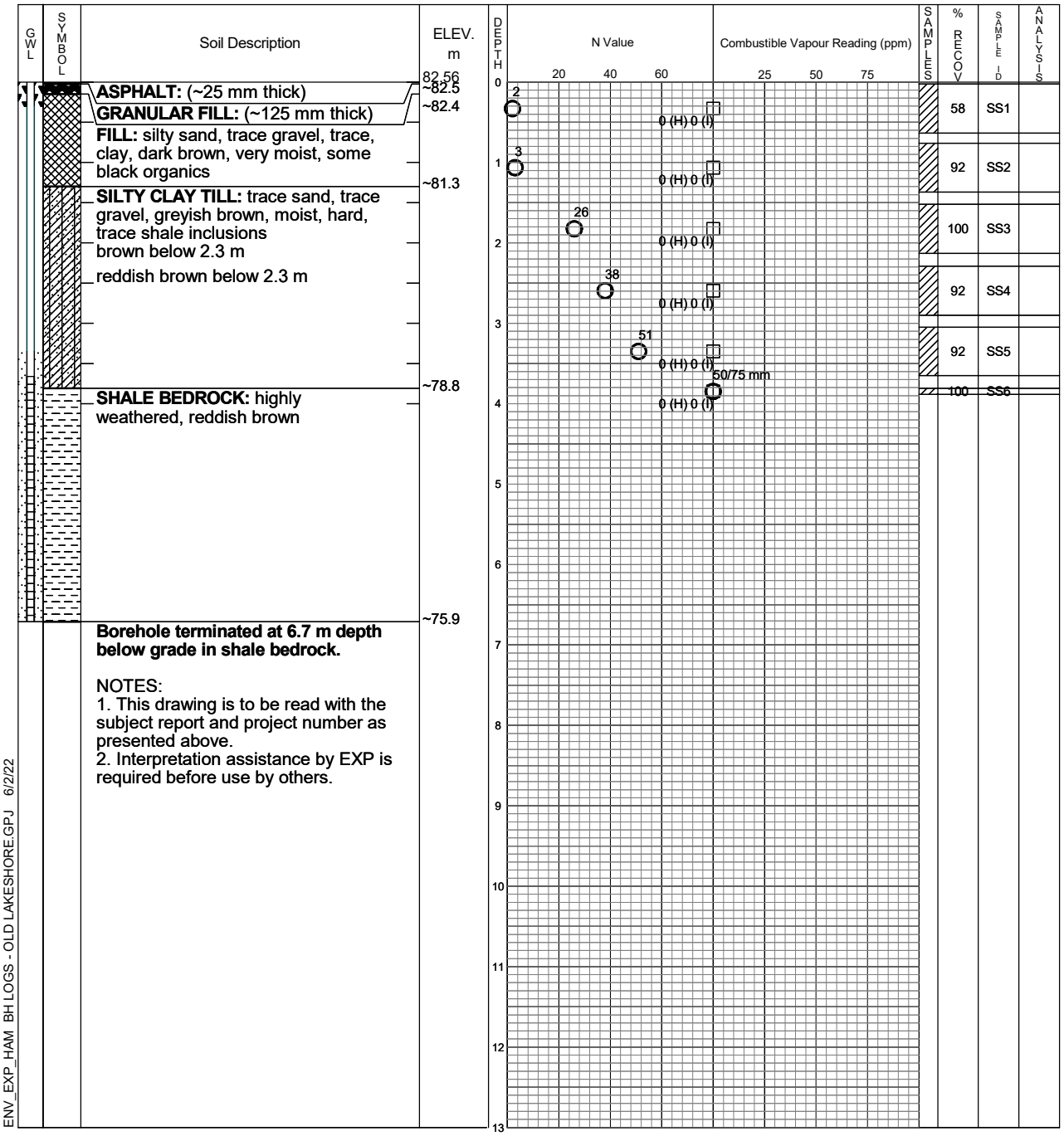
Date Drilled: April 26, 2022

Drill Type: D-70 Truck Mount, Solid Stem

Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		



ENV_EXP_HAM BH LOGS - OLD LAKESHORE.GPJ 6/2/22

Time	Water Level (m)	Depth to Cave (m)
on completion	no free water	6.7
April 29, 2022	3.2	--
May 5, 2022	3.3	--

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

Log of Borehole BH-2

Project No. GTR-22007301-A0 Drawing No. 2

Project: Phase Two ESA Sheet No. 1 of 1

Location: 2083 Old Lakeshore Road, Burlington, ON

Refer to Borehole Location Plan

Date Drilled: April 26, 2022

Drill Type: D-70 Truck Mount, Solid Stem

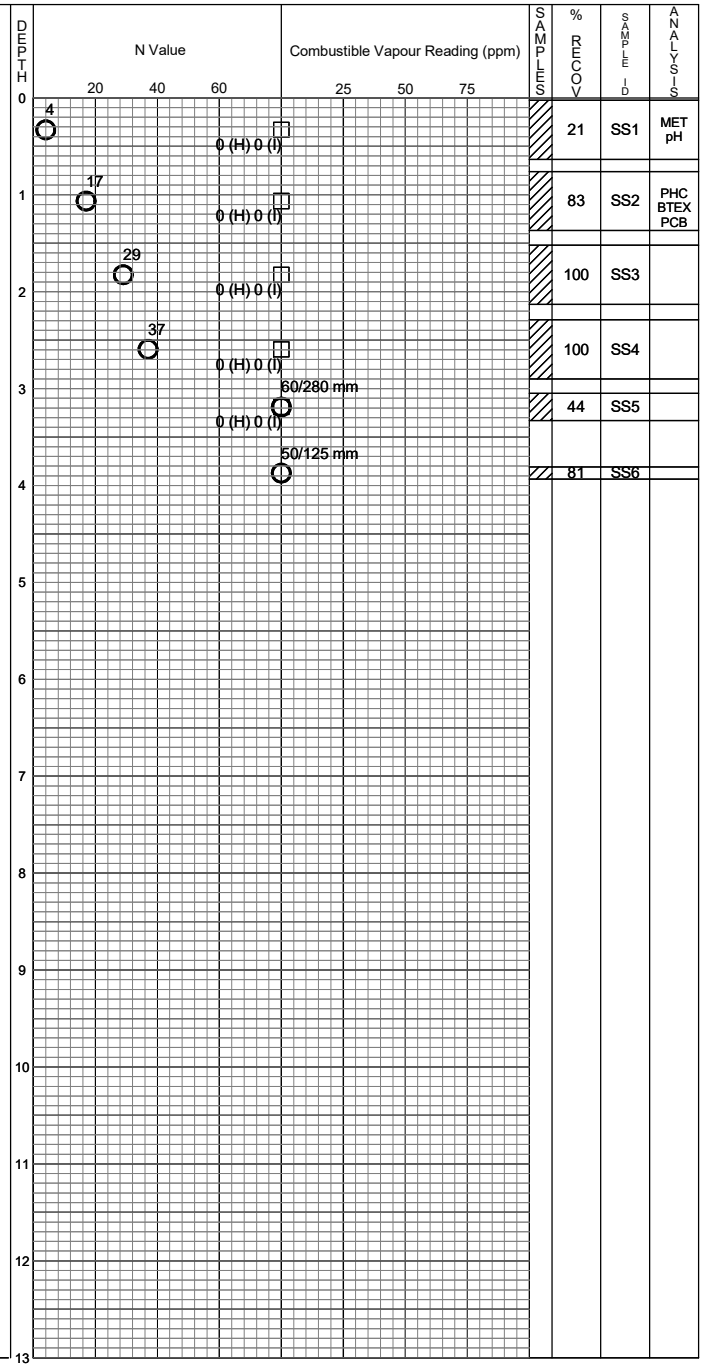
Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m
			82.24
		ASPHALT: (~25 mm thick)	~82.2
		GRANULAR FILL: (~140 mm thick)	~82.1
		FILL: silty sand, some gravel, trace clay, brown, moist	~81.2
		SILTY CLAY TILL: trace sand, trace gravel, brown, moist, very stiff, trace shale inclusions hard below 1.5 m grey below 2.3 m reddish brown, some shale inclusions below 2.7 m	~78.9
		SHALE BEDROCK: highly weathered to slightly weathered, reddish brown RUN 1 (4.04 - 4.60 m): Recovery 78%, RQD 0% (very poor) RUN 2 (4.60 - 6.17 m): Recovery 94%, RQD 49% (poor) RUN 3 (6.17 - 7.72 m): Recovery 97%, RQD 53% (fair) RUN 4 (7.72 - 9.02 m): Recovery 99%, RQD 98% (excellent)	~73.2
		Borehole terminated at 9.0 m depth below grade in shale bedrock.	

NOTES:
1. This drawing is to be read with the subject report and project number as presented above.
2. Interpretation assistance by EXP is required before use by others.



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	21	SS1	MET pH
	83	SS2	PHC BTEX PCB
	100	SS3	
	100	SS4	
	44	SS5	
	81	SS6	

Time	Water Level (m)	Depth to Cave (m)
on completion	--	9.1
April 29, 2022	4.7	--
May 5, 2022	4.7	--

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

ENV_EXP_HAM BH LOGS - OLD LAKESHORE.GPJ 6/2/22

Log of Borehole BH-3

Project No. GTR-22007301-A0 Drawing No. 3

Project: Phase Two ESA Sheet No. 1 of 1

Location: 2083 Old Lakeshore Road, Burlington, ON

Refer to Borehole Location Plan

Date Drilled: April 25, 2022

Drill Type: D-70 Truck Mount, Solid Stem

Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			83.22	0
		ASPHALT: (~25 mm thick)	~83.2	
		GRANULAR FILL: (~125 mm thick)	~83.1	
		FILL: silty sand, trace clay, dark brown, moist, some black organics	~82.2	1
		SILTY SAND: brown, very moist, loose grey, compact below 1.5 m	~81.4	2
		SILTY CLAY TILL: trace sand, trace gravel, brown, moist, hard, trace shale inclusions grey below 2.3 m brown, damp below 3.0 m	~80.0	3
		SHALE BEDROCK: weathered to highly weathered, reddish brown, damp RUN 1 (3.96 - 4.67 m): Recovery 64%, RQD 35% (poor) RUN 2 (4.67 - 6.15 m): Recovery 90%, RQD 50% (poor)		4
		RUN 3 (6.15 - 7.62 m): Recovery 94%, RQD 30% (poor)		6
		RUN 4 (7.62 - 8.97 m): Recovery 87%, RQD 57% (fair)		8
		Borehole terminated at 9.0 m depth below grade in shale bedrock.	~74.3	9

NOTES:
1. This drawing is to be read with the subject report and project number as presented above.
2. Interpretation assistance by EXP is required before use by others.

SAMPLES	% RECOV	SAMPLE ID	ANALYSIS	N Value	Combustible Vapour Reading (ppm)
	71	SS1		3	0 (H) 0 (I)
	50	SS2	MET PAH	8	0 (H) 0 (I)
	79	SS3	PHC BTEX pH	14	0 (H) 0 (I)
	58	SS4		31	0 (H) 0 (I)
	80	SS5		69/255 mm	0 (H) 0 (I)
	0	SS6		50/50 mm	

ENV_EXP_HAM BH LOGS - OLD LAKESHORE.GPJ 6/2/22

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

Time	Water Level (m)	Depth to Cave (m)
on completion	--	9.1
April 29, 2022	4.4	--
May 5, 2022	4.8	--

Log of Borehole BH-4

Project No. GTR-22007301-A0 Drawing No. 4

Project: Phase Two ESA Sheet No. 1 of 1

Location: 2083 Old Lakeshore Road, Burlington, ON

Refer to Borehole Location Plan

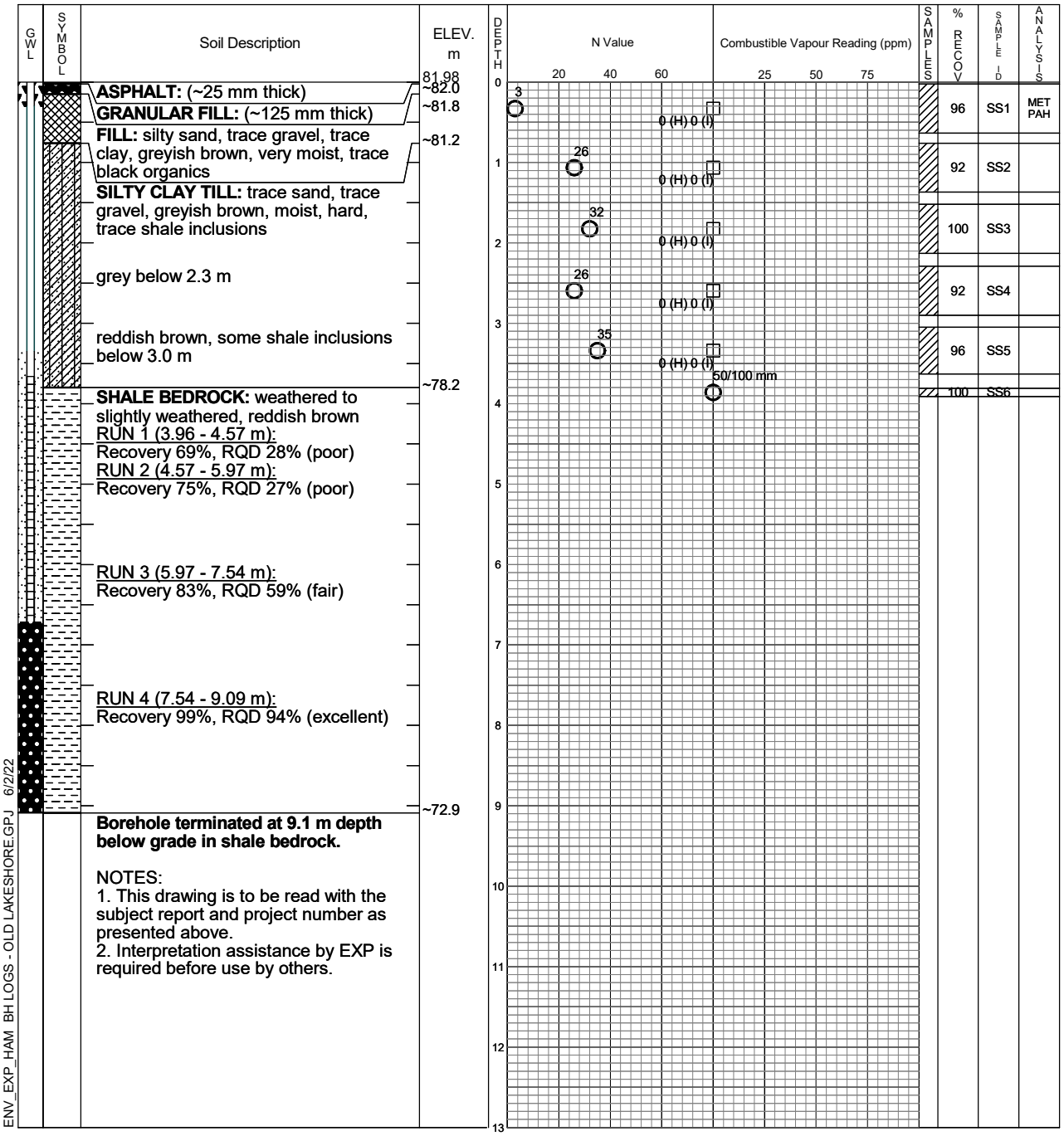
Date Drilled: April 27-28, 2022

Drill Type: D-70 Truck Mount, Solid Stem

Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		



Time	Water Level (m)	Depth to Cave (m)
on completion	--	9.1
April 29, 2022	2.6	--
May 5, 2022	2.4	--

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

Log of Borehole BH-5

Project No. GTR-22007301-A0 | Drawing No. 5

Project: Phase Two ESA | Sheet No. 1 of 1

Location: 2083 Old Lakeshore Road, Burlington, ON

Refer to Borehole Location Plan

Date Drilled: April 25, 2022

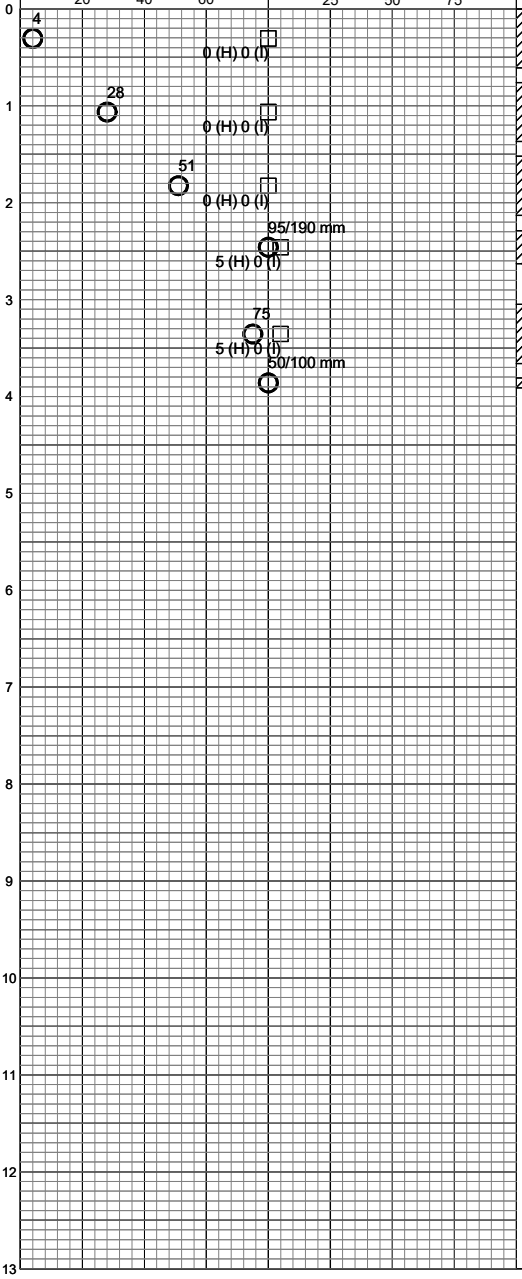
Drill Type: D-70 Truck Mount, Solid Stem

Datum: Geodetic

Chemical Analysis

BTEX	Benzene, Toluene, Ethylbenzene and Xylenes	*	Duplicate Sample
ING	Metals and Inorganics	PCB	Polychlorinated Biphenyls
MET	Metals	PHC	Petroleum Hydrocarbons (F1-F4)
PAH	Polycyclic Aromatic Hydrocarbons	VOC	Volatile Organic Compounds
PEST	Organochlorine Pesticides		

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
			82.28	0
		ASPHALT: (~25 mm thick)	~82.3	
		GRANULAR FILL: (~140 mm thick)	~82.1	
		FILL: silty sand, trace clay, very moist, dark brown, trace brick pieces, trace black organics	~81.5	1
		SILTY CLAY TILL: trace sand, trace gravel, brown, moist, hard, trace shale inclusions		2
			~78.5	3
		SHALE BEDROCK: highly weathered, reddish brown	~78.4	4
		Borehole terminated at 3.9 m depth below grade due to split spoon refusal on pressumed bedrock.		5
		NOTES: 1. This drawing is to be read with the subject report and project number as presented above. 2. Interpretation assistance by EXP is requi		6
				7
				8
				9
				10
				11
				12
				13



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	75	SS1	MET
	79	SS2	PAH
	67	SS3	PHC BTEX
	90	SS4	
	50	SS5	
	100	SS6	

ENV_EXP_HAM BH LOGS - OLD LAKESHORE.GPJ 6/2/22

Time	Water Level (m)	Depth to Cave (m)
on completion	no free water	4.4

exp Services Inc.
Hamilton, Ontario
Telephone: 905-573-4000
Facsimile: 905-573-9693

Appendix D – Analytical Results

SOIL ANALYTICAL RESULTS:

Table D-1 - Petroleum Hydrocarbons including BTEX in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID Sample ID Lab ID Sampling Date Soil Sample Depth (m) Consultant Laboratory	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-2 BH2 SS2 SMC792 26-Apr-22 0.76-1.37 EXP BV Labs	BH/MW-3 BH3 SS3 SMC794 25-Apr-22 1.52-2.13 EXP BV Labs	BH/MW-5 BH5 SS3 SMC799 25-Apr-22 1.52-2.13 EXP BV Labs
Benzene	0.17	0.02	<0.02	<0.02	<0.02
Toluene	6	0.02	<0.020	<0.020	<0.020
Ethylbenzene	15	0.02	<0.020	<0.020	<0.020
m-Xylene + p-Xylene	NV	0.04	<0.040	<0.040	<0.040
o-Xylene	NV	0.02	<0.020	<0.020	<0.020
Xylenes (Total)	25	0.04	<0.040	<0.040	<0.040
PHC F1 (C6-C10)	65	10	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	10	<5	<5	<5
PHC F2 (C10-C16)	150	10	<10	<10	<10
PHC F3 (C16-C34)	1300	50	<50	<50	53
PHC F4 (C34-C50)	5600	50	<50	<50	55
Reached baseline at C50?	-	-	YES	YES	YES
PHC F4 (C34-C50)-gravimetric	5600	50	-	-	-

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

SOIL ANALYTICAL RESULTS:

Table D-2 - Polycyclic Aromatic Hydrocarbons in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-3	BH/MW-4	BH/MW-5
Sample ID			BH3 SS2	BH4 SS1	BH5 SS2
Lab ID			SMC793	SMC795	SMC798
Sampling Date			25-Apr-22	27-Apr-22	25-Apr-22
Soil Sample Depth (m)			0.76-1.37	0-0.61	0.76-1.37
Consultant			EXP	EXP	EXP
Laboratory			BV Labs	BV Labs	BV Labs
Acenaphthene	58	0.005	<0.0050	<0.0050	<0.0050
Acenaphthylene	0.17	0.005	<0.0050	<0.0050	<0.0050
Anthracene	0.74	0.005	<0.0050	<0.0050	<0.0050
Benzo(a)anthracene	0.63	0.005	<0.0050	<0.0050	<0.0050
Benzo(a)pyrene	0.3	0.005	<0.0050	<0.0050	<0.0050
Benzo(b/j)fluoranthene	0.78	0.005	<0.0050	<0.0050	<0.0050
Benzo(ghi)perylene	7.8	0.005	<0.0050	<0.0050	<0.0050
Benzo(k)fluoranthene	0.78	0.005	<0.0050	<0.0050	<0.0050
Chrysene	7.8	0.005	<0.0050	<0.0050	<0.0050
Dibenz(a,h)anthracene	0.1	0.005	<0.0050	<0.0050	<0.0050
Fluoranthene	0.69	0.005	<0.0050	<0.0050	<0.0050
Fluorene	69	0.005	<0.0050	<0.0050	<0.0050
Indeno(1,2,3-cd)pyrene	0.48	0.005	<0.0050	<0.0050	<0.0050
1-Methylnaphthalene	3.4	0.005	<0.0050	<0.0050	<0.0050
2-Methylnaphthalene	3.4	0.005	<0.0050	<0.0050	<0.0050
Naphthalene	0.75	0.005	<0.0050	<0.0050	<0.0050
Phenanthrene	7.8	0.005	<0.0050	<0.0050	<0.0050
Pyrene	78	0.005	<0.0050	<0.0050	<0.0050
1&2-Methylnaphthalene	3.4	0.0071	<0.0071	<0.0071	<0.0071

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

SOIL ANALYTICAL RESULTS:

Table D-3 - Metals in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-2	BH/MW-3	BH/MW-4		BH/MW-5		
Sample ID			BH2 SS1	BH3 SS2	BH4 SS1	BH4 SS11	BH5 SS1	BH5 SS1A	BH5 SS2
Lab ID			SMC791	SMC793	SMC795	SMC796	SMC797	C2C5950	SMC798
Sampling Date			4/26/2022	4/25/2022	27-Apr-2022	27-Apr-2022	25-Apr-2022	25-Apr-2022	25-Apr-2022
Soil Sample Depth (m)			0-0.61	0.76-1.37	0-0.61	Duplicate	0-0.61	0-0.61	0.76-1.37
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			BV Labs	BV Labs	BV Labs	BV Labs	BV Labs	BV Labs	BV Labs
Barium	390	0.5	66	62	43	44	97	-	-
Beryllium	5	0.2	0.34	0.32	0.56	0.52	0.37	-	-
Boron (Total)	120	5	<5.0	<5.0	<5.0	<5.0	<5.0	-	-
Cadmium	1.2	0.1	0.34	0.11	<0.10	<0.10	0.26	-	-
Chromium (total)	160	1	10	11	15	15	12	-	-
Cobalt	22	0.1	3.8	4.1	5.5	5.2	4	-	-
Copper	180	0.5	16	9.2	13	14	18	-	-
Lead	120	1	79	21	8.5	11	**170**	84	12
Molybdenum	6.9	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	-	-
Nickel	130	0.5	7.6	8.8	11	11	7.8	-	-
Silver	25	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-
Thallium	1	0.05	0.086	<0.050	<0.050	<0.050	0.072	-	-
Uranium	23	0.05	0.46	0.43	0.46	0.48	0.53	-	-
Vanadium	86	17	17	19	29	28	21	-	-
Zinc	340	130	130	34	26	28	120	-	-

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP

SOIL ANALYTICAL RESULTS:

Table D-4 - Hydride-Forming Metals in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-2	BH/MW-3	BH/MW-4		BH/MW-5
Sample ID			BH2 SS1	BH3 SS2	BH4 SS1	BH4 SS11	BH5 SS1
Lab ID			SMC791	SMC793	SMC795	SMC796	SMC797
Sampling Date			4/26/2022	4/25/2022	27-Apr-2022	27-Apr-2022	25-Apr-2022
Soil Sample Depth (m)			0-0.61	0.76-1.37	0-0.61	Duplicate	0-0.61
Consultant			EXP	EXP	EXP	EXP	EXP
Laboratory			BV Labs	BV Labs	BV Labs	BV Labs	BV Labs
Antimony	7.5	0.2	0.58	<0.20	0.66	0.9	1.6
Arsenic	18	1	7.7	2.2	2.8	2.7	5.3
Selenium	2.4	0.5	<0.50	<0.50	<0.50	<0.50	0.67

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP

SOIL ANALYTICAL RESULTS:

Table D-5 - Other Regulated Parameters in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-2	BH/MW-3
Sample ID			BH2 SS1	BH3 SS3
Lab ID			SMC791	SMC794
Sampling Date			26-Apr-22	25-Apr-22
Soil Sample Depth (m)			0-0.61	1.52-2.13
Consultant			EXP	EXP
Laboratory			BV Labs	BV Labs
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)	-	7.99	7.81

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

SOIL ANALYTICAL RESULTS:

Table D-6 - Polychlorinated Biphenyls in Soil

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Sample Location	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW-2
Sample ID			BH2 SS2
Lab ID			SMC792
Sampling Date			26-Apr-22
Soil Sample Depth (m)			0.76-1.37
Consultant			EXP
Laboratory			BV Labs
Total Polychlorinated Biphenyls	0.35	0.01	<0.010

All soil concentrations reported in µg/g.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 9 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

GROUNDWATER ANALYTICAL RESULTS:

Table D-7 - Petroleum Hydrocarbons including BTEX in Groundwater

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (coarse textured soil)	Reporting Detection Limit (RDL)*	BH/MW-1	BH/MW-3	BH/MW-4
Sample ID			MW1	MW3	MW4
Lab ID			SMV314	SMV315	SMV317
Sampling Date			29-Apr-2022	29-Apr-2022	29-Apr-2022
Screen length			3.66-6.71	3.66-6.71	3.66-6.71
Consultant			EXP	EXP	EXP
Laboratory			BV Labs	BV Labs	BV Labs
Benzene	44	0.2	<0.17	<0.17	0.33
Toluene	18000	0.2	<0.20	<0.20	<0.20
Ethylbenzene	2300	0.2	<0.20	<0.20	<0.20
m-Xylene + p-Xylene	NV	0.4	0.22	<0.20	0.49
o-Xylene	NV	0.2	<0.20	<0.20	<0.20
Xylenes (Total)	4200	0.4	0.22	<0.20	0.49
PHC F1 (C6-C10)	750	25	<25	<25	<25
PHC F1 (C6-C10) - BTEX	750	25	<25	<25	<25
PHC F2 (C10-C16)	150	100	<100	<100	<100
PHC F3 (C16-C34)	500	200	<200	<200	<200
PHC F4 (C34-C50)	500	200	<200	<200	<200
Reached baseline at C50?	-	-	YES	YES	YES

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

GROUNDWATER ANALYTICAL RESULTS:

Table D-8- Volatile Organic Compounds in Groundwater

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (coarse textured soil)	Reporting Detection Limit (RDL)*	BH/MW-1	BH/MW-3		Trip Blank
Sample ID			MW1	MW3	MW33	
Lab ID			SMV314	SMV315	SMV316	SMV318
Sampling Date			29-Apr-2022	29-Apr-2022	29-Apr-2022	29-Apr-2022
Screen Length			3.66-6.71	3.66-6.71	Field duplicate of MW3	-
Consultant			EXP	EXP	EXP	EXP
Laboratory			BV Labs	BV Labs	BV Labs	BV Labs
Acetone	130000	10	<10	<10	<10	<10
Benzene	44	0.2	<0.17	<0.17	<0.20	<0.20
Bromodichloromethane	85000	0.5	<0.50	<0.50	<0.50	<0.50
Bromoform	380	1	<1.0	<1.0	<1.0	<1.0
Bromomethane	5.6	0.5	<0.50	<0.50	<0.50	<0.50
Carbon Tetrachloride	0.79	0.19	<0.20	<0.20	<0.19	<0.19
Chlorobenzene	630	0.2	<0.20	<0.20	<0.20	<0.20
Chloroform	2.4	0.2	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	82000	0.5	<0.50	<0.50	<0.50	<0.50
1,2-Dichlorobenzene	4600	0.4	<0.50	<0.50	<0.40	<0.40
1,3-Dichlorobenzene	9600	0.4	<0.50	<0.50	<0.40	<0.40
1,4-Dichlorobenzene	8	0.4	<0.50	<0.50	<0.40	<0.40
Dichlorodifluoromethane	4400	1	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethane	320	0.2	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	1.6	0.49	<0.50	<0.50	<0.49	<0.49
1,1-Dichloroethylene	1.6	0.2	<0.20	<0.20	<0.20	<0.20
cis-1,2-Dichloroethylene	1.6	0.5	<0.50	<0.50	<0.50	<0.50
trans-1,2-Dichloroethylene	1.6	0.5	<0.50	<0.50	<0.50	<0.50
1,2-Dichloropropane	16	0.2	<0.20	<0.20	<0.20	<0.20
cis-1,3-Dichloropropene	5.2	0.3	<0.30	<0.30	<0.30	<0.30
trans-1,3-Dichloropropene	5.2	0.4	<0.40	<0.40	<0.40	<0.40

GROUNDWATER ANALYTICAL RESULTS:

Table D-8- Volatile Organic Compounds in Groundwater

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (coarse textured soil)	Reporting Detection Limit (RDL)*	BH/MW-1	BH/MW-3		Trip Blank
Sample ID			MW1	MW3	MW33	SMV318
Lab ID			SMV314	SMV315	SMV316	29-Apr-2022
Sampling Date			29-Apr-2022	29-Apr-2022	29-Apr-2022	-
Screen Length			3.66-6.71	3.66-6.71	Field duplicate of MW3	EXP
Consultant			EXP	EXP	EXP	BV Labs
Laboratory			BV Labs	BV Labs	BV Labs	
Ethylbenzene	2300	0.2	<0.20	<0.20	<0.20	<0.20
Ethylene Dibromide (1,2-Dibromoethane)	0.25	0.19	<0.20	<0.20	<0.19	<0.19
Hexane (n)	51	1	<1.0	<1.0	<1.0	<1.0
Methylene chloride (Dichloromethane)	610	2	<2.0	<2.0	<2.0	<2.0
Methyl ethyl ketone (2-Butanone)	470000	10	<10	<10	<10	<10
Methyl Isobutyl Ketone	140000	5	<5.0	<5.0	<5.0	<5.0
Methyl t-butyl ether (MTBE)	190	0.5	<0.50	<0.50	<0.50	<0.50
Styrene	1300	0.4	<0.50	<0.50	<0.40	<0.40
1,1,1,2-Tetrachloroethane	3.3	0.5	<0.50	<0.50	<0.50	<0.50
1,1,2,2-Tetrachloroethane	3.2	0.4	<0.50	<0.50	<0.40	<0.40
Tetrachloroethylene	1.6	0.2	<0.20	<0.20	<0.20	<0.20
Toluene	18000	0.2	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	640	0.2	<0.20	<0.20	<0.20	<0.20
1,1,2-Trichloroethane	4.7	0.4	<0.50	<0.50	<0.40	<0.40
Trichloroethylene	1.6	0.2	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	2500	0.5	<0.50	<0.50	<0.50	<0.50
Vinyl Chloride	0.5	0.2	<0.20	<0.20	<0.20	<0.20
m-Xylene + p-Xylene	NV	0.2	0.22	<0.20	0.21	<0.20
o-Xylene	NV	0.2	<0.20	<0.20	<0.20	<0.20
Xylenes (total)	4200	0.2	0.22	<0.20	0.21	<0.20
1,3-Dichloropropene	5.2	0.5	<0.50	<0.50	<0.50	<0.50

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

NA= Not applicable or not analyzed

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

GROUNDWATER ANALYTICAL RESULTS:

Table D-9 - Metals in Groundwater

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID Sample ID Lab ID Sampling Date Screen Depth Interval (m) Consultant Laboratory	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (coarse textured soil)	Reporting Detection Limit (RDL)*	BH/MW-1 MW1 SMV314 29-Apr-22 3.66-6.71 EXP BV Labs	BH/MW-3 MW3 SMV315 29-Apr-22 3.66-6.71 EXP BV Labs
Antimony	20000	0.5	<0.50	<0.50
Arsenic	1900	1	3.2	1.1
Barium	29000	2	270	170
Beryllium	67	0.4	<0.40	<0.40
Boron (Total)	45000	10	320	450
Cadmium	2.7	0.09	<0.090	<0.090
Chromium (total)	810	5	<5.0	<5.0
Cobalt	66	0.5	1.2	<0.50
Copper	87	0.9	2.1	1.5
Lead	25	0.5	<0.50	<0.50
Molybdenum	9200	0.5	12	5.2
Nickel	490	1	3.9	1.6
Selenium	63	2	<2.0	<2.0
Silver	1.5	0.09	<0.090	<0.090
Thallium	510	0.05	0.063	<0.050
Uranium	420	0.1	9.8	5.9
Vanadium	250	0.5	1.1	<0.50
Zinc	1100	5	<5.0	<5.0
Sodium	2300000	5000	770,000	460,000

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

GROUNDWATER ANALYTICAL RESULTS:

Table D-10 - Hydride-Forming Metals in Groundwater

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, Ontario

Location ID	MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition All Types of Land Use (coarse textured soil)	Reporting Detection Limit (RDL)*	BH/MW-1	BH/MW-3
Sample ID			MW1	MW3
Lab ID			SMV314	SMV315
Sampling Date			29-Apr-22	29-Apr-22
Screen Depth Interval (m)			3.66-6.71	3.66-6.71
Consultant			EXP	EXP
Laboratory			BV Labs	BV Labs
Antimony	20000	0.5	<0.50	<0.50
Arsenic	1900	1	3.2	1.1
Selenium	63	2	<2.0	<2.0

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 3 SCS.

Non-detect but detection limit exceeds the MECP (2011) SCS

Appendix E – Laboratory Certificates of Analysis

Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Your C.O.C. #: 864577-20-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/04
Report #: R7111335
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B3618
Received: 2022/04/28, 15:40

Sample Matrix: Soil
Samples Received: 9

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	3	N/A	2022/05/04	CAM SOP-00301	EPA 8270D m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	3	N/A	2022/05/02	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	3	2022/05/03	2022/05/03	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	3	2022/05/02	2022/05/03	CAM SOP-00447	EPA 6020B m
Acid Extractable Metals by ICPMS	2	2022/05/03	2022/05/03	CAM SOP-00447	EPA 6020B m
Moisture	6	N/A	2022/04/29	CAM SOP-00445	Carter 2nd ed 51.2 m
PAH Compounds in Soil by GC/MS (SIM)	1	2022/05/03	2022/05/03	CAM SOP-00318	EPA 8270D m
PAH Compounds in Soil by GC/MS (SIM)	2	2022/05/03	2022/05/04	CAM SOP-00318	EPA 8270D m
Polychlorinated Biphenyl in Soil	1	2022/05/02	2022/05/02	CAM SOP-00309	EPA 8082A m
pH CaCl2 EXTRACT	2	2022/05/03	2022/05/03	CAM SOP-00413	EPA 9045 D 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, MELCC, EPA, APHA.

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.

Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Your C.O.C. #: 864577-20-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/04
Report #: R7111335
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B3618
Received: 2022/04/28, 15:40

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) 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.
(2) 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

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
04 May 2022 17:47:23

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

==========

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For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Job #: C2B3618
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: LE

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		SMC791		SMC792	SMC793		SMC794		
Sampling Date		2022/04/26		2022/04/26	2022/04/25		2022/04/25		
COC Number		864577-20-01		864577-20-01	864577-20-01		864577-20-01		
	UNITS	**BH2 SS1**	**QC Batch**	**BH2 SS2**	**BH3 SS2**	**QC Batch**	**BH3 SS3**	**RDL**	**QC Batch**
Inorganics									
Moisture	%			17	16	7967822	14	1.0	7967822
Available (CaCl2) pH	pH	7.99	7972291				7.81		7972291

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		SMC795	SMC798	SMC799		
Sampling Date		2022/04/27	2022/04/25	2022/04/25		
COC Number		864577-20-01	864577-20-01	864577-20-01		
	UNITS	**BH4 SS1**	**BH5 SS2**	**BH5 SS3**	**RDL**	**QC Batch**
Inorganics						
Moisture	%	18	14	15	1.0	7967822

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B3618
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: LE

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		SMC791		SMC793		SMC795	SMC796		
Sampling Date		2022/04/26		2022/04/25		2022/04/27	2022/04/27		
COC Number		864577-20-01		864577-20-01		864577-20-01	864577-20-01		
	UNITS	**BH2 SS1**	**QC Batch**	**BH3 SS2**	**QC Batch**	**BH4 SS1**	**BH4 SS11**	**RDL**	**QC Batch**
Metals									
Acid Extractable Antimony (Sb)	ug/g	0.58	7970817	<0.20	7972320	0.66	0.90	0.20	7970817
Acid Extractable Arsenic (As)	ug/g	7.7	7970817	2.2	7972320	2.8	2.7	1.0	7970817
Acid Extractable Barium (Ba)	ug/g	66	7970817	62	7972320	43	44	0.50	7970817
Acid Extractable Beryllium (Be)	ug/g	0.34	7970817	0.32	7972320	0.56	0.52	0.20	7970817
Acid Extractable Boron (B)	ug/g	<5.0	7970817	<5.0	7972320	<5.0	<5.0	5.0	7970817
Acid Extractable Cadmium (Cd)	ug/g	0.34	7970817	0.11	7972320	<0.10	<0.10	0.10	7970817
Acid Extractable Chromium (Cr)	ug/g	10	7970817	11	7972320	15	15	1.0	7970817
Acid Extractable Cobalt (Co)	ug/g	3.8	7970817	4.1	7972320	5.5	5.2	0.10	7970817
Acid Extractable Copper (Cu)	ug/g	16	7970817	9.2	7972320	13	14	0.50	7970817
Acid Extractable Lead (Pb)	ug/g	79	7970817	21	7972320	8.5	11	1.0	7970817
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	7970817	<0.50	7972320	<0.50	<0.50	0.50	7970817
Acid Extractable Nickel (Ni)	ug/g	7.6	7970817	8.8	7972320	11	11	0.50	7970817
Acid Extractable Selenium (Se)	ug/g	<0.50	7970817	<0.50	7972320	<0.50	<0.50	0.50	7970817
Acid Extractable Silver (Ag)	ug/g	<0.20	7970817	<0.20	7972320	<0.20	<0.20	0.20	7970817
Acid Extractable Thallium (Tl)	ug/g	0.086	7970817	<0.050	7972320	<0.050	<0.050	0.050	7970817
Acid Extractable Uranium (U)	ug/g	0.46	7970817	0.43	7972320	0.46	0.48	0.050	7970817
Acid Extractable Vanadium (V)	ug/g	17	7970817	19	7972320	29	28	5.0	7970817
Acid Extractable Zinc (Zn)	ug/g	130	7970817	34	7972320	26	28	5.0	7970817

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		SMC796		SMC797		
Sampling Date		2022/04/27		2022/04/25		
COC Number		864577-20-01		864577-20-01		
	UNITS	**BH4 SS11 Lab-Dup**	**QC Batch**	**BH5 SS1**	**RDL**	**QC Batch**
Metals						
Acid Extractable Antimony (Sb)	ug/g	0.89	7970817	1.6	0.20	7972313
Acid Extractable Arsenic (As)	ug/g	2.6	7970817	5.3	1.0	7972313
Acid Extractable Barium (Ba)	ug/g	42	7970817	97	0.50	7972313
Acid Extractable Beryllium (Be)	ug/g	0.51	7970817	0.37	0.20	7972313
Acid Extractable Boron (B)	ug/g	<5.0	7970817	<5.0	5.0	7972313
Acid Extractable Cadmium (Cd)	ug/g	<0.10	7970817	0.26	0.10	7972313
Acid Extractable Chromium (Cr)	ug/g	15	7970817	12	1.0	7972313
Acid Extractable Cobalt (Co)	ug/g	5.2	7970817	4.0	0.10	7972313
Acid Extractable Copper (Cu)	ug/g	13	7970817	18	0.50	7972313
Acid Extractable Lead (Pb)	ug/g	11	7970817	170	1.0	7972313
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	7970817	<0.50	0.50	7972313
Acid Extractable Nickel (Ni)	ug/g	10	7970817	7.8	0.50	7972313
Acid Extractable Selenium (Se)	ug/g	<0.50	7970817	0.67	0.50	7972313
Acid Extractable Silver (Ag)	ug/g	<0.20	7970817	<0.20	0.20	7972313
Acid Extractable Thallium (Tl)	ug/g	<0.050	7970817	0.072	0.050	7972313
Acid Extractable Uranium (U)	ug/g	0.45	7970817	0.53	0.050	7972313
Acid Extractable Vanadium (V)	ug/g	27	7970817	21	5.0	7972313
Acid Extractable Zinc (Zn)	ug/g	26	7970817	120	5.0	7972313

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		SMC793			SMC793			SMC795		
Sampling Date		2022/04/25			2022/04/25			2022/04/27		
COC Number		864577-20-01			864577-20-01			864577-20-01		
	UNITS	**BH3 SS2**	**RDL**	**QC Batch**	**BH3 SS2 Lab-Dup**	**RDL**	**QC Batch**	**BH4 SS1**	**RDL**	**QC Batch**
Calculated Parameters										
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	7965115				<0.0071	0.0071	7965115
Polyaromatic Hydrocarbons										
Acenaphthene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Acenaphthylene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Anthracene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Benzo(a)anthracene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Benzo(a)pyrene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Chrysene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Fluoranthene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Fluorene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
1-Methylnaphthalene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
2-Methylnaphthalene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Naphthalene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Phenanthrene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Pyrene	ug/g	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662	<0.0050	0.0050	7973662
Surrogate Recovery (%)										
D10-Anthracene	%	106		7973662	105		7973662	95		7973662
D14-Terphenyl (FS)	%	97		7973662	97		7973662	89		7973662
D8-Acenaphthylene	%	76		7973662	81		7973662	80		7973662

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

SEMI-VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		SMC798		
Sampling Date		2022/04/25		
COC Number		864577-20-01		
	UNITS	**BH5 SS2**	**RDL**	**QC Batch**
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	7965115
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.0050	0.0050	7973662
Acenaphthylene	ug/g	<0.0050	0.0050	7973662
Anthracene	ug/g	<0.0050	0.0050	7973662
Benzo(a)anthracene	ug/g	<0.0050	0.0050	7973662
Benzo(a)pyrene	ug/g	<0.0050	0.0050	7973662
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	7973662
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	7973662
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	7973662
Chrysene	ug/g	<0.0050	0.0050	7973662
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	7973662
Fluoranthene	ug/g	<0.0050	0.0050	7973662
Fluorene	ug/g	<0.0050	0.0050	7973662
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	7973662
1-Methylnaphthalene	ug/g	<0.0050	0.0050	7973662
2-Methylnaphthalene	ug/g	<0.0050	0.0050	7973662
Naphthalene	ug/g	<0.0050	0.0050	7973662
Phenanthrene	ug/g	<0.0050	0.0050	7973662
Pyrene	ug/g	<0.0050	0.0050	7973662
Surrogate Recovery (%)				
D10-Anthracene	%	103		7973662
D14-Terphenyl (FS)	%	91		7973662
D8-Acenaphthylene	%	82		7973662

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B3618
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: LE

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		SMC792	SMC794			SMC794			SMC799		
Sampling Date		2022/04/26	2022/04/25			2022/04/25			2022/04/25		
COC Number		864577-20-01	864577-20-01			864577-20-01			864577-20-01		
	UNITS	**BH2 SS2**	**BH3 SS3**	**RDL**	**QC Batch**	**BH3 SS3 Lab-Dup**	**RDL**	**QC Batch**	**BH5 SS3**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons											
Benzene	ug/g	<0.020	<0.020	0.020	7970176				<0.020	0.020	7970176
Toluene	ug/g	<0.020	<0.020	0.020	7970176				<0.020	0.020	7970176
Ethylbenzene	ug/g	<0.020	<0.020	0.020	7970176				<0.020	0.020	7970176
o-Xylene	ug/g	<0.020	<0.020	0.020	7970176				<0.020	0.020	7970176
p+m-Xylene	ug/g	<0.040	<0.040	0.040	7970176				<0.040	0.040	7970176
Total Xylenes	ug/g	<0.040	<0.040	0.040	7970176				<0.040	0.040	7970176
F1 (C6-C10)	ug/g	<10	<10	10	7970176				<10	10	7970176
F1 (C6-C10) - BTEX	ug/g	<10	<10	10	7970176				<10	10	7970176
F2-F4 Hydrocarbons											
F2 (C10-C16 Hydrocarbons)	ug/g	<10	<10	10	7973303	<10	10	7973303	<10	10	7973303
F3 (C16-C34 Hydrocarbons)	ug/g	<50	<50	50	7973303	<50	50	7973303	53	50	7973303
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	50	7973303	<50	50	7973303	55	50	7973303
Reached Baseline at C50	ug/g	Yes	Yes		7973303	Yes		7973303	Yes		7973303
Surrogate Recovery (%)											
1,4-Difluorobenzene	%	102	103		7970176				106		7970176
4-Bromofluorobenzene	%	103	101		7970176				93		7970176
D10-o-Xylene	%	107	111		7970176				107		7970176
D4-1,2-Dichloroethane	%	102	102		7970176				105		7970176
o-Terphenyl	%	112	105		7973303	108		7973303	107		7973303

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

POLYCHLORINATED BIPHENYLS BY GC-ECD (SOIL)

Bureau Veritas ID		SMC792		
Sampling Date		2022/04/26		
COC Number		864577-20-01		
	UNITS	**BH2 SS2**	**RDL**	**QC Batch**
PCBs				
Aroclor 1242	ug/g	<0.010	0.010	7969932
Aroclor 1248	ug/g	<0.010	0.010	7969932
Aroclor 1254	ug/g	<0.010	0.010	7969932
Aroclor 1260	ug/g	<0.010	0.010	7969932
Total PCB	ug/g	<0.010	0.010	7969932
Surrogate Recovery (%)				
Decachlorobiphenyl	%	92		7969932

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvlabs.com

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TEST SUMMARY

Bureau Veritas ID: SMC791 **Collected:** 2022/04/26
Sample ID: BH2 SS1 **Shipped:**
Matrix: Soil **Received:** 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7970817	2022/05/02	2022/05/03	Daniel Teclu
pH CaCl2 EXTRACT	AT	7972291	2022/05/03	2022/05/03	Taslima Aktar

Bureau Veritas ID: SMC792 **Collected:** 2022/04/26
Sample ID: BH2 SS2 **Shipped:**
Matrix: Soil **Received:** 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	7970176	N/A	2022/05/02	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7973303	2022/05/03	2022/05/03	Austin (Guochen) Zhang
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang
Polychlorinated Biphenyl in Soil	GC/ECD	7969932	2022/05/02	2022/05/02	Svitlana Shaula

Bureau Veritas ID: SMC793 **Collected:** 2022/04/25
Sample ID: BH3 SS2 **Shipped:**
Matrix: Soil **Received:** 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7965115	N/A	2022/05/04	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	7972320	2022/05/03	2022/05/03	Daniel Teclu
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7973662	2022/05/03	2022/05/03	Mitesh Raj

Bureau Veritas ID: SMC793 Dup **Collected:** 2022/04/25
Sample ID: BH3 SS2 **Shipped:**
Matrix: Soil **Received:** 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7973662	2022/05/03	2022/05/04	Mitesh Raj

Bureau Veritas ID: SMC794 **Collected:** 2022/04/25
Sample ID: BH3 SS3 **Shipped:**
Matrix: Soil **Received:** 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	7970176	N/A	2022/05/02	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7973303	2022/05/03	2022/05/03	Austin (Guochen) Zhang
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang
pH CaCl2 EXTRACT	AT	7972291	2022/05/03	2022/05/03	Taslima Aktar

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

TEST SUMMARY

Bureau Veritas ID: SMC794 Dup
Sample ID: BH3 SS3
Matrix: Soil
Collected: 2022/04/25
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7973303	2022/05/03	2022/05/03	Austin (Guochen) Zhang

Bureau Veritas ID: SMC795
Sample ID: BH4 SS1
Matrix: Soil
Collected: 2022/04/27
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7965115	N/A	2022/05/04	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	7970817	2022/05/02	2022/05/03	Daniel Teclu
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7973662	2022/05/03	2022/05/04	Mitesh Raj

Bureau Veritas ID: SMC796
Sample ID: BH4 SS11
Matrix: Soil
Collected: 2022/04/27
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7970817	2022/05/02	2022/05/03	Daniel Teclu

Bureau Veritas ID: SMC796 Dup
Sample ID: BH4 SS11
Matrix: Soil
Collected: 2022/04/27
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7970817	2022/05/02	2022/05/03	Daniel Teclu

Bureau Veritas ID: SMC797
Sample ID: BH5 SS1
Matrix: Soil
Collected: 2022/04/25
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7972313	2022/05/03	2022/05/03	Prempal Bhatti

Bureau Veritas ID: SMC798
Sample ID: BH5 SS2
Matrix: Soil
Collected: 2022/04/25
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7965115	N/A	2022/05/04	Automated Statchk
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7973662	2022/05/03	2022/05/04	Mitesh Raj

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B3618
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: LE

TEST SUMMARY

Bureau Veritas ID: SMC799
Sample ID: BH5 SS3
Matrix: Soil

Collected: 2022/04/25
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	7970176	N/A	2022/05/02	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7973303	2022/05/03	2022/05/03	Austin (Guochen) Zhang
Moisture	BAL	7967822	N/A	2022/04/29	Min Yang

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GENERAL COMMENTS

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

Package 1	2.7°C

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.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7969932	Decachlorobiphenyl	2022/05/02	104	60 - 130	88	60 - 130	84	%		
7970176	1,4-Difluorobenzene	2022/05/02	98	60 - 140	100	60 - 140	102	%		
7970176	4-Bromofluorobenzene	2022/05/02	104	60 - 140	105	60 - 140	100	%		
7970176	D10-o-Xylene	2022/05/02	115	60 - 140	107	60 - 140	111	%		
7970176	D4-1,2-Dichloroethane	2022/05/02	98	60 - 140	95	60 - 140	101	%		
7973303	o-Terphenyl	2022/05/03	111	60 - 130	126	60 - 130	114	%		
7973662	D10-Anthracene	2022/05/03	100	50 - 130	100	50 - 130	104	%		
7973662	D14-Terphenyl (FS)	2022/05/03	99	50 - 130	93	50 - 130	99	%		
7973662	D8-Acenaphthylene	2022/05/03	91	50 - 130	91	50 - 130	91	%		
7967822	Moisture	2022/04/29							12	20
7969932	Aroclor 1242	2022/05/02					<0.010	ug/g	NC	50
7969932	Aroclor 1248	2022/05/02					<0.010	ug/g	NC	50
7969932	Aroclor 1254	2022/05/02					<0.010	ug/g	NC	50
7969932	Aroclor 1260	2022/05/02	89	30 - 130	90	30 - 130	<0.010	ug/g	NC	50
7969932	Total PCB	2022/05/02	89	30 - 130	90	30 - 130	<0.010	ug/g	NC	50
7970176	Benzene	2022/05/02	104	50 - 140	99	50 - 140	<0.020	ug/g	NC	50
7970176	Ethylbenzene	2022/05/02	121	50 - 140	115	50 - 140	<0.020	ug/g	NC	50
7970176	F1 (C6-C10) - BTEX	2022/05/02					<10	ug/g	NC	30
7970176	F1 (C6-C10)	2022/05/02	87	60 - 140	86	80 - 120	<10	ug/g	NC	30
7970176	o-Xylene	2022/05/02	115	50 - 140	108	50 - 140	<0.020	ug/g	NC	50
7970176	p+m-Xylene	2022/05/02	113	50 - 140	107	50 - 140	<0.040	ug/g	NC	50
7970176	Toluene	2022/05/02	100	50 - 140	96	50 - 140	<0.020	ug/g	NC	50
7970176	Total Xylenes	2022/05/02					<0.040	ug/g	NC	50
7970817	Acid Extractable Antimony (Sb)	2022/05/03	88	75 - 125	101	80 - 120	<0.20	ug/g	0.83	30
7970817	Acid Extractable Arsenic (As)	2022/05/03	98	75 - 125	101	80 - 120	<1.0	ug/g	0.67	30
7970817	Acid Extractable Barium (Ba)	2022/05/03	NC	75 - 125	99	80 - 120	<0.50	ug/g	4.1	30
7970817	Acid Extractable Beryllium (Be)	2022/05/03	101	75 - 125	102	80 - 120	<0.20	ug/g	2.5	30
7970817	Acid Extractable Boron (B)	2022/05/03	87	75 - 125	97	80 - 120	<5.0	ug/g	NC	30
7970817	Acid Extractable Cadmium (Cd)	2022/05/03	97	75 - 125	100	80 - 120	<0.10	ug/g	NC	30
7970817	Acid Extractable Chromium (Cr)	2022/05/03	104	75 - 125	102	80 - 120	<1.0	ug/g	2.7	30
7970817	Acid Extractable Cobalt (Co)	2022/05/03	100	75 - 125	102	80 - 120	<0.10	ug/g	0.18	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7970817	Acid Extractable Copper (Cu)	2022/05/03	101	75 - 125	99	80 - 120	<0.50	ug/g	5.9	30
7970817	Acid Extractable Lead (Pb)	2022/05/03	100	75 - 125	102	80 - 120	<1.0	ug/g	0.99	30
7970817	Acid Extractable Molybdenum (Mo)	2022/05/03	99	75 - 125	101	80 - 120	<0.50	ug/g	NC	30
7970817	Acid Extractable Nickel (Ni)	2022/05/03	102	75 - 125	104	80 - 120	<0.50	ug/g	3.2	30
7970817	Acid Extractable Selenium (Se)	2022/05/03	100	75 - 125	106	80 - 120	<0.50	ug/g	NC	30
7970817	Acid Extractable Silver (Ag)	2022/05/03	100	75 - 125	101	80 - 120	<0.20	ug/g	NC	30
7970817	Acid Extractable Thallium (Tl)	2022/05/03	98	75 - 125	104	80 - 120	<0.050	ug/g	NC	30
7970817	Acid Extractable Uranium (U)	2022/05/03	96	75 - 125	101	80 - 120	<0.050	ug/g	6.5	30
7970817	Acid Extractable Vanadium (V)	2022/05/03	NC	75 - 125	100	80 - 120	<5.0	ug/g	3.7	30
7970817	Acid Extractable Zinc (Zn)	2022/05/03	NC	75 - 125	106	80 - 120	<5.0	ug/g	6.0	30
7972291	Available (CaCl2) pH	2022/05/03			100	97 - 103			1.5	N/A
7972313	Acid Extractable Antimony (Sb)	2022/05/03	90	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
7972313	Acid Extractable Arsenic (As)	2022/05/03	95	75 - 125	101	80 - 120	<1.0	ug/g	6.5	30
7972313	Acid Extractable Barium (Ba)	2022/05/03	NC	75 - 125	98	80 - 120	<0.50	ug/g	0.93	30
7972313	Acid Extractable Beryllium (Be)	2022/05/03	94	75 - 125	94	80 - 120	<0.20	ug/g	2.1	30
7972313	Acid Extractable Boron (B)	2022/05/03	87	75 - 125	83	80 - 120	<5.0	ug/g	5.7	30
7972313	Acid Extractable Cadmium (Cd)	2022/05/03	96	75 - 125	97	80 - 120	<0.10	ug/g	NC	30
7972313	Acid Extractable Chromium (Cr)	2022/05/03	95	75 - 125	96	80 - 120	<1.0	ug/g	2.0	30
7972313	Acid Extractable Cobalt (Co)	2022/05/03	95	75 - 125	99	80 - 120	<0.10	ug/g	1.1	30
7972313	Acid Extractable Copper (Cu)	2022/05/03	92	75 - 125	97	80 - 120	<0.50	ug/g	0.081	30
7972313	Acid Extractable Lead (Pb)	2022/05/03	89	75 - 125	96	80 - 120	<1.0	ug/g	1.0	30
7972313	Acid Extractable Molybdenum (Mo)	2022/05/03	92	75 - 125	95	80 - 120	<0.50	ug/g	1.8	30
7972313	Acid Extractable Nickel (Ni)	2022/05/03	95	75 - 125	100	80 - 120	<0.50	ug/g	0.19	30
7972313	Acid Extractable Selenium (Se)	2022/05/03	97	75 - 125	100	80 - 120	<0.50	ug/g	NC	30
7972313	Acid Extractable Silver (Ag)	2022/05/03	95	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
7972313	Acid Extractable Thallium (Tl)	2022/05/03	85	75 - 125	93	80 - 120	<0.050	ug/g	6.0	30
7972313	Acid Extractable Uranium (U)	2022/05/03	90	75 - 125	96	80 - 120	<0.050	ug/g	0.11	30
7972313	Acid Extractable Vanadium (V)	2022/05/03	95	75 - 125	94	80 - 120	<5.0	ug/g	0.98	30
7972313	Acid Extractable Zinc (Zn)	2022/05/03	NC	75 - 125	96	80 - 120	<5.0	ug/g	2.2	30
7972320	Acid Extractable Antimony (Sb)	2022/05/03	96	75 - 125	100	80 - 120	<0.20	ug/g	NC	30
7972320	Acid Extractable Arsenic (As)	2022/05/03	97	75 - 125	99	80 - 120	<1.0	ug/g	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7972320	Acid Extractable Barium (Ba)	2022/05/03	105	75 - 125	99	80 - 120	<0.50	ug/g	2.0	30
7972320	Acid Extractable Beryllium (Be)	2022/05/03	100	75 - 125	101	80 - 120	<0.20	ug/g	NC	30
7972320	Acid Extractable Boron (B)	2022/05/03	96	75 - 125	96	80 - 120	<5.0	ug/g	NC	30
7972320	Acid Extractable Cadmium (Cd)	2022/05/03	97	75 - 125	99	80 - 120	<0.10	ug/g	NC	30
7972320	Acid Extractable Chromium (Cr)	2022/05/03	104	75 - 125	102	80 - 120	<1.0	ug/g	16	30
7972320	Acid Extractable Cobalt (Co)	2022/05/03	99	75 - 125	102	80 - 120	<0.10	ug/g	3.1	30
7972320	Acid Extractable Copper (Cu)	2022/05/03	95	75 - 125	100	80 - 120	<0.50	ug/g	3.7	30
7972320	Acid Extractable Lead (Pb)	2022/05/03	97	75 - 125	100	80 - 120	<1.0	ug/g	7.1	30
7972320	Acid Extractable Molybdenum (Mo)	2022/05/03	99	75 - 125	101	80 - 120	<0.50	ug/g	NC	30
7972320	Acid Extractable Nickel (Ni)	2022/05/03	97	75 - 125	100	80 - 120	<0.50	ug/g	2.9	30
7972320	Acid Extractable Selenium (Se)	2022/05/03	97	75 - 125	100	80 - 120	<0.50	ug/g	NC	30
7972320	Acid Extractable Silver (Ag)	2022/05/03	98	75 - 125	101	80 - 120	<0.20	ug/g	NC	30
7972320	Acid Extractable Thallium (Tl)	2022/05/03	98	75 - 125	101	80 - 120	<0.050	ug/g	NC	30
7972320	Acid Extractable Uranium (U)	2022/05/03	98	75 - 125	100	80 - 120	<0.050	ug/g	19	30
7972320	Acid Extractable Vanadium (V)	2022/05/03	109	75 - 125	99	80 - 120	<5.0	ug/g	15	30
7972320	Acid Extractable Zinc (Zn)	2022/05/03	100	75 - 125	99	80 - 120	<5.0	ug/g	0.49	30
7973303	F2 (C10-C16 Hydrocarbons)	2022/05/03	121	60 - 130	114	80 - 120	<10	ug/g	NC	30
7973303	F3 (C16-C34 Hydrocarbons)	2022/05/03	122	60 - 130	116	80 - 120	<50	ug/g	NC	30
7973303	F4 (C34-C50 Hydrocarbons)	2022/05/03	123	60 - 130	119	80 - 120	<50	ug/g	NC	30
7973662	1-Methylnaphthalene	2022/05/04	101	50 - 130	98	50 - 130	<0.0050	ug/g	NC	40
7973662	2-Methylnaphthalene	2022/05/04	102	50 - 130	99	50 - 130	<0.0050	ug/g	NC	40
7973662	Acenaphthene	2022/05/04	96	50 - 130	94	50 - 130	<0.0050	ug/g	NC	40
7973662	Acenaphthylene	2022/05/04	93	50 - 130	91	50 - 130	<0.0050	ug/g	NC	40
7973662	Anthracene	2022/05/04	103	50 - 130	101	50 - 130	<0.0050	ug/g	NC	40
7973662	Benzo(a)anthracene	2022/05/04	101	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
7973662	Benzo(a)pyrene	2022/05/04	89	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40
7973662	Benzo(b/j)fluoranthene	2022/05/04	102	50 - 130	99	50 - 130	<0.0050	ug/g	NC	40
7973662	Benzo(g,h,i)perylene	2022/05/04	108	50 - 130	103	50 - 130	<0.0050	ug/g	NC	40
7973662	Benzo(k)fluoranthene	2022/05/04	107	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
7973662	Chrysene	2022/05/04	102	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
7973662	Dibenzo(a,h)anthracene	2022/05/04	108	50 - 130	99	50 - 130	<0.0050	ug/g	NC	40

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7973662	Fluoranthene	2022/05/04	105	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
7973662	Fluorene	2022/05/04	105	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
7973662	Indeno(1,2,3-cd)pyrene	2022/05/04	116	50 - 130	109	50 - 130	<0.0050	ug/g	NC	40
7973662	Naphthalene	2022/05/04	89	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40
7973662	Phenanthrene	2022/05/04	98	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7973662	Pyrene	2022/05/04	106	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40

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.

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)

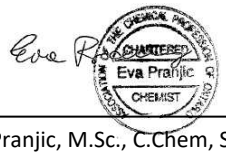
NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

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VALIDATION SIGNATURE PAGE

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



Ewa Pranjic, M.Sc., C.Chem, 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 Signature Page.

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Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Your C.O.C. #: 864577-21-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/04
Report #: R7111034
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B3622
Received: 2022/04/28, 15:40

Sample Matrix: Soil
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Cyanide (WAD) in Leachates	1	N/A	2022/05/03	CAM SOP-00457	OMOE 3015 m
Fluoride by ISE in Leachates	1	2022/05/03	2022/05/04	CAM SOP-00449	SM 23 4500-F- C m
Total Metals in TCLP Leachate by ICPMS	1	2022/05/03	2022/05/04	CAM SOP-00447	EPA 6020B m
TCLP - % Solids	1	2022/05/02	2022/05/03	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2022/05/03	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2022/05/03	CAM SOP-00401	EPA 1311 Update I m
TCLP Zero Headspace Extraction	1	2022/05/02	2022/05/03	CAM SOP-00430	EPA 1311 m
VOCs in ZHE Leachates	1	2022/05/03	2022/05/03	CAM SOP-00228	EPA 8260C 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, MELCC, EPA, APHA.

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

Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Your C.O.C. #: 864577-21-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/04
Report #: R7111034
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B3622
Received: 2022/04/28, 15:40

Encryption Key



Bureau Veritas
04 May 2022 15:45:26

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

==========

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Bureau Veritas Job #: C2B3622
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: YL

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		SMC811		
Sampling Date		2022/04/27		
COC Number		864577-21-01		
	UNITS	**TCLP**	**RDL**	**QC Batch**
Charge/Prep Analysis				
Amount Extracted (Wet Weight) (g)	N/A	23	N/A	7970794
Inorganics				
Final pH	pH	6.38		7970648
Leachable Fluoride (F-)	mg/L	0.19	0.10	7973064
Initial pH	pH	9.69		7970648
TCLP - % Solids	%	100	0.2	7970664
TCLP Extraction Fluid	N/A	FLUID 1		7970662
Leachable WAD Cyanide (Free)	mg/L	<0.010	0.010	7973043

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
N/A = Not Applicable

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B3622
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: YL

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		SMC811		
Sampling Date		2022/04/27		
COC Number		864577-21-01		
	UNITS	**TCLP**	**RDL**	**QC Batch**
Metals				
Leachable Arsenic (As)	mg/L	<0.2	0.2	7973297
Leachable Barium (Ba)	mg/L	0.8	0.2	7973297
Leachable Boron (B)	mg/L	0.2	0.1	7973297
Leachable Cadmium (Cd)	mg/L	<0.05	0.05	7973297
Leachable Chromium (Cr)	mg/L	<0.1	0.1	7973297
Leachable Lead (Pb)	mg/L	<0.1	0.1	7973297
Leachable Mercury (Hg)	mg/L	<0.001	0.001	7973297
Leachable Selenium (Se)	mg/L	<0.1	0.1	7973297
Leachable Silver (Ag)	mg/L	<0.01	0.01	7973297

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

VOLATILE ORGANICS BY GC/MS (SOIL)

Bureau Veritas ID		SMC811		
Sampling Date		2022/04/27		
COC Number		864577-21-01		
	UNITS	**TCLP**	**RDL**	**QC Batch**
Volatile Organics				
Leachable Benzene	mg/L	<0.020	0.020	7972688
Leachable Carbon Tetrachloride	mg/L	<0.020	0.020	7972688
Leachable Chlorobenzene	mg/L	<0.020	0.020	7972688
Leachable Chloroform	mg/L	<0.020	0.020	7972688
Leachable 1,2-Dichlorobenzene	mg/L	<0.050	0.050	7972688
Leachable 1,4-Dichlorobenzene	mg/L	<0.050	0.050	7972688
Leachable 1,2-Dichloroethane	mg/L	<0.050	0.050	7972688
Leachable 1,1-Dichloroethylene	mg/L	<0.020	0.020	7972688
Leachable Methylene Chloride(Dichloromethane)	mg/L	<0.20	0.20	7972688
Leachable Methyl Ethyl Ketone (2-Butanone)	mg/L	<1.0	1.0	7972688
Leachable Tetrachloroethylene	mg/L	<0.020	0.020	7972688
Leachable Trichloroethylene	mg/L	<0.020	0.020	7972688
Leachable Vinyl Chloride	mg/L	<0.020	0.020	7972688
Surrogate Recovery (%)				
Leachable 4-Bromofluorobenzene	%	94		7972688
Leachable D4-1,2-Dichloroethane	%	104		7972688
Leachable D8-Toluene	%	101		7972688

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C2B3622
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: YL

TEST SUMMARY

Bureau Veritas ID: SMC811
Sample ID: TCLP
Matrix: Soil

Collected: 2022/04/27
Shipped:
Received: 2022/04/28

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Cyanide (WAD) in Leachates	SKAL/CN	7973043	N/A	2022/05/03	Aditiben Patel
Fluoride by ISE in Leachates	ISE	7973064	2022/05/03	2022/05/04	Surinder Rai
Total Metals in TCLP Leachate by ICPMS	ICP1/MS	7973297	2022/05/03	2022/05/04	Arefa Dabhad
TCLP - % Solids	BAL	7970664	2022/05/02	2022/05/03	Jian (Ken) Wang
TCLP - Extraction Fluid		7970662	N/A	2022/05/03	Jian (Ken) Wang
TCLP - Initial and final pH	PH	7970648	N/A	2022/05/03	Jian (Ken) Wang
TCLP Zero Headspace Extraction		7970794	2022/05/02	2022/05/03	Juan Enrique RODRIGUEZ VILLANUEVA
VOCs in ZHE Leachates	GC/MS	7972688	2022/05/03	2022/05/03	Gladys Guerrero

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GENERAL COMMENTS

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

Package 1	2.7°C

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		Leachate Blank	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
7972688	Leachable 4-Bromofluorobenzene	2022/05/03	102	70 - 130	102	70 - 130	99	%				
7972688	Leachable D4-1,2-Dichloroethane	2022/05/03	95	70 - 130	99	70 - 130	96	%				
7972688	Leachable D8-Toluene	2022/05/03	99	70 - 130	98	70 - 130	96	%				
7972688	Leachable 1,1-Dichloroethylene	2022/05/03	97	70 - 130	97	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable 1,2-Dichlorobenzene	2022/05/03	97	70 - 130	97	70 - 130	<0.050	mg/L	NC	30		
7972688	Leachable 1,2-Dichloroethane	2022/05/03	92	70 - 130	96	70 - 130	<0.050	mg/L	NC	30		
7972688	Leachable 1,4-Dichlorobenzene	2022/05/03	111	70 - 130	110	70 - 130	<0.050	mg/L	NC	30		
7972688	Leachable Benzene	2022/05/03	96	70 - 130	97	70 - 130	<0.020	mg/L				
7972688	Leachable Carbon Tetrachloride	2022/05/03	101	70 - 130	100	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable Chlorobenzene	2022/05/03	100	70 - 130	101	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable Chloroform	2022/05/03	98	70 - 130	99	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable Methyl Ethyl Ketone (2-Butanone)	2022/05/03	92	60 - 140	104	60 - 140	<1.0	mg/L	NC	30		
7972688	Leachable Methylene Chloride (Dichloromethane)	2022/05/03	103	70 - 130	106	70 - 130	<0.20	mg/L	NC	30		
7972688	Leachable Tetrachloroethylene	2022/05/03	97	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable Trichloroethylene	2022/05/03	110	70 - 130	109	70 - 130	<0.020	mg/L	NC	30		
7972688	Leachable Vinyl Chloride	2022/05/03	106	70 - 130	107	70 - 130	<0.020	mg/L	NC	30		
7973043	Leachable WAD Cyanide (Free)	2022/05/03	105	80 - 120	102	80 - 120	<0.0020	mg/L	NC	20	<0.010	mg/L
7973064	Leachable Fluoride (F-)	2022/05/04	70 (1)	80 - 120	97	80 - 120	<0.10	mg/L	NC	25	<0.10	mg/L
7973297	Leachable Arsenic (As)	2022/05/04	102	80 - 120	101	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
7973297	Leachable Barium (Ba)	2022/05/04	104	80 - 120	99	80 - 120	<0.2	mg/L	6.4	35	<0.2	mg/L
7973297	Leachable Boron (B)	2022/05/04	96	80 - 120	106	80 - 120	<0.1	mg/L	1.1	35	<0.1	mg/L
7973297	Leachable Cadmium (Cd)	2022/05/04	98	80 - 120	96	80 - 120	<0.05	mg/L	NC	35	<0.05	mg/L
7973297	Leachable Chromium (Cr)	2022/05/04	93	80 - 120	93	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
7973297	Leachable Lead (Pb)	2022/05/04	95	80 - 120	92	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
7973297	Leachable Mercury (Hg)	2022/05/04	97	80 - 120	94	80 - 120	<0.001	mg/L	NC	35	<0.001	mg/L
7973297	Leachable Selenium (Se)	2022/05/04	100	80 - 120	100	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		Leachate Blank	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
7973297	Leachable Silver (Ag)	2022/05/04	94	80 - 120	91	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L

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.

Leachate Blank: A blank matrix containing all reagents used in the leaching procedure. Used to determine any process contamination.

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 (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.

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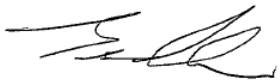
Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B3622
Report Date: 2022/05/04

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE
Sampler Initials: YL

VALIDATION SIGNATURE PAGE

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



Brad Newman, B.Sc., C.Chem., Scientific Service Specialist

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your C.O.C. #: 875597-01-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/06
Report #: R7113820
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B6735
Received: 2022/05/02, 16:00

Sample Matrix: Water
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
1,3-Dichloropropene Sum	2	N/A	2022/05/04		EPA 8260C m
1,3-Dichloropropene Sum	2	N/A	2022/05/05		EPA 8260C m
Petroleum Hydro. CCME F1 & BTEX in Water	1	N/A	2022/05/05	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	3	2022/05/04	2022/05/05	CAM SOP-00316	CCME PHC-CWS m
Dissolved Metals by ICPMS	2	N/A	2022/05/04	CAM SOP-00447	EPA 6020B m
Volatile Organic Compounds and F1 PHCs	2	N/A	2022/05/04	CAM SOP-00230	EPA 8260C m
Volatile Organic Compounds in Water	2	N/A	2022/05/04	CAM SOP-00228	EPA 8260C m

Remarks:

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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.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) 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

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your C.O.C. #: 875597-01-01

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/06
Report #: R7113820
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2B6735

Received: 2022/05/02, 16:00

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

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
06 May 2022 11:48:58

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

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Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

ELEMENTS BY ATOMIC SPECTROSCOPY (WATER)

Bureau Veritas ID		SMV314	SMV315		
Sampling Date		2022/04/29	2022/04/29		
COC Number		875597-01-01	875597-01-01		
	UNITS	**MW1**	**MW3**	**RDL**	**QC Batch**
Metals					
Dissolved Antimony (Sb)	ug/L	<0.50	<0.50	0.50	7974661
Dissolved Arsenic (As)	ug/L	3.2	1.1	1.0	7974661
Dissolved Barium (Ba)	ug/L	270	170	2.0	7974661
Dissolved Beryllium (Be)	ug/L	<0.40	<0.40	0.40	7974661
Dissolved Boron (B)	ug/L	320	450	10	7974661
Dissolved Cadmium (Cd)	ug/L	<0.090	<0.090	0.090	7974661
Dissolved Chromium (Cr)	ug/L	<5.0	<5.0	5.0	7974661
Dissolved Cobalt (Co)	ug/L	1.2	<0.50	0.50	7974661
Dissolved Copper (Cu)	ug/L	2.1	1.5	0.90	7974661
Dissolved Lead (Pb)	ug/L	<0.50	<0.50	0.50	7974661
Dissolved Molybdenum (Mo)	ug/L	12	5.2	0.50	7974661
Dissolved Nickel (Ni)	ug/L	3.9	1.6	1.0	7974661
Dissolved Selenium (Se)	ug/L	<2.0	<2.0	2.0	7974661
Dissolved Silver (Ag)	ug/L	<0.090	<0.090	0.090	7974661
Dissolved Sodium (Na)	ug/L	770000	460000	5000	7974661
Dissolved Thallium (Tl)	ug/L	0.063	<0.050	0.050	7974661
Dissolved Uranium (U)	ug/L	9.8	5.9	0.10	7974661
Dissolved Vanadium (V)	ug/L	1.1	<0.50	0.50	7974661
Dissolved Zinc (Zn)	ug/L	<5.0	<5.0	5.0	7974661

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		SMV314	SMV315			SMV316		
Sampling Date		2022/04/29	2022/04/29			2022/04/29		
COC Number		875597-01-01	875597-01-01			875597-01-01		
	UNITS	**MW1**	**MW3**	**RDL**	**QC Batch**	**MW33**	**RDL**	**QC Batch**
Calculated Parameters								
1,3-Dichloropropene (cis+trans)	ug/L	<0.50	<0.50	0.50	7970143	<0.50	0.50	7970143
Volatile Organics								
Acetone (2-Propanone)	ug/L	<10	<10	10	7973840	<10	10	7972359
Benzene	ug/L	<0.17	<0.17	0.17	7973840	<0.20	0.20	7972359
Bromodichloromethane	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
Bromoform	ug/L	<1.0	<1.0	1.0	7973840	<1.0	1.0	7972359
Bromomethane	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
Carbon Tetrachloride	ug/L	<0.20	<0.20	0.20	7973840	<0.19	0.19	7972359
Chlorobenzene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Chloroform	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Dibromochloromethane	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
1,2-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
1,3-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
1,4-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
Dichlorodifluoromethane (FREON 12)	ug/L	<1.0	<1.0	1.0	7973840	<1.0	1.0	7972359
1,1-Dichloroethane	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
1,2-Dichloroethane	ug/L	<0.50	<0.50	0.50	7973840	<0.49	0.49	7972359
1,1-Dichloroethylene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
cis-1,2-Dichloroethylene	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
trans-1,2-Dichloroethylene	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
1,2-Dichloropropane	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
cis-1,3-Dichloropropene	ug/L	<0.30	<0.30	0.30	7973840	<0.30	0.30	7972359
trans-1,3-Dichloropropene	ug/L	<0.40	<0.40	0.40	7973840	<0.40	0.40	7972359
Ethylbenzene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Ethylene Dibromide	ug/L	<0.20	<0.20	0.20	7973840	<0.19	0.19	7972359
Hexane	ug/L	<1.0	<1.0	1.0	7973840	<1.0	1.0	7972359
Methylene Chloride(Dichloromethane)	ug/L	<2.0	<2.0	2.0	7973840	<2.0	2.0	7972359
Methyl Ethyl Ketone (2-Butanone)	ug/L	<10	<10	10	7973840	<10	10	7972359
Methyl Isobutyl Ketone	ug/L	<5.0	<5.0	5.0	7973840	<5.0	5.0	7972359
Methyl t-butyl ether (MTBE)	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		SMV314	SMV315			SMV316		
Sampling Date		2022/04/29	2022/04/29			2022/04/29		
COC Number		875597-01-01	875597-01-01			875597-01-01		
	UNITS	**MW1**	**MW3**	**RDL**	**QC Batch**	**MW33**	**RDL**	**QC Batch**
Styrene	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
1,1,1,2-Tetrachloroethane	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
1,1,2,2-Tetrachloroethane	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
Tetrachloroethylene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Toluene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
1,1,1-Trichloroethane	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
1,1,2-Trichloroethane	ug/L	<0.50	<0.50	0.50	7973840	<0.40	0.40	7972359
Trichloroethylene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Trichlorofluoromethane (FREON 11)	ug/L	<0.50	<0.50	0.50	7973840	<0.50	0.50	7972359
Vinyl Chloride	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
p+m-Xylene	ug/L	0.22	<0.20	0.20	7973840	0.21	0.20	7972359
o-Xylene	ug/L	<0.20	<0.20	0.20	7973840	<0.20	0.20	7972359
Total Xylenes	ug/L	0.22	<0.20	0.20	7973840	0.21	0.20	7972359
F1 (C6-C10)	ug/L	<25	<25	25	7973840			
F1 (C6-C10) - BTEX	ug/L	<25	<25	25	7973840			
Surrogate Recovery (%)								
4-Bromofluorobenzene	%	97	95		7973840			
D4-1,2-Dichloroethane	%	88	88		7973840			
D8-Toluene	%	89	90		7973840			
4-Bromofluorobenzene	%					91		7972359
D4-1,2-Dichloroethane	%					98		7972359
D8-Toluene	%					97		7972359

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		SMV316			SMV318		
Sampling Date		2022/04/29			2022/04/29		
COC Number		875597-01-01			875597-01-01		
	UNITS	**MW33 Lab-Dup**	**RDL**	**QC Batch**	**TRIP BLANK**	**RDL**	**QC Batch**
Calculated Parameters							
1,3-Dichloropropene (cis+trans)	ug/L				<0.50	0.50	7970143
Volatile Organics							
Acetone (2-Propanone)	ug/L	<10	10	7972359	<10	10	7972359
Benzene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Bromodichloromethane	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
Bromoform	ug/L	<1.0	1.0	7972359	<1.0	1.0	7972359
Bromomethane	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
Carbon Tetrachloride	ug/L	<0.19	0.19	7972359	<0.19	0.19	7972359
Chlorobenzene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Chloroform	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Dibromochloromethane	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
1,2-Dichlorobenzene	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
1,3-Dichlorobenzene	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
1,4-Dichlorobenzene	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
Dichlorodifluoromethane (FREON 12)	ug/L	<1.0	1.0	7972359	<1.0	1.0	7972359
1,1-Dichloroethane	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
1,2-Dichloroethane	ug/L	<0.49	0.49	7972359	<0.49	0.49	7972359
1,1-Dichloroethylene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
cis-1,2-Dichloroethylene	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
trans-1,2-Dichloroethylene	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
1,2-Dichloropropane	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
cis-1,3-Dichloropropene	ug/L	<0.30	0.30	7972359	<0.30	0.30	7972359
trans-1,3-Dichloropropene	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
Ethylbenzene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Ethylene Dibromide	ug/L	<0.19	0.19	7972359	<0.19	0.19	7972359
Hexane	ug/L	<1.0	1.0	7972359	<1.0	1.0	7972359
Methylene Chloride(Dichloromethane)	ug/L	<2.0	2.0	7972359	<2.0	2.0	7972359
Methyl Ethyl Ketone (2-Butanone)	ug/L	<10	10	7972359	<10	10	7972359
Methyl Isobutyl Ketone	ug/L	<5.0	5.0	7972359	<5.0	5.0	7972359

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		SMV316			SMV318		
Sampling Date		2022/04/29			2022/04/29		
COC Number		875597-01-01			875597-01-01		
	UNITS	**MW33 Lab-Dup**	**RDL**	**QC Batch**	**TRIP BLANK**	**RDL**	**QC Batch**
Methyl t-butyl ether (MTBE)	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
Styrene	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
1,1,1,2-Tetrachloroethane	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
1,1,2,2-Tetrachloroethane	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
Tetrachloroethylene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Toluene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
1,1,1-Trichloroethane	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
1,1,2-Trichloroethane	ug/L	<0.40	0.40	7972359	<0.40	0.40	7972359
Trichloroethylene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Trichlorofluoromethane (FREON 11)	ug/L	<0.50	0.50	7972359	<0.50	0.50	7972359
Vinyl Chloride	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
p+m-Xylene	ug/L	0.27	0.20	7972359	<0.20	0.20	7972359
o-Xylene	ug/L	<0.20	0.20	7972359	<0.20	0.20	7972359
Total Xylenes	ug/L	0.27	0.20	7972359	<0.20	0.20	7972359
Surrogate Recovery (%)							
4-Bromofluorobenzene	%	107		7972359	111		7972359
D4-1,2-Dichloroethane	%	100		7972359	101		7972359
D8-Toluene	%	93		7972359	96		7972359

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		SMV314	SMV315	SMV315			SMV317		
Sampling Date		2022/04/29	2022/04/29	2022/04/29			2022/04/29		
COC Number		875597-01-01	875597-01-01	875597-01-01			875597-01-01		
	UNITS	**MW1**	**MW3**	**MW3 Lab-Dup**	**RDL**	**QC Batch**	**MW4**	**RDL**	**QC Batch**
BTEX & F1 Hydrocarbons									
Benzene	ug/L						0.33	0.20	7977743
Toluene	ug/L						<0.20	0.20	7977743
Ethylbenzene	ug/L						<0.20	0.20	7977743
o-Xylene	ug/L						<0.20	0.20	7977743
p+m-Xylene	ug/L						0.49	0.40	7977743
Total Xylenes	ug/L						0.49	0.40	7977743
F1 (C6-C10)	ug/L						<25	25	7977743
F1 (C6-C10) - BTEX	ug/L						<25	25	7977743
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	<100	<100	<100	100	7976377	<100	100	7976377
F3 (C16-C34 Hydrocarbons)	ug/L	<200	<200	<200	200	7976377	<200	200	7976377
F4 (C34-C50 Hydrocarbons)	ug/L	<200	<200	<200	200	7976377	<200	200	7976377
Reached Baseline at C50	ug/L	Yes	Yes	Yes		7976377	Yes		7976377
Surrogate Recovery (%)									
1,4-Difluorobenzene	%						100		7977743
4-Bromofluorobenzene	%						95		7977743
D10-o-Xylene	%						85		7977743
D4-1,2-Dichloroethane	%						94		7977743
o-Terphenyl	%	100	102	98		7976377	99		7976377

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

TEST SUMMARY

Bureau Veritas ID: SMV314
Sample ID: MW1
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7970143	N/A	2022/05/05	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7976377	2022/05/04	2022/05/05	Austin (Guochen) Zhang
Dissolved Metals by ICPMS	ICP/MS	7974661	N/A	2022/05/04	Daniel Teclu
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7973840	N/A	2022/05/04	Denis Reid

Bureau Veritas ID: SMV315
Sample ID: MW3
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7970143	N/A	2022/05/05	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7976377	2022/05/04	2022/05/05	Austin (Guochen) Zhang
Dissolved Metals by ICPMS	ICP/MS	7974661	N/A	2022/05/04	Daniel Teclu
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7973840	N/A	2022/05/04	Denis Reid

Bureau Veritas ID: SMV315 Dup
Sample ID: MW3
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7976377	2022/05/04	2022/05/05	Austin (Guochen) Zhang

Bureau Veritas ID: SMV316
Sample ID: MW33
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7970143	N/A	2022/05/04	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	7972359	N/A	2022/05/04	Jared King

Bureau Veritas ID: SMV316 Dup
Sample ID: MW33
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Volatile Organic Compounds in Water	GC/MS	7972359	N/A	2022/05/04	Jared King

Bureau Veritas ID: SMV317
Sample ID: MW4
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	7977743	N/A	2022/05/05	Domnica Andronescu

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

TEST SUMMARY

Bureau Veritas ID: SMV317
Sample ID: MW4
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7976377	2022/05/04	2022/05/05	Austin (Guochen) Zhang

Bureau Veritas ID: SMV318
Sample ID: TRIP BLANK
Matrix: Water
Collected: 2022/04/29
Shipped:
Received: 2022/05/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7970143	N/A	2022/05/04	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	7972359	N/A	2022/05/04	Jared King

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Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

GENERAL COMMENTS

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

Package 1	4.7°C

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7972359	4-Bromofluorobenzene	2022/05/03	101	70 - 130	97	70 - 130	99	%		
7972359	D4-1,2-Dichloroethane	2022/05/03	99	70 - 130	97	70 - 130	97	%		
7972359	D8-Toluene	2022/05/03	116	70 - 130	84	70 - 130	96	%		
7973840	4-Bromofluorobenzene	2022/05/04	112	70 - 130	113	70 - 130	101	%		
7973840	D4-1,2-Dichloroethane	2022/05/04	84	70 - 130	86	70 - 130	90	%		
7973840	D8-Toluene	2022/05/04	102	70 - 130	100	70 - 130	87	%		
7976377	o-Terphenyl	2022/05/05	99	60 - 130	99	60 - 130	100	%		
7977743	1,4-Difluorobenzene	2022/05/05	98	70 - 130	98	70 - 130	100	%		
7977743	4-Bromofluorobenzene	2022/05/05	96	70 - 130	95	70 - 130	96	%		
7977743	D10-o-Xylene	2022/05/05	86	70 - 130	90	70 - 130	87	%		
7977743	D4-1,2-Dichloroethane	2022/05/05	97	70 - 130	91	70 - 130	92	%		
7972359	1,1,1,2-Tetrachloroethane	2022/05/04	103	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
7972359	1,1,1-Trichloroethane	2022/05/04	100	70 - 130	102	70 - 130	<0.20	ug/L	NC	30
7972359	1,1,2,2-Tetrachloroethane	2022/05/04	98	70 - 130	100	70 - 130	<0.40	ug/L	NC	30
7972359	1,1,2-Trichloroethane	2022/05/04	123	70 - 130	83	70 - 130	<0.40	ug/L	NC	30
7972359	1,1-Dichloroethane	2022/05/04	96	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
7972359	1,1-Dichloroethylene	2022/05/04	96	70 - 130	98	70 - 130	<0.20	ug/L	NC	30
7972359	1,2-Dichlorobenzene	2022/05/04	97	70 - 130	97	70 - 130	<0.40	ug/L	NC	30
7972359	1,2-Dichloroethane	2022/05/04	96	70 - 130	94	70 - 130	<0.49	ug/L	NC	30
7972359	1,2-Dichloropropane	2022/05/04	126	70 - 130	98	70 - 130	<0.20	ug/L	NC	30
7972359	1,3-Dichlorobenzene	2022/05/04	93	70 - 130	96	70 - 130	<0.40	ug/L	NC	30
7972359	1,4-Dichlorobenzene	2022/05/04	108	70 - 130	110	70 - 130	<0.40	ug/L	NC	30
7972359	Acetone (2-Propanone)	2022/05/04	94	60 - 140	95	60 - 140	<10	ug/L	NC	30
7972359	Benzene	2022/05/04	96	70 - 130	97	70 - 130	<0.20	ug/L	NC	30
7972359	Bromodichloromethane	2022/05/04	122	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
7972359	Bromoform	2022/05/04	105	70 - 130	97	70 - 130	<1.0	ug/L	NC	30
7972359	Bromomethane	2022/05/04	114	60 - 140	114	60 - 140	<0.50	ug/L	NC	30
7972359	Carbon Tetrachloride	2022/05/04	101	70 - 130	102	70 - 130	<0.19	ug/L	NC	30
7972359	Chlorobenzene	2022/05/04	100	70 - 130	102	70 - 130	<0.20	ug/L	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7972359	Chloroform	2022/05/04	99	70 - 130	99	70 - 130	<0.20	ug/L	NC	30
7972359	cis-1,2-Dichloroethylene	2022/05/04	105	70 - 130	106	70 - 130	<0.50	ug/L	NC	30
7972359	cis-1,3-Dichloropropene	2022/05/04	123	70 - 130	90	70 - 130	<0.30	ug/L	NC	30
7972359	Dibromochloromethane	2022/05/04	110	70 - 130	82	70 - 130	<0.50	ug/L	NC	30
7972359	Dichlorodifluoromethane (FREON 12)	2022/05/04	88	60 - 140	92	60 - 140	<1.0	ug/L	NC	30
7972359	Ethylbenzene	2022/05/04	89	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
7972359	Ethylene Dibromide	2022/05/04	117	70 - 130	83	70 - 130	<0.19	ug/L	NC	30
7972359	Hexane	2022/05/04	97	70 - 130	99	70 - 130	<1.0	ug/L	NC	30
7972359	Methyl Ethyl Ketone (2-Butanone)	2022/05/04	101	60 - 140	100	60 - 140	<10	ug/L	NC	30
7972359	Methyl Isobutyl Ketone	2022/05/04	134 (1)	70 - 130	95	70 - 130	<5.0	ug/L	NC	30
7972359	Methyl t-butyl ether (MTBE)	2022/05/04	91	70 - 130	91	70 - 130	<0.50	ug/L	NC	30
7972359	Methylene Chloride(Dichloromethane)	2022/05/04	106	70 - 130	106	70 - 130	<2.0	ug/L	NC	30
7972359	o-Xylene	2022/05/04	87	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
7972359	p+m-Xylene	2022/05/04	90	70 - 130	96	70 - 130	<0.20	ug/L	24	30
7972359	Styrene	2022/05/04	100	70 - 130	104	70 - 130	<0.40	ug/L	NC	30
7972359	Tetrachloroethylene	2022/05/04	103	70 - 130	81	70 - 130	<0.20	ug/L	NC	30
7972359	Toluene	2022/05/04	113	70 - 130	81	70 - 130	<0.20	ug/L	NC	30
7972359	Total Xylenes	2022/05/04					<0.20	ug/L	24	30
7972359	trans-1,2-Dichloroethylene	2022/05/04	97	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
7972359	trans-1,3-Dichloropropene	2022/05/04	124	70 - 130	77	70 - 130	<0.40	ug/L	NC	30
7972359	Trichloroethylene	2022/05/04	118	70 - 130	111	70 - 130	<0.20	ug/L	NC	30
7972359	Trichlorofluoromethane (FREON 11)	2022/05/04	106	70 - 130	108	70 - 130	<0.50	ug/L	NC	30
7972359	Vinyl Chloride	2022/05/04	104	70 - 130	107	70 - 130	<0.20	ug/L	NC	30
7973840	1,1,1,2-Tetrachloroethane	2022/05/04	96	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
7973840	1,1,1-Trichloroethane	2022/05/04	94	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
7973840	1,1,2,2-Tetrachloroethane	2022/05/04	84	70 - 130	92	70 - 130	<0.50	ug/L	NC	30
7973840	1,1,2-Trichloroethane	2022/05/04	78	70 - 130	81	70 - 130	<0.50	ug/L	NC	30
7973840	1,1-Dichloroethane	2022/05/04	84	70 - 130	85	70 - 130	<0.20	ug/L	NC	30
7973840	1,1-Dichloroethylene	2022/05/04	82	70 - 130	82	70 - 130	<0.20	ug/L	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7973840	1,2-Dichlorobenzene	2022/05/04	92	70 - 130	94	70 - 130	<0.50	ug/L	NC	30
7973840	1,2-Dichloroethane	2022/05/04	77	70 - 130	80	70 - 130	<0.50	ug/L	NC	30
7973840	1,2-Dichloropropane	2022/05/04	87	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
7973840	1,3-Dichlorobenzene	2022/05/04	94	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
7973840	1,4-Dichlorobenzene	2022/05/04	110	70 - 130	110	70 - 130	<0.50	ug/L	NC	30
7973840	Acetone (2-Propanone)	2022/05/04	69	60 - 140	89	60 - 140	<10	ug/L	NC	30
7973840	Benzene	2022/05/04	88	70 - 130	89	70 - 130	<0.17	ug/L	NC	30
7973840	Bromodichloromethane	2022/05/04	90	70 - 130	94	70 - 130	<0.50	ug/L	NC	30
7973840	Bromoform	2022/05/04	96	70 - 130	104	70 - 130	<1.0	ug/L	NC	30
7973840	Bromomethane	2022/05/04	106	60 - 140	105	60 - 140	<0.50	ug/L	NC	30
7973840	Carbon Tetrachloride	2022/05/04	94	70 - 130	95	70 - 130	<0.20	ug/L	NC	30
7973840	Chlorobenzene	2022/05/04	94	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
7973840	Chloroform	2022/05/04	90	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
7973840	cis-1,2-Dichloroethylene	2022/05/04	98	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
7973840	cis-1,3-Dichloropropene	2022/05/04	93	70 - 130	92	70 - 130	<0.30	ug/L	NC	30
7973840	Dibromochloromethane	2022/05/04	89	70 - 130	94	70 - 130	<0.50	ug/L	NC	30
7973840	Dichlorodifluoromethane (FREON 12)	2022/05/04	70	60 - 140	74	60 - 140	<1.0	ug/L	NC	30
7973840	Ethylbenzene	2022/05/04	83	70 - 130	83	70 - 130	<0.20	ug/L	NC	30
7973840	Ethylene Dibromide	2022/05/04	88	70 - 130	92	70 - 130	<0.20	ug/L	NC	30
7973840	F1 (C6-C10) - BTEX	2022/05/04					<25	ug/L	NC	30
7973840	F1 (C6-C10)	2022/05/04	95	60 - 140	95	60 - 140	<25	ug/L	NC	30
7973840	Hexane	2022/05/04	88	70 - 130	88	70 - 130	<1.0	ug/L	NC	30
7973840	Methyl Ethyl Ketone (2-Butanone)	2022/05/04	78	60 - 140	100	60 - 140	<10	ug/L	NC	30
7973840	Methyl Isobutyl Ketone	2022/05/04	75	70 - 130	91	70 - 130	<5.0	ug/L	NC	30
7973840	Methyl t-butyl ether (MTBE)	2022/05/04	81	70 - 130	85	70 - 130	<0.50	ug/L	NC	30
7973840	Methylene Chloride(Dichloromethane)	2022/05/04	94	70 - 130	96	70 - 130	<2.0	ug/L	NC	30
7973840	o-Xylene	2022/05/04	87	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
7973840	p+m-Xylene	2022/05/04	89	70 - 130	90	70 - 130	<0.20	ug/L	NC	30
7973840	Styrene	2022/05/04	101	70 - 130	106	70 - 130	<0.50	ug/L	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7973840	Tetrachloroethylene	2022/05/04	96	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
7973840	Toluene	2022/05/04	90	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
7973840	Total Xylenes	2022/05/04					<0.20	ug/L	NC	30
7973840	trans-1,2-Dichloroethylene	2022/05/04	98	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
7973840	trans-1,3-Dichloropropene	2022/05/04	97	70 - 130	92	70 - 130	<0.40	ug/L	NC	30
7973840	Trichloroethylene	2022/05/04	108	70 - 130	109	70 - 130	<0.20	ug/L	NC	30
7973840	Trichlorofluoromethane (FREON 11)	2022/05/04	94	70 - 130	95	70 - 130	<0.50	ug/L	NC	30
7973840	Vinyl Chloride	2022/05/04	90	70 - 130	92	70 - 130	<0.20	ug/L	NC	30
7974661	Dissolved Antimony (Sb)	2022/05/04	107	80 - 120	101	80 - 120	<0.50	ug/L		
7974661	Dissolved Arsenic (As)	2022/05/04	104	80 - 120	101	80 - 120	<1.0	ug/L		
7974661	Dissolved Barium (Ba)	2022/05/04	102	80 - 120	99	80 - 120	<2.0	ug/L	0.37	20
7974661	Dissolved Beryllium (Be)	2022/05/04	105	80 - 120	102	80 - 120	<0.40	ug/L	NC	20
7974661	Dissolved Boron (B)	2022/05/04	102	80 - 120	99	80 - 120	<10	ug/L	4.9	20
7974661	Dissolved Cadmium (Cd)	2022/05/04	106	80 - 120	100	80 - 120	<0.090	ug/L	NC	20
7974661	Dissolved Chromium (Cr)	2022/05/04	98	80 - 120	95	80 - 120	<5.0	ug/L	NC	20
7974661	Dissolved Cobalt (Co)	2022/05/04	102	80 - 120	100	80 - 120	<0.50	ug/L	3.2	20
7974661	Dissolved Copper (Cu)	2022/05/04	103	80 - 120	97	80 - 120	<0.90	ug/L	NC	20
7974661	Dissolved Lead (Pb)	2022/05/04	99	80 - 120	98	80 - 120	<0.50	ug/L	NC	20
7974661	Dissolved Molybdenum (Mo)	2022/05/04	107	80 - 120	98	80 - 120	<0.50	ug/L	0.55	20
7974661	Dissolved Nickel (Ni)	2022/05/04	99	80 - 120	99	80 - 120	<1.0	ug/L	2.7	20
7974661	Dissolved Selenium (Se)	2022/05/04	105	80 - 120	101	80 - 120	<2.0	ug/L		
7974661	Dissolved Silver (Ag)	2022/05/04	102	80 - 120	100	80 - 120	<0.090	ug/L	NC	20
7974661	Dissolved Sodium (Na)	2022/05/04	NC	80 - 120	100	80 - 120	<100	ug/L		
7974661	Dissolved Thallium (Tl)	2022/05/04	100	80 - 120	100	80 - 120	<0.050	ug/L	NC	20
7974661	Dissolved Uranium (U)	2022/05/04	104	80 - 120	101	80 - 120	<0.10	ug/L	0.36	20
7974661	Dissolved Vanadium (V)	2022/05/04	104	80 - 120	99	80 - 120	<0.50	ug/L	NC	20
7974661	Dissolved Zinc (Zn)	2022/05/04	100	80 - 120	99	80 - 120	<5.0	ug/L	NC	20
7976377	F2 (C10-C16 Hydrocarbons)	2022/05/05	98	60 - 130	101	60 - 130	<100	ug/L	NC	30
7976377	F3 (C16-C34 Hydrocarbons)	2022/05/05	97	60 - 130	103	60 - 130	<200	ug/L	NC	30

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7976377	F4 (C34-C50 Hydrocarbons)	2022/05/05	94	60 - 130	98	60 - 130	<200	ug/L	NC	30
7977743	Benzene	2022/05/05	87	50 - 140	88	50 - 140	<0.20	ug/L	NC	30
7977743	Ethylbenzene	2022/05/05	91	50 - 140	96	50 - 140	<0.20	ug/L	NC	30
7977743	F1 (C6-C10) - BTEX	2022/05/05					<25	ug/L	NC	30
7977743	F1 (C6-C10)	2022/05/05	84	60 - 140	86	60 - 140	<25	ug/L	NC	30
7977743	o-Xylene	2022/05/05	86	50 - 140	90	50 - 140	<0.20	ug/L	NC	30
7977743	p+m-Xylene	2022/05/05	98	50 - 140	99	50 - 140	<0.40	ug/L	NC	30
7977743	Toluene	2022/05/05	87	50 - 140	90	50 - 140	<0.20	ug/L	NC	30
7977743	Total Xylenes	2022/05/05					<0.40	ug/L	NC	30

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.

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) The recovery was above the upper control limit. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.

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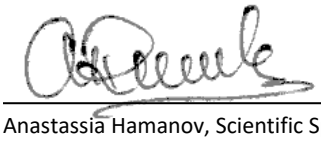
Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2B6735
Report Date: 2022/05/06

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: PHASE TWO ESA/ OLD LAKESHORE RD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, 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 Signature Page.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your C.O.C. #: n/a

Attention: Lauren Eldridge

exp Services Inc
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/16
Report #: R7126384
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2C5950
Received: 2022/05/10, 15:49

Sample Matrix: Soil
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	1	2022/05/13	2022/05/13	CAM SOP-00447	EPA 6020B 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, MELCC, EPA, APHA.

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

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your C.O.C. #: n/a

Attention: Lauren Eldridge

exp Services Inc
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/05/16
Report #: R7126384
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2C5950
Received: 2022/05/10, 15:49

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
16 May 2022 09:19:15

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

==========

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For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Job #: C2C5950
Report Date: 2022/05/16

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		SOV822		
Sampling Date		2022/04/25		
COC Number		n/a		
	UNITS	**BH5 SS1A**	**RDL**	**QC Batch**
Metals				
Acid Extractable Lead (Pb)	ug/g	84	1.0	7993373

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C2C5950
Report Date: 2022/05/16

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

TEST SUMMARY

Bureau Veritas ID: SOV822
Sample ID: BH5 SS1A
Matrix: Soil

Collected: 2022/04/25
Shipped:
Received: 2022/05/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7993373	2022/05/13	2022/05/13	Daniel Teclu

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2C5950
Report Date: 2022/05/16

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

GENERAL COMMENTS

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

Package 1	3.7°C

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2C5950
Report Date: 2022/05/16

QUALITY ASSURANCE REPORT

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7993373	Acid Extractable Lead (Pb)	2022/05/13	101	75 - 125	99	80 - 120	<1.0	ug/g	2.4	30

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.

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.

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvlabs.com

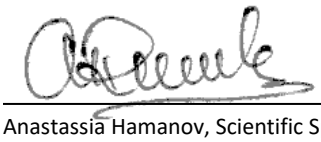
Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2C5950
Report Date: 2022/05/16

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKESHORE ROAD, BURLINGTON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, 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 Signature Page.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Appendix F – Phase Two Conceptual Site Model

Phase Two Conceptual Site Model – 2083 Old Lakeshore Road, Burlington, ON

This section presents a Phase Two Conceptual Site Model (P2CSM), as it relates to the Site designated as 2083 Old Lakeshore Road, in Burlington, Ontario, providing a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. These components are discussed in the following sections. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the Ministry of the Environment, Conservation, and Parks (MECP).

1 Introduction

The Site is municipally known as 2083 Old Lakeshore Road and is occupied by an asphalt paved parking lot, and located in Burlington, Ontario. The Site has an area of approximately 0.20 hectares (0.5 acres). The properties surrounding the Site consist of Lakeshore Road and a mix of residential and commercial properties to the north and east, Old Lakeshore Road and commercial properties to the south, and a commercial property (Royal LePage) to the west.

Refer to Table 1 for the Site identification information.

Table 1: Site Identification Information

Municipal Address	2083 Old Lakeshore Road
Current Land Use	Parking Lot
Proposed Land Use	Residential
Legal Description	LT 5 BLK Q, COMPILED PLAN PL92; PT LT 4 BLK Q, COMPILED PLAN PL92; PT LT 6 BLK Q, COMPILED PLAN PL92, PTS 2 & 3, 20R4751; BURLINGTON. DESCRIPTION INCONSISTENT RE: PT 3, 20R4751 RE: HR50919 PER JG 01.05.24
Approximate Universal Transverse Mercator (UTM) coordinates	070610009
Accuracy Estimate of UTM	NAD83 17T 597900 m E 4797738 m N
Site Area	0.20 hectares (0.50 acres)
Property Owner	2084 Lakeshore Holdings Ltd.
Owner Contact and Address	Ms. Erica Forest Rosseau Development Corp. 3190 Harvester Road, Suite 201A Burlington, Ontario L7N 3T1
Any Other Person Who Engaged the QPESA	Ms. Erica Forest Rosseau Development Corp. 3190 Harvester Road, Suite 201A Burlington, Ontario L7N 3T1

1.1 Previous Investigations

1. A report entitled "Phase One Environmental Site Assessment – 2083 Old Lakeshore Road, Burlington, Ontario" dated May 2022, was prepared for Rosseau Development Corp., by EXP Services Inc. (EXP). Pertinent information from the report is as follows:

Area of Potential Environmental Concern (APEC)[1]	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCAs)[2]	Location of PCA (on-Site or off-Site)[3]	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1a: Importation of Fill Material	Entire Site	PCA#30 – Importation of Fill Materials of Unknown Quality.	On-Site	Polycyclic Aromatic Hydrocarbons (PAHs) and Metals, Hydride-Forming Metals (HFM)	Soil
APEC 1b: Transformer	Northeast portion of the Site	PCA #55 – Transformer Manufacturing, Processing and Use	On-Site	Polychlorinated biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)	Soil
APEC 2: Off-Site APECs to the north (former machine shop, waste generation)	North portion of the Site	PCA "Other" – Spill PCA #33 – Metal Treatment, Coating, Plating, and Finishing PCA"Other" – Waste Generation	Off-Site	PHCs, BTEX, VOCs, Metals	Groundwater
APEC 3: Off-Site APECs to the West (auto service, underground storage tank)	West portion of the Site	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Off-Site	PHCS, BTEX	Groundwater
APEC 4: Off-Site APECs to the East (spill of hydraulic oil)	East portion of the Site	PCA "Other" – Spill	Off-Site	PHCs, BTEX	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a Phase One Study Area

- Based on the results of the Phase One ESA, A Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting an RSC.

1.2 Potentially Contaminating Activities

A Phase One ESA, in accordance with O.Reg.153/04, has been conducted by EXP in May 2022 for the Phase One Property. Thirty-one (31) potentially contaminating activities (PCAs) were identified on-Site and within 250 m from the Phase One Property Site boundaries. All PCAs that were identified within 250 m property are shown on Figure 2. Each PCA was further evaluated to determine if the activity may be contributing to an area of potential environmental concern (APEC) at the Phase One Property.

The QP determined that select PCAs may contribute to an APEC for the property, while other PCAs were determined to not contribute to an APEC at the Phase One Property/Site due to various factors including, but not limited to, relative distance to the Phase One Property/Site, orientation to the Phase One Property/Site; degree and nature of PCA operations, potentially impacted media, etc.

Refer to Table 2 and Figure 2 for the list of potentially contaminating activities (PCAs) that have occurred within the Phase One Study Area, which includes the Site and properties within 250 m radius of the Site boundaries.

Table 2: Potentially Contaminating Activities:

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1	2083 Old Lakeshore Road	On-Site	PCA#30 – Importation of Fill Materials of Unknown Quality.	Based on the reviewed aerial photographs, chain of title, and FIPs, the southern portion of the Site was occupied by residential dwellings and the north portion of the Site was occupied by garages associated with the residential dwellings. Once demolished, there is the potential that the Site was re-graded with fill material of an unknown quality. As such, is it possible that fill material is present throughout the southern and northern portion of the Site.	Yes, based on the PCA occurring on-Site.
2		On-Site	PCA #55 – Transformer Manufacturing, Processing and Use	Based on the site reconnaissance, a transformer was observed in the northeast corner of the Site.	Yes, based on the PCA occurring on-Site.

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Surrounding Properties					
3	2093 Lakeshore Road	East adjacent	PCA "Other" – Spill	Based on the reviewed ERIS report, a spill was listed for the property in 2006 of 20L of hydraulic oil to pavement and grass due to a pipe or hose leak. Soil contamination was listed as possible.	Yes, based on the close proximity to the Site.
4	374 Martha Street	20 m north	PCA "Other" – Waste Generation	Based on the reviewed ERIS report, 173716 Ont. Inc. was listed as a waste generator of other specified inorganic sludges, slurries or solids in 2021.	Yes, based on the inferred upgradient location from the Site.
5a	2079 Lakeshore Road	20 northwest	PCA #33 – Metal Treatment, Coating, Plating, and Finishing	Based on the reviewed 1971 FIP, a 'machine shop' was located northwest of the Site.	Yes, based on the inferred upgradient location from the Site.
5b			PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1971 FIP, a 'Garage Supplies Storage' was located northwest of the Site.	No, as the business was likely a provider of automotive parts and maintenance, or repairs would not have occurred on-Site.
6a	2092 Old Lakeshore Road / 2092 Lakeshore Road	20 m southeast	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1932 FIP, a building described as 'Auto Service' was located at this property. Based on the reviewed city directories, the property was occupied by auto services service stations from 1963.	No, based on the inferred down-gradient location from the Site.
6b			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Based on the reviewed 1932 FIP, a UST was present at this property. Based on the reviewed city directories, the property was occupied by service stations from 1963 to 1973.	
7	2069 Lakeshore Road	35 m northwest	PCA"Other" – Waste Generation	Based on the reviewed ERIS report, Lakeshore Professional Arts Limited was listed as a waste	Yes, based on the inferred upgradient location from the Site.

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				generator of photo processing wastes from in 2015 and 2016.	
8	2084 Old Lakeshore Road (historically known as 40 Water Street)	20 m southwest	PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Based on the reviewed 1932 FIP, two (2) underground storage tanks (USTs) were located on the northern portion of the property.	No, based on the inferred down-gradient location from the Site
9a	2072 Lakeshore Road (historically known as 2071 Lakeshore Road)	35 m west	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1971 FIP, a building described as 'Auto Service' was located at the property.	Yes, based on the close proximity to the Site.
9b			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Based on the reviewed 1971 FIP, an UST was observed at the property. Additionally based on the City Directories, a gasoline service station was present on this Site between at least 1963-1978.	
10a	2119 Lakeshore Road (historically known as 75 Water Street)	100 m east	PCA"Other" – Spill	Based on the reviewed ERIS report, a spill was listed for the property in 1996 of 99L of transformer oil to the ground due to a rotten pole. Environmental impact was listed as possible to water and land.	No, based on the inferred trans-gradient location with respect to groundwater flow.
10b			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	A gasoline service station was listed in the city directories between 1968 and 1963.	
10c			PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1932 and 1971 FIP, a building described as 'Garage and Service Station' was located on this property.	

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
11	398 Martha Street	103 m northwest	PCA #7 Boat Manufacturing	Duke Marine Technical Services was listed in the city directory search for 2013.	No, based on the Site visit, this property is developed as a small commercial unit with residential above. Furthermore, the website for the company indicates they are a recruitment service for the marine industry.
12	399 Pearl Street	106 m northwest	PCA "Other" – Waste Generation	Based on the city directories, a shipping company was located at this property in 1998. Based on the reviewed ERIS report, Thornwood Development Group Inc was listed as a waste generator of Light fuels in 2005. An RSC was filed for this property in 2005.	No based on the filed RSC and redevelopment of the property as residential.
13	398 Pearl Street	106 m northwest	PCA "Other" – Waste Generation	Based on the reviewed ERIS report, Reichman Seniors Housing Development was listed as a waste generator of reactive anion wastes, paint/pigment/coating residues, oil skimmings & sludges, detergent/soaps and waste compressed gases in 2009.	No, based on the inferred trans-gradient location with respect to groundwater flow.
14	2045 Pine Street	125 m west	PCA#31 – Ink Manufacturing Processing, Bulk Storage	Based on the City Directories, Jetpress Printing & Publishing Ltd. was present at this property in 1978.	No, based on the inferred trans-gradient location with respect to groundwater flow.
15a	2042 Lakeshore Road	130 m southwest	PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Based on the reviewed ERIS report, a private retail tank listed as expired in 1991 and a Full Service facility was listed as expired in 2009. Additionally, a UST was located on this property based on the 1971 FIP.	No, based on the inferred trans-gradient location with respect to groundwater flow and the filed RSC in 2013.
15b			PCA"Other" – Waste Generation	Based on the reviewed ERIS report, Suncor Energy Products was listed as a waste generator of oil skimmings & sludges and light fuels in 2013 and 2014.	
15c			PCA #52 – Storage, maintenance, fueling and repair of equipment,	Based on the 1971 FIP, an "auto service" building was located on this property.	

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			vehicles, and material used to maintain transportation systems		
16	2128 Lakeshore Road	133 m southeast	PCA #7 Boat Manufacturing	Canada Steamship Lines Inc. was listed in the City Directories in 2008.	No, based on the inferred trans-gradient location with respect to groundwater flow.
17	2137 Lakeshore Road	138 m northeast	PCA"Other" – Spill	Based on the reviewed ERIS report, a spill was listed for the property in 2017 of raw, unchlorinated sewage to the ground and surface water due to equipment failure.	No, based on the nature of the spill (sewage) and receiving body (surface water).
18	399 Elizabeth Street	147 m southwest	PCA"Other" – Spill	Based on the reviewed ERIS report, A spill was listed for the property in 1992 of 10 L of transformer oil to the ground. Environmental impact was not anticipated.	No, based on the inferred trans-gradient location with respect to groundwater flow.
19	32 Water Street	150 m southwest	PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	Based on the reviewed 1932 FIP, three (3) USTs were present on the northern portion of the property.	No, based on the inferred down-gradient location with respect to groundwater flow.
20a	2042 Old Lakeshore Road (historically known as 32 Water Street)	150 m southwest	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1971 FIP, a building was described as 'Auto Service' at this property. Additionally, the property was listed in the city directories being occupied by Emerson U Rent, trks & auto rentals in 1968.	No, based on the inferred trans-gradient location with respect to groundwater flow.
20b			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	Based on the reviewed 1971 FIP, an underground storage tanks was located at the property. Based on the 1986 aerial photograph, it appeared the property was occupied by a gasoline service station. Based on the reviewed ERIS report, a private retail tank was listed as expired in 1991 and a Full Service facility was listed as expired in 2009. Based on city directories, the property was occupied by service stations from 1963-1988. Based on the reviewed 1971 FIP, an underground storage tanks was located at the property.	

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
20c			PCA"Other" – Waste Generation	Based on the reviewed ERIS report, Suncor Energy Products was listed as a waste generator of oil skimmings & sludges and light fuels in 2013 and 2014.	
21a	399 Elizabeth Street / 2047 Lakeshore Road (historically 10B Elizabeth Street, 23 Water Street and 2037 Lakeshore Road)	160 m northwest	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1932 FIP, a building described as 'Auto Shed & Gen Stge.' was located on this property.	No, based on the inferred down-gradient location with respect to groundwater flow.
21b			PCA"Other" – Spill	Based on the reviewed ERIS report, a spill was listed for the property in 1990 of 8 L of hydraulic oil to the ground due to a pipe/hose leak. Soil contamination was listed as possible.	
21c			PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1932 FIP, a building described as 'Garage & Repairs.' was on this property. Based on the City Directories, McAlister Motors (Mtrs) Ltd was present in 1963.	
21d			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	Based on the reviewed 1932 FIP, two (2) USTs were present at the Site.	
22	420 Martha Street	180 m northwest	PCA #55 Transformer Manufacturing, Processing and Use	Based on the City Directories, Burlington Hydro was located at this property in 2008-2013.	No, based on the inferred trans-gradient location with respect to groundwater flow.
23	Elizabeth Street and Lakeshore Road (Parking Lot at Venture Inn)	188 m southwest	PCA"Other" – Spill	Based on the reviewed ERIS report, A spill was listed for the property in 1990 of 8 L of hydraulic oil to the ground due to a pipe/hose leak. Soil contamination was listed as possible.	No, based on the inferred down-gradient location with respect to groundwater flow
24a	2031 Lakeshore Road (Historically known as 21 Water Street)	200 m southwest	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed 1932 and 1971 FIPs, buildings described as 'auto service', and 'garage' were present at the property. Based on the 1931 aerial photograph, a gas station was located southwest of the Site at the northwest corner	No, based on the inferred trans-gradient location with respect to groundwater flow.

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				of the intersection of Lakeshore Road and Elizabeth Street.	
24b			PCA #10 – Commercial Autobody Shops	Based on the reviewed 1932 and 1971 FIPs, buildings described as 'auto body'. Based of the1931 aerial photograph, a gas station was located southwest of the Site at the northwest corner of the intersection of Lakeshore Road and Elizabeth Street.	
24c			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	Based on the reviewed 1932 and 1971 FIPs, two (2) USTs was present in the southeast corner of the property.	
25	2037 Lakeshore Road	202 m southwest	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the City Directories, McAlister Motors (Mtrs) Ltd in 1963.	No, based on the inferred trans-gradient location with respect to groundwater flow.
26	2029 Lakeshore Road	200 m southwest	PCA#10 – Commercial Autobody Shops	Based on the City Directories, autobody shops were located on this property in 1968 and 1973 (Russel's Autobody and Lakeshore Autobody, respectively).	No, based on the inferred trans-gradient location with respect to groundwater flow.
27	2046 Pine Street	213 m west	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the City Directories, Oilfield Auto Service was located on this property in 1963.	No, based on the inferred trans-gradient location with respect to groundwater flow.
28	2027 Lakeshore Road	220 m southwest	PCA #33 – Metal Treatment, Coating, Plating and Finishing	Based on the City Director search, Farrauto Custom Trailers was located at this property between 1973-1983.	No, based on the inferred trans-gradient location with respect to groundwater flow.
29	395 John Street	240 m southwest	PCA #37 – Operation of Dry-Cleaning Equipment (where chemicals are used)	Based on the City Directories, various laundromats were located at this property between 1963 and 1993 including Lakeshore Laundromat, John Street Coin Laundry, Coin Laundry, and Cleantex Services.	No, based on the inferred trans-gradient location with respect to groundwater flow.

PCA Identifier	Address	Location of Activity (in location to Site)[1]	Potentially Contaminating Activity (PCA)[2]	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
30	2023 Lakeshore Road	245 m southwest	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the City Directory Search, Burlington Motors was located on this property in 1963.	No, based on the inferred trans-gradient location with respect to groundwater flow.
31a	2021 Lakeshore Road	245 m southwest	PCA #5 Asphalt and Bitumen Manufacturing	Based on the City Directory search 3 F F F Paving Co. Ltd was located on this property between 1993 – 1998 and Arrowhead Paving Co Ltd was located on this property in 1993.	No, based on the inferred trans-gradient location with respect to groundwater flow.
31b			PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks	Based on the City Directory search, Lakeshore Texaco Service Station was located on this property between 1968-1973.	
32	Old Lakeshore Road	Unplottable	PCA"Other" – Spill	Based on the ERIS report, a spill was listed on Old Lakeshore Road, in 2007 when a substance (oil) with a sheen was observed flowing into a catch basin on Old Lakeshore Road. Environmental impact was listed as confirmed to the surface water	No, as the spill drained into catch basin.

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a Phase One Study Area.

1.3 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area, areas of potential environmental concern (APECs) were identified, as presented in Figure 4, and listed below. Boreholes/monitoring wells advanced on the Site to investigate the identified APEC are shown on Figures 5B.

Table 3: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)[1]	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)[2]	Location of PCA (on-Site or off-Site)[3]	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1a: Importation of Fill Material	Entire Site	PCA#30 – Importation of Fill Materials of Unknown Quality.	On-Site	Polycyclic Aromatic Hydrocarbons (PAHs) and Metals, Hydride-Forming Metals (HFM)	Soil
APEC 1b: Transformer	Northeast Corner	PCA #55 – Transformer Manufacturing, Processing and Use	On-Site	Polychlorinated biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)	Soil
APEC 2: Off-Site APECs to the north (former machine shop, waste generation)	North portion of the Site	PCA "Other" – Spill PCA #33 – Metal Treatment, Coating, Plating, and Finishing PCA"Other" – Waste Generation	Off-Site	PHCs, BTEX, VOCs, Metals, HFM	Groundwater
APEC 3s: Off-Site APECs to the East (spill of hydraulic oil)	East portion of the Site	PCA "Other" – Spill	Off-Site	PHCs, BTEX	Groundwater
APEC 4: Off-Site APECs to the West (auto service, underground storage tank)	West portion of the Site	PCA #52 – Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems PCA#28 – Gasoline and Associated Products Stored in Fixed Tanks.	Off-Site	PHCS, BTEX	Groundwater

1.4 Subsurface Structures and Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Unknown	Underground	Unknown
Sanitary Sewer	Halton Region	Underground	Unknown
Storm Sewer	Halton Region	Underground	Unknown
Water	Halton Region	Underground	Unknown
Electricity	Unknown	Underground	Unknown
Telecommunications	Unknown	Underground	Unknown

2 Physical Site Description

2.1 Stratigraphy from Ground Surface to Deepest Aquifer

The Site and surrounding areas are dominated by bedrock, bedrock in the general area forms part of a group belonging to is part of a group belonging to the Queenston Formation consisting of shale, limestone, dolostone, and siltstone. The Site is expected to consist of sand, gravelly sand and gravel nearshore and beach deposits from the glaciomarine deposits.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is approximately 80 m above sea level. A review of the topographic map indicated that the closest body of water, Lake Ontario, is located approximately 80 south of the Site. Rambo Creek is situated approximately 125 m northeast of the Site and flows in a southerly direction to Lake Ontario. Based on local topography, the groundwater flow direction in the area of the Site is anticipated to be south towards Lake Ontario.

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on April 7th, 2022, no areas of natural significance were identified at the Site or within 30 m of the Site.

The general stratigraphy at the Site, as observed in the boreholes was asphalt pavement structure overlying a layer of silty sand fill, which extended to depths of ranging from 0.7 to 1.3 meters below ground surface (m bgs). The underlying native soil consisted of sand and/or silty clay till deposits. Red shale bedrock of the Queenston Formation was encountered underlying the till at depths ranging from approximately 3.2 to 3.8 m bgs. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections.

2.1.1 Surface Material

All boreholes were advanced through the existing parking lot pavement structure, which consisted of approximately 25 mm of asphalt overlying approximately 125 to 140 mm of granular fill.

2.1.2 Fill Material

Fill material was encountered in all boreholes underlying the pavement structure and extending to depths of approximately 0.7 to 1.3 m bgs. The fill generally comprised silty sand with trace gravel and clay. Trace black organic materials were typically encountered within the fill, and trace brick fragments were encountered at borehole BH/MW-5. The fill was brown or dark brown and in a moist to very moist state.

2.1.3 Native Material

A native silty sand stratum was encountered below the fill at BH/MW-3 and extended to approximately 1.8 m bgs. The silty sand was brown to grey and in very moist state.

Native silty clay till was encountered in all boreholes underlying the fill and/or silty sand layer. The clay till extended to the shale bedrock at depths ranging from 3.2 to 3.8 m bgs. The silty clay till included trace sand, gravel, and shale fragments; was reddish brown, brown, or grey; and in a moist state.

2.2 Approximate Depth to Bedrock

Red shale bedrock of the Queenston Formation was encountered in all boreholes underlying the till deposit at depths ranging from 3.2 to 3.8 m bgs. The bedrock was proven by coring at boreholes BH-2 and BH-4 and inferred from drilling observations at the remaining locations.

2.3 Approximate Depth to Water Table

A minimum of three (3) monitoring wells, screened within the sample geological formation, are required to estimate groundwater flow direction. Groundwater water levels were measured at the Site between April 28th and May 19th, 2022. Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the southeast. Refer to Table 4 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 4: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	2.26 to 4.68 m bgs
Groundwater Elevation	78.55 to 79.73 m asl
Horizontal Hydraulic Gradient	0.062 m/m (between BH/MW-1 and BH/MW-3) 0.060 m/m (between BH/MW-3 and BH/MW-4)

2.4 Considerations with Respect to Sections 35, 41 or 43.1 of Regulation

The Site Sensitivity classification with respect to the conditions set out under Section 35, Section 41 and 43.1 of O.Reg.153/04 were evaluated to determine if the Site is sensitive, as presented below in Table 5.

Table 5: Site Sensitivity

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 35 applies if	(i) The full depth generic site condition standards in a non-potable groundwater condition	No
	(ii) The stratified site condition standards in a non-potable groundwater condition	No
	(iii) The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system	No
	(iv) The record of site condition does not specify agricultural or other use as the type of property use	No
	(v) The property is located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater	No
	(vi) The property or one of the properties in the Phase One Study Area has a well, used or intended for use as a source of water for human consumption or agriculture.	No
	(vii) A person authorized by the owner of a property has given the clerk of the municipality a written notice of intention to apply the standards in preparing a record of site condition for the property; A. the single tier municipality has given written notice that it does not object to the application of the standards	No
Section 41 applies if	(i) property is within an area of natural significance	No
	(ii) property includes or is adjacent to an area of natural significance or part of such an area	No
	(iii) property includes land that is within 30 m of an area of natural significance or part of such an area	No

Sensitivity	Classification	Does Sensitivity Apply to Site?
	(iv) soil at property has a pH value for surface soil less than 5 or greater than 9	No
	(v) soil at property has a pH value for sub-surface soil less than 5 or greater than 11	No
	(vi) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property	No
Section 43.1 applies if	(i) property is a shallow soil property	No
	(ii) property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 m of a water body	No

2.4.1 Soil Importation

No fill material has been brought to the Site during the Phase Two ESA.

2.5 Land Use

It is understood that the Site is intended to be re-developed for residential and commercial land use.

3 Appropriate Standards Selection for Identification of Areas of Contamination

For assessment purposes, EXP selected the MECP (2011) Table 3: Full Depth Background SCS in a Non-Potable Groundwater Condition for Residential/Parkland/Institutional Land Use with fine textured soil. The criteria were considered applicable for determining contaminants of concern (COCs), based on the rationale presented below in Table 6.

Table 6: Site specific Condition

Description	Site Specific Condition
Section 35 Site Sensitivity	Not Applicable
Section 41 Site Sensitivity	Not Applicable • The soil at the Site has pH values between 5 and 9 for surficial soil; and, between 5 and 11 for subsurface soil. • The Site is not located within a Significant Area, and/or located adjacent to an area of natural significance/an environmentally sensitive area.
Section 43.1 Site Sensitivity	Not Applicable • The Site is not considered a shallow soil property, based on the recovered soil cores, which indicated that more than two-thirds of the Site has an overburden thickness in excess of 2 m.
Ground Water	Non-Potable

Description	Site Specific Condition
	• The Site and surrounding properties within 250 m of the Site are supplied by municipal drinking water system. • The Upper Tier Municipality (Region of Halton) confirmed on June 7th, 2022 that they have no objections to the use of the Table 3 SCS.
Land Use	Commercial parking lot • The proposed future use of the Site is for residential and commercial use.
Soil Texture	Fine textured • The predominant texture of soils at the Site is considered to be coarse textured, based on soil characteristics identified in the borehole logs and 75-micron sieve.

3.1 Areas Where a Contaminant is Present

A chemical constituent was selected as a COC if it was detected in soil or groundwater samples obtained from the Site at a concentration in excess of the applicable Table 3 SCS. Soil conditions at the Site were evaluated through the Phase Two ESA completed by EXP.

Soil samples were submitted for the analysis of Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Metals, Hydride-Forming Metals (HFM), Other Regulated Parameters (ORPs), Polychlorinated Biphenyls (PCBs), and Polycyclic Aromatic Hydrocarbons (PAHs).

All soil parameters analyzed met Table 3 SCS and/or were non-detected at the laboratory Reporting Detection Limits (RDLs) with the exception of:

- Lead in BH5 SS1 (0-0.61 mbgs)

Groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, Metals and HFM.

All groundwater parameters analyzed met Table 3 SCS and/or were non-detected at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS.

Analytical results of soil and groundwater samples collected on the Site are presented for soil in a plan view on Figures 7 to 11 and for groundwater in view plan are on Figures 12 to 15. Stratigraphical cross sections are presented on Figures 16A to 17J.

3.2 Contaminants Associated with Area of Impact

The soil COCs noted at the Site from the current and previous investigation included:

Metals: Lead.

The exceedance of the Metals in soil are likely associated with poor quality fill materials. Refer to Section 4 regarding remedial activities.

3.3 Medium Associated with Area of Impact

Impacts were confined to soil only. No associated impacts were measured in ground water. No sediment was present at the Site.

3.4 Description of What is Known about Area of Impacts

The Phase Two ESA identified metals impacts in fill materials soil that were attributed to poor quality of fill in the central portion of the Site at a depth of 0 – 0.61 m bgs. The COCs were vertically delineated to a maximum depth of 0.76 m bgs.

3.5 Distribution of Contaminant Impacts

Soil samples were collected from various locations across the Site, within the APECs, and submitted for analysis of PHCs fractions F1 to F4, BTEX, PAHs, PCBs, metals and HFM. The levels of metals were found to exceed the Table 3 SCS at one location at the Site at depths ranging from 0 m bgs to 0.76 m bgs. The other parameters analyzed were within the Table 3 SCS.

No ground water in exceedance of the Table 3 SCS was identified at the Site.

3.6 Reasons for Discharge of Contaminant Impacts

The presence of lead impacted soil at the Site, was attributed to poor quality fill imported to the Site during historical activities at one (1) location (BH/MW-5).

No groundwater concentrations were reported above the Table 3 SCS for the parameters analyzed.

It is EXP's understanding that the Client intends to redevelop the Site for residential and commercial purposes.

3.7 Migration of Contaminants from APECs, Identification of Preferential Pathways, if Any

The preferential pathways for contaminants present in soil and groundwater media, include various underground utilities, building footings and subsurface features.

Underground utilities were identified at the Site. As such, there is a potential for underground utilities to affect the distribution and transport of soil vapour contaminants located on the Site.

Details on the preferential pathways for the impacts are summarized in Table 7.

Table 7: Preferential Pathways

Anything known about migration of the contaminants present on, in or under the Phase Two property at a concentration greater than the applicable site condition standard away from any area of potential environmental concern, including the identification of any preferential pathways.	Current utilities may affect groundwater and soil vapour migration. Future utilities may affect groundwater and soil vapour migration. Current and future building footings may affect groundwater and soil vapour and migration.

3.8 Influence of Climatic or Meteorological Conditions

It is noted that climatic or meteorological conditions may influence the distribution and migration of COCs at the Site. Seasonal fluctuations in groundwater due to cyclical increases and decreases in precipitation can affect groundwater recharge. Groundwater levels may be elevated in the spring and fall due to snow melt and/or increases in precipitation; and, groundwater

levels may be lowered in the winter and summer due to snow storage and/or increased evaporation. Such fluctuations can increase the vertical distribution of COCs in the capillary zone, as well as alter the direction of groundwater flow paths based on changes in infiltration rates. However, based on the conditions observed at the Site, it is not anticipated that the climatic or meteorological changes will result in significant alterations in the distribution of contaminants.

Details on the climatic or meteorological conditions are summarized below:

Climatic or Meteorological Conditions

Climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in ground water levels, and;	Seasonal groundwater fluctuations are expected at the Site.

3.9 Soil Vapour Migration

As the metal impacts in soil have been removed, there are no concerns associated for future buildings constructed on the Site.

4 Remedial Activities

Soil in exceedance of the Table 3 SCS were removed using dig and haul methods. The remediation that occurred at the property in one (1) distinct Remediation Area (Remediation Area A). The remedial activities were comprised of bulk excavation and off-Site disposal of contaminated surficial soils within the remediation area. Confirmation samples were collected for the walls and floors of each remediation area and submitted for laboratory analysis to confirm contaminant concentrations at or below the applicable Table 3 SCS.

4.1 Remedial Excavation

The remedial action plan for the Site involved the excavation and off-Site disposal of the identified impacted soils. All contaminant impacts were identified to be associated with the poor quality of fill materials on Site and was measured to a maximum depth of 0.76 m bgs across the Site. Impacted soils were hauled off-Site by TerraNova Environmental Services Inc. (TerraNova) under direct oversight of EXP staff on June 22nd, 2022.

Approximately 7.79 metric tonnes of soil was removed from the Site.

4.1.1 Confirmatory Sampling

As part of this remediation program, confirmatory soil samples were collected from the sidewalls and floor of the Remediation Area. No confirmatory groundwater or sediment sampling was conducted as no groundwater or sediment was treated or removed from the Site during the remediation activities.

4.1.1.1 Confirmation Soil Sampling Analytical Results

Confirmatory soil samples were collected from the walls and floors of the excavations and submitted for analysis of lead. Sampling frequency was dictated by O. Reg. 153/04, *Schedule E, Table 3: Minimum Confirmation Sampling Requirements for Excavation*. Duplicate soil samples were collected and submitted at a rate of one (1)1 duplicate sample or greater per 10 confirmatory samples.

The size of the Remediation Area and the number of samples are as follows:

Remediation Area	Area	# of Samples*
Remediation Area A	4.0 m^2	4 Wall Samples 2 Floor Samples

A total of two (2) final floor samples and four (4) final wall samples were obtained during the field program.

Details of the excavation, including lateral and vertical dimensions of the excavations, and confirmatory floor and wall soil sample locations are presented on Figures 2 and 3 in the Remediation Report included in Appendix I.

Upon completion of the remedial excavation and confirmatory sampling activities, all soil remaining at the Site was determined to be within the MECP Table 3 Standards for all COCs.

During the remediation activities that occurred on Site, all excavated soils were immediately loaded into dump trucks for disposal off-Site. No excavated soils were segregated for re-use on Site.

The excavation was backfilled with Granular A gravel sourced from Dufferin Aggregates – Flamboro Quarry, a licensed quarry under license number 5485.

5 Exposure Pathways

5.1 Human Health Receptors and Exposure Pathways

The soil and groundwater analytical results indicated that all tested parameters were non-detect at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS, thus; the human health receptors and exposure pathway is incomplete.

The selection of human receptors is based on the future residential use of the site. Therefore, the receptors chosen for analysis are those standard receptors found at residential properties (which is a more conservative scenario than commercial) and includes: property residents (all ages), property visitors (all ages), property trespassers (child and adult). Furthermore, as the site may also be used for commercial property use, the long-term indoor worker and long-term outdoor worker (e.g., maintenance workers) are also considered possible receptors. Subsurface workers (e.g., construction/utility workers may also be present during redevelopment of the site and as such, are also considered.
Based on the COCs identified at the site, possible routes of exposure for human receptors include the following:

- Incidental soil ingestion and dermal contact for the property resident, visitor, trespasser, long-term outdoor worker and subsurface worker;
- Inhalation of soil particulates for the subsurface worker;
- Inhalation of indoor air for the property resident, visitor, trespasser, and long-term indoor worker;
- Inhalation of outdoor air for the property resident, visitor, trespasser, long-term outdoor worker; and,
- Vapour skin contact for the property resident, visitor, trespasser, long-term outdoor and indoor worker, and subsurface worker

Groundwater at the Site is considered non-potable. Drinking water for the City of Burlington is sourced from Lake Ontario and is municipally serviced. The minimum depth to groundwater at the Site is 2.26 m bgs. Given that no groundwater COCs were identified, all potential groundwater pathways are considered incomplete

5.2 Ecological Receptors and Exposure Pathways

The soil and groundwater analytical results indicated that all tested parameters were non-detect at the laboratory RDLs. The laboratory RDLs were below the Table 3 SCS, thus; the ecological receptors and exposure pathway is incomplete.

The selection of ecological receptors takes into consideration the location of the Site in an urban area and that an inlet to Lake Ontario is located east adjacent to the Site. Relevant on-site receptors consist of terrestrial VECs such as plants, soil invertebrates, mammals and birds.

On-site exposure routes include the following:

- Root, stem and foliar uptake and contact by terrestrial plants;
- Soil particulate inhalation, dermal contact and incidental ingestion by soil invertebrates, mammals, and birds;
- Ingestion of impacted plant and animal tissue by soil invertebrates, mammals, and birds; and,
- Vapour inhalation by soil invertebrates, mammals, and birds.

Off-site ecological receptors consist of the same terrestrial receptors found on-site, in addition to aquatic species. Relevant exposure pathways for off-site aquatic receptors such as aquatic plants, aquatic invertebrates, aquatic birds and mammals and fish include the following:

- Root, stem and foliar uptake of surface water for aquatic plants;
- Ingestion and dermal contact of surface water for aquatic invertebrates, mammals, birds and fish;
- Ingestion of impacted plant and animal tissue for aquatic invertebrates, mammals, birds and fish; and
- Gill uptake of surface water for fish.

It is noted that all exposure pathways for off-site aquatic receptors are considered incomplete as there are no groundwater COCs.

6 Uncertainty in the Phase Two Investigation

Quality Control/Quality Assurance measures were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Soil samples were collected into pre-cleaned laboratory-supplied jars provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory.

Measures were followed to preserve sample integrity between collection and receipt by the laboratory. Immediately upon collection, all samples were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory.

Field QA/QC samples were collected during soil sampling. Duplicate samples were collected to evaluate sampling precision.

Details of the field duplicates samples collected during and following remedial activities and the laboratory quality assurance program are provided in Section 6.8 of the Phase Two ESA Report.

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas, of Mississauga, ON. BV Labs is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accredited Laboratory No. 97 and No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from BV Labs reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by BV Labs, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

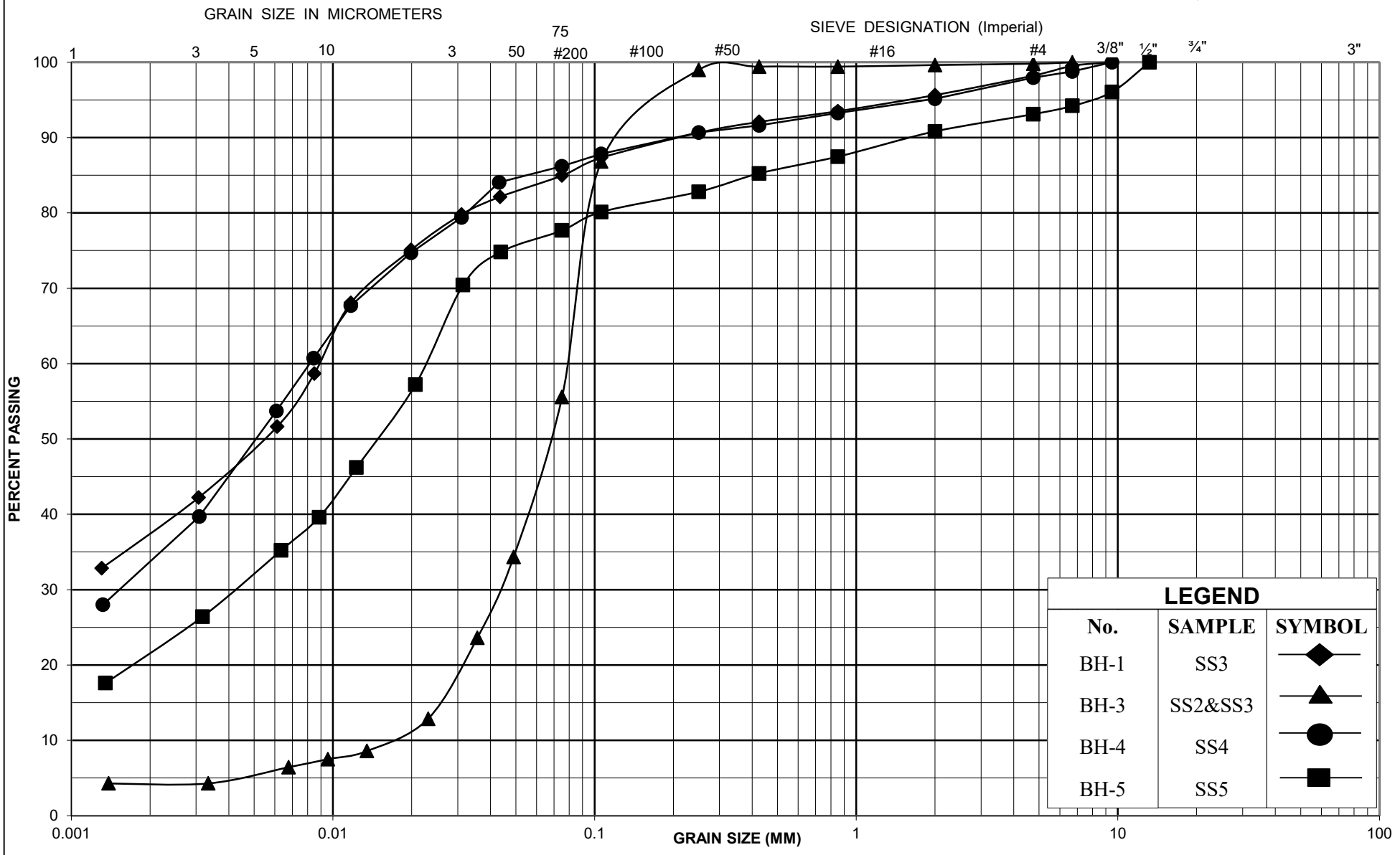
The investigation undertaken by EXP, and any conclusions or recommendations resulting from the work, reflect EXP's judgment based on the conditions observed at the time of EXP's inspections and on information available at the time of preparation of the work. EXP has confirmed neither the completeness nor the accuracy of the records that were provided by others; as such, the historical records review is identified as a potential source of uncertainty during the investigation. The CSM is developed using multiple lines of evidence, searches and source information to make every reasonable attempt to ensure that findings of environmental significance are captured.

Any uncertainty or absence of information in the records review, interviews, and site reconnaissance components of the Phase One investigation, or any uncertainty or absence of information within the Phase Two or subsequent investigations, are not anticipated to materially affect the validity of the Phase Two CSM.

Appendix G – Grain Size Analysis

ISSMFE SOIL CLASSIFICATION SYSTEM

CLAY	SILT			SAND			GRAVEL			Cobbles
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	



exp.

GRAIN SIZE DISTRIBUTION

DRAWING NO.:	B1
PROJECT NO.:	GTR-22007301-A0
DATE:	JUNE 2022

Appendix H – Notification of Non-Potable Site Condition Standards

June 07, 2022

Scott Grant-Hose
EXP. Services
1266 South Service Road, Unit C1-1
Stoney Creek, ON L8E 5R9

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1

Dear Scott Grant-Hose,

RE: **Notification of Intent to Use Non-Potable Groundwater Site Condition Standards**
Subject Property: 2083 OLD LAKESHORE ROAD BURLINGTON, ON

Halton Region staff have prepared this letter in response to your request, received by Halton Region Planning Services on 5/10/2022, to apply MECP Non-Potable Soil, Ground Water and Sediment Standards at the subject property, pursuant to Ontario Regulation153/04 under Part XV.1 of the Environmental Protection Act.

The key features considered for this request are as follows:

1. Wellhead Protection Area:	NO
2. Highly Vulnerable Aquifer	NO
3. Rural Area:	NO
4. Water Well Records Within 250 metres:	NO
5. Environmentally Sensitive Areas Within 30 metres:	NO

Region of Halton records indicate that the property is located within the municipality of Burlington. It is not within a wellhead protection area and is not located within a highly vulnerable aquifer, as identified in the Region's Source Water Protection Planning under the Clean Water Act, 2006. The property is not located within 30m of environmentally sensitive areas (see definition in O. Reg. 153/04). There are no potable well records (Count: 0) that are located within 250m of the property.

Based on this information, Halton Region does not object to the intention to apply non-potable water use criteria for the assessment of the subject property.

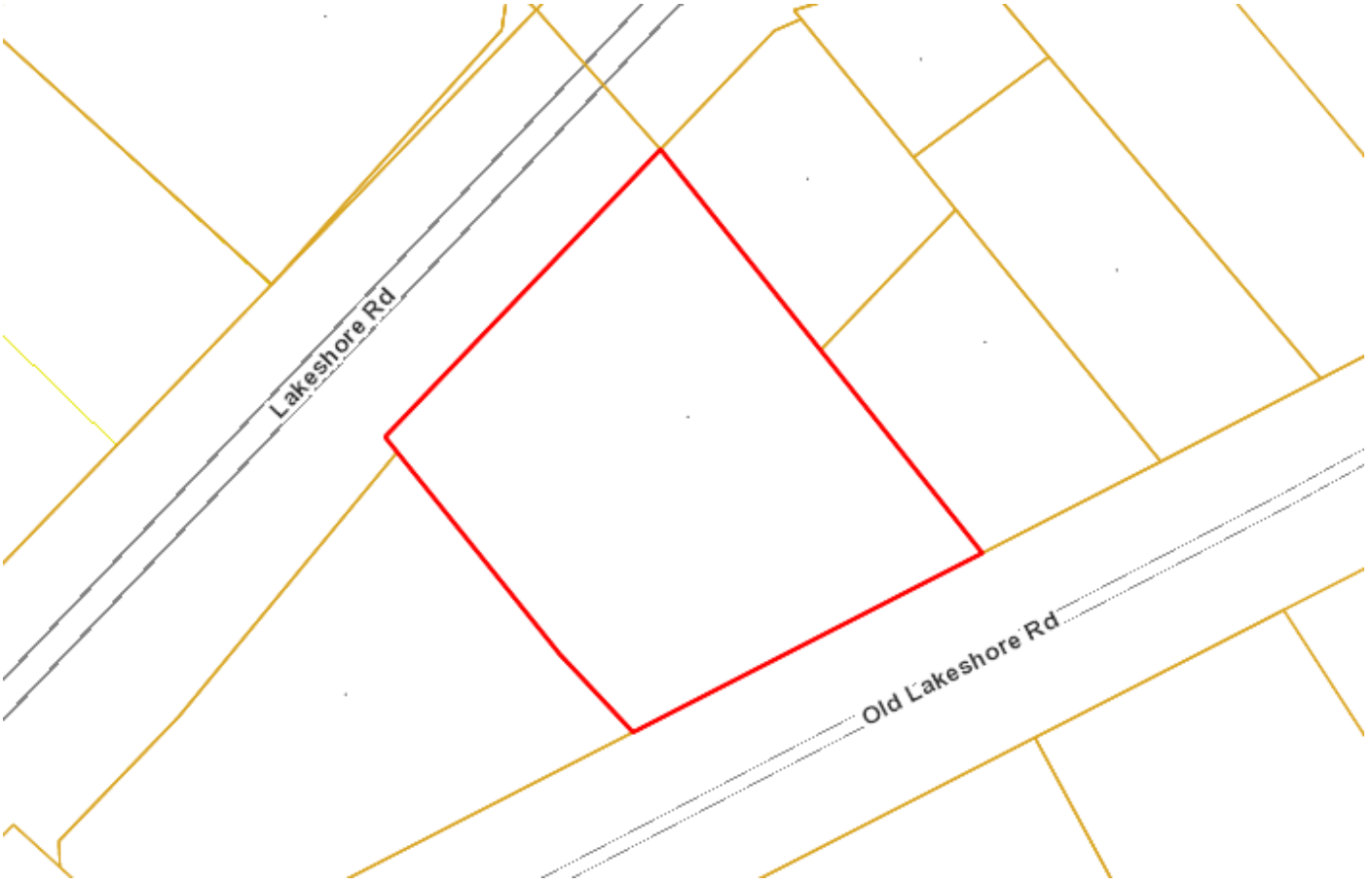
If you have any questions regarding this information, please contact the undersigned at ext. 3241.

Sincerely,

Brady Chatterton

Data Management Clerk – Planning Services, Legislative & Planning Services

c. Tim Edwards, District Engineer, Ministry of the Environment, Halton-Peel District Office (tim.edwards@ontario.ca)
Nicole Mathews, Manager, Environmental Health, Halton Region (Nicole.Mathews@halton.ca)
Jeff McIsaac, City of Burlington (Jeff.McIsaac@burlington.ca)



Printed from the Halton Contaminated Sites Viewer

0 0.02 Miles

Legend

- Subject Property
- Property Parcels
- Water Well Records
- NHS Key (Lines)
- NHS Key Shoreline Lake Ontario
- Regulated Water Courses
- MNR Water Polygon
- MNR Wetlands Identified
- MNR Provincial Wetlands
- MNR Regional Wetlands
- MNR Ansi
- NHS Key Features
- Well head Protection Area(Q)
- WHPA-A-100
- WHPA-B-2y
- WHPA-C-5y
- WHPA-D-25y
- WHPA-E
- Highly Vulnerable Aquifers
- PW Well Head Protection Areas(Q)
- Well Head Protection Zones

NOTE: Not all items in the legend may be seen in the view printed

Potable Water Supply Well IDs:

c. Tim Edwards, District Engineer, Ministry of the Environment, Halton-Peel District Office (tim.edwards@ontario.ca)
Nicole Mathews, Manager, Environmental Health, Halton Region (Nicole.Mathews@halton.ca)
Jeff McIsaac, City of Burlington (Jeff.McIsaac@burlington.ca)

Appendix I – Remediation Report

2083 Old Lakeshore Road, Burlington, ON

Soil Remediation Program

Client:
Rosseau Development Corp.
3190 Harvester Road, Suite 201A
Burlington, ON
L7N 3T1

Attention:
Ms. Erica Forrest

Type of Document:
DRAFT

Project Name:
Soil Remediation Program

Project Number:
GTR-22007301-A0

EXP Services Inc.
1266 South Service Road, Suite C1-1
Stoney Creek, ON, L8E 5R9
t: 905.573.4000
f: 905.573.9693

Date Submitted:
September 8, 2022

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1 Executive Summary

EXP Services Inc. (EXP) was retained by Rosseau Development Corp. ("Client") to conduct a soil remediation program at the property located at 2083 Old Lakeshore Road, in Burlington, Ontario (hereinafter referred to as the 'Site').

The objective of the Soil Remediation Program was to remove the previously identified Metal (lead) impacted soils, in support of the future filling of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment and Climate Change (MECP) Brownfields Environmental Site Registry.

A summary of the Soil Remediation Program is as follows:

a) EXP completed oversight of the remediation contractor, to remove impacted soil for disposal at a MECP approved facility. The lead impacted soil was removed from the central portion on the Site in the vicinity of BH5.

b) The final volume of impacted soils removed from the Site to the MECP approved facility (GFL), based on the weigh tickets, was 7.79 metric tonnes (MT), or 4.00 cubic meters (m^3). During the remediation activities that occurred on Site, the excavated soils were immediately loaded into dump trucks for disposal off-Site. No excavated soils were segregated for re-use on Site.

c) Confirmatory soil samples were collected from the sidewalls and floor of the final extent of the excavation. No confirmatory groundwater or sediment sampling was conducted as no groundwater or sediment was treated or removed from the Site during the remediation activities.

d) A total of two (2) floor samples and four (4) wall samples were obtained during the field program.

e) Upon completion of the remedial excavation and confirmatory sampling activities, the soil remaining at the Site was determined to be within the MECP Table 3 Standards for lead.

f) The remedial excavation was backfilled with granular A gravel sourced from a licensed MECP pit.

g) Based on the analytical results of the Soil Remediation Program, the lead impact has been successfully remediated on Site. There are no soil or groundwater impacts on-Site, and as such, an RSC can be filed based on this report.

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2 Introduction

EXP Services Inc. (EXP) was retained by Rosseau Development Corp. ("Client") to conduct a soil remediation program on the property located at 2083 Old Lakeshore Road, in Burlington, Ontario (hereinafter referred to as the 'Site') (Refer to Figure 1).

This Soil Remediation Program was conducted in accordance with the requirements outlined by Ontario Regulation (O.Reg.) 153/04 (as amended); and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in **Section 11** of this report.

The objective of the Soil Remediation Program was to remove the previously identified Metal (lead) impacted soils in support of the future filling of an RSC on the Ontario Ministry of the Environment and Climate Change (MECP) Brownfields Environmental Site Registry.

Previous environmental investigations conducted at the Site indicated that lead were present in soil at levels that exceeded the applicable MECP (2011) Table 3 Site Condition Standards (SCS) for residential/parkland/institutional land use and fine textured soils (MECP Table 3 SCS). The exceedance is summarized below:

- Lead at BH5 at a depth between 0-0.61 meters below ground surface (m bgs).

The location of the lead impact in soil is provided on Figure 2.

Based on the results of the subsurface investigation and to support the future filling of an RSC, one (1) remediation area was identified based on the type of impacted soils identified during the completion of previous soil and groundwater subsurface investigations. The area of excavation is described in the table below and illustrated on Figure 2.

Table 1: Proposed Excavation Area Details

Area Number	Area of the Site	Soil Impacts	Approximate Area
Remediation Area	Central Portion	Lead	4.0 m^2

3 Scope of the Investigation

The scope of work for the Soil Remediation Program was as follows:

- Retain a licensed remedial contractor;
- Oversee the excavation of Remediation Area to approximately 1.0 m bgs to remove and dispose of the lead impacted soils;
- The remediation activities on Site did not include the remediation of groundwater. The groundwater encountered during previous investigations on Site did not contain any contaminants of concern above the applicable Table 3 SCS;
- Approximately 7.79 metric tonnes (4 m^3) of impacted soil was removed from the Site and was disposed of at a MECP licensed waste receiving facility;
- During the remediation activities that occurred on Site, the excavated soils were immediately loaded into trucks for disposal off-Site. No excavated soils were segregated or stockpiled on Site;

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- The excavation was backfilled with granular A gravel sourced from a licensed pit;
- Collection of confirmatory samples in accordance with confirmatory sampling requirements as outlined in Ontario Regulation 153/04, as amended; and,
- Preparation of a report summarizing the findings.

All soil excavation activities were conducted in accordance with O.Reg.153/04 requirements and under the supervision of a Qualified Person (QP).

4 Site Assessment Criteria

For assessment purposes, EXP selected the MECP (2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Use for fine textured soil. The selection of this category was based on the following factors:

- More than 2/3 area of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.
- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.
- The property is not located within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area. Based on the review of available resources from the Ministry of Natural Resources and Forestry and MECP, no areas of natural significance were identified at the Site or within the Phase One Study Area.
- The Site is serviced by the Halton Region water distribution system; and, to the best of EXP's knowledge, all properties within 250 m of the Site are serviced by the municipal water supply (i.e., there are no potable water supply wells located within the Phase Two Study Area). A letter received from the Halton Region expressed no objection to Non-Potable Ground Water for filing Record of Site Condition for this Site. The letter of Intent is presented in Appendix H.
- Based on grain size analysis completed as part of a geotechnical investigation by EXP in 2022), the soil texture at the Site was determined to be fine textured soils within the native soils (refer to Appendix G).
- The Site proposed land use is residential and commercial.
- There is no intention to carry out a stratified restoration at the Site.

5 Soil Remediation

5.1 Remedial Actions

Remedial activities comprised of a bulk excavation and off-Site disposal of contaminated surficial soils. Confirmation samples were collected from the walls and floors of the final extent of the remediation area and submitted for laboratory analysis to confirm contaminant concentrations at or below the applicable Table 3 SCS.

5.2 Soil Excavation and Soil Treatment Activities

The remedial plan for the Site involved the excavation and off-Site disposal of the identified impacted soils. The Phase Two ESA investigation identified lead as a contaminant of concern (CoC) on Site. The CoC was vertically delineated during the Phase Two

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activities. The contaminant impact was identified to be associated with the use poor quality fill materials on Site, and was measured to a maximum depth of 0.76 m bgs across the Site.

A summary of soil samples and confirmation samples submitted for analysis is found in Table I.

5.2.1 Quantity of Soil Treated and Removed

Impacted soils were hauled off-Site by Terra Nova Environmental (Terra Nova) on June 22nd, 2022. A weigh ticket summary is provided below:

Weigh Ticket Summary			
Date	**Waste Disposal Facility**	**Number of Trucks**	**Total Weight**
Remediation Soil Removal			
June 22nd, 2022	GFL	1	7.79 MT

Approximately 7.79 metric tonnes of soil were removed from the Site during the remedial activities. Copies of the Bills of Lading weight tickets are included in Appendix E. Based on the final dimensions of the remedial excavation, the total in-ground volume of soils removed from the Site is estimated at 4.0 m^3.

5.2.2 Description of any Ground Water Removal or Treatment Activities

The remediation activities on Site did not include the remediation of groundwater. The groundwater analyzed during the previous investigation at the Site did not identify any contaminants of concern above the applicable Table 3 SCS.

5.2.3 Volume of Ground Water Removed

As discussed in Section 5.2.2, no groundwater was removed from the Site, and as such, this item is not applicable.

5.2.4 Actions Taken to Reduce Contaminant Concentrations in Sediment

There is no sediment present on Site, as the Site contained no bodies of water. As a result, sediment was not treated or removed as part of the remediation program.

5.2.5 Quantity of Sediment Treated or Removed

As discussed in Section 5.2.4, there is no sediment present on Site, and as such, this item is not applicable.

5.2.6 Permits

Based on the type of remedial activity (excavation and haul), no specialized permits were required for the work. To date, EXP has not received any copies of an Environmental Compliance Approval (ECA) issued to Terra Nova and none are expected to be required.

5.2.7 Steps Taken to Ensure that Contaminants Created or Introduced During Remediation do not Exceed the Applicable Site Condition Standard

New contaminants were not introduced to the Site during the course of remediation activities. Extra care was taken when the excavator re-fueled on Site. During re-fueling periods, all activities stopped to minimize any risk of spills. No spills were observed during any re-fueling periods; a spill kit was made available in the case of an accidental spill occurring.

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5.2.8 Steps Taken to Establish Baseline and Background Conditions Relevant to the Remediation Activities

Baseline and background conditions on Site were determined using the soil data collected during the Phase Two ESA conducted by EXP in June 2022. Areas of contaminant concentrations above the applicable Table 3 SCS were identified as provided on Figure 2.

5.2.9 Rationale for Monitoring Well Locations and Ground Water Analysis

Groundwater monitoring wells were not installed following the remedial activities as groundwater was not found to have been impacted during the Phase Two ESA. Therefore, it was deemed that new monitoring wells were not required post-remediation. Furthermore, groundwater was not deemed to have been impacted during the remedial activities. It is also noted that groundwater not encountered within the excavations.

5.2.10 Free Flowing Product

No free-flowing product was detected during the Phase Two ESA investigations, or during the remedial soil excavations conducted on June 22nd, 2022.

5.3 Confirmation Sampling and Analyses

As part of this remediation program, confirmatory soil samples were collected from the sidewalls and floor of the final extent of the excavated area. No confirmatory groundwater or sediment sampling was conducted as no groundwater or sediment was treated or removed from the Site during the remediation activities.

Prior to the commencement of soil excavation activities, locations of underground and overhead utility services were established by the contractor. Authorities were contacted to mark the locations of underground services such as telephone cables, cable, natural gas, hydro cable, sewers and water mains in the vicinity of the proposed excavation areas.

Terra Nova was retained to complete the excavation activities, under direct oversight of EXP staff, on June 22nd, 2022. The excavation was conducted using a CAT 311D excavator supplied and operated by Terra Nova. The following sections provide an overview of the excavation area (refer to Figure 2).

5.3.1 Remediation Area

Based on the lead exceedance from BH5, a remedial excavation with an approximate area of 4 m^3 was determined. In accordance with O.Reg. 153/04 and the size of Remediation Area, four (4) walls, and two (2) floor samples were collected for analysis for lead. Concentrations of the soil samples submitted for chemical analysis were below the MECP Table 3 SCS for lead.

The location of the lead samples is shown on Figure 2, and the confirmatory samples submitted for lead analysis are shown on Figure 2. A cross-section of the remediation, is provided on Figure 3.

5.4 Confirmation Soil Sampling Conclusions

Soil was excavated and removed off-Site from the upper 1.0 m of fill material from the remediation area. A detailed description of soil removed off-Site and a description of weight tickets is provided in Section 6 of this report.

5.5 Confirmation Groundwater Sampling and Analysis

As discussed in Section 5.2.2, no groundwater was removed from the Site, and as such, this item is not applicable.

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5.6 Confirmation Sediment Sampling and Analysis

As discussed in Section 5.2.4, there is no sediment present on Site, and as such, this item is not applicable.

5.7 Segregation of Soil

During the remediation activities that occurred on Site, all excavated soils were immediately loaded into dump trucks for disposal off-Site. No excavated soils were segregated for re-use on Site.

5.8 Stockpiles

During the remediation activities that occurred on Site, all excavated soils were immediately loaded into trucks for disposal off-Site; no soil was stockpiled on Site for later re-use.

6 Soil Removed Off-Site

During the course of the excavation, no soil was treated on-Site at any point in time. The impacted soils were disposed off-Site at a licensed MECP landfill facility (GFL).

6.1 Remediation Area

Throughout the duration of excavation activities within the Remediation Area, soil was excavated to a maximum depth of 1.0 m bgs. To facilitate the disposal of the excavation material, six (6) soil samples were submitted for lead analysis. As such, soil was removed and disposed off-Site as follows:

GFL – Impacted Soil (Based on Calculated Weight)
7.79 Metric Tonnes

7 Backfilling Activities

The excavation was backfilled with granular A gravel sourced from a licensed pit. The granular material was sourced from Dufferin Aggregates – Flamboro Quarry, a licensed quarry under license number 5485.

8 Quality Assurance/Quality Control

Quality Control/Quality Assurance measures were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

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Soil samples were collected into pre-cleaned laboratory-supplied jars provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory.

Measures were followed to preserve sample integrity between collection and receipt by the laboratory. Immediately upon collection, all samples were placed in insulated coolers pre-chilled with ice for storage and transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory.

Field QA/QC samples were collected during soil sampling. Duplicate samples were collected to evaluate sampling precision.

Details of the field duplicates samples collected during and following remedial activities and the laboratory quality assurance program are provided in Section 6.8 of the Phase Two ESA Report.

The contractual laboratory selected to perform the chemical analyses was Bureau Veritas Laboratory (BV Labs), of Mississauga, ON. BV Labs is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (Accredited Laboratory No. 97 and No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from BV Labs reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix C. Review of the Certificates of Analysis, prepared by BV Labs, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

9 Post-Remediation Activities

No activity is required for soil as the entire volume of lead impacted soil has been excavated and removed off-Site.

10 Conclusions

The Soil Remediation Program conducted at the Site consisted of the following activities:

a) EXP completed oversight of the remediation contractor, to remove impacted soil for disposal at a MECP approved facility. The lead impacted soil was removed from the central portion on the Site in the vicinity of BH5;

b) The final volume of impacted soils removed from the Site to the MECP approved facility (GFL), based on the weigh tickets, was 7.79 metric tonnes (MT) or 4.00 cubic meters (m^3). During the remediation activities that occurred on Site, the excavated soils were immediately loaded into dump trucks for disposal off-Site. No excavated soils were segregated for re-use on Site.

c) Upon completion of the remedial excavation and confirmatory sampling activities, the soil remaining at the Site was determined to be within the MECP Table 3 Standards for lead.

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d) At the time of this Soil Remediation Program, the remedial excavation had been backfilled with granular A gravel sourced from a licensed pit. The granular material was sourced from Dufferin Aggregates – Flamboro Quarry, a licensed quarry under license number 5485.

Based on the analytical results of the Soil Remediation Program, the lead impacts have been successfully remediated. As such, there are no soil or groundwater impacts on-Site and as such, an RSC can be filed based on this report.

11 General Limitations

The information presented in this report is based on a remedial excavation designed to provide information to support an assessment of the current environmental conditions within the subject property. The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation.

More specific information with respect to the conditions between samples, or the lateral and vertical extent of materials may become apparent during excavation operations. The interpretation of the borehole information must, therefore, be validated during any such excavation operations. Consequently, during the future development of the property, conditions not observed during this investigation may become apparent. Should this occur, EXP Services Inc. should be contacted to assess the situation, and the need for additional testing and reporting. Exp has qualified personnel to provide assistance in regards to any future geotechnical and environmental issues related to this property.

The environmental investigation was carried out to address the intent of applicable provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of Environment. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report. Achieving the study objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment. Our work should not be considered 'risk mitigation'. No other warranty or representation, either expressed or implied, is included or intended in this report.

This report was prepared for the exclusive use of **Rosseau Development Corp.** and may not be reproduced in whole or in part, without the prior written consent of EXP, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Exp Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

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12 Closure

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

Yours truly,

EXP Services Inc.

DRAFT

Scott Grant-Hose, B.Sc.
Environmental Scientist
Environmental Services

DRAFT

Jennifer Hayman, P.Geo. QP[ESA]
Senior Project Manager
Environmental Services

DRAFT

13 References

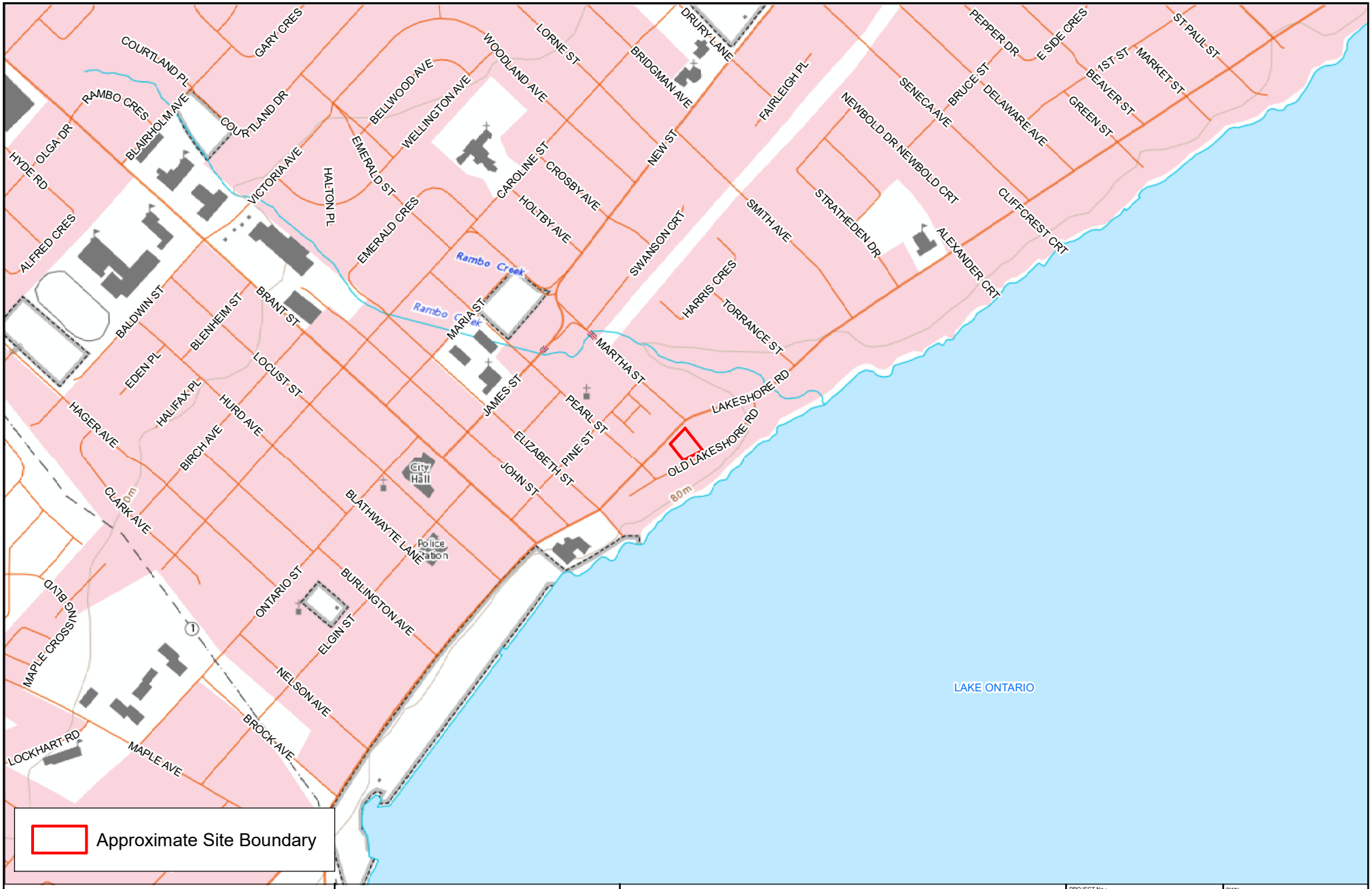
This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

- Canadian Standards Association [CSA] (2000) Z769-00, Phase II Environmental Site Assessment. Canadian Standards Association, March 2000.
- Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
- Ministry of the Environment [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
- MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
- MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 20101.
- Occupational Health and Safety Act - Ministry of Labour (MOL).
- Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
- Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.
- Ontario Geological Survey (2010a) Physiography of Southern Ontario (Scale 1:22,000).
- Topographic Map available at the Natural Resources Canada (NRC) website http://atlas.nrcan.gc.ca/site/english/maps/topo/map
- Ontario Geological Survey (2010b) Surficial geology of Southern Ontario (Scale 1:22,000).
- Ontario Geological Survey (2011) Bedrock geology of Ontario (Scale 1:22,000).
- Ontario Ministry of Environment. *Technical Update – Environmentally Sensitive Area: pH Levels*, January 2007.
- "Phase One Environmental Site Assessment – 2083 Old Lakeshore Road, Burlington, Ontario" dated May 10th, 2022, by EXP Services Inc., for Rosseau Development Corp.
- Phase Two Environmental Site Assessment – 2083 Old Lakeshore Road, Burlington, Ontario" dated July 13th, 2022, by EXP Services Inc., for Rosseau Development Corp.

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Figures

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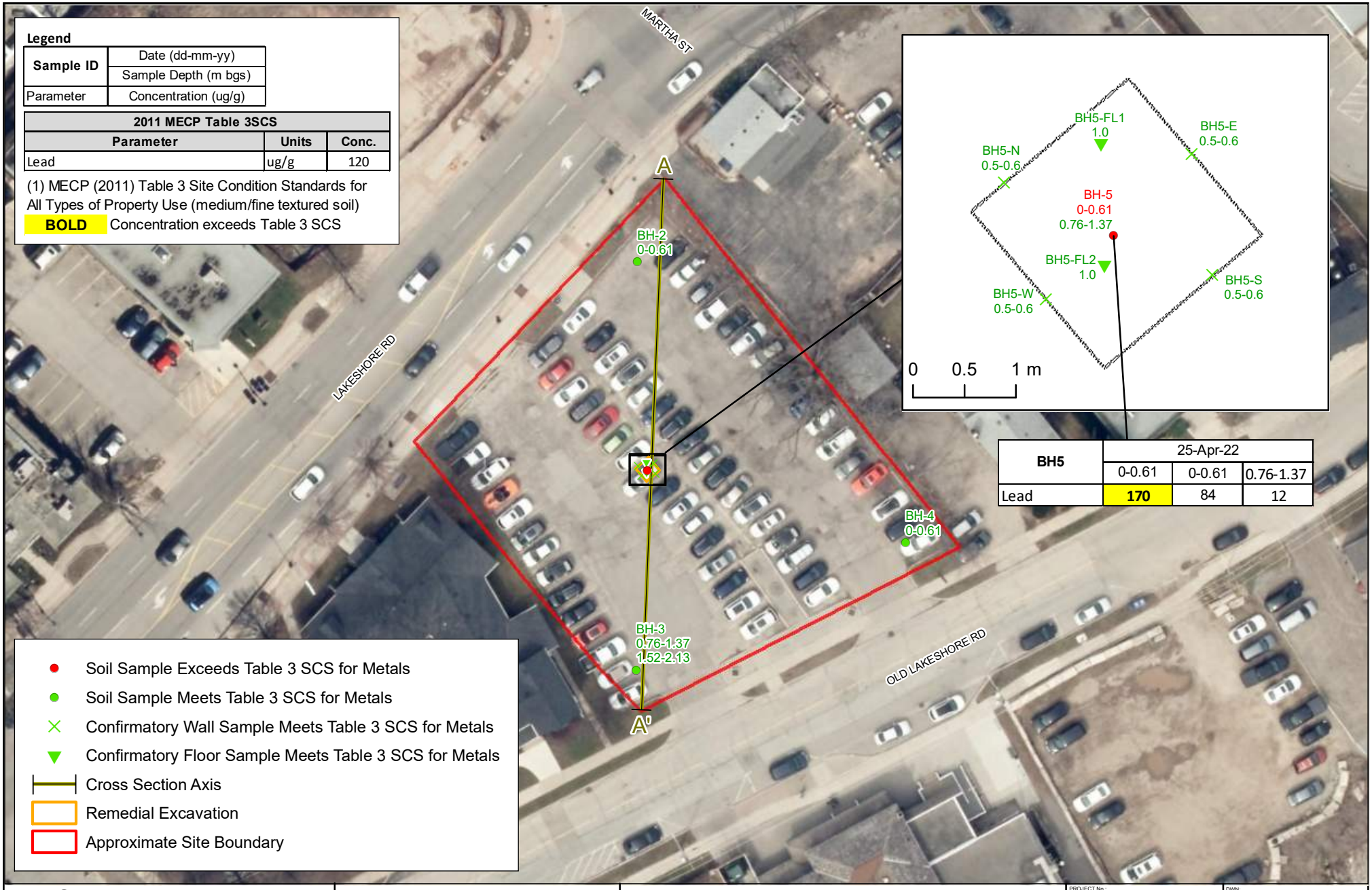
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0 100 200 300 400 500 m

TITLE AND LOCATION:

SITE LOCATION PLAN
Soil Remediation Program
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.: GTR-22007301-A0	DWN: AC
SCALE: AS NOTED	CHKD: JH
DATE: JULY 2022	FIG. No.: 1



Legend

Sample ID	Date (dd-mm-yy)
	Sample Depth (m bgs)
Parameter	Concentration (ug/g)

2011 MECP Table 3SCS		
Parameter	**Units**	**Conc.**
Lead	ug/g	120

(1) MECP (2011) Table 3 Site Condition Standards for All Types of Property Use (medium/fine textured soil)

BOLD Concentration exceeds Table 3 SCS

BH5	25-Apr-22		
	0-0.61	0-0.61	0.76-1.37
Lead	**170**	84	12

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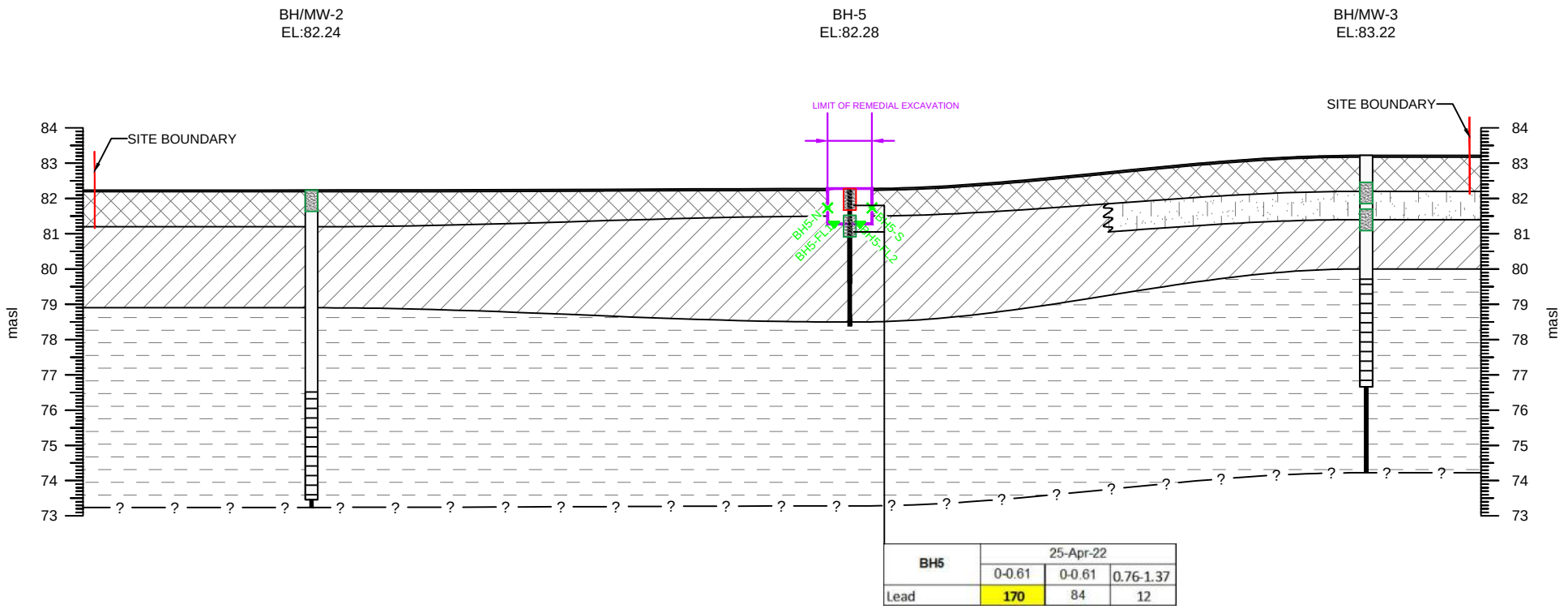
TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS:
METALS
Soil Remediation Program
2083 Old Lakeshore Road
Burlington, Ontario

PROJECT No.:	DWN:
GTR-22007301-A0	AC
SCALE:	CHKD:
AS NOTED	JH
DATE:	FIG. No.:
JULY 2022	2

A
NORTH

A'
SOUTH



BH5	25-Apr-22		
	0-0.61	0-0.61	0.76-1.37
Lead	**170**	84	12

Legend	
Sample ID	Date (dd-mm-yy)
	Sample Depth (mbgs)
Parameter	Concentration (ug/g)

2011 MOECC Table 3SCS		
Parameter	Units	Conc.
Lead	ug/g	120

(1) MECP (2011) Table 3 Site Condition Standards for All Types of Property Use (medium/fine textured soil)
BOLD Concentration exceeds Table 3 SCS

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE: 0 3 6 9 12 15 m

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LEGEND:
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- FILL
- SILTY CLAY TILL
- SILTY SAND
- CONFIRMATORY FLOOR SOIL SAMPLES
- CONFIRMATORY WALL SOIL SAMPLES
- SHALE BEDROCK
- SOIL SAMPLE MEETS TABLE 3 SCS FOR METALS
- SOIL SAMPLE EXCEEDS TABLE 3 SCS FOR METALS
- CONFIRMATORY SAMPLE MEETS TABLE 3 SCS FOR METALS

TITLE AND LOCATION:

POST-REMEDIAL SOIL ANALYTICAL RESULTS: METALS IN CROSS SECTION A-A'

SOIL REMEDIATION PROGRAM
2083 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

PROJECT NO.:	DWN.:
GTR-22007301-A0	JA
SCALE:	CK:
AS NOTED	LE
DATE:	FIG. NO.:
JULY 2022	3

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Tables

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Summary of Soil Samples

Table I - Remediation Area

GTR-22007301-A0, 2083 Old Lakeshore Road, Burlington, ON

Remediation Area	Sample ID	Date	Depth (mbgs)	Lead	Notes
Remediation Area A	BH5-N	22-Jun-22	0.5-0.6	X	North Wall
	BH5-S	22-Jun-22	0.5-0.6	X	South Wall
	BH5-E	22-Jun-22	0.5-0.6	X	East Wall
	BH5-W	22-Jun-22	0.5-0.6	X	West Wall
	BH5-FL1	22-Jun-22	1.0	X	Floor
	BH5-FL2	22-Jun-22	1.0	X	Floor

Notes

Denotes samples that did not meet the analytical criteria and were subsquently excavated

mbgs Meters below ground surface

Appendix A – Sampling and Analysis Plan

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Sampling and Analysis Plan

Date:	June 10, 2022		
Project Name:	Environmental, Geotechnical and Hydrological Investigations 2083 Old Lakeshore Road, Burlington, ON	Project No.:	GTR-22007301-A0
Written By:	Jennifer Hayman, P.Geo. Lauren Eldridge, B.A.		
Subject:	Sampling and Analysis Plan (SAP) - Remedial Activities 2083 Old Lakeshore Road, Burlington, ON		
To:	Lakeside Developments LTD. c/o Rosseau Development Corp.		

RE: Sampling and Analysis Plan: Remedial Activities
2083 Old Lakeshore Road, Burlington, Ontario

1 Site Remediation Oversight

In order to obtain an RSC, the lead impacted soil at the Site must be removed, or an alternative method chosen (for example, Risk Assessment). As per our discussions, EXP has assumed that a soil remedial program will be the most efficient method to obtain the RSC. In order to support the future RSC filing, EXP must be on-Site to oversee the soil remediation component of the project. As per the requirements of O.Reg. 153/04, the soil remediation is to be overseen by a Qualified Person (QP), such that the relevant information can be documented in support of the filing of the RSC. It is noted that lead soil impacts are currently present at the Site, and as such, post remediation confirmatory soil samples will need to be collected as part of this assignment.

EXP has proposed to complete a 'hot spot' remediation in the vicinity of the lead exceedance at BH/MW-5, with the excavation assumed at 4 square meters(m^2) (2 m by 2 m), to a depth of 1 m. Per the requirements of Ontario Regulation (O.Reg.) 153/04, confirmatory samples will be collected by EXP for analysis for lead once the excavation has been completed.

1.1 Remedial Contractor

EXP will retain a remedial contractor for this work. The contractor will be responsible for the following:

1) Mobilization and demobilization of equipment and labour;
2) Temporary fencing surrounding the work area;
3) Excavate, load, transport and disposal of non-hazardous soil and surficial asphalt at a licenced facility; and,
4) Supply, place, and compact Granular B backfill once confirmatory sample results have been received.

1.2 Remediation Oversight Activities

In order to achieve the project objectives, EXP will undertake the following tasks as part of this assignment:

1) Private and Public locates including scanning the area around the proposed excavation prior to the start of digging.
2) EXP will monitor field activities associated with the soil excavation.
    a) For the purpose of this sampling and analysis plan, it is assumed that the remediation work will take approximately five (5) business days. Day 1 will consist of excavation oversight, with the remainder of the week proposed in the event that additional excavation activities are required. One (1) day will also be required for oversight of backfilling activities by the remediation contractor.
    b) The remediation work will be overseen by a qualified environmental technician, who will be on-Site full time and collect the required amount of soil samples for excavation confirmatory purposes.
3) EXP will ensure that the proposed remediation work will be carried out in general accordance with standard accepted engineering practice, including the following documents:
    a) "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario", Ministry of Environment, 1996;
    b) Ontario Regulation 153/04 (as amended); and,
    c) Ontario Regulation 347
4) EXP assumes that a minimum of six (6) confirmatory soil samples from the excavation will be collected and submitted for analysis of lead. These samples will be collected by EXP staff from the walls and floor of the excavation. The samples will be submitted for RUSH analysis in order to limit the amount of time the excavation remains open.

It is noted that the soil sample estimates outlined above are based on the expected extent of lead impacts and ***assumes hot spot remediation***.

Further it is noted that the soil sample estimates outlined above are based on the current Site conditions; however, subject to the receipt of the analytical results of the confirmatory soil samples, additional soil samples may be required to achieve the project objectives.

Throughout the completion of the program, EXP will advise if any additional investigative or remedial programs are required, based on the results of the confirmatory sampling.

1.3 Evaluation of Results and Reporting

The results and findings of the Remediation Program will be summarized in the Phase Two ESA report as an appendix. Preparation of the report will include the following:

- Scope of work and methodology;
- Site plans showing the confirmatory soil sample locations, property boundary and other significant Site features;
- An assessment of the environmental test results; and,
- A summary of the main findings and conclusions.

Once the remedial activities and reporting have been completed, the Phase Two ESA can then be used to support the filing of the RSC on the Ontario Brownfield's Registry.

Appendix B – Certificates of Analysis

DRAFT

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your C.O.C. #: n/a

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/06/23
Report #: R7182987
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2H2438
Received: 2022/06/22, 11:54

Sample Matrix: Soil
Samples Received: 6

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	6	2022/06/23	2022/06/23	CAM SOP-00447	EPA 6020B 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, MELCC, EPA, APHA.

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

Your P.O. #: HAM-ENV
Your Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your C.O.C. #: n/a

Attention: Lauren Eldridge

exp Services Inc
Stoney Creek Branch
1266 South Service Rd
Suite C1-1
Stoney Creek, ON
CANADA L8E 5R9

Report Date: 2022/06/23
Report #: R7182987
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2H2438
Received: 2022/06/22, 11:54

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
23 Jun 2022 15:49:15

Please direct all questions regarding this Certificate of Analysis to your Project Manager.
Patricia Legette, Project Manager
Email: Patricia.Legette@bureauveritas.com
Phone# (905)817-5799

==========

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2H2438
Report Date: 2022/06/23

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your P.O. #: HAM-ENV
Sampler Initials: SG

ELEMENTS BY ATOMIC SPECTROSCOPY (SOIL)

Bureau Veritas ID		SYW334	SYW335	SYW336	SYW337	SYW338	SYW339		
Sampling Date		2022/06/22	2022/06/22	2022/06/22	2022/06/22	2022/06/22	2022/06/22		
COC Number		n/a	n/a	n/a	n/a	n/a	n/a		
	UNITS	**BH5-N**	**BH5-S**	**BH5-E**	**BH5-W**	**BH5-FL1**	**BH5-FL2**	**RDL**	**QC Batch**
Metals									
Acid Extractable Lead (Pb)	ug/g	52	41	27	20	9.2	65	1.0	8070156

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvlabs.com

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2H2438
Report Date: 2022/06/23

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your P.O. #: HAM-ENV
Sampler Initials: SG

TEST SUMMARY

Bureau Veritas ID: SYW334 **Collected:** 2022/06/22
Sample ID: BH5-N **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

Bureau Veritas ID: SYW335 **Collected:** 2022/06/22
Sample ID: BH5-S **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

Bureau Veritas ID: SYW336 **Collected:** 2022/06/22
Sample ID: BH5-E **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

Bureau Veritas ID: SYW337 **Collected:** 2022/06/22
Sample ID: BH5-W **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

Bureau Veritas ID: SYW338 **Collected:** 2022/06/22
Sample ID: BH5-FL1 **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

Bureau Veritas ID: SYW339 **Collected:** 2022/06/22
Sample ID: BH5-FL2 **Shipped:**
Matrix: Soil **Received:** 2022/06/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8070156	2022/06/23	2022/06/23	Daniel Teclu

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

GENERAL COMMENTS

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

Package 1	24.0°C

Results relate only to the items tested.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2H2438
Report Date: 2022/06/23

QUALITY ASSURANCE REPORT

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your P.O. #: HAM-ENV
Sampler Initials: SG

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8070156	Acid Extractable Lead (Pb)	2022/06/23	101	75 - 125	106	80 - 120	<1.0	ug/g	1.5	30

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.

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.

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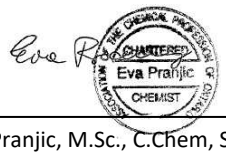
Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Bureau Veritas Job #: C2H2438
Report Date: 2022/06/23

exp Services Inc
Client Project #: GTR-22007301-A0
Site Location: OLD LAKE SHORE ROAD, BURLINGTON, ON
Your P.O. #: HAM-ENV
Sampler Initials: SG

VALIDATION SIGNATURE PAGE

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



Ewa Pranjic, M.Sc., C.Chem, 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 Signature Page.

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

Appendix C – Analytical Results

DRAFT

SOIL ANALYTICAL RESULTS:

Table C.1 - Metals including in Soil

GTR-22007301-A0, Soil Remediation Program, 2083 Old Lakeshore Road, Burlington, ON

Sample ID	**MECP (2011) Table 3: Full Depth Generic SCS in a Non-Potable Groundwater Condition Residential / Parkland / Institutional Land Use (fine textured soil)**	***Units***	***RDL***	BH5 SS1	BH5-N	BH5-S	BH5-E	BH5-W	BH5-FL1	BH5-FL2
Sample Location				BH5	Wall	Wall	Wall	Wall	Floor	Floor
Lab ID				SMC797	PVV921	PVV923	PXC321	PVV924	PVV925	PVV926
Sampling Date				25-Apr-2022	22-Jun-22	22-Jun-22	22-Jun-22	22-Jun-22	22-Jun-22	22-Jun-22
Soil Sample Depth (mbgs)				0-0.61	0.5-0.6	0.5-0.6	0.5-0.6	0.5-0.6	1	1
Consultant				EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory				BV Labs	BV Labs	BV Labs	BV Labs	BV Labs	BV Labs	BV Labs
Certificate of Analysis Number				C2B3618V1	C2H2438	C2H2438	C2H2438	C2H2438	C2H2438	C2H2438
Metals										
Acid Extractable Lead (Pb)	120	ug/g	1.0	**170**	52	41	27	20	9.2	65

Notes

All soil concentrations reported in µg/g.

'<' = Parameter below detection limit, as indicated

Red Denotes samples that did not meet the analytical criteria and were subsquently excavated

Appendix D – GFL ECA

DRAFT

Content Copy Of Original

Ontario

Ministry of the Environment
Ministère de l'Environnement

AMENDMENT TO ENVIRONMENTAL COMPLIANCE APPROVAL
NUMBER A181008
Notice No. 1
Issue Date: November 22, 2013

Newalta Corporation
65 Green Mountain Rd
Stoney Creek, Ontario
L8J 1X5

Site Location: Newalta Stoney Creek Landfill
Stoney Creek
Lot 25 & 26, Concession 6
Hamilton City,

You are hereby notified that I have amended Approval No. A181008 issued on September 6, 1996 and amended on amended on February 2, 1998, April 12, 1998, June 8, 1998, July 8, 1998 , April 21, 1999, May 12, 1999, June 18, 1999, May 26, 2000, April 6, 2001, October 3, 2002, June 30, 2005, November 28, 2005, June 19, 2007, October 9, 2007 April 16, 2008, September 29, 2008, October 12, 2010, March 7, 2011, May 2, 2012 and January 18, 2013 for the use and operation of a 41.5 ha (102.5 acres) landfill site within a total site area of 75.1 ha (185.5 acres), being known as the Newalta Stoney Creek Landfill , as follows:

The following Definitions are hereby amended as follows:

" ***Buffer*** " means those lands and easements as shown in Item No. 63 of Schedule "A".

" ***Site*** " means the entire waste disposal site including the landfilling area and the buffer lands as shown on Figure No. 5 of Item No. 63 as listed in Schedule "A" of this *ECA*

The following Conditions are hereby revoked:

Condition 46

The following Conditions are hereby amended as follows:

10. No waste shall be landfilled outside the limits of the base grading plan as shown in Item 63 - Figure 8 in Schedule A and the top of final waste contours as shown in Item No. 63 - Figure 5 in Schedule "A". No waste shall be disposed of within the buffer lands.

22. The landfill Site waste final contours shall not exceed those outlined on Figure 5 in Item 63 in Schedule "A".

45. The *Site* should be operated so as to not exceed predicted noise impact as set out in Item No. 64 of the attached Schedule "A", and in any event, noise generated by the operation of the *Site* shall not exceed the MOE landfill noise guidelines at any residence.

The following Item is hereby added to Schedule "A":

63. Report entitled "Newalta Stoney Creek Landfill Reconfiguration Supporting Documentation" prepared for Newalta Corporation by AECOM (Project No. 60290994) dated August 2013.

64. Report entitled "Newalta Corporation - Stoney Creek Landfill Acoustic Assessment Report" prepared by AECOM (Project No. 60265424) dated October 2013.

The reasons for this amendment to the Approval are as follows:

1. The reasons for the amendment to the Condition Nos. 10, 22 and 45 are to reflect the proposed changes to the landfill footprint. This is to ensure the landfill is constructed and operated in accordance with the submitted information to ensure the environment and human health are protected.

This Notice shall constitute part of the approval issued under Approval No. A181008 dated September 6, 1996

In accordance with Section 139 of the Environmental Protection Act, you may by written Notice served upon me and the Environmental Review Tribunal within 15 days after receipt of this Notice, require a hearing by the Tribunal. Section 142 of the Environmental Protection Act provides that the Notice requiring the hearing shall state:

1. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
2. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

Pursuant to subsection 139(3) of the Environmental Protection Act, a hearing may not be required with respect to any terms and conditions in this environmental compliance approval, if the terms and conditions are substantially the same as those contained in an approval that is amended or revoked by this environmental compliance approval.

The Notice should also include:

3. The name of the appellant;
4. The address of the appellant;
5. The environmental compliance approval number;
6. The date of the environmental compliance approval;
7. The name of the Director, and;
8. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

The Secretary*
Environmental Review Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

AND

The Director appointed for the purposes of Part II.1 of the Environmental Protection Act
Ministry of the Environment
2 St. Clair Avenue West, Floor 12A

Toronto, Ontario
M4V 1L5

*** Further information on the Environmental Review Tribunal 's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349, Fax: (416) 314-3717 or www.ert.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the Environmental Protection Act.

DATED AT TORONTO this 22nd day of November, 2013

Tesfaye Gebrezghi, P.Eng.
Director
appointed for the purposes of Part II.1 of the *Environmental Protection Act*

DG/
c: District Manager, MOE Hamilton - District
Larry Fedec, AECOM

Appendix E – Weight Ticket Bills

DRAFT

STONEY CREEK LF
65 GREEN MOUNTAIN RD
STONEY CREEK, ON

ECA A181008

001963 - TERRA NOVA ENVIRONMENTAL SERVICES I
3512 MAINWAY
BURLINGTON, ON L7M 1A8

INBOUND

1193 - 2083 LAKESHORE RD BURLINGT

SITE	CELL	TICKET #	OPERATOR
GA		**14530**	mdavid

TRUCK	LICENSE
1193 - 2083 LAKESHOR	

REFERENCE	IN	OUT
JKJ 007 / 741899	6/22/22 10:40 am	6/22/22 10:59 am

CONTRACT: 1193 - 2083 LAKESHORE RD BURLINGTON
BOL: 741899

GROSS 21,680.00 KGS Manual In
TARE 13,890.00 KGS Manual Out
NET 7,790.00 KGS

QTY	UNIT	DESCRIPTION	ORIGIN	%	RATE	TAX	TOTAL
7.79	MT	TRANSPORT	OT	100.00			
7.79	MT	CONTAMINATED SOIL	OT	100.00			

HST# **81968 1594 RT001**

Total
Paid
Change
Check#
Recpt #

I hereby certify that this load does not contain any unauthorized hazardous waste.

SIGNATURE:_____