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Phase Two Environmental Site Assessment



800 Burloak Drive, Burlington, Ontario

G2S24000B (Revised April 2026)

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Executive Summary

G2S Consulting Inc. (G2S) was retained by Emshih Developments Inc. (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the property located at 800 Burloak Drive in Burlington, Ontario (hereinafter referred to as the 'Site'). The Site does not include the north or east easements currently in use for the temporary re-routing of a railway line for underpass construction.

For the purpose of this report, Site North has been established as perpendicular to Harvester Road, with Harvester Road running east to west. The irregular shaped Site is located on the west side of Burloak Drive, approximately 290 m south of the intersection with Harvester Road, and covers an approximate plan area of 1.68 hectares (4.16 acres). The Study Area consists of residential, parkland, commercial and industrial land use. A tributary of Sheldon Creek is located approximately 450 m east, Sheldon Creek is located approximately 530 m west, and Lake Ontario is located approximately 2.8 km south.

Based on information collected from the Site visit and records review, the Site has historically consisted of an undeveloped, vacant lot; the Study Area began development in approximately 1975 and continues to present day.

The Client requires a Phase Two ESA to support the future development of the Site for mixed residential, institutional and commercial use. The Site was historically used for agricultural purposes and a change in land use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O.Reg. 153/04 but was requested by the City of Burlington as part of the development requirements. The Phase Two ESA was completed in accordance with Schedule D. of O.Reg. 153/04.

The field work for this investigation was completed from April to May 2025. The drilling was conducted on April 9, 2025, and included the advancement of three boreholes on-Site, all of which were installed as groundwater monitoring wells. Refer to Drawing 3 for the Borehole and Monitoring Well Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface conditions included reworked native material comprised of silty clay, trace sand, trace gravel and trace organics from the surface of all boreholes underlain by native sandy silt. Shale till complex was encountered in all boreholes beneath the reworked native materials transitioning to weathered red shale at depths between 1.1 and 2.3 m bgs. Refer to the borehole logs in Appendix B.

2. Groundwater was found in the monitoring wells during the most recent round of sampling on April 29, 2025, between depths of 2.25 and 2.46 m bgs.

3. Soil samples were submitted for laboratory analysis of petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals and other regulated parameters (ORPs). The concentrations of the tested parameters in the submitted samples were below the Ministry of Environment, Conservation, and Parks (MECP) Table 7 Site Condition Standards (SCS) for Residential/Parkland/Institutional (RPI) Property Use.

4. Groundwater samples from the monitoring wells were submitted for laboratory analysis of PHCs F1-F4 including BTEX, VOCs, PAHs, and metals and ORPs. The concentrations of the tested parameters in the submitted samples were below the MECP Table 7 SCS.

The soil and groundwater on Site meet the applicable MECP Table 7 RPI SCS. No further work is required at this time.

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

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

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1. Introduction

G2S Consulting Inc. (G2S) was retained Emshih Developments Inc. (the Client) to complete a Phase Two Environmental Site Assessment (ESA) for the property located at 800 Burloak Drive in Burlington, Ontario (hereinafter referred to as the 'Site'). The Site does not include the north or east easements currently in use for the temporary re-routing of a railway line for underpass construction.

The Client requires a Phase Two ESA to support the future development of the Site for mixed residential, institutional and commercial use. The Site was historically used for agricultural purposes and a change in land use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O.Reg. 153/04 but was requested by the City of Burlington as part of the development requirements. The Phase Two ESA was completed in accordance with Schedule D. of O.Reg. 153/04.

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

1.1 Site Description

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

The Site has historically consisted of an undeveloped, vacant lot; the Study Area began development in approximately 1975 and continues to present day.

1.2 Property Ownership and Information

Table 1: General Site Details

Municipal Address	800 Burloak Drive, Burlington, Ontario
General Site Location	West side of Burloak Drive, approximately 290 m south of Harvester Road. A tributary of Sheldon Creek is located approximately 450 m east, Sheldon Creek is located approximately 530 m west, and Lake Ontario is located approximately 2.8 km south.
Approximate Plan Area	Approximate plan area of 1.68 hectares (4.16 acres)
Property Identification Number (PIN)	Part of pins: 1. 07014-2106 (LT) 2. 07014-0291 (LT) 3. 07014-0275 (LT) 4. 07014-1635 (LT)
Legal Description	Part of: 1. BLOCK 72, PLAN 20M582 EXCEPT PARTS 1-10 20R15092; S/T EASE H545082; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 5,6 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 2. PART PCL STREETS-1, SEC 20M582; BLOCKS 74 & 75, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS

	OVER PART 4 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 3. PCL 73-1, SEC 20M582, BLOCK 73, PLAN 20M582; S/T HR38946; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 HR1782711 AS IN HR1782711; CITY OF BURLINGTON 4. PART BLOCK 28, PLAN 20M280, PARTS 3,4,7 20R13949; S/T H194755; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1,2 HR1782711 AS IN HR1782711; SUBJECT TO AN EASEMENT OVER PART 7 20R13949 IN FAVOUR OF BLOCK 72 PLAN 20M582 AS IN HR38946; CITY OF BURLINGTON
Current Site Owner and Contact Information	Emshih Developments Inc.
Current Site Occupant	Vacant (undeveloped field)

1.3 Current and Proposed Future Land Uses

The Client requires a Phase Two ESA as requested by the City of Burlington to support the future development of the Site for mixed residential, institutional and commercial use. The Site was historically used for agricultural purposes and a change in land use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O.Reg. 153/04. The Phase Two ESA was completed in accordance with Schedule D. of O.Reg. 153/04.

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

1.4 Applicable Site Condition Standards

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

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

For this investigation, G2S has selected the Full Depth Generic Table 7 Site Condition Standards (SCS) with shallow soil and Residential/Parkland/Institutional (RPI) Property Use, with medium/fine textured soils. The selection of this category is based on the following factors:

- There is no intention to carry out stratified restoration at the Site.
- Based on field observations and grain size analysis, the predominant soil type on the Site is medium/fine textured.
- The use of the Site is proposed to change in land use to residential and institutional.
- The Site is not located within 30 metres of a water body.

- The Site is not considered a sensitive site based on:
  - The Site is not within an area of natural significance or includes or is adjacent to such an area or part of such an area.
  - The pH values are within the recommended range of 5 to 9 for surface soil (<1.5 m) and within 5 to 11 for subsurface soil (>1.5 m).
- The non-potable groundwater condition does not apply to the Site based on:
  - The Site, and/or properties, in whole or in part, within 250 metres of the boundaries of the Site, are located within the City of Burlington, which obtains potable water from surface water sources (Lake Ontario).
- Based on the findings from the Phase Two ESA, the following can be confirmed with respect to Sections 41 and 43.1 of O.Reg. 153/04:
  - The Site is defined as a shallow soil property as more than 1/3 of the Site consists of soil equal to or less than 2 m bgs, as defined in Section 43.1 of O.Reg. 153/04.
  - The Site is not an environmentally sensitive site as defined in Section 41 of O.Reg. 153/04.

2. Background Information

2.1 Physical Setting

No waterbodies or areas of natural significance were located on-Site or within the Study Area. A tributary of Sheldon Creek is located 450 m east, and Sheridan Creek is located approximately 530 m west of the Site, both flowing south towards Lake Ontario located approximately 2.8 km south. Surface elevations in the area decrease to the south.

The Site is located at approximately 105 m above sea level. Based on our observations and review, the expected direction of groundwater flow is to the south, following surface topography towards Lake Ontario. Local variations in groundwater flow patterns, however, can be expected due to buried utility infrastructures and buildings.

G2S reviewed the Soil Associations of Southern Ontario map which indicated the soils within the overburden at Site and Study Area is dominantly clay or clay loam from Chinguacousy, Jeddo and Oneida groups. Additionally, the Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines, was reviewed which indicated the Site is underlain by red shale of the Upper Ordovician Queenston Formation.

2.2 Past Investigations

The following previous environmental report was completed for the Site by others and provided to G2S for review.

Table 2: Summary of Previous Environmental Report

Report Details	Findings and Conclusions
Title: Phase I Environmental Site Assessment Proposed Commercial Development 700, 728, 738 & 799 Burloak Drive, Burlington, Ontario **Date of Report:** September 2008, revised December 2008. **Author of the Report:** Soil-Mat Engineers & Consultants Ltd.	• At the time of investigation, the property was bisected by a hydro corridor, separating it into a north and south parcel; the northern parcel (799 Burloak Drive, currently addressed as 800 Burloak Drive) was vacant, undeveloped lands, and the south parcel (700, 728, and 738 Burloak Drive) was developed with one multi-unit commercial building and two commercial buildings under construction. • The Study Area consisted of residential/parkland and commercial/industrial or vacant land uses. • The building on the south parcel of the site was developed in approximately 2005 – 2006 for retail commercial operations; the north parcel had historically been undeveloped. • A dry cleaning depot was located at 728 Burloak Drive at the time of the 2008 Phase One ESA; however, no dry cleaning operations were being undertaken at this location. • Adjacent property uses were identified as a CNR railway to the northwest, gasoline service station to the north, and a petroleum refinery to the east/southeast. It was noted that the main refinery operation and storage tank nest area was located more than 1 km east and trans-gradient of the site. • Based on anticipated local groundwater flow and potential for contamination migration, distance from the site, and operations onsite, the likelihood of adverse impacts from the surrounding properties were considered to be low.

Report Details	Findings and Conclusions
	• No evidence of adverse environmental impacts was identified for the Site and no further investigation was recommended.
G2S Notes: • The 2008 Phase One ESA report included additional properties which are not included in the scope of the 2024 and 2025 Phase One and Two ESA investigations. The Site is included as part of the northern parcel identified by Soil-Mat and G2S notes that no buildings were developed within these property limits at the time of the previous investigation.	

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

"Revised Phase One Environmental Site Assessment, 800 Burloak Drive, Burlington, Ontario," dated April 24, 2026.

Historical review of the Site and surrounding properties within a 250 m radius of the Site identified one on-Site Potentially Contaminating Activity (PCA) and several off-Site PCAs, as defined in the amended O.Reg. 153/04. The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered the following Areas of Potential Environmental Concern (APECs) have been identified:

APEC 1 North portion of the Site – A temporary Canadian National Railway detour line runs north adjacent to the Site to divert rail traffic during underpass construction on Burloak Drive and a CNR railway line is located approximately 15 m north of the Site, trending east to west.

APEC 2 North portion of the Site – Current and historical operations of a plastic manufacturing facility (Bericap Inc. and Twinpak Inc.) at 835 Syscon Court (~75 m north).

APEC 3 East and south portion of the Site – Application of de-icing salt on adjacent roadways and sidewalks.

Regarding APEC 3 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. In this regard, further assessment of this APEC is not required.

A Phase Two ESA was recommended to investigate the above noted APECs.

3. Scope of the investigation

3.1 Overview of Site Investigation

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04, as amended requirements, to investigate potential contamination within APECs identified during a Phase One ESA completed by G2S in April 2026, in preparation of filing an RSC for the Site. Refer to the appended Drawings 2 and 3 in Appendix A for a summary of the identified PCAs and APECs for the Site.

3.2 Scope of Work

The scope of work for this investigation included the following:

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

4. Investigation method

4.1 General

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

4.2 Media Investigated

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

4.3 Phase One Conceptual Site Model

Based on the review, interpretation and evaluation of the data compiled, a Phase One Conceptual Site Model (CSM) of the Phase One ESA property was prepared and is included in the revised G2S Phase One ESA report completed in April 2026. The additional information acquired as part of this Phase Two ESA was used to prepare the Phase Two CSM, which will be finalized during the RSC.

4.4 Deviations from Sampling and Analysis Plan

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

4.5 Impediments

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

4.6 Drilling

The drilling was conducted on April 9, 2025, and included the advancement of three boreholes on-Site (labelled as BH101 to BH103) by Ace Environmental Drilling (Ace), a licensed well contractor, under the supervision of G2S staff. All of the boreholes (BH101, BH102, and BH103) were completed as groundwater monitoring wells (labelled BH/MW101, BH/MW102 and BH/MW103, respectively). A track mounted Geoprobe 7822DT drill rig was used to advance the boreholes and to collect the soil samples.

Appropriate precautions were taken, and equipment and sampling tool decontamination was carried out during field work to minimize potential cross-contamination between samples and boreholes. Petroleum-based greases and/or solvents were not used during drilling activities. The boreholes were sampled to a maximum depth of approximately 2.3 m bgs upon sampler refusal on bedrock. The boreholes (BH101, BH102, and BH103) were extended into bedrock to a maximum depth of approximately 6.1 m bgs for monitoring well installation.

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

4.7 Soil Sampling

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

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

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

4.8 Field Screening Measurements

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

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

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

4.9 Groundwater Monitoring Well Installation

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

The monitoring wells were installed to depths between 5.54 and 5.96 m bgs. The monitoring wells were constructed using 50-millimetre (mm) diameter, number 10 slot Schedule 40 PVC screen and PVC riser pipe, completed with a 3.0 m long screen, and sealed at the base with PVC end cap and an appropriate length of riser pipe extending to just below the flushmount casings. All pipe connections were threaded flush joints with no lubricants or adhesives used in the construction of the monitoring wells. Details of the completion of the monitoring wells are provided

on the borehole logs in Appendix B. The annular space around the well screen in the wells were backfilled with silica sand to an approximate height of 0.6 m above the top of the screen. The sand pack was extended above the screens to allow for compaction of the sand pack and expansion of the overlying well seal. A granular bentonite ('Hole Plug') seal was placed in the borehole annulus from the top of the sand pack to approximately 0.15 m below the ground surface. The monitoring wells were completed with flushmount protective steel casings cemented in place.

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

4.10 Elevation Surveying

The borehole/monitoring well locations were selected and established in the field by G2S and ground surface elevations were determined by G2S. The following benchmark (BM) was used for vertical reference:

BM: Standard Iron Bar (SIB) located 16.25 m south of the northwest corner of the Site as identified on Tarasick McMillan Kubicki Limited Survey dated August 21, 2024.

Elevation: 103.85 m (geodetic)

4.11 Groundwater Sampling

On April 29 and May 1, 2025, G2S attended the Site to record the groundwater levels, develop and purge the groundwater in the monitoring wells and to collect groundwater samples for chemical analysis. An electronic water level meter was used to record the depth of groundwater in the monitoring wells. Dedicated bailers were installed in the monitoring wells for purging and dedicated low-density polyethylene (LDPE) tubing was installed in the monitoring wells for sample collection with a low flow peristaltic pump. Well development included the removal of a minimum of three casing volumes or until the wells were dry, in accordance with fixed volume and well evacuation purging procedures as outlines in ASTM D6452 99 (2012). The electric water level meter was rinsed with a mild detergent, distilled water, and methanol to prevent cross contamination between wells.

The groundwater samples were field logged and placed in clean, laboratory provided bottles and stored in an insulated cooler on ice. Samples were then taken to the G2S laboratory where the samples were temporarily preserved in a refrigerator to maintain a cool environment or were delivered directly to the laboratory for analysis. Particular attention was applied to visual and olfactory evidence of potential contamination such as odours and/or sheen during field work.

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

4.12 Analytical Testing

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

The rationale for soil sample selection was based on visual and/or olfactory evidence of potential contamination and assessment of the APECs identified in the 2025 Phase One ESA. Soil samples from the boreholes were analyzed for potential contaminants of concern (COCs), including petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzenes, and xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals and other regulated parameters (ORPs). Grain size analysis was also completed on soil sample BH101 S2B to confirm the soil texture. The table below indicates the soil samples selected for laboratory analysis.

Table 3: Soil Samples Submitted for Laboratory Analysis

Sample ID	Depths (m bgs)	Date Sampled	Chemical Analysis					Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	M/ORPs	
BH101 S2A	0.7 – 0.9	April 9, 2025				✓	✓	Investigate APECs 1 and 2
BH101 S2B	0.9 – 1.3		✓	✓	✓			
BH102 S2A	0.7 – 0.9		✓	✓	✓	✓	✓	
BH103 S1B	0.1 – 0.6		✓	✓	✓	✓	✓	
BH110 S2A	Duplicate of BH101 S2A					✓	✓	
BH110 S2B	Duplicate of BH101 S2B		✓	✓	✓			

Notes: Metals include hydride forming (As, Sb, Se).
Other Regulated Parameters (ORPs) include boron-hot water soluble (HWS), free cyanide (CN-), chromium hexavalent (CrVI), mercury (Hg), pH, electrical conductivity (EC), and sodium adsorption ratio (SAR).

The rationale for groundwater sample selection was based on visual and/or olfactory evidence of potential contamination and the identified APECs. Groundwater samples from the monitoring wells were analyzed for potential COCs including PHCs F1 to F4, BTEX, VOCs, PAHs, and metals and ORPs. The table below provides details of the groundwater samples collected and the chemical analyses performed.

Table 4: Groundwater Samples Submitted for Laboratory Analysis

Sample ID	Monitoring Well ID	Date Sampled	Chemical Analysis					Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	M/ORPs	
MW101	BH/MW101	May 1, 2025	✓	✓	✓	✓	✓	
MW102	BH/MW102		✓	✓	✓	✓	✓	

Sample ID	Monitoring Well ID	Date Sampled	Chemical Analysis					Rationale
			PHCs F1 to F4	BTEX	VOCs	PAHs	M/ORPs	
MW103	BH/MW103		✓	✓	✓	✓	✓	Investigate APECs 1 and 2 to confirm groundwater quality
MW120	Duplicate of MW102		✓	✓	✓	✓	✓	

Notes: Metals include hydride forming (As, Sb and Se).
Other regulated parameters (ORPs) include free cyanide (CN-), chromium hexavalent (CrVI), mercury (Hg), pH, and chloride (Cl-).

4.13 Residue Management Procedures

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

5. Review and Evaluation

5.1 Geology

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

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

A description of the soil stratigraphy encountered on the Site, in order of depth, is summarized in the sections below. Cross-Sections A-A' and B-B' depicting profiles are included as Drawings 9 and 10, respectively, in Appendix A.

Reworked Native Materials

Reworked native material was encountered from surface of each of the boreholes, generally consisting of dark brown to reddish brown silty clay, trace sand, trace gravel, trace organics and extended to depths between approximately 0.1 and 0.9 m below ground surface (bgs).

Native Material

Native materials encountered beneath the reworked native material in BH101 generally consisted of dark brown sandy silt, extending to 1.5 m bgs. Shale till complex was encountered in BH101 and BH103 beneath the sandy silt or reworked material extending to depths between 0.6 to 2.3 m bgs.

Bedrock

Weathered shale bedrock was encountered below the native or reworked native material to borehole refusal depths between 1.1 and 2.9 m bgs.

5.2 Groundwater Elevation and Flow Direction

Groundwater levels were measured in the wells on April 29, 2025. The arbitrary elevation of the ground surface was determined in the field, and groundwater level measurements were taken by measuring to the surface of the groundwater from the ground surface and from the top of the well casing with the necessary corrections made to establish depths below grade if required.

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

Table 5: Summary of Groundwater Levels

Monitoring Well I.D.	Ground Surface Elevation	Well Depth from Ground Surface (m)	Screened Interval Elevation (m) and Depth (m bgs)	Groundwater Elevation and Depth (m bgs)
				April 29, 2025
BH/MW101	105.07	5.54	99.53 – 102.53 (2.54 – 5.54)	102.61 (2.46)
BH/MW102	104.90	5.75	99.15 – 102.15 (2.75 – 5.75)	102.65 (2.25)
BH/MW103	104.43	5.96	98.47 – 101.47 (2.96 – 5.96)	102.11 (2.32)

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

Based on the measured groundwater elevation data, local groundwater flow at the Site appears to be towards the south. The expected direction of groundwater flow in the Study Area is to the south, following surface topography towards Lake Ontario located approximately 2.8 km southeast of the Site.

The groundwater levels were found at depths between 2.25 and 2.46 m bgs (102.11 – 102.65 el.) during the round of measurements on April 29, 2025. Groundwater levels are subject to seasonal fluctuations and variations in precipitation; however, the effects of seasonal variation at the Site are not anticipated to significantly affect the groundwater conditions of the Site from an environmental viewpoint. Due to the depth of groundwater, utilities are not expected to impact the flow of groundwater or affect the migration of contaminants.

5.3 Groundwater Hydraulic Gradient

Groundwater level contours for the monitoring wells on-Site are shown on Drawing 4, which also shows the monitoring well locations and measured water levels. Table 2 above provides a summary of the water levels in April 2025.

Based on G2Ss' Site observations and short-term water level measurements, the groundwater table underlying the Site has a horizontal gradient of approximately 0.02 (2%) towards the south.

Vertical hydraulic gradient was not determined as part of the investigation since the COCs in groundwater met the applicable MECP Table 7 SCS.

5.4 Soil Texture

The subsurface stratigraphy in the boreholes typically comprises reworked native materials (silty clay) over a deposit of native sandy silt and shale till complex. Grain size analysis of representative samples collected during the Phase Two ESA were completed by AGAT Laboratories (AGAT) and indicated 55.10% by mass of particles were less than 75 µm in mean diameter, thus indicating medium/fine textured soils as defined in O. Reg. 153/04.

5.5 Soil Field Screening

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

5.6 Analytical Findings – Soil

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

The laboratory method detection limits (MDLs) were below the MECP Table 7 RPI SCS for the parameters analyzed.

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

Petroleum hydrocarbons F1 to F4 and BTEX were not detected or were detected at concentrations below the Table 7 RPI SCS in the submitted soil samples. Refer to Table 1 in Appendix C.

5.6.2 Volatile Organic Compounds (VOCs)

Volatile organic compounds were not detected or were detected at concentrations below the Table 7 RPI SCS in the submitted soil samples. Refer to Table 2 in Appendix C.

5.6.3 Polycyclic Aromatic Hydrocarbons (PAHs)

Polycyclic aromatic hydrocarbons were not detected in the submitted soil samples and met the Table 7 RPI SCS. Refer to Table 3 in Appendix C.

5.6.4 Metals and Other Regulated Parameters (ORPs)

Metals and ORPs were not detected or were detected at concentrations below the Table 7 RPI SCS in the submitted soil samples. Refer to Table 4 in Appendix C.

5.7 Analytical Findings – Groundwater

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

The laboratory MDLs were below the MECP Table 7 SCS for the parameters analyzed.

5.7.1 PHC F1 to F4 and BTEX

Petroleum hydrocarbons F1 to F4 and BTEX were not detected or were detected at concentrations below the Table 7 SCS. Refer to Table 5 in Appendix C.

5.7.2 VOCs

Volatile organic compounds were not detected or were detected at concentrations below the Table 7 SCS. Refer to Table to Table 6 in Appendix C.

5.7.3 PAHs

Polycyclic aromatic hydrocarbons were not detected or were detected at concentrations below the Table 7 SCS. Refer to Table 7 in Appendix C.

5.7.4 Metals and ORPs

Metals and ORPs were not detected or were detected at concentrations below the Table 7 SCS in the submitted groundwater samples. Refer to Table 8 in Appendix C.

5.7.5 LNAPLs and DNAPLs

No sheen or hydrocarbon odours were observed in the purged groundwater from the monitoring wells.

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

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

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

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

The results of chemical analysis of method blank sample indicated that the detected levels were within the acceptable range. The chemical test data for spiked method blank and laboratory spike samples indicated that the recovery ranges were within the statistically determined control limits.

Trip blank and blind field duplicates were obtained by G2S during the field work and submitted to AGAT as summarized in the following table:

Table 6: Trip Blank & Duplicate Sample Submissions

Sample I.D.	Date	Matrix	Rationale for Submission	Analysis
BH110 S2A	25/04/09	Soil	Field duplicate of BH101 S2A	PAHs, M/ORPs
BH110 S2B	25/04/09	Soil	Field duplicate of BH101 S2B	PHCs, BTEX, VOCs

Sample I.D.	Date	Matrix	Rationale for Submission	Analysis
MW120	25/05/01	GW	Field duplicate of MW102	PHCs, VOCs, PAHs, M/ORPs
Trip Blank	25/05/01	GW	Laboratory Quality Assurance	VOCs

Note: GW – Groundwater

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

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

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

The maximum RPD values for some BTEX and Metal/ORP parameters calculated were above the acceptable statistical variation of 40% for copper and sodium adsorption ratio in the duplicate soil sample for BH101 S2A (between 44.7 and 114%) and for toluene and xylenes in BH101 S2B (60 – 84.6 %). It is noted this soil sample comprised heterogeneous reworked native materials and sandy silt with a reworked appearance.

The maximum RPD values were below the acceptable statistical variation of 40% in the submitted groundwater and duplicate samples.

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

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

Trip Blank – VOCs were not detected in the trip blank.

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

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

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

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

5.9 Summary of Contamination

Tables summarizing the analytical results are included in Appendix C – Tables 1 to 4 for soil and Tables 5 to 8 for groundwater.

The soil quality on-Site met the Table 7 SCS in the boreholes tested. Refer to Drawings 6A through 6D for plan views of the soil analytical data.

The groundwater quality on-Site met the Table 7 SCS in the monitoring wells tested. Refer to Drawings 7A to 7D for plan views of the groundwater analytical data.

6. Conclusions and Recommendations

The purpose of this Phase Two ESA was to satisfy O. Reg. 153/04 (as amended) requirements, to investigate potential contamination within Areas of Potential Environmental Concern (APECs) identified during a Phase One ESA completed by G2S in April 2026, in preparation of filing an RSC for the Site. Refer to the appended Drawings 1 and 2 in Appendix A for a summary of the identified Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) for the Site.

The Client requires a Phase Two ESA to support the future development of the Site for mixed residential, institutional and commercial use. The Site was historically used for agricultural purposes and a change in land use to a more sensitive use is not planned. In this regard, a Record of Site Condition (RSC) is not required under O.Reg. 153/04 but was requested by the City of Burlington as part of the development requirements. The Phase Two ESA was completed in accordance with Schedule D. of O.Reg. 153/04.

The field work for this investigation was completed from April to May 2025. The drilling was conducted on April 9, 2025, and included the advancement of three boreholes on-Site, all of which were installed as groundwater monitoring wells. Refer to Drawing 3 for the Borehole and Monitoring Well Location Plan.

The findings of this assignment are summarized as follows:

1. In general, the subsurface conditions included reworked native material comprised of silty clay, trace sand, trace gravel and trace organics from the surface of all boreholes underlain by native sandy silt. Shale till complex was encountered in all boreholes beneath the reworked native materials transitioning to weathered red shale at depths between 1.1 and 2.3 m bgs. Refer to the borehole logs in Appendix B.

2. Groundwater was found in the monitoring wells during the most recent round of sampling on April 29, 2025, between depths of 2.25 and 2.46 m bgs.

3. Soil samples were submitted for laboratory analysis of petroleum hydrocarbon fractions F1 to F4 (PHCs F1 to F4) including benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals and other regulated parameters (ORPs). The concentrations of the tested parameters in the submitted samples were below the Ministry of Environment, Conservation, and Parks (MECP) Table 7 Site Condition Standards (SCS) for Residential/Parkland/Institutional (RPI) Property Use.

4. Groundwater samples from the monitoring wells were submitted for laboratory analysis of PHCs F1-F4 including BTEX, VOCs, PAHs, and metals and ORPs. The concentrations of the tested parameters in the submitted samples were below the MECP Table 7 SCS.

The soil and groundwater on-Site meet the applicable MECP Table 7 RPI SCS. No further work is required at this time.

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

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

7. Qualifications of the Assessors

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

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

This Phase Two ESA was prepared under the supervision of, and the report was reviewed by Mr. Steve Campbell, P. Geo. Mr. Campbell has over 25 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Campbell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Campbell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs). Mr. Campbell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

8. References and Supporting Documentation

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

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

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

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

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

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

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

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

i) *"Revised Phase One Environmental Site Assessment, 800 Burloak Drive, Burlington, Ontario,"* revised April 24, 2026, prepared by G2S Consulting Inc. for Emshih Developments Inc.

9. Limitations

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

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

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

10. Closing Remarks

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

Yours truly,

G2S Consulting Inc.



Samantha Patrick, B.Sc.
Environmental Technician

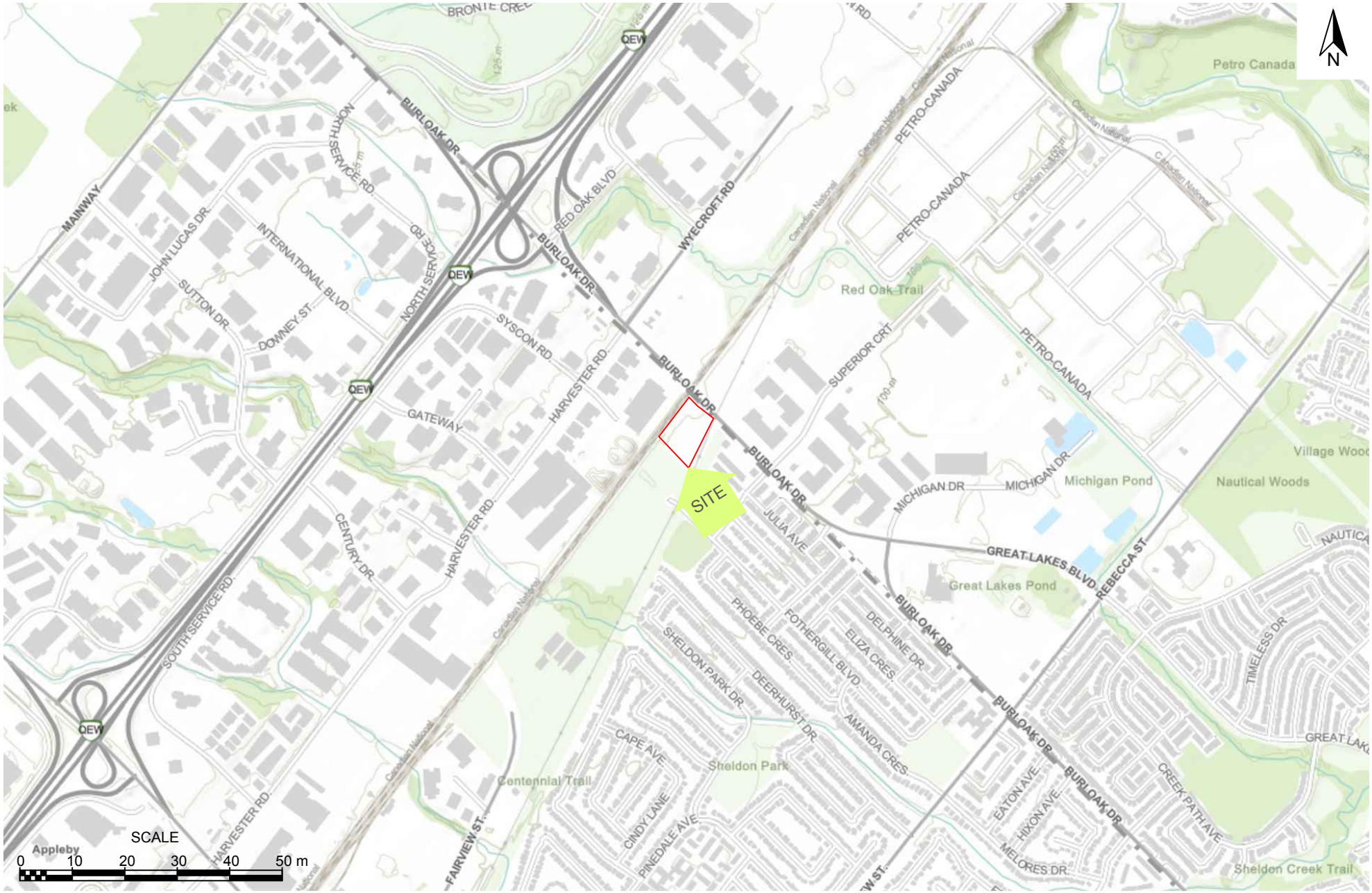


Steve Campbell, P.Geo.
Principal, Senior Geoscientist

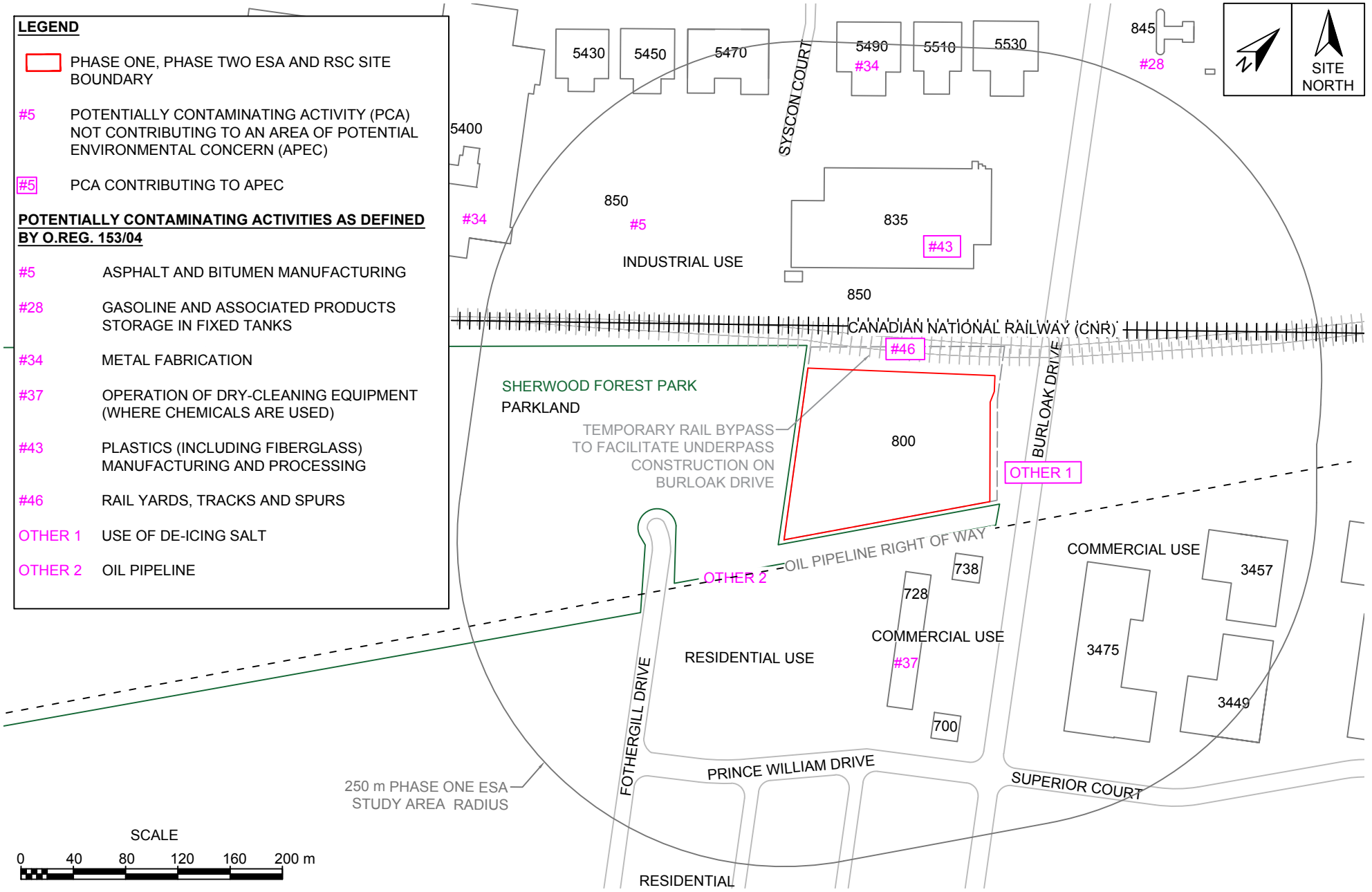


Whitney Bowden, B.Sc.
Senior Project Manager

Appendix A:
Drawings



Scale:	AS SHOWN	SITE LOCATION PLAN 800 BURLOAK DRIVE	Drawing No.
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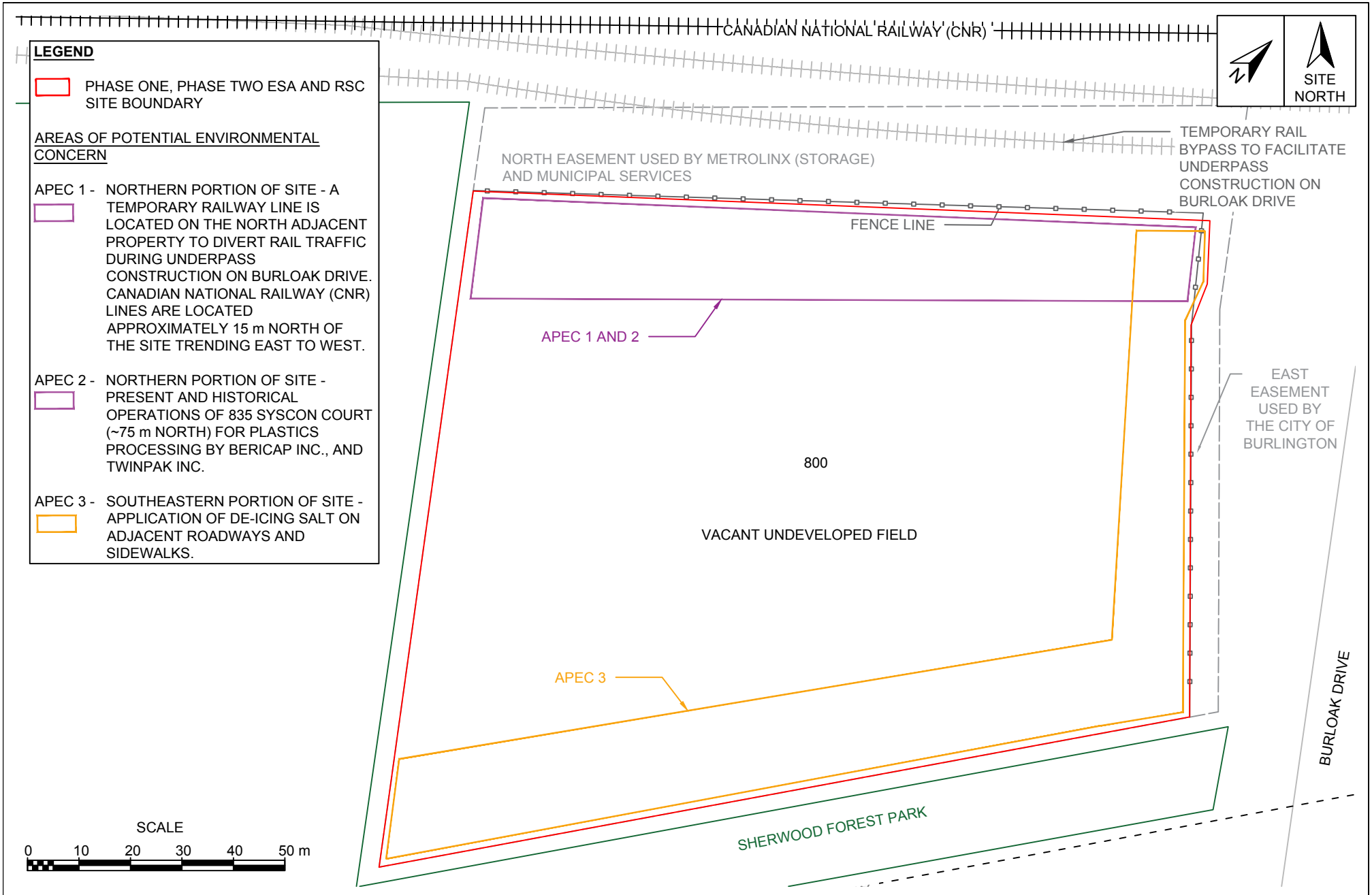
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POTENTIALLY CONTAMINATING ACTIVITIES
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

2

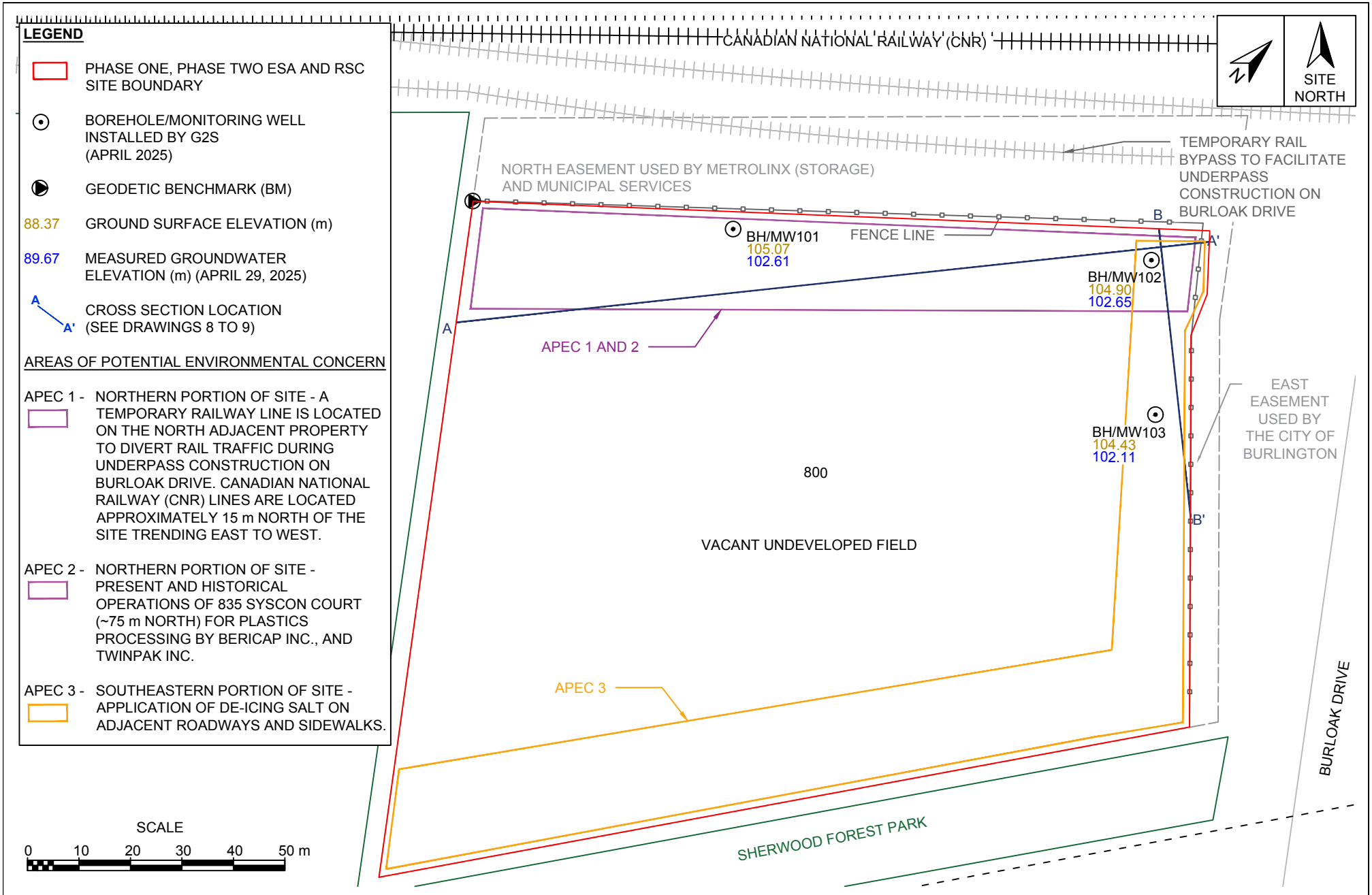


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AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No. 3

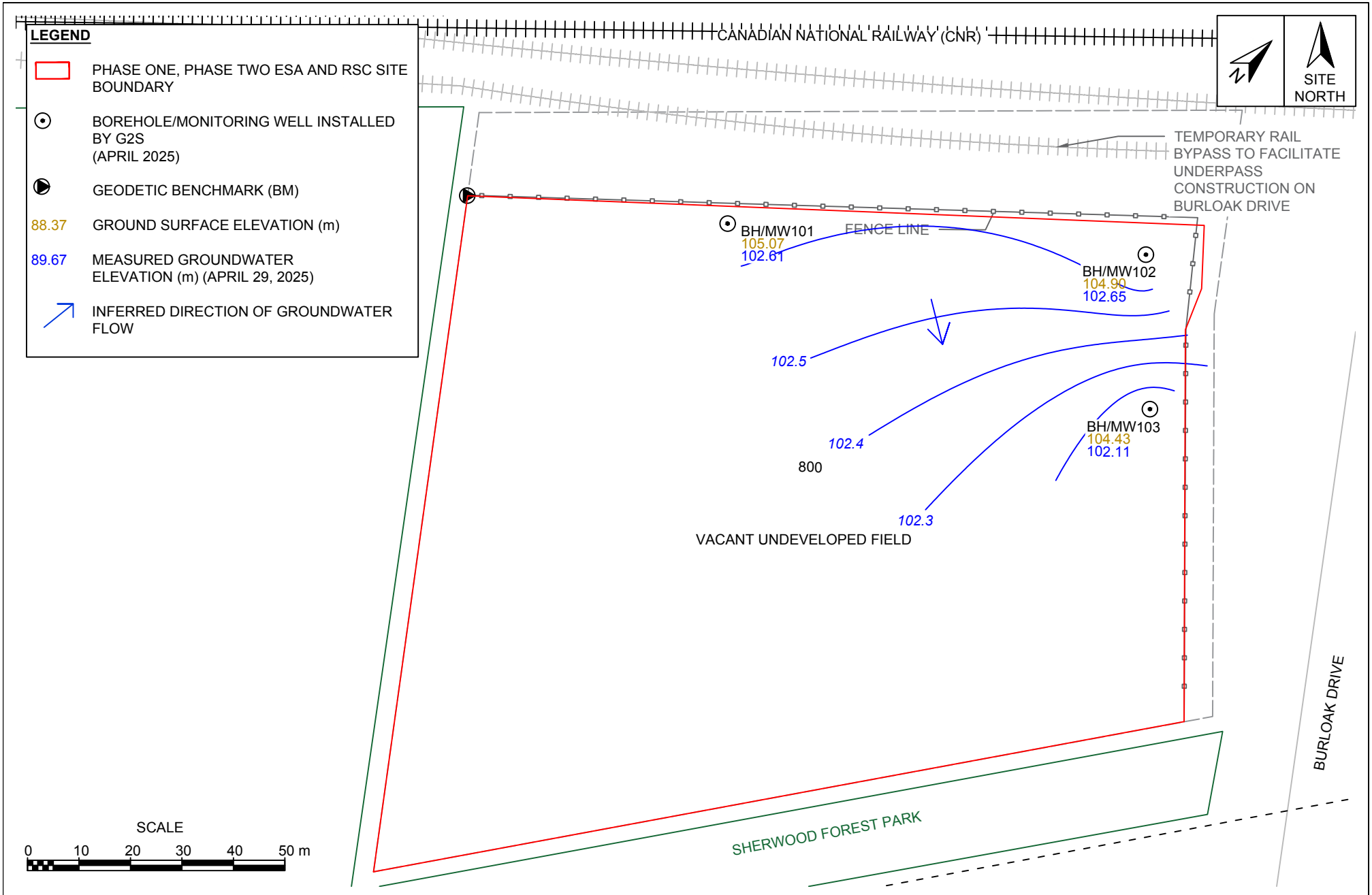


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BOREHOLE AND MONITORING WELL LOCATION PLAN
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No. 4

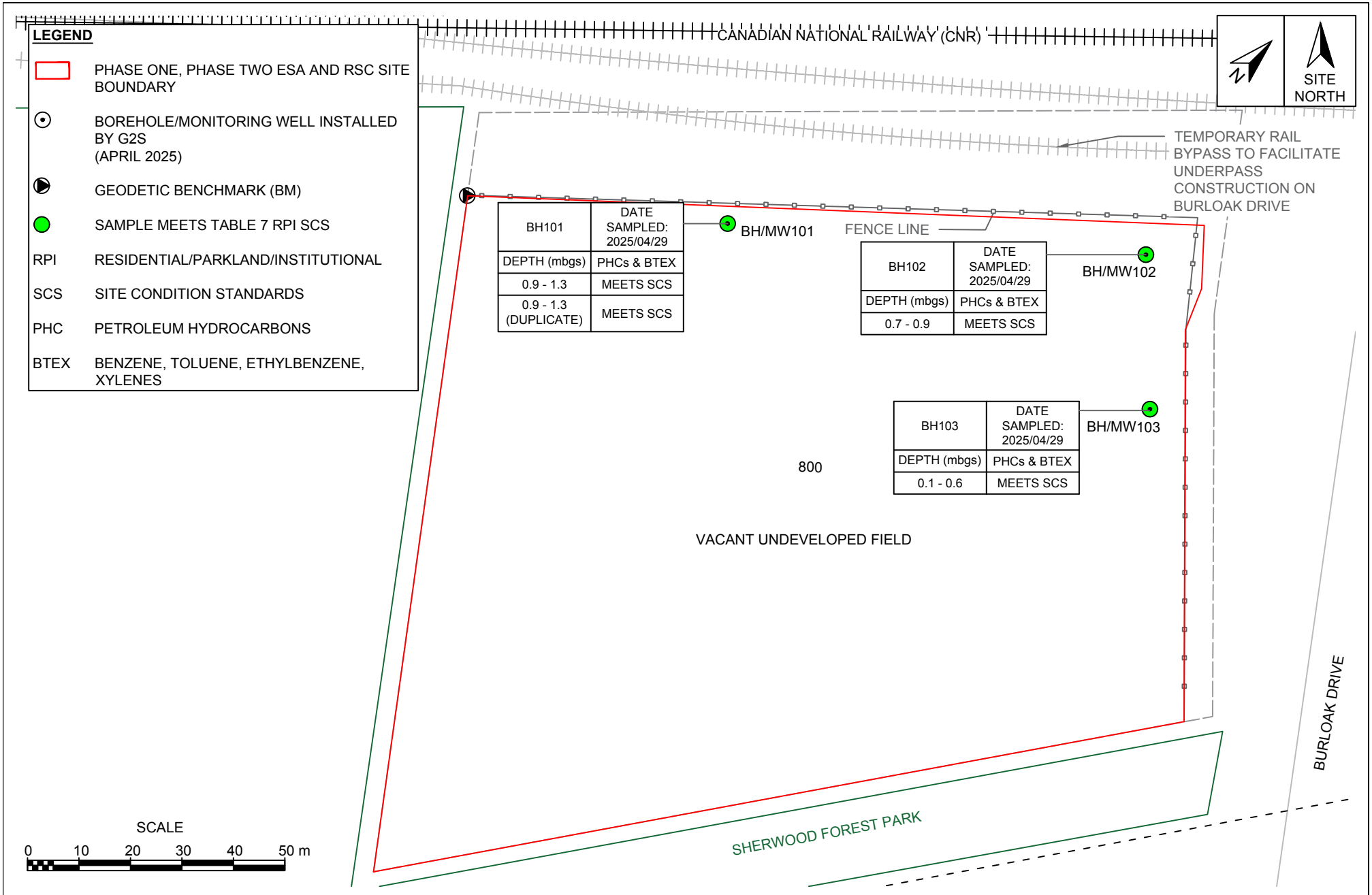


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Date:	APRIL 2026
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GROUNDWATER CONTOURS - APRIL 29, 2025
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No. 5



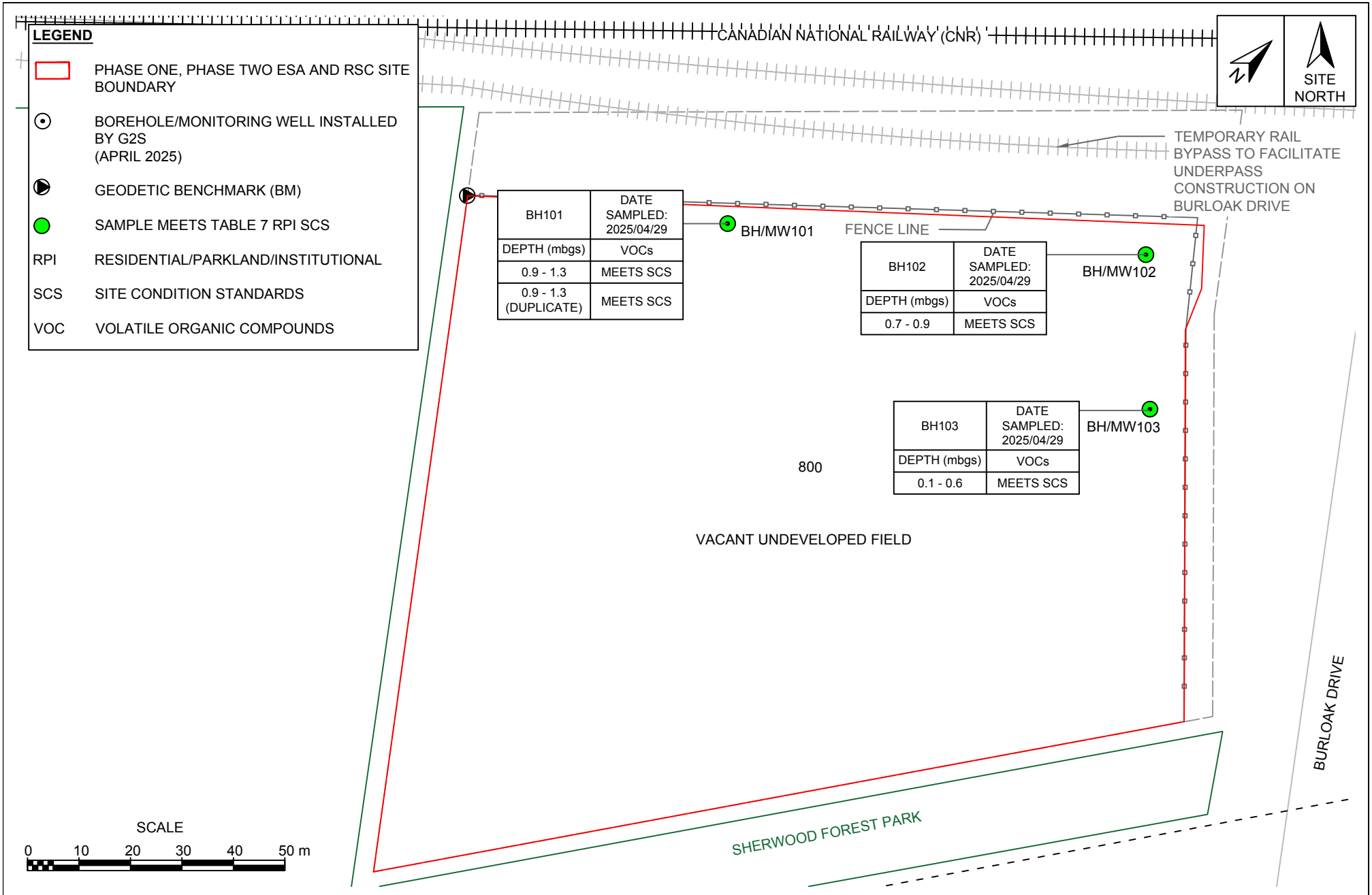
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SOIL ANALYTICAL RESULTS - PHC F1 - F4 & BTEX
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

6A



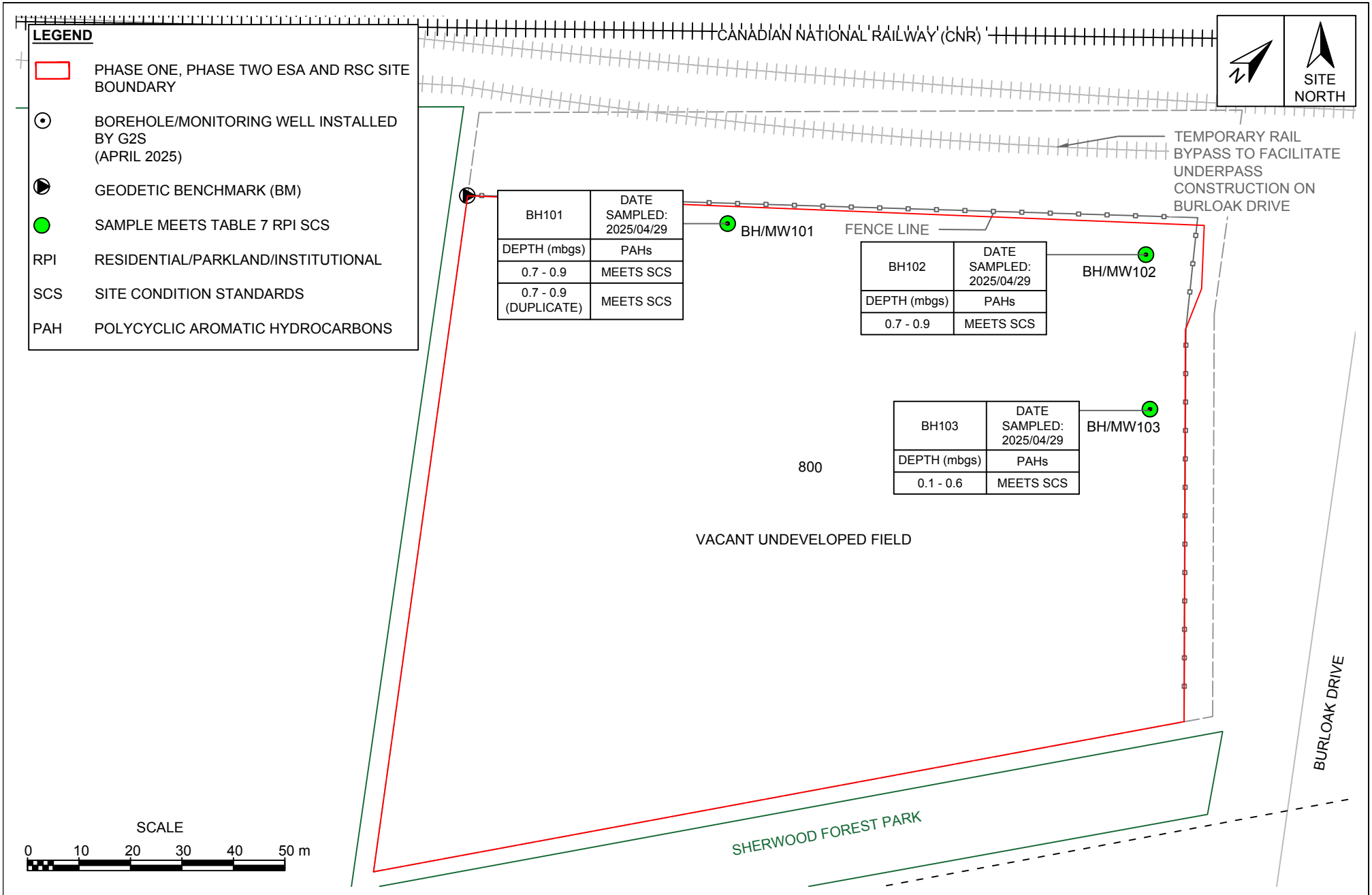
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SOIL ANALYTICAL RESULTS - VOCs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

6B



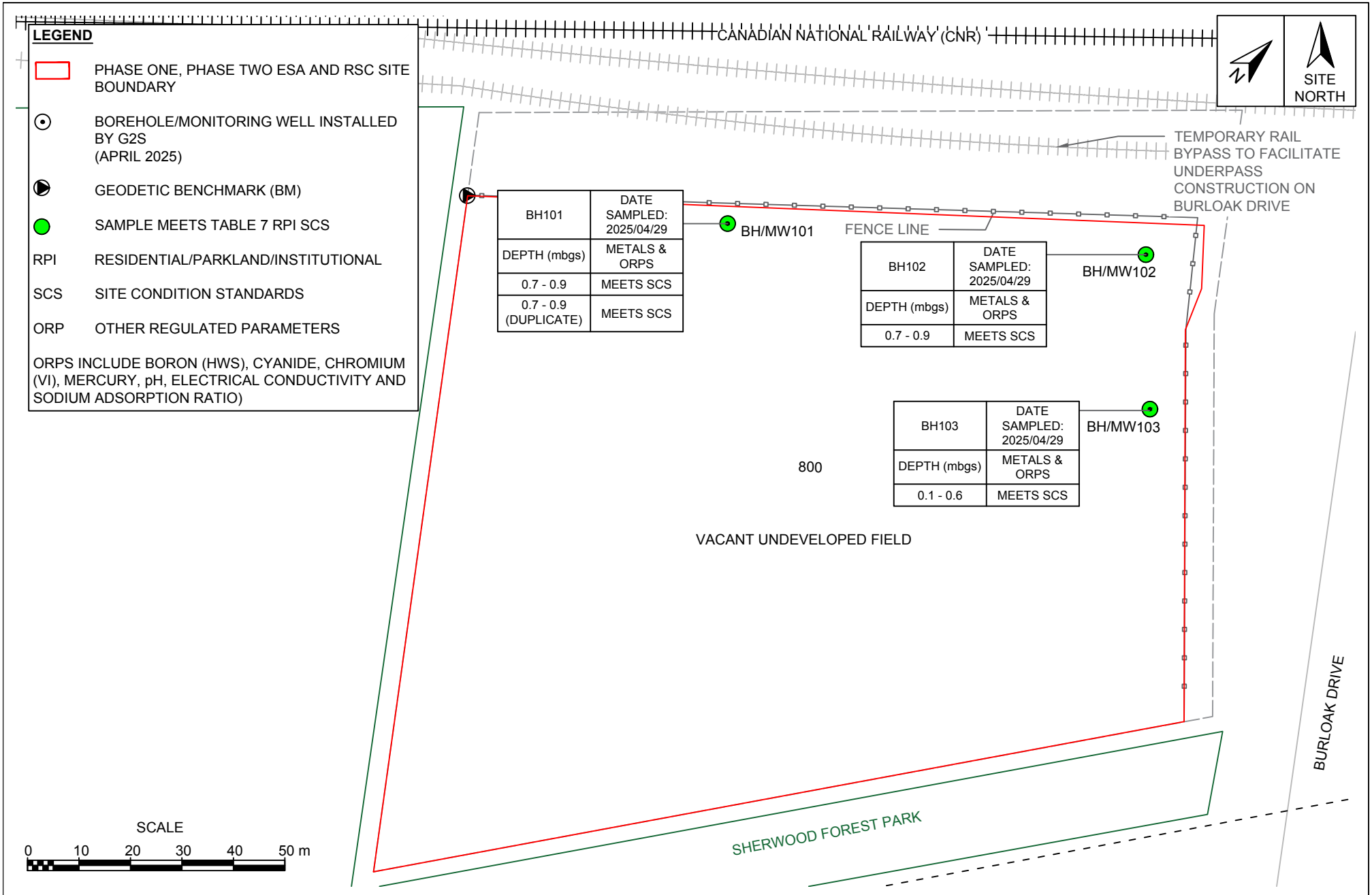
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SOIL ANALYTICAL RESULTS - PAHs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

6C



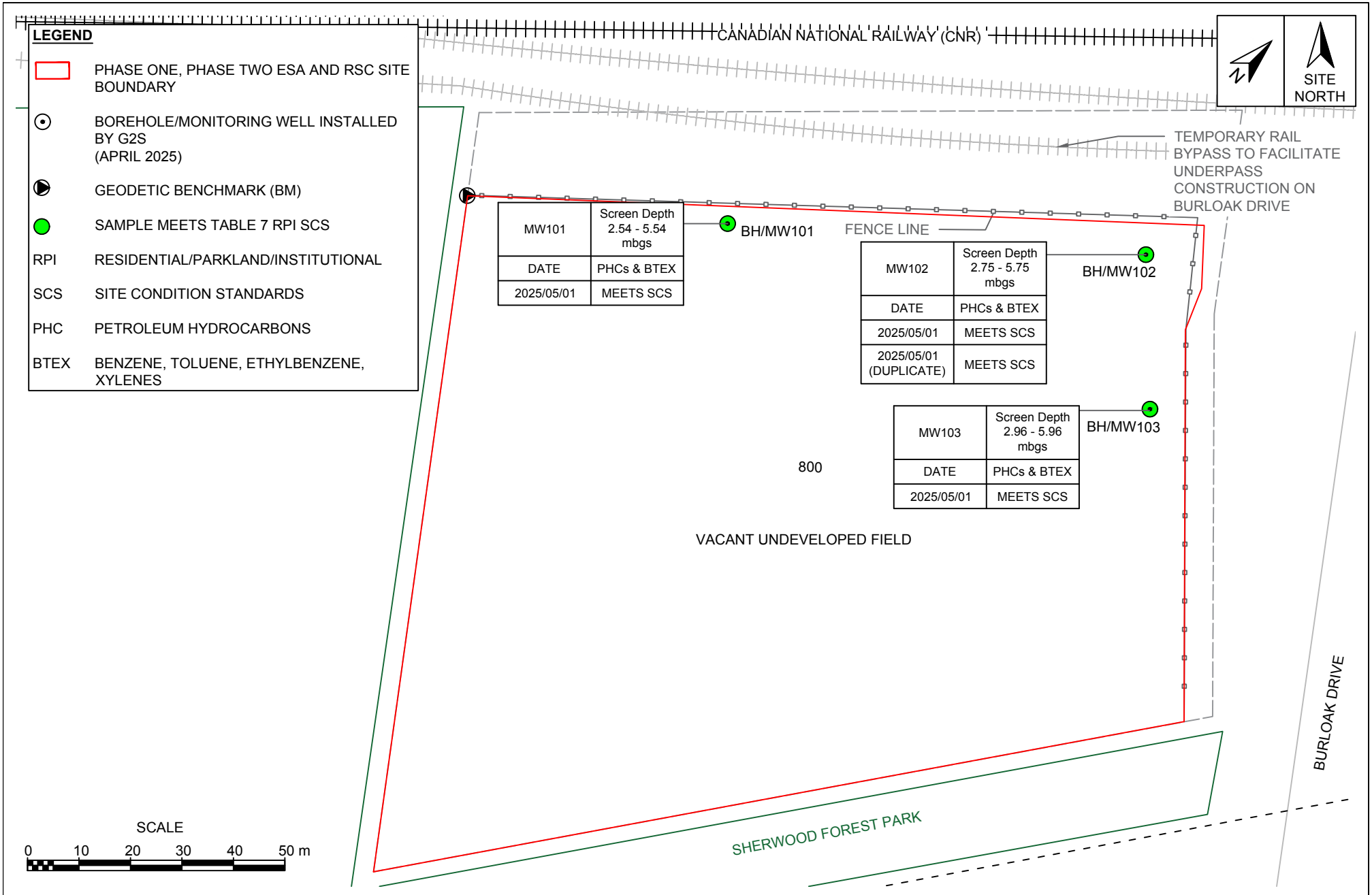
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SOIL ANALYTICAL RESULTS - METALS & ORPs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

6D



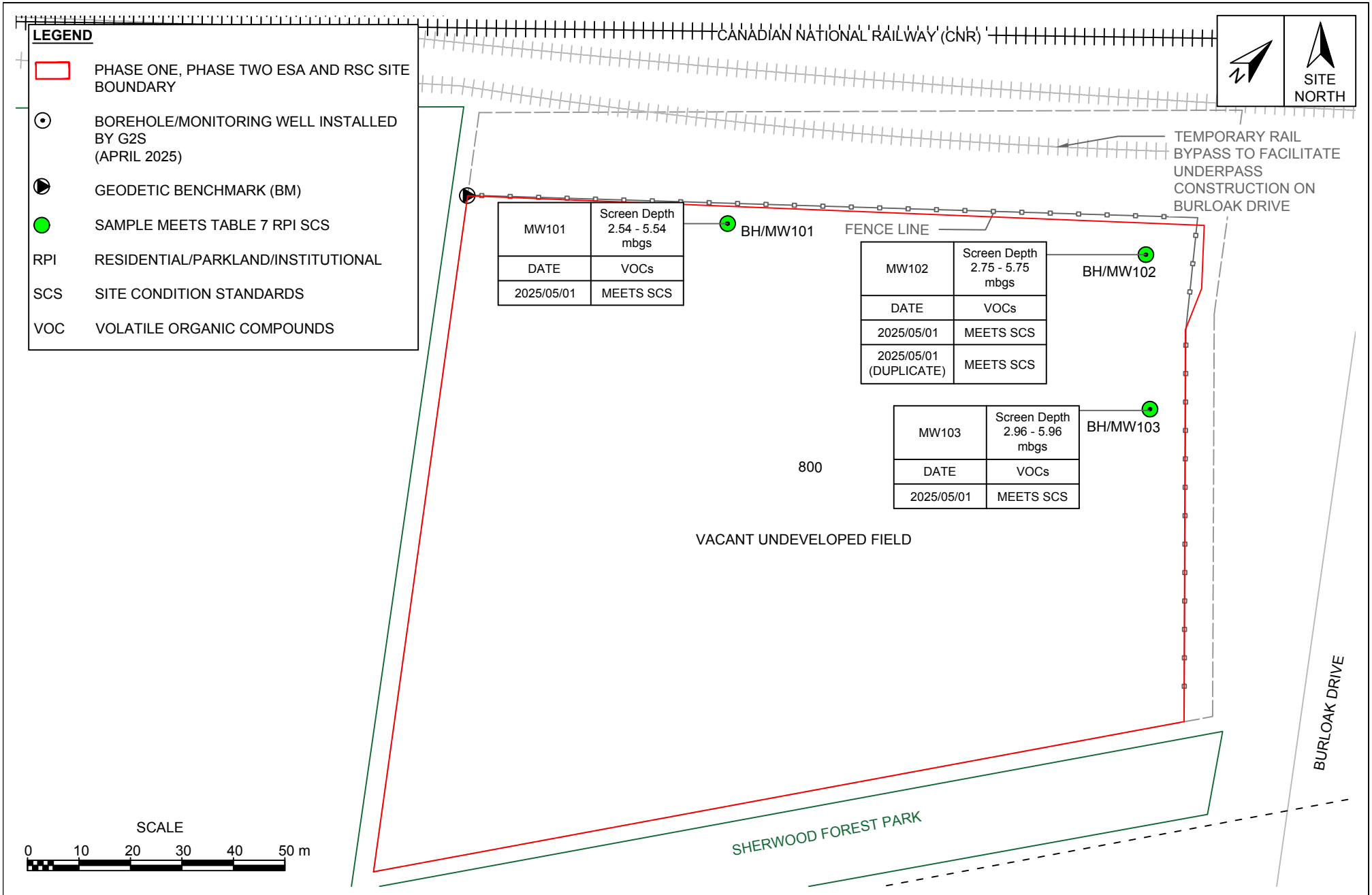
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GROUNDWATER ANALYTICAL RESULTS
PHC F1 - F4 & BTEX
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

7A



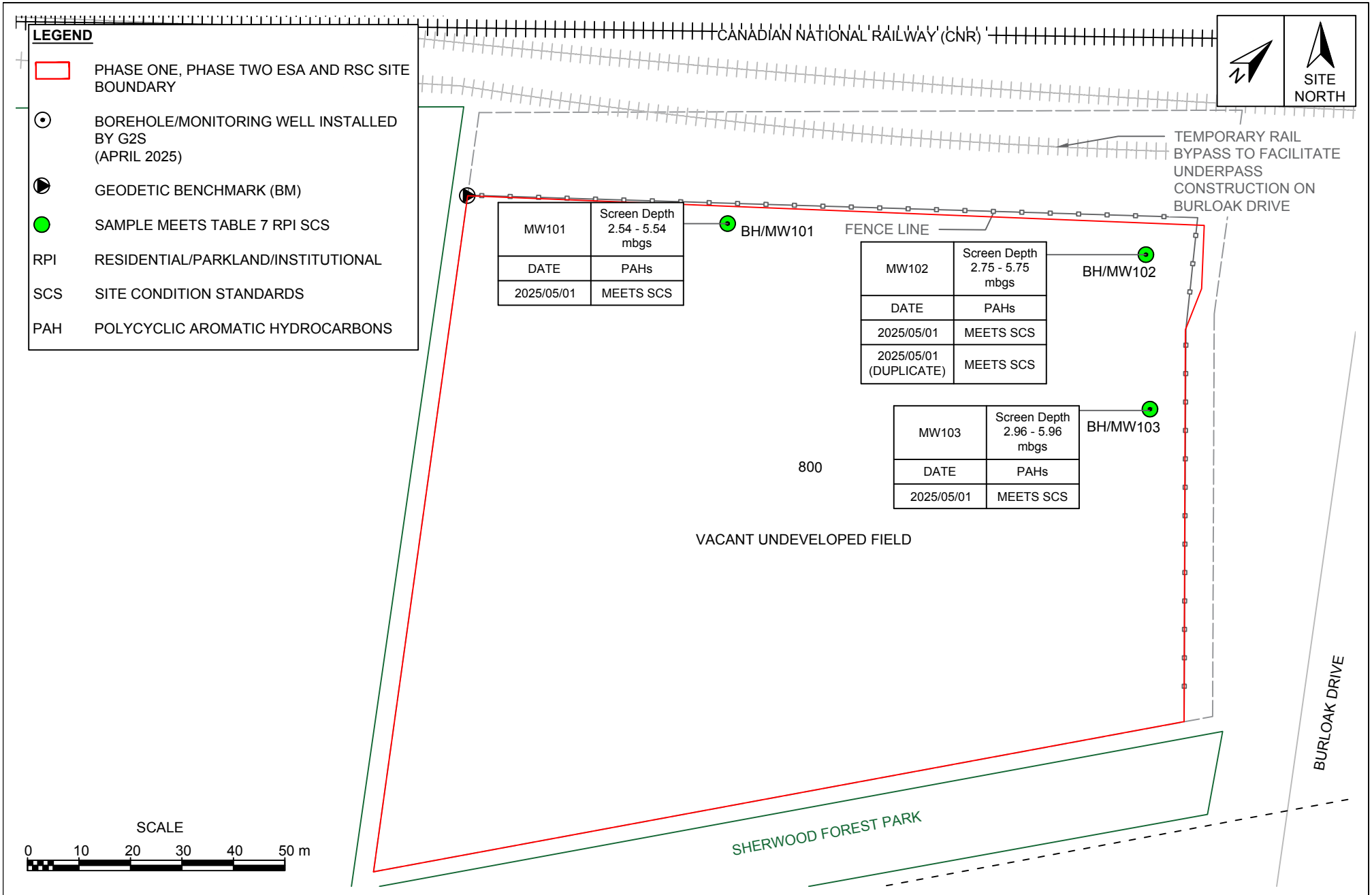
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GROUNDWATER ANALYTICAL RESULTS
VOCs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

7B



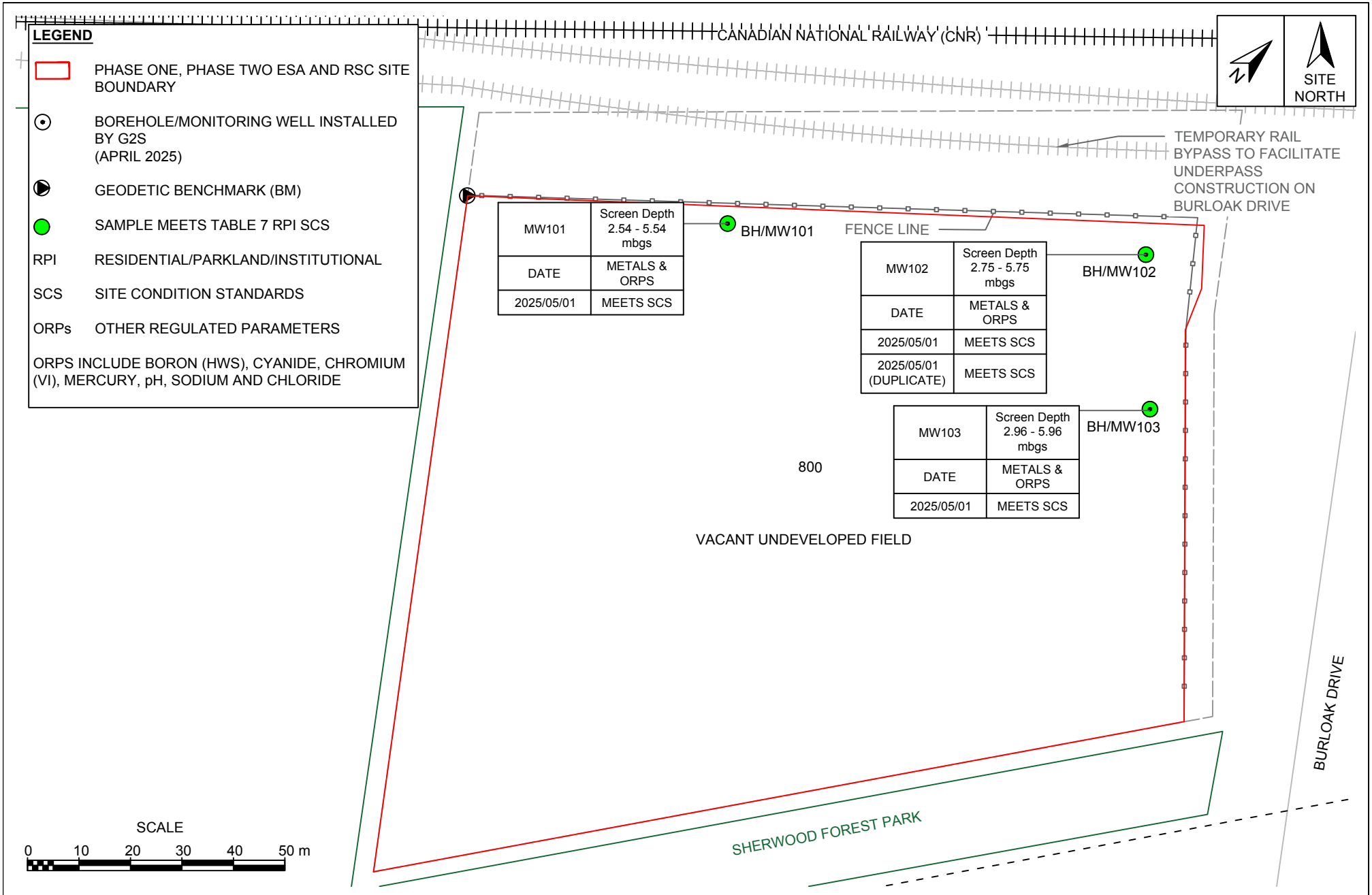
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GROUNDWATER ANALYTICAL RESULTS
PAHs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

7C



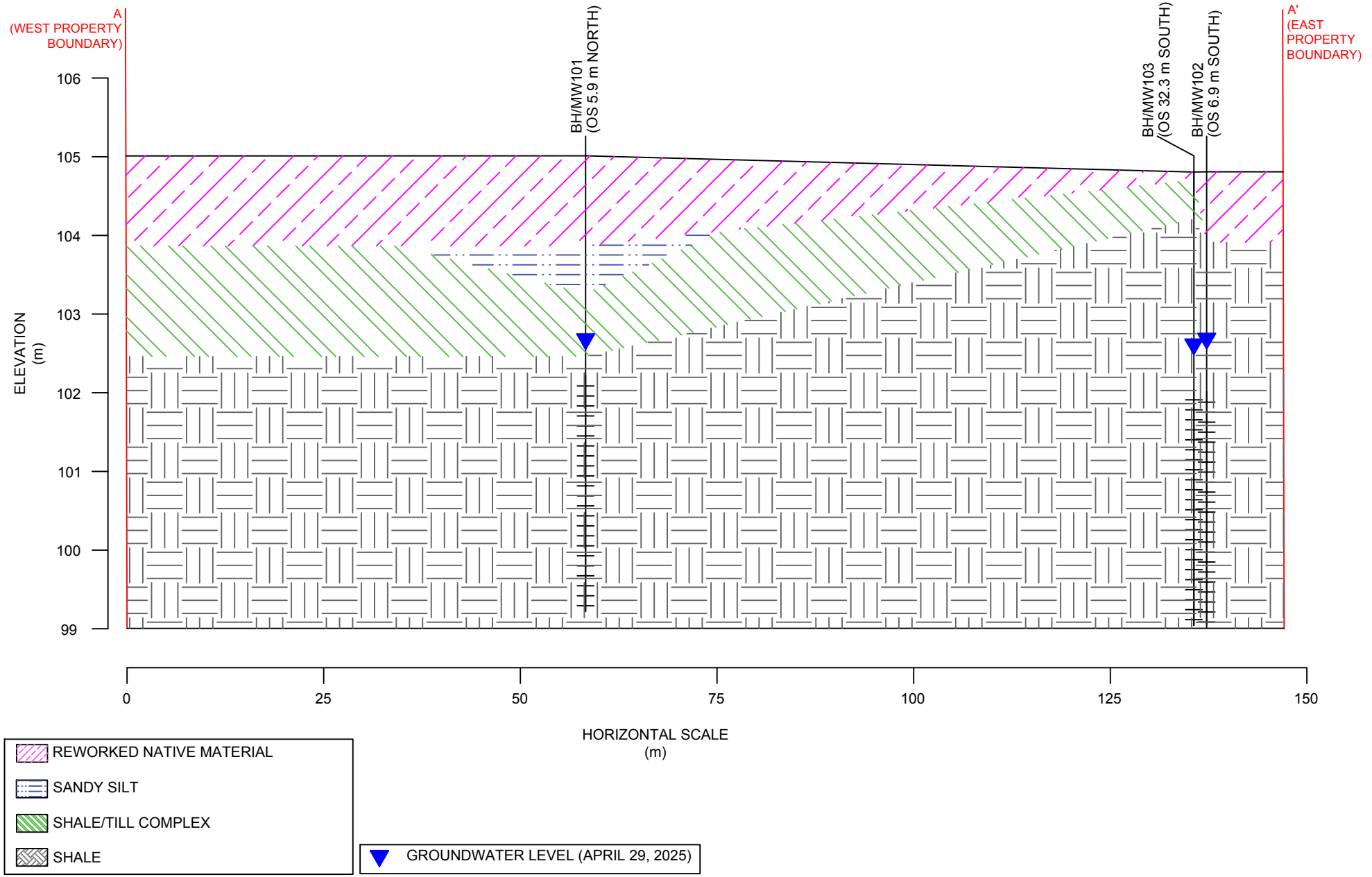
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GROUNDWATER ANALYTICAL RESULTS
METALS & ORPs
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

7D



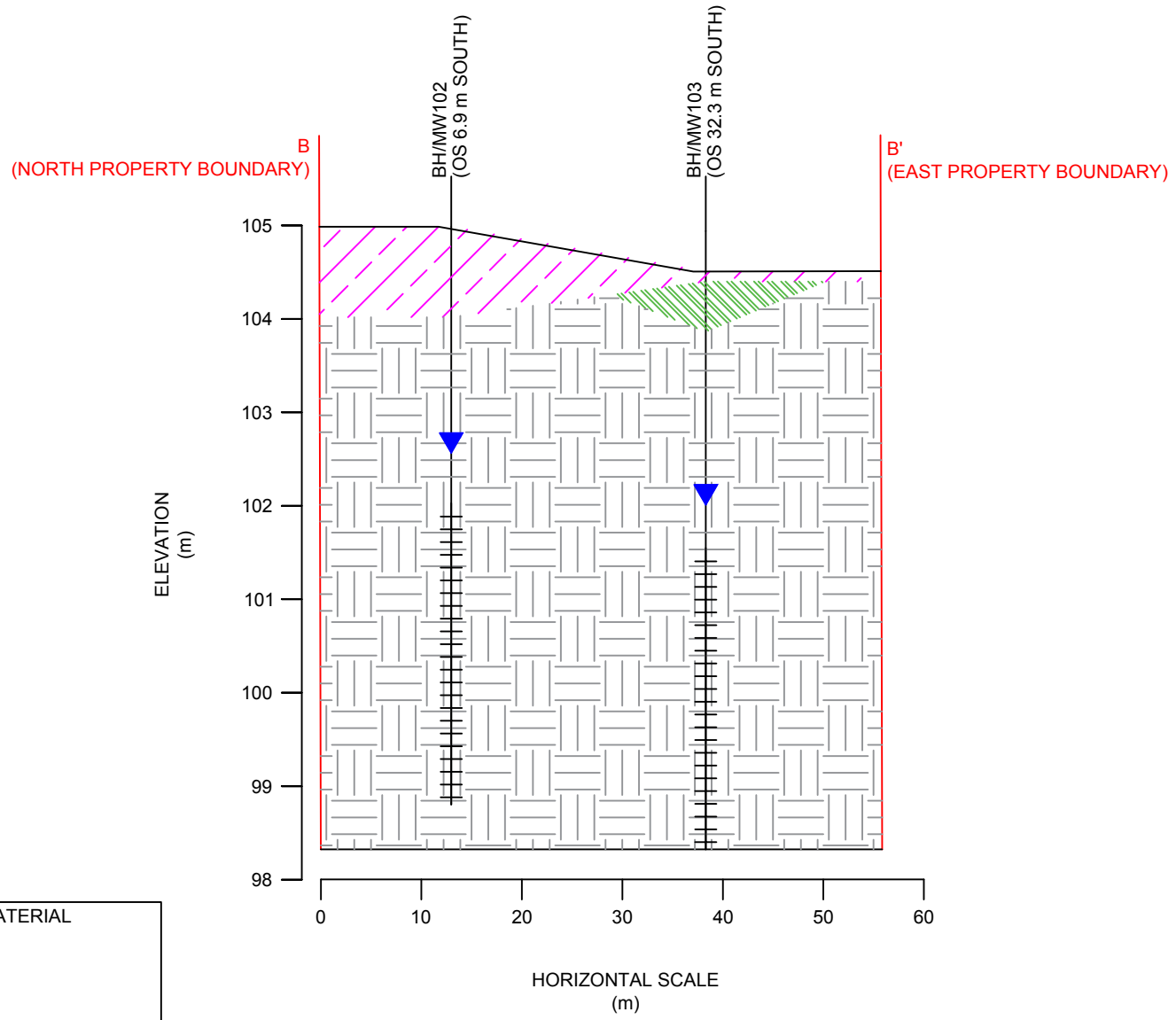
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A - A' CROSS SECTION
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

8



Scale:	AS SHOWN
Project No.:	G2S24000B
Date:	APRIL 2026
Drawn by:	SP/WB
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B - B' CROSS SECTION
800 BURLOAK DRIVE

BURLINGTON ONTARIO

Drawing No.

9

Appendix B:
Borehole Logs

BH/MW NUMBER 101

CLIENT Emshih Developments Inc. **PROJECT NAME** Phase Two ESA & RSC

PROJECT NUMBER G2S24000 **PROJECT LOCATION** 800 Burloak Dr, Burlington, ON

DATE STARTED 25-4-9 **COMPLETED** 25-4-9 **GROUND ELEVATION** 105.07 m

DRILLING CONTRACTOR Ace Environmental Drilling **LOGGED BY** SP **CHECKED BY** WB/SC

DRILLING METHOD Geoprobe 7822DT; CFSSA **NOTES**

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)
1	REWORKED NATIVE: Clayey silt / silty clay, dark brown to brown, trace sand, trace gravel, trace organics		S1	SPT	0/1
	0.9	104.16	S2A		0/0
	SANDY SILT: Dark brown, reworked, moist		S2B	SPT	0/0
	1.5	103.55			
2	SHALE / TILL COMPLEX: Red, moist		S3	SPT	0/0
	2.3	102.78			
	WEATHERED SHALE BEDROCK: Red		S4	SPT	0/2
3	2.9	102.17			
	Straight auger to 5.54 m for monitoring well installation				
4					
5					
	Borehole terminated at 5.5 m.				

WELL DIAGRAM

- Stickup protective casing set in concrete
- Bentonite seal
- Filter sand
- 2.54
- Slotted screen
- 5.54

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-04-29	2.46	102.61

2021 G2S ENVIRO BH LOG G2S24000 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-7-7

BH/MW NUMBER 102

CLIENT Emshih Developments Inc.
PROJECT NAME Phase Two ESA & RSC
PROJECT NUMBER G2S24000
PROJECT LOCATION 800 Burloak Dr, Burlington, ON
DATE STARTED 25-4-9 **COMPLETED** 25-4-9
GROUND ELEVATION 104.90 m
DRILLING CONTRACTOR Ace Environmental Drilling
LOGGED BY SP **CHECKED BY** WB/SC
DRILLING METHOD Geoprobe 7822DT; CFSSA
NOTES

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
	REWORKED NATIVE: Silty clay, reddish brown, trace sand, trace gravel, trace organics			S1	SPT	0/1	Stickup protective casing set in concrete
0.9		104.04					
1 1.1	WEATHERED SHALE BEDROCK: Red and grey	103.83		S2A S2B	SPT	0/0 0/0	Bentonite seal
	Straight auger to 5.75 m for monitoring well installation						Filter sand
2							2.75
3							
4							Slotted screen
5							5.75

Borehole terminated at 5.8 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-04-29	2.25	102.65

2021 G2S ENVIRO BH LOG G2S24000 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-7-7

BH/MW NUMBER 103

CLIENT Emshih Developments Inc.
PROJECT NAME Phase Two ESA & RSC
PROJECT NUMBER G2S24000
PROJECT LOCATION 800 Burloak Dr, Burlington, ON
DATE STARTED 25-4-9 **COMPLETED** 25-4-9
GROUND ELEVATION 104.43 m
DRILLING CONTRACTOR Ace Environmental Drilling
LOGGED BY SP **CHECKED BY** WB/SC
DRILLING METHOD Geoprobe 7822DT; CFSSA
NOTES

DEPTH (m)	MATERIAL DESCRIPTION	ELEVATION (m)	GRAPHIC LOG	NUMBER	TYPE	SOIL GAS READINGS HEX/IBL (ppm)	WELL DIAGRAM
0.1	REWORKED NATIVE: Silty clay, dark brown, trace sand, trace organics	104.33		S1A		0/0	Stickup protective casing set in concrete
				S1B	SPT	0/0	
0.6	SHALE / TILL COMPLEX: Red, trace gravel	103.82					
1 1.1	WEATHERED SHALE BEDROCK: Red and grey	103.36		S2	SPT	0/0	
	Straight auger to 5.96 m for monitoring well installation						Bentonite seal
2							
3							Filter sand 2.96
4							
5							Slotted screen
							5.96

Borehole terminated at 6.0 m.

Water Level Readings:

Date	Depth (m)	Elev. (m)
2025-04-29	2.32	102.11

2021 G2S ENVIRO BH LOG G2S24000 BOREHOLE LOGS.GPJ G2S 2021 BH DATA TEMPLATE.GDT 25-7-7

Appendix C:
Analytical Results Tables

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

Parameter	Unit	*Table 7 RPI SCS Medium/Fine	Sample Identification			
			BH101 S2B	BH110 S2B (Duplicate of BH101 S2B)	BH102 S2A	BH103 S1B
Date Sampled			**9-Apr-25**	**9-Apr-25**	**9-Apr-25**	**9-Apr-25**
Depth	**mbgs**		**0.9 - 1.3**	**0.9 - 1.3**	**0.7 - 0.9**	**0.1 - 0.6**
Benzene	µg/g	0.17	<0.02	<0.02	<0.02	<0.02
Ethylbenzene	µg/g	15	0.05	<0.05	<0.05	<0.05
Toluene	µg/g	6	0.13	0.07	0.09	<0.05
Xylenes	µg/g	25	0.37	0.15	<0.05	<0.05
Petroleum Hydrocarbons F1	µg/g	65	<5	<5	<5	<5
Petroleum Hydrocarbons F2	µg/g	150	<10	<10	<10	<10
Petroleum Hydrocarbons F3	µg/g	1300	<50	<50	<50	<50
Petroleum Hydrocarbons F4	µg/g	5600	<50	<50	<50	<50

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

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

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

Parameter	Unit	*Table 7 RPI SCS Medium/Fine	Sample Identification			
			BH101 S2B	BH110 S2B (Duplicate of BH101 S2B)	BH102 S2A	BH103 S1B
Date Sampled			**9-Apr-25**	**9-Apr-25**	**9-Apr-25**	**9-Apr-25**
Depth	**mbgs**		**0.9 - 1.3**	**0.9 - 1.3**	**0.7 - 0.9**	**0.1 - 0.6**
Acetone	µg/g	28	<0.50	<0.50	<0.50	<0.50
Benzene	µg/g	0.17	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	µg/g	13	<0.05	<0.05	<0.05	<0.05
Bromoform	µg/g	0.26	<0.05	<0.05	<0.05	<0.05
Bromomethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	µg/g	0.12	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	µg/g	2.7	<0.05	<0.05	<0.05	<0.05
Chloroform	µg/g	0.18	<0.04	<0.04	<0.04	<0.04
Dibromochloromethane	µg/g	9.4	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	µg/g	25	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,2-	µg/g	4.3	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,3-	µg/g	6	<0.05	<0.05	<0.05	<0.05
Dichlorobenzene, 1,4-	µg/g	0.097	<0.05	<0.05	<0.05	<0.05
Dichloroethane, 1,1-	µg/g	11	<0.02	<0.02	<0.02	<0.02
Dichloroethane, 1,2-	µg/g	0.05	<0.03	<0.03	<0.03	<0.03
Dichloroethylene, 1,1-	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Dichloroethylene, 1,2-cis-	µg/g	30	<0.02	<0.02	<0.02	<0.02
Dichloroethylene, 1,2-trans-	µg/g	0.75	<0.05	<0.05	<0.05	<0.05
Dichloropropane, 1,2-	µg/g	0.085	<0.03	<0.03	<0.03	<0.03
Dichloropropene, 1,3-	µg/g	0.083	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	15	0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	µg/g	0.05	<0.04	<0.04	<0.04	<0.04
Hexane (n)	µg/g	34	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone (MEK)	µg/g	44	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	µg/g	4.3	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl ether (MTBE)	µg/g	1.4	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	µg/g	0.96	<0.05	<0.05	<0.05	<0.05
Styrene	µg/g	2.2	<0.05	<0.05	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.05	<0.04	<0.04	<0.04	<0.04
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	µg/g	2.3	<0.05	<0.05	<0.05	<0.05
Toluene	µg/g	6	0.13	0.07	0.09	<0.05
Trichloroethane, 1,1,1-	µg/g	3.4	<0.05	<0.05	<0.05	<0.05
Trichloroethane, 1,1,2-	µg/g	0.05	<0.04	<0.04	<0.04	<0.04
Trichloroethylene	µg/g	0.52	<0.03	<0.03	<0.03	<0.03
Trichlorofluoromethane	µg/g	5.8	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	µg/g	0.022	<0.02	<0.02	<0.02	<0.02
Xylene Mixture (Total)	µg/g	25	0.37	0.15	<0.05	<0.05

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

SCS - Site Condition Standards

RPI - Residential/Parkland/Institutional

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

Parameter	Unit	*Table 7 RPI SCS Medium/Fine	Sample Identification			
			BH101 S2A	BH110 S2A (Duplicate of BH101 S2A)	BH102 S2A	BH103 S1B
Date Sampled			**9-Apr-25**	**9-Apr-25**	**9-Apr-25**	**9-Apr-25**
Depth	**mbgs**		**0.7 - 0.9**	**0.7 - 0.9**	**0.7 - 0.9**	**0.1 - 0.6**
Acenaphthene	µg/g	58	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.74	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.63	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	7.8	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	69	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.48	<0.05	<0.05	<0.05	<0.05
Methylnaphthalene (1&2)	µg/g	3.4	<0.05	<0.05	<0.05	<0.05
Naphthalene	µg/g	0.75	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	78	<0.05	<0.05	<0.05	<0.05

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

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

Parameter	Unit	*Table 7 RPI SCS - Medium/fine	Sample Identification			
			BH101 S2A	BH110 S2A (Duplicate of BH101 S2A)	BH102 S2A	BH103 S1B
Date Sampled			**9-Apr-25**	**9-Apr-25**	**9-Apr-25**	**9-Apr-25**
Depth	**mbgs**		**0.7 - 0.9**	**0.7 - 0.9**	**0.7 - 0.9**	**0.1 - 0.6**
Antimony	µg/g	7.5	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	5	4	6	7
Barium	µg/g	390	135	107	111	110
Beryllium	µg/g	5	0.8	0.7	0.6	0.9
Boron (Total)	µg/g	120	12	13	13	25
Boron (Hot Water Extractable)	µg/g	1.5	0.4	0.38	0.32	0.23
Cadmium	µg/g	1.2	<0.5	<0.5	<0.5	<0.5
Chromium VI	µg/g	10	<0.2	<0.2	<0.2	<0.2
Chromium (Total)	µg/g	160	20	21	20	25
Cobalt	µg/g	22	10.7	9.7	9.1	12.9
Copper	µg/g	180	14.5	9.2	27.4	20.8
Cyanide (CN-)	µg/g	0.051	<0.040	<0.040	<0.040	<0.040
Lead	µg/g	120	20	17	16	11
Mercury	µg/g	1.8	<0.10	<0.10	<0.10	<0.10
Molybdenum	µg/g	6.9	0.9	0.8	0.6	0.7
Nickel	µg/g	130	22	22	21	29
Selenium	µg/g	2.4	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.9	0.75	0.66	0.59
Vanadium	µg/g	86	29.3	31	29.8	36
Zinc	µg/g	340	85	69	53	57
Sodium Adsorption Ratio	-	5	2.1	0.57	1	0.62
Electrical Conductivity	mS/cm	0.7	0.184	0.149	0.227	0.137
pH	**see note		6.86	6.85	6.85	6.91

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

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ORPs include Boron (HWS), Cyanide (CN-), Chromium (VI) (CrVI), Mercury (Hg), pH, Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR)

Table 5: Groundwater Quality Results
Petroleum Hydrocarbons (PHCs) F1-F4 and BTEX

Parameter	Unit	*Table 7 SCS	Sample Identification			
			MW101	MW102	MW103	MW120 (Duplicate of MW102)
Date Sampled	**-**	**-**	**1-May-25**	**1-May-25**	**1-May-25**	**1-May-25**
Benzene	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Ethylbenzene	µg/L	54	<0.10	<0.10	<0.10	<0.10
Toluene	µg/L	320	<0.20	<0.20	<0.20	<0.20
Xylenes (total)	µg/L	72	<0.20	<0.20	12.8	<0.20
Petroleum Hydrocarbons F1 (C6-C10)	µg/L	420	<25	<25	<25	<25
Petroleum Hydrocarbons F2 (C10-C16)	µg/L	150	<100	<100	140	<100
Petroleum Hydrocarbons F3 (C16-C34)	µg/L	500	<100	<100	<100	<100
Petroleum Hydrocarbons F4 (C34-C50)	µg/L	500	<100	<100	<100	<100

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Table 6: Groundwater Quality Results
Volatile Organic Compounds (VOCs)

Parameter	Unit	*Table 7 SCS	Sample Identification			
			MW101	MW102	MW103	MW120 (Duplicate of MW102)
Date Sampled	-	-	1-May-25	1-May-25	1-May-25	1-May-25
Acetone	µg/L	100000	<1.0	<1.0	<1.0	<1.0
Benzene	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	67000	<0.20	<0.20	<0.20	<0.20
Bromoform	µg/L	5	<0.10	<0.10	<0.10	<0.10
Bromomethane	µg/L	0.89	<0.20	<0.20	<0.20	<0.20
Carbon Tetrachloride	µg/L	0.2	<0.20	<0.20	<0.20	<0.20
Chlorobenzene	µg/L	140	<0.10	<0.10	<0.10	<0.10
Chloroform	µg/L	2	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	65000	<0.10	<0.10	<0.10	<0.10
Dichlorodifluoromethane	µg/L	3500	<0.40	<0.40	<0.40	<0.40
Dichlorobenzene, 1,2-	µg/L	150	<0.10	<0.10	<0.10	<0.10
Dichlorobenzene, 1,3-	µg/L	7600	<0.10	<0.10	<0.10	<0.10
Dichlorobenzene, 1,4-	µg/L	0.5	<0.10	<0.10	<0.10	<0.10
Dichloroethane, 1,1-	µg/L	11	<0.30	<0.30	<0.30	<0.30
Dichloroethane, 1,2-	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Dichloroethylene, 1,1-	µg/L	0.5	<0.30	<0.30	<0.30	<0.30
Dichloroethylene, 1,2-cis-	µg/L	1.6	<0.20	<0.20	<0.20	<0.20
Dichloroethylene, 1,2-trans-	µg/L	1.6	<0.20	<0.20	<0.20	<0.20
Dichloropropane, 1,2-	µg/L	0.58	<0.20	<0.20	<0.20	<0.20
Dichloropropene, 1,3-	µg/L	0.5	<0.30	<0.30	<0.30	<0.30
Ethylbenzene	µg/L	54	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	<0.10	<0.10	<0.10	<0.10
Hexane (n)	µg/L	5	<0.20	<0.20	<0.20	<0.20
Methyl Ethyl Ketone (MEK)	µg/L	21000	<1.0	<1.0	<1.0	<1.0
Methyl Isobutyl Ketone	µg/L	5200	<1.0	<1.0	<1.0	<1.0
Methyl tert-butyl ether (MTBE)	µg/L	15	<0.20	<0.20	<0.20	<0.20
Methylene Chloride	µg/L	26	<0.30	<0.30	<0.30	<0.30
Styrene	µg/L	43	<0.10	<0.10	<0.10	<0.10
Tetrachloroethane, 1,1,1,2-	µg/L	1.1	<0.10	<0.10	<0.10	<0.10
Tetrachloroethane, 1,1,2,2-	µg/L	0.5	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	320	<0.20	<0.20	<0.20	<0.20
Trichloroethane, 1,1,1-	µg/L	23	<0.30	<0.30	<0.30	<0.30
Trichloroethane, 1,1,2-	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	0.5	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2000	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	<0.17	<0.17	<0.17	<0.17
Xylene Mixture	µg/L	72	<0.20	<0.20	12.8	<0.20

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

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Table 7: Groundwater Quality Results
Polycyclic Aromatic Hydrocarbons (PAHs)

Parameter	Unit	*Table 7 SCS	Sample Identification			
			MW101	MW102	MW103	MW120 (Duplicate of MW102)
Date Sampled	**-**	**-**	**1-May-25**	**1-May-25**	**1-May-25**	**1-May-25**
Acenaphthene	µg/L	17	<0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L	1	<0.20	<0.20	<0.20	<0.20
Anthracene	µg/L	1	<0.10	<0.10	<0.10	<0.10
Benzo(a)anthracene	µg/L	1.8	<0.20	<0.20	<0.20	<0.20
Benzo(a)pyrene	µg/L	0.81	<0.01	<0.01	<0.01	<0.01
Benzo(b)fluoranthene	µg/L	0.75	<0.10	<0.10	<0.10	<0.10
Benzo(g,h,i)perylene	µg/L	0.2	<0.20	<0.20	<0.20	<0.20
Benzo(k)fluoranthene	µg/L	0.4	<0.10	<0.10	<0.10	<0.10
Chrysene	µg/L	0.7	<0.10	<0.10	<0.10	<0.10
Dibenz(a,h)anthracene	µg/L	0.4	<0.20	<0.20	<0.20	<0.20
Fluoranthene	µg/L	44	<0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	290	<0.20	<0.20	<0.20	<0.20
Indeno(1,2,3-cd)pyrene	µg/L	0.2	<0.20	<0.20	<0.20	<0.20
Methylnaphthalene, 2-(1-)	µg/L	1500	<0.20	<0.20	<0.20	<0.20
Naphthalene	µg/L	7	<0.20	<0.20	0.22	<0.20
Phenanthrene	µg/L	380	<0.10	<0.10	<0.10	<0.10
Pyrene	µg/L	5.7	<0.20	<0.20	<0.20	<0.20

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SCS - Site Condition Standard

Table 8: Groundwater Quality Results
Metals and Other Regulated Parameters (ORPs)

Parameter	Unit	*Table 7 SCS	Sample Identification			
			MW101	MW102	MW120 (Duplicate of MW102)	MW103
Date Sampled	-	-	**1-May-25**	**1-May-25**	**1-May-25**	**1-May-25**
Antimony	µg/L	16000	<1.0	<1.0	<1.0	<1.0
Arsenic	µg/L	1500	1.2	2.4	2.2	10.1
Barium	µg/L	23000	64	57.3	57.2	63.7
Beryllium	µg/L	53	<0.50	<0.50	<0.50	<0.50
Boron (Total)	µg/L	36000	403	390	420	1050
Cadmium	µg/L	2.1	<0.20	<0.20	<0.20	<0.20
Chloride	µg/L	1800000	107000	93600	92200	216000
Chromium VI	µg/L	110	<2.0	<2.0	<2.0	<2.0
Chromium (Total)	µg/L	640	<2.0	<2.0	<2.0	<2.0
Cobalt	µg/L	52	<0.50	<0.50	<0.50	<0.50
Copper	µg/L	69	<1.0	<1.0	<1.0	<1.0
Cyanide (CN-)	µg/L	52	<2	<2	<2	2
Lead	µg/L	20	<0.50	<0.50	<0.50	<0.50
Mercury	µg/L	0.1	<0.02	<0.02	<0.02	<0.02
Molybdenum	µg/L	7300	18.5	44.4	34.9	91
Nickel	µg/L	390	1.6	<1.0	1.8	2.2
Selenium	µg/L	50	1.2	1.6	<1.0	<1.0
Silver	µg/L	1.2	0.23	<0.20	<0.20	<0.20
Sodium	µg/L	1800000	76400	58200	59700	74800
Thallium	µg/L	400	<0.30	<0.30	<0.30	<0.30
Uranium	µg/L	330	4.61	4.49	4.41	6.8
Vanadium	µg/L	200	<0.40	1.16	1.41	0.76
Zinc	µg/L	890	<5.0	<5.0	<5.0	<5.0
pH	pH units	-	7.77	7.71	7.73	7.65

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

SCS - Site Condition Standard

ORPs include Arsenic (As), Antimony (Sb), Selenium (Se), Cyanide (CN-), Mercury (Hg), Chromium VI (CrVI), Sodium (Na), and Chloride (Cl).

Appendix D:
Certificates of Analysis

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

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
4361 HARVESTERROAD, UNIT 12
BURLINGTON, ON L7L 5M4
(905) 331-3735
ATTENTION TO: Whitney Bowden
PROJECT: G2S24000
AGAT WORK ORDER: 25T270752
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Apr 22, 2025
PAGES (INCLUDING COVER): 18
VERSION*: 1

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

*Notes

Disclaimer:

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

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Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

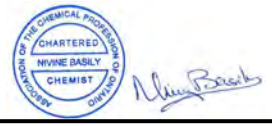
O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-04-11

DATE REPORTED: 2025-04-22

					SAMPLE DESCRIPTION:	BH101 S2A	BH110 S2A	BH102 S2A	BH103 S1B
					SAMPLE TYPE:	Soil	Soil	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09	2025-04-09	2025-04-09
Parameter	Unit	G / S: A	G / S: B	RDL		6654305	6654309	6654311	6654312
Antimony	µg/g	7.5	7.5	0.8		<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]
Arsenic	µg/g	18	18	1		5[<A]	4[<A]	6[<A]	7[<A]
Barium	µg/g	390	390	2.0		135[<A]	107[<A]	111[<A]	110[<A]
Beryllium	µg/g	4	5	0.5		0.8[<A]	0.7[<A]	0.6[<A]	0.9[<A]
Boron	µg/g	120	120	5		12[<A]	13[<A]	13[<A]	25[<A]
Boron (Hot Water Soluble)	µg/g	1.5	1.5	0.10		0.40[<A]	0.38[<A]	0.32[<A]	0.23[<A]
Cadmium	µg/g	1.2	1.2	0.5		<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Chromium	µg/g	160	160	5		20[<A]	21[<A]	20[<A]	25[<A]
Cobalt	µg/g	22	22	0.8		10.7[<A]	9.7[<A]	9.1[<A]	12.9[<A]
Copper	µg/g	140	180	1.0		14.5[<A]	9.2[<A]	27.4[<A]	20.8[<A]
Lead	µg/g	120	120	1		20[<A]	17[<A]	16[<A]	11[<A]
Molybdenum	µg/g	6.9	6.9	0.5		0.9[<A]	0.8[<A]	0.6[<A]	0.7[<A]
Nickel	µg/g	100	130	1		22[<A]	22[<A]	21[<A]	29[<A]
Selenium	µg/g	2.4	2.4	0.8		<0.8[<A]	<0.8[<A]	<0.8[<A]	<0.8[<A]
Silver	µg/g	20	25	0.5		<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Thallium	µg/g	1	1	0.5		<0.5[<A]	<0.5[<A]	<0.5[<A]	<0.5[<A]
Uranium	µg/g	23	23	0.50		0.90[<A]	0.75[<A]	0.66[<A]	0.59[<A]
Vanadium	µg/g	86	86	2.0		29.3[<A]	31.0[<A]	29.8[<A]	36.0[<A]
Zinc	µg/g	340	340	5		85[<A]	69[<A]	53[<A]	57[<A]
Chromium, Hexavalent	µg/g	8	10	0.2		<0.2[<A]	<0.2[<A]	<0.2[<A]	<0.2[<A]
Cyanide, WAD	µg/g	0.051	0.051	0.040		<0.040[<A]	<0.040[<A]	<0.040[<A]	<0.040[<A]
Mercury	µg/g	0.27	1.8	0.10		<0.10[<A]	<0.10[<A]	<0.10[<A]	<0.10[<A]
Electrical Conductivity (2:1)	mS/cm	0.7	0.7	0.005		0.184[<A]	0.149[<A]	0.227[<A]	0.137[<A]
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5	N/A		2.1[<A]	0.57[<A]	1.00[<A]	0.62[<A]
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	5.0-9.0	NA		6.86	6.85	6.85	6.91

Certified By:



Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11 **DATE REPORTED: 2025-04-22**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6654305-6654312 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

Particle Size by Sieve (Wet)

DATE RECEIVED: 2025-04-11 **DATE REPORTED: 2025-04-22**

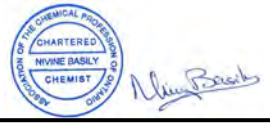
		SAMPLE DESCRIPTION:		BH101 S2B
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-04-09
Parameter	Unit	G / S	RDL	6654308
Sieve Analysis - 75 µm (retained)	%		NA	44.90
Sieve Analysis - 75 µm (passing)	%		NA	55.10
Soil Texture (Toronto)				Fine

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

6654308 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11 **DATE REPORTED: 2025-04-22**

					SAMPLE DESCRIPTION:	BH101 S2A	BH110 S2A	BH102 S2A	BH103 S1B
					SAMPLE TYPE:	Soil	Soil	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09	2025-04-09	2025-04-09
Parameter	**Unit**	**G / S: A**	**G / S: B**	**RDL**		**6654305**	**6654309**	**6654311**	**6654312**
Naphthalene	µg/g	0.6	0.75	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Acenaphthylene	µg/g	0.15	0.17	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Acenaphthene	µg/g	7.9	58	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Fluorene	µg/g	62	69	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Phenanthrene	µg/g	6.2	7.8	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Anthracene	µg/g	0.67	0.74	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Fluoranthene	µg/g	0.69	0.69	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Pyrene	µg/g	78	78	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzo(a)anthracene	µg/g	0.5	0.63	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Chrysene	µg/g	7	7.8	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzo(b)fluoranthene	µg/g	0.78	0.78	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzo(k)fluoranthene	µg/g	0.78	0.78	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzo(a)pyrene	µg/g	0.3	0.3	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.48	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Dibenz(a,h)anthracene	µg/g	0.1	0.1	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzo(g,h,i)perylene	µg/g	6.6	7.8	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
2-and 1-methyl Naphthalene	µg/g	0.99	3.4	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Moisture Content	%			0.1		16.9	16.6	15.2	14.7
Surrogate	**Unit**	**Acceptable Limits**							
Naphthalene-d8	%	50-140				75	85	105	105
Acridine-d9	%	50-140				95	90	110	70
Terphenyl-d14	%	50-140				75	95	90	75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6654305-6654312 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11

DATE REPORTED: 2025-04-22

					SAMPLE DESCRIPTION:	BH102 S2A	BH103 S1B
					SAMPLE TYPE:	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09
Parameter	Unit	G / S: A	G / S: B	RDL		6654311	6654312
F1 (C6 to C10)	µg/g			5		<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	65	5		<5[<A]	<5[<A]
F2 (C10 to C16)	µg/g	98	150	10		<10[<A]	<10[<A]
F2 (C10 to C16) minus Naphthalene	µg/g			10		<10	<10
F3 (C16 to C34)	µg/g	300	1300	50		<50[<A]	<50[<A]
F3 (C16 to C34) minus PAHs	µg/g			50		<50	<50
F4 (C34 to C50)	µg/g	2800	5600	50		<50[<A]	<50[<A]
Gravimetric Heavy Hydrocarbons	µg/g	2800	5600	50		NA[<A]	NA[<A]
Moisture Content	%			0.1		15.2	14.7
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	%	50-140				101	98
Terphenyl	%	60-140				69	88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6654311-6654312 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11

DATE REPORTED: 2025-04-22

					SAMPLE DESCRIPTION:	BH101 S2B	BH110 S2B
					SAMPLE TYPE:	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09
Parameter	**Unit**	**G / S: A**	**G / S: B**	**RDL**		**6654308**	**6654310**
F1 (C6 to C10)	µg/g			5		<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	65	5		<5[<A]	<5[<A]
F2 (C10 to C16)	µg/g	98	150	10		<10[<A]	<10[<A]
F3 (C16 to C34)	µg/g	300	1300	50		<50[<A]	<50[<A]
F4 (C34 to C50)	µg/g	2800	5600	50		<50[<A]	<50[<A]
Gravimetric Heavy Hydrocarbons	µg/g	2800	5600	50		NA[<A]	NA[<A]
Moisture Content	%			0.1		16.7	17.7
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	%	50-140				97	96
Terphenyl	%	60-140				69	82

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6654308-6654310 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: 

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11

DATE REPORTED: 2025-04-22

					SAMPLE DESCRIPTION:	BH101 S2B	BH110 S2B	BH102 S2A	BH103 S1B
					SAMPLE TYPE:	Soil	Soil	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09	2025-04-09	2025-04-09
Parameter	Unit	G / S: A	G / S: B	RDL		6654308	6654310	6654311	6654312
Dichlorodifluoromethane	µg/g	16	25	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Vinyl Chloride	ug/g	0.02	0.022	0.02		<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
Bromomethane	ug/g	0.05	0.05	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Trichlorofluoromethane	ug/g	4	5.8	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Acetone	ug/g	16	28	0.50		<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
1,1-Dichloroethylene	ug/g	0.05	0.05	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Methylene Chloride	ug/g	0.1	0.96	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.75	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Methyl tert-butyl Ether	ug/g	0.75	1.4	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1-Dichloroethane	ug/g	3.5	11	0.02		<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
Methyl Ethyl Ketone	ug/g	16	44	0.50		<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
Cis- 1,2-Dichloroethylene	ug/g	3.4	30	0.02		<0.02[<A]	<0.02[<A]	<0.02[<A]	<0.02[<A]
Chloroform	ug/g	0.05	0.18	0.04		<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
1,2-Dichloroethane	ug/g	0.05	0.05	0.03		<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
1,1,1-Trichloroethane	ug/g	0.38	3.4	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Carbon Tetrachloride	ug/g	0.05	0.12	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Benzene	ug/g	0.21	0.17	0.02		<0.02[<B]	<0.02[<B]	<0.02[<B]	<0.02[<B]
1,2-Dichloropropane	ug/g	0.05	0.085	0.03		<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
Trichloroethylene	ug/g	0.061	0.52	0.03		<0.03[<A]	<0.03[<A]	<0.03[<A]	<0.03[<A]
Bromodichloromethane	ug/g	13	13	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Methyl Isobutyl Ketone	ug/g	1.7	4.3	0.50		<0.50[<A]	<0.50[<A]	<0.50[<A]	<0.50[<A]
1,1,2-Trichloroethane	ug/g	0.05	0.05	0.04		<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
Toluene	ug/g	2.3	6	0.05		0.13[<A]	0.07[<A]	0.09[<A]	<0.05[<A]
Dibromochloromethane	ug/g	9.4	9.4	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Ethylene Dibromide	ug/g	0.05	0.05	0.04		<0.04[<A]	<0.04[<A]	<0.04[<A]	<0.04[<A]
Tetrachloroethylene	ug/g	0.28	2.3	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.05	0.04		<0.04[<B]	<0.04[<B]	<0.04[<B]	<0.04[<B]
Chlorobenzene	ug/g	2.4	2.7	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Ethylbenzene	ug/g	2	15	0.05		0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
m & p-Xylene	ug/g			0.05		0.20	0.07	<0.05	<0.05

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

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

DATE RECEIVED: 2025-04-11 **DATE REPORTED: 2025-04-22**

					SAMPLE DESCRIPTION:	BH101 S2B	BH110 S2B	BH102 S2A	BH103 S1B
					SAMPLE TYPE:	Soil	Soil	Soil	Soil
					DATE SAMPLED:	2025-04-09	2025-04-09	2025-04-09	2025-04-09
Parameter	**Unit**	**G / S: A**	**G / S: B**	**RDL**		**6654308**	**6654310**	**6654311**	**6654312**
Bromoform	ug/g	0.27	0.26	0.05		<0.05[<B]	<0.05[<B]	<0.05[<B]	<0.05[<B]
Styrene	ug/g	0.7	2.2	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
o-Xylene	ug/g			0.05		0.17	0.08	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	6	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,4-Dichlorobenzene	ug/g	0.083	0.097	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
1,2-Dichlorobenzene	ug/g	3.4	4.3	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Xylenes (Total)	ug/g	3.1	25	0.05		0.37[<A]	0.15[<A]	<0.05[<A]	<0.05[<A]
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.083	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
n-Hexane	µg/g	2.8	34	0.05		<0.05[<A]	<0.05[<A]	<0.05[<A]	<0.05[<A]
Moisture Content	%			0.1		16.7	17.7	15.2	14.7
Surrogate	**Unit**	**Acceptable Limits**							
Toluene-d8	% Recovery	50-140				97	96	101	98
4-Bromofluorobenzene	% Recovery	50-140				104	102	104	103

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils, B Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6654308-6654312 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

Soil Analysis

RPT Date: Apr 22, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	6658532		<0.8	<0.8	NA	< 0.8	106%	70%	130%	99%	80%	120%	74%	70%	130%
Arsenic	6658532		3	3	NA	< 1	95%	70%	130%	88%	80%	120%	88%	70%	130%
Barium	6658532		80.6	80.4	0.2%	< 2.0	108%	70%	130%	104%	80%	120%	100%	70%	130%
Beryllium	6658532		<0.5	<0.5	NA	< 0.5	96%	70%	130%	92%	80%	120%	85%	70%	130%
Boron	6658532		18	18	NA	< 5	83%	70%	130%	99%	80%	120%	87%	70%	130%
Boron (Hot Water Soluble)	6654135		0.57	0.60	5.1%	< 0.10	99%	60%	140%	97%	70%	130%	100%	60%	140%
Cadmium	6658532		<0.5	<0.5	NA	< 0.5	107%	70%	130%	99%	80%	120%	105%	70%	130%
Chromium	6658532		17	17	NA	< 5	95%	70%	130%	93%	80%	120%	98%	70%	130%
Cobalt	6658532		7.9	8.1	2.5%	< 0.8	89%	70%	130%	101%	80%	120%	98%	70%	130%
Copper	6658532		11.5	11.8	2.6%	< 1.0	88%	70%	130%	102%	80%	120%	96%	70%	130%
Lead	6658532		7	8	13.3%	< 1	104%	70%	130%	111%	80%	120%	110%	70%	130%
Molybdenum	6658532		<0.5	<0.5	NA	< 0.5	101%	70%	130%	99%	80%	120%	106%	70%	130%
Nickel	6658532		19	19	0.0%	< 1	90%	70%	130%	99%	80%	120%	93%	70%	130%
Selenium	6658532		<0.8	<0.8	NA	< 0.8	111%	70%	130%	101%	80%	120%	106%	70%	130%
Silver	6658532		<0.5	<0.5	NA	< 0.5	92%	70%	130%	98%	80%	120%	99%	70%	130%
Thallium	6658532		<0.5	<0.5	NA	< 0.5	112%	70%	130%	101%	80%	120%	98%	70%	130%
Uranium	6658532		0.70	0.73	NA	< 0.50	108%	70%	130%	103%	80%	120%	102%	70%	130%
Vanadium	6658532		22.6	23.3	3.1%	< 2.0	99%	70%	130%	97%	80%	120%	101%	70%	130%
Zinc	6658532		40	41	2.5%	< 5	96%	70%	130%	100%	80%	120%	96%	70%	130%
Chromium, Hexavalent	6654305	6654305	<0.2	<0.2	NA	< 0.2	105%	70%	130%	88%	80%	120%	72%	70%	130%
Cyanide, WAD	6658957		<0.040	<0.040	NA	< 0.040	95%	70%	130%	106%	80%	120%	91%	70%	130%
Mercury	6658532		<0.10	<0.10	NA	< 0.10	104%	70%	130%	101%	80%	120%	100%	70%	130%
Electrical Conductivity (2:1)	6654287		0.310	0.275	12.0%	< 0.005	95%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6654287		2.3	2.2	4.4%	NA									
pH, 2:1 CaCl2 Extraction	6658982		6.42	6.63	3.2%	NA	95%	80%	120%						

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

Particle Size by Sieve (Wet)

Sieve Analysis - 75 µm (retained)	6647701	33.28	32.38	2.7%	NA	99%	75%	125%	
Sieve Analysis - 75 µm (passing)	6647701	66.72	67.62	1.3%	NA				

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

Certified By:



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Quality Assurance

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AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

Trace Organics Analysis

RPT Date: Apr 22, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	6654293		<0.05	<0.05	NA	< 0.05	101%	50%	140%	98%	50%	140%	73%	50%	140%
Acenaphthylene	6654293		<0.05	<0.05	NA	< 0.05	98%	50%	140%	80%	50%	140%	75%	50%	140%
Acenaphthene	6654293		<0.05	<0.05	NA	< 0.05	105%	50%	140%	88%	50%	140%	75%	50%	140%
Fluorene	6654293		<0.05	<0.05	NA	< 0.05	112%	50%	140%	85%	50%	140%	70%	50%	140%
Phenanthrene	6654293		<0.05	<0.05	NA	< 0.05	118%	50%	140%	88%	50%	140%	75%	50%	140%
Anthracene	6654293		<0.05	<0.05	NA	< 0.05	114%	50%	140%	73%	50%	140%	88%	50%	140%
Fluoranthene	6654293		<0.05	<0.05	NA	< 0.05	120%	50%	140%	88%	50%	140%	105%	50%	140%
Pyrene	6654293		<0.05	<0.05	NA	< 0.05	115%	50%	140%	88%	50%	140%	80%	50%	140%
Benzo(a)anthracene	6654293		<0.05	<0.05	NA	< 0.05	86%	50%	140%	75%	50%	140%	78%	50%	140%
Chrysene	6654293		<0.05	<0.05	NA	< 0.05	108%	50%	140%	103%	50%	140%	78%	50%	140%
Benzo(b)fluoranthene	6654293		<0.05	<0.05	NA	< 0.05	75%	50%	140%	75%	50%	140%	85%	50%	140%
Benzo(k)fluoranthene	6654293		<0.05	<0.05	NA	< 0.05	108%	50%	140%	83%	50%	140%	78%	50%	140%
Benzo(a)pyrene	6654293		<0.05	<0.05	NA	< 0.05	80%	50%	140%	83%	50%	140%	85%	50%	140%
Indeno(1,2,3-cd)pyrene	6654293		<0.05	<0.05	NA	< 0.05	71%	50%	140%	73%	50%	140%	73%	50%	140%
Dibenz(a,h)anthracene	6654293		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	90%	50%	140%
Benzo(g,h,i)perylene	6654293		<0.05	<0.05	NA	< 0.05	93%	50%	140%	75%	50%	140%	73%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 to C10)	6652602		<5	<5	NA	< 5	120%	60%	140%	112%	60%	140%	80%	60%	140%
F2 (C10 to C16)	6658963		< 10	< 10	NA	< 10	114%	60%	140%	90%	60%	140%	108%	60%	140%
F3 (C16 to C34)	6658963		< 50	< 50	NA	< 50	108%	60%	140%	99%	60%	140%	115%	60%	140%
F4 (C34 to C50)	6658963		< 50	< 50	NA	< 50	78%	60%	140%	91%	60%	140%	105%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	6652602		<0.05	<0.05	NA	< 0.05	100%	50%	140%	117%	50%	140%	87%	50%	140%
Vinyl Chloride	6652602		<0.02	<0.02	NA	< 0.02	101%	50%	140%	76%	50%	140%	103%	50%	140%
Bromomethane	6652602		<0.05	<0.05	NA	< 0.05	89%	50%	140%	79%	50%	140%	99%	50%	140%
Trichlorofluoromethane	6652602		<0.05	<0.05	NA	< 0.05	104%	50%	140%	73%	50%	140%	92%	50%	140%
Acetone	6652602		<0.50	<0.50	NA	< 0.50	83%	50%	140%	87%	50%	140%	72%	50%	140%
1,1-Dichloroethylene	6652602		<0.05	<0.05	NA	< 0.05	91%	50%	140%	85%	60%	130%	75%	50%	140%
Methylene Chloride	6652602		<0.05	<0.05	NA	< 0.05	64%	50%	140%	95%	60%	130%	89%	50%	140%
Trans- 1,2-Dichloroethylene	6652602		<0.05	<0.05	NA	< 0.05	88%	50%	140%	75%	60%	130%	114%	50%	140%
Methyl tert-butyl Ether	6652602		<0.05	<0.05	NA	< 0.05	111%	50%	140%	90%	60%	130%	67%	50%	140%
1,1-Dichloroethane	6652602		<0.02	<0.02	NA	< 0.02	74%	50%	140%	82%	60%	130%	113%	50%	140%
Methyl Ethyl Ketone	6652602		<0.50	<0.50	NA	< 0.50	87%	50%	140%	84%	50%	140%	96%	50%	140%
Cis- 1,2-Dichloroethylene	6652602		<0.02	<0.02	NA	< 0.02	110%	50%	140%	75%	60%	130%	111%	50%	140%
Chloroform	6652602		<0.04	<0.04	NA	< 0.04	70%	50%	140%	83%	60%	130%	61%	50%	140%
1,2-Dichloroethane	6652602		<0.03	<0.03	NA	< 0.03	114%	50%	140%	90%	60%	130%	94%	50%	140%
1,1,1-Trichloroethane	6652602		<0.05	<0.05	NA	< 0.05	106%	50%	140%	60%	60%	130%	103%	50%	140%
Carbon Tetrachloride	6652602		<0.05	<0.05	NA	< 0.05	98%	50%	140%	75%	60%	130%	111%	50%	140%

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

Trace Organics Analysis (Continued)

RPT Date: Apr 22, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6652602		<0.02	<0.02	NA	< 0.02	108%	50%	140%	61%	60%	130%	93%	50%	140%
1,2-Dichloropropane	6652602		<0.03	<0.03	NA	< 0.03	103%	50%	140%	67%	60%	130%	89%	50%	140%
Trichloroethylene	6652602		<0.03	<0.03	NA	< 0.03	119%	50%	140%	69%	60%	130%	103%	50%	140%
Bromodichloromethane	6652602		<0.05	<0.05	NA	< 0.05	118%	50%	140%	80%	60%	130%	100%	50%	140%
Methyl Isobutyl Ketone	6652602		<0.50	<0.50	NA	< 0.50	83%	50%	140%	96%	50%	140%	89%	50%	140%
1,1,2-Trichloroethane	6652602		<0.04	<0.04	NA	< 0.04	115%	50%	140%	100%	60%	130%	104%	50%	140%
Toluene	6652602		<0.05	<0.05	NA	< 0.05	113%	50%	140%	71%	60%	130%	99%	50%	140%
Dibromochloromethane	6652602		<0.05	<0.05	NA	< 0.05	99%	50%	140%	99%	60%	130%	110%	50%	140%
Ethylene Dibromide	6652602		<0.04	<0.04	NA	< 0.04	102%	50%	140%	100%	60%	130%	111%	50%	140%
Tetrachloroethylene	6652602		<0.05	<0.05	NA	< 0.05	105%	50%	140%	95%	60%	130%	89%	50%	140%
1,1,1,2-Tetrachloroethane	6652602		<0.04	<0.04	NA	< 0.04	91%	50%	140%	68%	60%	130%	79%	50%	140%
Chlorobenzene	6652602		<0.05	<0.05	NA	< 0.05	114%	50%	140%	79%	60%	130%	99%	50%	140%
Ethylbenzene	6652602		<0.05	<0.05	NA	< 0.05	113%	50%	140%	72%	60%	130%	97%	50%	140%
m & p-Xylene	6652602		<0.05	<0.05	NA	< 0.05	114%	50%	140%	93%	60%	130%	100%	50%	140%
Bromoform	6652602		<0.05	<0.05	NA	< 0.05	108%	50%	140%	118%	60%	130%	107%	50%	140%
Styrene	6652602		<0.05	<0.05	NA	< 0.05	99%	50%	140%	72%	60%	130%	88%	50%	140%
1,1,2,2-Tetrachloroethane	6652602		<0.05	<0.05	NA	< 0.05	109%	50%	140%	107%	60%	130%	108%	50%	140%
o-Xylene	6652602		<0.05	<0.05	NA	< 0.05	114%	50%	140%	78%	60%	130%	98%	50%	140%
1,3-Dichlorobenzene	6652602		<0.05	<0.05	NA	< 0.05	113%	50%	140%	87%	60%	130%	102%	50%	140%
1,4-Dichlorobenzene	6652602		<0.05	<0.05	NA	< 0.05	111%	50%	140%	88%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	6652602		<0.05	<0.05	NA	< 0.05	110%	50%	140%	87%	60%	130%	99%	50%	140%
n-Hexane	6652602		<0.05	<0.05	NA	< 0.05	66%	50%	140%	117%	60%	130%	114%	50%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	95%	50%	140%	84%	50%	140%	102%	50%	140%
Vinyl Chloride	6654310	6654310	<0.02	<0.02	NA	< 0.02	108%	50%	140%	106%	50%	140%	99%	50%	140%
Bromomethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	107%	50%	140%	107%	50%	140%	93%	50%	140%
Trichlorofluoromethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	105%	50%	140%	107%	50%	140%	109%	50%	140%
Acetone	6654310	6654310	<0.50	<0.50	NA	< 0.50	79%	50%	140%	70%	50%	140%	62%	50%	140%
1,1-Dichloroethylene	6654310	6654310	<0.05	<0.05	NA	< 0.05	98%	50%	140%	75%	60%	130%	70%	50%	140%
Methylene Chloride	6654310	6654310	<0.05	<0.05	NA	< 0.05	96%	50%	140%	100%	60%	130%	73%	50%	140%
Trans- 1,2-Dichloroethylene	6654310	6654310	<0.05	<0.05	NA	< 0.05	74%	50%	140%	109%	60%	130%	79%	50%	140%
Methyl tert-butyl Ether	6654310	6654310	<0.05	<0.05	NA	< 0.05	103%	50%	140%	93%	60%	130%	81%	50%	140%
1,1-Dichloroethane	6654310	6654310	<0.02	<0.02	NA	< 0.02	65%	50%	140%	99%	60%	130%	82%	50%	140%
Methyl Ethyl Ketone	6654310	6654310	<0.50	<0.50	NA	< 0.50	97%	50%	140%	81%	50%	140%	91%	50%	140%
Cis- 1,2-Dichloroethylene	6654310	6654310	<0.02	<0.02	NA	< 0.02	114%	50%	140%	104%	60%	130%	84%	50%	140%
Chloroform	6654310	6654310	<0.04	<0.04	NA	< 0.04	63%	50%	140%	64%	60%	130%	58%	50%	140%
1,2-Dichloroethane	6654310	6654310	<0.03	<0.03	NA	< 0.03	105%	50%	140%	105%	60%	130%	84%	50%	140%
1,1,1-Trichloroethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	107%	50%	140%	119%	60%	130%	73%	50%	140%
Carbon Tetrachloride	6654310	6654310	<0.05	<0.05	NA	< 0.05	62%	50%	140%	114%	60%	130%	92%	50%	140%

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

Trace Organics Analysis (Continued)

RPT Date: Apr 22, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6654310	6654310	<0.02	<0.02	NA	< 0.02	96%	50%	140%	106%	60%	130%	74%	50%	140%
1,2-Dichloropropane	6654310	6654310	<0.03	<0.03	NA	< 0.03	94%	50%	140%	98%	60%	130%	77%	50%	140%
Trichloroethylene	6654310	6654310	<0.03	<0.03	NA	< 0.03	103%	50%	140%	114%	60%	130%	78%	50%	140%
Bromodichloromethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	108%	50%	140%	112%	60%	130%	86%	50%	140%
Methyl Isobutyl Ketone	6654310	6654310	<0.50	<0.50	NA	< 0.50	84%	50%	140%	90%	50%	140%	85%	50%	140%
1,1,2-Trichloroethane	6654310	6654310	<0.04	<0.04	NA	< 0.04	92%	50%	140%	98%	60%	130%	100%	50%	140%
Toluene	6654310	6654310	0.07	0.08	NA	< 0.05	111%	50%	140%	103%	60%	130%	81%	50%	140%
Dibromochloromethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	94%	50%	140%	100%	60%	130%	101%	50%	140%
Ethylene Dibromide	6654310	6654310	<0.04	<0.04	NA	< 0.04	119%	50%	140%	103%	60%	130%	100%	50%	140%
Tetrachloroethylene	6654310	6654310	<0.05	<0.05	NA	< 0.05	115%	50%	140%	108%	60%	130%	95%	50%	140%
1,1,1,2-Tetrachloroethane	6654310	6654310	<0.04	<0.04	NA	< 0.04	85%	50%	140%	93%	60%	130%	68%	50%	140%
Chlorobenzene	6654310	6654310	<0.05	<0.05	NA	< 0.05	106%	50%	140%	117%	60%	130%	82%	50%	140%
Ethylbenzene	6654310	6654310	<0.05	<0.05	NA	< 0.05	105%	50%	140%	114%	60%	130%	76%	50%	140%
m & p-Xylene	6654310	6654310	0.07	0.08	NA	< 0.05	107%	50%	140%	116%	60%	130%	109%	50%	140%
Bromoform	6654310	6654310	<0.05	<0.05	NA	< 0.05	111%	50%	140%	117%	60%	130%	112%	50%	140%
Styrene	6654310	6654310	<0.05	<0.05	NA	< 0.05	94%	50%	140%	103%	60%	130%	73%	50%	140%
1,1,2,2-Tetrachloroethane	6654310	6654310	<0.05	<0.05	NA	< 0.05	83%	50%	140%	66%	60%	130%	107%	50%	140%
o-Xylene	6654310	6654310	0.08	0.08	NA	< 0.05	106%	50%	140%	115%	60%	130%	80%	50%	140%
1,3-Dichlorobenzene	6654310	6654310	<0.05	<0.05	NA	< 0.05	107%	50%	140%	117%	60%	130%	89%	50%	140%
1,4-Dichlorobenzene	6654310	6654310	<0.05	<0.05	NA	< 0.05	109%	50%	140%	114%	60%	130%	87%	50%	140%
1,2-Dichlorobenzene	6654310	6654310	<0.05	<0.05	NA	< 0.05	106%	50%	140%	112%	60%	130%	89%	50%	140%
n-Hexane	6654310	6654310	<0.05	<0.05	NA	< 0.05	97%	50%	140%	109%	60%	130%	102%	50%	140%

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

Certified By: N Popowkolof

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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Sieve Analysis - 75 µm (retained)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE

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Method Summary

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AGAT WORK ORDER: 25T270752

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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SAMPLING SITE:Burloak Dr.

SAMPLED BY:Samantha Patrick

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

Have feedback? Scan here for a quick survey!

[redacted]opers Avenue, Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
[redacted]3 McAdam Road, Mississauga, ON L4Z 1N9
[redacted]686 Woodward Drive, Ottawa, ON, K2C 3R8
webearth.agatlabs.com

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 25T270752

Cooler Quantity: 1 LARGE

Arrival Temperatures: 2.5 | 2.8 | 3.6

Depot Temperatures: | |

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: BAGGED ICE

Report Information:

Company: G2S Consulting Inc.

Contact: Whitney Bowen

Address: 4361 Harvester Rd, Burlington
Unit 12

Phone: 289-208-5911 Fax:

Reports to be sent to:

1. Email: whitneyb@g2sconsulting.com
2. Email: samanthap@g2sconsulting.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 7 (Indicate One) — ☐ Ind/Com ☒ Res/Park ☐ Agriculture

Soil Texture (Check One): ☒ Coarse ☒ Fine

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

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm — Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other (Indicate One)

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

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

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

**TAT is exclusive of weekends and statutory holidays*

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

Project Information:

Project: G2S 24000

Site Location: Burloak Dr.

Sampled By: Samantha Patrick

AGAT Quote #: Standing Offer PO:

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

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:

Contact:

Address:

Email:

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Arocolors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	PFAS Water: ☐ PFAS Soil: ☐	Particle Size					Potentially Hazardous or High Concentration (Y/N)
1. BH101 S2A	04109125	AM PM	1	S			X				X														
2. BH101 S2B		AM PM	2						X	X										X					
3. BH110 S2A		AM PM	1				X				X														
4. BH110 S2B		AM PM	2						X	X															
5. BH102 S2A		AM PM	2				X		X	X	X														
6. BH103 S1B		AM PM	2				X		X	X	X														
7.		AM PM																							
8.		AM PM																							
9.		AM PM																							
10.		AM PM																							
11.		AM PM																							

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Michelle Anderton	04/11/25	1 PM		April	9:34

Page _____ of _____

N°:

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

Any and all products and/or services provided by AGAT Labs are pursuant to the terms and conditions as set forth at www.agatlabs.com/termsandconditions unless otherwise agreed in a current written contractual document.

Date Issued: Aug 29, 2024

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

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
4361 HARVESTERROAD, UNIT 12
BURLINGTON, ON L7L 5M4
(905) 331-3735
ATTENTION TO: Whitney Bowden
PROJECT: G2S24000
AGAT WORK ORDER: 25T284435
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
DATE REPORTED: May 09, 2025
PAGES (INCLUDING COVER): 19
VERSION*: 1

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

*Notes

Disclaimer:

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

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		MW101	MW102	MW103	MW120
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-05-01	2025-05-01	2025-05-01	2025-05-01
Parameter	Unit	G / S	RDL	6705733	6705741	6705742	6705743
Naphthalene	µg/L	7	0.20	<0.20	<0.20	0.22	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	17	0.20	<0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	290	0.20	<0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L	380	0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	44	0.20	<0.20	<0.20	<0.20	<0.20
Pyrene	µg/L	5.7	0.20	<0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L	1.8	0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	0.7	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.75	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.4	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.81	0.01	<0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.4	0.20	<0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
2-and 1-methyl Napthalene	µg/L	1500	0.20	<0.20	<0.20	<0.20	<0.20
Sediment				1	1	1	1
Surrogate	Unit	Acceptable Limits					
Naphthalene-d8	%	50-140		120	100	92	110
Acridine-d9	%	50-140		122	94	91	76
Terphenyl-d14	%	50-140		111	107	99	90

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6705733-6705743 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		MW101	MW102	MW103	MW120
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-05-01	2025-05-01	2025-05-01	2025-05-01
Parameter	Unit	G / S	RDL	6705733	6705741	6705742	6705743
F1 (C6 to C10)	µg/L		25	<25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	<25	<25	<25	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100	140	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100	<100	140	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100	<100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100	<100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA	NA
Sediment				1	1	3	1
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140		78	102	98	89
Terphenyl	% Recovery	60-140		80	93	74	71

Certified By: N Popowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6705733-6705743 The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2025-05-01
Parameter	Unit	G / S	RDL	6705744
Dichlorodifluoromethane	µg/L	3500	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	2000	0.40	<0.40
Acetone	µg/L	100000	1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30
Methylene Chloride	µg/L	26	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	11	0.30	<0.30
Methyl Ethyl Ketone	µg/L	21000	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	23	0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20
1,2-Dichloropropane	µg/L	0.58	0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20
Bromodichloromethane	µg/L	67000	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	5200	1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20
Toluene	µg/L	320	0.20	<0.20
Dibromochloromethane	µg/L	65000	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	140	0.10	<0.10
Ethylbenzene	µg/L	54	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By: N Popowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2025-05-01
Parameter	Unit	G / S	RDL	6705744
Bromoform	µg/L	5	0.10	<0.10
Styrene	µg/L	43	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	7600	0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,2-Dichlorobenzene	µg/L	150	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		116
4-Bromofluorobenzene	% Recovery	50-140		75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6705744 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		MW101	MW102	MW103	MW120
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-05-01	2025-05-01	2025-05-01	2025-05-01
Parameter	Unit	G / S	RDL	6705733	6705741	6705742	6705743
Dichlorodifluoromethane	µg/L	3500	0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2000	0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	100000	1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	26	0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	11	0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	21000	1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	23	0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	0.58	0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	67000	0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	5200	1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	320	0.20	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	65000	0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	140	0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	54	0.10	<0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20	<0.20	<0.20	<0.20

Certified By: NPopowkolof

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		MW101	MW102	MW103	MW120
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-05-01	2025-05-01	2025-05-01	2025-05-01
Parameter	Unit	G / S	RDL	6705733	6705741	6705742	6705743
Bromoform	µg/L	5	0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	43	0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	12.8	<0.10
1,3-Dichlorobenzene	µg/L	7600	0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	150	0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20	<0.20	12.8	<0.20
n-Hexane	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits					
Toluene-d8	% Recovery	50-140		80	93	74	71
4-Bromofluorobenzene	% Recovery	50-140		78	102	88	98

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6705733-6705743 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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Certificate of Analysis

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

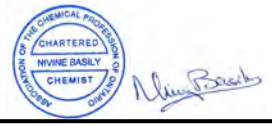
O. Reg. 153(511) - Metals & Inorganics (Water)

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

		SAMPLE DESCRIPTION:		MW101	MW102	MW103	MW120
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-05-01	2025-05-01	2025-05-01	2025-05-01
Parameter	Unit	G / S	RDL	6705733	6705741	6705742	6705743
Dissolved Antimony	µg/L	16000	1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	1500	1.0	1.2	2.4	10.1	2.2
Dissolved Barium	µg/L	23000	2.0	64.0	57.3	63.7	57.2
Dissolved Beryllium	µg/L	53	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	36000	10.0	403	390	1050	420
Dissolved Cadmium	µg/L	2.1	0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	640	2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	52	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Copper	µg/L	69	1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Lead	µg/L	20	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	7300	0.50	18.5	44.4	91.0	34.9
Dissolved Nickel	µg/L	390	1.0	1.6	<1.0	2.2	1.8
Dissolved Selenium	µg/L	50	1.0	1.2	1.6	<1.0	<1.0
Dissolved Silver	µg/L	1.2	0.20	0.23	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	400	0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	330	0.50	4.61	4.49	6.80	4.41
Dissolved Vanadium	µg/L	200	0.40	<0.40	1.16	0.76	1.41
Dissolved Zinc	µg/L	890	5.0	<5.0	<5.0	<5.0	<5.0
Mercury	µg/L	0.1	0.02	<0.02	<0.02	<0.02	<0.02
Chromium VI	µg/L	110	2.000	<2.000	<2.000	<2.000	<2.000
Cyanide, WAD	µg/L	52	2	<2	<2	2	<2
Dissolved Sodium	µg/L	1800000	50	76400	58200	74800	59700
Chloride	µg/L	1800000	100	107000	93600	216000	92200
pH	pH Units		NA	7.77	7.71	7.65	7.73

Certified By:



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AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

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

DATE RECEIVED: 2025-05-01

DATE REPORTED: 2025-05-09

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6705733-6705743 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC
AGAT WORK ORDER: 25T284435
PROJECT: G2S24000
ATTENTION TO: Whitney Bowden
SAMPLING SITE:
SAMPLED BY:SP

Trace Organics Analysis

RPT Date: May 09, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	6705580		<0.40	<0.40	NA	< 0.40	75%	50%	140%	73%	50%	140%	115%	50%	140%
Vinyl Chloride	6705580		<0.17	<0.17	NA	< 0.17	109%	50%	140%	93%	50%	140%	92%	50%	140%
Bromomethane	6705580		<0.20	<0.20	NA	< 0.20	107%	50%	140%	122%	50%	140%	97%	50%	140%
Acetone	6705580		<1.0	<1.0	NA	< 1.0	94%	50%	140%	120%	50%	140%	91%	50%	140%
1,1-Dichloroethylene	6705580		<0.30	<0.30	NA	< 0.30	71%	50%	140%	82%	60%	130%	65%	50%	140%
Methylene Chloride	6705580		<0.30	<0.30	NA	< 0.30	82%	50%	140%	70%	60%	130%	121%	50%	140%
trans- 1,2-Dichloroethylene	6705580		<0.20	<0.20	NA	< 0.20	75%	50%	140%	91%	60%	130%	69%	50%	140%
Methyl tert-butyl ether	6705580		<0.20	<0.20	NA	< 0.20	65%	50%	140%	89%	60%	130%	121%	50%	140%
1,1-Dichloroethane	6705580		<0.30	<0.30	NA	< 0.30	71%	50%	140%	88%	60%	130%	63%	50%	140%
Methyl Ethyl Ketone	6705580		<1.0	<1.0	NA	< 1.0	109%	50%	140%	80%	50%	140%	75%	50%	140%
cis- 1,2-Dichloroethylene	6705580		<0.20	<0.20	NA	< 0.20	72%	50%	140%	88%	60%	130%	66%	50%	140%
Chloroform	6705580		<0.20	<0.20	NA	< 0.20	88%	50%	140%	100%	60%	130%	76%	50%	140%
1,2-Dichloroethane	6705580		<0.20	<0.20	NA	< 0.20	97%	50%	140%	93%	60%	130%	75%	50%	140%
1,1,1-Trichloroethane	6705580		<0.30	<0.30	NA	< 0.30	80%	50%	140%	109%	60%	130%	75%	50%	140%
Carbon Tetrachloride	6705580		<0.20	<0.20	NA	< 0.20	102%	50%	140%	109%	60%	130%	77%	50%	140%
Benzene	6705580		<0.20	<0.20	NA	< 0.20	76%	50%	140%	85%	60%	130%	64%	50%	140%
1,2-Dichloropropane	6705580		<0.20	<0.20	NA	< 0.20	65%	50%	140%	78%	60%	130%	61%	50%	140%
Trichloroethylene	6705580		<0.20	<0.20	NA	< 0.20	82%	50%	140%	96%	60%	130%	73%	50%	140%
Bromodichloromethane	6705580		<0.20	<0.20	NA	< 0.20	73%	50%	140%	95%	60%	130%	64%	50%	140%
1,1,2-Trichloroethane	6705580		<0.20	<0.20	NA	< 0.20	78%	50%	140%	115%	60%	130%	111%	50%	140%
Toluene	6705580		<0.20	<0.20	NA	< 0.20	71%	50%	140%	107%	60%	130%	81%	50%	140%
Dibromochloromethane	6705580		<0.10	<0.10	NA	< 0.10	67%	50%	140%	120%	60%	130%	73%	50%	140%
Ethylene Dibromide	6705580		<0.10	<0.10	NA	< 0.10	65%	50%	140%	107%	60%	130%	84%	50%	140%
Tetrachloroethylene	6705580		<0.20	<0.20	NA	< 0.20	84%	50%	140%	123%	60%	130%	111%	50%	140%
1,1,1,2-Tetrachloroethane	6705580		<0.10	<0.10	NA	< 0.10	55%	50%	140%	108%	60%	130%	110%	50%	140%
Chlorobenzene	6705580		<0.10	<0.10	NA	< 0.10	65%	50%	140%	91%	60%	130%	72%	50%	140%
Ethylbenzene	6705580		<0.10	<0.10	NA	< 0.10	62%	50%	140%	92%	60%	130%	72%	50%	140%
m & p-Xylene	6705580		<0.20	<0.20	NA	< 0.20	96%	50%	140%	98%	60%	130%	85%	50%	140%
Styrene	6705580		<0.10	<0.10	NA	< 0.10	69%	50%	140%	80%	60%	130%	66%	50%	140%
1,1,2,2-Tetrachloroethane	6705580		<0.10	<0.10	NA	< 0.10	72%	50%	140%	76%	60%	130%	88%	50%	140%
o-Xylene	6705580		<0.10	<0.10	NA	< 0.10	66%	50%	140%	96%	60%	130%	76%	50%	140%
1,3-Dichlorobenzene	6705580		<0.10	<0.10	NA	< 0.10	101%	50%	140%	68%	60%	130%	78%	50%	140%
1,4-Dichlorobenzene	6705580		<0.10	<0.10	NA	< 0.10	91%	50%	140%	66%	60%	130%	105%	50%	140%
1,2-Dichlorobenzene	6705580		<0.10	<0.10	NA	< 0.10	123%	50%	140%	64%	60%	130%	86%	50%	140%
n-Hexane	6705580		<0.20	<0.20	NA	< 0.20	65%	50%	140%	96%	60%	130%	87%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)															
F1 (C6 to C10)	6652120		< 25	< 25	NA	< 25	78%	60%	140%	90%	60%	140%	86%	60%	140%
F2 (C10 to C16)	6703068		< 100	< 100	NA	< 100	86%	60%	140%	79%	60%	140%	81%	60%	140%
F3 (C16 to C34)	6703068		< 100	< 100	NA	< 100	97%	60%	140%	92%	60%	140%	90%	60%	140%

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

Trace Organics Analysis (Continued)

RPT Date: May 09, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
F4 (C34 to C50)	6703068		< 100	< 100	NA	< 100	79%	60%	140%	77%	60%	140%	76%	60%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6709988		<0.20	<0.20	NA	< 0.20	106%	50%	140%	110%	50%	140%	108%	50%	140%
Acenaphthylene	6709988		<0.20	<0.20	NA	< 0.20	120%	50%	140%	108%	50%	140%	108%	50%	140%
Acenaphthene	6709988		<0.20	<0.20	NA	< 0.20	115%	50%	140%	93%	50%	140%	104%	50%	140%
Fluorene	6709988		<0.20	<0.20	NA	< 0.20	114%	50%	140%	97%	50%	140%	109%	50%	140%
Phenanthrene	6709988		<0.10	<0.10	NA	< 0.10	118%	50%	140%	103%	50%	140%	113%	50%	140%
Anthracene	6709988		<0.10	<0.10	NA	< 0.10	109%	50%	140%	72%	50%	140%	76%	50%	140%
Fluoranthene	6709988		<0.20	<0.20	NA	< 0.20	122%	50%	140%	106%	50%	140%	112%	50%	140%
Pyrene	6709988		<0.20	<0.20	NA	< 0.20	122%	50%	140%	106%	50%	140%	112%	50%	140%
Benzo(a)anthracene	6709988		<0.20	<0.20	NA	< 0.20	94%	50%	140%	91%	50%	140%	75%	50%	140%
Chrysene	6709988		<0.10	<0.10	NA	< 0.10	101%	50%	140%	110%	50%	140%	108%	50%	140%
Benzo(b)fluoranthene	6709988		<0.10	<0.10	NA	< 0.10	100%	50%	140%	112%	50%	140%	78%	50%	140%
Benzo(k)fluoranthene	6709988		<0.10	<0.10	NA	< 0.10	95%	50%	140%	112%	50%	140%	97%	50%	140%
Benzo(a)pyrene	6709988		<0.01	<0.01	NA	< 0.01	93%	50%	140%	110%	50%	140%	78%	50%	140%
Indeno(1,2,3-cd)pyrene	6709988		<0.20	<0.20	NA	< 0.20	104%	50%	140%	76%	50%	140%	70%	50%	140%
Dibenz(a,h)anthracene	6709988		<0.20	<0.20	NA	< 0.20	84%	50%	140%	73%	50%	140%	78%	50%	140%
Benzo(g,h,i)perylene	6709988		<0.20	<0.20	NA	< 0.20	105%	50%	140%	90%	50%	140%	101%	50%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	6652120		< 0.40	< 0.40	NA	< 0.40	110%	50%	140%	64%	50%	140%	88%	50%	140%
Vinyl Chloride	6652120		< 0.17	< 0.17	NA	< 0.17	77%	50%	140%	111%	50%	140%	63%	50%	140%
Bromomethane	6652120		< 0.20	< 0.20	NA	< 0.20	81%	50%	140%	91%	50%	140%	87%	50%	140%
Acetone	6652120		< 1.0	< 1.0	NA	< 1.0	91%	50%	140%	103%	50%	140%	103%	50%	140%
1,1-Dichloroethylene	6652120		< 0.30	< 0.30	NA	< 0.30	79%	50%	140%	83%	60%	130%	112%	50%	140%
trans- 1,2-Dichloroethylene	6652120		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	84%	60%	130%	112%	50%	140%
Methyl tert-butyl ether	6652120		< 0.20	< 0.20	NA	< 0.20	80%	50%	140%	68%	60%	130%	86%	50%	140%
1,1-Dichloroethane	6652120		< 0.30	< 0.30	NA	< 0.30	70%	50%	140%	105%	60%	130%	61%	50%	140%
Methyl Ethyl Ketone	6652120		< 1.0	< 1.0	NA	< 1.0	68%	50%	140%	77%	50%	140%	99%	50%	140%
cis- 1,2-Dichloroethylene	6652120		< 0.20	< 0.20	NA	< 0.20	76%	50%	140%	73%	60%	130%	74%	50%	140%
Chloroform	6652120		< 0.20	< 0.20	NA	< 0.20	70%	50%	140%	97%	60%	130%	67%	50%	140%
1,2-Dichloroethane	6652120		< 0.20	< 0.20	NA	< 0.20	98%	50%	140%	103%	60%	130%	101%	50%	140%
1,1,1-Trichloroethane	6652120		< 0.30	< 0.30	NA	< 0.30	94%	50%	140%	113%	60%	130%	69%	50%	140%
Carbon Tetrachloride	6652120		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	65%	60%	130%	97%	50%	140%
Benzene	6654014		< 0.20	< 0.20	NA	< 0.20	84%	50%	140%	64%	60%	130%	98%	50%	140%
1,2-Dichloropropane	6652120		< 0.20	< 0.20	NA	< 0.20	69%	50%	140%	82%	60%	130%	94%	50%	140%
Bromodichloromethane	6652120		< 0.20	< 0.20	NA	< 0.20	61%	50%	140%	91%	60%	130%	65%	50%	140%
Methyl Isobutyl Ketone	6652120		< 1.0	< 1.0	NA	< 1.0	74%	50%	140%	115%	50%	140%	81%	50%	140%
1,1,2-Trichloroethane	6652120		< 0.20	< 0.20	NA	< 0.20	86%	50%	140%	93%	60%	130%	106%	50%	140%

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

Trace Organics Analysis (Continued)

RPT Date: May 09, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Toluene	6654014		< 0.20	< 0.20	NA	< 0.20	88%	50%	140%	99%	60%	130%	102%	50%	140%
Dibromochloromethane	6652120		< 0.10	< 0.10	NA	< 0.10	65%	50%	140%	90%	60%	130%	81%	50%	140%
Ethylene Dibromide	6652120		< 0.10	< 0.10	NA	< 0.10	84%	50%	140%	108%	60%	130%	116%	50%	140%
Tetrachloroethylene	6652120		< 0.20	< 0.20	NA	< 0.20	85%	50%	140%	63%	60%	130%	79%	50%	140%
1,1,1,2-Tetrachloroethane	6652120		< 0.10	< 0.10	NA	< 0.10	83%	50%	140%	76%	60%	130%	114%	50%	140%
Chlorobenzene	6652120		< 0.10	< 0.10	NA	< 0.10	76%	50%	140%	71%	60%	130%	67%	50%	140%
Ethylbenzene	6654014		< 0.10	< 0.10	NA	< 0.10	83%	50%	140%	66%	60%	130%	82%	50%	140%
m & p-Xylene	6654014		< 0.20	< 0.20	NA	< 0.20	106%	50%	140%	104%	60%	130%	98%	50%	140%
Bromoform	6652120		< 0.10	< 0.10	NA	< 0.10	63%	50%	140%	67%	60%	130%	81%	50%	140%
Styrene	6652120		< 0.10	< 0.10	NA	< 0.10	82%	50%	140%	67%	60%	130%	63%	50%	140%
1,1,2,2-Tetrachloroethane	6652120		< 0.10	< 0.10	NA	< 0.10	95%	50%	140%	82%	60%	130%	94%	50%	140%
o-Xylene	6654014		< 0.10	< 0.10	NA	< 0.10	74%	50%	140%	61%	60%	130%	90%	50%	140%
1,3-Dichlorobenzene	6652120		< 0.10	< 0.10	NA	< 0.10	78%	50%	140%	62%	60%	130%	87%	50%	140%
1,4-Dichlorobenzene	6652120		< 0.10	< 0.10	NA	< 0.10	96%	50%	140%	72%	60%	130%	89%	50%	140%
1,2-Dichlorobenzene	6652120		< 0.10	< 0.10	NA	< 0.10	117%	50%	140%	81%	60%	130%	99%	50%	140%
n-Hexane	6652120		< 0.20	< 0.20	NA	< 0.20	90%	50%	140%	66%	60%	130%	74%	50%	140%

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

Certified By: N Popowkolof

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Quality Assurance

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

Water Analysis

RPT Date: May 09, 2025

PARAMETER	Batch	Sample Id	DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
			Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Water)															
Dissolved Antimony	6709988		<1.0	<1.0	NA	< 1.0	100%	70%	130%	104%	80%	120%	105%	70%	130%
Dissolved Arsenic	6709988		<1.0	<1.0	NA	< 1.0	99%	70%	130%	109%	80%	120%	113%	70%	130%
Dissolved Barium	6709988		68.9	67.3	2.3%	< 2.0	100%	70%	130%	100%	80%	120%	102%	70%	130%
Dissolved Beryllium	6709988		<0.50	<0.50	NA	< 0.50	100%	70%	130%	103%	80%	120%	105%	70%	130%
Dissolved Boron	6709988		62.0	70.2	12.5%	< 10.0	102%	70%	130%	108%	80%	120%	112%	70%	130%
Dissolved Cadmium	6709988		<0.20	<0.20	NA	< 0.20	101%	70%	130%	100%	80%	120%	106%	70%	130%
Dissolved Chromium	6709988		<2.0	<2.0	NA	< 2.0	97%	70%	130%	100%	80%	120%	90%	70%	130%
Dissolved Cobalt	6709988		4.85	5.74	16.6%	< 0.50	95%	70%	130%	102%	80%	120%	90%	70%	130%
Dissolved Copper	6709988		1.2	<1.0	NA	< 1.0	100%	70%	130%	98%	80%	120%	92%	70%	130%
Dissolved Lead	6709988		<0.50	<0.50	NA	< 0.50	99%	70%	130%	98%	80%	120%	100%	70%	130%
Dissolved Molybdenum	6709988		9.84	9.09	7.9%	< 0.50	101%	70%	130%	112%	80%	120%	118%	70%	130%
Dissolved Nickel	6709988		5.6	6.4	14.6%	< 1.0	99%	70%	130%	103%	80%	120%	88%	70%	130%
Dissolved Selenium	6709988		<1.0	<1.0	NA	< 1.0	101%	70%	130%	109%	80%	120%	109%	70%	130%
Dissolved Silver	6709988		0.21	<0.20	NA	< 0.20	99%	70%	130%	103%	80%	120%	102%	70%	130%
Dissolved Thallium	6709988		<0.30	<0.30	NA	< 0.30	96%	70%	130%	99%	80%	120%	98%	70%	130%
Dissolved Uranium	6709988		17.1	17.0	0.7%	< 0.50	100%	70%	130%	98%	80%	120%	103%	70%	130%
Dissolved Vanadium	6709988		0.88	0.68	NA	< 0.40	99%	70%	130%	107%	80%	120%	99%	70%	130%
Dissolved Zinc	6709988		10.3	9.9	NA	< 5.0	102%	70%	130%	109%	80%	120%	103%	70%	130%
Mercury	6704014		<0.02	<0.02	NA	< 0.02	97%	70%	130%	99%	80%	120%	101%	70%	130%
Chromium VI	6705733	6705733	<2.000	<2.000	NA	< 2	104%	70%	130%	104%	80%	120%	100%	70%	130%
Cyanide, WAD	6706841		<2	<2	NA	< 2	87%	70%	130%	103%	80%	120%	71%	70%	130%
Dissolved Sodium	6709988		36200	37800	4.4%	< 50	108%	70%	130%	110%	80%	120%	109%	70%	130%
Chloride	6705733	6705733	107000	107000	0.1%	< 100	96%	70%	130%	103%	80%	120%	107%	70%	130%
pH	6705726		7.42	7.42	0.1%	NA	100%	90%	110%						

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

O. Reg. 153(511) - Metals & Inorganics (Water)															
pH	6707722		8.79	8.78	0.1%	NA	101%	90%	110%						

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

Certified By:



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Method Summary

CLIENT NAME: G2S ENVIRONMENTAL CONSULTING INC

AGAT WORK ORDER: 25T284435

PROJECT: G2S24000

ATTENTION TO: Whitney Bowden

SAMPLING SITE:

SAMPLED BY:SP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Napthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

Have feedback? Scan here for a quick survey!

835 Coopers Avenue
Ontario L4Z 1Y2
x: 905.712.5122
rth.agatlabs.com

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 25T284435

Cooler Quantity: 14
Arrival Temperatures: 5.2 | 5.3 | 5.9
Depot Temperatures: | | |
Custody Seal Intact: ☐Yes ☐No ☐N/A
Notes: L IJ

Report Information:

Company: G2S Consulting Inc.
Contact: Whitney Bowden
Address: 4361 Harvester Rd, Suite 12
Burlington, Ont.
Phone: Fax:
Reports to be sent to:
1. Email: whitneyb@g2sconsulting.com
2. Email: samanthap@" "

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table 3 (Indicate One)
☒ Ind/Com
☐ Res/Park
☐ Agriculture
Soil Texture (Check One)
☐ Coarse
☐ Fine

☐ Regulation 406
Table ____ (Indicate One)
☐ Ind/Com
☐ Res/Park
☐ Agriculture
☐ Regulation 558
☐ CCME

☐ Sewer Use
☐ Sanitary ☐ Storm
Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
Indicate One

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

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

Project Information:

Project: G2S24000
Site Location:
Sampled By: SP
AGAT Quote #: Standing offer PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

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

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

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:
Contact:
Address:
Email:

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. MW101	5/1/25	PM AM PM	13	GW		Y	X		X	X	X								
2. MW102	↓	↓ AM PM	↓	↓		↓	X		X	X	X								
3. MW103		AM PM					X		X	X	X								
4. MW120		AM PM					X		X	X	X								
5. Trip Blank		AM PM								X									
6.		AM PM																	
7.		AM PM																	
8.		AM PM																	
9.		AM PM																	
10.		AM PM																	
11.		AM PM																	

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Blake Zazinsky Blaz	5/1/2025	2:00pm		May 1	4pm
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page ____ of ____

N°: T - 168351

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

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