Azure Group

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT – RECORD OF SITE CONDITION

490, 496 AND 508 WALKERS LINE, BURLINGTON, ONTARIO

PREPARED FOR:	**2381792 ONTARIO LIMITED.**
ADDRESS:	**646 CANYON STREET, MISSISSAUGA, ON L5H 4L9**
PROJECT NO.:	**2309-013**
DATE:	**JANUARY 31, 2024 (REVISED MAY 10, 2024)**

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GLOSSARY OF ABBREVIATIONS

ENVIRONMENTAL MINISTRY TERMS

ESA – Environmental Site Assessment
EPA – Environmental Protection Act
RSC – Record of Site Condition
MECP – Ministry of the Environment, Conservation and Parks
MOE – Ministry of the Environment (name of Ministry prior to 2015)
PCA – Potentially Contaminating Activity
APEC – Areas of Potential Environmental Concern
MNR – Ontario Ministry of Natural Resources
OGS – Ontario Geological Society
ACMs – Asbestos-containing materials
PCBs – Polychlorinated Byphenols
AST – Above-ground Storage Tank
UST – Underground Storage Tank
CSM – Conceptual Site Model
ANSI – Areas of Natural or Scientific Interest
COPC – Contaminants of Potential Concern
WWIS – Water Well Information System
OBM – Ontario Base Map
SCC – Standards Council of Canada
CALA – Canadian Association for Laboratory Accreditation Inc.
QA/QC – Quality Assurance/Quality Control

GLOSSARY OF ABBREVIATIONS

MEASUREMENT OR CHEMICAL TERMS

VOCs – Volatile Organic Compounds
PHCs – Petroleum Hydrocarbons, Fractions 1-4
PAHs – Polycyclic Aromatic Hydrocarbons
BTEX – Benzene, Toluene, Ethylbenzene and Xylenes
BH – Borehole
MW – Monitoring Well
ppm – parts per million
mbgs – metres below ground surface
SAR – Sodium Adsorption Ratio
EC – Electrical Conductivity
mamsl – metres above mean sea level
ml/min – millilitres per minute
PID – Photo-Ionization Detector
LEL – Lower Explosive Limit
LNAPL – Light Non-Aqueous Phase Liquids
DNAPL – Dense Non Aqueous Phase Liquids
CFCs – Chlorofluorocarbons
IFS – Infrared Sensor
µS/cm – micro-Siemens per centimetre
ORP – Oxidation-Reduction Potential
DO – Dissolved Oxygen
RPD - Relative Percent Differences

EXECUTIVE SUMMARY

Azure Group Inc. (Azure) was retained by 2381792 Ontario Limited (the Client) to conduct a Phase Two Environmental Site Assessment (hereinafter referred to as a 'Phase Two ESA') for the parcel of lands located at 490, 496 and 508 Walkers Line, Burlington, Ontario (hereinafter referred to as the 'Phase Two Property'). This Phase Two ESA report has been produced to address the findings from the previous Phase One ESA conducted by Azure.

At the time of the investigation, the Phase Two Property consisted of a residential property.

It is understood that this Phase Two ESA is being carried out for residential development purposes with the City of Burlington. As per the requirement of the City of Burlington, an RSC pursuant to O. Reg. 153/04, as amended for the Phase Two Property, is anticipated to be filed.

The following Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern (APECs) were identified as part of our Phase One ESA completed regarding the Phase Two Property and documented in our Azure Phase One ESA report, dated November 10, 2023:

Potentially Contaminating Activities (PCAs) on the Phase Two Property and within the Phase One Study Area

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
1	508 Walkers Line (Northeastern portion of Phase One Property)	Potential fill materials of unknown quality may be present at the Phase One Property which were likely imported during the development of the driveway in the northeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	Soil: Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH
2	490 Walkers Line (Southeastern portion of Phase One Property)	Potential fill materials of unknown quality may be present at the Phase One Property which were likely imported during the development of the driveway in the southeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	Soil: Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH

3	496 Walkers Line (Eastern portion of Phase One Property)	Historical presence of a Fuel Storage Tank in the eastern Portion of the Phase One Property. The presence of cut filler and vent pipes inside the basement of the 496 Walkers Line structure was observed during the site visit.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Soil: PHCs, BTEX, VOCs
4	490 Walkers Line (southern portion of Phase One Property)	Possibility of the historical presence of a Fuel Storage Tank in the southern Portion of the Phase One Property. Inside the basement of the 490 Walkers Line structure.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Soil: PHCs, BTEX, VOCs
5	495 Walkers Line (approximately 38 meters east and up-gradient)	Current and historical presence of a dry cleaner (Spotless Cleaners) in the City Directory database 1990-2017.And various dry cleaner waste generation records in the ERIS database 1994-2011.	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Soil and Groundwater: PHCs, BTEX, VOCs
6	4021 New Street (approximately 92 meters southeast and trans-gradient)	Historical presence of dry cleaner (City Directory 1965-1995 and FIP 1971). And various dry cleaner waste generation records in the ERIS database 1992-2001.	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property
7	4025 New Street (approximately 110 meters south and trans-gradient)	Historical dry cleaner waste generation record in the ERIS database (Kapmory Limited/Mr. Stuart Warner 2013)	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property
8	3535 New Street (approximately 143 meters south and trans-gradient)	Historical presence of Automotive center (City Directory 1975-1995). Various records of Fuel Storage Tanks in ERIS database (1975-2020)	52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property

9	513 Walkers Line (approximately 175 meters east and up-gradient)	Various records of waste generation such as Inorganic Solvents in the ERIS database 2005-2014	Other- solvents	No COCs identified due to the significant distance between the Phase One Property and the PCA location.
10	4037 New Street (approximately 183 meters southeast and trans-gradient)	Current and historical presence of automotive repair and gas station (City Directory 1995-2017, FIP 1971 and ERIS 1995-2021)	52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property.
11	4041 New Street (approximately 188 meters southeast and trans-gradient)	Historical presence of Cadet Cleaners (City Directory 11970-1995)	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property.
12	4009 New Street (approximately 204 meters east and trans-gradient)	Historical presence of service station (City Directory 1960-1970)	28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the Phase One Property and the PCA location; and being trans-gradient to the Phase One Property.

The above-noted PCAs resulted in an Area of Potential Environmental Concern (APEC) at the Phase One Property.

"TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN"
Refer to clause 16(2) (a), Schedule D, O. Reg. 153/04

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 (Due to potential presence of fill materials of unknown quality at northeastern portion of the Phase One Property)	Northeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil

APEC 2 (Due to the potential presence of fill materials of unknown quality at the The southeastern portion of the Phase One Property)	Southeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil
APEC 3 (Due to the historical presence of a Fuel Storage Tank in the eastern portion of the Phase One Property)	Eastern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On-site	PHCs, BTEX, VOCs	Soil
APEC 4 (due to the possibility of the historical presence of a Fuel Storage Tank in the southern Portion of the Phase One Property)	Southern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On- Site	PHCs, BTEX, VOCs	Soil
APEC 5 (due to the current and historical presence of dry cleaner. Eastern side of the Phase One Property)	Eastern portion of the Phase One Property	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off- Site	PHCs, BTEX, VOCs	Soil and Groundwater

PHCs – Petroleum Hydrocarbons
VOCs – Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
PAHs – Polycyclic Aromatic Hydrocarbons
Hg – Mercury
CN – Cyanide
B-HWS – Boron Hot Water Soluble
Cr (VI) – Hexavalent Chromium
Sb – Antimony
As – Arsenic
Se –Selenium

The Phase Two ESA consisted of advancing two (2) interior boreholes (BH4, BH5) and three (3) exterior boreholes (BH1, BH2 and BH3) were developed at the Phase Two Property. Three (3) of boreholes (BH1, BH2, BH3) were completed as monitoring wells to address the above-

noted PCAs and APECs from the on-site and/or off-site land uses, as identified in our Phase One ESA report.

All boreholes were drilled on December 7, 2023. Installation of all monitoring wells was in accordance with O. Reg. 903.

Soil and groundwater samples from each borehole/monitoring well were collected and submitted for laboratory analyses of concentrations of the chemical parameters identified in our Phase One ESA.

The following table outlines the parameters analyzed for soil in each borehole.

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 2 and APEC5)	BH1-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, pH, PAH parameters
	BH1-5 (Native Material)	3.04-3.8	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
	BH1-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • pH parameter.
BH2/MW2 (Located within APEC5)	BH2-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH3/MW3 (Located within APEC1)	BH3-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PAH parameters.
	BH3-3 (Native Material)	1.52-2.28	• Grain Size analysis
	BH3-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH4 (Located within APEC 4)	BH4-1B (Native Material)	0.11-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH5+Dup-1 (Located within APEC 3)	BH5-1 (Native Material)	0.05-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters. • DUP-1 was tested for PHCs, BTEX, and VOCs from the soil sample BH5-1

The following table summarizes the groundwater samples in each monitoring wells.

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH2	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH3 + Dup-1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments. • DUP -1 was tested for VOCs from the original groundwater sample BH3

In accordance with the requirements of O. Reg. 153/04, based on the most sensitive expected residential use of the Subject Property, medium-fine textured soil was determined by laboratory grain size analysis to be present at the Phase Two Property; and a laboratory-determined pH of 7.14 to 7.33 for surficial soil and 7.89 for subsurface soil. However, a coarse-grained soil classification was used for comparison of analytical data which is more stringent than medium-fine-grained soil. Therefore, Azure determined the appropriate standards for the Phase Two Property are Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, dated April 15, 2011, Table 2 Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Property Use for Residential/Parkland/Institutional Property Use and for coarse-grained soil (MECP Table 2 SCS).

Based on the results of laboratory analyses, the measured concentrations of the submitted soil and groundwater samples did not exceed the applicable MECP Standards. Therefore, at this time, no further investigations are recommended in the areas investigated at the Phase Two Property.

The Executive Summary statements are subject to the same limitations included in the Closure, Section 7.0, and are to be read in conjunction with the rest of this report.

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1.0 INTRODUCTION

Azure Group Inc. (Azure) was retained by 2381792 Ontario Limited (the Client) to conduct a Phase Two Environmental Site Assessment (hereinafter referred to as a 'Phase Two ESA') for the parcel of lands located at 490, 496 and 508 Walkers Line, Burlington, Ontario (hereinafter referred to as the 'Phase Two Property'). The report format is generally compliant with the format specified for Phase Two ESAs in O. Reg. 153/04 (including amendments up to O. Reg. 362/23) (referred to as amended O. Reg. 153/04).

1.1 Site Description

The Phase Two Property is approximately 0.41 hectares (1.01 acres). The municipal addresses and legal description of the Phase Two Property are as follows:

Table 1 – Property Details

Phase Two Property Description: 490, 496 and 508 Walkers Line, Burlington, Ontario	
Municipal Address	• 490 Walkers Line, Burlington, Ontario • 496 Walkers Line, Burlington, Ontario • 508 Walkers Line, Burlington, Ontario
Property Identification Number (PIN)	• 07047-0011 (LT) • 07047-0010 (LT) • 07047-0009 (LT)
Legal Description	• 490 Walkers Line, Burlington, Ontario: The legal description is "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 777097; Burlington; Being all of PIN 07047-0011 (LT)". • 496 Walkers Line, Burlington, Ontario: The legal description is "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 782319; Burlington Being all of PIN 07047-0010 (LT)" • 508 Walkers Line, Burlington, Ontario: "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 845890; Burlington Being all of PIN 07047-0009 (LT)"
Site Area	Approximately 0.41 hectares (1.01 acres).
UTM Coordinates for Approximate Centroid of Phase One Property	599540.57 m E, 4800837.96 m N (Zoned as 17T)

1.1.1 Ownership Details

The Phase Two Property is currently owned by 2381792 Ontario Limited. The client is the owner of the Phase Two Property. The Client details for the Phase Two Property are shown in Table 2:

Table 2 – Client's Information Details

Client	
Client Name and Company	Mr. Haider Al-Dabbagh of 2381792 Ontario Limited.
Client Address and Contact Information	646 Canyon Street, Mississauga, Ontario L5H 4L9
Property Owner, if different from above	N/A

Client	
Site Contact	Mr. Haider Al-Dabbagh

1.2 Current and Proposed Future Uses

Based on the Phase One ESA: "*Azure Group Inc.: Phase One Environmental Site Assessment at 490, 496 and 508 Walkers Line, Burlington, Ontario dated November 10, 2023 with project number 2309-013 addressed to Mr. Haider Al-Dabbagh of 2381792 Ontario Limited.*" The Phase Two Property has presently and historically been used for residential purposes. For more information pertaining to the historical land use of the property, please refer to Table 3.

Table 3 – Current and Past Use Table

490 Walkers Line, Burlington PIN: 07047-0011 (LT)

Year	Name of owner	Description of property use	Property use[1]	Other observations from aerial photographs, fire insurance plans, etc.
Part of Lot 11, Concession 3, South of Dundas Street, Township of Nelson				
Prior to 1828	Crown	Likely Undeveloped	Agricultural or Other use	Based on the historical aerial photographs and historical county maps, the the Property (490 Walkers) appears to be part of an undeveloped land.
1828 – 1845	Kings College			
1845 – 1846	Thomas Salis			
1846 – 1899	Issac Walker, John Willisman, Julie Ann Walker (Ex. estate of Hiran Walker)			
1899 – 1913	France Isabella Walker, Annie Walker, John Walker (Ex. estate of John Henry Walker)			
1913 – 1952	John Walker			
1952 – 1954	Thomas Walker			
1954 – 1957	Beatrice Maude Walker (Ex. Estate of John Jenry Walker)	Likely Developed	Residential Use	Based on historical aerial photographs and City Directory the property (490 Walkers) appears to be developed with a residential structure
1957 – 1963	John Vandyl Annie Elizabeth Vandyl (formerly Hellingman)			
1963 – 1980	Peter Hunes Elaine Hunes			
1980 – 1989	Pamela McLean			
1989 – 1991	Cohen, Stephen			
1991 – 2021	Kemp, Karen Lynn Bizyk, Gary WIlliam			
2021 – Present	2381792 Ontario Limited			

496 Walkers Line, Burlington PIN: 07047-0010 (LT)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Part of Lot 11, Concession 3, South of Dundas Street, Township of Nelson				
Prior to 1828	Crown	Likely Undeveloped	Agricultural or Other use	Based on the historical aerial photographs and historical county maps, the RSC Property appears to be part of undeveloped
1828 – 1845	Kings College			
1845 – 1846	Thomas Salis			
1846 – 1899	Issac Walker, John Willisman, Julie Ann Walker (Ex. estate of Hiran Walker)			
1899 – 1913	France Isabella Walker, Annie Walker, John Walker (Ex. estate of John Henry Walker)			
1913 – 1952	John Walker	Likely Developed	Residential Use	Based on a historical aerial photograph of 1934 the RSC property appears to be developed with a residential structure at this time
1952 – 1954	Thomas Walker			
1954 – 1957	Beatrice Maude Walker (Ex. Estate of John Jenry Walker)			
1957 – 1980	Patricia A. Mutton John M. Walker Ex. Estate of Beatrice M. Walker			
1980 – 1989	Pamela McLean			
1989 – 1992	Cohen, Stephen			
1992 – 2013	Samborski, Randall Samborski, Stacey			
2013 – Present	2381792 Ontario Limited			

508 Walkers Line, Burlington PIN: 07047-0009 (LT)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
Part of Lot 11, Concession 3, South of Dundas Street, Township of Nelson				
Prior to 1828	Crown	Likely Undeveloped	Agricultural or Other use	Based on the historical aerial photographs and historical county maps, the RSC Property appears to be part of undeveloped land.
1828 – 1845	Kings College			
1845 – 1846	Thomas Salis			
1846 – 1899	Issac Walker, John Willisman, Julie Ann Walker (Ex. estate of Hiran Walker)			

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
1899 – 1913	France Isabella Walker, Annie Walker, John Walker (Ex. estate of John Henry Walker)			
1913 – 1952	John Walker			
1952 – 1954	Thomas Walker			
1954 – 1956	Beatrice Maude Walker (Ex. Estate of John Jenry Walker)	Likely Developed	Residential Use	Based on historical aerial photographs the RSC property was utilized for residential purposes.
1956 – 1979	Floyd Bryant			
1979 – 1995	Bryant, Dencil Alice - Estate			
1995 – 2013	Maringer, Eric Maringer, Katherine			
2013 – present	2385494 Ontario Limited			

A residential use development is being proposed for the Phase Two Property.

1.3 Selection of Site Condition Standards

In accordance with the requirements of the amended O. Reg. 153/04, Azure selected applicable site condition standards. The rationale for the selection of these site condition standards is provided in this section and the reasoning to support the determination of the appropriate site condition standards is presented below.

1.3.1 Environmentally Sensitive Areas

The Phase Two Property was not considered to be environmentally sensitive based on the following details:

The Phase Two Property was neither located within an area of natural significance nor adjacent to such an area within 30 m from the Phase Two Property boundaries, as defined below:

- A provincial park designated by a regulation under the Provincial Parks Act;
- A conservation area established under the Public Lands Act;
- An ANSI identified by the MNR as having provincial significance;
- A wetland identified by the MNR as having provincial significance;
- An area designated by Burlington in its Official Plan as environmentally significant, however expressed, including designations of environmentally sensitive areas, being of environmental concern and being ecologically significant;
- An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment and Development Act;
- An endangered or threatened species habitat identified by the MNR;

- A property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001, applies.
- The soil pH is within 5 and 9 for surface soil and 5 and 11 for subsurface soils; and
- The Phase Two Property is not a "shallow soil property";
- There is no watercourse or water body located at the Phase Two Property or within 30 m from the Phase Two Property boundaries.

1.3.2 Land Use

Throughout the years, the Phase Two Property has been used for residential purposes and is currently a residential use property. Due to the plans for the development of the Phase Two Property to residential, the residential/parkland/institutional standards shall be applied to determine the sites' suitability for the filing of Record of Site Condition.

1.3.3 Soil Grain Size Analysis

Grain size analyses were conducted and the results determined that the soils at the Phase Two Property were comprised of medium-fine textured soil. However, a coarse-grained texture is more stringent than medium-fine texture and therefore, a coarse-grained soil classification shall be used for comparison of analytical data. A copy of the Certificate of Analysis for grain size analysis is included in Appendix C.

1.3.4 Potable Water

Water is supplied via municipal services provided by the City of Burlington. However, no potable water well is located at the Phase Two Property or within 250 m from the Phase Two Property boundaries.

1.3.5 Applicable Site Condition Standards

Based on the above information and assumptions, the restoration criteria for this Phase Two Property corresponded to residential/parkland/institutional land use for coarse textured soil using the Full Depth Generic Site Condition Standards in a potable groundwater condition (Table 2 RPI, O. Regulation 153/04).

2.0 BACKGROUND INFORMATION

2.1 Physical Setting

The physical setting of the Phase Two Property was also described in further detail in the Phase One ESA report, prepared by Azure dated November 10, 2023, provided under separate cover. A summary of the site topography, hydrology and regional geology is described below.

2.1.1. Site Topography, Hydrology, and Regional Geology

The Ontario Ministry of Natural Resource and Forestry (MNRF) Topographic Map was reviewed for the Phase Two Property and Phase One Study Area. The map indicates that the Phase Two Property and the Phase One Study Area was mostly flat with grade descending southeast towards the Lake Ontario. Inferred groundwater is expected to flow towards the southeast towards the Lake Ontario. However, based on the groundwater flow pattern for Phase Two Property as shown on Figure 7, the interpreted groundwater flow direction at the Phase Two Property is to the southwest.

The MNRF website was reviewed. The Natural Heritage Areas maps reveal that Lake Ontario was located approximately 1,300 m southeast of the Phase Two Property. No other waterbodies or environmentally sensitive areas were present at Phase Two Property or within 30 m radius of the Phase Two Property boundaries.

The surficial geology map was obtained from the "Ontario Ministry of Energy, Northern Development and Mines" website containing information such as point features such as drumlins and glacial striae and line features such as eskers, shore bluffs and moraines was reviewed for the Phase Two Property. Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the Phase Two Property is partially underlain by Paleozoic, undifferentiated carbonate and clastic sedimentary rock, exposed at the surface or covered by a discontinuous, thin layer of drift.

The bedrock geology map was obtained from the "Ontario Ministry of Energy, Northern Development and Mines" which contains information about the solid rock underlying the Province of Ontario, was reviewed. According to the OGS Earth Database shows that the uppermost bedrock unit in the general area of the Phase Two Property consists of Shale, limestone, dolostone, siltstone, and Queenston Formation (OGS, 2022).

During Phase Two ESA, the main geology unit was identified to be silty sand deposits and with weathered shale beneath, at different depths and locations. Weathered/fragmented Bedrock was encountered at various depths ranging from approximately 2.3 to 9.4 meters below grade surface (mbgs). Reddish brown, highly weathered, thinly to thickly bedded weak shale was encountered at all borehole locations at above mentioned depths.

2.2 Previous Environmental Investigations

A Phase One Environmental Site Assessment (ESA) dated November 10, 2023, was carried out on the Phase Two Property by Azure.

3.0 SCOPE OF SUBSURFACE INVESTIGATION

3.1 Overview of the Site Investigation

This Phase Two ESA was carried out for the Phase Two Property in general accordance with O. Reg. 153/04, as amended, to assess the subsurface conditions associated with the PCAs and APECs from the on-site and off-site PCAs as identified in our Phase One ESA report.

3.3.1 Scope of Work

The scope of work for the Phase Two ESA consisted of the following:

- Conducting public and private utility locates for the purpose of clearing individual borehole locations;
- Retaining a drilling company licensed for monitoring well installation, and advancing a total of five (5) boreholes;
- Installing monitoring wells in three (3) of the five (5) drilled boreholes;
- Conducting vapour measurements, and collecting representative soil samples based on the vapour reading for PHCs/BTEX (F1-F4), VOCs, Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PAHs, pH, and/or grain size analysis including duplicate samples for QC/QA purposes;
- Collecting groundwater samples from the monitoring wells for laboratory analyses of PHCs/BTEX (F1-F4), VOCs including duplicate samples for QC/QA purposes;
- Conducting an elevation survey in order to determine the groundwater flow contour; and,
- Reviewing the collected data and preparing the Phase Two ESA in accordance with O.Reg. 153/04.

3.2 Media Investigated

The media investigated during this Phase Two ESA included soil and/or groundwater. There was no surface water or sediment present at the Phase Two Property. As such, no surface water or sediment samples were collected.

3.3 Phase One Conceptual Site Model

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

3.4 Sampling and Analysis Plan

To determine the extent and nature of the environmental contaminants of concern related to the APECs associated with the PCAs identified in the Phase One CSM, a sampling and analysis plan for the Phase Two Property investigation areas was developed. Table 4 shows the

potentially contaminating activities and areas of potential environmental concern. The sampling and analysis plan included the following:

- Two (2) interior boreholes (BH4, BH5) and three (3) exterior boreholes (BH1, BH2 and BH3) were advanced to collect soil samples for laboratory analyses to determine contaminant concentrations across the investigated areas at the Phase Two Property; and

- Three (3) of the boreholes (BH1, BH2, BH3) were installed monitoring wells to obtain groundwater samples and data (samples for laboratory analysis and/or hydrogeologic conditions) at the Phase Two Property.

Table 4 - Potentially Contaminating Activities and Areas of Potential Environmental Concern

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 (Due to potential presence of fill materials of unknown quality at northeastern portion of the Phase One Property)	Northeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil
APEC 2 (Due to the potential presence of fill materials of unknown quality at the The southeastern portion of the Phase One Property)	Southeastern portion of the Phase One Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil
APEC 3 (Due to the historical presence of a Fuel Storage Tank in the eastern portion of the Phase One Property)	Eastern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On-site	PHCs, BTEX, VOCs	Soil

APEC 4 (due to the possibility of the historical presence of a Fuel Storage Tank in the southern Portion of the Phase One Property)	Southern portion of the Phase One Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On- Site	PHCs, BTEX, VOCs	Soil
APEC 5 (due to the current and historical presence of dry cleaner. Eastern side of the Phase One Property)	Eastern portion of the Phase One Property	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off- Site	PHCs, BTEX, VOCs	Soil and Groundwater

A sampling and analyses rationale table, which summarizes the locations of the boreholes and monitoring wells and sampling and analyses conducted (not including deviations or impediments, discussed in the following sections), is presented in Tables 5A and B.

Table 5A - Sampling and Analysis Plan - Soil

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 2 and APEC5)	BH1-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, pH, PAH parameters
	BH1-5 (Native Material)	3.04-3.8	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
	BH1-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • pH parameter.
BH2/MW2 (Located within APEC5)	BH2-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH3/MW3 (Located within APEC1)	BH3-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PAH parameters.
	BH3-3 (Native Material)	1.52-2.28	• Grain Size analysis
	BH3-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling

			• PHCs, BTEX, VOCs, parameters.
BH4 (Located within APEC 4)	BH4-1B (Native Material)	0.11-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH5+Dup-1 (Located within APEC 3)	BH5-1 (Native Material)	0.05-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters. • DUP-1 was tested for PHCs, BTEX, and VOCs from the soil sample BH5-1

To investigate all APECs located on the Phase Two Property, three (3) advanced boreholes were completed as monitoring wells on December 7, 2023. The locations of the monitoring wells can be found in Drawings No 3 and 5 of Appendix A.

A trip blank was submitted with soil and groundwater submission for volatile organic compounds analysis.

Table 5B - Sampling and Analysis Plan – Groundwater

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH2	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH3 + Dup-1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments. • DUP -1 was tested for VOCs from the original groundwater sample BH3

3.4.1 Deviations

No deviations to the sampling and analysis plan were made based on field observations during the assessment.

3.4.2 Impediments

No physical impediments or denial of access were encountered during the implementation of the sampling and analysis plan. The approximate location of the above and underground utilities is shown in Drawing No. 6 of Appendix A.

4.0 SUBSURFACE INVESTIGATION METHODOLOGY

4.1 General

The investigation methodology was conducted in general accordance with O. Reg. 153/04 (including amendments up to O. Reg. 362/23) RSCs, Part XV.1 of the EPA, the former Ministry of the Environment and Energy (now MECP) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, December 1996 document (MECP

Sampling Guideline), and Azure standard field procedures (collectively referred to as Standard Protocols).

4.2 Borehole Investigation

Azure retained Terra Firma Environmental Services Ltd. of North York (Terra Firma), Ontario, to advance five (5) boreholes (namely BH1 to BH5) at the Phase Two Property on December 7, 2023.

4.2.1 Soil Sampling

Soil samples from BH1 to BH5 were obtained continuously using 0.76 m split spoon soil sampling equipment. The split spoon samplers were washed with Alconox powder and Deionized and distilled water before each use. Subsurface conditions encountered in the boreholes were logged by Azure personnel at the time of drilling. Soil samples were recovered from the boreholes at regular intervals, visually classified, and collected in laboratory-prepared bottles, preserved at a temperature below 10°C and submitted for laboratory analyses. A portion of each soil sample was placed in a disposable plastic bag and analyzed in the field for petroleum-derived headspace vapour concentrations (where possible) using an RKI Model Eagle 2 portable gas monitor equipped with a dual sensor for hydrocarbons (i.e., in the ppm and LEL range) and for volatile compounds (i.e., PID sensor in the ppm range). The hydrocarbon sensor was set to methane elimination mode and calibrated with hexane (for petroleum-derived vapours), and the PID sensor was calibrated with isobutylene (for solvent-derived vapours).

Soil samples were recovered, classified, collected and preserved in accordance with Standard Protocols to minimize the potential for cross-contamination. Disposable nitrile gloves were worn and changed between samples, and sampling tools were washed with Alconox Powder detergent and rinsed with Deionized and Distilled water prior to use and between samples.

Following the collection of soil samples, the boreholes were completed using 150 mm solid stem augers to facilitate the installation of monitoring wells.

Geologic descriptions of the subsurface soils encountered at the Phase Two Property are discussed in Section 5.1; the borehole logs are presented in Appendix B.

4.3 Monitoring Well Installation

Three (3) drilled boreholes (BH1, BH2 and BH3) were completed as monitoring wells to facilitate groundwater monitoring and sampling. The monitoring wells consisted of a 50 mm (2 inch) diameter PVC riser pipe fitted with a 50 mm diameter threaded PVC well screen (10 slotted). The annuli of the monitoring wells were filled with silica sand around the well screen (to approximately 0.3 m above the top of the well screen), with the remainder of the well being sealed with hydrated Bentonite pellets. All monitoring wells (BH1, BH2 and BH3) were completed with a flush-mount protective casing.

On December 7, 2023, the monitoring wells were monitored for groundwater levels and for the presence of LNAPL/DNAPL accumulations using a water level equipped with an oil/water interface probe. Prior to the collection of groundwater samples, the monitoring wells were purged using dedicated polyethylene bailers until a minimum of three well volumes were removed.

4.3.1 Groundwater Sampling

Groundwater samples were collected from the monitoring wells in BH1, BH2, and BH3. Following purging and development of the monitoring wells, once the groundwater had recovered to at least 80 percent of static levels, indicating that the observed groundwater was likely to be the formation groundwater. Groundwater samples were collected using dedicated polyethylene bailers along with low-flow (typically less than 200 ml/min) sampling procedures, periodically monitoring both drawdown and the water quality indicator parameters during the well purge. After the drawdown and the field indicator parameters had stabilized, indicating that the well was recharging with formation water, groundwater samples were collected in laboratory-supplied sample containers.

Groundwater was discharged through a flow-through cell equipped with a YSI 9620 MPS meter and probes to measure indicator parameters: pH, ORP, EC, DO and water temperature. Groundwater was subsequently collected in laboratory-supplied bottles, generally in order of expected volatility: VOCs, and PHCs.

Samples of groundwater submitted for analysis of concentrations for one or more of the following: PHCs, BTEX, and VOCs and were collected under zero headspace conditions. The groundwater samples were collected in accordance with standard field practices, placed in laboratory prepared bottles, preserved below 10°C and submitted for laboratory analyses.

Groundwater samples were collected and preserved in accordance with Standard Protocols to minimize the potential for cross-contamination. Disposable nitrile gloves were worn and changed between samples, and sampling tools were washed with Alconox powder and rinsed with deionized water prior to use and between samples. The above-noted analyses on the soil and groundwater samples were conducted by AGAT Laboratories (AGAT) of Mississauga, Ontario. AGAT is accredited by the Standards Council of Canada (SCC) in cooperation with The Canadian Association for Laboratory Accreditation Inc. (CALA).

4.4 Field Screening Measurements

As noted in Section 4.2 – Borehole Investigation, field screening of the collected soil samples were completed based on visual and olfactory evidence of impact and analyzed for petroleum- and solvent-derived headspace vapour concentrations (where possible) using an RKI Model Eagle 2, manufactured by RKI Instruments. The Eagle 2 was equipped with PID with a 10.6 eV standard lamp and calibrated on-site with 100 ppm isobutylene gas for detection of solvent-derived vapours, as well as an IRS calibrated on-site with 15% LEL hexane for detection of petroleum-derived vapours. The Eagle 2 was selected for field screening purposes since it can be used to field screen for solvent-derived headspace vapour concentrations from BTEX compounds, chlorinated hydrocarbons, CFCs, and some semi-volatiles, as well as petroleum-derived vapours from PHCs. The Eagle 2 is reportedly accurate to within 5% of the displayed reading or 25 ppm, whichever is greater.

Groundwater levels in the monitoring wells at the time of the drilling program were monitored using a Solinist Model 122 Interface Meter, which identifies the presence of product (non-

conductive liquid) with a steady state light and tone and the presence of water (conductive liquid) with an intermittent tone and light. The conductive liquid must have an EC that is greater than 50 µS/cm. The conductive and non-conductive sensors have a reported accuracy of 1/200 feet or 1.0 mm. The conductive sensor has a reported accuracy of 1/100 feet or 1.0 mm.

4.5 Laboratory Analyses

AGAT Laboratories (AGAT) of Mississauga, Ontario, conducted all chemical analyses. AGAT is a member of the Canadian Association for Laboratory Accreditation Inc. (CALA) and meets the requirements of Section 47 of O. Reg. 153/04 certifying that the analytical laboratory be accredited in accordance with the International Standard ISO/IEC 17025 and with standards developed by the Standards Council of Canada.

4.5.1 Soil

Soil samples were collected during the drilling investigation on the Phase Two Property and submitted for laboratory analyses of the contaminants of potential concern (COPCs).

4.5.2 Groundwater

Groundwater samples were collected from permanent monitoring wells on the Phase Two Property and submitted for laboratory analysis of the COPCs.

4.6 Residue Management Practices

Soil cuttings and purged groundwater were collected in soil drums and stored at the Phase Two Property for subsequent off-site disposal by an MECP approved waste hauler, as per the scope of work.

4.7 Elevation Surveying

Elevations of the exterior boreholes were surveyed by Azure representative on December 7, 2023, which were 92.07, 92.30 and 93.14 masl (meters above sea level) for BH1, BH2, and BH3, respectively. The local benchmark was obtained from a signed survey of the Phase Two Property.

4.8 Quality Assurance and Quality Control Measures

The Quality Assurance and Quality Control (QA/QC) Measures are conducted following the Sampling and Analysis Plan, indicating detailed procedures of sample collection, storage, and transportation in order to meet the requirements of O.Reg. 153/04 to properly assess the soil and groundwater quality at the Site. The QA/QC program included decontamination procedures to minimize the potential of cross-contamination, the selection of worst-case samples, and the collection of QA/QC samples. The QA/QC details are documented in Appendix D and E .

One (1) duplicate soil sample (DUP-1) was collected during the drilling program from BH5 and submitted for analysis of VOCs, BTEX, and PHCs (F1 to F4) for QA/QC purposes. One (1) duplicate groundwater sample (DUP-1) was collected from monitoring well BH3 and submitted for analyses of VOCs, BTEX, and PHCs (F1 to F4) and for QA/QC purposes. Two (2) trip

blank samples were also submitted and analyzed for VOCs. There were no deviations between the results and the sampling and analysis plan.

5.0 RESULTS OF THE PHASE TWO ESA

5.1 Site Geology and Stratigraphy

The Ontario Ministry of Natural Resource and Forestry (MNRF) Topographic Map was reviewed. The map indicates that the Phase Two Property and the Phase Two Study Area was mostly flat with grade descending southeast towards the Lake Ontario. Inferred groundwater is expected to flow towards the southeast towards the Lake Ontario. However, based on the groundwater flow pattern for Phase Two Property as shown on Figure 7, the interpreted groundwater flow direction at the Phase Two Property is to the southwest.

During Phase Two ESA, the main geology unit was identified to be silty sand deposits and with weathered shale beneath, at different depths and locations. Geologic cross sections of the Phase Two Property are illustrated in Figures 8 and 8a, 8b.

The MNRF website was reviewed. The Natural Heritage Areas maps reveal that Lake Ontario was located approximately 1,300 m southeast of the Phase Two Property. No other waterbodies or environmentally sensitive areas were present at Phase One Property or within 30 m radius of the Phase One Property boundaries.

Quaternary Geology: The surficial geology map was obtained from the "Ontario Ministry of Energy, Northern Development and Mines" website containing information such as point features such as drumlins and glacial striae and line features such as eskers, shore bluffs and moraines was reviewed for the Phase Two Property. Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the Phase One Property is partially underlain by Paleozoic, undifferentiated carbonate and clastic sedimentary rock, exposed at the surface or covered by a discontinuous, thin layer of drift.

Bedrock Geology:.

The bedrock geology map was obtained from the "Ontario Ministry of Energy, Northern Development and Mines" which contains information about the solid rock underlying the Province of Ontario, was reviewed. According to the OGS Earth Database shows that the uppermost bedrock unit in the general area of the Phase One Property consists of Shale, limestone, dolostone, siltstone, and Queenston Formation (OGS, 2022).

Weathered/fragmented Bedrock was encountered at various depths ranging from approximately 2.3 to 9.4 meters below grade surface (mbgs). Reddish brown, highly weathered, thinly to thickly bedded weak shale was encountered at all borehole locations at above mentioned depths. Geologic cross sections of the Phase Two Property are illustrated in Figures 8 and 8a, 8b.

5.2 Groundwater Monitoring

5.2.1 Groundwater Flow Direction

The shallow unconfined aquifer was estimated to exist between 3.24 to 7.26 mbgs throughout the Phase Two Property.

Table 6 – Groundwater Elevations and Monitoring Well Installation Details

Monitoring Well ID	Construction (mbgs)	Depth to water table (mbgs)	Water table elevation (masl)
BH1	Riser: 0.1-3.2 Screen: 3.2-6.2	3.24	88.76
BH2	Riser: 0.1-4.26 Screen: 4.26-7.26	6.54	85.76
BH3	Riser: 0.1-4.03 Screen: 4.03-7.03	4.30	88.80

Based on the groundwater flow pattern for the Phase Two Property, as shown in Drawing No. 7, the interpreted groundwater flow direction at the Phase Two Property is to the southwest. The groundwater flow direction in the area, based on the topography, is towards the southeast, towards Lake Ontario.

5.2.2 Subsurface Non-Aqueous Phase Liquids

LNAPL/DNAPLs were not encountered in the boreholes during drilling and during monitoring, purging (development) and sampling of the monitoring wells.

5.3 Soil Results

5.3.1 Subsurface Vapour Concentrations

Regulations 153/04 (as amended) do not require soil vapour concentrations as part of the PHCs or solvent-derived soil analysis, the Regulations require the Headspace Vapour as a field screening tool to identify the PHC or VOC-impacted soils. Elevated soil vapour concentrations, typically in the LEL range, are generally indicative of the presence of volatile combustible products, i.e., gasoline, methane, solvents, and, to a lesser extent, diesel and fuel oil. It should be noted that elevated soil vapour concentrations may also be associated with the presence of moisture, microbial activity, or decaying organic matter, especially in the absence of visual or olfactory evidence of impact.

Headspace vapour concentrations (HSVCs) measured in the soil samples recovered during drilling are presented on the Borehole Logs in Appendix B.

5.3.2 Soil Quality

Soil samples were collected during the drilling investigation on the Phase Two Property and submitted for laboratory analyses of the contaminants of potential concern (COPCs). The analytical results for tested soil samples were all below the MECP Table 2 SCS. Therefore, it is the QP's opinion that the analytical results for tested soil samples were all below the MECP Table 2 RPI SCS.

Laboratory certificates for the soil analytical results are included in Appendix D.

5.4 Groundwater Results

5.4.1 Groundwater Quality

Groundwater samples were collected from permanent monitoring wells at the Phase Two Property and submitted for laboratory analysis of the COPCs. The analytical results for tested groundwater samples were all below the MECP Table 2 RPI SCS.

The laboratory certificates for the groundwater analytical results are included in Appendix E.

5.5 Quality Assurance/Quality Control Results

Azure staff with experience in both intrusive field investigation techniques and the COPCs that were encountered at the Phase Two Property supervised and/or performed the soil and groundwater sampling under the guidance of the QP_{ESA}. As previously mentioned, the field program maintained QA/QC using all appropriate equipment-cleaning procedures and duplicate sampling. Appropriate measures (such as field staff wearing disposable gloves, using dedicated sampling equipment, decontaminating non-dedicated sampling equipment, using pre-cleaned laboratory-supplied sample containers, labelling samples and completing a laboratory-supplied chain of custody records) were used to ensure data quality.

Azure collected soil and groundwater samples in conformance with our Standard Operating Procedures, developed in accordance with O. Reg. 153/04, as amended.

Samples were shipped in ice-filled coolers (to maintain temperatures at less than 10°C) along with a chain of custody to an accredited laboratory for conducting required chemical testing. The laboratory performed chemical analysis in compliance with the MECP, Laboratory Services Branch, Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the EPA, as amended.

Field Duplicate samples were collected for a minimum of 10% of the submitted samples in order to evaluate sample precision related to the analysis of all submitted soil and groundwater samples. RPDs were calculated for each compound detected if it was present in both samples of the duplicate pair, at concentrations above 5 times of the method detection limits of each parameter.

To assess any potential contamination introduced during sample transportation or from field handling procedures and/or the sampling process, one laboratory-supplied trip blank would be

submitted per groundwater submission for laboratory analysis.

Field Duplicate samples were collected to evaluate sample precision related to the analysis of all submitted soil and groundwater samples. RPD calculations were determined for each compound if it was measured in both the result of the submitted sample and the corresponding duplicate sample, and it was more than 5 times the method detection limit for the respective parameter.

5.5.1 Data Quality Objectives

The analytical data received from the laboratory was reviewed for the following:

- To verify samples were analyzed for the methods requested in the chain of custody;
- To verify the requested analyses were conducted as outlined in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the EPA, as amended;
- To review any laboratory QA/QC issues with respect to laboratory duplicates, matrix spikes, spiked blanks, method blanks or surrogate; and
- Comparability of the data. Standard analytical procedures and standard units for reporting were used to ensure comparability of the data. The results obtained are comparable to industry standards as the collection and analytical techniques followed approved documented procedures.

The laboratory certificates for the field QA/QC analytical results are included in Appendix D and E.

5.5.2 Standard Operating Procedures

Azure standard field procedures were developed in compliance with O. Reg. 153/04, as amended, for borehole drilling, soil sampling, field screening measurements, monitoring well installation, monitoring well development, field measurement of water quality indicators and groundwater sampling (collectively referred to as Standard Protocols). These Standard Protocols were adhered to in completing the field activities for this Phase Two ESA.

In consultation with Azure field staff, other Azure team members and the laboratory, the QP_{ESA} concluded that the data met the data quality objectives of this investigation and, therefore, the overall objectives of the Phase Two ESA investigation and assessment were met.

5.6 Phase Two Conceptual Site Model

Based on the Phase Two ESA completed for the Phase Two Property, a Phase Two CSM was derived and presented in Appendix F.

6.0 CONCLUSIONS

This Phase Two ESA was carried out for the Phase Two Property located at 490, 496 and 508 Walkers Line, Burlington, Ontario in general accordance with O. Reg. 153/04, as amended, to assess the subsurface conditions associated with the PCAs and APECs from both the on-site and off-site land uses, as identified in our Phase One ESA report, dated November 10, 2023.

The Phase Two ESA consisted of advancing two (2) interior boreholes (BH4, BH5) and three (3) exterior boreholes (BH1, BH2 and BH3) were developed at the Phase Two Property. Three (3) of boreholes (BH1, BH2, BH3) were completed as monitoring wells to address the above-noted PCAs and APECs from the on-site and/or off-site land uses, as identified in our Phase One ESA report.

All boreholes were drilled on December 7, 2023. Installation of all monitoring wells was in accordance with O. Reg. 903.

Soil and groundwater samples from each borehole/monitoring well were collected and submitted for laboratory analyses of concentrations of the chemical parameters identified in our Phase One ESA.

Based on the results of laboratory analyses, the measured concentrations of the submitted soil and groundwater samples did not exceed the applicable MECP Standards.

Therefore, there are no further investigations recommended in the areas investigated at the Phase Two Property at this time.

7.0 CLOSURE

This report has been prepared for the sole benefit of 2381792 Ontario Limited. Reliance is also provided to the MECP and the City of Lincoln for the purposes of evaluating this report with respect to an RSC.

This report may not be relied upon by any other person or entity without the express written consent of Azure Group Inc. and South Ontario Developments Inc. Any use that a third party makes of this report, or any reliance on decisions made based on it is the responsibility of such parties. Azure Group Inc. accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

Azure Group Inc. makes no other representation whatsoever, including those concerning the legal significance of its findings or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property or the application of any law to the facts set forth herein. With respect to any regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time; thus, the Client should review such issues with appropriate legal counsel.

An environmental site characterization is a limited sampling of a site. The conclusions given herein are based on information gathered at specific borehole locations, and, therefore, these conclusions can only be interpreted to an undefined limited area around these locations. The

extent of that limited area depends on the soil and groundwater conditions, as well as the history of the site reflecting natural, construction and other activities. In addition, since analyses have been carried out for a limited number of chemical parameters, it should not be inferred that other chemical groups are not present. Due to the nature of the investigation and the limited data available, Azure Group Inc. cannot warrant against undiscovered environmental liabilities. No other warranty or representation, either expressed or implied, is included or intended in this report.

If any conditions at the site are encountered which differ from those at the borehole locations and/or additional site information become available, Azure Group Inc. requests that this information be brought to our attention so that we may re-evaluate the conclusions presented herein. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and when and if such changes are then put into effect, this may alter the conclusions and recommendations noted throughout this report.

The undersigned Qualified Person, Ahmed Al-Temimi, P.Eng., QP_{ESA}, confirms that he was responsible for conducting and/or supervising this Phase Two ESA and the associated findings and conclusions.

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TABLES
(7 TO 10)

Table 7: Soil Analytical Results

PACKAGENAME	PARAMNAME	GUIDELINE_VALUE	UNIT	BH1-2 5530806	BH1-5 5530807	BH1-6 5530808	BH2-6 5530809	BH3-2 5530810	BH3-6 5530811	BH4-1B 5530812	BH5-1 5530813	Dup-1 5530815
O. Reg. 153(511) - Metals & Inorganics (Soil)	Antimony	7.5	µg/g	<0.8				<0.8				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Arsenic	18	µg/g	4				6				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Barium	390	µg/g	31.4				27.8				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Beryllium	4	µg/g	0.6				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Boron	120	µg/g	13				<5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Boron (Hot Water Soluble)	1.5	µg/g	<0.1				0.18				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cadmium	1.2	µg/g	<0.5				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Chromium	160	µg/g	15				7				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Chromium, Hexavalent	8	µg/g	<0.2				<0.2				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cobalt	22	µg/g	6.4				2.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Copper	140	µg/g	24.8				10.2				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cyanide, WAD	0.051	µg/g	<0.04				<0.04				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	120	µg/g	6				21				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Mercury	0.27	µg/g	<0.1				<0.1				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Molybdenum	6.9	µg/g	<0.5				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Nickel	100	µg/g	13				6				
O. Reg. 153(511) - Metals & Inorganics (Soil)	pH, 2:1 CaCl2 Extraction	5.0-9.0	pH Units	7.14				7.33				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Selenium	2.4	µg/g	<0.8				<0.8				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Silver	20	µg/g	<0.5				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Thallium	1	µg/g	<0.5				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Uranium	23	µg/g	<0.5				<0.5				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Vanadium	86	µg/g	24				11.4				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Zinc	340	µg/g	30				30				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	0.7	mS/cm	0.121				0.089				
O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	5	N/A	0.365				0.341				
O. Reg. 153(511) - PAHs (Soil)	1 and 2 Methlynaphthalene	0.99	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Acenaphthene	7.9	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Acenaphthylene	0.15	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Acridine-d9		%	75				100				
O. Reg. 153(511) - PAHs (Soil)	Anthracene	0.67	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Benz(a)anthracene	0.5	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	0.3	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	0.78	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Benzo(g,h,i)perylene	6.6	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Benzo(k)fluoranthene	0.78	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Chrysene	7	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Dibenz(a,h)anthracene	0.1	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Fluoranthene	0.69	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Fluorene	62	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Indeno(1,2,3-cd)pyrene	0.38	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Moisture Content		%	11.2				10				
O. Reg. 153(511) - PAHs (Soil)	Naphthalene	0.6	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Naphthalene-d8		%	115				85				
O. Reg. 153(511) - PAHs (Soil)	Phenanthrene	6.2	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Pyrene	78	µg/g	<0.05				<0.05				
O. Reg. 153(511) - PAHs (Soil)	Terphenyl-d14		%	95				70				
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,1,2-Tetrachloroethane	0.058	ug/g		<0.04		<0.04		<0.04	<0.04	<0.04	<0.04
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,1-Trichloroethane	0.38	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,2,2-Tetrachloroethane	0.05	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,2-Trichloroethane	0.05	ug/g		<0.04		<0.04		<0.04	<0.04	<0.04	<0.04
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1-Dichloroethane	0.47	ug/g		<0.02		<0.02		<0.02	<0.02	<0.02	<0.02
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1-Dichloroethylene	0.05	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichlorobenzene	1.2	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichloroethane	0.05	ug/g		<0.03		<0.03		<0.03	<0.03	<0.03	<0.03
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichloropropane	0.05	ug/g		<0.03		<0.03		<0.03	<0.03	<0.03	<0.03
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,3-Dichlorobenzene	4.8	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,3-Dichloropropene (Cis + Trans)	0.05	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,4-Dichlorobenzene	0.083	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	4-Bromofluorobenzene		% Recovery		90		88		90	89	85	59
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Acetone	16	ug/g		<0.5		<0.5		<0.5	<0.5	<0.5	<0.5
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Benzene	0.21	ug/g		<0.02		<0.02		<0.02	<0.02	<0.02	<0.02
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromodichloromethane	1.5	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromoform	0.27	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromomethane	0.05	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Carbon Tetrachloride	0.05	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Chlorobenzene	2.4	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Chloroform	0.05	ug/g		<0.04		<0.04		<0.04	<0.04	<0.04	<0.04
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Cis- 1,2-Dichloroethylene	1.9	ug/g		<0.02		<0.02		<0.02	<0.02	<0.02	<0.02
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Dibromochloromethane	2.3	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Dichlorodifluoromethane	16	µg/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Ethylbenzene	1.1	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Ethylene Dibromide	0.05	ug/g		<0.04		<0.04		<0.04	<0.04	<0.04	<0.04
O. Reg. 153(511) - VOCs (with PHC) (Soil)	m & p-Xylene		ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl Ethyl Ketone	16	ug/g		<0.5		<0.5		<0.5	<0.5	<0.5	<0.5
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl Isobutyl Ketone	1.7	ug/g		<0.5		<0.5		<0.5	<0.5	<0.5	<0.5
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl tert-butyl Ether	0.75	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methylene Chloride	0.1	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Moisture Content		%		4.8		5.8		7.2	10	15.3	13
O. Reg. 153(511) - VOCs (with PHC) (Soil)	n-Hexane	2.8	µg/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	o-Xylene		ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Styrene	0.7	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Tetrachloroethylene	0.28	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Toluene	2.3	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Toluene-d8		% Recovery		102		106		101	104	102	101
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trans- 1,2-Dichloroethylene	0.084	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trichloroethylene	0.061	ug/g		<0.03		<0.03		<0.03	<0.03	<0.03	<0.03
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trichlorofluoromethane	4	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Vinyl Chloride	0.02	ug/g		<0.02		<0.02		<0.02	<0.02	<0.02	<0.02
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Xylenes (Total)	3.1	ug/g		<0.05		<0.05		<0.05	<0.05	<0.05	<0.05
pH in Soil	pH, 2:1 CaCl2 Extraction	5.0-9.0	pH Units			7.89						
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 to C10) minus BTEX	55	µg/g		<5		<5		<5	<5	<5	<5
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F2 (C10 to C16)	98	µg/g		<10		<10		<10	<10	<10	<10
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F3 (C16 to C34)	300	µg/g		<50		<50		97	<50	<50	<50
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F4 (C34 to C50)	2800	µg/g		<50		<50		<50	<50	<50	<50
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Gravimetric Heavy Hydrocarbons	2800	µg/g		<50		<50		<50	<50	<50	<50
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Moisture Content		%		4.8		5.8		7.2	10	15.3	13
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Terphenyl		%		75		99		70	65	77	90
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Toluene-d8		%		102		106		101	104	102	101
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 to C10)	55	µg/g		<5		<5		<5	<5	<5	<5

Table 8: Ground Water Analytical Results

				BH1	BH2	BH3	Dup-1	Trip Blank
PACKAGENAME	PARAMNAME	GUIDELINE_VALUE	UNIT	5554979	5554980	5554981	5554997	5554987
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 to C10) minus BTEX	750	µg/L	<25	<25	<25		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	150	µg/L	<100	<100	<100		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F3 (C16 to C34)	500	µg/L	<100	<100	<100		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F4 (C34 to C50)	500	µg/L	<100	<100	<100		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Gravimetric Heavy Hydrocarbons		µg/L	NA	NA	NA		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Sediment			1	1	1		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Terphenyl		% Recovery	77	89	79		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Toluene-d8		%	83	82	67		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 to C10)	750	µg/L	<25	<25	<25		
O. Reg. 153(511) - VOCs (Water)	Dichlorodifluoromethane	590	µg/L	<0.40	<0.40	<0.40	<0.40	<0.40
O. Reg. 153(511) - VOCs (Water)	Vinyl Chloride	0.5	µg/L	<0.17	<0.17	<0.17	<0.17	<0.17
O. Reg. 153(511) - VOCs (Water)	Bromomethane	0.89	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Trichlorofluoromethane	150	µg/L	<0.40	<0.40	<0.40	<0.40	<0.40
O. Reg. 153(511) - VOCs (Water)	Acetone	2700	µg/L	13.5	168.00	36.7	44.7	<1.0
O. Reg. 153(511) - VOCs (Water)	1,1-Dichloroethylene	1.6	µg/L	<0.30	<0.30	<0.30	<0.30	<0.30
O. Reg. 153(511) - VOCs (Water)	Methylene Chloride	50	µg/L	<0.30	<0.30	<0.30	<0.30	<0.30
O. Reg. 153(511) - VOCs (Water)	trans- 1,2-Dichloroethylene	1.6	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Methyl tert-butyl ether	15	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	1,1-Dichloroethane	5	µg/L	<0.30	<0.30	<0.30	<0.30	<0.30
O. Reg. 153(511) - VOCs (Water)	Methyl Ethyl Ketone	1800	µg/L	<1.0	<1.0	<1.0	<1.0	<1.0
O. Reg. 153(511) - VOCs (Water)	cis- 1,2-Dichloroethylene	1.6	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Chloroform	2.4	% Recovery	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	1,2-Dichloroethane	1.6	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	1,1,1-Trichloroethane	200	µg/L	<0.30	<0.30	<0.30	<0.30	<0.30
O. Reg. 153(511) - VOCs (Water)	Carbon Tetrachloride	0.79	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Benzene	5	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	1,2-Dichloropropane	5	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Trichloroethylene	1.6	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Bromodichloromethane	16	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Methyl Isobutyl Ketone	640	µg/L	<1.0	<1.0	<1.0	<1.0	<1.0
O. Reg. 153(511) - VOCs (Water)	1,1,2-Trichloroethane	4.7	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Toluene	24	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Dibromochloromethane	25	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	Ethylene Dibromide	0.2	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	Tetrachloroethylene	1.6	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	1,1,1,2-Tetrachloroethane	1.1	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	Chlorobenzene	30	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	Ethylbenzene	2.4	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	m & p-Xylene		µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Bromoform	25	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	Styrene	5.4	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	1,1,2,2-Tetrachloroethane	1	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	o-Xylene		µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	1,3-Dichlorobenzene	59	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	1,4-Dichlorobenzene	1	µg/L	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	1,2-Dichlorobenzene	3	% Recovery	<0.10	<0.10	<0.10	<0.10	<0.10
O. Reg. 153(511) - VOCs (Water)	1,3-Dichloropropene	0.5	µg/L	<0.30	<0.30	<0.30	<0.30	<0.30
O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	300	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	n-Hexane	51	µg/L	<0.20	<0.20	<0.20	<0.20	<0.20
O. Reg. 153(511) - VOCs (Water)	Toluene-d8		µg/L	83.00	82.00	67.00	81	116
O. Reg. 153(511) - VOCs (Water)	4-Bromofluorobenzene		µg/L	74.00	71.00	82.00	71	85
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,1,2-Tetrachloroethane	1.1	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,1-Trichloroethane	200	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,2,2-Tetrachloroethane	1	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,2-Trichloroethane	4.7	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1-Dichloroethane	5	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1-Dichloroethylene	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichlorobenzene	3	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichloroethane	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichloropropane	5	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,3-Dichlorobenzene	59	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,3-Dichloropropene	0.5	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,4-Dichlorobenzene	1	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	4-Bromofluorobenzene		% Recovery	74	71	82		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Acetone	2700	µg/L	13.5	168	36.7		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Benzene	5	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromodichloromethane	16	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromoform	25	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromomethane	0.89	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Carbon Tetrachloride	0.79	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Chlorobenzene	30	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Chloroform	2.4	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Cis- 1,2-Dichloroethylene	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Dibromochloromethane	25	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Dichlorodifluoromethane	590	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylbenzene	2.4	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylene Dibromide	0.2	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	m & p-Xylene		µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl Ethyl Ketone	1800	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl Isobutyl Ketone	640	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl tert-butyl Ether	15	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methylene Chloride	50	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	n-Hexane	51	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	o-Xylene		µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Styrene	5.4	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Tetrachloroethylene	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Toluene	24	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Toluene-d8		% Recovery	83	82	67		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trans- 1,2-Dichloroethylene	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trichloroethylene	1.6	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trichlorofluoromethane	150	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Vinyl Chloride	0.5	µg/L	0	0	0		
O. Reg. 153(511) - VOCs (with PHC) (Water)	Xylenes (Total)	300	µg/L	0	0	0		

Table 9: Maximum Concentration for Soil

PACKAGENAME	PARAMNAME	GUIDELINE_VALUE	UNIT	Max result	SAMPLE ID	Depth (mbgs)
O. Reg. 153(511) - Metals & Inorganics (Soil)	Antimony	7.5	µg/g	<0.8		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Arsenic	18	µg/g	6	BH3-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Barium	390	µg/g	31.4	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Beryllium	4	µg/g	0.6	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Boron	120	µg/g	13	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Boron (Hot Water Soluble)	1.5	µg/g	0.18	BH3-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cadmium	1.2	µg/g	<0.5		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Chromium	160	µg/g	15	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Chromium, Hexavalent	8	µg/g	<0.2		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cobalt	22	µg/g	6.4	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Copper	140	µg/g	24.8	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Cyanide, WAD	0.051	µg/g	<0.04		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	120	µg/g	21	BH3-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Mercury	0.27	µg/g	<0.1		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Molybdenum	6.9	µg/g	<0.5		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Nickel	100	µg/g	13	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	pH, 2:1 CaCl2 Extraction	5.0-9.0	pH Units	7.33	BH3-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Selenium	2.4	µg/g	<0.8		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Silver	20	µg/g	<0.5		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Thallium	1	µg/g	<0.5		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Uranium	23	µg/g	<0.5		
O. Reg. 153(511) - Metals & Inorganics (Soil)	Vanadium	86	µg/g	24	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Zinc	340	µg/g	30	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	0.7	mS/cm	0.121	BH1-2	0.76-1.52
O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	5	N/A	0.365	BH1-2	0.76-1.52
O. Reg. 153(511) - PAHs (Soil)	1 and 2 Methlynaphthalene	0.99	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Acenaphthene	7.9	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Acenaphthylene	0.15	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Acridine-d9		%	100	BH3-2	0.76-1.52
O. Reg. 153(511) - PAHs (Soil)	Anthracene	0.67	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Benz(a)anthracene	0.5	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	0.3	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	0.78	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Benzo(g,h,i)perylene	6.6	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Benzo(k)fluoranthene	0.78	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Chrysene	7	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Dibenz(a,h)anthracene	0.1	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Fluoranthene	0.69	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Fluorene	62	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Indeno(1,2,3-cd)pyrene	0.38	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Moisture Content		%	11.2	BH1-2	0.76-1.52
O. Reg. 153(511) - PAHs (Soil)	Naphthalene	0.6	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Naphthalene-d8		%	115	BH1-2	0.76-1.52
O. Reg. 153(511) - PAHs (Soil)	Phenanthrene	6.2	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Pyrene	78	µg/g	<0.05		
O. Reg. 153(511) - PAHs (Soil)	Terphenyl-d14		%	95	BH1-2	0.76-1.52
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,1,2-Tetrachloroethane	0.058	ug/g	<0.04		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,1-Trichloroethane	0.38	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,2,2-Tetrachloroethane	0.05	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1,2-Trichloroethane	0.05	ug/g	<0.04		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1-Dichloroethane	0.47	ug/g	<0.02		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,1-Dichloroethylene	0.05	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichlorobenzene	1.2	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichloroethane	0.05	ug/g	<0.03		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,2-Dichloropropane	0.05	ug/g	<0.03		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,3-Dichlorobenzene	4.8	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,3-Dichloropropene (Cis + Trans)	0.05	µg/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	1,4-Dichlorobenzene	0.083	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	4-Bromofluorobenzene		% Recovery	90	BH1-5	3.04-3.8
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Acetone	16	ug/g	<0.5		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Benzene	0.21	ug/g	<0.02		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromodichloromethane	1.5	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromoform	0.27	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Bromomethane	0.05	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Carbon Tetrachloride	0.05	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Chlorobenzene	2.4	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Chloroform	0.05	ug/g	<0.04		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Cis- 1,2-Dichloroethylene	1.9	ug/g	<0.02		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Dibromochloromethane	2.3	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Dichlorodifluoromethane	16	µg/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Ethylbenzene	1.1	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Ethylene Dibromide	0.05	ug/g	<0.04		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	m & p-Xylene		ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl Ethyl Ketone	16	ug/g	<0.5		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl Isobutyl Ketone	1.7	ug/g	<0.5		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methyl tert-butyl Ether	0.75	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Methylene Chloride	0.1	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Moisture Content		%	15.3	BH5-1	0-0.76
O. Reg. 153(511) - VOCs (with PHC) (Soil)	n-Hexane	2.8	µg/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	o-Xylene		ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Styrene	0.7	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Tetrachloroethylene	0.28	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Toluene	2.3	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Toluene-d8		% Recovery	106	BH2-6	3.8-4.56
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trans- 1,2-Dichloroethylene	0.084	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trichloroethylene	0.061	ug/g	<0.03		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Trichlorofluoromethane	4	ug/g	<0.05		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Vinyl Chloride	0.02	ug/g	<0.02		
O. Reg. 153(511) - VOCs (with PHC) (Soil)	Xylenes (Total)	3.1	ug/g	<0.05		
pH in Soil	pH, 2:1 CaCl2 Extraction	5.0-9.0	pH Units	7.89	BH1-6	3.8-4.56
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 to C10) minus BTEX	55	µg/g	<5		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F2 (C10 to C16)	98	µg/g	<10		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F3 (C16 to C34)	300	µg/g	97	BH3-6	3.8-4.56
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F4 (C34 to C50)	2800	µg/g	<50		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Gravimetric Heavy Hydrocarbons	2800	µg/g	<50		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Moisture Content		%	15.3	BH5-1	0-0.76
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Terphenyl		%	99	BH2-6	3.8-4.56
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Toluene-d8		%	106	BH2-6	3.8-4.56
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 to C10)	55	µg/g	<5		

Table 10: Maximum Concentration for Ground Water

PACKAGENAME	PARAMNAME	GUIDELINE_VALUE	UNIT	Max result	SAMPLE ID
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 to C10) minus BTEX	750	µg/L	<100	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	150	µg/L	<100	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F3 (C16 to C34)	500	µg/L	<100	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F4 (C34 to C50)	500	µg/L	<500	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Gravimetric Heavy Hydrocarbons		µg/L	<0	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Sediment			1	
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Terphenyl		% Recovery	89	BH2
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Toluene-d8		%	83	BH2
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 to C10)	750	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	1,1,1,2-Tetrachloroethane	1.1	µg/L	<0.3	
O. Reg. 153(511) - VOCs (Water)	1,1,1-Trichloroethane	200	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	1,1,2,2-Tetrachloroethane	1	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	1,1,2-Trichloroethane	4.7	µg/L	<0.3	
O. Reg. 153(511) - VOCs (Water)	1,1-Dichloroethane	5	µg/L	<0.3	
O. Reg. 153(511) - VOCs (Water)	1,1-Dichloroethylene	1.6	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	1,2-Dichlorobenzene	3	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	1,2-Dichloroethane	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	1,2-Dichloropropane	5	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	1,3-Dichlorobenzene	59	µg/L	<0.3	
O. Reg. 153(511) - VOCs (Water)	1,3-Dichloropropene	0.5	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	1,4-Dichlorobenzene	1	µg/L	<1	
O. Reg. 153(511) - VOCs (Water)	4-Bromofluorobenzene		% Recovery	71	BH3
O. Reg. 153(511) - VOCs (Water)	Acetone	2700	µg/L	44.7	BH2
O. Reg. 153(511) - VOCs (Water)	Benzene	5	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Bromodichloromethane	16	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Bromoform	25	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Bromomethane	0.89	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Carbon Tetrachloride	0.79	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Chlorobenzene	30	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Chloroform	2.4	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Cis- 1,2-Dichloroethylene	1.6	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Dibromochloromethane	25	µg/L	<0.4	
O. Reg. 153(511) - VOCs (Water)	Dichlorodifluoromethane	590	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Ethylbenzene	2.4	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Ethylene Dibromide	0.2	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	m & p-Xylene		µg/L	<1	
O. Reg. 153(511) - VOCs (Water)	Methyl Ethyl Ketone	1800	µg/L	<1	
O. Reg. 153(511) - VOCs (Water)	Methyl Isobutyl Ketone	640	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Methyl tert-butyl Ether	15	µg/L	<0.3	
O. Reg. 153(511) - VOCs (Water)	Methylene Chloride	50	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	n-Hexane	51	µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	o-Xylene		µg/L	<0.1	
O. Reg. 153(511) - VOCs (Water)	Styrene	5.4	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Tetrachloroethylene	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Toluene	24	µg/L	<1	
O. Reg. 153(511) - VOCs (Water)	Toluene-d8		% Recovery	81	BH1
O. Reg. 153(511) - VOCs (Water)	Trans- 1,2-Dichloroethylene	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Trichloroethylene	1.6	µg/L	<0.4	
O. Reg. 153(511) - VOCs (Water)	Trichlorofluoromethane	150	µg/L	<0.17	
O. Reg. 153(511) - VOCs (Water)	Vinyl Chloride	0.5	µg/L	<0.2	
O. Reg. 153(511) - VOCs (Water)	Xylenes (Total)	300	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,1,2-Tetrachloroethane	1.1	µg/L	<0.3	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,1-Trichloroethane	200	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,2,2-Tetrachloroethane	1	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1,2-Trichloroethane	4.7	µg/L	<0.3	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1-Dichloroethane	5	µg/L	<0.3	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,1-Dichloroethylene	1.6	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichlorobenzene	3	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichloroethane	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,2-Dichloropropane	5	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,3-Dichlorobenzene	59	µg/L	<0.3	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,3-Dichloropropene	0.5	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	1,4-Dichlorobenzene	1	µg/L	<1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	4-Bromofluorobenzene		% Recovery	82	BH3
O. Reg. 153(511) - VOCs (with PHC) (Water)	Acetone	2700	µg/L	168	BH2
O. Reg. 153(511) - VOCs (with PHC) (Water)	Benzene	5	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromodichloromethane	16	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromoform	25	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Bromomethane	0.89	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Carbon Tetrachloride	0.79	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Chlorobenzene	30	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Chloroform	2.4	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Cis- 1,2-Dichloroethylene	1.6	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Dibromochloromethane	25	µg/L	<0.4	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Dichlorodifluoromethane	590	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylbenzene	2.4	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylene Dibromide	0.2	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	m & p-Xylene		µg/L	<1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl Ethyl Ketone	1800	µg/L	<1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl Isobutyl Ketone	640	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methyl tert-butyl Ether	15	µg/L	<0.3	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Methylene Chloride	50	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	n-Hexane	51	µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	o-Xylene		µg/L	<0.1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Styrene	5.4	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Tetrachloroethylene	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Toluene	24	µg/L	<1	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Toluene-d8		% Recovery	83	BH1
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trans- 1,2-Dichloroethylene	1.6	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trichloroethylene	1.6	µg/L	<0.4	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Trichlorofluoromethane	150	µg/L	<0.17	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Vinyl Chloride	0.5	µg/L	<0.2	
O. Reg. 153(511) - VOCs (with PHC) (Water)	Xylenes (Total)	300	µg/L	<0	

APPENDIX A

DRAWINGS

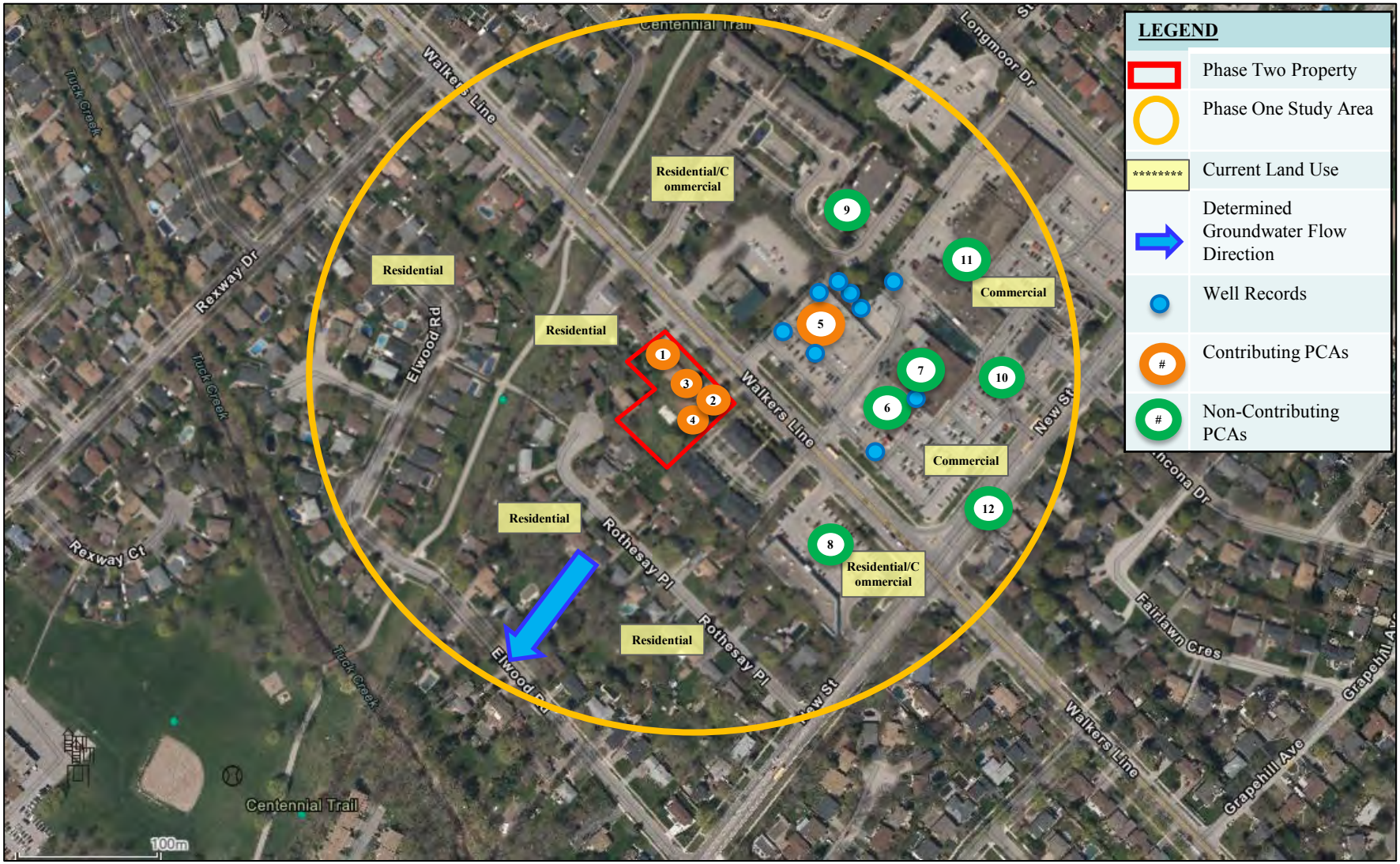


Source: Burlington Interactive Map - 2023

Location of the Phase Two Property

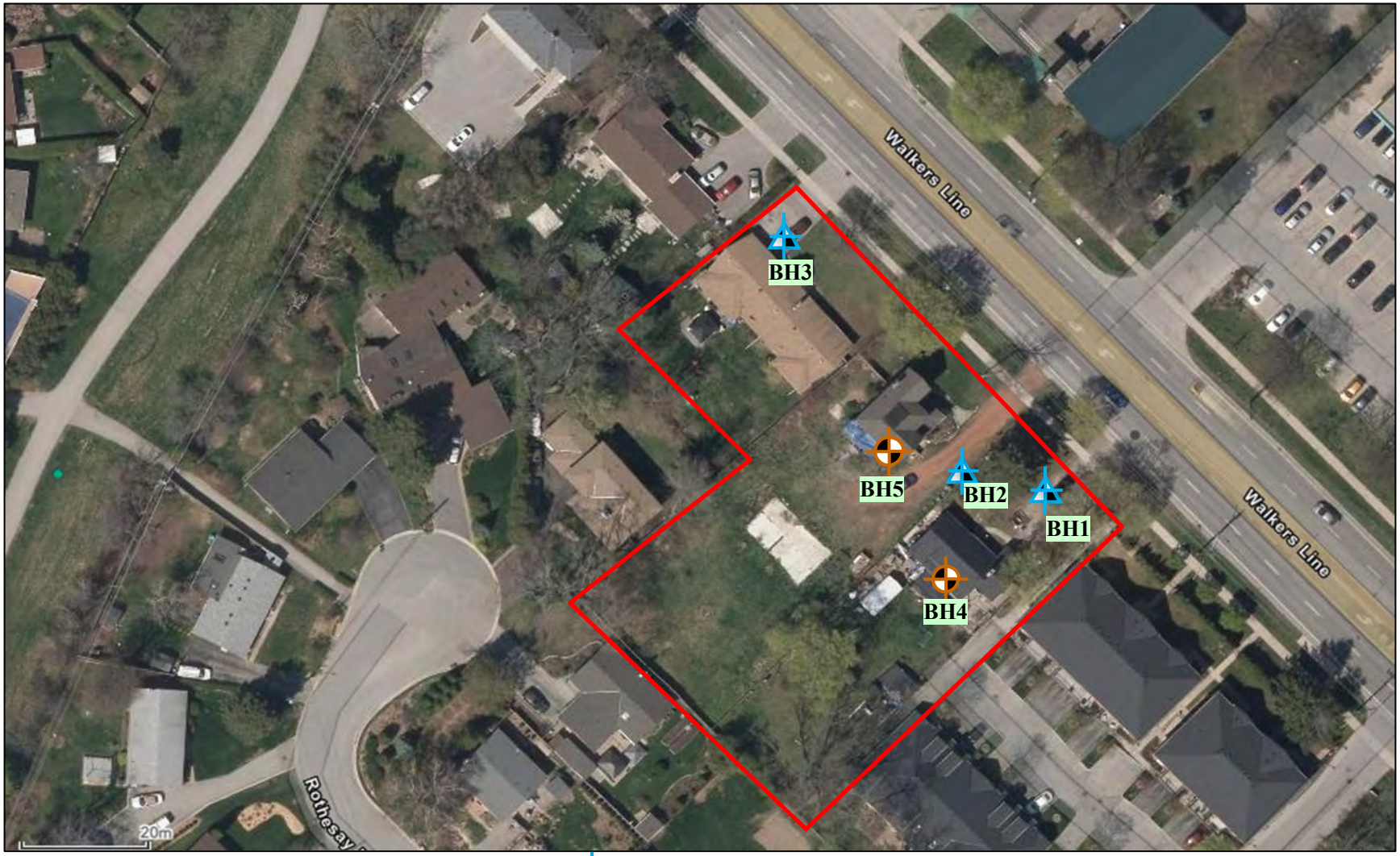
Location of the Site Buildings

Title	Project	Project No.	Scale	Date	Drawing No.
Phase Two Property Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	1



Source: Google Earth Pro - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
Summary of PCAs	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	2



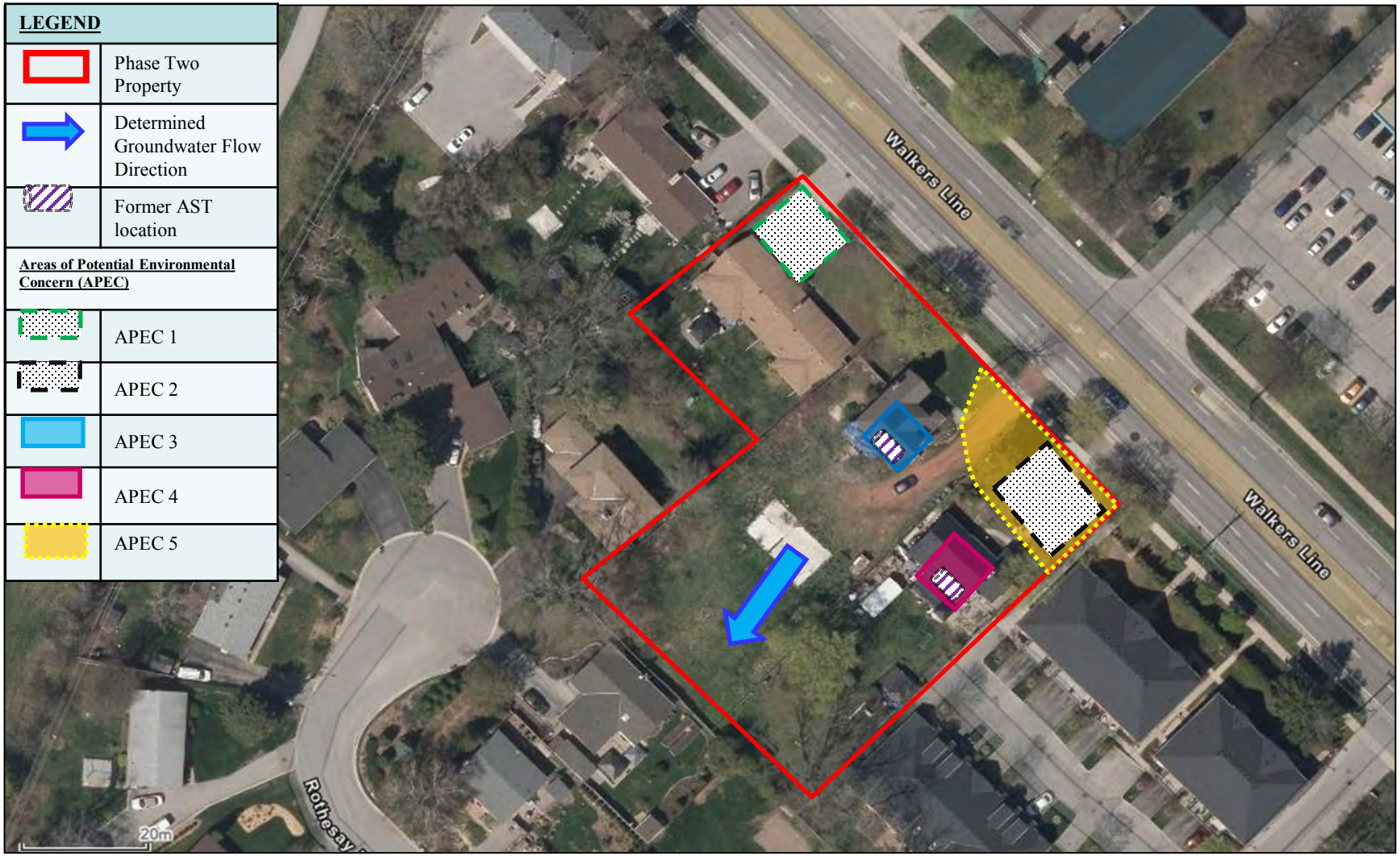
Location of the Phase Two Property

Location of the Monitoring Wells

Location of the Boreholes

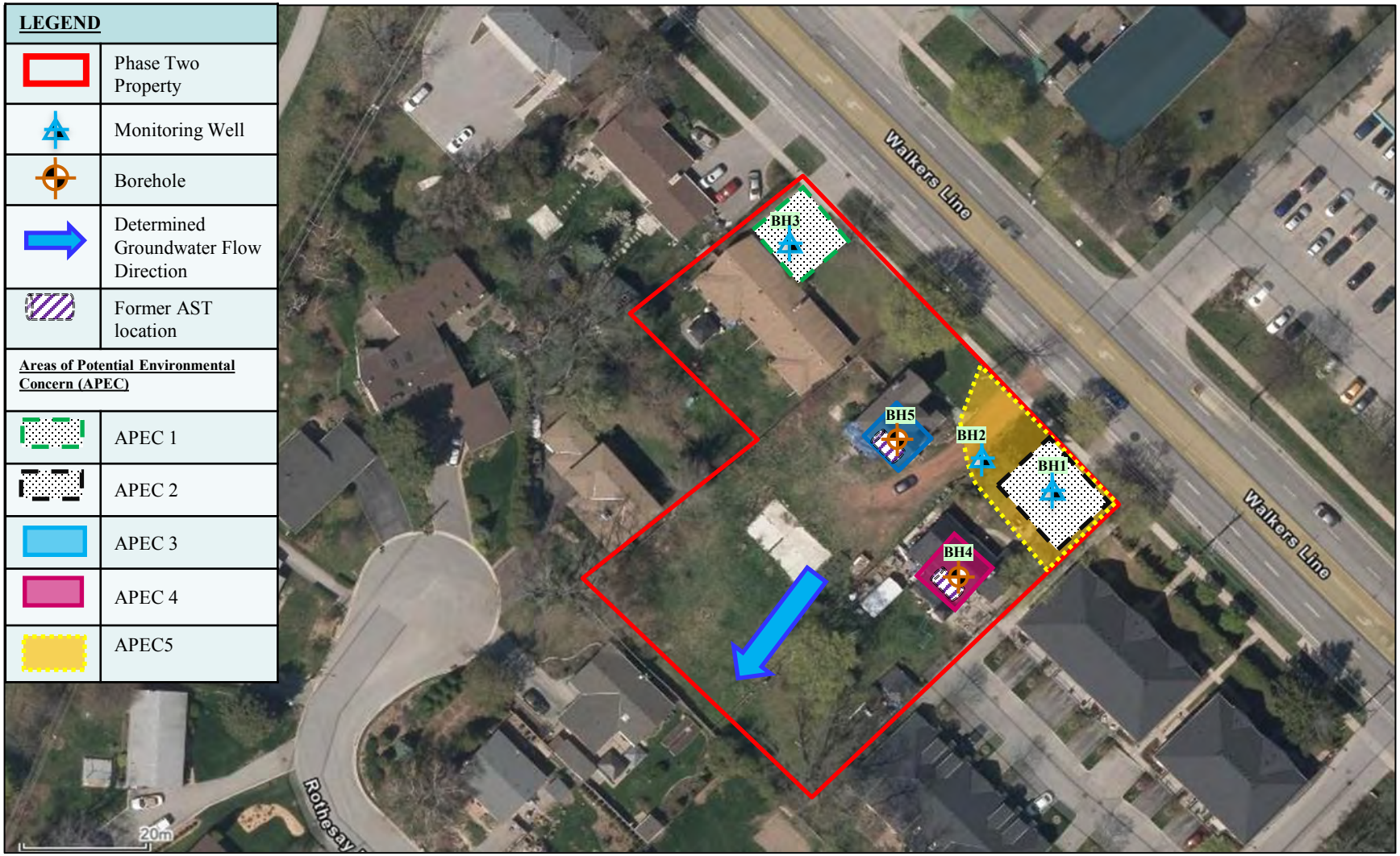
Source: Burlington Interactive Map - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
BH/MW Locations	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	3



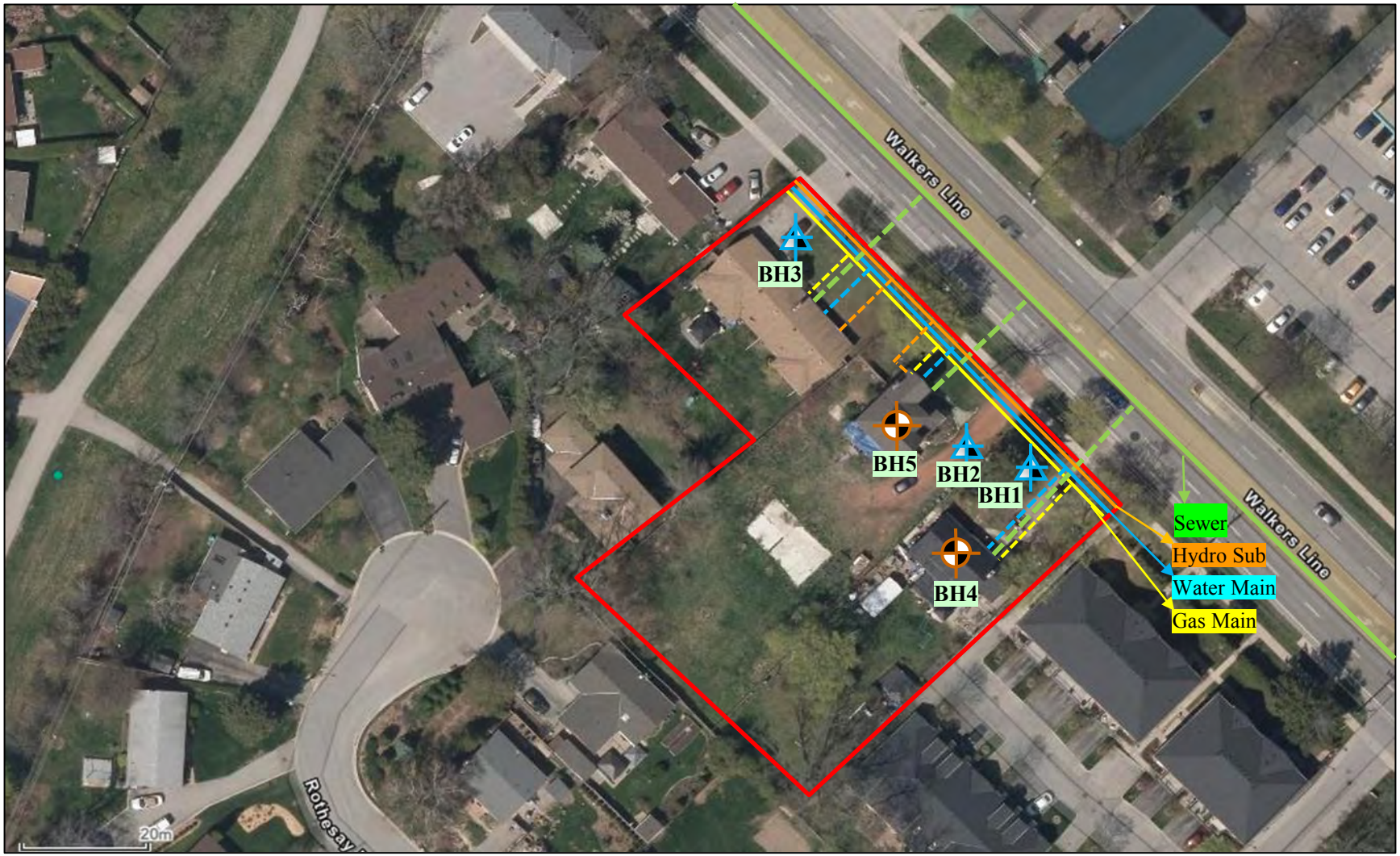
Source: Burlington Interactive Map - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
APEC Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	4



Source: Burlington Interactive Map - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
BH/ MW Addressing APEC	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	5



Source: Burlington Interactive Map - 2023

Location of the Phase Two Property

Location of the Monitoring Wells

Title	Project	Project No.	Scale	Date	Drawing No.
Utility Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	6



Source: Burlington Interactive Map - 2023

Location of the Phase Two Property

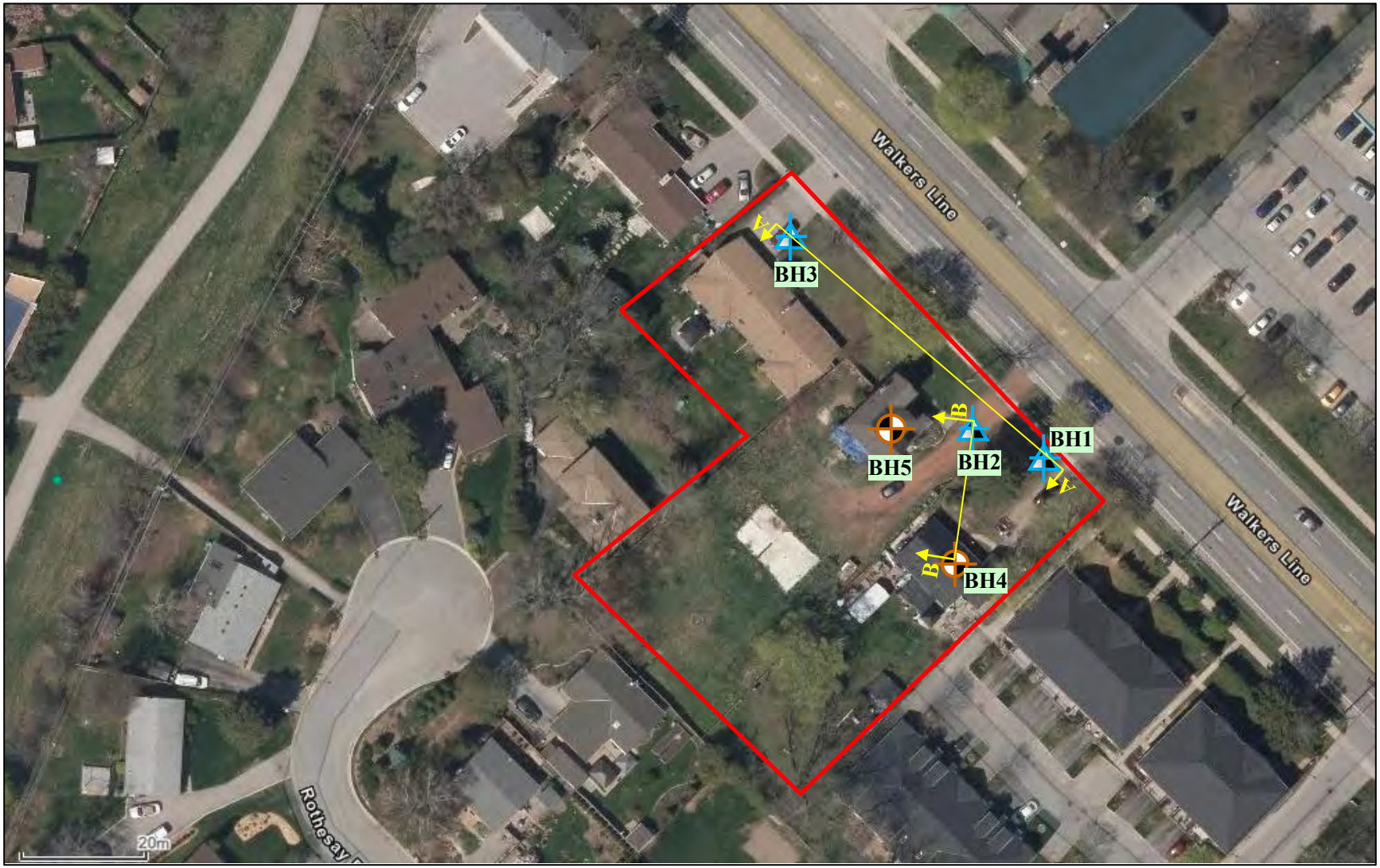
Groundwater Contours

Location of the Monitoring Wells

Location of the Boreholes

Determined Groundwater Flow Direction

Title	Project	Project No.	Scale	Date	Drawing No.
Groundwater Flow Direction	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	7



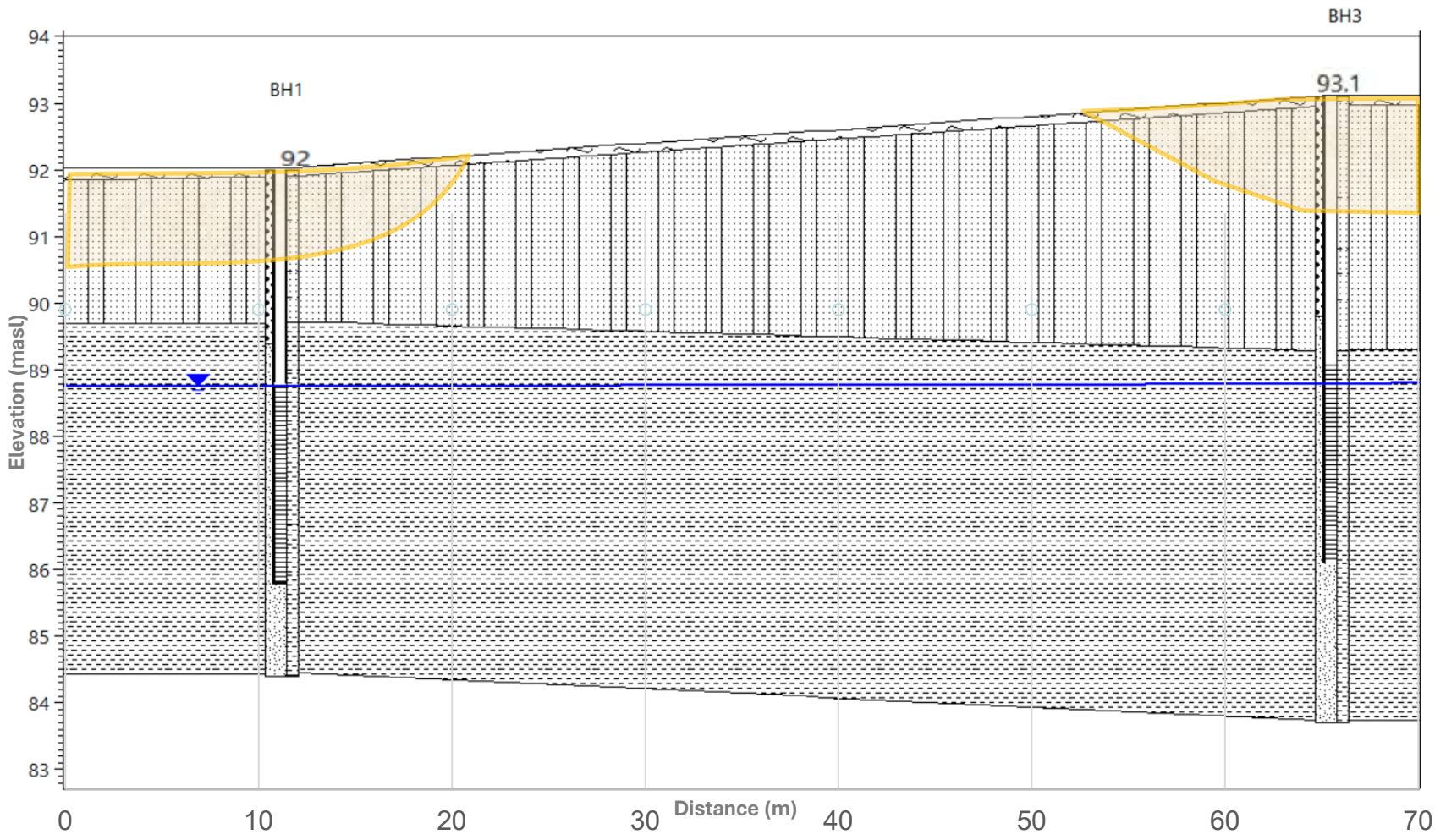
Source: Burlington Interactive Map - 2023

Location of the Phase Two Property

Location of the Monitoring Wells

Location of the Boreholes

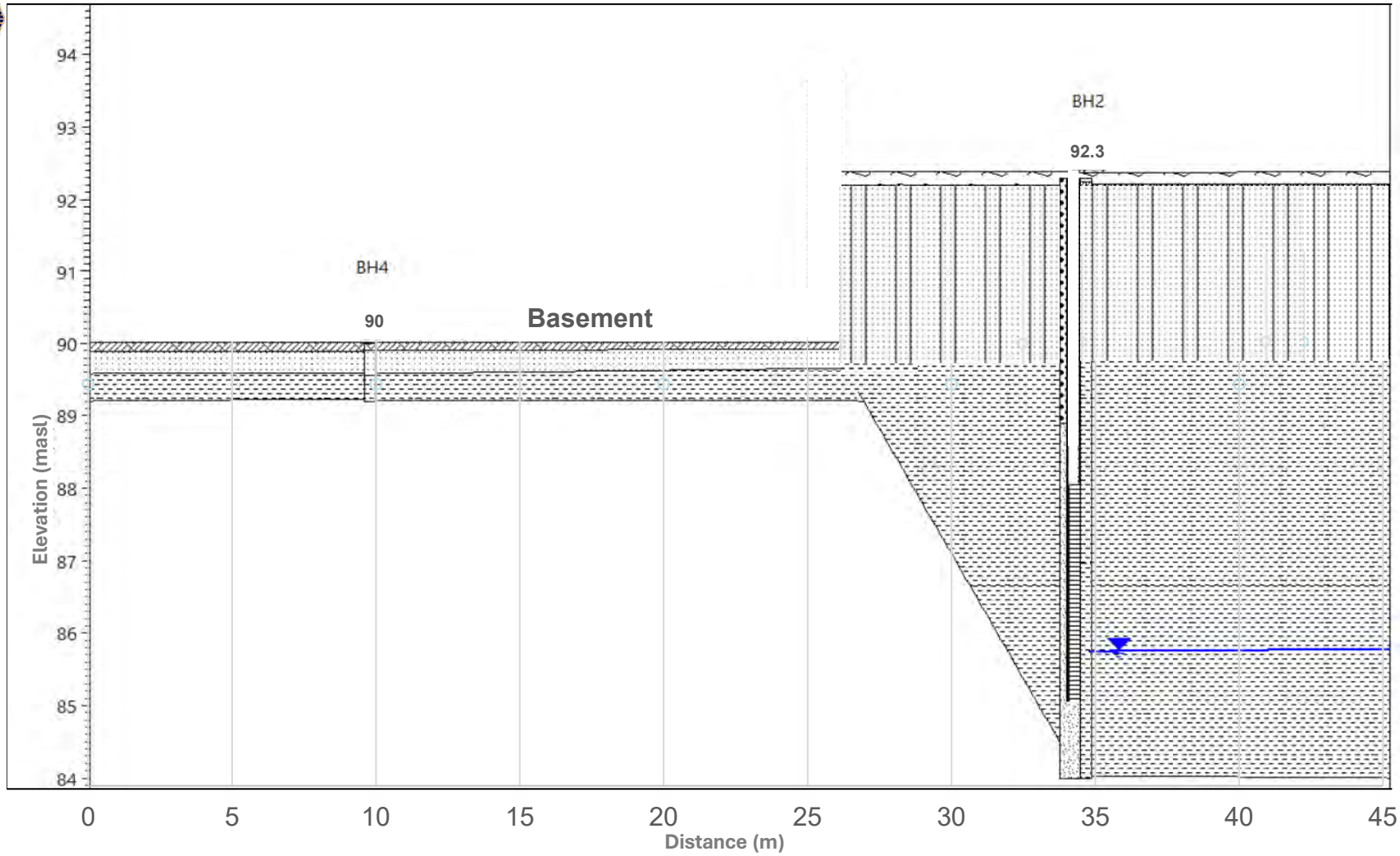
Title	Project	Project No.	Scale	Date	Drawing No.
Cross Section Key Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	May 2024	8



Graphic Legend:

Concrete | Silty Sand | Sand | Bentonite | Topsoil | Shale | Water Level Indicator | Possible Fill Material

Title	Project	Project No.	Scale	Date	Drawing No.
Cross section AA	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013		May 2024	8 a



Graphic Legend:

Concrete | Silty Sand | Sand | Bentonite | Topsoil | Shale | Water Level Indicator | Possible Fill Material

Title	Project	Project No.	Scale	Date	Drawing No.
Cross section BB	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013		May 2024	8 b

APPENDIX B

BOREHOLE LOGS

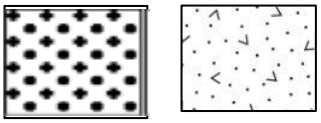
BOREHOLE AND MONITORING WELL LOG

INTERPRETATION GUIDE

The Strata Diagram

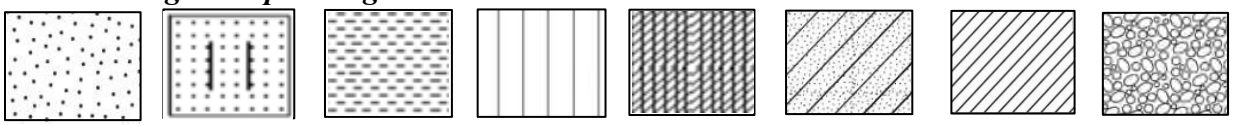
The following symbols summarize the description of the strata and the material used during the drilling and the monitoring well installation:

Monitoring Well – Graphic Legend:



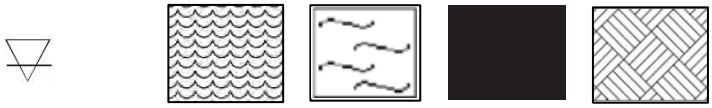
Bentonite Cement

Borehole Log – Graphic Legend:



Sand Silty Sand Shale Silt Silty Clay Sandy Clay Clay Granular

Another Graphic Legend:



Water Level Indicator Auger Topsoil Asphalt Concrete

Soil Description and Definitions:

Soil description and classification are based on the Unified Soil Classification System (USCS) (ASTM D-2488), which classifies soils on the basis of engineering properties. The system divides soil into three major categories: (1) coarse grained, (2) fine-grained, and (3) highly organic. The soil is then subdivided based on either gradation or plasticity characteristics. This system provides a group symbol (e.g. SM) and group name (e.g. silty sand) for identification. The classification excludes particles larger than 76 mm.
Terminology describing materials outside the uses, (e.g. particles larger than 75 nm, visible organic matter, construction debris), is based upon the proportion of these materials present and as described below in accordance with the standard of the Ministry of Transportation of Ontario:

Trace:	Less than 10%
Some:	10-20%
Y:	21-35%
And:	36-50%

UTM Coord: co-ordinates are referenced in the universal transverse mercator (UTM) coordinate system, unless otherwise noted.

Northing:	Seven digit number
Easting:	Six digit number

Azure Group Inc.
6751 Professional Court, Suite 201, Mississauga, ON, L4V 1Y3, Canada
T: 416 779 2694 F: 416 907 2694 E: info@azuregroup.ca www.azuregroup.ca

RECORDS OF BOREHOLE: BH1

PAGE: 1 of 1

PROJECT: Phase Two ESA

LOCATION: 490, 496, 508 Walkers Line, Burlington, Ontario

PROJECT NO.: 2309-013

DRILL DATE: December 7, 2023

DRILL RIG & AUGER: D 120-Soild Stem

LOGGED / REVIEWED BY: EM/SD

W. L. UPON COMPLETION: N/A

W. L. LATER: 3.24 mbgs December 18, 2023

UTM COORDINATES: 599570.06 E, 4800846.18 N

SOIL PROFILE			SAMPLES									
DEPTH (m)	DESCRIPTION	STRATIGRAPHY PLOT	NUMBER	TYPE	"N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH ° kPa ° 20 40 60 80 / DYNAMIC CONE PENETRATION • RESISTANCE PLOT • 20 40 60 80	WATER CONTENT (%) ° 10 20 30 40 °	HSVC as Hexame (ppm)	HSVC as Isobutylene (ppm)	REMARKS
	Ground Surface						92					
0	Top Soil (0.10 m) Dark Brown, Silty Sand, Trace Gravel, Moist		1	CS						0	0	
1	Light Brown		2	CS			91			0	0	M&I, PAH
	Dark Brown, Silty Sand, Trace Gravel, Moist											
2	Reddish		3	CS			90			0	0	
	Reddish, Weathered Shale, Damp		4	CS						0	0	
3	Wet		5	CS			89			0	0	BTEX, PHC, VOC
4			6	CS			88			0	0	PH
5			7	CS			87			0	0	
	Dark Reddish		8	CS						0	0	
6	Brownish		9	CS			86			0	0	
7			10	CS			85			0	0	
	End of Borehole											
8							84					GW analysis : BTEX, PHC, VOC
9							83					
10							82					

RECORDS OF BOREHOLE: BH2

PAGE: 1 of 1

PROJECT: Phase Two ESA

LOCATION: 490, 496, 508 Walkers Line, Burlington, Ontario

PROJECT NO.: 2309-013

DRILL DATE: December 7, 2023

DRILL RIG & AUGER: D 120-Soild Stem

LOGGED / REVIEWED BY: EM/SD

W. L. UPON COMPLETION: N/A

W. L. LATER: 6.54 mbgs December 18, 2023

UTM COORDINATES: 599557.62 E, 4800848.46 N

SOIL PROFILE			SAMPLES									
DEPTH (m)	DESCRIPTION	STRATIGRAPHY PLOT	NUMBER	TYPE	"N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH ° kPa ° 20 40 60 80 / DYNAMIC CONE PENETRATION • RESISTANCE PLOT • 20 40 60 80	WATER CONTENT (%) ° 10 20 30 40 °	HSVC as Hexame (ppm)	HSVC as Isobutylene (ppm)	REMARKS
	Ground Surface						92.3					
0	Top Soil (0.07 m) Reddish, Silty Sand, Trace Gravel, Moist		1	CS			92			0	0	
1			2	CS			91			0	0	
2	Dark Reddish		3	CS			90			0	0	
	Grey, Silty sand with weathered shale		4	CS						0	0	
3	Reddish, Moist		5	CS			89			0	0	
4	Wet		6	CS			88			0	0	PHC, BTEX, VOC
5			7	CS			87			0	0	
	Grey		8	CS						0	0	
6	Reddish		9	CS			86			0	0	
7			10	CS			85			0	0	
8			11	CS			84			0	0	
	End of Borehole											GW analysis : BTEX, PHC, VOC
9							83					
10												

RECORDS OF BOREHOLE: BH3

PAGE: 1 of 1

PROJECT: Phase Two ESA

LOCATION: 490, 496, 508 Walkers Line, Burlington, Ontario

PROJECT NO.: 2309-013

DRILL DATE: December 7, 2023

DRILL RIG & AUGER: D 120-Soild Stem

LOGGED / REVIEWED BY: EM/SD

W. L. UPON COMPLETION: N/A

W. L. LATER: 4.3 mbgs December 18, 2023

UTM COORDINATES: 599538.30 E, 4800884.4 N

DEPTH (m)	DESCRIPTION	STRATIGRAPHY PLOT	NUMBER	TYPE	"N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH ° kPa ° (20 40 60 80) / DYNAMIC CONE PENETRATION • RESISTANCE PLOT • (20 40 60 80)	WATER CONTENT (%) ° (10 20 30 40) °	HSVC as Hexame (ppm)	HSVC as Isobutylene (ppm)	REMARKS
	Ground Surface						93					
0	TopSoil (0.10 m) Reddish, Silty Sand, Trace Gravel, Moist		1	CS						0	0	
1			2	CS			92			0	0	M&I, PAH
	Light Brown		3	CS						0	0	
2							91					
	Gray		4	CS						0	0	
	Reddish, Trace Weathered Shale											
3	Brown		5	CS			90			25	0	
	Reddish, Wheathered Shale, Wet		6	CS			89			5	0	PHC, BTEX, VOC
4												
			7	CS						0	0	
5							88					
			8	CS						0	0	
6							87					
			9	CS						0	0	
7			10	CS			86			0	0	
			11	CS						0	0	
8							85					
			12	CS						0	0	
9			13	CS			84			0	0	
	End of Borehole											GW analysis : BTEX, PHC, VOC
10												

RECORDS OF BOREHOLE: BH4

PROJECT: Phase Two ESA

LOCATION: 490, 496, 508 Walkers Line, Burlington, Ontario

PROJECT NO.: 2309-013

DRILL DATE: December 7, 2023

DRILL RIG & AUGER: D 120-Soild Stem

LOGGED / REVIEWED BY: EM/SD

W. L. UPON COMPLETION: N/A

W. L. LATER: N/A

UTM COORDINATES: 599558.12 E, 4800832.05 N

SOIL PROFILE			SAMPLES									
DEPTH (m)	DESCRIPTION	STRATIGRAPHY PLOT	NUMBER	TYPE	"N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH ° kPa ° 20 40 60 80 / DYNAMIC CONE PENETRATION • RESISTANCE PLOT • 20 40 60 80	WATER CONTENT (%) ° 10 20 30 40 °	HSVC as Hexame (ppm)	HSVC as Isobutylene (ppm)	REMARKS
	Ground Surface						90					
0	Concrete (0.11 m) Brown, Silty Sand, Trace Gravel, Moist		1	CS						0	1	PHC, BTEX, VOC
	Reddish, Weathered Shale, Moist											
	End of Borehole											
1							89					
2							88					
3							87					
4							86					
5							85					
6							84					
7							83					
8							82					
9							81					
10							80					

RECORDS OF BOREHOLE: BH5

PROJECT: Phase Two ESA

LOCATION: 490, 496, 508 Walkers Line, Burlington, Ontario

PROJECT NO.: 2309-013

DRILL DATE: December 7, 2023

DRILL RIG & AUGER: D 120-Soild Stem

LOGGED / REVIEWED BY: EM/SD

W. L. UPON COMPLETION: N/A

W. L. LATER: N/A

UTM COORDINATES: 599547.97 E, 4800855.58 N

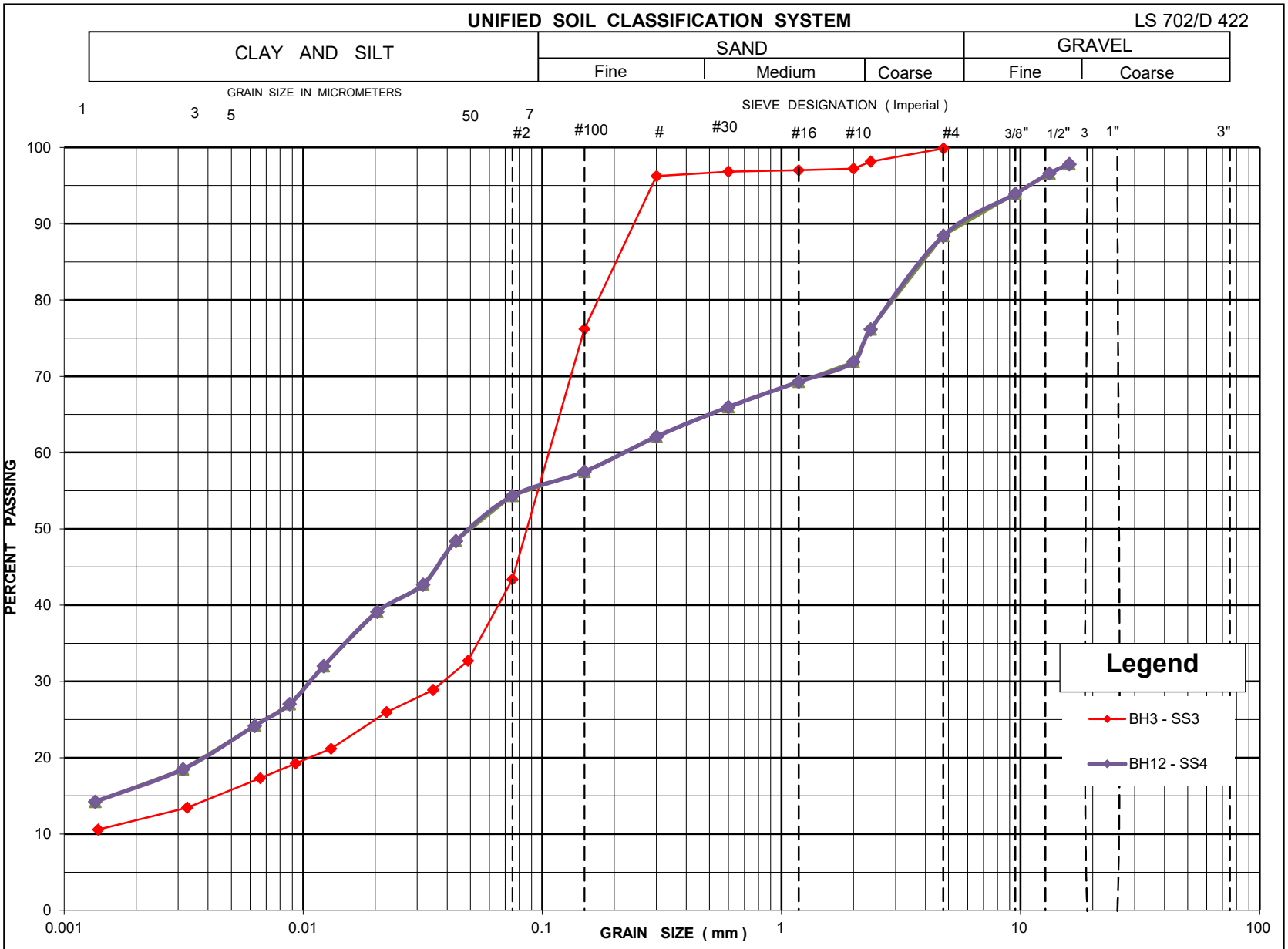
DEPTH (m)	DESCRIPTION	STRATIGRAPHY PLOT	SAMPLES: NUMBER	SAMPLES: TYPE	SAMPLES: "N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH ° kPa ° (20 40 60 80) / DYNAMIC CONE PENETRATION • RESISTANCE PLOT • (20 40 60 80)	WATER CONTENT (%) (° 10 20 30 40 °)	HSVC as Hexame (ppm)	HSVC as Isobutylene (ppm)	REMARKS
	Ground Surface						90					
0	Concrete (0.05 m) Brown, Silty Sand, Trace Gravel, Moist		1	CS						0	0	
	Reddish, Weathered Shale, Moist											PHC, BTEX, VOC, DUP
	End of Borehole											
1							89					
2							88					
3							87					
4							86					
5							85					
6							84					
7							83					
8							82					
9							81					
10							80					

APPENDIX C

LABORATORY CERTIFICATES OF ANALYSES (SOIL)

UNIFIED SOIL CLASSIFICATION SYSTEM

LS 702/D 422



HLV2K ENGINEERING LIMITED

GRAIN SIZE DISTRIBUTION

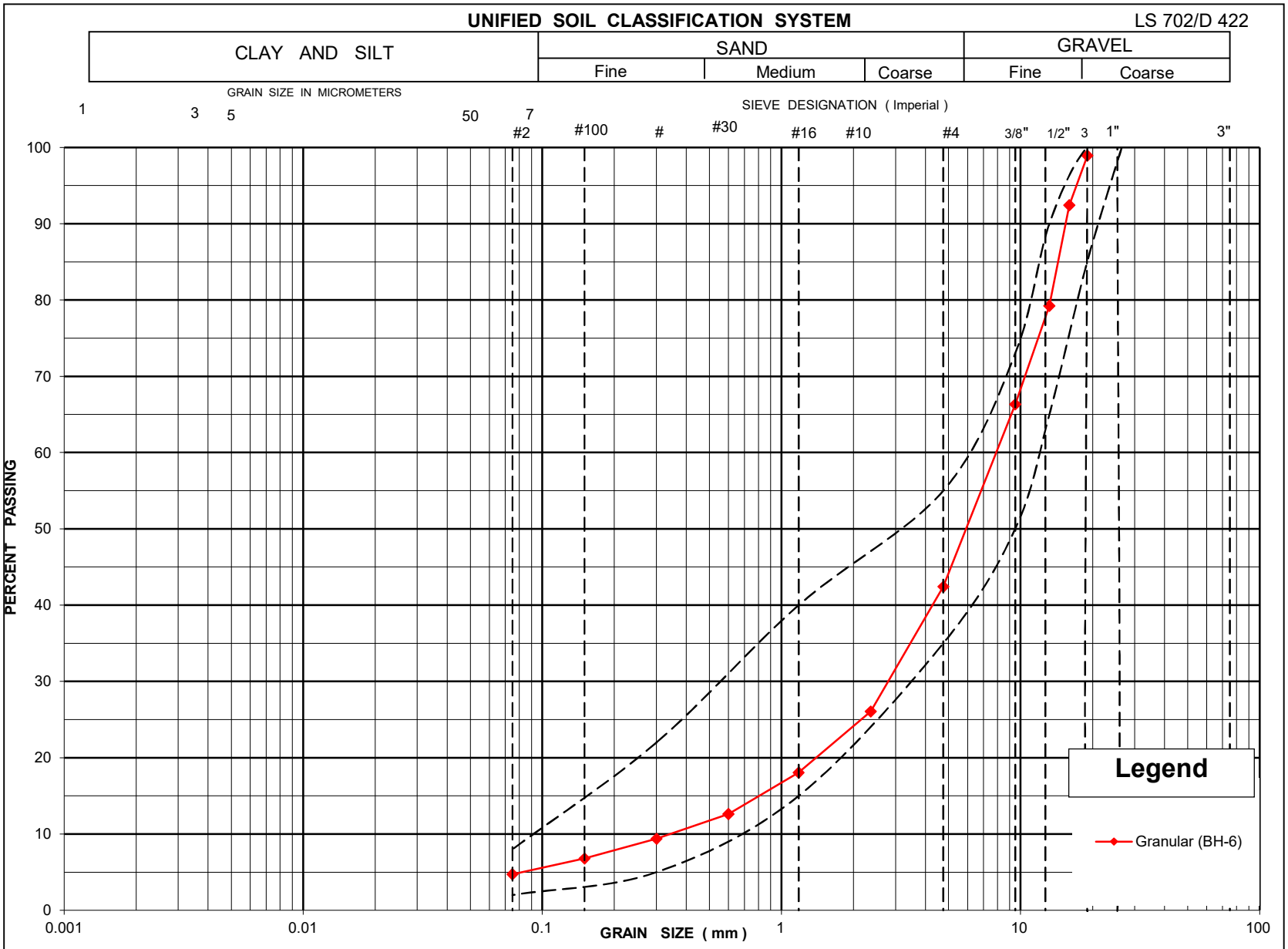
Drawing No : 2a

PROJECT # : 2300843AG

DATE : January 08, 2024

UNIFIED SOIL CLASSIFICATION SYSTEM

LS 702/D 422



HLV2K ENGINEERING LIMITED

GRAIN SIZE DISTRIBUTION

Drawing No : 2

PROJECT # : 2300843AG

DATE : January 08, 2024

APPENDIX D

LABORATORY CERTIFICATES OF ANALYSES (SOIL)

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

CLIENT NAME: AZURE GROUP INC
6751 PROFESSIONAL COURT SUITE 201 & 202
MISSISSAUGA, ON L4V 1Y3
416-779-2694
ATTENTION TO: Ahmed Al-Temimi
PROJECT: 2309-013
AGAT WORK ORDER: 23T102414
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
TRACE ORGANICS REVIEWED BY: Radhika Chakraberty, Trace Organics Lab Manager
DATE REPORTED: Dec 18, 2023
PAGES (INCLUDING COVER): 16
VERSION*: 1

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

*Notes

Disclaimer:

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AGAT Laboratories

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TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		BH1-2	BH3-2
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2023-12-07 09:00	2023-12-07 12:30
Parameter	Unit	G / S	RDL	5530806	5530810
Antimony	µg/g	7.5	0.8	<0.8	<0.8
Arsenic	µg/g	18	1	4	6
Barium	µg/g	390	2.0	31.4	27.8
Beryllium	µg/g	4	0.5	0.6	<0.5
Boron	µg/g	120	5	13	<5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	<0.10	0.18
Cadmium	µg/g	1.2	0.5	<0.5	<0.5
Chromium	µg/g	160	5	15	7
Cobalt	µg/g	22	0.8	6.4	2.5
Copper	µg/g	140	1.0	24.8	10.2
Lead	µg/g	120	1	6	21
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5
Nickel	µg/g	100	1	13	6
Selenium	µg/g	2.4	0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	24.0	11.4
Zinc	µg/g	340	5	30	30
Chromium, Hexavalent	µg/g	8	0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.121	0.089
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	0.365	0.341
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.14	7.33

Certified By:

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

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08 **DATE REPORTED: 2023-12-18**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530806-5530810 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: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

pH in Soil

DATE RECEIVED: 2023-12-08 **DATE REPORTED: 2023-12-18**

				SAMPLE DESCRIPTION:	BH1-6
				SAMPLE TYPE:	Soil
				DATE SAMPLED:	2023-12-07 09:45
Parameter	**Unit**	**G / S**	**RDL**	**5530808**	
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.89	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530808 pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio (2 parts extraction fluid : 1 part soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		BH1-2	BH3-2
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2023-12-07 09:00	2023-12-07 12:30
Parameter	**Unit**	**G / S**	**RDL**	**5530806**	**5530810**
Naphthalene	µg/g	0.6	0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	<0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.5	0.05	<0.05	<0.05
Chrysene	µg/g	7	0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05	<0.05	<0.05
1 and 2 Methlynaphthalene	µg/g	0.99	0.05	<0.05	<0.05
Moisture Content	%		0.1	11.2	10.0
Surrogate	**Unit**	**Acceptable Limits**			
Naphthalene-d8	%	50-140		115	85
Acridine-d9	%	50-140		75	100
Terphenyl-d14	%	50-140		95	70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530806-5530810 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		BH1-5	BH2-6	BH3-6	BH4-1B	BH5-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-12-07 09:30	2023-12-07 11:00	2023-12-07 13:00	2023-12-07 15:00	2023-12-07 17:00
Parameter	**Unit**	**G / S**	**RDL**	**5530807**	**5530809**	**5530811**	**5530812**	**5530813**
F1 (C6 to C10)	µg/g	55	5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50	97	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA	NA	NA	NA
Moisture Content	%		0.1	4.8	5.8	7.2	10.0	15.3
Surrogate	**Unit**	**Acceptable Limits**						
Toluene-d8	%	50-140		102	106	101	104	102
Terphenyl	%	60-140		75	99	70	65	77

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530807-5530813 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: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		BH1-5	BH2-6	BH3-6	BH4-1B	BH5-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-12-07 09:30	2023-12-07 11:00	2023-12-07 13:00	2023-12-07 15:00	2023-12-07 17:00
Parameter	**Unit**	**G / S**	**RDL**	**5530807**	**5530809**	**5530811**	**5530812**	**5530813**
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08 **DATE REPORTED: 2023-12-18**

				SAMPLE DESCRIPTION:	BH1-5	BH2-6	BH3-6	BH4-1B	BH5-1
				SAMPLE TYPE:	Soil	Soil	Soil	Soil	Soil
				DATE SAMPLED:	2023-12-07 09:30	2023-12-07 11:00	2023-12-07 13:00	2023-12-07 15:00	2023-12-07 17:00
Parameter	**Unit**	**G / S**	**RDL**		**5530807**	**5530809**	**5530811**	**5530812**	**5530813**
m & p-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	ug/g	0.27	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	0.7	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	0.05		<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1		4.8	5.8	7.2	10.0	15.3
Surrogate	**Unit**	**Acceptable Limits**							
Toluene-d8	% Recovery	50-140			102	106	101	104	102
4-Bromofluorobenzene	% Recovery	50-140			90	88	90	89	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530807-5530813 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

Soil Analysis

RPT Date: Dec 18, 2023			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	5539611		<0.8	<0.8	NA	< 0.8	115%	70%	130%	85%	80%	120%	85%	70%	130%
Arsenic	5539611		2	2	NA	< 1	92%	70%	130%	103%	80%	120%	119%	70%	130%
Barium	5539611		12.2	12.5	2.8%	< 2.0	89%	70%	130%	103%	80%	120%	107%	70%	130%
Beryllium	5539611		<0.5	<0.5	NA	< 0.5	90%	70%	130%	99%	80%	120%	119%	70%	130%
Boron	5539611		<5	5	NA	< 5	71%	70%	130%	101%	80%	120%	123%	70%	130%
Boron (Hot Water Soluble)	5535650		<0.10	<0.10	NA	< 0.10	106%	60%	140%	88%	70%	130%	96%	60%	140%
Cadmium	5539611		<0.5	<0.5	NA	< 0.5	94%	70%	130%	103%	80%	120%	105%	70%	130%
Chromium	5539611		8	9	NA	< 5	95%	70%	130%	101%	80%	120%	115%	70%	130%
Cobalt	5539611		3.1	3.2	NA	< 0.8	95%	70%	130%	105%	80%	120%	117%	70%	130%
Copper	5539611		8.7	9.0	2.9%	< 1.0	93%	70%	130%	102%	80%	120%	103%	70%	130%
Lead	5539611		4	4	NA	< 1	93%	70%	130%	98%	80%	120%	99%	70%	130%
Molybdenum	5539611		<0.5	<0.5	NA	< 0.5	94%	70%	130%	109%	80%	120%	121%	70%	130%
Nickel	5539611		4	4	NA	< 1	94%	70%	130%	104%	80%	120%	113%	70%	130%
Selenium	5539611		<0.8	<0.8	NA	< 0.8	97%	70%	130%	104%	80%	120%	117%	70%	130%
Silver	5539611		<0.5	<0.5	NA	< 0.5	93%	70%	130%	106%	80%	120%	106%	70%	130%
Thallium	5539611		<0.5	<0.5	NA	< 0.5	90%	70%	130%	103%	80%	120%	107%	70%	130%
Uranium	5539611		<0.50	<0.50	NA	< 0.50	90%	70%	130%	99%	80%	120%	112%	70%	130%
Vanadium	5539611		12.7	13.6	7.3%	< 2.0	116%	70%	130%	100%	80%	120%	118%	70%	130%
Zinc	5539611		24	25	NA	< 5	97%	70%	130%	113%	80%	120%	110%	70%	130%
Chromium, Hexavalent	5534112		<0.2	<0.2	NA	< 0.2	96%	70%	130%	94%	80%	120%	76%	70%	130%
Cyanide, WAD	5538353		<0.040	<0.040	NA	< 0.040	92%	70%	130%	108%	80%	120%	93%	70%	130%
Mercury	5539611		<0.10	<0.10	NA	< 0.10	104%	70%	130%	115%	80%	120%	108%	70%	130%
Electrical Conductivity (2:1)	5537360		0.113	0.095	17.9%	< 0.005	91%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	5539611		0.213	0.209	1.6%	NA									
pH, 2:1 CaCl2 Extraction	5535538		7.06	7.26	2.8%	NA	102%	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.

Certified By:



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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

Trace Organics Analysis

RPT Date: Dec 18, 2023			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	5534679		<0.05	<0.05	NA	< 0.05	119%	50%	140%	88%	50%	140%	73%	50%	140%
Acenaphthylene	5534679		<0.05	<0.05	NA	< 0.05	109%	50%	140%	78%	50%	140%	85%	50%	140%
Acenaphthene	5534679		<0.05	<0.05	NA	< 0.05	91%	50%	140%	88%	50%	140%	95%	50%	140%
Fluorene	5534679		<0.05	<0.05	NA	< 0.05	112%	50%	140%	93%	50%	140%	88%	50%	140%
Phenanthrene	5534679		0.07	<0.05	NA	< 0.05	116%	50%	140%	98%	50%	140%	85%	50%	140%
Anthracene	5534679		<0.05	<0.05	NA	< 0.05	111%	50%	140%	85%	50%	140%	88%	50%	140%
Fluoranthene	5534679		0.09	0.07	NA	< 0.05	108%	50%	140%	100%	50%	140%	75%	50%	140%
Pyrene	5534679		0.08	0.08	NA	< 0.05	112%	50%	140%	85%	50%	140%	83%	50%	140%
Benz(a)anthracene	5534679		<0.05	<0.05	NA	< 0.05	98%	50%	140%	78%	50%	140%	98%	50%	140%
Chrysene	5534679		<0.05	<0.05	NA	< 0.05	96%	50%	140%	75%	50%	140%	88%	50%	140%
Benzo(b)fluoranthene	5534679		<0.05	<0.05	NA	< 0.05	109%	50%	140%	103%	50%	140%	80%	50%	140%
Benzo(k)fluoranthene	5534679		<0.05	<0.05	NA	< 0.05	99%	50%	140%	85%	50%	140%	80%	50%	140%
Benzo(a)pyrene	5534679		<0.05	<0.05	NA	< 0.05	93%	50%	140%	85%	50%	140%	93%	50%	140%
Indeno(1,2,3-cd)pyrene	5534679		<0.05	<0.05	NA	< 0.05	88%	50%	140%	78%	50%	140%	98%	50%	140%
Dibenz(a,h)anthracene	5534679		<0.05	<0.05	NA	< 0.05	100%	50%	140%	83%	50%	140%	103%	50%	140%
Benzo(g,h,i)perylene	5534679		<0.05	<0.05	NA	< 0.05	110%	50%	140%	78%	50%	140%	113%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 to C10)	5530447		<5	<5	NA	< 5	88%	60%	140%	94%	60%	140%	93%	60%	140%
F2 (C10 to C16)	5530791		< 10	< 10	NA	< 10	120%	60%	140%	117%	60%	140%	97%	60%	140%
F3 (C16 to C34)	5530791		< 50	< 50	NA	< 50	110%	60%	140%	107%	60%	140%	105%	60%	140%
F4 (C34 to C50)	5530791		< 50	< 50	NA	< 50	67%	60%	140%	85%	60%	140%	91%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	5530447		<0.05	<0.05	NA	< 0.05	94%	50%	140%	87%	50%	140%	87%	50%	140%
Vinyl Chloride	5530447		<0.02	<0.02	NA	< 0.02	88%	50%	140%	91%	50%	140%	105%	50%	140%
Bromomethane	5530447		<0.05	<0.05	NA	< 0.05	91%	50%	140%	101%	50%	140%	90%	50%	140%
Trichlorofluoromethane	5530447		<0.05	<0.05	NA	< 0.05	95%	50%	140%	103%	50%	140%	104%	50%	140%
Acetone	5530447		<0.50	<0.50	NA	< 0.50	96%	50%	140%	104%	50%	140%	106%	50%	140%
1,1-Dichloroethylene	5530447		<0.05	<0.05	NA	< 0.05	76%	50%	140%	102%	60%	130%	96%	50%	140%
Methylene Chloride	5530447		<0.05	<0.05	NA	< 0.05	81%	50%	140%	91%	60%	130%	98%	50%	140%
Trans- 1,2-Dichloroethylene	5530447		<0.05	<0.05	NA	< 0.05	85%	50%	140%	100%	60%	130%	70%	50%	140%
Methyl tert-butyl Ether	5530447		<0.05	<0.05	NA	< 0.05	89%	50%	140%	86%	60%	130%	77%	50%	140%
1,1-Dichloroethane	5530447		<0.02	<0.02	NA	< 0.02	101%	50%	140%	90%	60%	130%	70%	50%	140%
Methyl Ethyl Ketone	5530447		<0.50	<0.50	NA	< 0.50	102%	50%	140%	96%	50%	140%	108%	50%	140%
Cis- 1,2-Dichloroethylene	5530447		<0.02	<0.02	NA	< 0.02	103%	50%	140%	85%	60%	130%	73%	50%	140%
Chloroform	5530447		<0.04	<0.04	NA	< 0.04	98%	50%	140%	103%	60%	130%	74%	50%	140%
1,2-Dichloroethane	5530447		<0.03	<0.03	NA	< 0.03	84%	50%	140%	76%	60%	130%	79%	50%	140%
1,1,1-Trichloroethane	5530447		<0.05	<0.05	NA	< 0.05	96%	50%	140%	84%	60%	130%	75%	50%	140%
Carbon Tetrachloride	5530447		<0.05	<0.05	NA	< 0.05	88%	50%	140%	76%	60%	130%	76%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

Trace Organics Analysis (Continued)

RPT Date: Dec 18, 2023			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	5530447		<0.02	<0.02	NA	< 0.02	101%	50%	140%	107%	60%	130%	70%	50%	140%
1,2-Dichloropropane	5530447		<0.03	<0.03	NA	< 0.03	90%	50%	140%	92%	60%	130%	82%	50%	140%
Trichloroethylene	5530447		<0.03	<0.03	NA	< 0.03	80%	50%	140%	96%	60%	130%	94%	50%	140%
Bromodichloromethane	5530447		<0.05	<0.05	NA	< 0.05	95%	50%	140%	83%	60%	130%	83%	50%	140%
Methyl Isobutyl Ketone	5530447		<0.50	<0.50	NA	< 0.50	105%	50%	140%	95%	50%	140%	96%	50%	140%
1,1,2-Trichloroethane	5530447		< 0.04	< 0.04	NA	< 0.04	70%	50%	140%	80%	60%	130%	90%	50%	140%
Toluene	5530447		<0.05	<0.05	NA	< 0.05	97%	50%	140%	85%	60%	130%	89%	50%	140%
Dibromochloromethane	5530447		<0.05	<0.05	NA	< 0.05	99%	50%	140%	99%	60%	130%	95%	50%	140%
Ethylene Dibromide	5530447		<0.04	<0.04	NA	< 0.04	93%	50%	140%	84%	60%	130%	81%	50%	140%
Tetrachloroethylene	5530447		< 0.05	< 0.05	NA	< 0.05	80%	50%	140%	90%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	5530447		<0.04	<0.04	NA	< 0.04	87%	50%	140%	98%	60%	130%	78%	50%	140%
Chlorobenzene	5530447		<0.05	<0.05	NA	< 0.05	98%	50%	140%	97%	60%	130%	90%	50%	140%
Ethylbenzene	5530447		<0.05	<0.05	NA	< 0.05	102%	50%	140%	97%	60%	130%	80%	50%	140%
m & p-Xylene	5530447		<0.05	<0.05	NA	< 0.05	103%	50%	140%	100%	60%	130%	91%	50%	140%
Bromoform	5530447		<0.05	<0.05	NA	< 0.05	92%	50%	140%	100%	60%	130%	81%	50%	140%
Styrene	5530447		<0.05	<0.05	NA	< 0.05	84%	50%	140%	91%	60%	130%	73%	50%	140%
1,1,2,2-Tetrachloroethane	5530447		<0.05	<0.05	NA	< 0.05	95%	50%	140%	79%	60%	130%	79%	50%	140%
o-Xylene	5530447		<0.05	<0.05	NA	< 0.05	100%	50%	140%	105%	60%	130%	78%	50%	140%
1,3-Dichlorobenzene	5530447		<0.05	<0.05	NA	< 0.05	93%	50%	140%	92%	60%	130%	101%	50%	140%
1,4-Dichlorobenzene	5530447		<0.05	<0.05	NA	< 0.05	91%	50%	140%	101%	60%	130%	96%	50%	140%
1,2-Dichlorobenzene	5530447		<0.05	<0.05	NA	< 0.05	101%	50%	140%	99%	60%	130%	83%	50%	140%
n-Hexane	5530447		<0.05	<0.05	NA	< 0.05	78%	50%	140%	96%	60%	130%	77%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F2 (C10 to C16)	5534888		< 10	< 10	NA	< 10	107%	60%	140%	122%	60%	140%	119%	60%	140%
F3 (C16 to C34)	5534888		< 50	< 50	NA	< 50	109%	60%	140%	118%	60%	140%	121%	60%	140%
F4 (C34 to C50)	5534888		< 50	< 50	NA	< 50	94%	60%	140%	109%	60%	140%	107%	60%	140%

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

Certified By: R. Chakraberty

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

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Method Summary

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PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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
Benz(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
1 and 2 Methlynaphthalene	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
F3 (C16 to C34)	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
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

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SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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

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

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102414

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

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AGAT Laboratories

Have feedback? Scan here for a quick survey!

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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)

Report Information:

Company: Azure Group Inc.
Contact: Ahmed Al-Temimi
Address: 6751 Professional Court, unit 2.1, Mississauga
Phone: aaltemimi@azuregroup.ca Fax:
Reports to be sent to:
1. Email: samantha@azuregroup.ca
amit@azuregroup.ca
2. Email: ehsan@azuregroup.ca

Project Information:

meysam@azuregroup.ca
Project: 2309-013
Site Location: 490, 496, 508 Walker's Line
Sampled By: MEYSAM
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes [X] No [ ]
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

- [x] Regulation 153/04 — Table 2 (Indicate One) — [ ] Ind/Com [x] Res/Park [ ] Agriculture
- Soil Texture (Check One): [x] Coarse [ ] Fine
- [ ] Regulation 406 — Table ____ (Indicate One)
- [ ] 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?** [x] Yes [ ] No

Report Guideline on *Certificate of Analysis* [x] Yes [ ] No

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 23T102414
Cooler Quantity: Medium
Arrival Temperatures: 8.9 | 7.4 | 8.4
Custody Seal Intact: [ ] Yes [ ] No [ ] N/A
Notes: loose ice

Turnaround Time (TAT) Required:

Regular TAT [x] 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

[ ] 3 Business Days [ ] 2 Business Days [ ] Next Business Day

OR Date Required (Rush Surcharges May Apply): ____

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	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	O. Reg 153: VOC	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: PCBs: Aroclors	O. Reg 558: Landfill Disposal Characterization TCLP: M&I, VOCs, ABNs, B(a)P, PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: Metals, VOCs, SVOCs	O. Reg 406: Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: Moisture, Sulphide	pH						Potentially Hazardous or High Concentration (Y/N)
1. BH1-2	Dec 7, 23	9:00 AM/PM	2	S			X				X													
2. BH1-5		9:30 AM/PM	2						X	X														
3. BH1-6		9:45 AM/PM	1															X						
4. BH2-6		11:00 AM/PM	2						X	X														
5. BH3-2		12:30 AM/PM	2				X				X													
6. BH3-6		1:00 AM/PM	2						X	X														
7. BH4-1B		3:00 AM/PM	2						X	X														
8. BH5-1		5:00 AM/PM	2						X	X														
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
Meysam Nasri	Dec 8, 23	8:00 PM	COURIER NOT VERIFIED	12/13/23	20:16
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 - 151178

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

Document ID: DIV-78-1511.022

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CLIENT NAME: AZURE GROUP INC
6751 PROFESSIONAL COURT SUITE 201 & 202
MISSISSAUGA, ON L4V 1Y3
416-779-2694

ATTENTION TO: Ahmed Al-Temimi

PROJECT: 2309-013

AGAT WORK ORDER: 23T102416

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

DATE REPORTED: Dec 18, 2023

PAGES (INCLUDING COVER): 14

VERSION*: 1

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

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.
- 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)

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Certificate of Analysis

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		Dup-1
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2023-12-07
Parameter	Unit	G / S	RDL	5530815
F1 (C6 to C10)	µg/g	55	5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5
F2 (C10 to C16)	µg/g	98	10	<10
F3 (C16 to C34)	µg/g	300	50	<50
F4 (C34 to C50)	µg/g	2800	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA
Moisture Content	%		0.1	13.0
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		101
Terphenyl	%	60-140		90

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530815 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: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		MeOH
		DATE SAMPLED:		2023-12-07
Parameter	Unit	G / S	RDL	5530817
Dichlorodifluoromethane	µg/g	16	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05
Acetone	ug/g	16	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		MeOH
		DATE SAMPLED:		2023-12-07
Parameter	Unit	G / S	RDL	5530817
Bromoform	ug/g	0.27	0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.04	<0.04
n-Hexane	µg/g	2.8	0.05	<0.05
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		98
4-Bromofluorobenzene	% Recovery	50-140		60

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530817 A small amount of methanol extract was diluted in water and analyzed by purge & trap GC/MS.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		Dup-1
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2023-12-07
Parameter	Unit	G / S	RDL	5530815
Dichlorodifluoromethane	µg/g	16	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05
Acetone	ug/g	16	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

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

DATE RECEIVED: 2023-12-08

DATE REPORTED: 2023-12-18

		SAMPLE DESCRIPTION:		Dup-1
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2023-12-07
Parameter	Unit	G / S	RDL	5530815
Bromoform	ug/g	0.27	0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	2.8	0.05	<0.05
Moisture Content	%		0.1	13.0
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		101
4-Bromofluorobenzene	% Recovery	50-140		59

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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.

5530815 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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

AGAT Laboratories

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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

Trace Organics Analysis

RPT Date: Dec 18, 2023			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) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 to C10)	5527739		<5	<5	NA	< 5	99%	60%	140%	96%	60%	140%	82%	60%	140%
F2 (C10 to C16)	5530791		< 10	< 10	NA	< 10	120%	60%	140%	117%	60%	140%	97%	60%	140%
F3 (C16 to C34)	5530791		< 50	< 50	NA	< 50	110%	60%	140%	107%	60%	140%	105%	60%	140%
F4 (C34 to C50)	5530791		< 50	< 50	NA	< 50	67%	60%	140%	85%	60%	140%	91%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	5527739		<0.05	<0.05	NA	< 0.05	102%	50%	140%	103%	50%	140%	109%	50%	140%
Vinyl Chloride	5527739		<0.02	<0.02	NA	< 0.02	86%	50%	140%	75%	50%	140%	74%	50%	140%
Bromomethane	5527739		<0.05	<0.05	NA	< 0.05	99%	50%	140%	116%	50%	140%	107%	50%	140%
Trichlorofluoromethane	5527739		<0.05	<0.05	NA	< 0.05	116%	50%	140%	116%	50%	140%	109%	50%	140%
Acetone	5527739		<0.50	<0.50	NA	< 0.50	111%	50%	140%	105%	50%	140%	97%	50%	140%
1,1-Dichloroethylene	5527739		<0.05	<0.05	NA	< 0.05	75%	50%	140%	78%	60%	130%	71%	50%	140%
Methylene Chloride	5527739		<0.05	<0.05	NA	< 0.05	104%	50%	140%	107%	60%	130%	112%	50%	140%
Trans- 1,2-Dichloroethylene	5527739		<0.05	<0.05	NA	< 0.05	93%	50%	140%	77%	60%	130%	71%	50%	140%
Methyl tert-butyl Ether	5527739		<0.05	<0.05	NA	< 0.05	80%	50%	140%	90%	60%	130%	78%	50%	140%
1,1-Dichloroethane	5527739		<0.02	<0.02	NA	< 0.02	115%	50%	140%	97%	60%	130%	73%	50%	140%
Methyl Ethyl Ketone	5527739		<0.50	<0.50	NA	< 0.50	93%	50%	140%	83%	50%	140%	91%	50%	140%
Cis- 1,2-Dichloroethylene	5527739		<0.02	<0.02	NA	< 0.02	110%	50%	140%	85%	60%	130%	88%	50%	140%
Chloroform	5527739		<0.04	<0.04	NA	< 0.04	109%	50%	140%	102%	60%	130%	102%	50%	140%
1,2-Dichloroethane	5527739		<0.03	<0.03	NA	< 0.03	87%	50%	140%	105%	60%	130%	101%	50%	140%
1,1,1-Trichloroethane	5527739		<0.05	<0.05	NA	< 0.05	106%	50%	140%	104%	60%	130%	81%	50%	140%
Carbon Tetrachloride	5527739		<0.05	<0.05	NA	< 0.05	101%	50%	140%	94%	60%	130%	71%	50%	140%
Benzene	5527739		<0.02	<0.02	NA	< 0.02	109%	50%	140%	91%	60%	130%	82%	50%	140%
1,2-Dichloropropane	5527739		<0.03	<0.03	NA	< 0.03	103%	50%	140%	110%	60%	130%	87%	50%	140%
Trichloroethylene	5527739		<0.03	<0.03	NA	< 0.03	80%	50%	140%	87%	60%	130%	84%	50%	140%
Bromodichloromethane	5527739		<0.05	<0.05	NA	< 0.05	106%	50%	140%	109%	60%	130%	91%	50%	140%
Methyl Isobutyl Ketone	5527739		<0.50	<0.50	NA	< 0.50	103%	50%	140%	114%	50%	140%	91%	50%	140%
1,1,2-Trichloroethane	5527739		<0.04	<0.04	NA	< 0.04	97%	50%	140%	111%	60%	130%	102%	50%	140%
Toluene	5527739		<0.05	<0.05	NA	< 0.05	104%	50%	140%	80%	60%	130%	71%	50%	140%
Dibromochloromethane	5527739		<0.05	<0.05	NA	< 0.05	108%	50%	140%	115%	60%	130%	109%	50%	140%
Ethylene Dibromide	5527739		<0.04	<0.04	NA	< 0.04	108%	50%	140%	94%	60%	130%	109%	50%	140%
Tetrachloroethylene	5527739		<0.05	<0.05	NA	< 0.05	85%	50%	140%	96%	60%	130%	102%	50%	140%
1,1,1,2-Tetrachloroethane	5527739		<0.04	<0.04	NA	< 0.04	107%	50%	140%	113%	60%	130%	85%	50%	140%
Chlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	102%	50%	140%	82%	60%	130%	70%	50%	140%
Ethylbenzene	5527739		<0.05	<0.05	NA	< 0.05	95%	50%	140%	104%	60%	130%	88%	50%	140%
m & p-Xylene	5527739		<0.05	<0.05	NA	< 0.05	105%	50%	140%	106%	60%	130%	91%	50%	140%
Bromoform	5527739		<0.05	<0.05	NA	< 0.05	86%	50%	140%	101%	60%	130%	111%	50%	140%
Styrene	5527739		<0.05	<0.05	NA	< 0.05	96%	50%	140%	99%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	5527739		<0.05	<0.05	NA	< 0.05	117%	50%	140%	118%	60%	130%	101%	50%	140%
o-Xylene	5527739		<0.05	<0.05	NA	< 0.05	103%	50%	140%	102%	60%	130%	88%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
PROJECT: 2309-013
SAMPLING SITE:490, 496, 508 Walkers Line

AGAT WORK ORDER: 23T102416
ATTENTION TO: Ahmed Al-Temimi
SAMPLED BY:Meysam

Trace Organics Analysis (Continued)

RPT Date: Dec 18, 2023

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
1,3-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	111%	50%	140%	89%	60%	130%	77%	50%	140%
1,4-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	112%	50%	140%	90%	60%	130%	78%	50%	140%
1,2-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	111%	50%	140%	89%	60%	130%	77%	50%	140%
n-Hexane	5527739		<0.05	<0.05	NA	< 0.05	82%	50%	140%	85%	60%	130%	102%	50%	140%
O. Reg. 153(511) - VOCs (MeOH)															
Dichlorodifluoromethane	5527739		<0.05	<0.05	NA	< 0.05	102%	50%	140%	103%	50%	140%	109%	50%	140%
Vinyl Chloride	5527739		<0.02	<0.02	NA	< 0.02	86%	50%	140%	75%	50%	140%	74%	50%	140%
Bromomethane	5527739		<0.05	<0.05	NA	< 0.05	99%	50%	140%	116%	50%	140%	107%	50%	140%
Trichlorofluoromethane	5527739		<0.05	<0.05	NA	< 0.05	116%	50%	140%	116%	50%	140%	109%	50%	140%
Acetone	5527739		<0.50	<0.50	NA	< 0.50	111%	50%	140%	105%	50%	140%	97%	50%	140%
1,1-Dichloroethylene	5527739		<0.05	<0.05	NA	< 0.05	75%	50%	140%	78%	60%	130%	71%	50%	140%
Methylene Chloride	5527739		<0.05	<0.05	NA	< 0.05	104%	50%	140%	107%	60%	130%	112%	50%	140%
Trans- 1,2-Dichloroethylene	5527739		<0.05	<0.05	NA	< 0.05	93%	50%	140%	77%	60%	130%	71%	50%	140%
Methyl tert-butyl Ether	5527739		<0.05	<0.05	NA	< 0.05	80%	50%	140%	90%	60%	130%	78%	50%	140%
1,1-Dichloroethane	5527739		<0.02	<0.02	NA	< 0.02	115%	50%	140%	97%	60%	130%	73%	50%	140%
Methyl Ethyl Ketone	5527739		<0.50	<0.50	NA	< 0.50	93%	50%	140%	83%	50%	140%	91%	50%	140%
Cis- 1,2-Dichloroethylene	5527739		<0.02	<0.02	NA	< 0.02	110%	50%	140%	85%	60%	130%	88%	50%	140%
Chloroform	5527739		<0.04	<0.04	NA	< 0.04	109%	50%	140%	102%	60%	130%	102%	50%	140%
1,2-Dichloroethane	5527739		<0.03	<0.03	NA	< 0.03	87%	50%	140%	105%	60%	130%	101%	50%	140%
1,1,1-Trichloroethane	5527739		<0.05	<0.05	NA	< 0.05	106%	50%	140%	104%	60%	130%	81%	50%	140%
Carbon Tetrachloride	5527739		<0.05	<0.05	NA	< 0.05	101%	50%	140%	94%	60%	130%	71%	50%	140%
Benzene	5527739		<0.02	<0.02	NA	< 0.02	109%	50%	140%	91%	60%	130%	82%	50%	140%
1,2-Dichloropropane	5527739		<0.03	<0.03	NA	< 0.03	103%	50%	140%	110%	60%	130%	87%	50%	140%
Trichloroethylene	5527739		<0.03	<0.03	NA	< 0.03	80%	50%	140%	87%	60%	130%	84%	50%	140%
Bromodichloromethane	5527739		<0.05	<0.05	NA	< 0.05	106%	50%	140%	109%	60%	130%	91%	50%	140%
Methyl Isobutyl Ketone	5527739		<0.50	<0.50	NA	< 0.50	103%	50%	140%	114%	50%	140%	91%	50%	140%
1,1,2-Trichloroethane	5527739		<0.04	<0.04	NA	< 0.04	97%	50%	140%	111%	60%	130%	102%	50%	140%
Toluene	5527739		<0.05	<0.05	NA	< 0.05	104%	50%	140%	80%	60%	130%	71%	50%	140%
Dibromochloromethane	5527739		<0.05	<0.05	NA	< 0.05	108%	50%	140%	115%	60%	130%	109%	50%	140%
Ethylene Dibromide	5527739		<0.04	<0.04	NA	< 0.04	108%	50%	140%	94%	60%	130%	109%	50%	140%
Tetrachloroethylene	5527739		<0.05	<0.05	NA	< 0.05	85%	50%	140%	96%	60%	130%	102%	50%	140%
1,1,1,2-Tetrachloroethane	5527739		<0.04	<0.04	NA	< 0.04	107%	50%	140%	113%	60%	130%	85%	50%	140%
Chlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	102%	50%	140%	82%	60%	130%	70%	50%	140%
Ethylbenzene	5527739		<0.05	<0.05	NA	< 0.05	95%	50%	140%	104%	60%	130%	88%	50%	140%
m & p-Xylene	5527739		<0.05	<0.05	NA	< 0.05	105%	50%	140%	106%	60%	130%	91%	50%	140%
Bromoform	5527739		<0.05	<0.05	NA	< 0.05	86%	50%	140%	101%	60%	130%	111%	50%	140%
Styrene	5527739		<0.05	<0.05	NA	< 0.05	96%	50%	140%	99%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	5527739		<0.05	<0.05	NA	< 0.05	117%	50%	140%	118%	60%	130%	101%	50%	140%
o-Xylene	5527739		<0.05	<0.05	NA	< 0.05	103%	50%	140%	102%	60%	130%	88%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
PROJECT: 2309-013
SAMPLING SITE:490, 496, 508 Walkers Line

AGAT WORK ORDER: 23T102416
ATTENTION TO: Ahmed Al-Temimi
SAMPLED BY:Meysam

Trace Organics Analysis (Continued)

RPT Date: Dec 18, 2023			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
1,3-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	111%	50%	140%	89%	60%	130%	77%	50%	140%
1,4-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	112%	50%	140%	90%	60%	130%	78%	50%	140%
1,2-Dichlorobenzene	5527739		<0.05	<0.05	NA	< 0.05	111%	50%	140%	89%	60%	130%	77%	50%	140%
n-Hexane	5527739		<0.05	<0.05	NA	< 0.05	82%	50%	140%	85%	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: R. Chakraberty

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
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
F3 (C16 to C34)	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
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Toluene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA SW-846 5035 & 8260D	(P&T)GC/MS
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

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

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CANADA L4Z 1Y2
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FAX (905)712-5122
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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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

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

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T102416

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line

SAMPLED BY:Meysam

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
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 #: 23T102416

Cooler Quantity: Medium

Arrival Temperatures: 8.9 | 7.4 | 8.4

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: loose ice

Report Information:

Company: Azure Group Inc.
Contact: Ahmed Al-Temimi
Address: 6751 Professional Court, Unit 201
Mississauga
Phone: aaltemimi@azuregroup.ca Fax:
Reports to be sent to:
1. Email: Samantha@azuregroup.ca
amit@azuregroup.ca
2. Email: ehsan@azuregroup.ca
meysam@azuregroup.ca

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table 2 (Indicate One) — ☐ Ind/Com ☑ Res/Park ☐ Agriculture
Soil Texture (Check One): ☑ Coarse ☐ Fine

☐ Regulation 406 — Table (Indicate One)

☐ 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?** ☑ 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 CPM

Project Information:

Project: 2309-013
Site Location: 420, 496, 508 Walkers Line
Sampled By: MEYSAM
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	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	PCBs: Arocolors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. Dup-1	Dec 7, 23	AM/PM	2	S					X	X								
2. Trip Blank	Dec 7, 23	AM/PM	1	S						X								
3.		AM/PM																
4.		AM/PM																
5.		AM/PM																
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
Meysam Mardi M. Mardi	Dec 8, 23	8:P.m	COURIER NOT V Grey	12/8/23	20:16
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 - 151451

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

Document ID: DIV-78-1511.022

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.

APPENDIX E

LABORATORY CERTIFICATES OF ANALYSES (GROUNDWATER)

5835 COOPERS AVENUE
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CANADA L4Z 1Y2
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http://www.agatlabs.com

CLIENT NAME: AZURE GROUP INC
6751 PROFESSIONAL COURT SUITE 201 & 202
MISSISSAUGA, ON L4V 1Y3
416-779-2694
ATTENTION TO: Ahmed Al-Temimi
PROJECT: 2309-013
AGAT WORK ORDER: 23T105682
TRACE ORGANICS REVIEWED BY: Radhika Chakraberty, Trace Organics Lab Manager
DATE REPORTED: Dec 28, 2023
PAGES (INCLUDING COVER): 12
VERSION*: 1

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

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.
- 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: 23T105682

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-28

				SAMPLE DESCRIPTION:	BH1	BH2	BH3
				SAMPLE TYPE:	Water	Water	Water
				DATE SAMPLED:	2023-12-18 11:30	2023-12-18 13:00	2023-12-18 14:00
Parameter	Unit	G / S	RDL		5554979	5554980	5554981
F1 (C6 to C10)	µg/L	750	25		<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25		<25	<25	<25
F2 (C10 to C16)	µg/L	150	100		<100	<100	<100
F3 (C16 to C34)	µg/L	500	100		<100	<100	<100
F4 (C34 to C50)	µg/L	500	100		<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500		NA	NA	NA
Sediment					1	1	1
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140			83	82	67
Terphenyl	% Recovery	60-140			77	89	79

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - 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.

5554979-5554981 The C6-C10 fraction is calculated using Toluene response factor.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are 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 nC34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16 - C50 and are only determined if the chromatogram of the C34 - C50 Hydrocarbons indicated 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 with the contribution of PAHs. Under Ontario Regulation 153/04, results are considered valid without determining the PAH contribution if not requested by the client.
NA = Not Applicable

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: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-28

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-12-18
Parameter	Unit	G / S	RDL	5554987
Dichlorodifluoromethane	µg/L	590	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	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30
Methylene Chloride	µg/L	50	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	5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20
Toluene	µg/L	24	0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-28

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-12-18
Parameter	Unit	G / S	RDL	5554987
Bromoform	µg/L	25	0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		116
4-Bromofluorobenzene	% Recovery	50-140		85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - 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.

5554987 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: R. Chakraberty

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

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Certificate of Analysis

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-28

SAMPLE DESCRIPTION:				BH1	BH2	BH3
SAMPLE TYPE:				Water	Water	Water
DATE SAMPLED:				2023-12-18 11:30	2023-12-18 13:00	2023-12-18 14:00
Parameter	Unit	G / S	RDL	5554979	5554980	5554981
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	13.5	168	36.7
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	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
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10	<0.10	<0.10

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-28

				SAMPLE DESCRIPTION:	BH1	BH2	BH3
				SAMPLE TYPE:	Water	Water	Water
				DATE SAMPLED:	2023-12-18 11:30	2023-12-18 13:00	2023-12-18 14:00
Parameter	Unit	G / S	RDL		5554979	5554980	5554981
m & p-Xylene	µg/L		0.20		<0.20	<0.20	<0.20
Bromoform	µg/L	25	0.10		<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10		<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10		<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10		<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10		<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10		<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10		<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30		<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20		<0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20		<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits					
Toluene-d8	% Recovery	50-140			83	82	67
4-Bromofluorobenzene	% Recovery	50-140			74	71	82

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - 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.

5554979-5554981 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: R. Chakraberty

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 23T105682
PROJECT: 2309-013
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:490, 496, 508 Walkers Line, Burlington
SAMPLED BY:Ehsan

Trace Organics Analysis

RPT Date: Dec 28, 2023			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) - PHCs F1 - F4 (with VOC) (Water)															
F1 (C6 to C10)	5554997		<25	<25	NA	< 25	98%	60%	140%	85%	60%	140%	112%	60%	140%
F2 (C10 to C16)	5559446		<100	<100	NA	< 100	100%	60%	140%	66%	60%	140%	88%	60%	140%
F3 (C16 to C34)	5559446		<100	<100	NA	< 100	104%	60%	140%	92%	60%	140%	108%	60%	140%
F4 (C34 to C50)	5559446		<100	<100	NA	< 100	86%	60%	140%	93%	60%	140%	106%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	5554997		<0.40	<0.40	NA	< 0.40	86%	50%	140%	86%	50%	140%	77%	50%	140%
Vinyl Chloride	5554997		<0.17	<0.17	NA	< 0.17	112%	50%	140%	103%	50%	140%	97%	50%	140%
Bromomethane	5554997		<0.20	<0.20	NA	< 0.20	83%	50%	140%	80%	50%	140%	106%	50%	140%
Trichlorofluoromethane	5554997		<0.40	<0.40	NA	< 0.40	83%	50%	140%	82%	50%	140%	84%	50%	140%
Acetone	5554997		44.7	41.5	7.6%	< 1.0	96%	50%	140%	106%	50%	140%	85%	50%	140%
1,1-Dichloroethylene	5554997		<0.30	<0.30	NA	< 0.30	71%	50%	140%	65%	60%	130%	74%	50%	140%
Methylene Chloride	5554997		<0.30	<0.30	NA	< 0.30	88%	50%	140%	91%	60%	130%	104%	50%	140%
trans- 1,2-Dichloroethylene	5554997		<0.20	<0.20	NA	< 0.20	76%	50%	140%	77%	60%	130%	81%	50%	140%
Methyl tert-butyl ether	5554997		<0.20	<0.20	NA	< 0.20	87%	50%	140%	92%	60%	130%	85%	50%	140%
1,1-Dichloroethane	5554997		<0.30	<0.30	NA	< 0.30	86%	50%	140%	89%	60%	130%	99%	50%	140%
Methyl Ethyl Ketone	5554997		<1.0	<1.0	NA	< 1.0	112%	50%	140%	106%	50%	140%	82%	50%	140%
cis- 1,2-Dichloroethylene	5554997		<0.20	<0.20	NA	< 0.20	84%	50%	140%	88%	60%	130%	102%	50%	140%
Chloroform	5554997		<0.20	<0.20	NA	< 0.20	93%	50%	140%	99%	60%	130%	116%	50%	140%
1,2-Dichloroethane	5554997		<0.20	<0.20	NA	< 0.20	91%	50%	140%	91%	60%	130%	116%	50%	140%
1,1,1-Trichloroethane	5554997		<0.30	<0.30	NA	< 0.30	73%	50%	140%	76%	60%	130%	83%	50%	140%
Carbon Tetrachloride	5554997		<0.20	<0.20	NA	< 0.20	77%	50%	140%	79%	60%	130%	98%	50%	140%
Benzene	5554997		<0.20	<0.20	NA	< 0.20	77%	50%	140%	82%	60%	130%	85%	50%	140%
1,2-Dichloropropane	5554997		<0.20	<0.20	NA	< 0.20	76%	50%	140%	79%	60%	130%	81%	50%	140%
Trichloroethylene	5554997		<0.20	<0.20	NA	< 0.20	81%	50%	140%	84%	60%	130%	93%	50%	140%
Bromodichloromethane	5554997		<0.20	<0.20	NA	< 0.20	79%	50%	140%	85%	60%	130%	97%	50%	140%
Methyl Isobutyl Ketone	5554997		<1.0	<1.0	NA	< 1.0	99%	50%	140%	101%	50%	140%	73%	50%	140%
1,1,2-Trichloroethane	5554997		<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	60%	130%	113%	50%	140%
Toluene	5554997		<0.20	<0.20	NA	< 0.20	97%	50%	140%	91%	60%	130%	91%	50%	140%
Dibromochloromethane	5554997		<0.10	<0.10	NA	< 0.10	99%	50%	140%	81%	60%	130%	84%	50%	140%
Ethylene Dibromide	5554997		<0.10	<0.10	NA	< 0.10	83%	50%	140%	84%	60%	130%	75%	50%	140%
Tetrachloroethylene	5554997		<0.20	<0.20	NA	< 0.20	73%	50%	140%	94%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	5554997		<0.10	<0.10	NA	< 0.10	79%	50%	140%	97%	60%	130%	90%	50%	140%
Chlorobenzene	5554997		<0.10	<0.10	NA	< 0.10	98%	50%	140%	87%	60%	130%	91%	50%	140%
Ethylbenzene	5554997		<0.10	<0.10	NA	< 0.10	92%	50%	140%	92%	60%	130%	86%	50%	140%
m & p-Xylene	5554997		<0.20	<0.20	NA	< 0.20	107%	50%	140%	99%	60%	130%	101%	50%	140%
Bromoform	5554997		<0.10	<0.10	NA	< 0.10	83%	50%	140%	98%	60%	130%	78%	50%	140%
Styrene	5554997		<0.10	<0.10	NA	< 0.10	93%	50%	140%	98%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	5554997		<0.10	<0.10	NA	< 0.10	87%	50%	140%	95%	60%	130%	86%	50%	140%
o-Xylene	5554997		<0.10	<0.10	NA	< 0.10	97%	50%	140%	105%	60%	130%	102%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 23T105682
PROJECT: 2309-013
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:490, 496, 508 Walkers Line, Burlington
SAMPLED BY:Ehsan

Trace Organics Analysis (Continued)

RPT Date: Dec 28, 2023			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
1,3-Dichlorobenzene	5554997		<0.10	<0.10	NA	< 0.10	81%	50%	140%	76%	60%	130%	113%	50%	140%
1,4-Dichlorobenzene	5554997		<0.10	<0.10	NA	< 0.10	103%	50%	140%	92%	60%	130%	110%	50%	140%
1,2-Dichlorobenzene	5554997		<0.10	<0.10	NA	< 0.10	85%	50%	140%	101%	60%	130%	99%	50%	140%
n-Hexane	5554997		<0.20	<0.20	NA	< 0.20	104%	50%	140%	86%	60%	130%	78%	50%	140%
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	5549422		<0.40	<0.40	NA	< 0.40	107%	50%	140%	67%	50%	140%	89%	50%	140%
Vinyl Chloride	5549422		<0.17	<0.17	NA	< 0.17	116%	50%	140%	74%	50%	140%	109%	50%	140%
Bromomethane	5549422		<0.20	<0.20	NA	< 0.20	91%	50%	140%	117%	50%	140%	100%	50%	140%
Trichlorofluoromethane	5549422		<0.40	<0.40	NA	< 0.40	79%	50%	140%	65%	50%	140%	73%	50%	140%
Acetone	5549422		<1.0	<1.0	NA	< 1.0	114%	50%	140%	87%	50%	140%	94%	50%	140%
1,1-Dichloroethylene	5549422		<0.30	<0.30	NA	< 0.30	107%	50%	140%	87%	60%	130%	115%	50%	140%
Methylene Chloride	5549422		<0.30	<0.30	NA	< 0.30	105%	50%	140%	73%	60%	130%	91%	50%	140%
trans- 1,2-Dichloroethylene	5549422		<0.20	<0.20	NA	< 0.20	98%	50%	140%	109%	60%	130%	99%	50%	140%
Methyl tert-butyl ether	5549422		<0.20	<0.20	NA	< 0.20	80%	50%	140%	74%	60%	130%	107%	50%	140%
1,1-Dichloroethane	5549422		<0.30	<0.30	NA	< 0.30	108%	50%	140%	73%	60%	130%	92%	50%	140%
Methyl Ethyl Ketone	5549422		<1.0	<1.0	NA	< 1.0	87%	50%	140%	78%	50%	140%	98%	50%	140%
cis- 1,2-Dichloroethylene	5549422		<0.20	<0.20	NA	< 0.20	97%	50%	140%	68%	60%	130%	74%	50%	140%
Chloroform	5549422		<0.20	<0.20	NA	< 0.20	105%	50%	140%	93%	60%	130%	90%	50%	140%
1,2-Dichloroethane	5549422		<0.20	<0.20	NA	< 0.20	103%	50%	140%	72%	60%	130%	99%	50%	140%
1,1,1-Trichloroethane	5549422		<0.30	<0.30	NA	< 0.30	90%	50%	140%	70%	60%	130%	96%	50%	140%
Carbon Tetrachloride	5549422		<0.20	<0.20	NA	< 0.20	88%	50%	140%	69%	60%	130%	105%	50%	140%
Benzene	5549422		<0.20	<0.20	NA	< 0.20	92%	50%	140%	81%	60%	130%	99%	50%	140%
1,2-Dichloropropane	5549422		<0.20	<0.20	NA	< 0.20	81%	50%	140%	75%	60%	130%	112%	50%	140%
Trichloroethylene	5549422		<0.20	<0.20	NA	< 0.20	89%	50%	140%	65%	60%	130%	81%	50%	140%
Bromodichloromethane	5549422		<0.20	<0.20	NA	< 0.20	81%	50%	140%	96%	60%	130%	94%	50%	140%
Methyl Isobutyl Ketone	5549422		<1.0	<1.0	NA	< 1.0	96%	50%	140%	113%	50%	140%	97%	50%	140%
1,1,2-Trichloroethane	5549422		<0.20	<0.20	NA	< 0.20	82%	50%	140%	80%	60%	130%	91%	50%	140%
Toluene	5549422		<0.20	<0.20	NA	< 0.20	105%	50%	140%	92%	60%	130%	85%	50%	140%
Dibromochloromethane	5549422		<0.10	<0.10	NA	< 0.10	78%	50%	140%	70%	60%	130%	99%	50%	140%
Ethylene Dibromide	5549422		<0.10	<0.10	NA	< 0.10	71%	50%	140%	92%	60%	130%	113%	50%	140%
Tetrachloroethylene	5549422		<0.20	<0.20	NA	< 0.20	94%	50%	140%	83%	60%	130%	87%	50%	140%
1,1,1,2-Tetrachloroethane	5549422		<0.10	<0.10	NA	< 0.10	77%	50%	140%	87%	60%	130%	113%	50%	140%
Chlorobenzene	5549422		<0.10	<0.10	NA	< 0.10	93%	50%	140%	82%	60%	130%	91%	50%	140%
Ethylbenzene	5549422		<0.10	<0.10	NA	< 0.10	79%	50%	140%	71%	60%	130%	73%	50%	140%
m & p-Xylene	5549422		<0.20	<0.20	NA	< 0.20	95%	50%	140%	84%	60%	130%	112%	50%	140%
Bromoform	5549422		<0.10	<0.10	NA	< 0.10	74%	50%	140%	63%	60%	130%	88%	50%	140%
Styrene	5549422		<0.10	<0.10	NA	< 0.10	72%	50%	140%	71%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	5549422		<0.10	<0.10	NA	< 0.10	83%	50%	140%	70%	60%	130%	85%	50%	140%
o-Xylene	5549422		<0.10	<0.10	NA	< 0.10	91%	50%	140%	80%	60%	130%	107%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 23T105682
PROJECT: 2309-013
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:490, 496, 508 Walkers Line, Burlington
SAMPLED BY:Ehsan

Trace Organics Analysis (Continued)

RPT Date: Dec 28, 2023			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
1,3-Dichlorobenzene	5549422		<0.10	<0.10	NA	< 0.10	95%	50%	140%	82%	60%	130%	120%	50%	140%
1,4-Dichlorobenzene	5549422		<0.10	<0.10	NA	< 0.10	92%	50%	140%	80%	60%	130%	102%	50%	140%
1,2-Dichlorobenzene	5549422		<0.10	<0.10	NA	< 0.10	82%	50%	140%	72%	60%	130%	91%	50%	140%
n-Hexane	5549422		<0.20	<0.20	NA	< 0.20	92%	50%	140%	88%	60%	130%	94%	50%	140%

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

Certified By: R. Chakraberty

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
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
F3 (C16 to C34)	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
Sediment			N/A
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
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

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

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T105682

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508 Walkers Line, Burlington

SAMPLED BY:Ehsan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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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Have feedback? Scan here for a quick survey!

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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 #: 23T105682

Cooler Quantity: 1 med

Arrival Temperatures: 6.6 | 6.9 | 7.0

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: loose ice

Report Information:

Company: Azuregroup Inc.
Contact: Ahmed Al-Temimi
Address: 6750 Professional Pl Unit 201, Mississauga
Phone: Fax:
Reports to be sent to:
1. Email: aaltemimi@Azuregroup.ca; Samantha@Azuregroup.ca
2. Email: Ehsan@Azuregroup.ca; Meysam@Azuregroup.ca

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table 2 RPI (Indicate One) — ☐ Ind/Com ☑ Res/Park ☐ Agriculture
Soil Texture (Check One): ☑ Coarse ☐ Fine

☐ Regulation 406 — Table ____ (Indicate One)

☐ 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 CPM

Project Information:

Project: 2309-013
Site Location: 490, 496, 508 Walkers line, Burlington
Sampled By: Ehsan
AGAT Quote #: 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?** ☑ Yes ☐ No

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

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH1	Dec 18, 23	11:30 AM/PM	5	GW					2	2								
2. BH2	Dec 18, 23	1 AM/PM	5	GW					2	2								
3. BH3	Dec 18, 23	2 AM/PM	5	GW					2	2								
4. Trip Blank	Dec 18, 23	AM/PM								X								
5.		AM/PM																
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
Ehsan Mohseni	Dec 18, 23	4:15pm	TK	Dec 18	4:19pm
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 - 151266

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

Document ID: DW-78-1011-032

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AGAT Laboratories

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CLIENT NAME: AZURE GROUP INC
6751 PROFESSIONAL COURT SUITE 201 & 202
MISSISSAUGA, ON L4V 1Y3
416-779-2694

ATTENTION TO: Ahmed Al-Temimi

PROJECT: 2309-013

AGAT WORK ORDER: 23T105684

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Dec 21, 2023

PAGES (INCLUDING COVER): 8

VERSION*: 1

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

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.
- 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)

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Certificate of Analysis

AGAT WORK ORDER: 23T105684

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508, Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-21

		SAMPLE DESCRIPTION:		DUP-1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-12-18
Parameter	Unit	G / S	RDL	5554997
Dichlorodifluoromethane	µg/L	590	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	150	0.40	<0.40
Acetone	µg/L	2700	1.0	44.7
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30
Methylene Chloride	µg/L	50	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	5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20
Toluene	µg/L	24	0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

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: 23T105684

PROJECT: 2309-013

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508, Walkers Line, Burlington

SAMPLED BY:Ehsan

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

DATE RECEIVED: 2023-12-18

DATE REPORTED: 2023-12-21

		SAMPLE DESCRIPTION:		DUP-1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-12-18
Parameter	Unit	G / S	RDL	5554997
Bromoform	µg/L	25	0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		81
4-Bromofluorobenzene	% Recovery	50-140		71

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - 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.

5554997 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:

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 23T105684
PROJECT: 2309-013
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:490, 496, 508, Walkers Line, Burlington
SAMPLED BY:Ehsan

Trace Organics Analysis

RPT Date: Dec 21, 2023			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	5554997	5554997	<0.40	<0.40	NA	< 0.40	86%	50%	140%	86%	50%	140%	77%	50%	140%
Vinyl Chloride	5554997	5554997	<0.17	<0.17	NA	< 0.17	112%	50%	140%	103%	50%	140%	97%	50%	140%
Bromomethane	5554997	5554997	<0.20	<0.20	NA	< 0.20	83%	50%	140%	80%	50%	140%	106%	50%	140%
Trichlorofluoromethane	5554997	5554997	<0.40	<0.40	NA	< 0.40	83%	50%	140%	82%	50%	140%	84%	50%	140%
Acetone	5554997	5554997	44.7	41.5	7.6%	< 1.0	96%	50%	140%	106%	50%	140%	85%	50%	140%
1,1-Dichloroethylene	5554997	5554997	<0.30	<0.30	NA	< 0.30	71%	50%	140%	65%	60%	130%	74%	50%	140%
Methylene Chloride	5554997	5554997	<0.30	<0.30	NA	< 0.30	88%	50%	140%	91%	60%	130%	104%	50%	140%
trans- 1,2-Dichloroethylene	5554997	5554997	<0.20	<0.20	NA	< 0.20	76%	50%	140%	77%	60%	130%	81%	50%	140%
Methyl tert-butyl ether	5554997	5554997	<0.20	<0.20	NA	< 0.20	87%	50%	140%	92%	60%	130%	85%	50%	140%
1,1-Dichloroethane	5554997	5554997	<0.30	<0.30	NA	< 0.30	86%	50%	140%	89%	60%	130%	99%	50%	140%
Methyl Ethyl Ketone	5554997	5554997	<1.0	<1.0	NA	< 1.0	112%	50%	140%	106%	50%	140%	82%	50%	140%
cis- 1,2-Dichloroethylene	5554997	5554997	<0.20	<0.20	NA	< 0.20	84%	50%	140%	88%	60%	130%	102%	50%	140%
Chloroform	5554997	5554997	<0.20	<0.20	NA	< 0.20	93%	50%	140%	99%	60%	130%	116%	50%	140%
1,2-Dichloroethane	5554997	5554997	<0.20	<0.20	NA	< 0.20	91%	50%	140%	91%	60%	130%	116%	50%	140%
1,1,1-Trichloroethane	5554997	5554997	<0.30	<0.30	NA	< 0.30	73%	50%	140%	76%	60%	130%	83%	50%	140%
Carbon Tetrachloride	5554997	5554997	<0.20	<0.20	NA	< 0.20	77%	50%	140%	79%	60%	130%	98%	50%	140%
Benzene	5554997	5554997	<0.20	<0.20	NA	< 0.20	77%	50%	140%	82%	60%	130%	85%	50%	140%
1,2-Dichloropropane	5554997	5554997	<0.20	<0.20	NA	< 0.20	76%	50%	140%	79%	60%	130%	81%	50%	140%
Trichloroethylene	5554997	5554997	<0.20	<0.20	NA	< 0.20	81%	50%	140%	84%	60%	130%	93%	50%	140%
Bromodichloromethane	5554997	5554997	<0.20	<0.20	NA	< 0.20	79%	50%	140%	85%	60%	130%	97%	50%	140%
Methyl Isobutyl Ketone	5554997	5554997	<1.0	<1.0	NA	< 1.0	99%	50%	140%	101%	50%	140%	73%	50%	140%
1,1,2-Trichloroethane	5554997	5554997	<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	60%	130%	113%	50%	140%
Toluene	5554997	5554997	<0.20	<0.20	NA	< 0.20	97%	50%	140%	91%	60%	130%	91%	50%	140%
Dibromochloromethane	5554997	5554997	<0.10	<0.10	NA	< 0.10	99%	50%	140%	81%	60%	130%	84%	50%	140%
Ethylene Dibromide	5554997	5554997	<0.10	<0.10	NA	< 0.10	83%	50%	140%	84%	60%	130%	75%	50%	140%
Tetrachloroethylene	5554997	5554997	<0.20	<0.20	NA	< 0.20	73%	50%	140%	94%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	5554997	5554997	<0.10	<0.10	NA	< 0.10	79%	50%	140%	97%	60%	130%	90%	50%	140%
Chlorobenzene	5554997	5554997	<0.10	<0.10	NA	< 0.10	98%	50%	140%	87%	60%	130%	91%	50%	140%
Ethylbenzene	5554997	5554997	<0.10	<0.10	NA	< 0.10	92%	50%	140%	92%	60%	130%	86%	50%	140%
m & p-Xylene	5554997	5554997	<0.20	<0.20	NA	< 0.20	107%	50%	140%	99%	60%	130%	101%	50%	140%
Bromoform	5554997	5554997	<0.10	<0.10	NA	< 0.10	83%	50%	140%	98%	60%	130%	78%	50%	140%
Styrene	5554997	5554997	<0.10	<0.10	NA	< 0.10	93%	50%	140%	98%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	5554997	5554997	<0.10	<0.10	NA	< 0.10	87%	50%	140%	95%	60%	130%	86%	50%	140%
o-Xylene	5554997	5554997	<0.10	<0.10	NA	< 0.10	97%	50%	140%	105%	60%	130%	102%	50%	140%
1,3-Dichlorobenzene	5554997	5554997	<0.10	<0.10	NA	< 0.10	81%	50%	140%	76%	60%	130%	113%	50%	140%
1,4-Dichlorobenzene	5554997	5554997	<0.10	<0.10	NA	< 0.10	103%	50%	140%	92%	60%	130%	110%	50%	140%
1,2-Dichlorobenzene	5554997	5554997	<0.10	<0.10	NA	< 0.10	85%	50%	140%	101%	60%	130%	99%	50%	140%
n-Hexane	5554997	5554997	<0.20	<0.20	NA	< 0.20	104%	50%	140%	86%	60%	130%	78%	50%	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.

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

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http://www.agatlabs.com

Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T105684

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508, Walkers Line, Burlington

SAMPLED BY:Ehsan

Trace Organics Analysis (Continued)

RPT Date: Dec 21, 2023			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

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:

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

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T105684

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508, Walkers Line, Burlington

SAMPLED BY:Ehsan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
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

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

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 23T105684

PROJECT: 2309-013

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:490, 496, 508, Walkers Line, Burlington

SAMPLED BY:Ehsan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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

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

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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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 #: 23T105684

Cooler Quantity: 1 med
Arrival Temperatures: 6.6 | 6.9 | 7.0
Custody Seal Intact: ☐Yes ☐No ☑N/A
Notes: loose ice

Report Information:
Company: Azure group Inc.
Contact: Ahmed AL-Temimi
Address: 6781 Professionals Ln 201
Mississauga
Phone: Fax:
Reports to be sent to:
1. Email: aaltemimi@azuregroup.ca
2. Email: Samantha@azuregroup.ca
Ehsan@azuregroup.ca
Meysam@azuregroup.ca

Regulatory Requirements:
(Please check all applicable boxes)

☑ Regulation 153/04 — Table 2RPI (Indicate One) — ☐Ind/Com ☑Res/Park ☐Agriculture
Soil Texture (Check One): ☑Coarse ☐Fine
☐ Regulation 406 — Table ____ (Indicate One)
☐ 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 CPM

Project Information:
Project: 2309-013
Site Location: 49, 496, 508 Dalkeith Line, Burlington
Sampled By: Ehsan
AGAT Quote #: 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?** ☑ Yes ☐ No

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

Invoice Information:
Bill To Same: Yes ☑ No ☐
Company:
Contact:
Address:
Email:

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	Metals - ☐CrVI, ☐Hg, ☐HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐M&I ☐VOCs ☐ABNs ☐B(a)P ☐PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐Metals ☐VOCs ☐SVOCs	Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐Moisture ☐Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. DUP-1	Dec 18, 23	AM PM	3	GW						X								
2.		AM PM																
3.		AM PM																
4.		AM PM																
5.		AM PM																
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
Ehsan Meymani	Dec 18, 23	4:15pm	TK	Dec 18	4:19p

Page ____ of ____

N°: T - 149157

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

Document ID: DM-78-1511.022

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Date Issued: March 2023

APPENDIX F

PHASE TWO CONCEPTUAL SITE MODEL

PHASE TWO CSM – 490, 496 and 508 Walkers Line, Burlington, Ontario

A Phase Two Conceptual Site Model (CSM) was prepared in accordance with Schedule E, Part V, Table 1, S6(x) of Ontario Regulation (O. Reg.) 153/04 (as amended). The Phase Two CSM Consists of this text and the following drawings:

Drawing No. 1: RSC Property Location Plan
Drawing No. 2: Summary of PCAs (Potentially Contaminating Activities)
Drawing No. 3: BH/MW Locations
Drawing No. 4: APEC Location Plan
Drawing No. 5: BH/ MW addressing APEC
Drawing No. 6: Utility Location Plan
Drawing No. 7: Groundwater Flow Direction
Drawing No. 8: Geological Cross-Sections Key Plan
Drawing No. 8a and 8b: Geological Cross-Sections (AA and BB)

1. General Description and Site History

The investigation has been conducted on 490, 496 and 508 Walkers Line, Burlington, Ontario (hereinafter referred as RSC Property). The RSC Property is approximately 0.41 hectares (1.01 acres). The municipal addresses and legal description of the RSC Property are as follows:

- 490 Walkers Line, Burlington, Ontario: The legal description is "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 777097; Burlington; Being all of PIN 07047-0011 (LT)".
- 496 Walkers Line, Burlington, Ontario: The legal description is "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 782319; Burlington Being all of PIN 07047-0010 (LT)"
- 508 Walkers Line, Burlington, Ontario: "PT LT 11, CON 3 SOUTH OF DUNDAS STREET, as in 845890; Burlington Being all of PIN 07047-0009 (LT)"

Based on the records review and site inspection of the Phase One Environmental Site Assessment (Phase One ESA) conducted by Azure and dated November 10, 2023, the RSC Property is located within a developed area in the City of Burlington. The RSC Property is comprised of three (3) residential structures, one of them, located at 490 Walkers Line, is a half-story structure with a basement. Another, situated at 496 Walkers Line, is a two-story structure with a basement. The third building, found at 508 Walkers Line, is a single-story structure with a basement. Landscaped areas are present around the structures. Additionally, there are two driveways in the northeastern and southeastern portions of the RSC property for residential houses.

2. Phase One ESA

2. (i) Potentially Contaminating Activities (PCAs)

The Phase One ESA identified Potentially Contaminating Activities (PCA) listed in Table 2 of Schedule D of O. Reg.153/04 on-site and off-site, some of them resulted in Areas of Potential Environmental Concern (APECs).

The locations of the PCAs on the RSC Property and within the Phase One Study Area as discussed in the table below can be found in Drawing No. 2.

Potentially Contaminating Activities (PCAs) on the RSC Property and within the Phase One Study Area

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
1	508 Walkers Line (Northeastern portion of RSC Property)	Potential fill materials of unknown quality may be present at the RSC Property which were likely imported during the development of the driveway in the northeastern portion of the RSC Property	30. Importation of Fill Material of Unknown Quality	Soil: Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH
2	490 Walkers Line (Southeastern portion of RSC Property)	Potential fill materials of unknown quality may be present at the RSC Property which were likely imported during the development of the driveway in the southeastern portion of the RSC Property	30. Importation of Fill Material of Unknown Quality	Soil: Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH
3	496 Walkers Line (Eastern portion of RSC Property)	Historical presence of a Fuel Storage Tank in the eastern Portion of the RSC Property. The presence of cut filler and vent pipes inside the basement of the 496 Walkers Line structure was observed during the site visit.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Soil: PHCs, BTEX, VOCs
4	490 Walkers Line (southern portion of RSC Property)	4. Possibility of the historical presence of a Fuel Storage Tank in the southern Portion of the RSC Property. Inside the basement of the 490 Walkers Line structure.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Soil: PHCs, BTEX, VOCs
5	495 Walkers Line (approximately 38 meters east and up-gradient)	Current and historical presence of a dry cleaner (Spotless Cleaners) in the City Directory database 1990-2017.And various dry cleaner waste generation records in the ERIS database 1994-2011.	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Soil and Groundwater: PHCs, BTEX, VOCs
6	4021 New Street (approximately 92 meters southeast and trans-gradient)	Historical presence of dry cleaner (City Directory 1965-1995 and FIP 1971). And various dry cleaner waste generation records in the ERIS database 1992-2001.	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property

7	4025 New Street (approximately 110 meters south and trans-gradient)	Historical dry cleaner waste generation record in the ERIS database (Kapmory Limited/Mr. Stuart Warner 2013)	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property
8	3535 New Street (approximately 143 meters south and trans-gradient)	Historical presence of Automotive center (City Directory 1975-1995). Various records of Fuel Storage Tanks in ERIS database (1975-2020)	52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property
9	513 Walkers Line (approximately 175 meters east and up-gradient)	Various records of waste generation such as Inorganic Solvents in the ERIS database 2005-2014	Other- solvents	No COCs identified due to the significant distance between the RSC Property and the PCA location.
10	4037 New Street (approximately 183 meters southeast and trans-gradient)	Current and historical presence of automotive repair and gas station (City Directory 1995-2017, FIP 1971 and ERIS 1995-2021)	52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property.
11	4041 New Street (approximately 188 meters southeast and trans-gradient)	Historical presence of Cadet Cleaners (City Directory 11970-1995)	37. Operation of Dry Cleaning Equipment (where chemicals are used)	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property.
12	4009 New Street (approximately 204 meters east and trans-gradient)	Historical presence of service station (City Directory 1960-1970)	28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs identified due to the significant distance between the RSC Property and the PCA location; and being trans-gradient to the RSC Property.

"TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN"

Refer to clause 16(2) (a), Schedule D, O. Reg. 153/04

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 (Due to potential presence of fill materials of unknown quality at the The northeastern portion of the RSC Property)	northeastern portion of the RSC Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil
APEC 2 (Due to the potential presence of fill materials of unknown quality at the The southeastern portion of the RSC Property)	southeastern portion of the RSC Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, PAH	Soil
APEC 3 (Due to the historical presence of a Fuel Storage Tank in the eastern portion of the RSC Property)	Eastern portion of the RSC Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On-site	PHCs, BTEX, VOCs	Soil
APEC 4 (due to the possibility of the historical presence of a Fuel Storage Tank in the southern Portion of the RSC Property)	Southern portion of the RSC Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	On- Site	PHCs, BTEX, VOCs	Soil

APEC 5 (due to the current and historical presence of dry cleaner. Eastern side of the RSC Property)	Eastern portion of the RSC Property	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off- Site	PHCs, BTEX, VOCs	Soil and Groundwater

Notes:
PHCs – Petroleum Hydrocarbons
VOCs – Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
PAHs – Polycyclic Aromatic Hydrocarbons
Hg – Mercury
CN – Cyanide
B-HWS – Boron Hot Water Soluble
Cr (VI) – Hexavalent Chromium
Sb – Antimony
As – Arsenic
Se –Selenium

The locations of the APECs on the Phase One Property/Phase Two Property/RSC Property as discussed in the table above can be found in Drawings No. 4 and 5 of the CSM.

3. Phase Two ESA

3. (i) Media Tested

The media investigated during this Phase Two ESA included soil and/or groundwater. There is no surface water or sediment on the RSC Property. As such, no surface water or sediment samples were collected.

3. (ii) Applicable Site Condition Standards

The criteria for conducting this investigation were defined in the MECP O. Reg. 153/04. The analytical results obtained from laboratory testing were compared to the Table 2, Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Residential/Parkland/Institutional Property Use for coarse textured soils (MECP Table 2 RPI SCS). The following rationale was used to determine the applicable site restoration criteria for use at this site:

Section 41 Site Condition Standards, Environmentally Sensitive Areas: Site condition standards, environmentally sensitive areas of the regulation, does not apply to the RSC Property for the following conditions; (a) the property is not, (i) within an area of natural significance, (ii) includes or is adjacent to an area of natural significance or part of such an area, or (iii) includes land that is within 30 metres of an area of natural significance or part of such an area; (b) the soil at the property does not have a pH value as follows: (i) for surface soil, less than 5 or greater than 9 (recorded pH values: 7.14 to 7.33), (ii) for sub-surface soil, less than 5 or greater than 11 (recorded pH value: 7.89).

Section 43.1: Site condition standards, shallow soil property or water body of the regulation does not apply to the RSC Property for the following conditions; (a) the RSC Property is not a shallow soil property; (b) a water body is not at the RSC Property or within 30 m from the RSC Property boundaries.

Land Use: The RSC Property has been used for residential purposes. However, a residential development is being proposed for land development in the future. Therefore, the residential standards shall be applied to determine the RSC

Property's suitability for this investigation.

Depth and Soil Texture Criteria Selection: Three (3) grain size analyses were conducted from different locations and depths throughout the RSC Property in the Environmental and Geotechnical Investigation, and the results determined that the native soils at the RSC Property are comprised of medium-fine textured soil. However, a coarse-grained soil classification was used for comparison of analytical data which is more stringent than medium-fine-grained soil.

Based on the above information and assumptions, the restoration criteria for the RSC Property corresponded to residential/parkland/institutional land use for coarse-grained textured soil is the Table 2, Full Depth Generic Site Condition Standards in a Potable Ground Water Condition in soil for Residential/Parkland/Institutional Property Use and for medium-fine grained soil, as amended, (MECP Table 2 RPI SCS) is being used.

3. (iii) Soil Investigation

To investigate all APECs located on the RSC Property, two (2) interior boreholes (BH4, BH5) and three (3) exterior boreholes (BH1, BH2 and BH3) were developed at the RSC Property on December 7, 2023. The locations of the boreholes can be found in Drawings No. 3 and 5 of the CSM. A trip blank sample was submitted with bulk soil samples submission for volatile organic compounds (VOCs) analysis.

Borehole Investigation

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 2 and APEC5)	BH1-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, pH, PAH parameters
	BH1-5 (Native Material)	3.04-3.8	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
	BH1-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • pH parameter.
BH2/MW2 (Located within APEC5)	BH2-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH3/MW3 (Located within APEC1)	BH3-2 (Possible Fill Material)	0.76-1.52	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PAH parameters.
	BH3-3 (Native Material)	1.52-2.28	• Grain Size analysis
	BH3-6 (Native Material)	3.8-4.56	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH4 (Located within APEC 4)	BH4-1B (Native Material)	0.11-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters.
BH5+Dup-1 (Located within APEC 3)	BH5-1 (Native Material)	0.05-0.76	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, parameters. • DUP-1 was tested for PHCs, BTEX, and VOCs from the soil sample BH5-1

3. (iv) Groundwater Investigation

To investigate all APECs located on the RSC Property, three (3) of boreholes (BH1, BH2, BH3) were completed as monitoring wells on December 7, 2023. The locations of the monitoring wells can be found in Drawings No. 3 and 5 of the CSM. A trip blank sample was submitted during groundwater submission for VOCs analysis.

Monitoring Well Investigations

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH2	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments.
BH3 + Dup-1	• Groundwater samples retrieved and tested for PHCs, BTEX and VOCs. • No significant well vapour readings using field instruments. • DUP -1 was tested for VOCs from the original groundwater sample BH3

4. Physical Setting and Stratigraphy

4. (i) Subsurface Structures and Utilities

Currently, the RSC Property is residential and is serviced with Hydro, Gas, Municipal Water, and Internet. Underground utilities may be present on the boundary of the RSC Property and Walkers Line, and the on-site structures. Presence of potential utilities could influence the groundwater flow direction at the RSC Property, but they have no effect on potential contaminant migration as all contaminant concentrations were present at concentrations lower than the applicable site condition standards. The utility location plan can be found in Drawing No. 6 of the CSM.

4. (ii) Physical Setting and Stratigraphy

Quaternary Geology: Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the RSC Property is partially underlain by Paleozoic, undifferentiated carbonate and clastic sedimentary rock, exposed at the surface or covered by a discontinuous, thin layer of drift.

Bedrock Geology: According to the OGS Earth Database shows that the uppermost bedrock unit in the general area of the RSC Property consists of Shale, limestone, dolostone, siltstone, and Queenston Formation (OGS, 2022).

Fill Material: It is anticipated that due to the development of the driveways northeastern and southeastern portions of the RSC Property, fill material of unknown quality may have been brought on-site. Therefore, the PCA and APEC1 and APEC2 for imported possible fill of unknown quality have been applied to the northeast and southeast portions of RSC Property.

During Phase Two ESA, the main geology unit was identified to be silty sand deposits and with weathered shale beneath, at different depths and locations. Geologic cross sections of the RSC Property are illustrated in Figures 8 and 8a, 8b.

4. (iii) Approximate Depth to Bedrock

Weathered/fragmented Bedrock was encountered at various depths ranging from approximately 2.3 to 9.4 meters below grade surface (mbgs). Reddish brown, highly weathered, thinly to thickly bedded weak shale was encountered at all borehole locations at above mentioned depths. Geologic cross sections of the RSC Property are illustrated in Figures 8 and 8a, 8b.

4. (iv) Hydrogeological Characteristics

No contaminants in groundwater were present at concentrations above the applicable site condition standard (SCS). The groundwater levels ranged from approximately 85.76 to 88.80 masl in BH2 and BH3, respectively, with a distance of approximately 43 m at the RSC Property. The horizontal groundwater flow was southwesterly under a calculated horizontal hydraulic gradient of 0.07 m/m. Based on the groundwater flow pattern for RSC Property as shown on Figure 7, the interpreted groundwater flow direction at the RSC Property is to the southwest.

4. (v) Approximate Depth to Water Table

The shallow unconfined aquifer was estimated to exist between 3.24 to 7.26 mbgs throughout the RSC Property.

Monitoring Well ID	Construction (mbgs)	Depth to water table (mbgs)	Water table elevation[1] (masl)
BH1	Riser: 0.1-3.2 Screen: 3.2-6.2	3.24	88.76
BH2	Riser: 0.1-4.26 Screen: 4.26-7.26	6.54	85.76
BH3	Riser: 0.1-4.03 Screen: 4.03-7.03	4.30	88.80

mbgs: meter below grade surface
masl: meter above sea level

4. (vi) Areas On, In or Under the RSC Property Where Excess Soil Is Finally Placed

No soil was brought to the RSC Property as part of the Phase Two ESA. Identified fill material during our Phase One ESA and drilling of Phase Two ESA have been assessed during the Phase Two ESA.

4. (vii) Proposed Buildings and Other Structures

A residential development is being proposed for the RSC Property. However, the location of the future buildings is unknown at the time of this investigation.

5. Laboratory Analyses

AGAT Laboratories (AGAT) of Mississauga, Ontario, conducted all chemical analyses. AGAT is a member of the Canadian Association for Laboratory Accreditation Inc. (CALA) and meets the requirements of Section 47 of O. Reg. 153/04 certifying that the analytical laboratory be accredited in accordance with the International Standard ISO/IEC 17025 and with standards developed by the Standards Council of Canada.

5. (i) Soil Chemical Analyses

Soil samples were collected during the drilling investigation on the RSC Property and submitted for laboratory analyses of metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, volatile organic compounds (VOCs), petroleum hydrocarbon (PHCs), benzene, toluene, ethylbenzene, xylene (BTEX) and polycyclic aromatic hydrocarbons (PAHs) for the contaminants of potential concern (COPCs). The analytical results for tested soil samples were all below the MECP Table 2 RPI Site Condition Standards.

5. (ii) Groundwater Chemical Analyses

Groundwater samples were collected from permanent monitoring wells on the RSC Property and submitted for laboratory analyses of PHCs, BTEX, and VOCs. The analytical results for tested groundwater samples were all below the MECP Table 2 RPI Site Condition Standards.

5. (iii) Summary

Based on the soil and groundwater analytical results, Azure Group found that no contaminants were present at concentrations above the applicable site condition standard (SCS) (Table 2, Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil -Residential/Parkland/Institutional Property Use and for coarse soils (MECP Table 2 SCS).

6. Summary

6. (i) Reason for Discharge of Contaminants into the Natural Environment

No COPCs at concentrations greater than the applicable site condition standards (Table 2 SCS) were identified in soil and groundwater. Therefore, there are no discharges of contaminants into the natural environment.

6. (ii) Migration of Contaminants

No COPCs at concentrations greater than the applicable MECP Table 2 SCS were identified in soil and groundwater. Therefore, there is no concern for the migration of contaminants.

6 (iii) Climatic and Meteorological Conditions

The groundwater table at the RSC Property is anticipated to fluctuate moderately. Given that there were no COPCs at concentrations greater than the applicable MECP Table 2 SCS, identified in soil or groundwater, there are no concerns for climactic or meteorological conditions to influence contaminant distribution.

6 (iv) Potential for Vapour Intrusion

Given that there were no COPCs at concentrations greater than the applicable MECP Table 2 SCS, identified in soil or groundwater, there is no concern for vapour intrusion to the RSC Property building.

6. (v) Distribution of Contaminants (Plan and Cross Sections)

There were no COPCs identified in soil or groundwater. Geologic cross sections showing the RSC Property stratigraphy are included on Drawing No. 8, 8a, and 8b. There were no COPCs at concentrations greater than the applicable MECP Table 2 SCS identified in soil or groundwater; therefore, there are no relevant release mechanisms, transport pathways, receptors or routes of exposure.

6. (vi) Conclusion

Based on the findings of the Phase Two ESA, it is the opinion of The Azure Group that the RSC Property is compliant and currently no environmental impairment exists in the surficial or subsurface soil and groundwater, as no contaminants are present t concentrations greater than the applicable MECP Table 2 SCS.

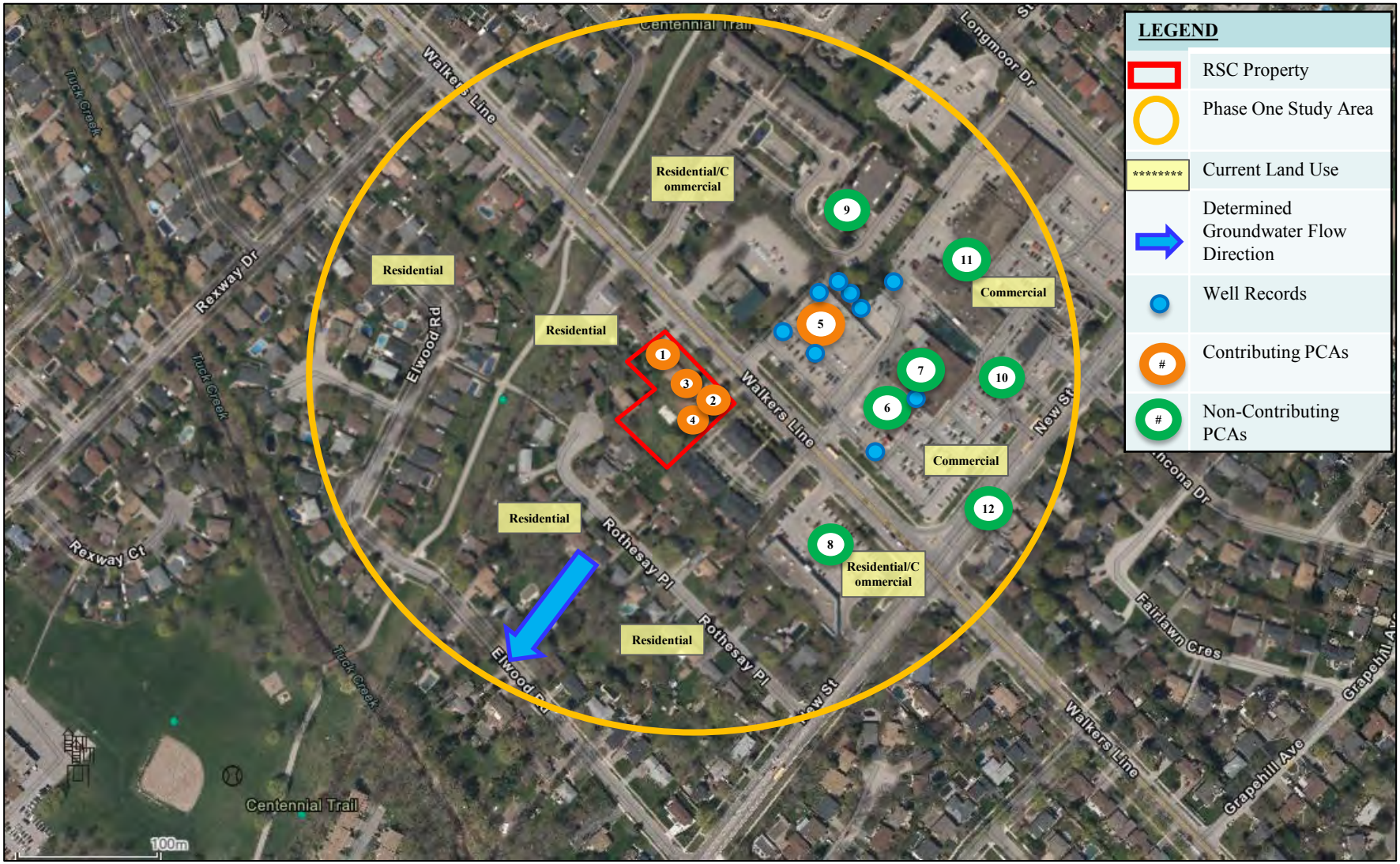


Source: Burlington Interactive Map - 2023

Location of the RSC Property

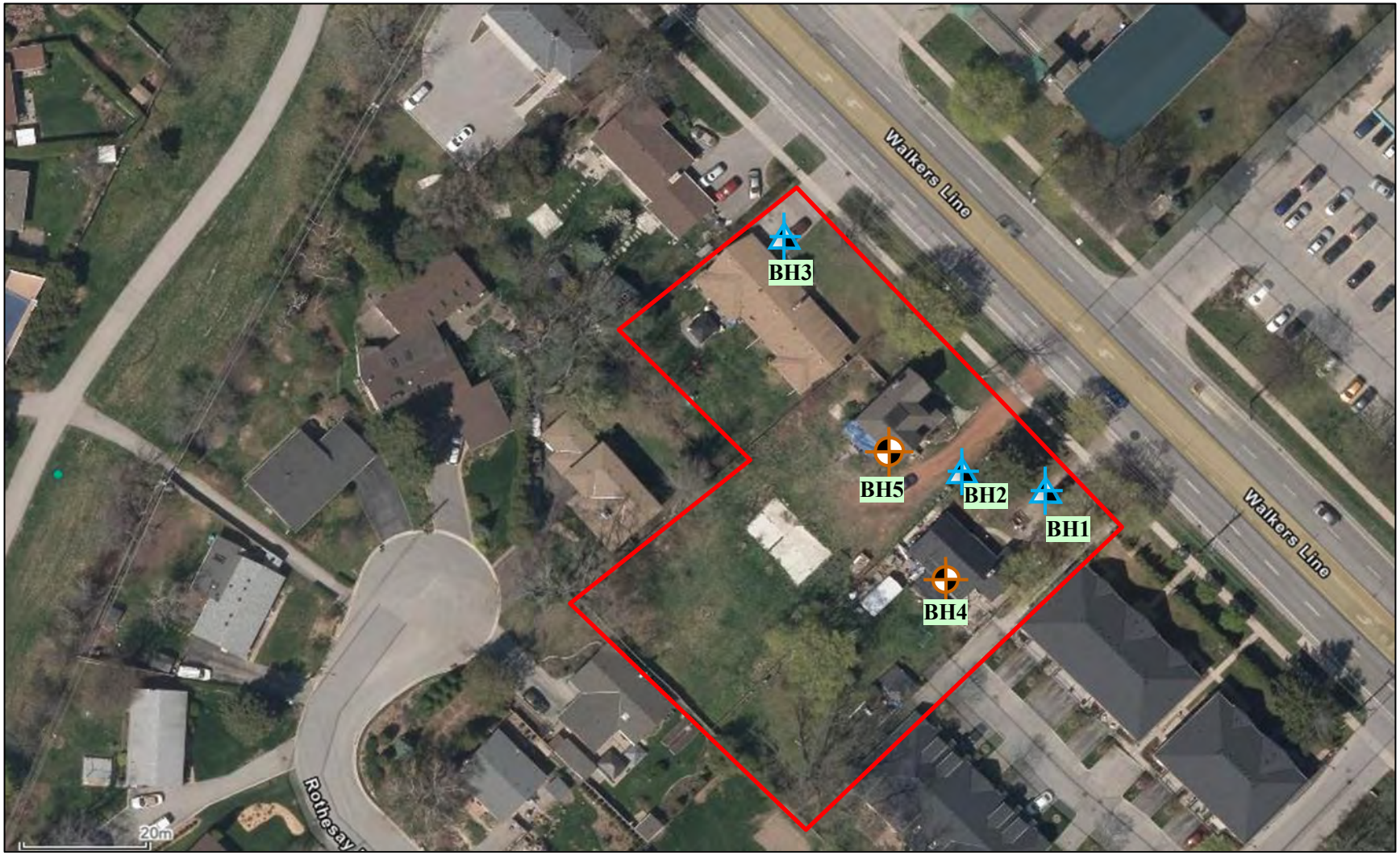
Location of the Site Buildings

Title	Project	Project No.	Scale	Date	Drawing No.
RSC Property Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	1



Source: Google Earth Pro - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
Summary of PCAs	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	2



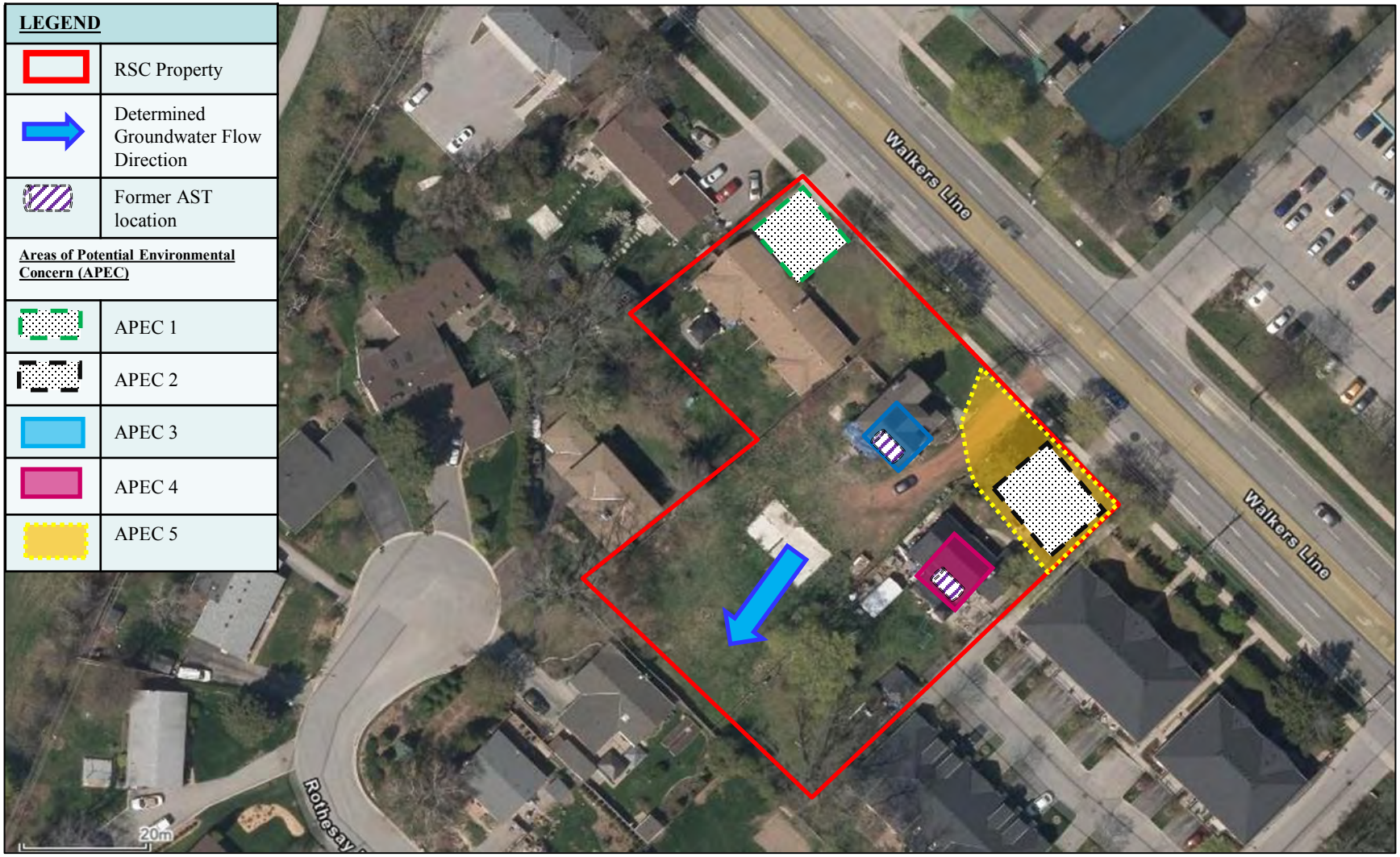
Source: Burlington Interactive Map - 2023

Location of the RSC Property

Location of the Monitoring Wells

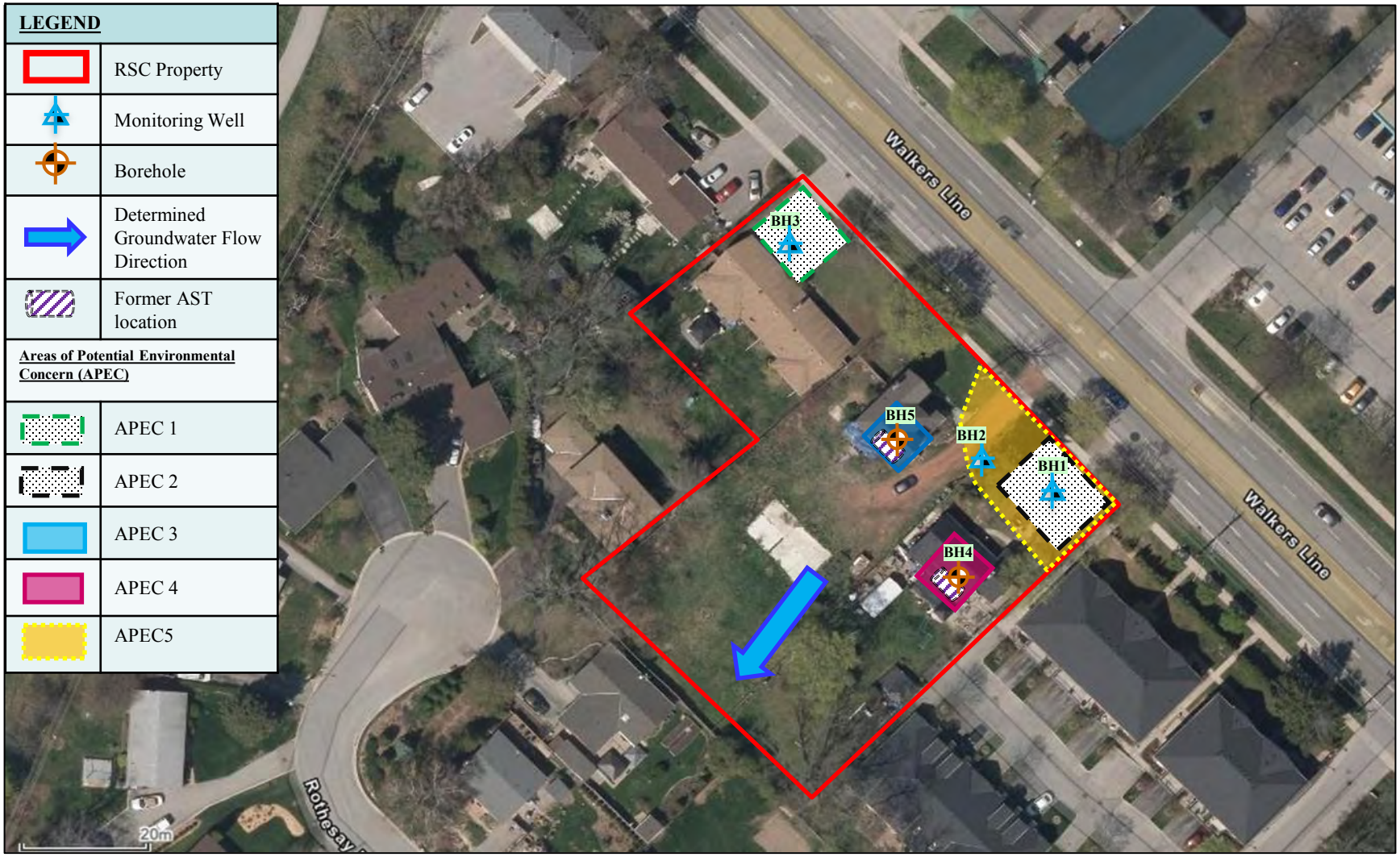
Location of the Boreholes

Title	Project	Project No.	Scale	Date	Drawing No.
BH/MW Locations	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	3



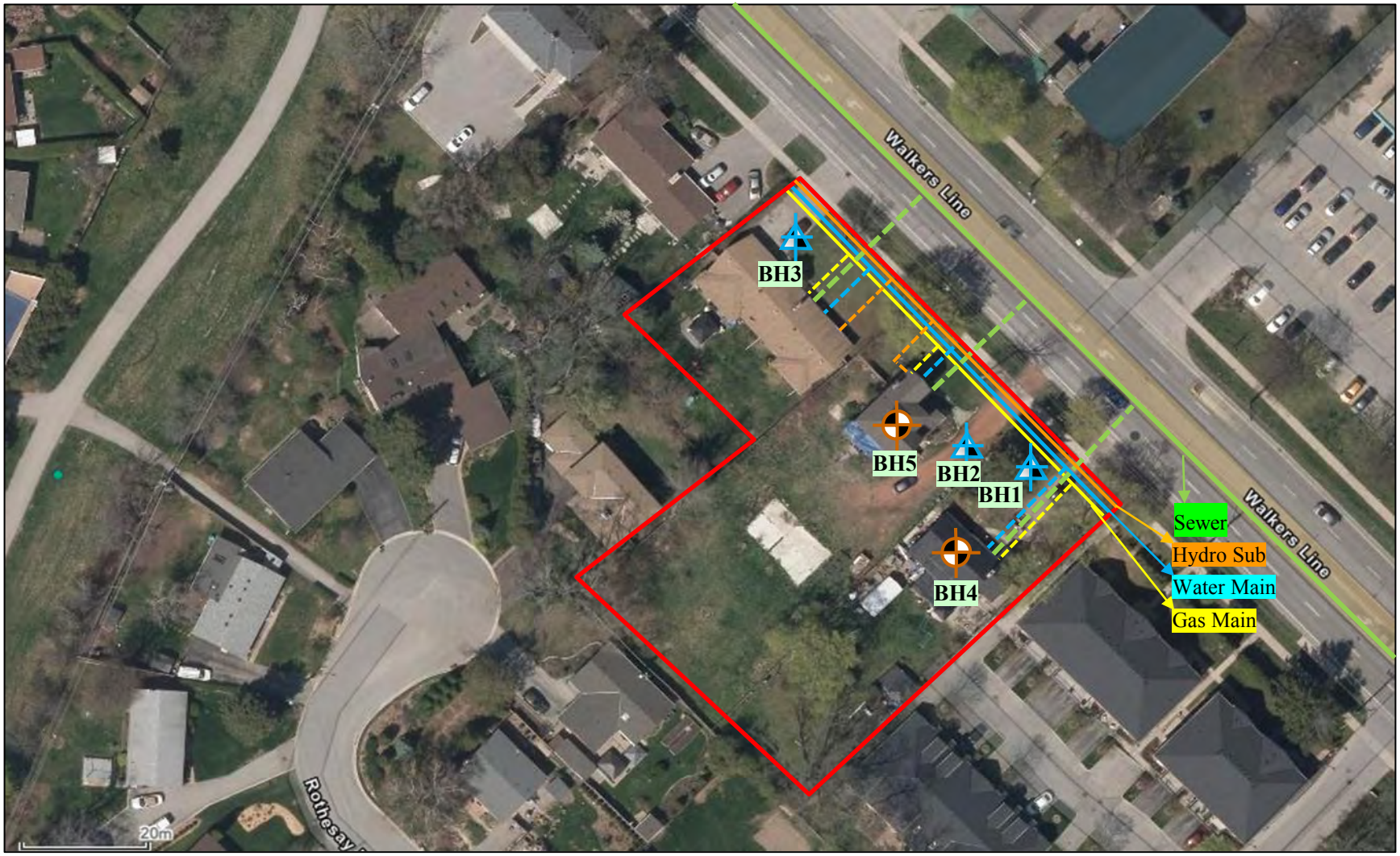
Source: Burlington Interactive Map - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
APEC Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	4



Source: Burlington Interactive Map - 2023

Title	Project	Project No.	Scale	Date	Drawing No.
BH/ MW Addressing APEC	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	5



Source: Burlington Interactive Map - 2023

Location of the RSC Property

Location of the Monitoring Wells

Title	Project	Project No.	Scale	Date	Drawing No.
Utility Location Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	6



Source: Burlington Interactive Map - 2023

Location of the RSC Property

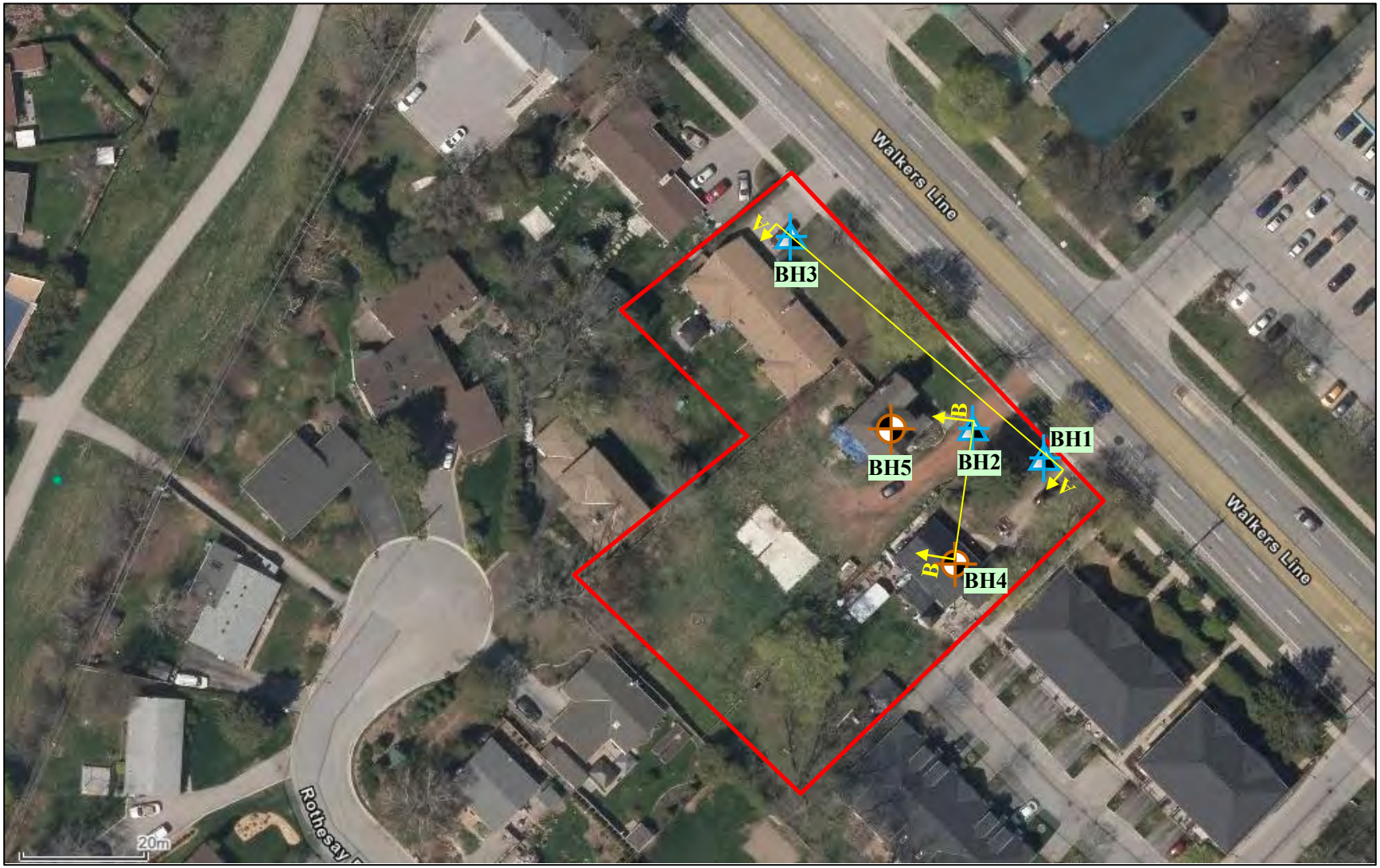
Groundwater Contours

Location of the Monitoring Wells

Location of the Boreholes

Determined Groundwater Flow Direction

Title	Project	Project No.	Scale	Date	Drawing No.
Groundwater Flow Direction	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	7



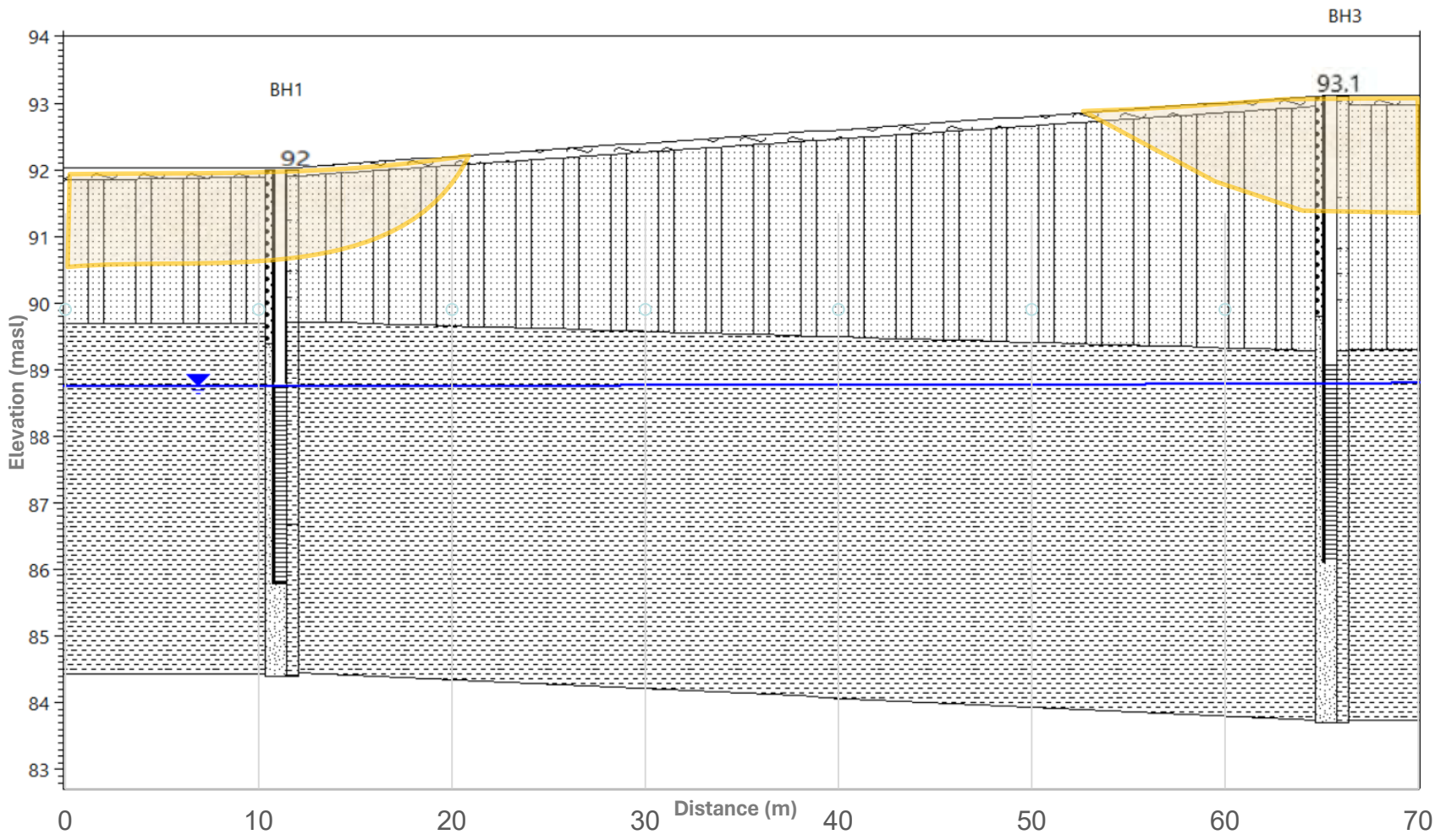
Source: Burlington Interactive Map - 2023

Location of the RSC Property

Location of the Monitoring Wells

Location of the Boreholes

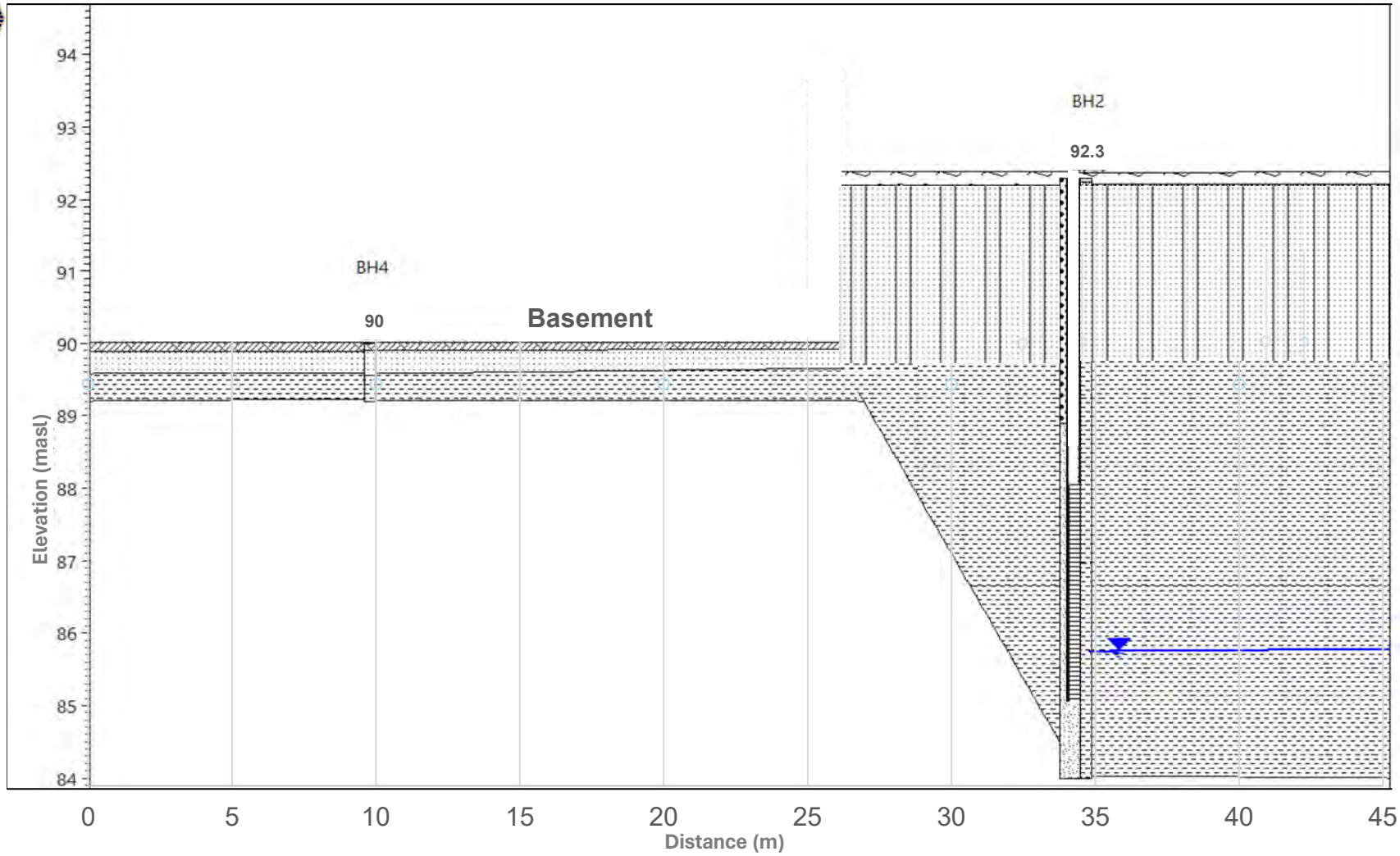
Title	Project	Project No.	Scale	Date	Drawing No.
Cross Section Key Plan	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013	As shown	January, 2024 Revised May 3, 2024	8



Graphic Legend:

Concrete | Silty Sand | Sand | Bentonite | Topsoil | Shale | Water Level Indicator | Possible Fill Material

Title	Project	Project No.	Scale	Date	Drawing No.
Cross section AA	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013		January, 2024 Revised May 3, 2024	8 a



Graphic Legend:

Concrete | Silty Sand | Sand | Bentonite | Topsoil | Shale | Water Level Indicator | Possible Fill Material

Title	Project	Project No.	Scale	Date	Drawing No.
Cross section BB	490, 496 and 508 Walkers Line, Burlington, Ontario	2309-013		January, 2024 Revised May 3, 2024	8 b