PHASE TWO CONCEPTUAL SITE MODEL

The Phase Two Conceptual Site Model [CSM] consists of the following text and attached drawings, including:

Drawing No.:	Drawing Title
1	Phase One Conceptual Site Model [followed by Phase One CSM Notes]
1A	Illustration of APECs on the RSC Property
1B	Former Condition of the RSC Property
1C	Current Condition of the RSC Property
2	Cross Sections & Monitoring Well Details
2A	Cross Section A-A
2B	Cross Section B-B
3	Borehole, Monitoring Well, and Test Pit Location Plan
3A	Soil Analytical Data Summary – Metals including Hydride Forming Metals
3B	Soil Analytical Data Summary – Petroleum Hydrocarbons [PHCs]
3C	Soil Analytical Data Summary – Benzene, Toluene, Ethylbenzene, Xylene [BTEX]
3D	Soil Analytical Data Summary – Volatile Organic Compounds [VOCs]
3E	Soil Analytical Data Summary – Polycyclic Aromatic Hydrocarbons [PAHs]
4A	Groundwater Analytical Data Summary – Metals Including Hydride Forming Metals
4B	Groundwater Analytical Data Summary – Petroleum Hydrocarbons [PHCs]
4C	Groundwater Analytical Data Summary – Benzene, Toluene, Ethylbenzene, Xylene [BTEX]
4D	Groundwater Analytical Data Summary – Volatile Organic Compounds [VOCs]
4E	Groundwater Analytical Data Summary – Polycyclic Aromatic Hydrocarbons [PAHs]

SITE DESCRIPTION AND HISTORY

The Record of Site Condition [RSC] Property is comprised of an irregular shaped parcel of land located on the south side of Old Lakeshore Road to the east of Pearl Street in the City of Burlington, Ontario. For descriptive purposes, Old Lakeshore Road has been designated as having an east-west alignment.

For the purposes of this text, the terms 'Phase One Property', 'Phase Two Property', 'RSC Property' and/or 'Site' are used interchangeably to refer to the RSC Property.

At the time of this Report, the RSC Property was occupied by the following structures:

- a 2-storey dwelling that had been converted to three [3] residential rental units. There is also a basement level in the structure;
- a single-storey ten [10] unit motel [recognised as the Marquis Lakeside Inn at the time of this Report]. There is also a partial basement level in the structure, and;
- a single-storey, flat roof cabin, that was utilized as a residential rental unit. A basement level is not present in the cabin structure.

The remainder of the RSC Property was comprised of landscaped aeras to the north and east of the three-unit residential structure and rental cabin and asphaltic-concrete parking areas to the east of the motel. A landscaped area was also present along the southern limit of the RSC Property.

The topography of the Site is relatively flat and level, with surface water being directed to an on-site catch basin.

The Site was bounded to the north by Old Lakeshore Road, to the east by vacant commercial lands [formerly Emma's Back Porch], to the south by Lake Ontario and to the west by a walkway and a high-rise residential building.

The Site is recognised with the municipal address of 2076 Old Lakeshore Road, Burlington, Ontario. The legal description of the Site is as follows:

PIN No. 07061-0019 - "Lt 1 Blk U, Compiled Plan PL92, Pt Lt 2 Blk U, Compiled Plan PL92, Part 1, 20R5383; Burlington".

The geographic coordinates of the Site, recorded using a hand-held global positioning unit, are [NAD 83] 17T 597890E/ 4797670N.

The area of the Site is 0.1985 hectares in total.

A Phase One Environmental Site Assessment [ESA] was carried out on the Site to support the filing of an RSC. Based on the findings of the Phase One ESA, the Site was first transferred from Crown lands to a private landowner circa 1798.

The Site was first developed as residential lands before 1909 as residential lands and redeveloped as commercial lands sometime between 1924 and 1932.

The first readily available visual aid for the Site is a topographic map from 1909 which illustrates the Site as undeveloped lands. Other visual aids, including aerial photographs from 1954, 1960, 1978, 1988, 2004, 2011, and 2018, topographic maps from 1938, 1968, and 1999, and fire insurance plans from 1910, 1924, 1932, and 1971 confirm the development timeline above. The neighbouring and nearby lands to the Site are comprised of a mixture of residential, parkland, and commercial lands.

The neighbouring and nearby lands to the Site are comprised of a mixture of retail commercial, parkland and residential lands.

The Phase One Property and Phase One Study Area are illustrated on ***Drawing No.: 1. Drawing No.: 1B*** illustrates the former condition of the Site. ***Drawing No.: 1C*** illustrates the current condition of the Site.

1. NARRATIVE DESCRIPTION OF POTENTIALLY CONTAMINATING ACTIVITIES, AREAS OF POTENTIAL ENVIRONMENTAL CONCERN AND UTILITIES

I. AREAS WHERE POTENTIALLY CONTAMINATING ACTIVITY HAS OCCURRED

The Phase One research revealed five [5] potentially contaminating activities [PCAs] on the Phase One ESA Site, including the following:

- A Fire Insurance Plan from 1910 illustrates a former building on the Site. Historically, it was a common practise to demolish buildings and utilise the remaining construction debris and/or various imported fill material(s) to backfill the basement level of structures, if present;
- A Fire Insurance Plan from 1932 illustrates two [2] underground storage tanks [USTs] on the Site;
- Fill material of unknown quality may be present in the vicinity of the noted UST nest area if the USTs have been removed, and;
- Aerial photographs from 1988 and 2004 illustrate an in-ground pool at the northeast corner of the Site. This pool was not observed on the property at the time of our site reconnaissance. As such, there is a potential for fill material of unknown quality in the immediate vicinity of the former pool.
- The site reconnaissance of the Site revealed the use of de-icing salts in the asphalt parking lot and driveways as well as the concrete sidewalks for the purpose of vehicular and pedestrian safety.

The lands in the general vicinity of the Site are comprised of a mixture of retail commercial, parkland and residential lands. The Phase One ESA research revealed two [2] historical PCAs on lands in the Phase One ESA Study Area that is considered a potential environmental liability to the Site, including the following item:

- The Vernon City Directories revealed a 'Sunoco Service Station' operated in close proximity to the Phase One property from pre-1960 to 1982 at 2071 Lakeshore Road. In addition, a 1971 Fire Insurance Plan illustrates an UST on the 2071 Lakeshore Road property. This property is located approximately 40 metres north-northwest [up-gradient] from the Phase One property.
- The 1971 Fire Insurance Plan illustrates an Auto Service at the retail fuel outlet in conjunction with 'Sunoco Service Station' in operation at 2071 Lakeshore Road from pre-1960 to 1982.

In addition to the above, the neighbouring lands revealed an additional six [6] operations on properties within the Phase One Study Area that are considered PCAs. However, these operations are not considered PCAs likely to cause an APEC on the RSC Property [Please refer to pages i, ii, iii, and viii of the Phase One Conceptual Site Model Notes].

The off-site PCAs are illustrated on the attached ***Drawing No.: 1A***.

No other PCAs were identified on the neighbouring lands or lands located within the Phase One Study Area that are considered to have a significant potential to cause an APEC on the RSC property. A description of these other off-site PCAs and further rationale are included in the ***'Phase One CSM Notes'*** section following ***Drawing No. 1.***

II. AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Based on the above PCAs, the following areas of potential environmental concern [APEC] were identified:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	The northeast corner of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA A]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil
APEC #2	The northern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA B]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil
APEC #3a	The northern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks [PCA C]	On-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and Groundwater
APEC #3b	The northern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA D]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil
APEC #4	The northern limit of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks [PCA E]	Off-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and Groundwater
		10. Commercial Autobody Shops [PCA F]	Off-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and groundwater
APEC #5	The northern and central portion of the Phase One Property	Other. Use of De-Icing Salts [PCA G]	On-Site	EC & SAR	Soil

Notes: As = Arsenic, Sb = Antimony, Se = Selenium, BHWS = Boron (Hot Water Soluble),
CN- = Cyanide, EC = Electrical Conductivity, Cr (VI) = Hexavalent Chromium, Hg = Mercury,
SAR = Sodium Absorption Ratio, PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds
BTEX = Benzene, Toluene, Ethylbenzene and Xylene Mixture, PAHs = Polycyclic Aromatic Hydrocarbons

The areas of potential environmental concern [APECs] and outline of on-site and off-site PCAs are illustrated on the attached ***Drawing No.: 1A.***

Based on the Phase One ESA findings it was the opinion of SOIL-MAT ENGINEERS that intrusive soil and groundwater sampling was warranted to assess the impact, if any, to the soil and groundwater mediums on the Site as a result of the above noted PCAs.

III. ANY SUBSURFACE STRUCTURES AND UTILITIES ON, IN OR UNDER THE PHASE TWO PROPERTY THAT MAY AFFECT CONTAMINANT DISTRIBUTION AND TRANSPORT

There are buried storm, sanitary, hydro, water, and natural gas services on the Phase Two Property, however, these buried utilities are not anticipated to have affected the distribution of potential contaminants on the Site. The proposed development on the property will be serviced with buried utilities, including storm and sanitary sewers, a municipal water supply, hydro and other soft services. The depth and location of these

service trenches are not anticipated to affect, direct or alter the migration of any potential off-site contaminants.

2. NARRATIVE DESCRIPTION OF THE PHYSICAL SETTING OF THE PHASE TWO PROPERTY

I. STRATIGRAPHY FROM GROUND SURFACE TO THE DEEPEST AQUIFER OR AQUITARD INVESTIGATED

A review of the Ministry of Northern Development and Mines "Quaternary Geology of the Hamilton Area, Southern Ontario Sheet Map M2509" and the "Paleozoic Geology of the Hamilton Area, Southern Ontario Sheet Map M2336", indicates that the Site is located in an 'outcrop' area of Queenston Shale bedrock [Upper Ordovician].

SOIL-MAT ENGINEERS' Phase Two ESA revealed the following Site stratigraphy:

- TOPSOIL: A surficial veneer of topsoil, consisting of approximately 75 to 150 millimetres in thickness, was encountered in Borehole Nos.: BH2, BH3, BH7, BH8 and BH10. It is noted that the depth of topsoil may vary across the site and from the borehole locations. It is also noted that the term 'topsoil' has been used from a geotechnical point of view and does not necessarily reflect its nutrient content or ability to support plant life.
- PAVEMENT STRUCTURE: Borehole Nos.: BH1, BH4, BH5, BH6, BH9, BH11, and BH12 were advanced through an existing pavement structure which was found to consist of approximately 25 to 100 millimetres of asphaltic concrete over 100 to 300 millimetres of compact granular base.
- GRAVEL FILL: Gravel fill, approximately 100 and 150 millimetres in thickness, was encountered beneath the topsoil in Borehole Nos.: BH3 and BH10, respectively. The gravel was found to be generally compact in consistency.
- CLAYEY/SANDY SILT FILL: Clayey / Sandy Silt Fill was encountered beneath the granular fill in Borehole No.: BH3 and beneath the topsoil in Borehole No.: BH8. The clayey / sandy silt fill was brown in colour, contained trace gravel, and occasional cobbles and construction debris inclusions, and was found to be very stiff to soft in consistency. The silty sand / sandy silt fill was proven to auger refusal on assumed concrete a depth of 1.8 and 1.4 m bgs, respectively.
- CLAYEY / SANDY SILT: Native silty sand/ sandy silt was encountered beneath the topsoil in Borehole Nos.: BH2, BH7, and BH10, and beneath the pavement structure in Borehole Nos.: BH1, BH4, BH5, BH6, BH9, BH11, and BH12. The silty clay/ clayey silt was brown in colour, and contained trace gravel, some to trace clay, with some occasional sandy seams, had a reworked appearance in the upper levels, and was generally soft to hard in consistency. The silty sand/ sandy silt was proven to depths ranging between 3.0 to 4.3 m bgs.
- QUEENSTON SHALE: Queenston shale bedrock was encountered beneath the silty sand / sandy silt at depths of approximately 3.0 to 4.3 m bgs in Borehole Nos.: BH1, BH2, BH4 through BH7, and BH9 through BH12. The Queenston shale was severely weathered in the upper levels, becoming more sound with depth. The Queenston shale bedrock was proven to termination at depths ranging between 3.5 to 25.9 m bgs.
- GROUNDWATER: The depth to the groundwater table is anticipated to be approximately 7.0 to 9.0 m bgs based on groundwater readings secured from the three [3] Phase Two monitoring wells installed on the Site. Seasonal fluctuations to this level should be expected. Based on the ground water contours extrapolated from the recorded static ground water levels on the Site the ground water flow direction through the Site is to the south-southwest. In addition, the horizontal hydraulic gradient was estimated as 0.0078.

Cross-sections illustrating the soil stratigraphy of the Site are include in ***Drawing Nos.: 2, 2A and 2B.***

II. HYDROGEOLOGICAL CHARACTERISTICS

A total of three [3] groundwater monitoring wells were installed on the Site during the Phase Two activities. The monitoring wells were advanced to a depth of approximately 9.1 metres, with screened interval of 3.05 metres from the bottom of the well upward. The remainder of the well construction included a solid riser pipe and metal protective casing flush with the surrounding grade. Based on the groundwater static level readings from these wells, the groundwater table is situated approximately 7.0 to 9.0 metres below the ground surface. Seasonal fluctuations to this level should be expected. Static groundwater level recordings indicate that groundwater flow direction is to the south-southwest.

The attached ***Drawing No.: 3*** illustrates groundwater static elevations, the interpreted groundwater contours and groundwater flow direction and presents the groundwater monitoring well details.

The horizontal hydraulic gradient was calculated based on the groundwater levels recorded during the Phase Two ESA. Based on these recordings, the distance between the monitoring wells and the depth of well installation the horizontal hydraulic gradient was calculated as 0.03396, as follows:

Horizontal hydraulic gradient	= $\Delta h / \Delta L$ = (MW11 groundwater elevation in metres – MW12 groundwater elevation in metres)/ (Distance between MW11 and MW12 in metres) = (73.82 metres – 73.17 metres) / 19.138 metres = 0.65 metres/ 19.138 metres =0.03396

The vertical hydraulic gradient was not calculated as elevated levels of the contaminants of potential concern were not identified in the groundwater samples recovered from the Site.

III. APPROXIMATE DEPTH TO BEDROCK

Depth to bedrock is anticipated to be roughly 3.0 to 4.3 metres below the existing ground surface elevation based on the Phase Two ESA activities undertaken on the Site by this office.

IV. *APPROXIMATE DEPTH TO WATER TABLE*

Based on the groundwater static level readings from wells installed during the Phase Two ESA, the groundwater table is situated approximately 7.0 to 9.0 metres below the existing ground surface, although seasonal fluctuations must be expected.

V. ANY RESPECT IN WHICH SECTION 35, 41 OR 43.1 OF THE REGULATION APPLIES TO THE PROPERTY

SECTION 35

With respect to the items listed under section 35(2), the following has been determined:

1. The property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the property, are supplied by a municipal drinking water system;

2. The proposed/intended future use of the RSC Property is not intended to be for agricultural or other uses;

3. The property is not located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater and no properties in the phase one study area [including the RSC property] have a well-used or intended for use as a source of water for human consumption or agriculture.

4. Written notification as to the intent to apply the non-potable standards to the property was not given to the Halton Region as the Qualified Person [QP] opted to compare all of the available soil and groundwater analytical test results to the Table 8 Standards for a residential / parkland / institutional / Industrial / Commercial / Community [RPI / ICC] property use within 30 metres of a water body in a potable groundwater condition from the Ministry of the Environment document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environment Protection Act, (2011).

SECTION 41

Section 41 does not apply with respect to the RSC property as the following has been determined:

- There are no areas of natural significance on the property, adjacent to the property or within 30 metres from the Site and;
- The soil pH was found to be within the acceptable range as required by the generic site condition standards. For surface soil, the pH was within the standards being greater than 5.0 and less than 9.0, and for subsurface soils, the pH was within the standards being greater than 5.0 and less than 11.0.

SECTION 43.1

Based on the available soil stratigraphy data the Site is not considered a shallow soil property as defined in Section 43.1 of the RSC Regulation, nor is the Site located in an area of natural significance. In addition, surface water was encountered within 30 metres of the Site as Lake Ontario is adjacent to the southeast of the Site.

VI. AREAS ON, IN OR UNDER THE PHASE TWO PROPERTY WHERE EXCESS SOIL IS FINALLY PLACED

No soil has been brought from another property and place on, in or under the Phase Two Property.

VII. APPROXIMATE LOCATIONS, IF KNOWN, OF ANY PROPOSED BUILDINGS AND OTHER STRUCTURES

At the time of this RSC submission, the proposed future use of the RSC property is a residential use.

3. LOCATIONS WHERE CONTAMINANTS ARE PRESENT ABOVE THE APPLICABLE SITE CONDITIONS STANDARD

APPLICABLE SOIL AND GROUNDWATER SITE CONDITION STANDARDS

The following criteria was utilised to determine the appropriate site classification and applicable soil and groundwater standards.

- Current land use: Commercial;
- Intended land use: Residential;
- Drinking Water Supply: Non-Potable Ground Water [no potable wells within 250 metre radius of the Site];
- On-site Soil Texture: Coarse Grained Soils;
- Depth to Bedrock: 3.0 to 4.3 metres;
- pH of soils on the Site: Within the Applicable Generic Site Condition Standards Range;
- Surface Water Body: Lake Ontario is located adjacent to the south of the Site.

Based on the above, the applicable site condition standards [SCSs] are the Table 9 SCSs for use within 30 metres of a Water Body in a non-potable groundwater condition from the Ministry of the Environment document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environment Protection Act, (2011), hereinafter referred to as the 'Table 9 RPI/ICC Standards'. However, to avoid a possible 30 day upper tier municipality non-potable water notification delay the Qualified Person [QP] opted to compare all of the available soil analytical test results to the Table 8 SCSs for use within 30 metres of a Water Body in a potable groundwater condition from the Ministry of the Environment document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act, (2011), hereinafter referred to as the 'Table 8 RPI/ICC Standards'.

The following describes:

I. EACH AREA WHERE A CONTAMINANT IS PRESENT ON, IN OR UNDER THE PHASE TWO PROPERTY AT A CONCENTRATION GREATER THAN THE APPLICABLE SCS;
II. THE CONTAMINANTS ASSOCIATED WITH EACH OF THE AREAS;
III. EACH MEDIUM IN WHICH A CONTAMINANT IS PRESENT;
IV. A DESCRIPTION AND ASSESSMENT OF WHAT IS KNOWN ABOUT EACH OF THE AREAS AND;
V. THE DISTRIBUTION OF EACH CONTAMINANT PRESENT IN EACH OF THE AREAS.

MEDIA INVESTIGATED

The PCAs and associated APECs identified on the RSC Property were investigated by SOIL-MAT ENGINEERS to assess whether potential adverse impact(s) have occurred to the soil and/or groundwater mediums on the Site as a result of the PCAs identified upon completion of the Phase One ESA. A brief description of the assessment activities is included on the following pages.

LABORATORY ANALYTICAL TESTS

All laboratory analytical work was performed by AGAT Laboratories [AGAT] in Mississauga. AGAT is a member of the Canadian Association for Laboratory Accreditation [CALA] and meets the requirements of Section 47 of the RSC Regulation.

The soil samples that were picked up at our office by AGAT were sealed in pre-cleaned wide mouth, amber/clear glass sample jars, no head space, as provided by the laboratory. The samples were stored and transported in a cooler and kept under ice packs to minimise potential volatilisation of select parameters. New disposable sampling gloves were used for the collection of each soil sample with care given not to make contact with the samples and gloves. Dedicated sample retrieval equipment, were used to retrieve the sample from the sampling device [split spoon] and direct it into the AGAT sample jars or from a hand trowel for the samples secured from the hand dug or machine dug test pits.

The monitoring wells installed on the Site during the Phase Two ESA activities were equipped with dedicated sampling equipment including a Waterra D25 foot valve connected to 5/8" diameter low density polyethylene [LDPE] tubing and a 18 mm water bailer for sample collection. The bailer was slowly lowered into the water column and subsequently slowly raised to limit agitation of the sample during collection.

A minimum of three well volumes were purged from each monitoring well prior to the collection of the ground water samples. Once collected, the ground water sample was stored in sample jars as supplied by AGAT, with field preservatives when required, and stored and transported under ice packs. Field preservatives were pre-ordered and supplied by AGAT in their sample jars within one week prior to the commencement of the sampling operations.

QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

QA/QC was maintained during the field program through equipment decontamination and sampling procedures, as outlined in the "*MOE Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*" (May, 1996). Standard QA/QC protocols were followed for bottle preparation, sample collection and transportation, as outlined by MOE guidance documents, including the MOE's 2011 "*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*".

A minimum of one duplicate sample for every 10 samples for each medium was secured during the Phase Two activities to meet the requirements of Regulation 153/04.

In addition to these field-based measures, extensive QA/QC procedures were carried out by the analytical laboratories, including:

- Lab blanks;
- Spikes;
- Matrix blanks; and
- Instrument blanks and assessments of instrument tuning and performance.

Based on the evaluation of the sampling and analytical procedures used, the following data quality statements can be made:

- The data are adequate for the RSC objectives and approach utilized; and,
- Soil and groundwater analytical data were of an acceptable quality for comparison to 2011 MOE Table 8 Standards as defined by *O.Reg.153/04, as amended,* for current investigations.

APEC #1 – PCA A [PCA NO. 30 FROM TABLE 2, SCHEDULE D OF O. REG. 153/04]

Our Phase One ESA Report revealed a former in-ground pool, which was previously backfilled, occupied the northeast corner of the RSC Property. The contaminants of potential concern associated with presence of suspected fill material of unknown quality are Metals including Hydride Forming Metals, EC, SAR, Boron-HWS, Cyanide, Hexavalent Chromium, Mercury, pH, Petroleum Hydrocarbons [PHCs], and Benzene, Toluene, Ethylbenzene and Xylenes [BTEX].

As a result of the above, three [3] soil samples and one duplicate sample was recovered from the Site to assess the impact to the soil, if any, as a result of the noted PCA.

The laboratory analytical test results for the soil samples secured in APEC #1 were all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI/ICC Standards.

Groundwater samples were not secured with respect to this PCA as the medium of concern was limited to soil.

APEC #2 – PCA B [PCA NO. 30 FROM TABLE 2, SCHEDULE D OF O. REG. 153/04]

Our Phase One ESA Report revealed one historic building was demolished on the RSC Property. Historically, it was a common practise to demolish buildings and utilise the remaining construction debris and various fill materials to backfill the basement level of the structures, if present. The contaminants of potential concern associated with this PCA is Metals including Hydride Forming Metals, EC, SAR, Boron-HWS, Cyanide, Hexavalent Chromium, Mercury, pH, Petroleum Hydrocarbons [PHCs], and Benzene, Toluene, Ethylbenzene and Xylenes [BTEX].

As a result of the above, two [2] soil samples were recovered from the Site to assess the impact to the soil, if any, as a result of the noted PCA.

The laboratory analytical test results for the soil samples secured in APEC #1 were all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI/ICC Standards.

Groundwater samples were not secured with respect to this PCA as the medium of concern was limited to soil.

APEC #3A AND #3B – PCAS C AND D [PCAS NO. 28 AND 30 FROM TABLE 2, SCHEDULE D OF O. REG. 153/04]

A review of available historical fire insurance plans from 1932 revealed two [2] historical underground storage tanks [USTs] located at the northern end of the RSC Property. In addition, further information indicates the USTs are no longer on the Site, and as such, possible fill material was placed in the location of these former tanks. The COPCs associated with PCA C are metals, PHCs, BTEX, VOCs and PAHs and the COPCs associated with PCA D are are Metals, As, Sb, Se, BHWS, CN-, Electrical Conductivity, Cr(VI), Hg, SAR, PHCs, and BTEX in the soil and groundwater mediums. The exact size of these USTs are unknown, and other than the 1932 Fire Insurance Plans, there are no other records that reference any USTs on the RSC Property.

As a result of the above, three [3] soil samples were secured during the planned Phase Two activities to assess the impact to the soil, if any, as a result of the noted PCAs. Field screening utilizing both visual and olfactory observations, as well as a RKI Eagle was used to determine the samples that represented the worst case to be analyzed at the time of the Phase Two ESA activities. In addition, one groundwater sample was secured to assess the impact to the groundwater, if any, as a results of the noted APEC.

The laboratory analytical test results for the soil samples secured in APEC #3a and #3b were all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI/ICC Standards.

The laboratory analytical test results for the groundwater samples secured in APEC #3a and #3b are all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI/ICC PGW Standards for the listed COPCs.

APEC #4 – PCAS E AND F [PCA NOS. 28 AND 10 FROM TABLE 2, SCHEDULE D OF O. REG. 153/04]

The Vernon City Directories revealed a ‘Sunoco Service Station’ operated in close proximity to the Phase One property from pre-1960 to 1982 at 2071 Lakeshore Road [approximately 40 metres north-northwest – up-gradient – from the RSC Property]. In addition, a 1971 Fire Insurance Plan illustrates an UST on the 2071 Lakeshore Road property. This property is located approximately 40 metres north-northwest [up-gradient] from the RSC Property. The COPCs associated with PCAs E and F are metals, PHCs, BTEX, VOCs and PAHs in both the soil and groundwater mediums.

As a result of the above, six [6] soil samples, as well as one duplicate sample, were recovered from the Site to assess the impact to the soil, if any, as a result of the noted PCA. In addition, two [2] groundwater samples, as well as one duplicate sample, were secured from the installed groundwater monitoring wells to assess the impact to the groundwater, if any, as a result of the noted PCA.

The laboratory analytical test results for the soil samples secured in APEC #4 were all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI / ICC Standards.

The laboratory analytical test results for the groundwater samples secured in APEC #4 are all below the applicable Ontario Regulation 153/04 [as amended] Table 8 RPI/ICC PGW Standards for the listed COPCs.

APEC #5 – PCA G [OTHER PCA: APPLICATION OF DE-ICING SALTS, NO PCA # FROM TABLE 2, SCHEDULE D OF O. REG. 153/04]

The Phase One ESA research revealed the northern and central portion of the RSC Property, specifically the parking areas were subject to the application of de-icing salts over the winter months.

The COPCs associated with PCA G are EC and SAR in the soil medium.

It is noted that during the Phase Two ESA investigations did not report any exceedances to the Table 8 RPI/ICC Standards for EC and/or SAR within the soil medium.

In addition, under section 49.1 of Regulation 153/04 [as amended], the following is stated: “If an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

1. The qualified person has determined, based on a phase one environmental site assessment or a phase two environmental site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both. 49.1.”

As such, EC and SAR are not considered contaminants on the RSC Property.

Groundwater samples were not secured with respect to this PCA as the medium of concern was limited to soil.

SUMMARY OF SOIL AND GROUNDWATER SAMPLING RESULTS

Upon completion of the Phase Two ESA activities, it was determined that the COC groupings and parameters were as follows.

COCs in Soil:

- The laboratory analytical test results for the submitted soil samples [to date] are all below the applicable Table 8 RPI / ICC Standards for the select tested COPC groupings that were tested in each APEC identified on the Site. As such, no specific COCs were identified on the RSC Property.

COCs in Groundwater:

- The laboratory analytical test results for the submitted groundwater samples [to date] are all below the applicable Table 8 RPI / ICC potable groundwater [PGW] Standards for the select tested COPC groupings that were tested in each APEC identified on the Site. As such, no specific COCs were identified on the RSC Property.

No free product was observed/documented to be present on, in or under the Site during the Phase Two ESA activities.
The attached ***Drawing Nos.: 3 and 3A to 3E*** illustrates the soil sample locations and a summary of the Phase Two ESA soil sampling results in plan view.

Drawing Nos.: 3, and 4A to 4E illustrates the groundwater sample locations and a summary of the Phase Two ESA groundwater sampling results in plan view.

IDENTIFIED CONTAMINANTS OF CONCERN [COCS]

The Phase Two ESA activities on the RSC Property did not reveal any exceedances of the applicable Table 8 RPI / ICC Site Condition Standards. As such, no remedial actions were warranted and the potential environmental liability to the RSC property was assessed and closed at the Phase Two intrusive sampling and assessment stage.

Based on the findings of Phase One ESA, Phase Two ESA and Supplemental Phase Two ESA, it is the opinion of SOIL-MAT ENGINEERS that the RSC property is suitable for a residential development.

VI. ANYTHING KNOWN ABOUT THE REASON FOR THE DISCHARGE INTO THE NATURAL ENVIRONMENT OF THE CONTAMINANTS PRESENT ON, IN OR UNDER THE PHASE TWO PROPERTY AT A CONCENTRATION GREATER THAN THE APPLICABLE SITE CONDITION STANDARD

No contaminants of concern were identified on the Site at a concentration above the applicable site condition standards.

VII. ANYTHING KNOWN ABOUT MIGRATION AWAY FROM ANY AREA OF POTENTIAL ENVIRONMENTAL CONCERN OF THE CONTAMINANTS PRESENT ON, IN OR UNDER THE PHASE TWO PROPERTY AT A CONCENTRATION GREATER THAN THE APPLICABLE SITE CONDITION STANDARD, INCLUDING THE IDENTIFICATION OF ANY PREFERENTIAL PATHWAYS

No contaminants of concern were identified in either the soil and groundwater. As such, migration away from the impacted areas was not identified.

VIII. CLIMATIC OR METEOROLOGICAL CONDITIONS THAT MAY HAVE INFLUENCED DISTRIBUTION AND MIGRATION OF THE CONTAMINANTS, SUCH AS TEMPORAL FLUCTUATIONS IN GROUND WATER LEVELS

As no contaminants of concern were identified on the Site at a concentration above the applicable standards [Table 8 RPI / ICC Standards] for either the soil and groundwater mediums, it is not anticipated that climatic or meteorological conditions will have any effect on the distribution and migration of the soil impacts at the Site.

IX. INFORMATION CONCERNING SOIL VAPOUR INTRUSION OF THE CONTAMINANTS INTO BUILDINGS

Vapour intrusion is not considered a potential concern at this time as no contaminants of concern were identified on the subject site at a concentration above the applicable standards [Table 8 RPI / ICC Standards] for either the soil and groundwater mediums.

4. CROSS SECTIONS

The following cross section figures are provided to illustrate:

I. *THE LATERAL AND VERTICAL DISTRIBUTION OF THE CONTAMINANTS IN EACH AREA WHERE A CONTAMINANT IS PRESENT AT A CONCENTRATION GREATER THAN THE APPLICABLE SITE CONDITION STANDARDS*

II. *THE APPROXIMATE DEPTH TO WATER TABLE;*

III. *THE STRATIGRAPHY FROM GROUND SURFACE TO THE DEEPEST AQUIFER INVESTIGATED.*

Cross sections illustrating the approximate depth to the water table and the soil stratigraphy across the Site are included in ***Drawing Nos. 2A and 2B.***

Cross sections are not included for the results of the groundwater and soil laboratory analytical testing as the Phase Two activities did not reveal any specific COCs in the groundwater or soil medium above the applicable Table 8 RPI / ICC SCSs.

5. RELEASE MECHANISMS, TRANSPORT PATHWAYS AND RECEPTORS

The following describes:

I. *RELEASE MECHANISMS,*

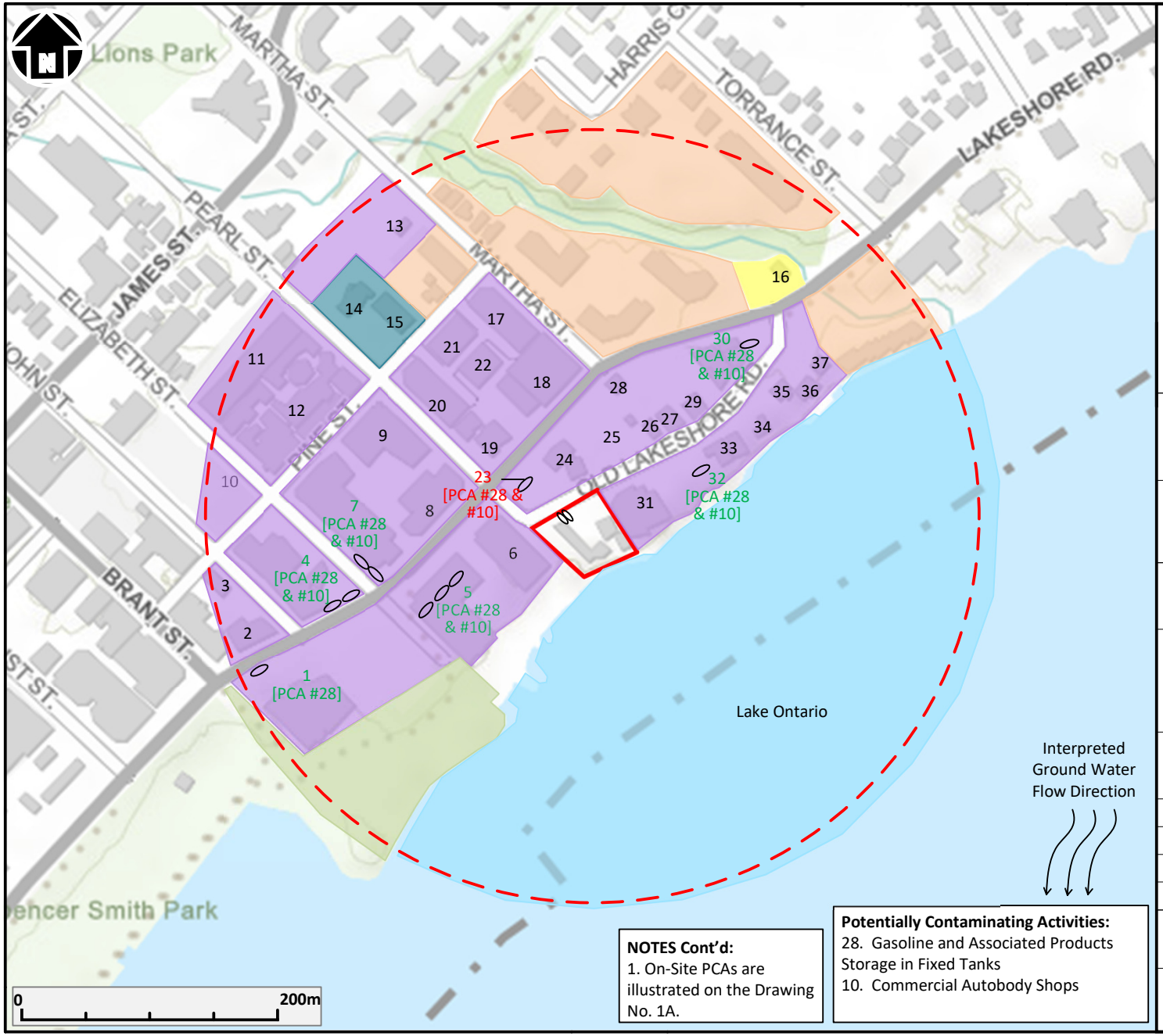
II. *CONTAMINANT TRANSPORT PATHWAY,*

III. *HUMAN AND ECOLOGICAL RECEPTORS LOCATED ON, IN OR UNDER THE PHASE TWO PROPERTY,*

IV. *RECEPTOR EXPOSURE POINTS, AND*

V. *ROUTES OF EXPOSURE.*

As there are no elevated levels of select contaminants of concern identified on the Site at a concentration above the applicable standards [Table 8 RPI /ICC Standards] in either the soil or groundwater mediums, no potential exposure pathways and receptors are identified.



NOTES Cont'd:
1. On-Site PCAs are illustrated on the Drawing No. 1A.

Potentially Contaminating Activities:
28. Gasoline and Associated Products Storage in Fixed Tanks
10. Commercial Autobody Shops

LEGEND

- = Site Boundary
- = Phase One ESA Study Area
- = Commercial Properties
- = Residential Properties
- = Institutional Properties
- = Community Use Properties
- = Parkland
- = Underground Storage Tank
- PCA # = Off-Site PCA not causing an APEC on the RSC Property
- PCA # = Off-Site PCA causing an APEC on the RSC Property

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230469-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
1959025 Ontario Inc.

PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Phase One
Conceptual Site Model

PROJECT No.	SM 230469-E
DATE	June 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 CSM.vsd

DRAWING No. 1

Conceptual Site Model Notes

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
1	Waterfront Hotel - Downtown	None	Not Applicable	Operations are limited to commercial services that are not considered potentially contaminating activities [PCAs].
	The Port House Social Bar & Kitchen Burlington	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Historical Underground Fuel Storage Tank	Yes	PHCs & BTEX	The 1910 Fire Insurance Plans illustrate a UST at this property approximately 230 metres west-southwest of the Site and is located trans/down-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Based on the above this property is not considered a significant environmental liability to the RSC Property.
2	Havana Castle Cigars	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Buds Smoke	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Progress Property Management Ltd.	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Amanda Steene Custom Cosmetics	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	RC's	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Barber Station	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Lakeshore Coffee House	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
3	Angel's Beauty Supply & Salon	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Joe's African Caribbean Market	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	LaSalle	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
4	Charcoal Pit	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
4 (continued)	Gore Variety	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Bodhi Bar	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Kenora	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	La Crème De La Crème	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Block Co.	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Heal Wellness	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Lettuce Love Cafe	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Beer Store	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
	Historical Retail Fuel Outlet and Auto Sevice	Yes	Metals, PHCs, BTEX, VOCs, PAHs	The 1932 Fire Insurance Plans illustrates three [3] USTs and an auto service at this property approximately 100 metres southwest of the Site and is located trans/down-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Based on the above this property is not considered a significant environmental liability to the RSC Property.
5	The Pearle Hotel & Spa	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Pearle Cafe	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Isabelle Restaurant & Lounge	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
5 (continued)	Apartments	None	Not Applicable	Operations are limited to residential land use.
	Historical Retail Fuel Outlet and Auto Sevice	Yes	Metals, PHCs, BTEX, VOCs, PAHs	This operation is located approximately 170 metres west of the Site and is located trans-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Records indicated this business has been in operation from before 1960 to 1978 and had two [2] underground storage tanks. Based on the above this property is not considered a significant environmental liability to the RSC Property.
6	The Pearle Hotel & Spa	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Canada Post	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
7	Sunset Bistro	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Classic Jewelry	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Bubbles & Blow	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Sandwich Station	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The North Coal Kitchen & Bar	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Vape Nation	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Monaco	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Baxter	None	Not Applicable	Operations are limited to residential services that are not considered potential contaminating activities.
	Apartments	None	Not Applicable	Operations are limited to residential land use.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
7 (continued)	Historical Retail Fuel Outlet and Auto Sevice	Yes	Metals, PHCs, BTEX, VOCs, PAHs	The 1932 Fire Insurance Plans illustrates two [2] USTs and an auto service at this property approximately 100 metres southwest of the Site and is located trans/down-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Based on the above this property is not considered a significant environmental liability to the RSC Property.
8	Davies Condos Real Estate Brokerage	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Royal Bank of Canada	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
9	Pearle & Pine Retirement	None	Not Applicable	Operations are limited to residential services that are not considered potential contaminating activities.
	Dynamic Laser Works	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Go Float	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Good Magpie	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
10	Municipal Parking Lot	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
11	Benchmark Fitness	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Vine Luxury IV Lounge	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Nuvate Medical Technologies	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Into the Blu	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Brand(ed)	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	BMO	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
11 (continued)	Apartments	None	Not Applicable	Operations are limited to residential land use.
12	The Dickens Pub	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Mikado Restaurant	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	LCBO	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Bakup Media Ltd.	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Paradiso	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Son of a Peach Pizzeria	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Hairitage House	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Lola Choco Bar	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Grounded Pilates	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Tamp Coffee Co.	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Mezzmerize Medical Aesthetics	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Grooming Pearl	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Specs on Pearl	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Rayhoon Persian Eatery	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Salon Shear	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Spa in the Village	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
13	Commercial Parking Lot	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
14	Holy Protection of BVM Ukrainian Catholic Church	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
15	DanceScape	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	SkyhiClub	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
16	Heritage Building	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
17	Pharmasave	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Salon Wisp	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Downtown Pet Shop	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Permenant Makeup & Lashes	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Restox Inc.	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
18	Hi-rise currently under development	None	Not Applicable	Operations are limited to residential services that are not considered potential contaminating activities.
19	Vacant [future hi-rise development]	None	Not Applicable	Operations are limited to residential services that are not considered potential contaminating activities.
20	Amp Salon	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Kinetic Physiotherapy	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Refresh Cosmetics	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Tresses	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	BareFXbody	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
21	Burlington Fingerprinting Services	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Interface Construction Group	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
21 (continued)	Hair Love	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	New York Massage Therapy	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	The Cover Guy	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Burlington Waterfront Tailor Shop	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
22	Private Nail Studio	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Sugarmoon	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Apartments	None	Not Applicable	Operations are limited to residential land use.
23	Residential High-Rise Under Construction	None	Not Applicable	Operations are limited to residential land use.
	Historical Retail Fuel Outlet [RFO]	Yes	Metals, PHCs, VOCs, PAHs and BTEX	This operation is located approximately 40 metres north-northwest of the Site and is located up-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Records indicated this RFO has been in operation from pre-1960 to 1982 and has one underground storage tank. Based on the above this property is considered a potential environmental liability to the RSC Property.
	Historical Autobody Shop	Yes	Metals, PHCs, VOCs, PAHs and BTEX	This operation is located approximately 40 metres north-northwest of the Site and is located up-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Records indicated this commercial autobody shop has been in operation from before 1971 to 1982 and has one underground storage tank. Based on the above this property is considered a potential environmental liability to the RSC Property.
24	Vacant [formerly Royal LePage]	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
25	Commercial Parking Lot	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
26	Vacant [formerly Corbett Family Chiropractor]	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
27	Waters Edge Salon & Spa	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
28	Charms Bistro Cafe	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
29	The Carriage House Restaurant	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
30	Carriage Gate Homes	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Historical Retail Fuel Outlet and Auto Sevice	Yes	Metals, PHCs, BTEX, VOCs, PAHs	This operation is located approximately 170 metres northeast of the Site and is located trans-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Records indicated this retail fuel outlet has been in operation from before 1960 to 1978 and has one underground storage tank. Based on the above this property is not considered a significant environmental liability to the RSC Property.
31	Vacant [formerly Emma's Back Porch]	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
32	Commercial Parking Lot	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Historical Retail Fuel Outlet and Auto Sevice	Yes	Metals, PHCs, BTEX, VOCs, PAHs	This operation is located approximately 60 metres east-northeast of the Site and is located trans-gradient to the Site with respect to the inferred local and regional groundwater flow direction. Records indicated this retail fuel outlet has been in operation from before 1960 to 1965 and has one underground storage tank. Based on the above this property is not considered a significant environmental liability to the RSC Property.
33	The Hair Suite	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
	Carling-Chambers L B M Dr	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
34	Therapeutic Aesthetics of Burlington	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
35	MYP Massage Therapy	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
36	Vacant [formerly Martin & Hillyer Associates]	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
37	Lakefront Family Dental	None	Not Applicable	Operations are limited to commercial services that are not considered PCAs.
Notes: Metals including As = Arsenic, Sb = Antimony, Se = Selenium, BHWS = Boron Hot Water Soluble, CR(vi) = Hexavalent Chromium, Hg = Mercury, SAR = Sodium Adsorption Ratio, CN- = Cyanide, PAHs = Polycyclic Aromatic Hydrocarbons, PHCs = Petroleum Hydrocarbons, BTEX = Benzene, Toluene, Ethylbenzene and Xylenes and VOCs = Volatile Organic Compounds				

SUPPORTING INFORMATION TO SATISFY TABLE 1, SCHEDULE D, PART VI OF THE RSC REGULATION

1. Based on the findings of the Phase One ESA, five [5] potentially contaminating activities [PCAs] were identified on the Phase One Property and two [2] PCAs were identified in the Phase One Study Area that resulted in an area of potential environmental concern [APEC] on the Phase One Property. The remaining properties identified in the Phase One Study Area were not considered significant environmental liabilities to the Phase One Property. The APECs are listed below in Table format. The Phase One Property is illustrated on the attached Drawing No.: 1. The APECs associated with the PCA on the Phase One Property is illustrated on the attached Drawing No.: 1A.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	The northeast corner of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA A]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil
APEC #2	The northern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA B]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil
APEC #3a	The northern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks [PCA C]	On-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and Groundwater
APEC #3b	The northern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality [PCA D]	On-Site	Metals, As, Sb, Se, BHWS, CN, Electrical Conductivity, Cr (VI), Hg and SAR	Soil

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #4	The northern limit of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks [PCA E]	Off-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and Groundwater
		10. Commercial Autobody Shops [PCA F]	Off-Site	PHCs, VOCs, PAHs, BTEX and Metals	Soil and groundwater
APEC #5	The northern and central portion of the Phase One Property	Other. Use of De-Icing Salts [PCA G]	On-Site	EC & SAR	Soil

Notes: As = Arsenic, Sb = Antimony, Se = Selenium, BHWS = Boron (Hot Water Soluble),
CN- = Cyanide, EC = Electrical Conductivity, Cr (VI) = Hexavalent Chromium, Hg = Mercury,
SAR = Sodium Absorption Ratio, PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds
BTEX = Benzene, Toluene, Ethylbenzene and Xylene Mixture, PAHs = Polycyclic Aromatic Hydrocarbons

2. With the exception of Lake Ontario, located adjacent to the south end of the Site, there are no water bodies in whole or in part on the Phase One Property or within the Phase One Study Area [250 metre radius from the limits of the Phase One property]. The local and regional groundwater flow direction is interpreted to the south-southwest towards Lake Ontario.

3. There are no areas of natural significance located in whole or in part on the Phase One Property or in the Phase One Study Area [250 metre radius from the limits of the Phase One property].

4. The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern. A review of the MOE's water well records did not reveal any potable groundwater wells or monitoring wells on the Phase One Property.

   In addition to the above, our review of the MOE's water well records revealed no potable groundwater wells and forty-four [44] monitoring wells within the Phase One Study Area. The groundwater monitoring wells are reportedly located between approximately 0 and 230 metres from the Site and reportedly terminate between 3.0 and 27.9 metres beneath the ground surface [m bgs].

5. The proposed development on the Phase One Property will be serviced with buried utilities, including storm and sanitary sewers, a municipal water supply, hydro and other soft services. The depth and location of these service trenches are not anticipated to affect, direct or alter the migration of any potential off-site contaminants.

6. A review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Hamilton Area, Southern Ontario Sheet Map 2509" and the "Paleozoic Geology of the Hamilton Area, Southern Sheet Map 2366", revealed the Site is located in an 'outcrop' area of Queenston Shale bedrock [Upper Ordovician].

In addition to the above, Soil-Mat Engineers & Consultants Ltd. were retained by '1959025 Ontario Inc.' to undertake a Geotechnical Investigation of the Site in connection with the proposed development of the Site. The results of the Geotechnical Investigation were issued to '1959025 Ontario Inc.' in a separate report [refer to SOIL-MAT ENGINEERS' Report Nos.: SM 230469-G].

A total of twelve [12] boreholes were advanced on the Phase One Property between September 5, 2023 and September 14, 2023 as part of a Geotechnical Investigation. The boreholes were advanced to depths ranging between 1.4 to 25.9 metres below existing ground surface.

The subsurface conditions are summarised below:

Pavement Structure

Borehole Nos. 1, 4, 5, 6, 9, 11 and 12 were advanced through the existing pavement structure, which was found to consist of approximately 25 to 100 millimetres of asphaltic concrete overlying approximately 100 to 300 millimetres of granular base material.

Topsoil

A surficial veneer of topsoil ranging in thickness between approximately 75 and 150 millimetres in thickness was encountered at Borehole Nos. 2, 3, 7, 8 and 10. It is noted that the depth of topsoil may vary across the site and from the depths encountered at the borehole locations. It is also noted that the term 'topsoil' has been used from a geotechnical point of view, and does not necessarily reflect its nutrient content or ability to support plant life.

Gravel Fill

Gravel fill, approximately 100 and 150 millimetres in thickness, was encountered beneath the topsoil in Borehole Nos. 3 and 10, respectively. The gravel was found to be generally compact in consistency.

Clayey Silt/Sandy Silt Fill

Clayey silt/sandy silt fill was encountered beneath the granular fill in Borehole No. 3 and beneath the topsoil in Borehole No. 8. The clayey silt/sandy silt fill was brown in colour, contained trace gravel, and occasional cobbles and construction debris inclusions, and was found to be very stiff to soft in consistency. The clayey silt/sandy silt fill was proven to auger refusal on assumed concrete a depth of 1.8 and 1.4 m bgs, respectively.

Clayey Silt/Sandy Silt

Native clayey silt/sandy silt was encountered beneath the topsoil in Borehole Nos. 2, 7, and 10, and beneath the pavement structure in Borehole Nos. 1, 4, 5, 6, 9, 11 and 12. The clayey silt/sandy silt was brown in colour, and contained trace gravel, some to trace clay, with some occasional sandy seams, had a reworked appearance in the upper levels, and was generally soft to hard in consistency. The clayey silt/sandy silt was proven to depths ranging between 3.0 to 4.3 m bgs.

Queenston Shale

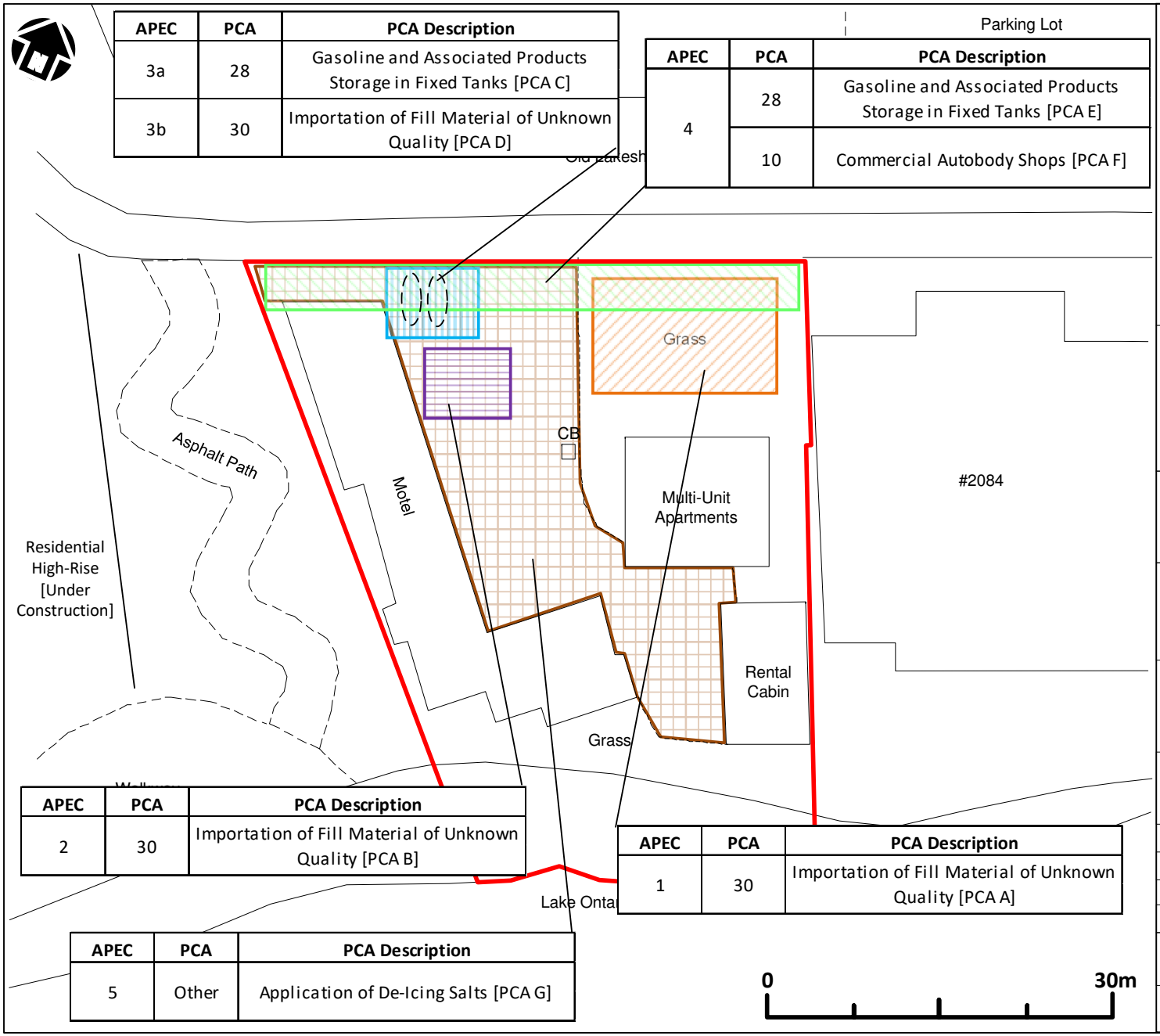
Queenston shale bedrock was encountered beneath the clayey silt/sandy silt at depths of approximately 3.0 to 4.3 m bgs in Borehole Nos. 1, 2, 4 through 7, and 9 through 12. The Queenston shale was severely weathered in the upper levels, becoming sounder with depth, and containing occasional grey more resistant layers. The degree of weathering in the upper levels of the Queenston Shale is such that it tends to exhibit the properties of a hard cohesive soil, or weak rock, as evidenced by the ability to penetrate the bedrock with the solid stem augers of the drill. As such, the transition between hard soil and weak rock is somewhat indistinct. The Queenston shale bedrock was proven to termination in all noted boreholes at depths ranging between 3.5 to 25.9 m bgs.

Groundwater Observations

The depth to the groundwater table is anticipated to be approximately 7.0 to 9.0 m bgs based on groundwater readings secured from the three [3] Phase Two monitoring wells installed on the Site. Seasonal fluctuations to this level should be expected. Based on the ground water contours extrapolated from the recorded static ground water levels on the Site the ground water flow direction through the Site is to the south-southwest.

7. The validity of the CSM may be affected if the future use of the Phase One Property diverts from the current understanding of the proposed development to include the installation of multi-level basements or deep groundwater wells that may artificially alter or redirect local groundwater toward the Phase One Property. As the Phase One ESA study revealed additional PCAs within the Phase One Study Area, that would be considered likely to create an APEC on the Site, it is recommended that intrusive soil and/or groundwater sampling and monitoring would be required in this scenario.

8. Based on the results of the Phase One ESA, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that a Phase Two ESA is required to support the filing of a Record of Site Condition for the Site.



APEC	PCA	PCA Description
3a	28	Gasoline and Associated Products Storage in Fixed Tanks [PCA C]
3b	30	Importation of Fill Material of Unknown Quality [PCA D]

APEC	PCA	PCA Description
4	28	Gasoline and Associated Products Storage in Fixed Tanks [PCA E]
	10	Commercial Autobody Shops [PCA F]

APEC	PCA	PCA Description
2	30	Importation of Fill Material of Unknown Quality [PCA B]

APEC	PCA	PCA Description
1	30	Importation of Fill Material of Unknown Quality [PCA A]

APEC	PCA	PCA Description
5	Other	Application of De-Icing Salts [PCA G]

LEGEND

- = Site Boundary
- = APEC #1
- = APEC #2
- = APEC #3
- = APEC #4
- = APEC #5
- = Historic Underground Fuel Storage Tank

NOTES:

UST locations are based off the 1932 Fire Insurance Plan. The exact size of these USTs are not known. There were no other records available with respect to these USTs.

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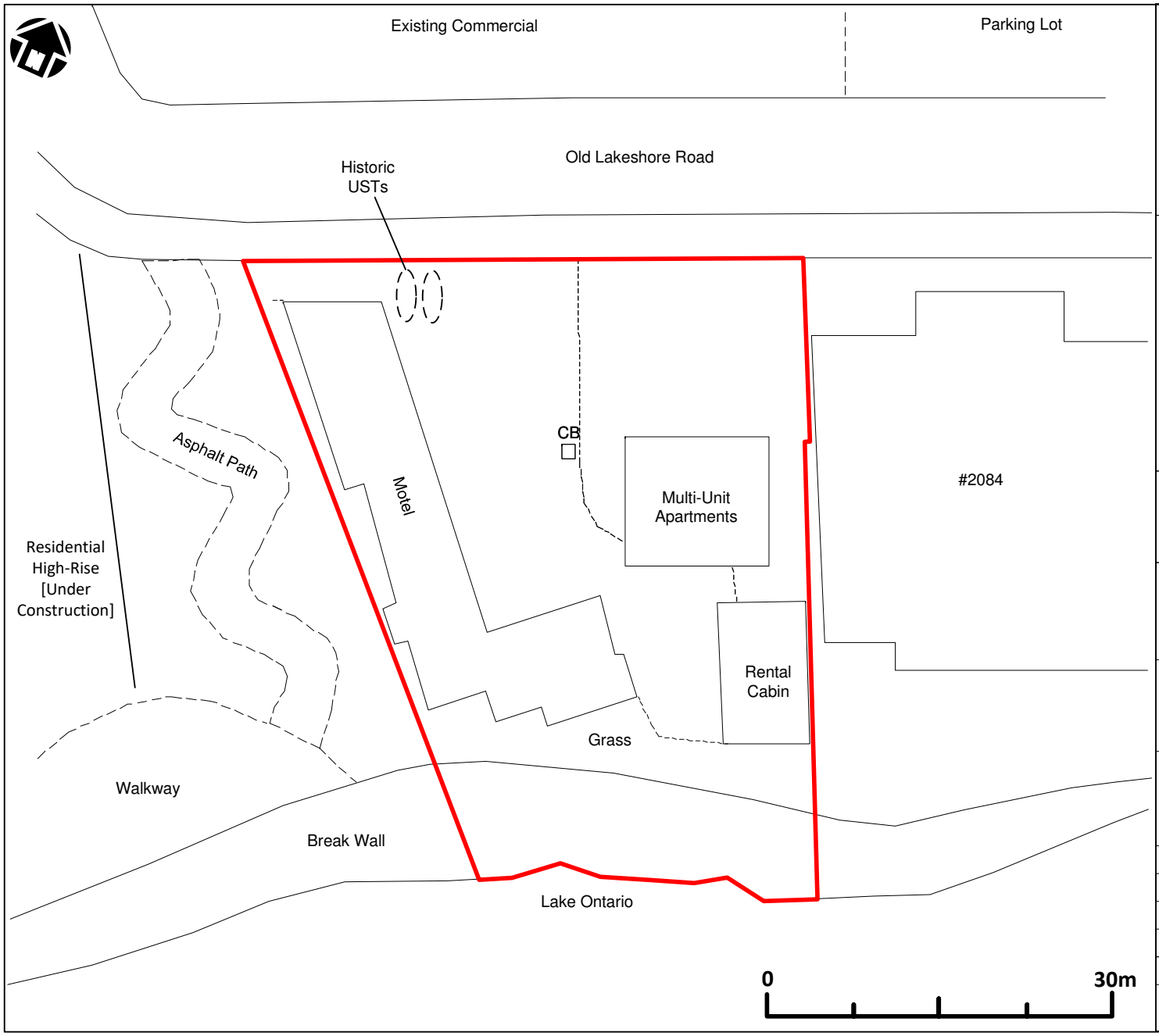
PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
APECs

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM

FILE NAME
230469 Drawings.vsd

DRAWING No. 1A



LEGEND

= Site Boundary

= Historic Underground Fuel Storage Tank

NOTES:

UST location is based off the 1932 Fire Insurance Plan. The exact size of these USTs are not known. There were no other records available with respect to these USTs.

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CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

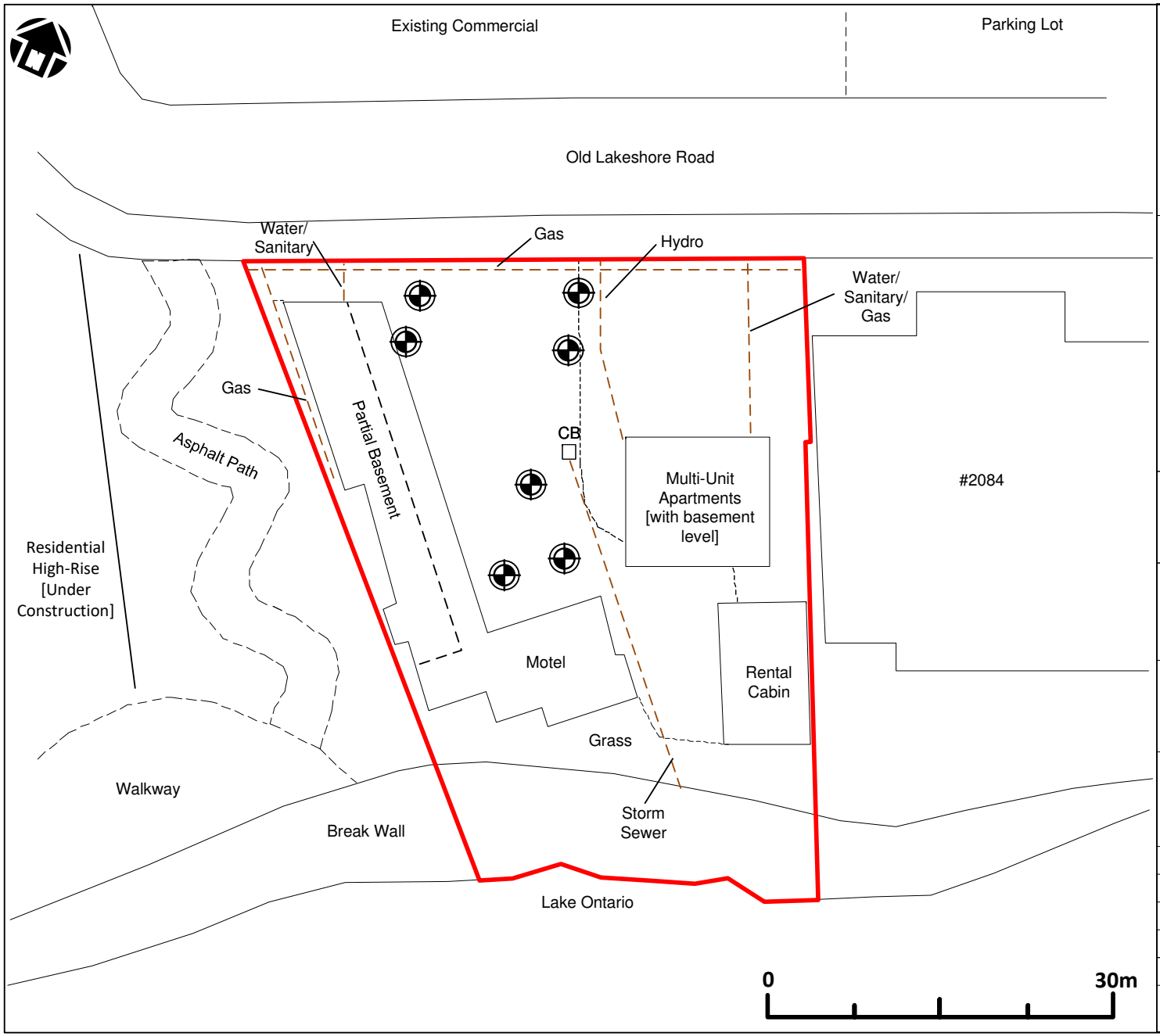
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Former Condition of the RSC Property

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 1B



LEGEND

= Site Boundary

= Monitoring Well

= Underground Services

NOTES:

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PROJECT TITLE

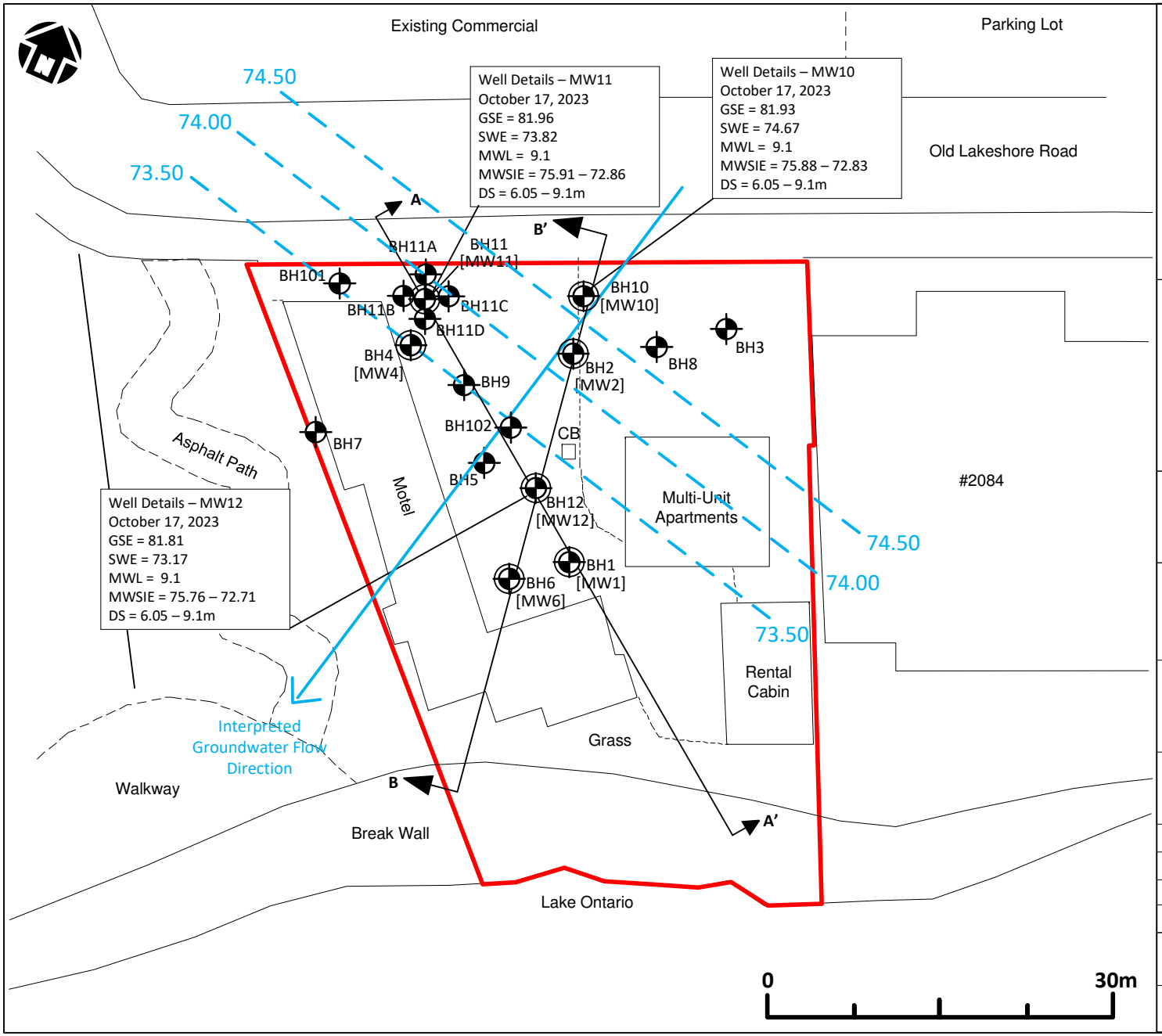
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Current Condition of the RSC Property

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 1C



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

GSE = Monitoring Well Ground Surface Elevation
SWE = Static Water Elevation
MWL = Monitoring Well Length
MWSIE = Monitoring Well Screen Interval Elevation
DS = Depth of Screen

NOTES:

1. Elevations obtained from geodetic benchmark being COSINE Station Report No. 0011991U001 with a geodetic elevation of 77.90 metres.

2. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

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CLIENT
1959025 ONTARIO INC.

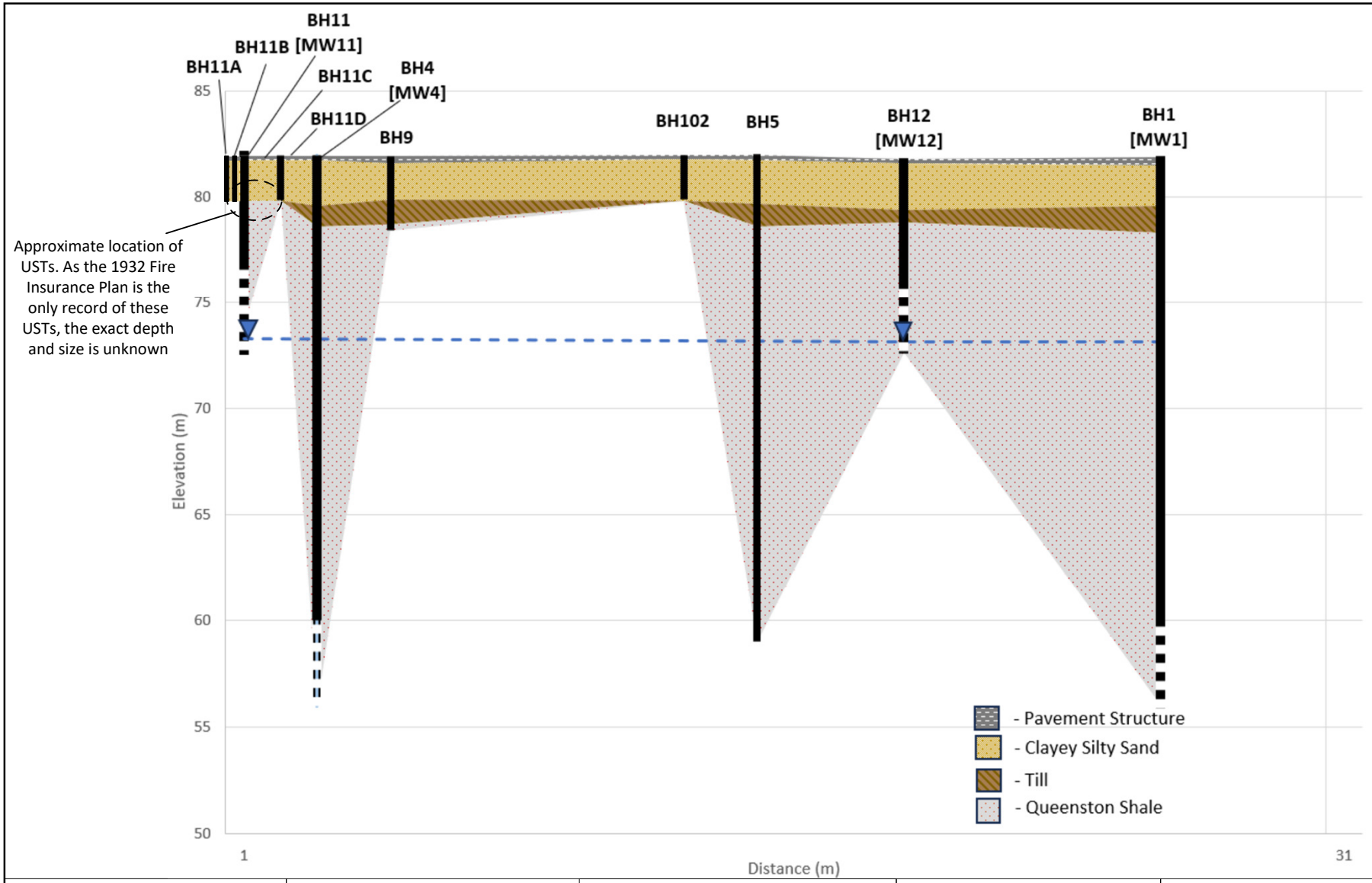
PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Interpreted Groundwater Flow

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM

FILE NAME
230469 Drawings.vsd

DRAWING No. 2



Soil-Mat
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LEGEND

▼ Recorded Groundwater Elevation

NOTES

1. This drawing is for illustrative purposes only. The suburface soils information is known at the borehole locations only. Soil conditions between boreholes are inferred and do not necessarily reflect the exact conditions.

2. Elevations obtained from geodetic benchmark being COSINE Station Report No. 0011991U001 with a geodetic elevation of 77.90 metres.

Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

Geologic Cross Section A-A'

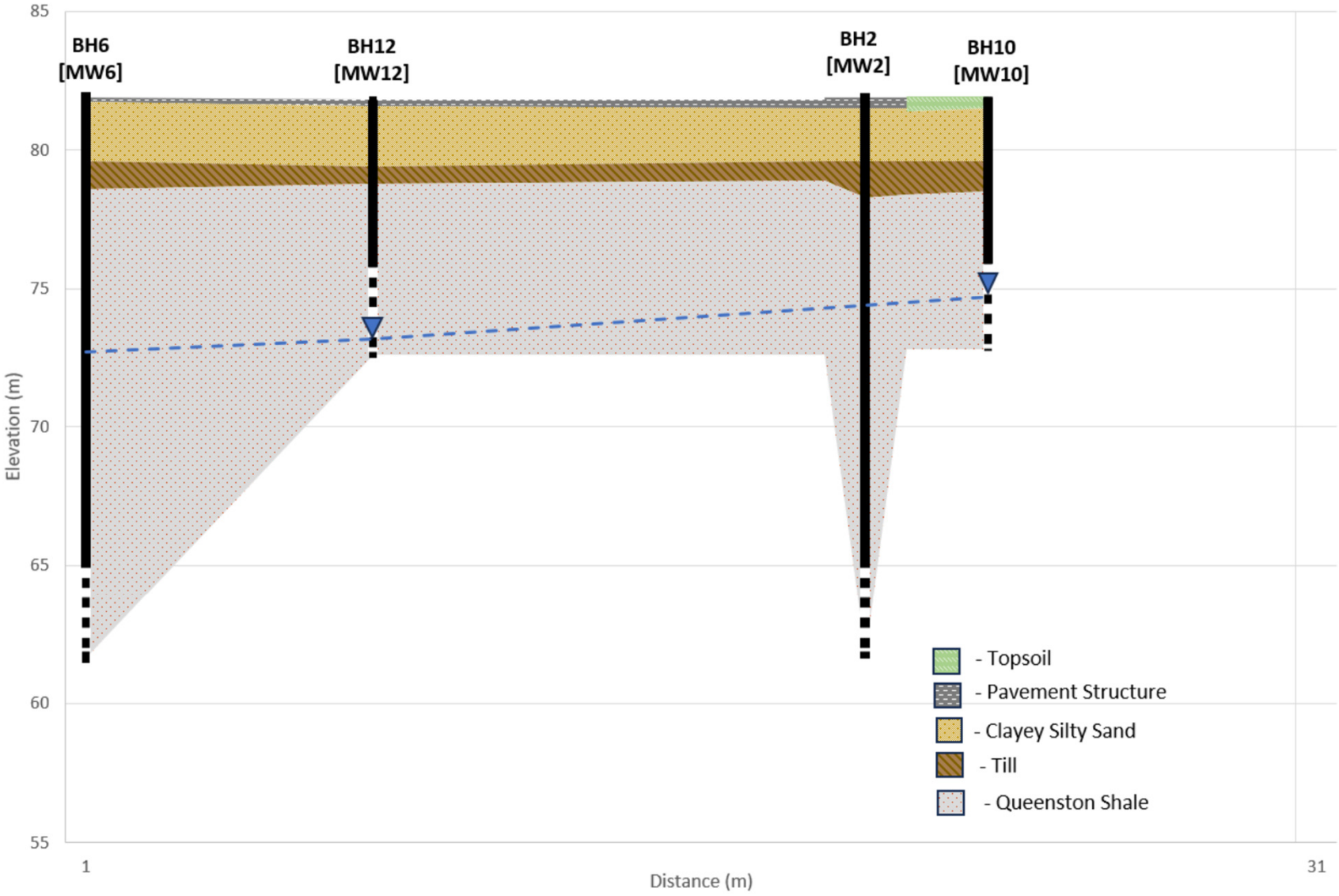
Project No. SM 230469-E

Date: May 2024

Drawn: PM | Checked: SS

230469 Drawings.vsd

Drawing No. 2A



Soil-Mat
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LEGEND

▼ Recorded Groundwater Elevation

NOTES

1. This drawing is for illustrative purposes only. The suburface soils information is known at the borehole locations only. Soil conditions between boreholes are inferred and do not necessarily reflect the exact conditions.

2. Elevations obtained from geodetic benchmark being COSINE Station Report No. 0011991U001 with a geodetic elevation of 77.90 metres.

Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

Geologic Cross Section B-B'

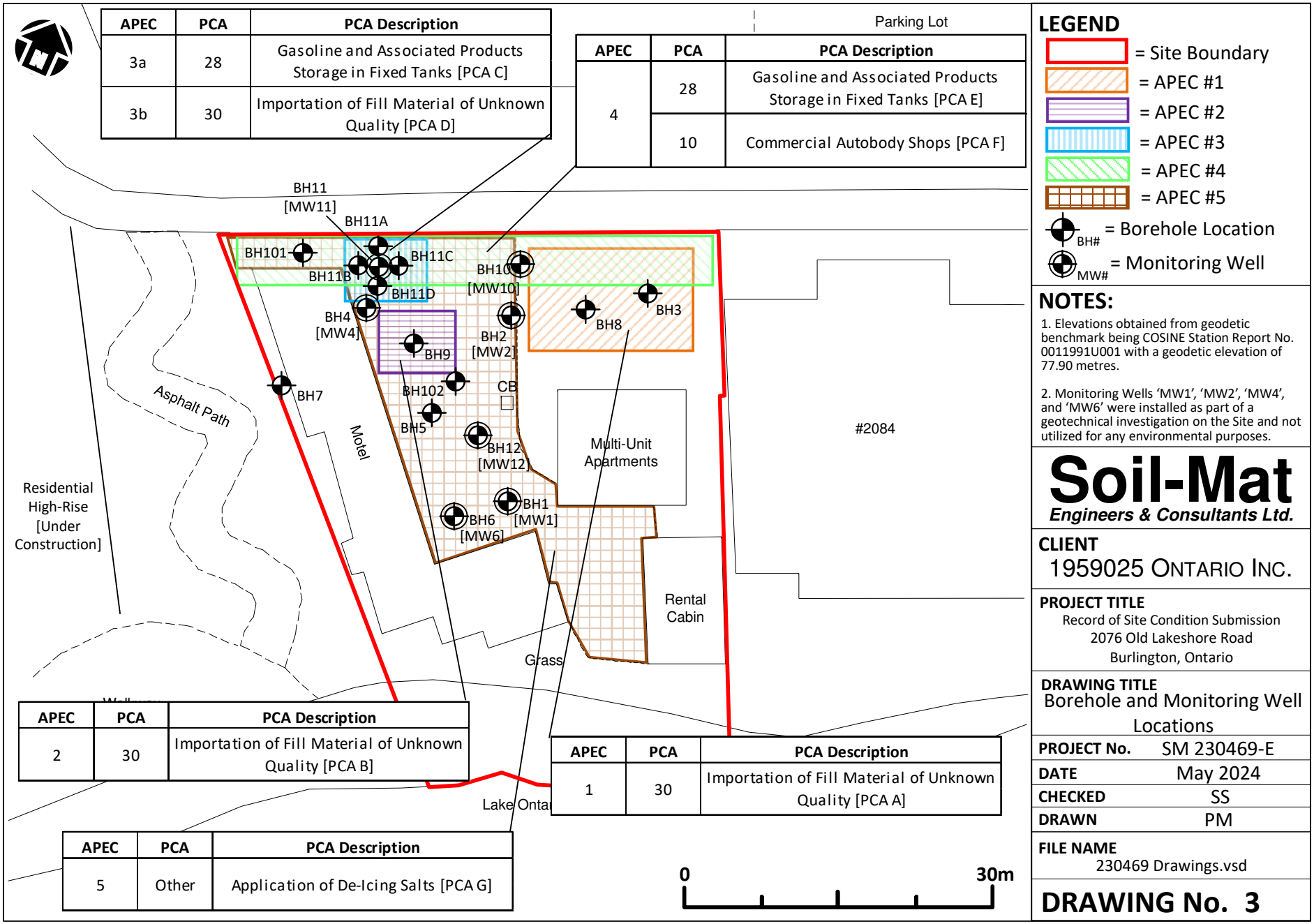
Project No. SM 230469-E

Date: May 2024

Drawn: PM | Checked: SS

230469 Drawings.vsd

Drawing No. 2B



APEC	PCA	PCA Description
3a	28	Gasoline and Associated Products Storage in Fixed Tanks [PCA C]
3b	30	Importation of Fill Material of Unknown Quality [PCA D]

APEC	PCA	PCA Description
4	28	Gasoline and Associated Products Storage in Fixed Tanks [PCA E]
	10	Commercial Autobody Shops [PCA F]

APEC	PCA	PCA Description
2	30	Importation of Fill Material of Unknown Quality [PCA B]

APEC	PCA	PCA Description
1	30	Importation of Fill Material of Unknown Quality [PCA A]

APEC	PCA	PCA Description
5	Other	Application of De-Icing Salts [PCA G]

LEGEND

= Site Boundary
= APEC #1
= APEC #2
= APEC #3
= APEC #4
= APEC #5
BH# = Borehole Location
MW# = Monitoring Well

NOTES:

1. Elevations obtained from geodetic benchmark being COSINE Station Report No. 0011991U001 with a geodetic elevation of 77.90 metres.

2. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

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CLIENT
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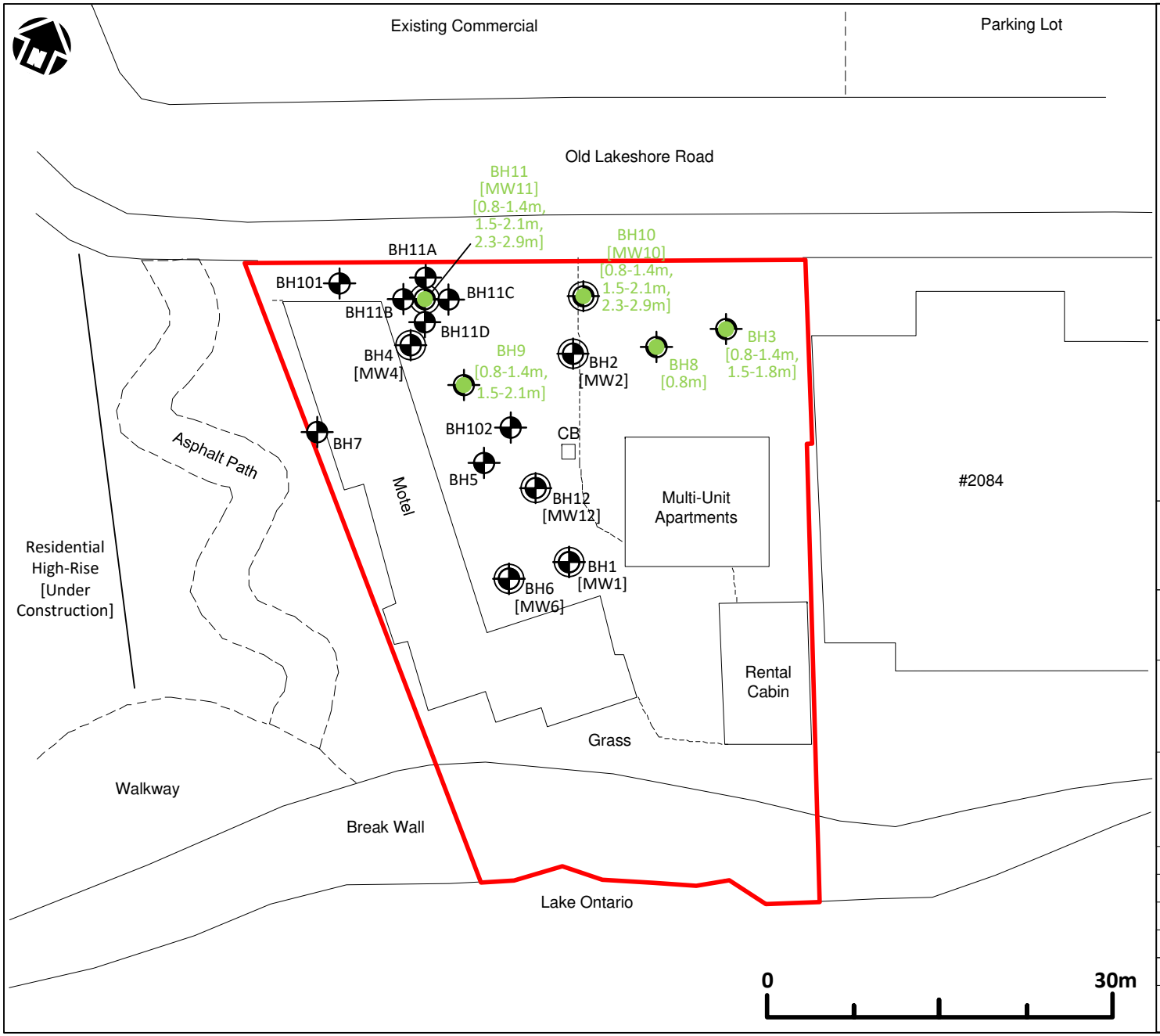
PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Borehole and Monitoring Well Locations

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM

FILE NAME
230469 Drawings.vsd

DRAWING No. 3



LEGEND

- = Site Boundary
- = Borehole Location (BH#)
- = Monitoring Well (MW#)
- = Soil Samples that meet Applicable Table 8 SCSs
- = Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. The Metals grouping listed on the drawing includes: Metals, EC, SAR, B-HWS, Cyanide, Hexavalent Chromium and Mercury.

2. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

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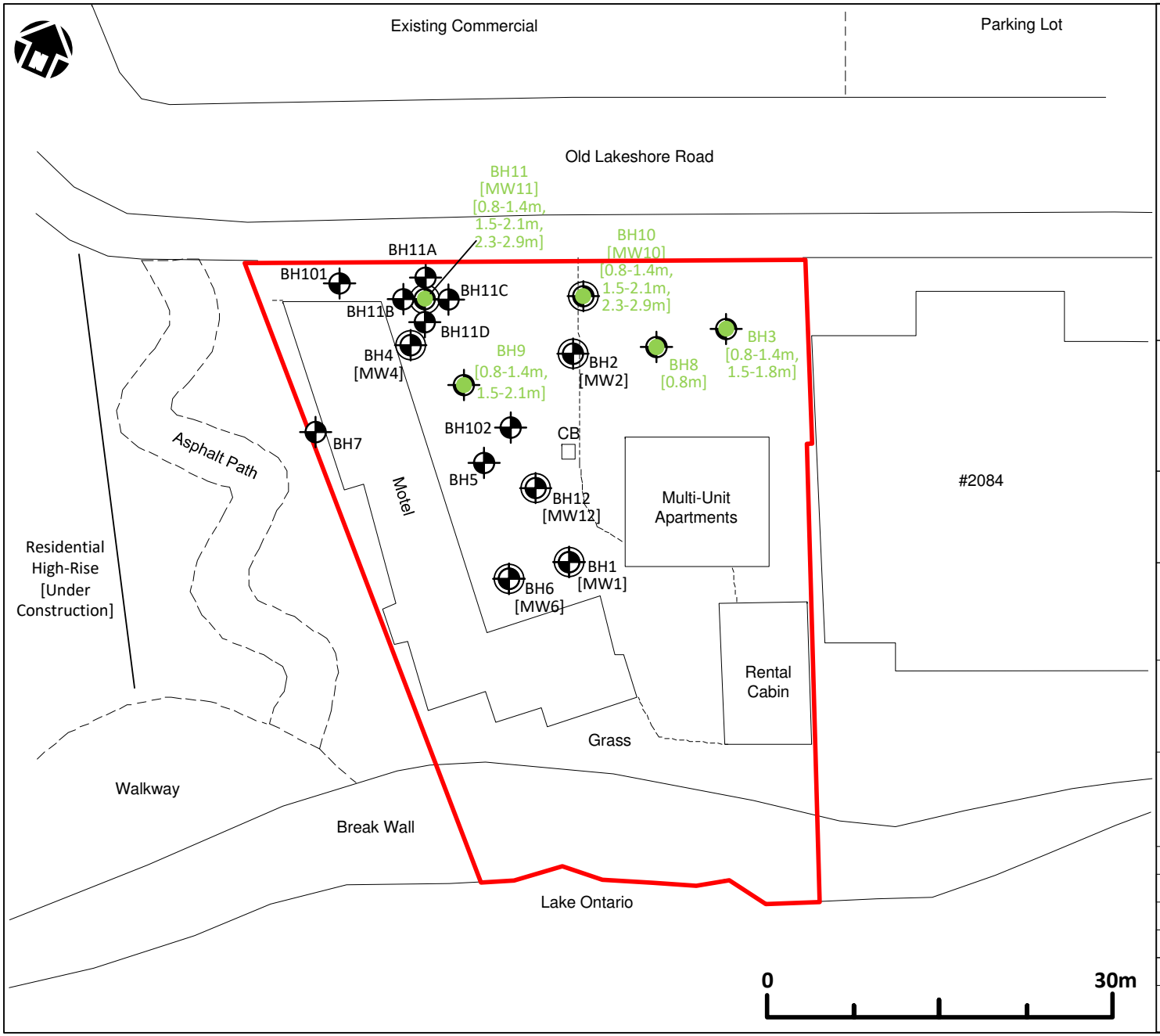
CLIENT
1959025 ONTARIO INC.

PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]-Metals

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3A



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

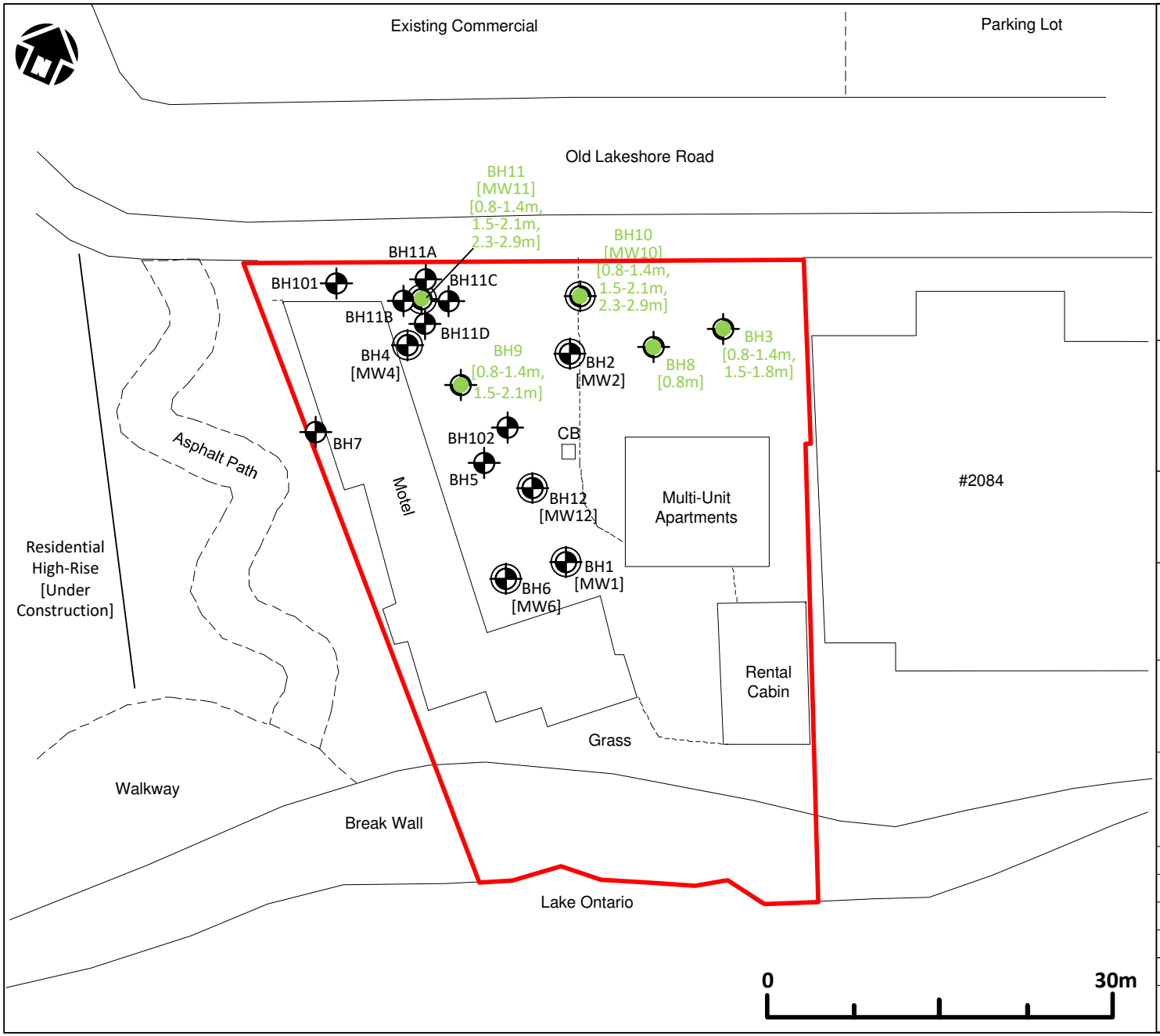
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Soil]-
Petroleum Hydrocarbons [PHCs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3B



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

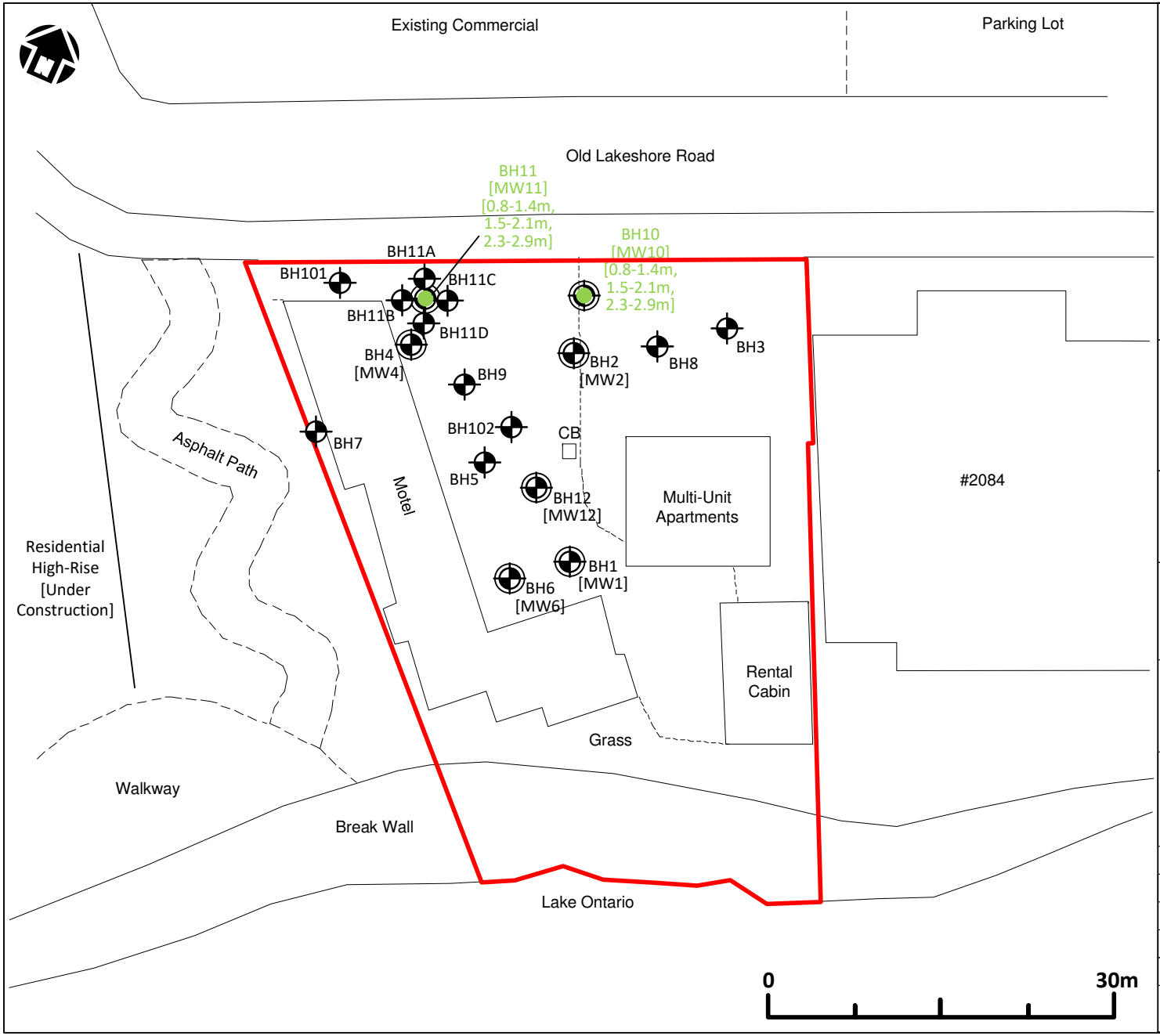
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Soil]-BTEX

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3C



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Soil]-
Volatile Organic Compounds [VOCs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3D

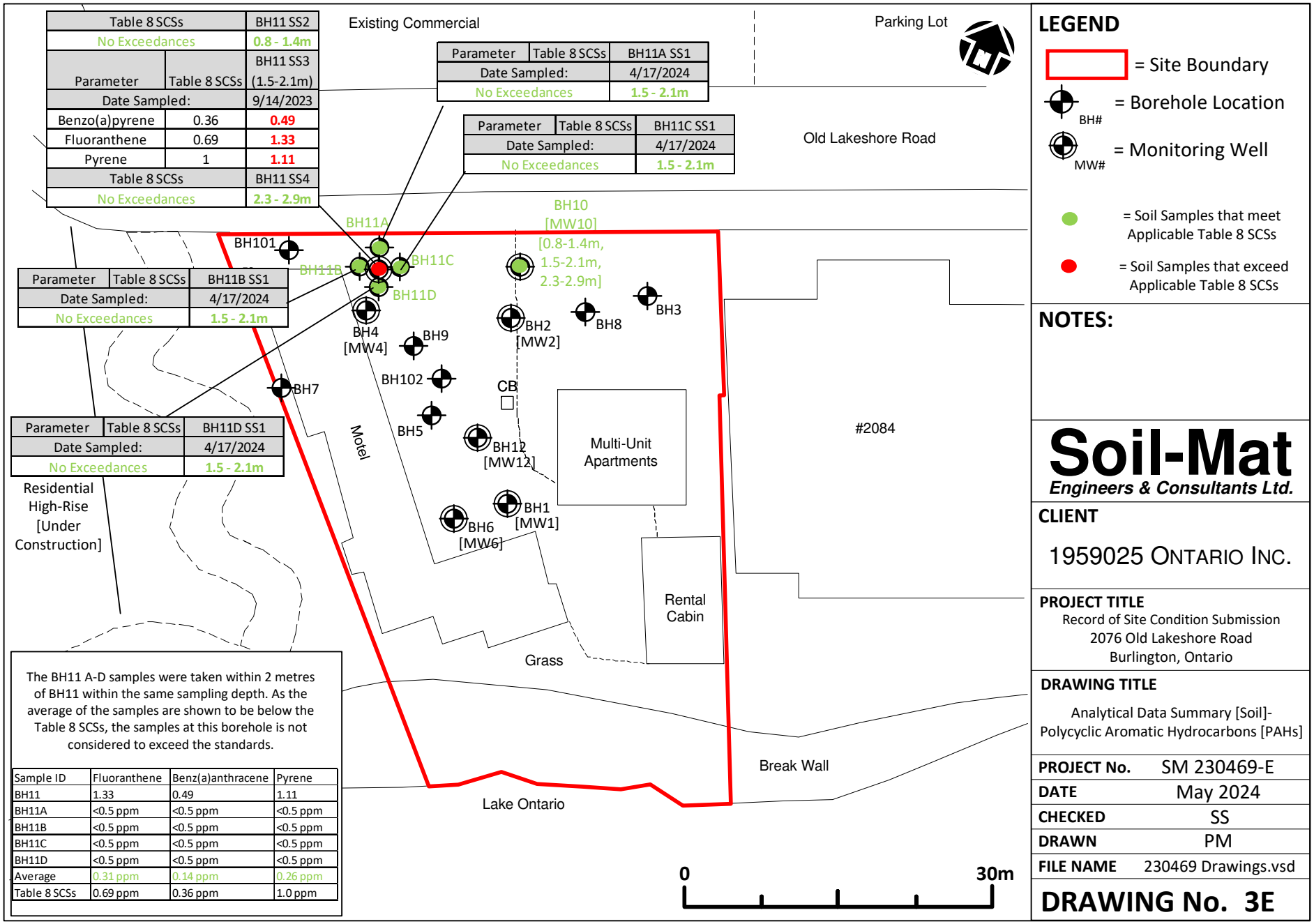


Table 8 SCSs		BH11 SS2
No Exceedances		0.8 - 1.4m
Parameter	Table 8 SCSs	BH11 SS3 (1.5-2.1m)
Date Sampled:		9/14/2023
Benzo(a)pyrene	0.36	0.49
Fluoranthene	0.69	1.33
Pyrene	1	1.11
Table 8 SCSs		BH11 SS4
No Exceedances		2.3 - 2.9m

Parameter	Table 8 SCSs	BH11A SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 8 SCSs	BH11C SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 8 SCSs	BH11B SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 8 SCSs	BH11D SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

The BH11 A-D samples were taken within 2 metres of BH11 within the same sampling depth. As the average of the samples are shown to be below the Table 8 SCSs, the samples at this borehole is not considered to exceed the standards.

Sample ID	Fluoranthene	Benz(a)anthracene	Pyrene
BH11	1.33	0.49	1.11
BH11A	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11B	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11C	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11D	<0.5 ppm	<0.5 ppm	<0.5 ppm
Average	0.31 ppm	0.14 ppm	0.26 ppm
Table 8 SCSs	0.69 ppm	0.36 ppm	1.0 ppm

LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 Ontario Inc.

PROJECT TITLE

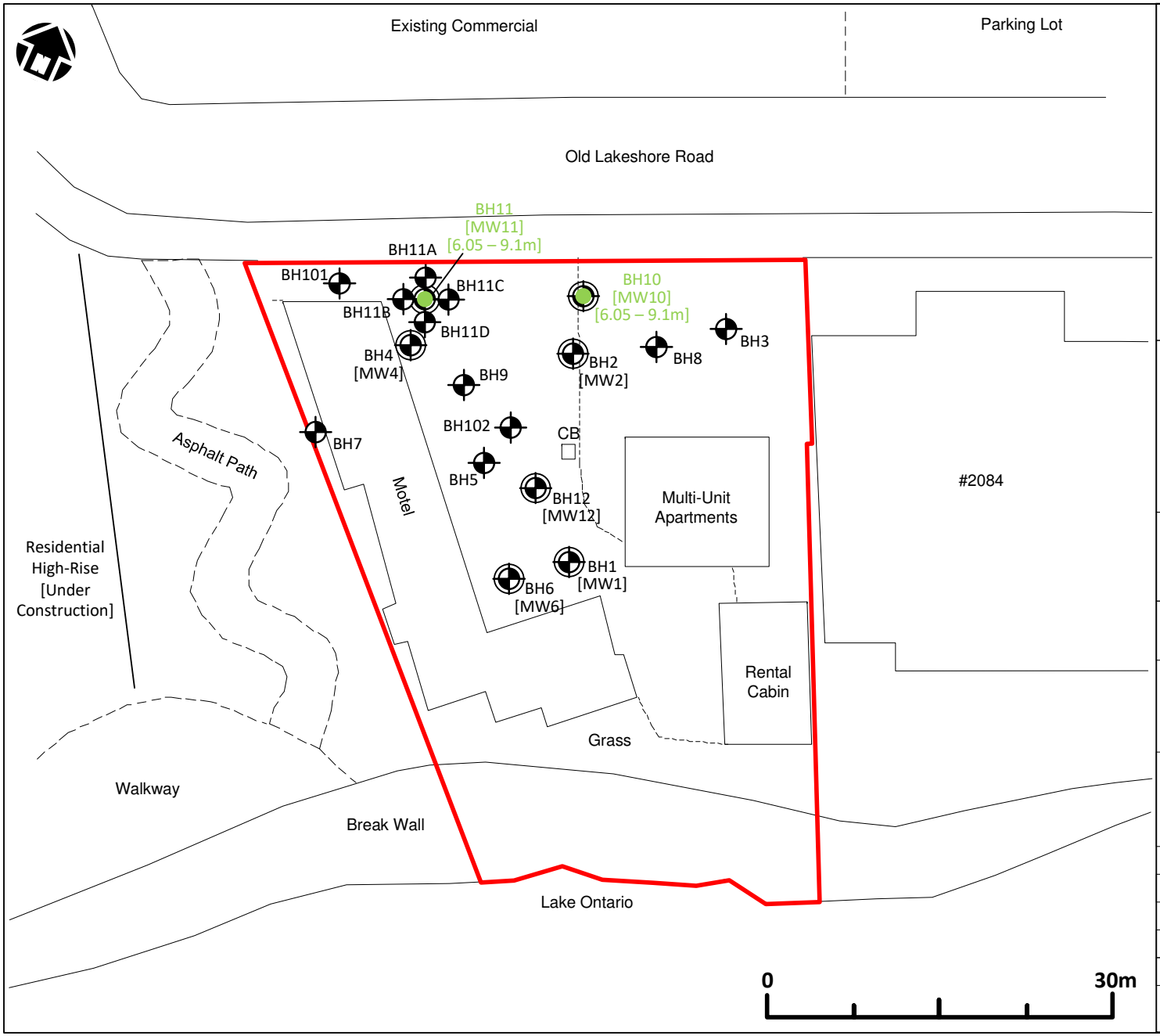
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Soil]- Polycyclic Aromatic Hydrocarbons [PAHs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3E



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. The Metals grouping listed on the drawing includes: Metals, Sodium, B-HWS, Cyanide, Hexavalent Chromium, Chloride and Mercury.

2. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

Soil-Mat
Engineers & Consultants Ltd.

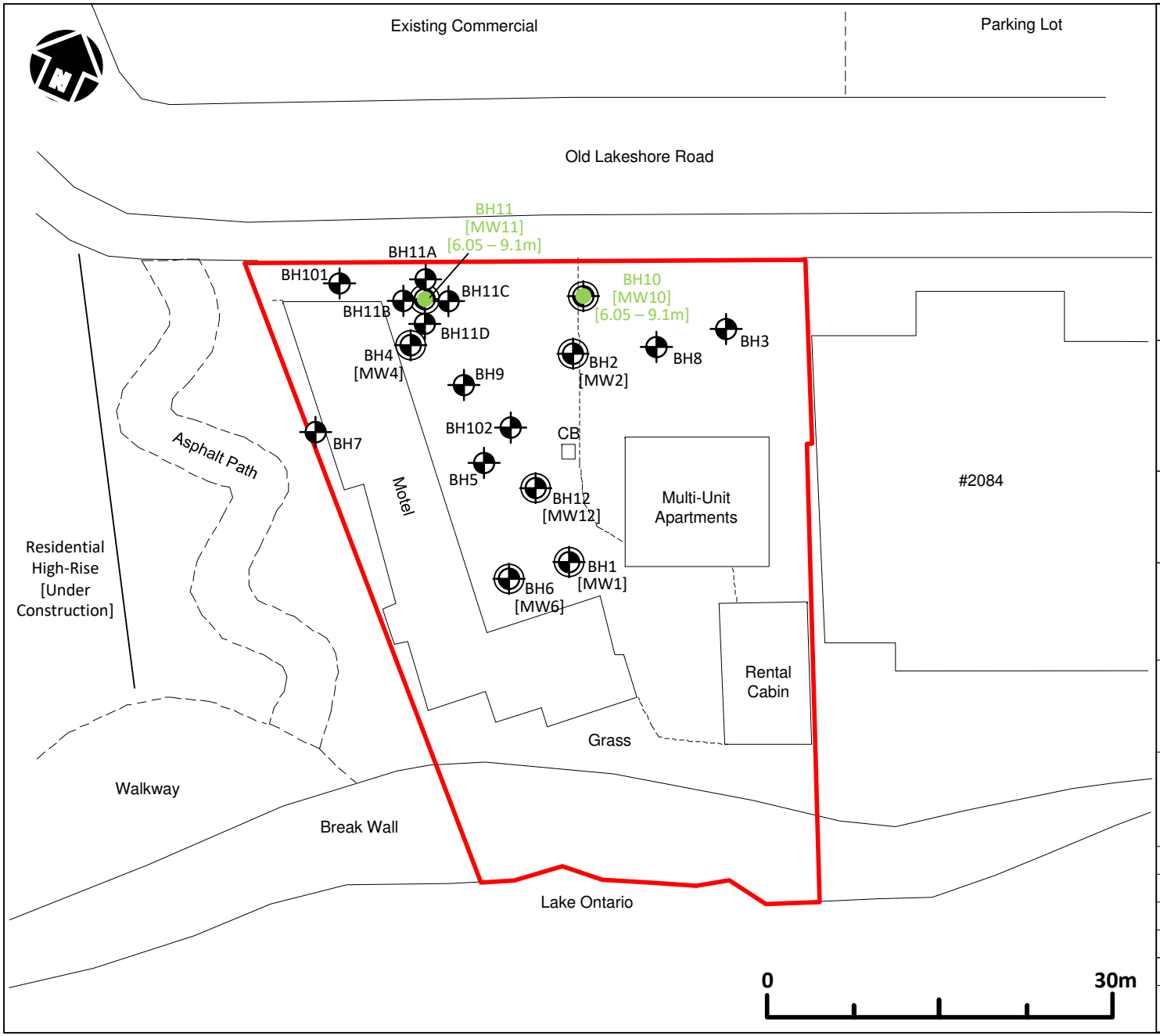
CLIENT
1959025 ONTARIO INC.

PROJECT TITLE
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Analytical Data Summary
[Water]- Metals

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 4A



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

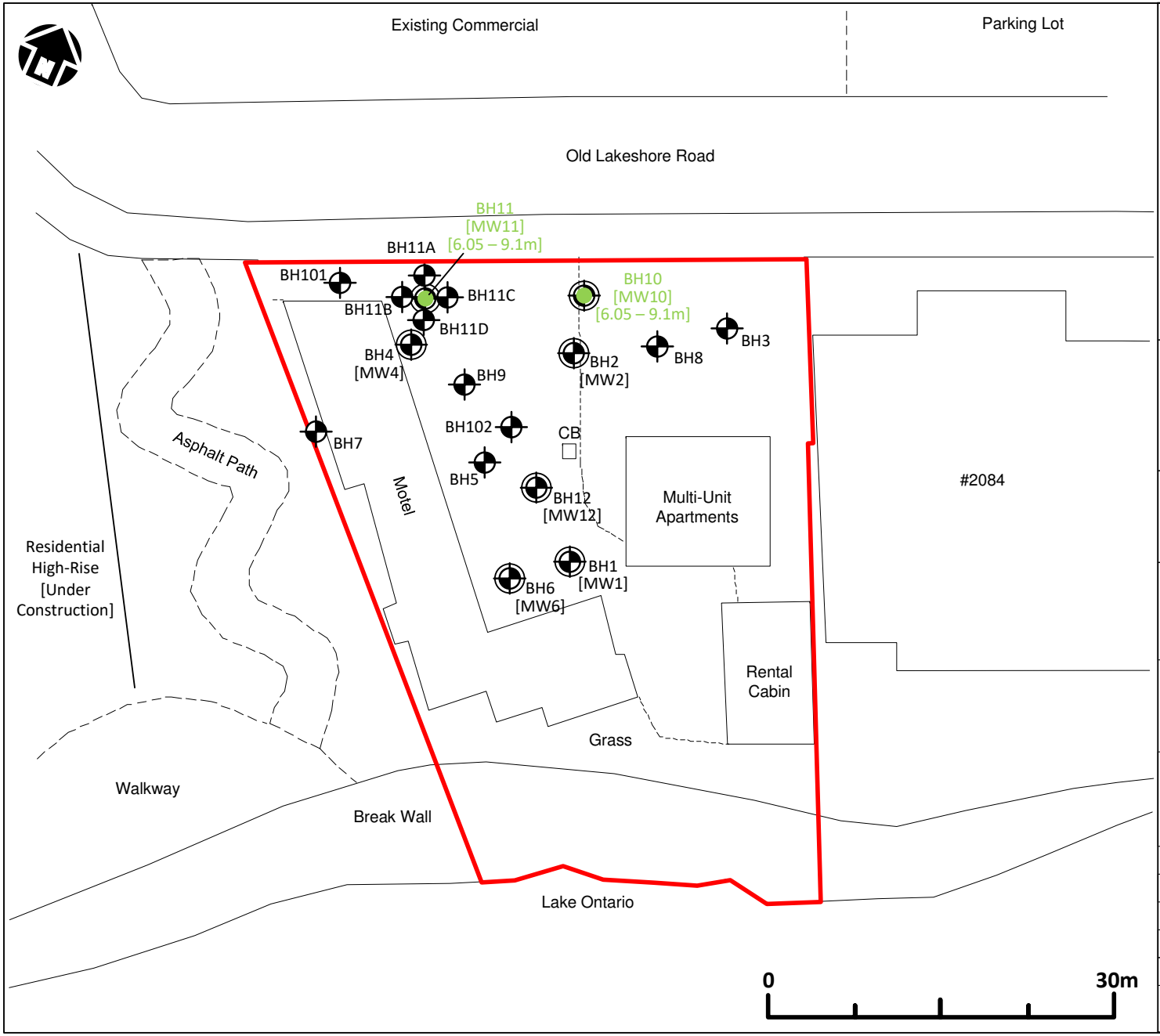
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Water]-
Petroleum Hydrocarbons [PHCs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 4B



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

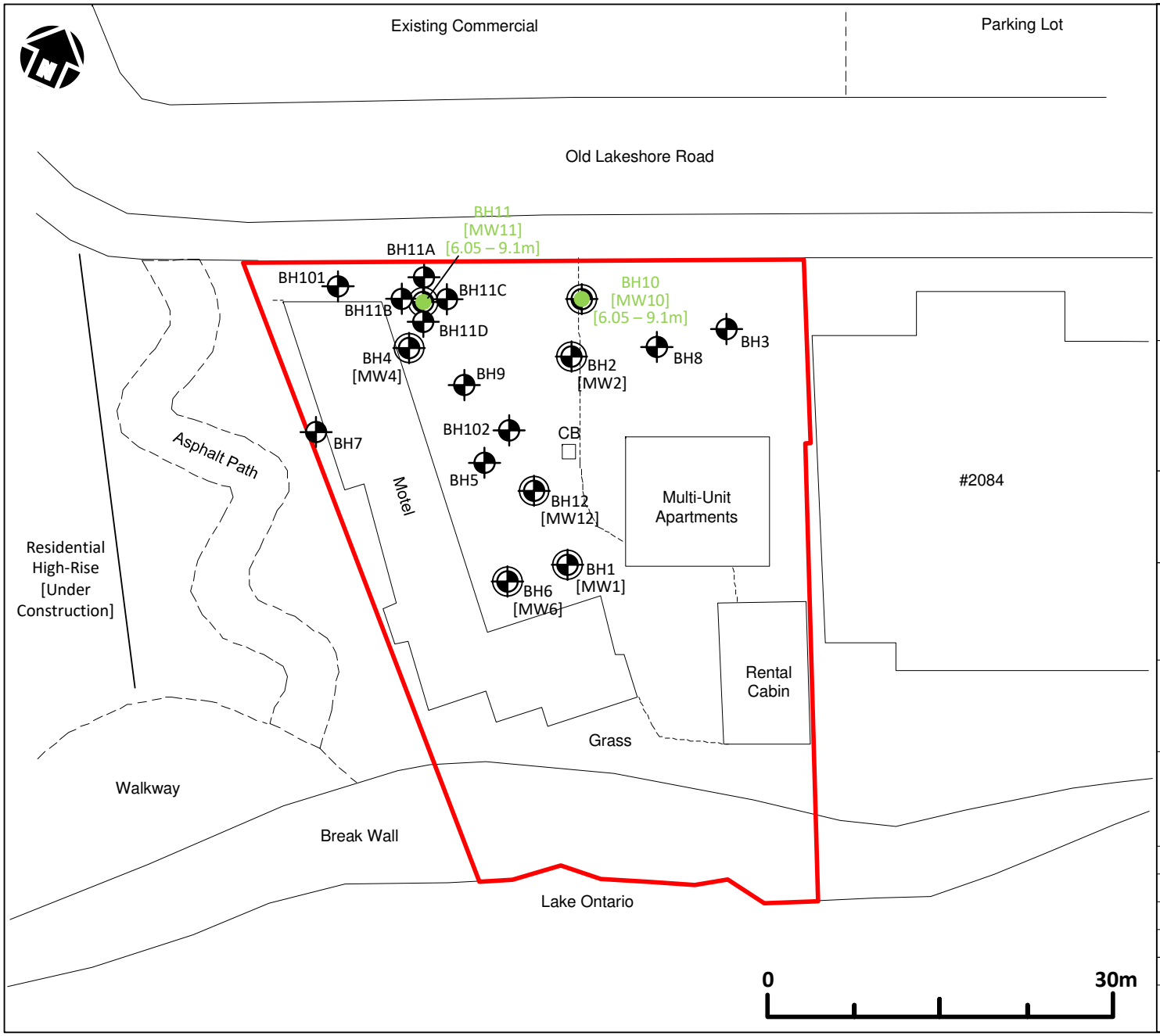
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Water]-BTEX

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 4C



LEGEND

= Site Boundary

= Borehole Location (BH#)

= Monitoring Well (MW#)

= Soil Samples that meet Applicable Table 8 SCSs

= Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

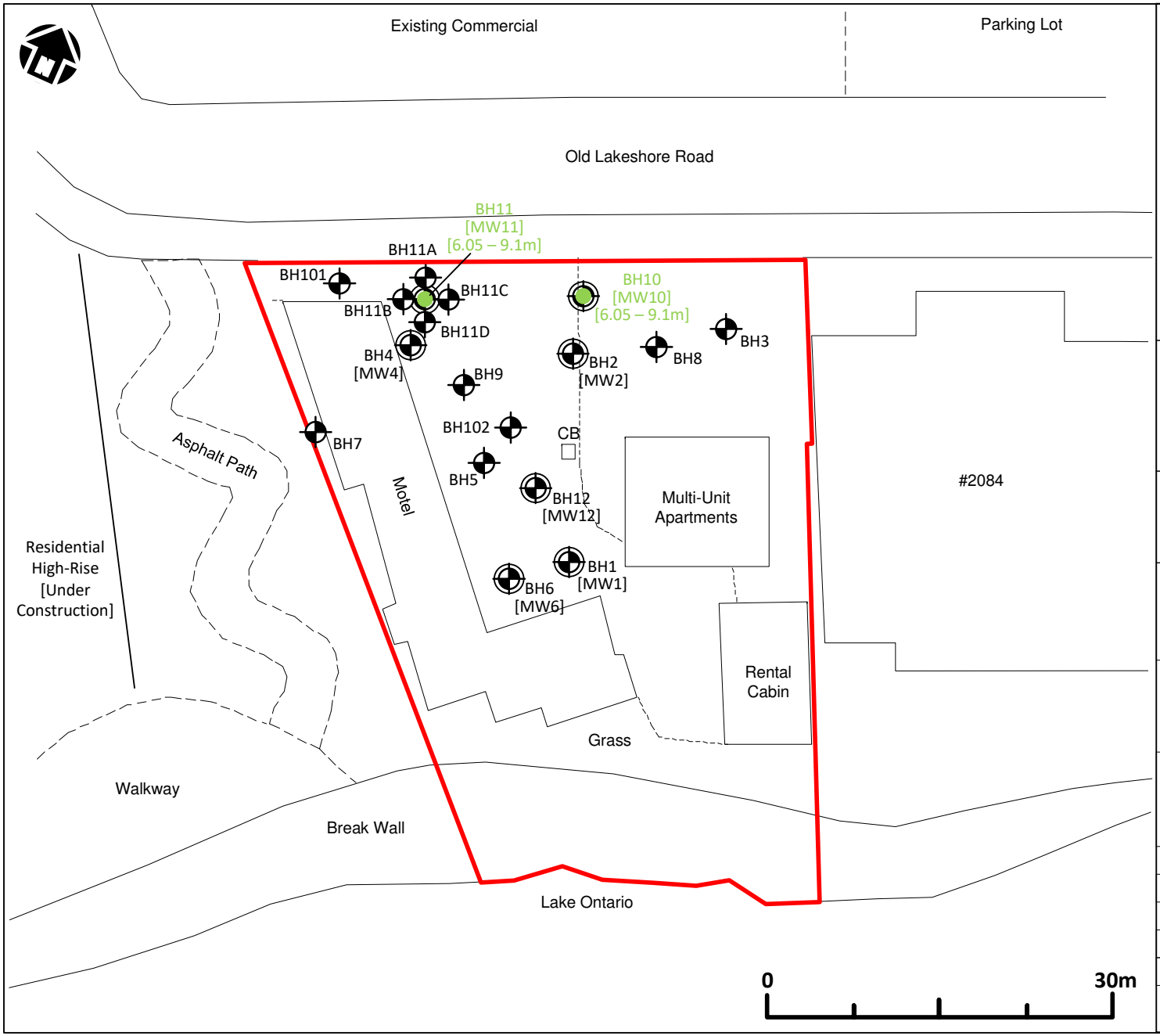
Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Water]-
Volatile Organic Compounds [VOCs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 4D



LEGEND

- = Site Boundary
- BH# = Borehole Location
- MW# = Monitoring Well
- = Soil Samples that meet Applicable Table 8 SCSs
- = Soil Samples that exceed Applicable Table 8 SCSs

NOTES:

1. Monitoring Wells 'MW1', 'MW2', 'MW4', and 'MW6' were installed as part of a geotechnical investigation on the Site and not utilized for any environmental purposes.

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

1959025 ONTARIO INC.

PROJECT TITLE

Record of Site Condition Submission
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE

Analytical Data Summary [Water]-
Polycyclic Aromatic Hydrocarbons [PAHs]

PROJECT No.	SM 230469-E
DATE	May 2024
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 4E