Phase II Environmental Site Assessment

CN Parcel
1376-1382 Plains Rd E, Burlington, ON

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1 Legal Notification

This report was prepared by EXP Services Inc. for the account of **1000555724 ONTARIO INC.**

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties unless a reliance letter has been addressed to, or otherwise provides reliance to, such third party. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

2 Executive Summary

EXP Services Inc. (EXP) was retained by 1000555724 ONTARIO INC(Client) to complete a Phase II Environmental Site Assessment (ESA) on a parcel of land south of 1376 and 1382 Plains Rd E in Burlington, ON (hereinafter referred to as the 'Site').

EXP understands that the Phase II ESA was required for due diligence purposes as part of a real estate transaction. It is understood that a Record of Site Condition (RSC) is not required at this time.

The Site is part of a parcel of land, south adjacent of the laneway behind 1376 and 1382 Plains Rd E in Burlington, ON. The Site is rectangular in shape with an area of approximately 0.03 hectares (0.09 acres) in area and is currently gravel covered with sparse vegetation.

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

- On July 14th, 2023, a total of two (2) boreholes were advanced at the Site by Pontil Drilling, a Ministry of the Environment, Conservation and Parks (MECP)-licensed drilling contractor, under the full-time supervision of EXP staff.
- The general stratigraphy at the Site, as observed in the boreholes; consisted of granular fill and/or fill material followed by fill material over native deposits of silty clay till to clayey silt till extending to shale bedrock. The fill material extended to depths of approximately 1.5 m bgs. Native material was encountered in all boreholes. The underlying native soil consisted of silty clay till to clayey silt till deposits to depths of approximately 6.1 to 8.22 m bgs. Red shale bedrock of the Queenston Formation was encountered underlying the native till at depths ranging from approximately 8.0 to 8.44 m bgs.
- For assessment purposes, EXP selected the (MECP, April 15, 2011 (2011) Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition, for Residential/Parkland/Institutional (RPI) property use, with fine textured soil.
- Groundwater levels were measured at the Site on July 17th and 18th, 2023. Groundwater was encountered between 4.68 and 4.79 m bgs (BH/MW8). Groundwater was not observed in BH/MW7.
- Soil samples were collected from the boreholes for chemical analysis of one or more of the following parameters: Polycyclic Aromatic Hydrocarbons (PAHs) and Metals and Inorganics.
- All parameters analyzed were either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS, with the exception of BH7 SS2, Dup 1 (field duplicate of BH7 SS2) and BH8 SS2 which exceeded Table 2 SCS for Arsenic.
- Groundwater samples were obtained from the newly installed monitoring well on the Site for the chemical analysis of one or more of the following parameters: PHCs, VOCs, PAHs, and Metals (including Hydride-Forming Metals).
- The concentration of all analyzed parameters in groundwater were either below the Table 2 SCS, or not detected at the laboratory RDLs. The laboratory RDLs are below the applicable Table 2 SCS.

Based on the findings of the Phase II ESA, Metals and Inorganics impacted soils were identified at BH7 SS2 and BH8 SS2. Due to the impacts being shallow in nature and localized in fill material, the impacted soils will need to be removed. Upon removal of the shallow impacts, confirmatory soil samples should be collected to confirm the removal of the impacted soils.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety. Limitation of liability, scope of report and third-party reliance are outlined in Section 10 of this report.

3 Introduction

EXP Services Inc. (EXP) was retained by 1000555724 ONTARIO INC (Client) to complete a Phase II Environmental Site Assessment (ESA) on a parcel of land south of 1376 and 1382 Plains Rd E in Burlington, ON (hereinafter referred to as the 'Site').

EXP understands the Phase II ESA was required for due diligence purposes as part of a real estate transaction. It is understood that a Record of Site Condition (RSC) is not required at this time.

The Site is part of a parcel of land, south adjacent of the laneway behind 1376 and 1382 Plains Rd E in Burlington, ON. The Site is rectangular in shape with an area of approximately 0.03 hectares (0.09 acres) in area and is currently gravel covered with sparse vegetation.

4 Scope of Work

The scope of work associated with this Phase II ESA consisted of the following activities:

- Request public utility locating companies (cable, telephone, gas, hydro) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark all underground utilities present in the vicinity of the borehole locations;
- Advance two (2) boreholes at the Site to a maximum depth of 9.14 meters below ground surface (m bgs) or bedrock refusal, whichever comes first;
- Installation of two (2) monitoring wells within both boreholes advanced at the Site.
- Collect representative soil samples for chemical analysis of polycyclic aromatic hydrocarbons (PAHs), and Metals and inorganics;
- Collect groundwater samples from the newly installed monitoring wells for chemical analysis of PHCs, VOCs, PAHs, and Metals (including Hydride-Forming Metals); and
- Review the analytical data and prepare a report summarizing the findings.

4.1 Deviations from Proposed Scope of Work

Boreholes were terminated at a maximum depth of 8.40 m bgs, due to auger refusal due to the shale.

Groundwater samples were only collected from BH/MW8 as BH/MW7 did not yield groundwater over the period of two (2) weeks after installation.

5 Site Assessment Criteria

The assessment criteria, Site Condition Standards (SCS), applicable to a given site in Ontario are established under subsection 168.4(1) of the *Environmental Protection Act*. Tabulated generic criteria are provided in "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*", Ministry of the Environment, Conservation, and Parks (MECP), April 15, 2011. These criteria, which came into force on July 1, 2011, are based on site sensitivity (sensitive or non-sensitive), groundwater use (potable or non-potable), property use (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil type (coarse or medium/fine textured) and restoration depth (full or stratified restoration). In addition, site specific criteria may be established on the basis of the findings of a Risk Assessment carried out in accordance with Part IX and Schedule C of Ontario Regulation (O.Reg.) 153/04 (as amended).

The Standards specify SCS for soil, groundwater, and sediment that are tabulated as follows:

Table 1 - applicable to sites where background concentrations must be met (full depth) such as sensitive sites where site-specific criteria have not been derived;

Table 2 - applicable to sites with potable groundwater and full depth restoration;

Table 3 - applicable to sites with non-potable groundwater and full depth restoration;

Table 4 - applicable to sites with potable groundwater and stratified restoration;

Table 5 - applicable to sites with non-potable groundwater and stratified restoration;

Table 6 - applicable to sites with less than 2 m of overburden above bedrock in a potable groundwater condition;

Table 7 - applicable to sites with less than 2 m of overburden above bedrock in non-potable groundwater condition;

Table 8 - applicable to sites within 30 m of a water body in a potable groundwater condition;

Table 9 - applicable to sites within 30 m of a water body in a non-potable groundwater condition

For assessment purposes, EXP selected the MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition for Residential/Parkland/Institutional Land Use with fine textured soil. The selection of this category was based on the following factors:

- More than 2/3 area of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.
- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.
- The property is not located within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and, it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area. Based on the review of available resources from the Ministry of Natural Resources and Forestry and MECP, no areas of natural significance were identified at the Site or within the Phase One Study Area.
- The Site is serviced by the City of Burlington water distribution system; and, to the best of EXP's knowledge, all properties within 250 m of the Site are serviced by the municipal water supply (i.e., there are no potable water supply wells located within the Phase Two Study Area). The Region of Halton responded on March 29th, 2023, with an objection for the use of the non-potable standards based on the presence of a highly vulnerable aquifer in the area.

- Based on the Geotechnical Investigation Report (EXP 2023) (provided under a separate cover), the predominant soil type on the Site is considered to be fine textured (as per the results of the 75-micron sieve results).
- The Site will be potentially associated with residential land use.
- There was no intention to carry out a stratified restoration at the Site.

6 Methodology

The following sections describe the methodology used by EXP during the field investigation.

6.1 Service Clearances

Prior to the commencement of drilling, the locations of underground public utilities including telephone, natural gas and electrical lines were marked at the Site by locating companies. A private utility locating contractor (Bullz-eye Locates) was also retained to clear the individual borehole locations.

6.2 Drilling and Soil Sampling

On July 14th, 2023, a total of two (2) boreholes were advanced at the Site by Pontil Drilling, a MECP-licensed drilling contractor, under the full-time supervision of EXP staff, for the environmental investigation.

The location of the boreholes / monitoring wells are presented on Figure 2.

The boreholes advanced by Pontil Drilling were completed using a track mounted CME 75 drill rig. Representative soil samples were recovered from the boreholes using hollow stem augers and split spoon sampling equipment. Nitrile gloves (i.e., one pair per sample) were used during sample handling. No petroleum-based greases or solvents were used during drilling activities. A summary of borehole completion depths are provided below:

Borehole ID	Date of Completion	Completion Depth
BH7	July 14th, 2023	8.0 m bgs
BH8	July 14th, 2023	8.4 m bgs

EXP staff continuously monitored the drilling activities to log the stratigraphy observed from the recovered soil cores, to record; the depth of soil sample collection, total depths of borings, and visual or olfactory observations of potential impacts. Field observations are summarized on the borehole log provided in Appendix A.

Soil samples identified for possible laboratory analysis were collected from the split spoon samplers and placed directly into pre-cleaned, laboratory-supplied glass sample jars/vials. Samples to be analysed for PHC fraction F1 and VOCs were collected using a soil core sampler and placed into vials containing methanol as a preservative. The jars and vials were sealed with Teflon-lined lids to minimize headspace and reduce the potential for induced volatilization during storage/transport prior to analysis.

The remaining portion of each soil sample was placed in a sealed Ziplock plastic bag and allowed to reach ambient temperature prior to field screening with an RKI Eagle II calibrated to hexane and isobutylene. The field screening measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These 'headspace' readings provide a real-time indication of the relative concentration of organic vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of potential impacts and the selection of soil samples for analysis. The readings measured from the headspace of the soil samples collected during this Phase II ESA, in parts per million (ppm). The RKI Eagle II readings are provided on the borehole logs in Appendix A.

Soil samples were selected for laboratory analysis based on the measurements and visual and olfactory evidence of impacts, where observed. The following representative soil samples were submitted for laboratory analysis:

Sample ID	Depth (m bgs)	Rational for Submission	Analysis
BH7 SS2	0.76 - 1.37	Assess soil quality associated with fill material	Metals and Inorganics, PAHs
BH7 SS7	4.57 - 5.18	Regulatory requirements	pH
BH8 SS2	0.76 - 1.37	Assess soil quality associated with fill material	Metals and Inorganics, PAHs
BH8 SS7	4.57 - 5.18	Regulatory requirements	pH
DUP1	0.76 - 1.37	Dup of BH7 SS2	Metals and Inorganics

Notes:
PAHs – Polycyclic Aromatic Hydrocarbons

6.3 Groundwater Monitoring and Sampling

Groundwater samples were collected from one (1) of the newly installed monitoring wells and submitted for the following laboratory analysis:

Monitoring Well and Sample ID	Rationale for Submission	Analysis
BH/MW8	Assessment of groundwater conditions at the Site.	Metals, PHCs, BTEX, VOCs, PAHs
DUP1	QA/QC (Duplicate of BH/MW8)	PHCs, BTEX
Trip Blank	QA/QC purposes	VOCs

Notes: PHCs – Petroleum Hydrocarbons fractions F1 to F4
VOCs – Volatile Organic Compounds
PAHs – Polyaromatic Hydrocarbons
BTEX – Benzene, Toluene, Ethylbenzene, Xylene
QA/QC – Quality Assurance / Quality Control

The monitoring wells were developed on July 17th, 2023, and sampled on July 18th, 2023. Approximately three to five well volumes of water were removed (or until purged dry three times) from the wells during the development activities. Development was undertaken to ensure that any potential residual materials from the drilling had been removed and to ensure that representative groundwater from the surrounding formation was infiltrating the well screen. The monitoring wells were developed using dedicated low-density polyethylene (LDPE) tubing and an inertial foot valve at each monitoring well.

Groundwater sampling activities were completed following the purging using low-flow methodology. Groundwater sampling was completed using a peristaltic pump and dedicated LDPE tubing. Groundwater was placed directly into the laboratory supplied bottles and/or vials and placed in a cooler containing ice for sample preservation purposes. The vials were inverted prior to being placed in a cooler to ensure that no headspace was present within the samples.

The representative groundwater samples were transported to AGAT Laboratories (AGAT Labs) of Mississauga, Ontario, under Chain of Custody protocol. Sample handling/storage procedures were consistent with those outlined previously for soil sampling.

6.5 Deviations from CSA Standard

No deviations from the CSA Standard Z769-00 for Phase II ESAs, published in March 2000 (R2016), were encountered during this Phase II ESA.

7 Findings

7.1 Subsurface Conditions

The soil investigation conducted at the Site consisted of the advancement of two (2) boreholes to a maximum depth between 8.0 and 8.4 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities are presented in Appendix C. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the boreholes; consisted of granular fill and/or fill material followed by fill material over native deposits of silty clay till to clayey silt till extending to shale bedrock. The fill material extended to depths of approximately 1.5 m bgs. Native material was encountered in all boreholes. The underlying native soil consisted of silty clay till to clayey silt till deposits to depths of approximately 6.1 to 8.22 m bgs. Red shale bedrock of the Queenston Formation was encountered underlying the native till at depths ranging from approximately 8.0 to 8.44 m bgs. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy.

7.1.1 Surface Material

Granular Fill with a thickness of 450 mm was encountered at the surface of BH/MW7. Fill Material consisting of silty clay with trace of sand and gravel and trace of asphalt was observed at the surface of BH/MW8.

7.1.2 Fill Material

Fill material was encountered below the granular fill material at BH/MW7 and at the surface of BH/MW8, extending to approximately 1.52 m bgs. The fill generally comprised of silty clay with traces of sand and gravel, was brown in colour and in moist condition. Trace asphalt fragments were encountered in the fill at Borehole BH/MW8.

7.1.3 Native Material

Silty clay till to clayey silt till was encountered in all boreholes below the fill and extended to depths of approximately 6.1 to 8.22 m bgs. The silty clay till to clayey silt till included trace to some sand, trace gravel and shale fragments; was generally brown in colour and in a moist to very moist state.

7.1.4 Bedrock

Red shale bedrock of the Queenston Formation was encountered in all boreholes, underneath the till deposit to depths ranging from 8.0 to 8.4 m bgs.

7.2 Groundwater

Groundwater levels were measured on Site on July 17th and 18th, 2023. Groundwater was encountered between 4.68 and 4.79 m bgs (BH/MW8).

A summary of the groundwater levels for each monitoring well is presented in the following table:

Well ID	Groundwater Level (m bgs) – July 17th, 2023	Groundwater Level (m bgs) – July 18th, 2023	Total Depth of Monitoring Well (m bgs)
BH/MW7	Dry	Dry	5.34
BH/MW8	4.68	4.79	5.36

8 Analytical Results

8.1 Soil Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative "worst case" soil samples from each borehole was based on field screening for organic vapours and visual and/or olfactory evidence of impacts, where observed. Soil analytical results are summarized in Tables I through III. The Certificates of Analysis are enclosed in Appendix B.

8.1.2 Metals and Inorganics

Three (3) soil samples, including one (1) field duplicate sample (Dup1, field duplicate of BH7 SS2) were analyzed for Metals and Inorganics. The results of the analysis together with the applicable Table 2 SCS are presented in Table II.

As shown in Table II, Metals and Inorganics were either not detected above laboratory RDLs or detected below the applicable Table 2 SCS with the exception of following:

- BH7 SS2, Dup 1 (field duplicate of BH7 SS2) and BH8 SS2:
    - Arsenic

The laboratory RDLs were below the applicable Table 2 SCS.

8.1.3 Polycyclic Aromatic Hydrocarbons (PAHs)

Two (2) soil samples were analyzed for PAHs. The results of the analysis together with the applicable Table 2 SCS are presented in Table I.

As shown in Table I, PAHs were either not detected above laboratory RDLs or detected below the applicable Table 2 SCS.

8.1.4 Other Regulated Parameters (ORPs)

Three (3) soil samples were analyzed Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR). The results of the analysis together with the applicable Table 2 SCS are presented in Table III.

As shown in Table III, EC and SAR was either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS.

8.1.5 Soil pH

The Table 2 SCS criteria are applicable if soil pH is in the range of 5 to 9 for surface soil (less than 1.5 m below soil surface) and 5 to 11 for subsurface soil (greater than 1.5 m below soil surface).

A total of five (5) samples including one (1) duplicate were submitted for pH. The reported pH values were between 7.04 and 7.05 for surface soils and 7.05 and 7.11 for subsurface soils, across the investigation, which are within the acceptable range to use the Table 2 SCS. The results of the analysis together with the applicable Table 2 SCS are presented in Table III.

8.2 Groundwater Quality

Groundwater samples were obtained from the newly installed monitoring well (BH/MW8) on the Site. Groundwater analytical results are summarized in Tables IV through VII. The Certificates of Analysis are enclosed in Appendix C.

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

Two (2) groundwater samples, including one (1) field duplicate (DUP1, duplicate of BH/MW8), were submitted for PHCs and BTEX analysis.

The concentrations of all PHC and BTEX parameters in the analyzed groundwater samples were not detected at the laboratory RDLs. The RDLs were below the applicable Table 2 SCS.

The results are presented in Table IV.

8.2.2 Metals (including Hydride-Forming Metals)

One (1) groundwater sample (BH/MW8) was analyzed for Metals. The results of the analysis together with the applicable Table 2 SCS are presented in Table VII.

As shown in Table VII, Metals were either not detected above the laboratory RDLs, or were detected below the applicable Table 2 SCS.

8.2.3 Volatile Organic Compounds (VOCs)

Two (2) groundwater samples (including one (1) QA/QC Trip Blank) were analyzed for VOCs. The results of the analysis together with the applicable Table 2 SCS are presented in Table V.

As shown in Table V, VOCs were not detected above the laboratory RDLs.

8.2.4 Polycyclic Aromatic Hydrocarbons (PAHs)

One (1) groundwater sample was analyzed for PAHs (BH/MW8). The results of the analysis together with the applicable Table 2 SCS are presented in Table VI.

As shown in Table VI, PAHs were not detected above the laboratory RDLs.

8.3 Quality Assurance and Quality Control

Details regarding quality assurance measures taken in the field, including instrument calibration, decontamination procedures, use of dedicated equipment, sample storage and Chain of Custody documentation were provided in Section 6, Methodology.

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

The "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the *Environmental Protection Act*" ("the Analytical Protocol"), prepared by the MECP, March 2004 amended as of July 1st, 2011, establishes criteria used in assessing the performance of analytical laboratories when the data are used in support of the filing of Records of Site Condition.

The analytical program conducted by BV Labs included analytical test group specific Quality Assurance / Quality Control (QA/QC) measures to evaluate the accuracy and precision of the analytical results and the efficiency of analyte recovery during

solute extraction procedures. The laboratory QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries (VOCs only) to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificate of Analysis prepared by BV Labs. The QA/QC results are reported as percent recoveries for matrix spikes, spike blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks. The QA/QC results were assessed against test group control limits in the case of spiked blanks, matrix spikes and surrogate recoveries and alert criteria in the case of method blanks and laboratory duplicates. Review of the laboratory QA/QC results reported by BV Labs indicated that they were within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups. Additionally, the laboratory RDLs were below the Table 3 SCS. Based on the assessment of the QA/QC, the analytical results reported are of acceptable quality and data qualifications are not required.

Field QA/QC samples were collected during soil and groundwater sampling. One (1) groundwater field duplicate (DUP1) from BH/MW8 was submitted for PHCs/BTEX analysis and one (1) trip blank was submitted for VOCs analysis. The overall assessment indicates that the groundwater samples were collected with an acceptable level of precision, and the data is acceptable quality for meeting the objectives of the Phase II ESA.

9 Conclusions and Recommendations

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

- On July 14th, 2023, a total of two (2) boreholes were advanced at the Site by Pontil Drilling, a Ministry of the Environment, Conservation and Parks (MECP)-licensed drilling contractor, under the full-time supervision of EXP staff.
- The general stratigraphy at the Site, as observed in the boreholes; consisted of granular fill and/or fill material followed by fill material over native deposits of silty clay till to clayey silt till extending to shale bedrock. The fill material extended to depths of approximately 1.5 m bgs. Native material was encountered in all boreholes. The underlying native soil consisted of silty clay till to clayey silt till deposits to depths of approximately 6.1 to 8.22 m bgs. Red shale bedrock of the Queenston Formation was encountered underlying the native till at depths ranging from approximately 8.0 to 8.44 m bgs.
- For assessment purposes, EXP selected the (MECP, April 15, 2011 (2011) Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition, for Residential/Parkland/Institutional (RPI) property use, with fine textured soil.
- Groundwater levels were measured at the Site on July 17th and 18th, 2023. Groundwater was encountered between 4.68 and 4.79 m bgs (BH/MW8). Groundwater was not observed in BH/MW7.
- Soil samples were collected from the boreholes for chemical analysis of one or more of the following parameters: Polycyclic Aromatic Hydrocarbons (PAHs) and Metals and Inorganics.
- All parameters analyzed were either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS, with the exception of BH7 SS2, Dup 1 (field duplicate of BH7 SS2) and BH8 SS2 which exceeded Table 2 SCS for Arsenic.
- Groundwater samples were obtained from the newly installed monitoring well on the Site for the chemical analysis of one or more of the following parameters: PHCs, VOCs, PAHs, and Metals (including Hydride-Forming Metals).
- The concentration of all analyzed parameters in groundwater were either below the Table 2 SCS, or not detected at the laboratory RDLs. The laboratory RDLs are below the applicable Table 2 SCS.

Based on the findings of the Phase II ESA, Metals and Inorganics impacted soils were identified at BH7 SS2 and BH8 SS2. Due to the impacts being shallow in nature and localized in fill material, the impacted soils will need to be removed. Upon removal of the shallow impacts, confirmatory soil samples should be collected to confirm the removal of the impacted soils.

10 General Limitations

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

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

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

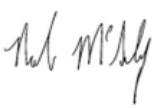
Our undertaking at EXP, therefore, is to perform our work within limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental impairment.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

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

Sincerely,

EXP Services Inc.

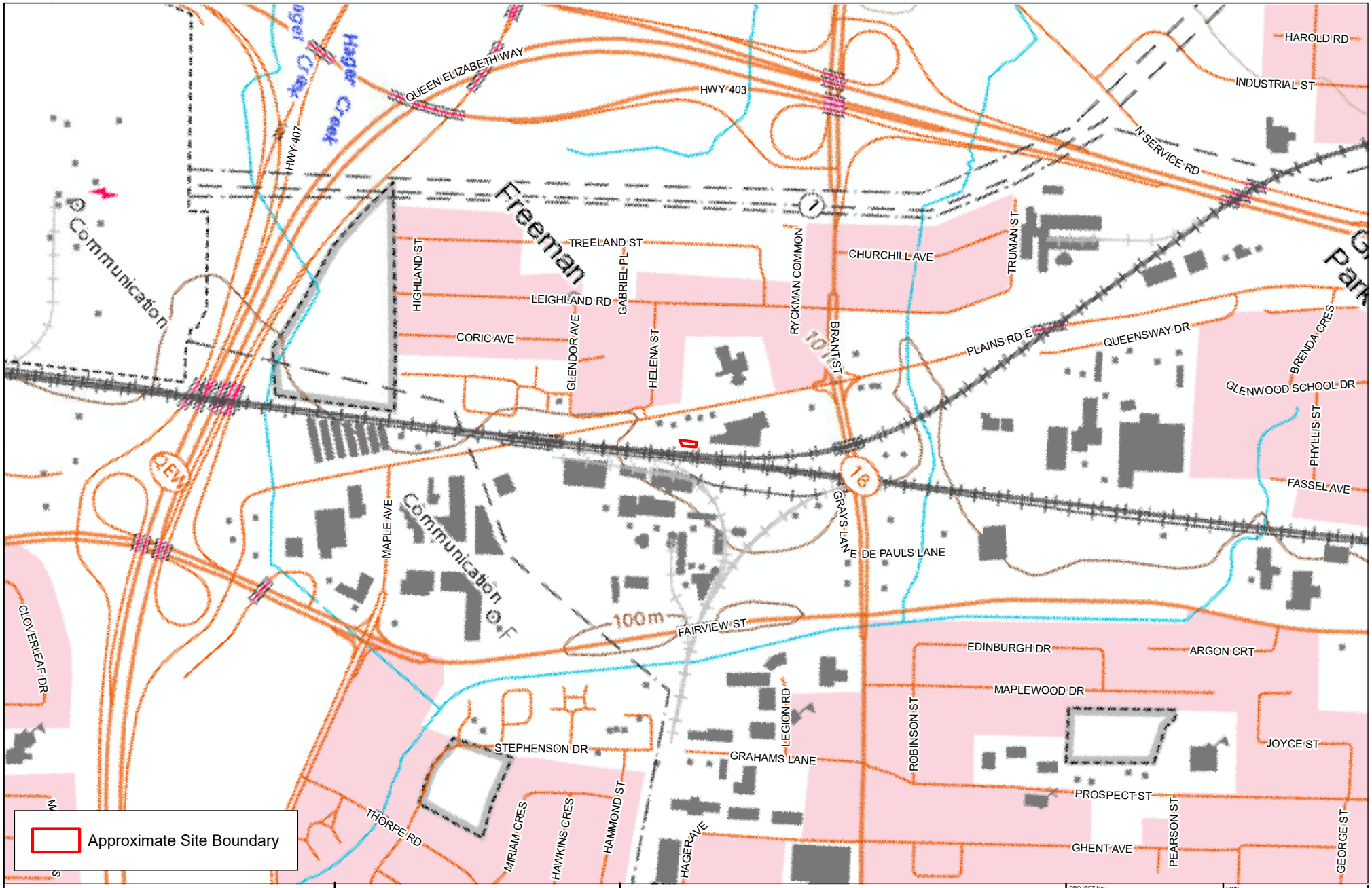


Nolan McGahey, B.Sc.
Environmental Technologist
Environmental Services



For Jason Slidders, L.E.T.
Senior Project Manager
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Figures



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Canada
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N

0 80 160 240 320 400 m

TITLE AND LOCATION:

SITE LOCATION PLAN
Phase II Environmental Site Assessment
1376 and 1382 Plains Road East (CN Parcel)
Burlington, Ontario

PROJECT No.: GTR-22029872-A0	DWN: HY
SCALE: AS NOTED	CHKD: SH
DATE: AUGUST 2023	FIG. No.: 1



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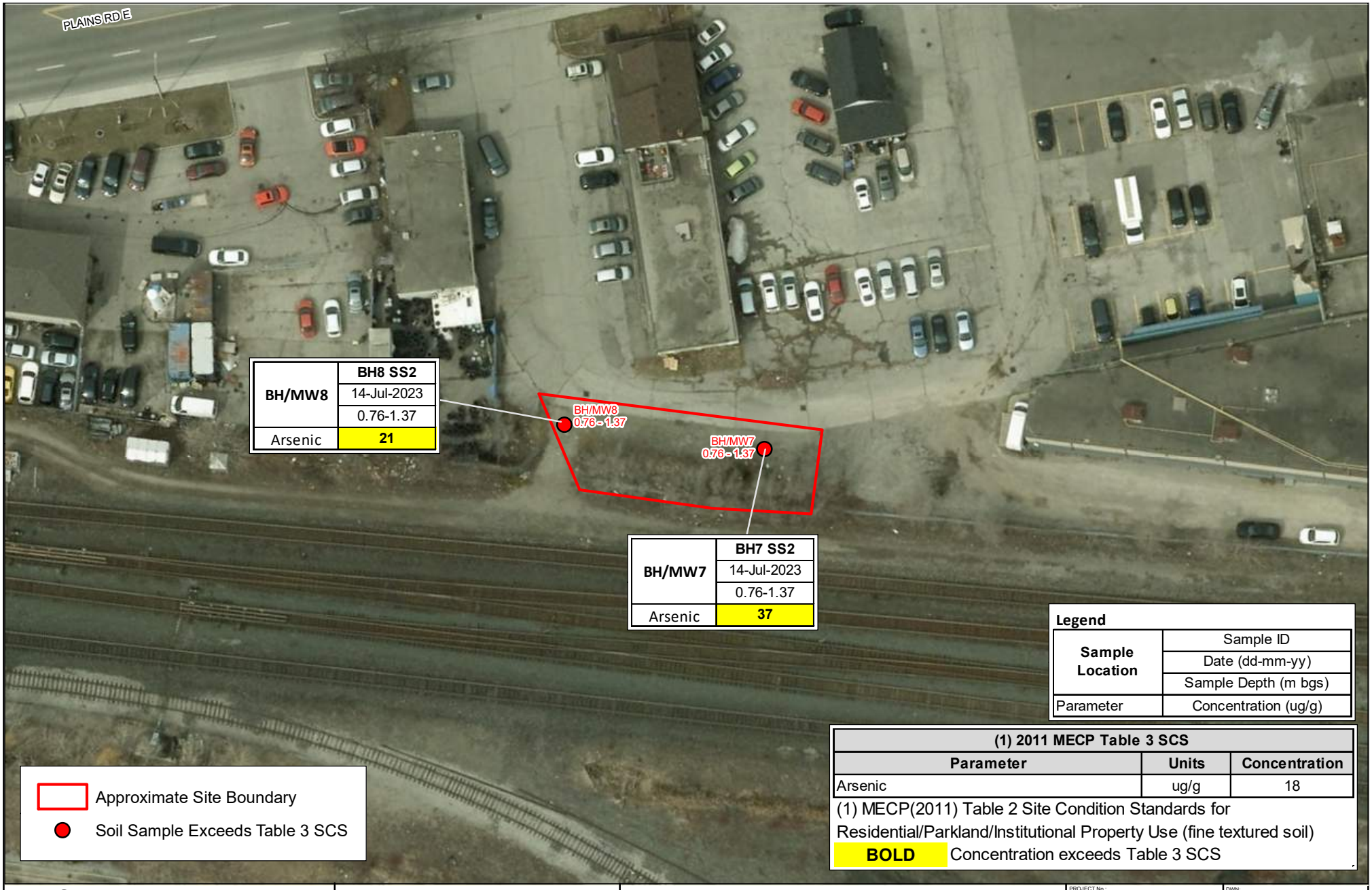
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N

0 4 8 12 16 20 m

TITLE AND LOCATION:
BOREHOLE/MONITORING WELL
LOCATION PLAN
Phase II Environmental Site Assessment
1376 and 1382 Plains Road East (CN Parcel)
Burlington, Ontario

PROJECT No.: GTR-22029872-A0	DWN: HY
SCALE: AS NOTED	CHKD: SH
DATE: AUGUST 2023	FIG. No.: 2



BH/MW8	BH8 SS2
	14-Jul-2023
	0.76-1.37
Arsenic	**21**

BH/MW7	BH7 SS2
	14-Jul-2023
	0.76-1.37
Arsenic	**37**

Legend

Sample Location	Sample ID
	Date (dd-mm-yy)
	Sample Depth (m bgs)
Parameter	Concentration (ug/g)

(1) 2011 MECP Table 3 SCS		
Parameter	**Units**	**Concentration**
Arsenic	ug/g	18

(1) MECP(2011) Table 2 Site Condition Standards for Residential/Parkland/Institutional Property Use (fine textured soil)

BOLD Concentration exceeds Table 3 SCS

Approximate Site Boundary

Soil Sample Exceeds Table 3 SCS

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N

0 4 8 12 16 20 m

TITLE AND LOCATION:

SOIL EXCEEDANCES
Phase II Environmental Site Assessment
1376 and 1382 Plains Road East (CN Parcel)
Burlington, Ontario

PROJECT No.:	DWN:
GTR-22029872-A0	HY
SCALE: AS NOTED	CHKD: SH
DATE: AUGUST 2023	FIG. No.: 3

Tables

SOIL ANALYTICAL RESULTS:

Table I - Polycyclic Aromatic Hydrocarbons in Soil
Phase II Environmental Site Assessment
GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH/MW7	BH/MW8
Sample ID			BH7 SS2	BH8 SS2
Lab ID			5147713	5147715
Sampling Date			07/14/23	07/14/23
Soil Sample Depth (m)			0.76 - 1.37	0.76 - 1.37
Consultant			EXP	EXP
Laboratory			AGAT	AGAT
Acenaphthene	29	0.05	<0.05	<0.05
Acenaphthylene	0.17	0.05	<0.05	<0.05
Anthracene	0.74	0.05	<0.05	<0.05
Benzo(a)anthracene	0.63	0.05	<0.05	<0.05
Benzo(a)pyrene	0.3	0.05	<0.05	<0.05
Benzo(b/j)fluoranthene	0.78	0.05	<0.05	<0.05
Benzo(ghi)perylene	7.8	0.05	<0.05	<0.05
Benzo(k)fluoranthene	0.78	0.05	<0.05	<0.05
Chrysene	7.8	0.05	<0.05	<0.05
Dibenz(a,h)anthracene	0.1	0.05	<0.05	<0.05
Fluoranthene	0.69	0.05	<0.05	<0.05
Fluorene	69	0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	0.48	0.05	<0.05	<0.05
1-Methylnaphthalene	3.4	0.05	<0.05	<0.05
2-Methylnaphthalene	3.4	0.05	<0.05	<0.05
Naphthalene	0.75	0.05	<0.05	<0.05
Phenanthrene	7.8	0.05	<0.05	<0.05
Pyrene	78	0.05	<0.05	<0.05
1&2-Methylnaphthalene	3.4	0.05	<0.05	<0.05

All soil concentrations reported in µg/g.
RDL = Reporting Detection Limit
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'NV'= No value
NA= Not applicable or not analyzed
Bold Concentration exceeds MECP (2011) Table 2 SCS.
Non-detect but detection limit exceeds the MECP (2011) SCS

SOIL ANALYTICAL RESULTS:

Table II - Metals and Inorganics in Soil

Phase II Environmental Site Assessment

GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH/MW7		BH/MW8
Sample ID			BH7 SS2	Dup 1	BH8 SS2
Lab ID			5147713	5147718	5147715
Sampling Date			7/14/2023	7/14/2023	7/14/2023
Soil Sample Depth (m)			0.76 - 1.37	Field duplicate of BH7 SS2	0.76 - 1.37
Consultant			EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT
Antimony	7.5	0.8	<0.8	<0.8	<0.8
Arsenic	18	1	**37**	**21**	**42**
Barium	390	2.0	105	86.3	112
Beryllium	5	0.4	0.7	0.7	0.7
Boron (hot water soluble)	1.5	0.10	0.57	0.41	0.84
Boron (Total)	120	5	13	12	12
Cadmium	1.2	0.5	<0.5	<0.5	<0.5
Chromium VI	10	0.2	<0.2	<0.2	<0.2
Chromium (total)	160	5	19	20	20
Cobalt	22	0.5	10	9.3	10.5
Copper	180	1.0	34.8	27.2	38.8
Lead	120	1	53	21	100
Molybdenum	6.9	0.5	0.8	0.9	0.7
Nickel	130	1	22	20	24
Selenium	2.4	0.8	<0.8	<0.8	<0.8
Silver	25	0.5	<0.5	<0.5	<0.5
Thallium	1	0.5	<0.5	<0.5	<0.5
Uranium	23	0.50	0.76	0.54	0.97
Vanadium	86	0.4	26	37.2	31
Zinc	340	5	118	66	117
Free Cyanide	0.051	0.040	<0.040	<0.040	<0.040
Mercury	1.8	0.10	<0.10	<0.10	<0.10

All soil concentrations reported as indicated

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 2 SCS.

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

SOIL ANALYTICAL RESULTS:

Table III - Other Regulated Parameters in Soil

Phase II Environmental Site Assessment

GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID			BH/MW7			BH/MW8	
Sample ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH7 SS2	BH7 SS7	DUP 1	BH8 SS2	BH8 SS7
Lab ID			5147713	5147714	5147718	5147715	5147716
Sampling Date			7/14/2023	7/14/2023	7/14/2023	7/14/2023	7/14/2023
Soil Sample Depth (m)			0.76 - 1.37	4.57 - 5.18	Field duplicate of BH7 SS7	0.76 - 1.37	4.57 - 5.18
Consultant			EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT
Electrical Conductivity (mS/cm)	0.7	0.005	0.23	NA	0.317	0.187	NA
Sodium Adsorption Ratio (unitless)	5	-	0.408	NA	0.37	0.656	NA
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)	0.1	7.04	7.05	7.11	7.05	7.07

All soil concentrations reported as indicated

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold Concentration exceeds MECP (2011) Table 2 SCS.

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

GROUNDWATER ANALYTICAL RESULTS:

Table IV- Petroleum Hydrocarbons including BTEX in Groundwater
Phase II Environmental Site Assessment
GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID			BH/MW8	
Sample ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL*	BH/MW8	DUP1
Lab ID			5151947	5151949
Sampling Date			7/18/2023	7/18/2023
Screen length			2.29 - 5.33	Field duplicate of BH/MW8
Consultant			EXP	EXP
Laboratory			AGAT	AGAT
Benzene	5	0.20	<0.20	<0.20
Toluene	24	0.20	<0.20	<0.20
Ethylbenzene	2.4	0.10	<0.10	<0.10
m-Xylene + p-Xylene	NV	0.20	<0.20	<0.20
o-Xylene	NV	0.10	<0.10	<0.10
Xylenes (Total)	300	0.20	<0.20	<0.20
PHC F1 (C6-C10)	750	25	<25	<25
PHC F1 (C6-C10) - BTEX	750	25	<25	<25
PHC F2 (C10-C16)	150	100	<100	<100
PHC F3 (C16-C34)	500	100	<100	<100
PHC F4 (C34-C50)	500	100	<100	<100
Reached baseline at C50?	-	-	-	-

All groundwater concentrations reported in µg/L.
RDL = Reporting Detection Limit
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'NV'= No value
NA= Not applicable or not analyzed
Bold Concentration exceeds MECP (2011) Table 2 SCS.
Non-detect but detection limit exceeds the MECP (2011) SCS

GROUNDWATER ANALYTICAL RESULTS:

Table V - Volatile Organic Compounds in Groundwater

Phase II Environmental Site Assessment

GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID			BH/MW8	
Sample ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW8	TRIP BLANK
Lab ID			5151947	5151951
Sampling Date			7/18/2023	7/18/2023
Screen length			2.29 - 5.33	-
Consultant			EXP	EXP
Laboratory			AGAT	AGAT
Acetone	130000	1.0	<1.0	<1.0
Benzene	5	0.20	<0.20	<0.20
Bromodichloromethane	16	0.20	<0.20	<0.20
Bromoform	25	0.10	<0.10	<0.10
Bromomethane	0.89	0.20	<0.20	<0.20
Carbon Tetrachloride	5	0.20	<0.20	<0.20
Chlorobenzene	30	0.10	<0.10	<0.10
Chloroform	22	0.20	<0.20	<0.20
Dibromochloromethane	25	0.10	<0.10	<0.10
1,2-Dichlorobenzene	3	0.10	<0.10	<0.10
1,3-Dichlorobenzene	59	0.10	<0.10	<0.10
1,4-Dichlorobenzene	1	0.10	<0.10	<0.10
Dichlorodifluoromethane	590	0.40	<0.40	<0.40
1,1-Dichloroethane	5	0.30	<0.30	<0.30
1,2-Dichloroethane	5	0.20	<0.20	<0.20
1,1-Dichloroethylene	14	0.30	<0.30	<0.30
cis-1,2-Dichloroethylene	17	0.20	<0.20	<0.20
trans-1,2-Dichloroethylene	17	0.20	<0.20	<0.20
1,2-Dichloropropane	5	0.20	<0.20	<0.20
cis-1,3-Dichloropropene	0.5	0.30	<0.30	<0.30
trans-1,3-Dichloropropene	0.5	0.30	<0.30	<0.30
Ethylbenzene	2.4	0.10	<0.10	<0.10
Ethylene Dibromide (1,2-Dibromoethane)	#N/A	0.10	<0.10	<0.10
Hexane (n)	520	0.20	<0.20	<0.20
Methylene chloride (Dichloromethane)	50	0.30	<0.30	<0.30
Methyl ethyl ketone (2-Butanone)	1800	1.0	<1.0	<1.0
Methyl Isobutyl Ketone	640	1.0	<1.0	<1.0
Methyl t-butyl ether (MTBE)	15	0.20	<0.20	<0.20
Styrene	5.4	0.10	<0.10	<0.10
1,1,1,2-Tetrachloroethane	1.1	0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	1	0.10	<0.10	<0.10
Tetrachloroethylene	17	0.20	<0.20	<0.20
Toluene	24	0.20	<0.20	<0.20
1,1,1-Trichloroethane	200	0.30	<0.30	<0.30
1,1,2-Trichloroethane	5	0.20	<0.20	<0.20
Trichloroethylene	5	0.20	<0.20	<0.20
Trichlorofluoromethane	150	0.40	<0.40	<0.40
Vinyl Chloride	1.7	0.17	<0.17	<0.17
m-Xylene + p-Xylene	NV	0.20	<0.20	<0.20
o-Xylene	NV	0.10	<0.10	<0.10
Xylenes (total)	300	0.20	<0.20	<0.20
1,3-Dichloropropene	0.5	0.30	<0.30	<0.30

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

NA= Not applicable or not analyzed

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 2 SCS.

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

GROUNDWATER ANALYTICAL RESULTS:

Table VI- Polycyclic Aromatic Hydrocarbons in Groundwater

Phase II Environmental Site Assessment

GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	Reporting Detection Limit (RDL)*	BH/MW8
Sample ID			BH/MW8
Laboratory ID			5151947
Sampling Date			07/18/23
Screen Interval Depth (m)			2.29 - 5.33
Consultant			EXP
Laboratory			AGAT
Acenaphthene	4	0.20	<0.20
Acenaphthylene	1.00	0.20	<0.20
Anthracene	2.40	0.10	<0.10
Benzo(a)anthracene	1.00	0.20	<0.20
Benzo(a)pyrene	0.01	0.01	<0.01
Benzo(b/j)fluoranthene	0.10	0.10	<0.10
Benzo(ghi)perylene	0.20	0.20	<0.20
Benzo(k)fluoranthene	0.10	0.10	<0.10
Chrysene	0.10	0.10	<0.10
Dibenz(a,h)anthracene	0.20	0.20	<0.20
Fluoranthene	0	0.20	<0.20
Fluorene	120	0.20	<0.20
Indeno(1,2,3-cd)pyrene	0.20	0.20	<0.20
1-Methylnaphthalene	3	0.20	<0.20
2-Methylnaphthalene	3	0.20	<0.20
1&2-Methylnaphthalene	3	0.20	<0.20
Naphthalene	11	0.20	<0.20
Phenanthrene	1	0.10	<0.10
Pyrene	4	0.20	<0.20

All groundwater concentrations reported in µg/L.

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

NA= Not applicable or not analyzed

'NV'= No value

Bold Concentration exceeds MECP (2011) Table 2 SCS.

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

GROUNDWATER ANALYTICAL RESULTS:

Table VII- Metals and Hydride-Forming Metals in Groundwater
Phase II Environmental Site Assessment
GTR-20108892-B0, CN Parcel - 1376 and 1382 Plains Road East, Burlington, Ontario

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL*	BH/MW8
Sample ID			BH/MW8
Lab ID			5151947
Sampling Date			07/18/23
Screen Depth Interval (m)			2.29 - 5.33
Consultant			EXP
Laboratory			AGAT
Antimony	6	1.0	<1.0
Arsenic	25	1.0	1.4
Barium	1000	2.0	87.7
Beryllium	4	0.50	<0.50
Boron (Total)	5000	10.0	305
Cadmium	2.7	0.20	<0.20
Chromium (total)	50	2.0	<2.0
Cobalt	3.8	0.50	0.51
Copper	87	1.0	1.8
Lead	10	0.50	<0.50
Molybdenum	70	0.50	18.3
Nickel	100	1.0	1.3
Selenium	10	1.0	1.5
Silver	1.5	0.20	<0.20
Thallium	2	0.30	<0.30
Uranium	20	0.50	3.74
Vanadium	6.2	0.40	0.97
Zinc	1100	5.0	29.9

All groundwater concentrations reported in µg/L.
RDL = Reporting Detection Limit
* Maximum RDL below MECP (2011) SCS
'<' = Parameter below detection limit, as indicated
'NV'= No value
NA= Not applicable or not analyzed
Bold Concentration exceeds MECP (2011) Table 2 SCS.
Non-detect but detection limit exceeds the MECP (2011) SCS

Appendix A – Borehole Logs

Log of Borehole BH/MW7

Project No. GTR-22029872-B0 | Drawing No. 1

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

Location: 1376 and 1382 Plains Road East, Burlington, ON

Refer to Borehole Location Plan

Date Drilled: July 14, 2023

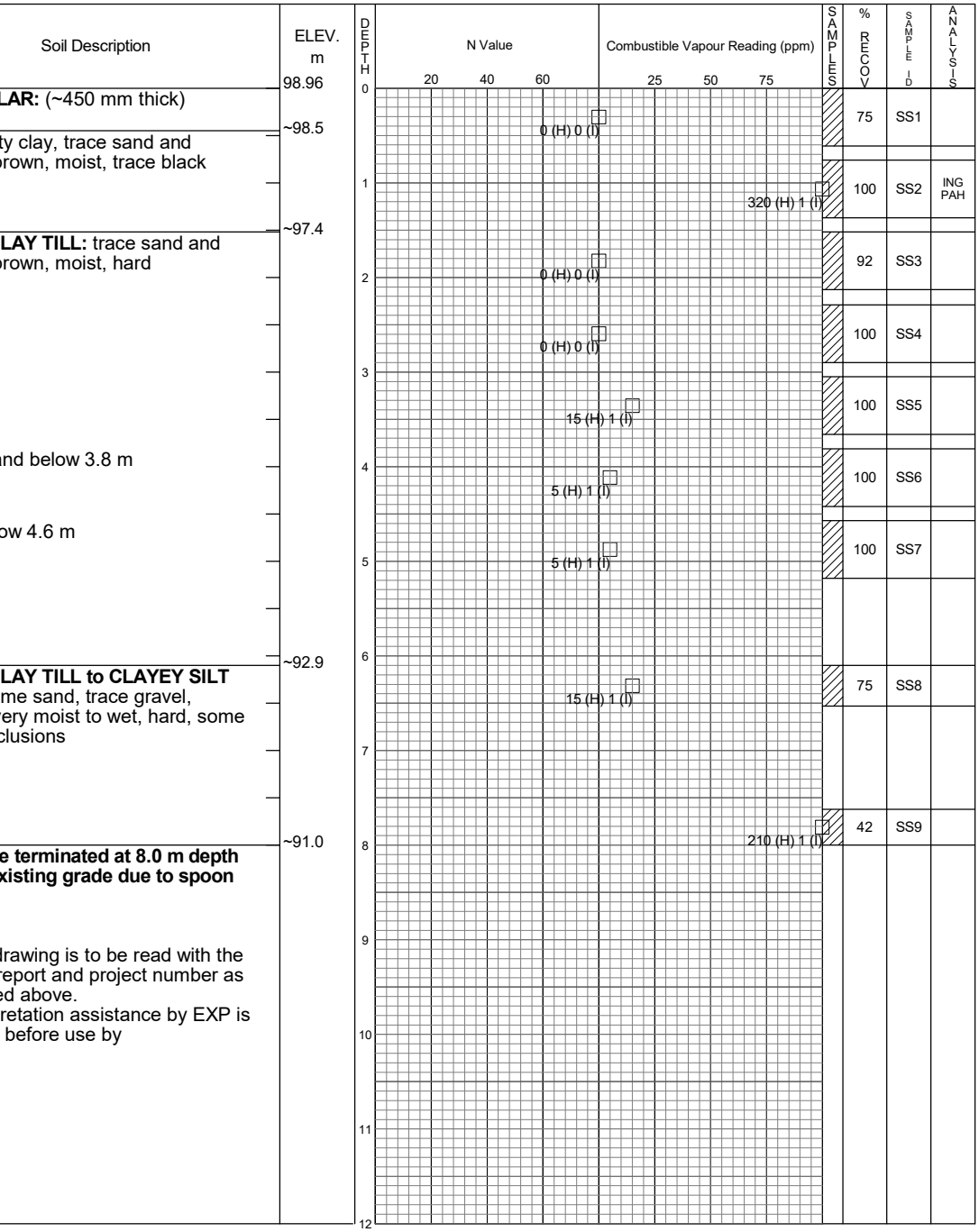
Drill Type: CME-75 Truckmount

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH
		GRANULAR: (~450 mm thick)	98.96	0
		FILL: silty clay, trace sand and gravel, brown, moist, trace black staining	~98.5	
		SILTY CLAY TILL: trace sand and gravel, brown, moist, hard	~97.4	1
		some sand below 3.8 m		2
		grey below 4.6 m		3
				4
				5
		SILTY CLAY TILL to CLAYEY SILT TILL: some sand, trace gravel, brown, very moist to wet, hard, some shale inclusions	~92.9	6
				7
		Borehole terminated at 8.0 m depth below existing grade due to spoon refusal.	~91.0	8
		NOTES: 1. This drawing is to be read with the subject report and project number as presented above. 2. Interpretation assistance by EXP is required before use by		9
				10
				11
				12



SAMPLES	% RECOV	SAMPLE ID	ANALYSIS
	75	SS1	
	100	SS2	ING PAH
	92	SS3	
	100	SS4	
	100	SS5	
	100	SS6	
	100	SS7	
	75	SS8	
	42	SS9	

ENVIRONMENTAL-EXP BHLOG_PLAINSRDE_KP.GPJ 8/11/23

Time	Water Level (m)	Depth to Cave (m)
July 17, 2023	Dry	

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Log of Borehole BH/MW8

Project No. GTR-22029872-B0 Drawing No. 2

Project: Phase II ESA Sheet No. 1 of 1

Location: 1376 and 1382 Plains Road East, Burlington, ON

Refer to Borehole Location Plan

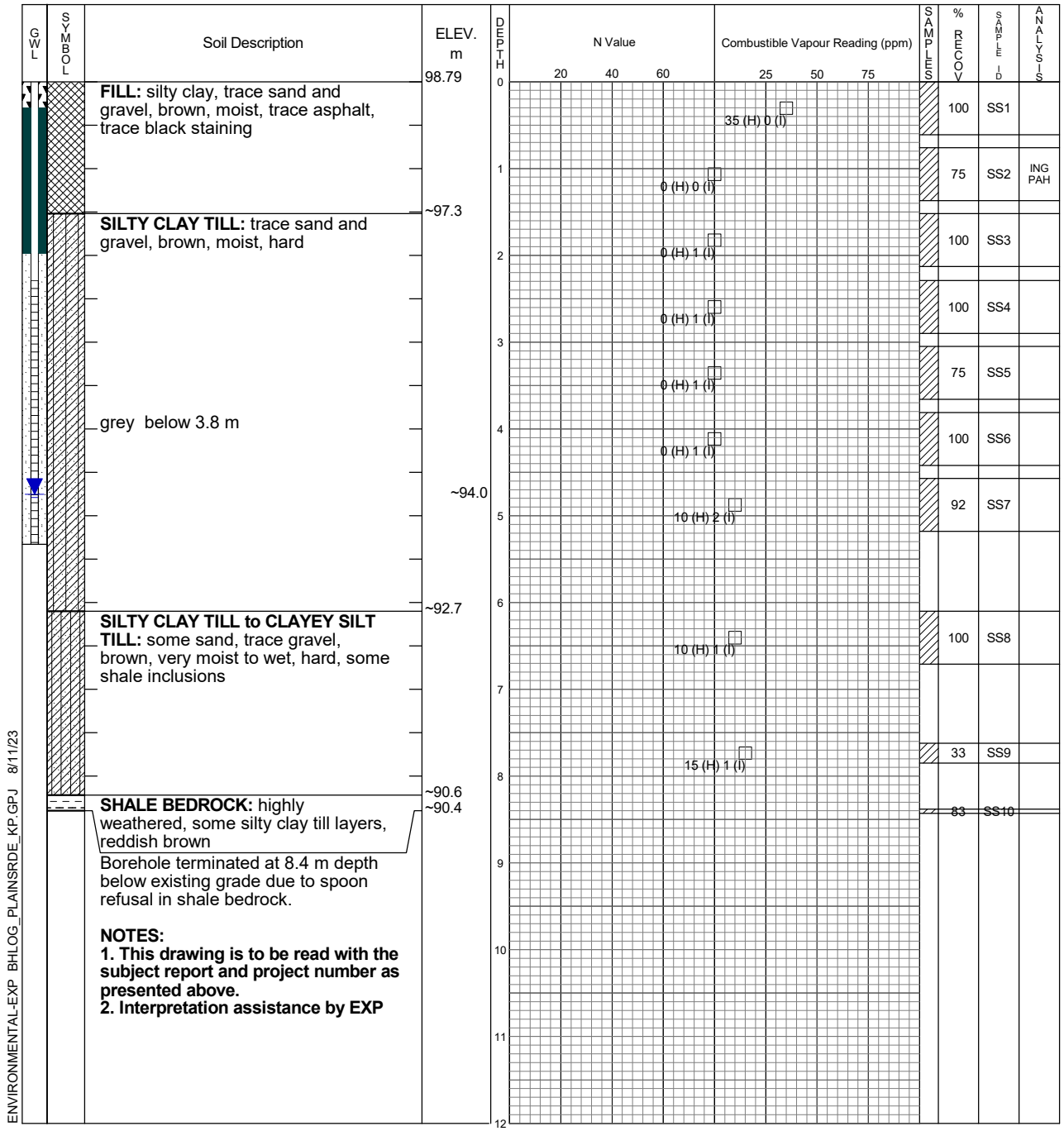
Date Drilled: July 14, 2023

Drill Type: CME-75 Truckmount

Datum: Geodetic

Chemical Analysis

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



ENVIRONMENTAL-EXP BHLOG_PLAINSRDE_KP.GPJ 8/11/23

Time	Water Level (m)	Depth to Cave (m)
July 17, 2023	4.79	

EXP Services Inc.
Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Appendix B – Certificate of Analysis – Soil

AGAT Laboratories

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

CLIENT NAME: EXP SERVICES INC
1266 SOUTH SERVICE ROAD, SUITE C1-1
STONEY CREEK , ON L8E 5R9
(905) 573-4000
ATTENTION TO: Nolan McGahey; Kelsey Proks
PROJECT: GTR-22029872-A0
AGAT WORK ORDER: 23H048289
TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer
WATER ANALYSIS REVIEWED BY: Yris Verastegui, Report Reviewer
DATE REPORTED: Jul 25, 2023
PAGES (INCLUDING COVER): 19
VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
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- *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.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

		SAMPLE DESCRIPTION:		BH/MW8
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	**Unit**	**G / S**	**RDL**	**5151947**
Naphthalene	µg/L		0.20	<0.20
Acenaphthylene	µg/L		0.20	<0.20
Acenaphthene	µg/L		0.20	<0.20
Fluorene	µg/L		0.20	<0.20
Phenanthrene	µg/L		0.10	<0.10
Anthracene	µg/L		0.10	<0.10
Fluoranthene	µg/L		0.20	<0.20
Pyrene	µg/L		0.20	<0.20
Benzo(a)anthracene	µg/L		0.20	<0.20
Chrysene	µg/L		0.10	<0.10
Benzo(b)fluoranthene	µg/L		0.10	<0.10
Benzo(k)fluoranthene	µg/L		0.10	<0.10
Benzo(a)pyrene	µg/L		0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L		0.20	<0.20
Dibenz(a,h)anthracene	µg/L		0.20	<0.20
Benzo(g,h,i)perylene	µg/L		0.20	<0.20
2-and 1-methyl Naphthalene	µg/L		0.20	<0.20
Sediment				1
Surrogate	**Unit**	**Acceptable Limits**		
Naphthalene-d8	%	50-140		81
Acridine-d9	%	50-140		67
Terphenyl-d14	%	50-140		84

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

5151947 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Pinkal Patel

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AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

		SAMPLE DESCRIPTION:		DUP1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	**Unit**	**G / S**	**RDL**	**5151949**
Benzene	µg/L		0.20	<0.20
Toluene	µg/L		0.20	<0.20
Ethylbenzene	µg/L		0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20
o-Xylene	µg/L		0.10	<0.10
Xylenes (Total)	µg/L		0.20	<0.20
F1 (C6 - C10)	µg/L		25	<25
C6 - C10 (F1 minus BTEX)	µg/L		25	<25
F2 (C10 to C16)	µg/L		100	<100
F3 (C16 to C34)	µg/L		100	<100
F4 (C34 to C50)	µg/L		100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	60-140		98.8
Terphenyl	% Recovery	60-140		66

Certified By:

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AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

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

5151949

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:



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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

		SAMPLE DESCRIPTION:		BH/MW8
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	**Unit**	**G / S**	**RDL**	**5151947**
F1 (C6-C10)	µg/L		25	<25
F1 (C6 to C10) minus BTEX	µg/L		25	<25
F2 (C10 to C16)	µg/L		100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100
F3 (C16 to C34)	µg/L		100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100
F4 (C34 to C50)	µg/L		100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	%	50-140		109
Terphenyl	% Recovery	60-140		84

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

5151947 The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Jinkal Patel

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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18

DATE REPORTED: 2023-07-25

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	Unit	G / S	RDL	5151951
Dichlorodifluoromethane	µg/L		0.40	<0.40
Vinyl Chloride	µg/L		0.17	<0.17
Bromomethane	µg/L		0.20	<0.20
Trichlorofluoromethane	µg/L		0.40	<0.40
Acetone	µg/L		1.0	<1.0
1,1-Dichloroethylene	µg/L		0.30	<0.30
Methylene Chloride	µg/L		0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L		0.20	<0.20
Methyl tert-butyl ether	µg/L		0.20	<0.20
1,1-Dichloroethane	µg/L		0.30	<0.30
Methyl Ethyl Ketone	µg/L		1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L		0.20	<0.20
Chloroform	µg/L		0.20	<0.20
1,2-Dichloroethane	µg/L		0.20	<0.20
1,1,1-Trichloroethane	µg/L		0.30	<0.30
Carbon Tetrachloride	µg/L		0.20	<0.20
Benzene	µg/L		0.20	<0.20
1,2-Dichloropropane	µg/L		0.20	<0.20
Trichloroethylene	µg/L		0.20	<0.20
Bromodichloromethane	µg/L		0.20	<0.20
Methyl Isobutyl Ketone	µg/L		1.0	<1.0
1,1,2-Trichloroethane	µg/L		0.20	<0.20
Toluene	µg/L		0.20	<0.20
Dibromochloromethane	µg/L		0.10	<0.10
Ethylene Dibromide	µg/L		0.10	<0.10
Tetrachloroethylene	µg/L		0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L		0.10	<0.10
Chlorobenzene	µg/L		0.10	<0.10
Ethylbenzene	µg/L		0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By: Jinkal Patel

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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	**Unit**	**G / S**	**RDL**	**5151951**
Bromoform	µg/L		0.10	<0.10
Styrene	µg/L		0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L		0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L		0.10	<0.10
1,4-Dichlorobenzene	µg/L		0.10	<0.10
1,2-Dichlorobenzene	µg/L		0.10	<0.10
1,3-Dichloropropene	µg/L		0.30	<0.30
Xylenes (Total)	µg/L		0.20	<0.20
n-Hexane	µg/L		0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		108
4-Bromofluorobenzene	% Recovery	50-140		82

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

5151951 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: Jinkal Patel

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AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18

DATE REPORTED: 2023-07-25

		SAMPLE DESCRIPTION:		BH/MW8
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	Unit	G / S	RDL	5151947
Dichlorodifluoromethane	µg/L		0.40	<0.40
Vinyl Chloride	µg/L		0.17	<0.17
Bromomethane	µg/L		0.20	<0.20
Trichlorofluoromethane	µg/L		0.40	<0.40
Acetone	µg/L		1.0	<1.0
1,1-Dichloroethylene	µg/L		0.30	<0.30
Methylene Chloride	µg/L		0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L		0.20	<0.20
Methyl tert-butyl ether	µg/L		0.20	<0.20
1,1-Dichloroethane	µg/L		0.30	<0.30
Methyl Ethyl Ketone	µg/L		1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L		0.20	<0.20
Chloroform	µg/L		0.20	<0.20
1,2-Dichloroethane	µg/L		0.20	<0.20
1,1,1-Trichloroethane	µg/L		0.30	<0.30
Carbon Tetrachloride	µg/L		0.20	<0.20
Benzene	µg/L		0.20	<0.20
1,2-Dichloropropane	µg/L		0.20	<0.20
Trichloroethylene	µg/L		0.20	<0.20
Bromodichloromethane	µg/L		0.20	<0.20
Methyl Isobutyl Ketone	µg/L		1.0	<1.0
1,1,2-Trichloroethane	µg/L		0.20	<0.20
Toluene	µg/L		0.20	<0.20
Dibromochloromethane	µg/L		0.10	<0.10
Ethylene Dibromide	µg/L		0.10	<0.10
Tetrachloroethylene	µg/L		0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L		0.10	<0.10
Chlorobenzene	µg/L		0.10	<0.10
Ethylbenzene	µg/L		0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By: Pinkal Patel

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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18 **DATE REPORTED: 2023-07-25**

		SAMPLE DESCRIPTION:		BH/MW8
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	**Unit**	**G / S**	**RDL**	**5151947**
Bromoform	µg/L		0.10	<0.10
Styrene	µg/L		0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L		0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L		0.10	<0.10
1,4-Dichlorobenzene	µg/L		0.10	<0.10
1,2-Dichlorobenzene	µg/L		0.10	<0.10
1,3-Dichloropropene	µg/L		0.30	<0.30
Xylenes (Total)	µg/L		0.20	<0.20
n-Hexane	µg/L		0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		109
4-Bromofluorobenzene	% Recovery	50-140		88

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

5151947 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: Pinkal Patel

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Certificate of Analysis

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

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

DATE RECEIVED: 2023-07-18

DATE REPORTED: 2023-07-25

		SAMPLE DESCRIPTION:		BH/MW8
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-07-18
Parameter	Unit	G / S	RDL	5151947
Dissolved Antimony	µg/L		1.0	<1.0
Dissolved Arsenic	µg/L		1.0	1.4
Dissolved Barium	µg/L		2.0	87.7
Dissolved Beryllium	µg/L		0.50	<0.50
Dissolved Boron	µg/L		10.0	305
Dissolved Cadmium	µg/L		0.20	<0.20
Dissolved Chromium	µg/L		2.0	<2.0
Dissolved Cobalt	µg/L		0.50	0.51
Dissolved Copper	µg/L		1.0	1.8
Dissolved Lead	µg/L		0.50	<0.50
Dissolved Molybdenum	µg/L		0.50	18.3
Dissolved Nickel	µg/L		1.0	1.3
Dissolved Selenium	µg/L		1.0	1.5
Dissolved Silver	µg/L		0.20	<0.20
Dissolved Thallium	µg/L		0.30	<0.30
Dissolved Uranium	µg/L		0.50	3.74
Dissolved Vanadium	µg/L		0.40	0.97
Dissolved Zinc	µg/L		5.0	29.9
Mercury	µg/L		0.02	<0.02
Chromium VI	µg/L		2.000	<2.000
Cyanide, WAD	µg/L		2	<2
Dissolved Sodium	µg/L		50	73600
Chloride	µg/L		100	53500
Electrical Conductivity	uS/cm		2	1120
pH	pH Units		NA	8.09

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

5151947 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Iris Verástegui

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

AGAT Laboratories

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

Trace Organics Analysis

RPT Date: Jul 25, 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 PAHs and VOC) (Water)															
F1 (C6-C10)	5148017		<25	<25	NA	< 25	110%	60%	140%	106%	60%	140%	106%	60%	140%
F2 (C10 to C16)	5146498		< 100	< 100	NA	< 100	111%	60%	140%	65%	60%	140%	70%	60%	140%
F3 (C16 to C34)	5146498		< 100	< 100	NA	< 100	96%	60%	140%	62%	60%	140%	74%	60%	140%
F4 (C34 to C50)	5146498		< 100	< 100	NA	< 100	101%	60%	140%	100%	60%	140%	76%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	5148017		<0.40	<0.40	NA	< 0.40	94%	50%	140%	102%	50%	140%	104%	50%	140%
Vinyl Chloride	5148017		<0.17	<0.17	NA	< 0.17	110%	50%	140%	106%	50%	140%	109%	50%	140%
Bromomethane	5148017		<0.20	<0.20	NA	< 0.20	108%	50%	140%	94%	50%	140%	100%	50%	140%
Trichlorofluoromethane	5148017		<0.40	<0.40	NA	< 0.40	118%	50%	140%	99%	50%	140%	113%	50%	140%
Acetone	5148017		<1.0	<1.0	NA	< 1.0	101%	50%	140%	78%	50%	140%	82%	50%	140%
1,1-Dichloroethylene	5148017		<0.30	<0.30	NA	< 0.30	91%	50%	140%	105%	60%	130%	111%	50%	140%
Methylene Chloride	5148017		<0.30	<0.30	NA	< 0.30	112%	50%	140%	115%	60%	130%	99%	50%	140%
trans- 1,2-Dichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	103%	50%	140%	109%	60%	130%	118%	50%	140%
Methyl tert-butyl ether	5148017		<0.20	<0.20	NA	< 0.20	80%	50%	140%	81%	60%	130%	70%	50%	140%
1,1-Dichloroethane	5148017		<0.30	<0.30	NA	< 0.30	98%	50%	140%	102%	60%	130%	88%	50%	140%
Methyl Ethyl Ketone	5148017		<1.0	<1.0	NA	< 1.0	89%	50%	140%	91%	50%	140%	82%	50%	140%
cis- 1,2-Dichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	107%	50%	140%	109%	60%	130%	93%	50%	140%
Chloroform	5148017		<0.20	<0.20	NA	< 0.20	102%	50%	140%	105%	60%	130%	91%	50%	140%
1,2-Dichloroethane	5148017		<0.20	<0.20	NA	< 0.20	87%	50%	140%	93%	60%	130%	83%	50%	140%
1,1,1-Trichloroethane	5148017		<0.30	<0.30	NA	< 0.30	106%	50%	140%	110%	60%	130%	89%	50%	140%
Carbon Tetrachloride	5148017		<0.20	<0.20	NA	< 0.20	99%	50%	140%	102%	60%	130%	102%	50%	140%
Benzene	5148017		<0.20	<0.20	NA	< 0.20	106%	50%	140%	109%	60%	130%	98%	50%	140%
1,2-Dichloropropane	5148017		<0.20	<0.20	NA	< 0.20	98%	50%	140%	102%	60%	130%	87%	50%	140%
Trichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	104%	50%	140%	109%	60%	130%	104%	50%	140%
Bromodichloromethane	5148017		<0.20	<0.20	NA	< 0.20	98%	50%	140%	100%	60%	130%	88%	50%	140%
Methyl Isobutyl Ketone	5148017		<1.0	<1.0	NA	< 1.0	116%	50%	140%	97%	50%	140%	87%	50%	140%
1,1,2-Trichloroethane	5148017		<0.20	<0.20	NA	< 0.20	114%	50%	140%	117%	60%	130%	108%	50%	140%
Toluene	5148017		<0.20	<0.20	NA	< 0.20	103%	50%	140%	109%	60%	130%	117%	50%	140%
Dibromochloromethane	5148017		<0.10	<0.10	NA	< 0.10	111%	50%	140%	110%	60%	130%	100%	50%	140%
Ethylene Dibromide	5148017		<0.10	<0.10	NA	< 0.10	112%	50%	140%	119%	60%	130%	103%	50%	140%
Tetrachloroethylene	5148017		<0.20	<0.20	NA	< 0.20	101%	50%	140%	113%	60%	130%	112%	50%	140%
1,1,1,2-Tetrachloroethane	5148017		<0.10	<0.10	NA	< 0.10	110%	50%	140%	113%	60%	130%	99%	50%	140%
Chlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	118%	50%	140%	108%	60%	130%	107%	50%	140%
Ethylbenzene	5148017		0.45	0.40	NA	< 0.10	95%	50%	140%	103%	60%	130%	101%	50%	140%
m & p-Xylene	5148017		3.46	2.92	16.9%	< 0.20	89%	50%	140%	100%	60%	130%	74%	50%	140%
Bromoform	5148017		<0.10	<0.10	NA	< 0.10	103%	50%	140%	102%	60%	130%	95%	50%	140%
Styrene	5148017		<0.10	<0.10	NA	< 0.10	105%	50%	140%	112%	60%	130%	85%	50%	140%
1,1,2,2-Tetrachloroethane	5148017		<0.10	<0.10	NA	< 0.10	117%	50%	140%	92%	60%	130%	97%	50%	140%
o-Xylene	5148017		1.14	0.97	16.1%	< 0.10	114%	50%	140%	103%	60%	130%	82%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 23H048289
PROJECT: GTR-22029872-A0
ATTENTION TO: Nolan McGahey; Kelsey Proks
SAMPLING SITE:Plains Rd E. Burlington
SAMPLED BY:RP

Trace Organics Analysis (Continued)

RPT Date: Jul 25, 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	5148017		<0.10	<0.10	NA	< 0.10	107%	50%	140%	108%	60%	130%	99%	50%	140%
1,4-Dichlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	107%	50%	140%	111%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	104%	50%	140%	105%	60%	130%	96%	50%	140%
n-Hexane	5148017		<0.20	<0.20	NA	< 0.20	80%	50%	140%	88%	60%	130%	70%	50%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	5153608		<0.20	<0.20	NA	< 0.20	101%	50%	140%	79%	50%	140%	79%	50%	140%
Acenaphthylene	5153608		<0.20	<0.20	NA	< 0.20	108%	50%	140%	77%	50%	140%	88%	50%	140%
Acenaphthene	5153608		<0.20	<0.20	NA	< 0.20	112%	50%	140%	91%	50%	140%	73%	50%	140%
Fluorene	5153608		<0.20	<0.20	NA	< 0.20	117%	50%	140%	95%	50%	140%	77%	50%	140%
Phenanthrene	5153608		<0.10	<0.10	NA	< 0.10	105%	50%	140%	107%	50%	140%	84%	50%	140%
Anthracene	5153608		<0.10	<0.10	NA	< 0.10	87%	50%	140%	104%	50%	140%	83%	50%	140%
Fluoranthene	5153608		<0.20	<0.20	NA	< 0.20	118%	50%	140%	106%	50%	140%	82%	50%	140%
Pyrene	5153608		<0.20	<0.20	NA	< 0.20	79%	50%	140%	106%	50%	140%	82%	50%	140%
Benzo(a)anthracene	5153608		<0.20	<0.20	NA	< 0.20	115%	50%	140%	85%	50%	140%	103%	50%	140%
Chrysene	5153608		<0.10	<0.10	NA	< 0.10	101%	50%	140%	85%	50%	140%	77%	50%	140%
Benzo(b)fluoranthene	5153608		<0.10	<0.10	NA	< 0.10	71%	50%	140%	98%	50%	140%	77%	50%	140%
Benzo(k)fluoranthene	5153608		<0.10	<0.10	NA	< 0.10	105%	50%	140%	86%	50%	140%	94%	50%	140%
Benzo(a)pyrene	5153608		<0.01	<0.01	NA	< 0.01	80%	50%	140%	79%	50%	140%	82%	50%	140%
Indeno(1,2,3-cd)pyrene	5153608		<0.20	<0.20	NA	< 0.20	93%	50%	140%	103%	50%	140%	76%	50%	140%
Dibenz(a,h)anthracene	5153608		<0.20	<0.20	NA	< 0.20	103%	50%	140%	79%	50%	140%	92%	50%	140%
Benzo(g,h,i)perylene	5153608		<0.20	<0.20	NA	< 0.20	81%	50%	140%	103%	50%	140%	106%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (Water)															
Benzene	5151993		<0.20	<0.20	NA	< 0.20	99%	60%	140%	98%	60%	140%	116%	60%	140%
Toluene	5151993		<0.20	<0.20	NA	< 0.20	88%	60%	140%	105%	60%	140%	95%	60%	140%
Ethylbenzene	5151993		<0.10	<0.10	NA	< 0.10	102%	60%	140%	99%	60%	140%	99%	60%	140%
m & p-Xylene	5151993		<0.20	<0.20	NA	< 0.20	98%	60%	140%	92%	60%	140%	95%	60%	140%
o-Xylene	5151993		<0.10	<0.10	NA	< 0.10	99%	60%	140%	95%	60%	140%	103%	60%	140%
F1 (C6 - C10)	5151993		<25	<25	NA	< 25	96%	60%	140%	111%	60%	140%	80%	60%	140%
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	5148017		<0.40	<0.40	NA	< 0.40	94%	50%	140%	102%	50%	140%	104%	50%	140%
Vinyl Chloride	5148017		<0.17	<0.17	NA	< 0.17	110%	50%	140%	106%	50%	140%	109%	50%	140%
Bromomethane	5148017		<0.20	<0.20	NA	< 0.20	108%	50%	140%	94%	50%	140%	100%	50%	140%
Trichlorofluoromethane	5148017		<0.40	<0.40	NA	< 0.40	118%	50%	140%	99%	50%	140%	113%	50%	140%
Acetone	5148017		<1.0	<1.0	NA	< 1.0	101%	50%	140%	78%	50%	140%	82%	50%	140%
1,1-Dichloroethylene	5148017		<0.30	<0.30	NA	< 0.30	91%	50%	140%	105%	60%	130%	111%	50%	140%
Methylene Chloride	5148017		<0.30	<0.30	NA	< 0.30	112%	50%	140%	115%	60%	130%	99%	50%	140%
trans- 1,2-Dichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	103%	50%	140%	109%	60%	130%	118%	50%	140%
Methyl tert-butyl ether	5148017		<0.20	<0.20	NA	< 0.20	80%	50%	140%	81%	60%	130%	70%	50%	140%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

Trace Organics Analysis (Continued)

RPT Date: Jul 25, 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
1,1-Dichloroethane	5148017		<0.30	<0.30	NA	< 0.30	98%	50%	140%	102%	60%	130%	88%	50%	140%
Methyl Ethyl Ketone	5148017		<1.0	<1.0	NA	< 1.0	89%	50%	140%	91%	50%	140%	82%	50%	140%
cis- 1,2-Dichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	107%	50%	140%	109%	60%	130%	93%	50%	140%
Chloroform	5148017		<0.20	<0.20	NA	< 0.20	102%	50%	140%	105%	60%	130%	91%	50%	140%
1,2-Dichloroethane	5148017		<0.20	<0.20	NA	< 0.20	87%	50%	140%	93%	60%	130%	83%	50%	140%
1,1,1-Trichloroethane	5148017		<0.30	<0.30	NA	< 0.30	106%	50%	140%	110%	60%	130%	89%	50%	140%
Carbon Tetrachloride	5148017		<0.20	<0.20	NA	< 0.20	99%	50%	140%	102%	60%	130%	102%	50%	140%
Benzene	5148017		<0.20	<0.20	NA	< 0.20	106%	50%	140%	109%	60%	130%	98%	50%	140%
1,2-Dichloropropane	5148017		<0.20	<0.20	NA	< 0.20	98%	50%	140%	102%	60%	130%	87%	50%	140%
Trichloroethylene	5148017		<0.20	<0.20	NA	< 0.20	104%	50%	140%	109%	60%	130%	104%	50%	140%
Bromodichloromethane	5148017		<0.20	<0.20	NA	< 0.20	98%	50%	140%	100%	60%	130%	88%	50%	140%
Methyl Isobutyl Ketone	5148017		<1.0	<1.0	NA	< 1.0	116%	50%	140%	97%	50%	140%	87%	50%	140%
1,1,2-Trichloroethane	5148017		<0.20	<0.20	NA	< 0.20	114%	50%	140%	117%	60%	130%	108%	50%	140%
Toluene	5148017		<0.20	<0.20	NA	< 0.20	103%	50%	140%	109%	60%	130%	117%	50%	140%
Dibromochloromethane	5148017		<0.10	<0.10	NA	< 0.10	111%	50%	140%	110%	60%	130%	100%	50%	140%
Ethylene Dibromide	5148017		<0.10	<0.10	NA	< 0.10	112%	50%	140%	119%	60%	130%	103%	50%	140%
Tetrachloroethylene	5148017		<0.20	<0.20	NA	< 0.20	101%	50%	140%	113%	60%	130%	112%	50%	140%
1,1,1,2-Tetrachloroethane	5148017		<0.10	<0.10	NA	< 0.10	110%	50%	140%	113%	60%	130%	99%	50%	140%
Chlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	118%	50%	140%	108%	60%	130%	107%	50%	140%
Ethylbenzene	5148017		0.45	0.40	NA	< 0.10	95%	50%	140%	103%	60%	130%	101%	50%	140%
m & p-Xylene	5148017		3.46	2.92	16.9%	< 0.20	89%	50%	140%	100%	60%	130%	74%	50%	140%
Bromoform	5148017		<0.10	<0.10	NA	< 0.10	103%	50%	140%	102%	60%	130%	95%	50%	140%
Styrene	5148017		<0.10	<0.10	NA	< 0.10	105%	50%	140%	112%	60%	130%	85%	50%	140%
1,1,2,2-Tetrachloroethane	5148017		<0.10	<0.10	NA	< 0.10	117%	50%	140%	92%	60%	130%	97%	50%	140%
o-Xylene	5148017		1.14	0.97	16.1%	< 0.10	114%	50%	140%	103%	60%	130%	82%	50%	140%
1,3-Dichlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	107%	50%	140%	108%	60%	130%	99%	50%	140%
1,4-Dichlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	107%	50%	140%	111%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	5148017		<0.10	<0.10	NA	< 0.10	104%	50%	140%	105%	60%	130%	96%	50%	140%
n-Hexane	5148017		<0.20	<0.20	NA	< 0.20	80%	50%	140%	88%	60%	130%	70%	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:

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

Water Analysis

RPT Date: Jul 25, 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 (Water)															
Dissolved Antimony	5151847		<1.0	<1.0	NA	< 1.0	103%	70%	130%	102%	80%	120%	108%	70%	130%
Dissolved Arsenic	5151847		<1.0	<1.0	NA	< 1.0	95%	70%	130%	98%	80%	120%	106%	70%	130%
Dissolved Barium	5151847		195	189	3.1%	< 2.0	98%	70%	130%	100%	80%	120%	107%	70%	130%
Dissolved Beryllium	5151847		<0.50	<0.50	NA	< 0.50	99%	70%	130%	106%	80%	120%	103%	70%	130%
Dissolved Boron	5151847		38.3	37.5	NA	< 10.0	100%	70%	130%	103%	80%	120%	100%	70%	130%
Dissolved Cadmium	5151847		<0.20	<0.20	NA	< 0.20	99%	70%	130%	100%	80%	120%	106%	70%	130%
Dissolved Chromium	5151847		<2.0	<2.0	NA	< 2.0	97%	70%	130%	99%	80%	120%	102%	70%	130%
Dissolved Cobalt	5151847		1.14	1.06	NA	< 0.50	97%	70%	130%	99%	80%	120%	101%	70%	130%
Dissolved Copper	5151847		9.4	9.9	5.2%	< 1.0	100%	70%	130%	100%	80%	120%	96%	70%	130%
Dissolved Lead	5151847		<0.50	<0.50	NA	< 0.50	98%	70%	130%	95%	80%	120%	94%	70%	130%
Dissolved Molybdenum	5151847		2.62	2.56	2.3%	< 0.50	99%	70%	130%	102%	80%	120%	107%	70%	130%
Dissolved Nickel	5151847		2.6	2.6	NA	< 1.0	96%	70%	130%	97%	80%	120%	100%	70%	130%
Dissolved Selenium	5151847		2.3	1.7	NA	< 1.0	101%	70%	130%	102%	80%	120%	109%	70%	130%
Dissolved Silver	5151847		<0.20	<0.20	NA	< 0.20	99%	70%	130%	97%	80%	120%	96%	70%	130%
Dissolved Thallium	5151847		<0.30	<0.30	NA	< 0.30	100%	70%	130%	99%	80%	120%	98%	70%	130%
Dissolved Uranium	5151847		2.68	2.59	3.4%	< 0.50	96%	70%	130%	102%	80%	120%	104%	70%	130%
Dissolved Vanadium	5151847		<0.40	0.43	NA	< 0.40	97%	70%	130%	102%	80%	120%	105%	70%	130%
Dissolved Zinc	5151847		6.6	5.6	NA	< 5.0	100%	70%	130%	102%	80%	120%	99%	70%	130%
Mercury	5151847		<0.02	<0.02	NA	< 0.02	100%	70%	130%	98%	80%	120%	91%	70%	130%
Chromium VI	5151847		<2.000	<2.000	NA	< 2	101%	70%	130%	103%	80%	120%	111%	70%	130%
Cyanide, WAD	5146458		<2	<2	NA	< 2	104%	70%	130%	100%	80%	120%	112%	70%	130%
Dissolved Sodium	5151847		37900	36400	4.0%	< 50	109%	70%	130%	110%	80%	120%	104%	70%	130%
Chloride	5151947	5151947	53500	52200	2.5%	< 100	90%	70%	130%	102%	80%	120%	103%	70%	130%
Electrical Conductivity	5150773		467	468	0.2%	< 2	97%	90%	110%						
pH	5150773		7.66	7.75	1.2%	NA	102%	90%	110%						

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

Certified By: Iris Verástegui

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

AGAT Laboratories

5835 COOPERS AVENUE
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TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
Benzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Toluene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Ethylbenzene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
m & p-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
o-Xylene	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Xylenes (Total)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
F1 (C6 - C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
C6 - C10 (F1 minus BTEX)	VOL - 5010	MOE E3421	(P&T)GC/MS
Toluene-d8	VOL-91-5010	modified from MOE PHC-E3421	(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

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F1 (C6-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) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
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

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H048289

PROJECT: GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:Plains Rd E. Burlington

SAMPLED BY:RP

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

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

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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 #: 2311045259

Cooler Quantity: MD COOLER

Arrival Temperatures: 10.0 | 9.8 | 9.7
6.5 | 6.8 | 7.1

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: LOOSE ICE

Report Information:

Company: EXP SERVICES INC.
Contact: NOLAN MCGAHEY; KELSEY PROKS
Address: 1266 South Service Rd
Stoney Creek, ON
Phone: 905-573-4000 Fax:
Reports to be sent to:
1. Email: NOLAN.MCGAHEY@exp.com
2. Email: Kelsey.Proks@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

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

☐ Regulation 406 — Table (Indicate One)
☐ 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: GTR-220298772-A0
Site Location: PLAINS RD E. BURLINGTON
Sampled By: RP
AGAT Quote #: STANDING OFFER PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP SERVICES INC.
Contact: AP
Address:
Email: AP@exp.com

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: 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. BH/MW8	18/07/23	AM	13	GW	* Wrote date as	Y	X		X	X	X							
2. DUP 1	18/07/23	AM	5	GW	17th on bottles				X									
3. Trip Blank	—	—	3	—	Should be 18th.					X								
4.																		
5.																		
6.																		
7.																		
8.																		
9.																		
10.																		
11.																		

Samples Relinquished By (Print Name and Sign): Kelsey Proks	Date 18/07/23	Time 1:35pm ~~11:00am~~	Samples Received By (Print Name and Sign): DTMC	Date July 18/23	Time 1:35pm		
Samples Relinquished By (Print Name and Sign): DTMC	Date July 18/23	Time 3pm	Samples Received By (Print Name and Sign): Anuradha	Date 18/7/23	Time 4:53pm	Page 1 of 1	
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time	N°: T-146079	

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

Document ID: DIV-78-1011.022

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Date Issued: Mar 30, 2023

Appendix C – Certificate of Analysis – Groundwater

AGAT Laboratories

5835 COOPERS AVENUE
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http://www.agatlabs.com

CLIENT NAME: EXP SERVICES INC
1266 SOUTH SERVICE ROAD, SUITE C1-1
STONEY CREEK , ON L8E 5R9
(905) 573-4000
ATTENTION TO: Nolan McGahey; Kelsey Proks
PROJECT: Phase Two ESA GTR-22029872-A0
AGAT WORK ORDER: 23H047803
SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist
DATE REPORTED: Aug 03, 2023
PAGES (INCLUDING COVER): 11
VERSION*: 1

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

Notes

VERSION 1:Version 2 supersedes work order 23H047803 , Version 1, issued July 24, 2023. M&I for 718.

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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AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

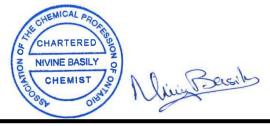
O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2023-07-17

DATE REPORTED: 2023-08-03

		SAMPLE DESCRIPTION:		BH7 SS2	BH8 SS2	DUP 1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2023-07-14	2023-07-14 12:00	2023-07-14
Parameter	Unit	G / S	RDL	5147713	5147715	5147718
Antimony	µg/g		0.8	<0.8	<0.8	<0.8
Arsenic	µg/g		1	37	21	42
Barium	µg/g		2.0	105	86.3	112
Beryllium	µg/g		0.5	0.7	0.7	0.7
Boron	µg/g		5	13	12	12
Boron (Hot Water Soluble)	µg/g		0.10	0.57	0.41	0.84
Cadmium	µg/g		0.5	<0.5	<0.5	<0.5
Chromium	µg/g		5	19	20	20
Cobalt	µg/g		0.8	10.0	9.3	10.5
Copper	µg/g		1.0	34.8	27.2	38.8
Lead	µg/g		1	53	21	100
Molybdenum	µg/g		0.5	0.8	0.9	0.7
Nickel	µg/g		1	22	20	24
Selenium	µg/g		0.8	<0.8	<0.8	<0.8
Silver	µg/g		0.5	<0.5	<0.5	<0.5
Thallium	µg/g		0.5	<0.5	<0.5	<0.5
Uranium	µg/g		0.50	0.76	0.54	0.97
Vanadium	µg/g		2.0	26.0	37.2	31.0
Zinc	µg/g		5	118	66	117
Chromium, Hexavalent	µg/g		0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g		0.040	<0.040	<0.040	<0.040
Mercury	µg/g		0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm		0.005	0.230	0.187	0.317
Sodium Adsorption Ratio (2:1) (Calc.)	N/A		N/A	0.408	0.656	0.370
pH, 2:1 CaCl2 Extraction	pH Units		NA	7.04	7.05	7.11

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: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-07-17 **DATE REPORTED: 2023-08-03**

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

5147713-5147718 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: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

pH in Soil

DATE RECEIVED: 2023-07-17

DATE REPORTED: 2023-08-03

			SAMPLE DESCRIPTION:	BH7 SS7	BH8 SS7
			SAMPLE TYPE:	Soil	Soil
			DATE SAMPLED:	2023-07-14	2023-07-14 12:00
Parameter	Unit	G / S	RDL	5147714	5147716
pH, 2:1 CaCl2 Extraction	pH Units		NA	7.05	7.07

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

5147714-5147716 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: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-07-17

DATE REPORTED: 2023-08-03

				SAMPLE DESCRIPTION:	BH7 SS2	BH8 SS2
				SAMPLE TYPE:	Soil	Soil
				DATE SAMPLED:	2023-07-14	2023-07-14 12:00
Parameter	**Unit**	**G / S**	**RDL**		**5147713**	**5147715**
Naphthalene	µg/g		0.05		<0.05	<0.05
Acenaphthylene	µg/g		0.05		<0.05	<0.05
Acenaphthene	µg/g		0.05		<0.05	<0.05
Fluorene	µg/g		0.05		<0.05	<0.05
Phenanthrene	µg/g		0.05		<0.05	<0.05
Anthracene	µg/g		0.05		<0.05	<0.05
Fluoranthene	µg/g		0.05		<0.05	<0.05
Pyrene	µg/g		0.05		<0.05	<0.05
Benz(a)anthracene	µg/g		0.05		<0.05	<0.05
Chrysene	µg/g		0.05		<0.05	<0.05
Benzo(b)fluoranthene	µg/g		0.05		<0.05	<0.05
Benzo(k)fluoranthene	µg/g		0.05		<0.05	<0.05
Benzo(a)pyrene	µg/g		0.05		<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g		0.05		<0.05	<0.05
Dibenz(a,h)anthracene	µg/g		0.05		<0.05	<0.05
Benzo(g,h,i)perylene	µg/g		0.05		<0.05	<0.05
1 and 2 Methlynaphthalene	µg/g		0.05		<0.05	<0.05
Moisture Content	%		0.1		18.4	16.6
Surrogate	**Unit**	**Acceptable Limits**				
Naphthalene-d8	%	50-140			80	90
Acridine-d9	%	50-140			95	70
Terphenyl-d14	%	50-140			90	95

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

5147713-5147715 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: N Popowkolof

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

Soil Analysis

RPT Date: Aug 03, 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
pH in Soil															
pH, 2:1 CaCl2 Extraction	5151133		6.25	6.36	1.8%	NA	101%	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.

O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	5151759	<0.8	<0.8	NA	< 0.8	122%	70%	130%	107%	80%	120%	83%	70%	130%
Arsenic	5151759	61	63	2.5%	< 1	124%	70%	130%	104%	80%	120%	126%	70%	130%
Barium	5151759	58.7	57.8	1.5%	< 2.0	113%	70%	130%	99%	80%	120%	109%	70%	130%
Beryllium	5151759	0.6	0.7	NA	< 0.5	126%	70%	130%	119%	80%	120%	119%	70%	130%
Boron	5151759	10	11	NA	< 5	113%	70%	130%	120%	80%	120%	119%	70%	130%
Boron (Hot Water Soluble)	5164834	0.13	0.12	NA	< 0.10	92%	60%	140%	101%	70%	130%	100%	60%	140%
Cadmium	5151759	1.1	1.1	NA	< 0.5	115%	70%	130%	110%	80%	120%	104%	70%	130%
Chromium	5151759	14	15	NA	< 5	102%	70%	130%	91%	80%	120%	121%	70%	130%
Cobalt	5151759	4.9	4.9	0.7%	< 0.8	90%	70%	130%	107%	80%	120%	104%	70%	130%
Copper	5151759	51.5	50.0	2.9%	< 1.0	94%	70%	130%	92%	80%	120%	109%	70%	130%
Lead	5151759	37	39	5.7%	< 1	106%	70%	130%	94%	80%	120%	111%	70%	130%
Molybdenum	5151759	1.0	0.8	NA	< 0.5	111%	70%	130%	108%	80%	120%	108%	70%	130%
Nickel	5151759	11	11	0.9%	< 1	89%	70%	130%	98%	80%	120%	91%	70%	130%
Selenium	5151759	<0.8	<0.8	NA	< 0.8	97%	70%	130%	110%	80%	120%	105%	70%	130%
Silver	5151759	<0.5	<0.5	NA	< 0.5	102%	70%	130%	103%	80%	120%	96%	70%	130%
Thallium	5151759	<0.5	<0.5	NA	< 0.5	93%	70%	130%	100%	80%	120%	98%	70%	130%
Uranium	5151759	0.51	0.52	NA	< 0.50	106%	70%	130%	88%	80%	120%	89%	70%	130%
Vanadium	5151759	24.6	24.9	1.4%	< 2.0	125%	70%	130%	107%	80%	120%	118%	70%	130%
Zinc	5151759	136	138	1.5%	< 5	119%	70%	130%	113%	80%	120%	119%	70%	130%
Chromium, Hexavalent	5151132	<0.2	<0.2	NA	< 0.2	101%	70%	130%	91%	80%	120%	86%	70%	130%
Cyanide, WAD	5148378	<0.040	<0.040	NA	< 0.040	100%	70%	130%	107%	80%	120%	103%	70%	130%
Mercury	5151759	<0.10	<0.10	NA	< 0.10	103%	70%	130%	99%	80%	120%	96%	70%	130%
Electrical Conductivity (2:1)	5153619	0.114	0.127	10.7%	< 0.005	92%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	5148574	1.24	1.24	0.0%	NA									
pH, 2:1 CaCl2 Extraction	5180267	6.23	6.49	4.1%	NA	101%	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.

O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	5175671	<0.8	<0.8	NA	< 0.8	127%	70%	130%	99%	80%	120%	99%	70%	130%
Arsenic	5175671	2	2	NA	< 1	119%	70%	130%	100%	80%	120%	105%	70%	130%
Barium	5175671	23.3	23.8	2.2%	< 2.0	106%	70%	130%	102%	80%	120%	107%	70%	130%
Beryllium	5175671	<0.5	<0.5	NA	< 0.5	95%	70%	130%	95%	80%	120%	113%	70%	130%

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Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

Soil Analysis (Continued)

RPT Date: Aug 03, 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
Boron	5175671		5	6	NA	< 5	83%	70%	130%	105%	80%	120%	111%	70%	130%
Boron (Hot Water Soluble)	5176263		0.73	0.73	0.2%	< 0.10	107%	60%	140%	102%	70%	130%	108%	60%	140%
Cadmium	5175671		<0.5	<0.5	NA	< 0.5	89%	70%	130%	99%	80%	120%	107%	70%	130%
Chromium	5175671		9	9	NA	< 5	105%	70%	130%	108%	80%	120%	111%	70%	130%
Cobalt	5175671		3.6	3.8	NA	< 0.8	112%	70%	130%	108%	80%	120%	109%	70%	130%
Copper	5175671		10.5	10.8	3.0%	< 1.0	93%	70%	130%	107%	80%	120%	100%	70%	130%
Lead	5175671		8	8	3.3%	< 1	106%	70%	130%	100%	80%	120%	101%	70%	130%
Molybdenum	5175671		<0.5	<0.5	NA	< 0.5	125%	70%	130%	106%	80%	120%	115%	70%	130%
Nickel	5175671		8	8	4.9%	< 1	112%	70%	130%	109%	80%	120%	106%	70%	130%
Selenium	5175671		<0.8	<0.8	NA	< 0.8	93%	70%	130%	97%	80%	120%	102%	70%	130%
Silver	5175671		<0.5	<0.5	NA	< 0.5	107%	70%	130%	120%	80%	120%	101%	70%	130%
Thallium	5175671		<0.5	<0.5	NA	< 0.5	126%	70%	130%	100%	80%	120%	104%	70%	130%
Uranium	5175671		<0.50	<0.50	NA	< 0.50	129%	70%	130%	103%	80%	120%	112%	70%	130%
Vanadium	5175671		19.9	22.4	11.6%	< 2.0	116%	70%	130%	114%	80%	120%	116%	70%	130%
Zinc	5175671		44	46	4.2%	< 5	103%	70%	130%	102%	80%	120%	116%	70%	130%
Chromium, Hexavalent	5177330		<0.2	<0.2	NA	< 0.2	102%	70%	130%	92%	80%	120%	88%	70%	130%
Cyanide, WAD	5177330		<0.040	<0.040	NA	< 0.040	87%	70%	130%	105%	80%	120%	107%	70%	130%
Mercury	5175671		<0.10	<0.10	NA	< 0.10	115%	70%	130%	87%	80%	120%	101%	70%	130%
Electrical Conductivity (2:1)	5180184		0.155	0.169	8.7%	< 0.005	110%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	5176672		0.103	0.104	0.6%	NA									
pH, 2:1 CaCl2 Extraction	5173562		6.34	6.58	3.7%	NA	101%	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: EXP SERVICES INC

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

Trace Organics Analysis

RPT Date: Aug 03, 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	5147674		<0.05	<0.05	NA	< 0.05	105%	50%	140%	73%	50%	140%	90%	50%	140%
Acenaphthylene	5147674		<0.05	<0.05	NA	< 0.05	110%	50%	140%	78%	50%	140%	85%	50%	140%
Acenaphthene	5147674		<0.05	<0.05	NA	< 0.05	113%	50%	140%	100%	50%	140%	110%	50%	140%
Fluorene	5147674		<0.05	<0.05	NA	< 0.05	113%	50%	140%	95%	50%	140%	113%	50%	140%
Phenanthrene	5147674		<0.05	<0.05	NA	< 0.05	113%	50%	140%	108%	50%	140%	66%	50%	140%
Anthracene	5147674		<0.05	<0.05	NA	< 0.05	109%	50%	140%	75%	50%	140%	93%	50%	140%
Fluoranthene	5147674		<0.05	<0.05	NA	< 0.05	99%	50%	140%	88%	50%	140%	93%	50%	140%
Pyrene	5147674		<0.05	<0.05	NA	< 0.05	107%	50%	140%	88%	50%	140%	66%	50%	140%
Benz(a)anthracene	5147674		<0.05	<0.05	NA	< 0.05	118%	50%	140%	78%	50%	140%	98%	50%	140%
Chrysene	5147674		<0.05	<0.05	NA	< 0.05	101%	50%	140%	98%	50%	140%	80%	50%	140%
Benzo(b)fluoranthene	5147674		<0.05	<0.05	NA	< 0.05	66%	50%	140%	98%	50%	140%	93%	50%	140%
Benzo(k)fluoranthene	5147674		<0.05	<0.05	NA	< 0.05	117%	50%	140%	83%	50%	140%	105%	50%	140%
Benzo(a)pyrene	5147674		<0.05	<0.05	NA	< 0.05	78%	50%	140%	78%	50%	140%	108%	50%	140%
Indeno(1,2,3-cd)pyrene	5147674		<0.05	<0.05	NA	< 0.05	107%	50%	140%	80%	50%	140%	80%	50%	140%
Dibenz(a,h)anthracene	5147674		<0.05	<0.05	NA	< 0.05	73%	50%	140%	80%	50%	140%	83%	50%	140%
Benzo(g,h,i)perylene	5147674		<0.05	<0.05	NA	< 0.05	83%	50%	140%	78%	50%	140%	85%	50%	140%

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

Certified By: N Popowkolof

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Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

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

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

AGAT Laboratories

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

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 23H047803

PROJECT: Phase Two ESA GTR-22029872-A0

ATTENTION TO: Nolan McGahey; Kelsey Proks

SAMPLING SITE:

SAMPLED BY:

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

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)

Report Information:

Company: EXP SERVICES INC.
Contact: NOLAN MCGAHEY (Exp); Kelsey Proks
Address: 1266 South Service Rd.
Stoney Creek, ON, L8E 5R9
Phone: 905-573-4000 Fax:
Reports to be sent to:
1. Email: nolan.mcgahey@exp.com
2. Email: Kelsey.proks@exp.com

Project Information:

Project: PHASE TWO ESA GTR-220248 72-A0
Site Location: PLAINS Rd. E, BURLINGTON
Sampled By: KP
AGAT Quote #: 731999 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: EXP SERVICES Inc.
Contact:
Address:
Email: APC@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

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

☐ Regulation 406 — Table (Indicate One)
☐ 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

Laboratory Use Only

Work Order #: 23H047803
Cooler Quantity: MD COOLER
Arrival Temperatures: 2.1 | 2.2 | 2.5 | 3.2 | 3.9 | 4.0
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: LOOSE ICE

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

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: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach ☐ 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. BH7 SS2	07/14/23	AM	1	S			X				X													
2. BH7 SS7		AM	1	S														X						
3. BH8 SS2		PM	1	S			X				X													
4. BH8 SS7		PM	1	S														X						
5. Dup 1																								
6.																								
7.																								
8.																								
9.																								
10.																								
11.																								

Samples Relinquished By (Print Name and Sign): Kelsey Proks	Date 07/17/23	Time 10:30am	Samples Received By (Print Name and Sign): DTAIC	Date July 17/23	Time 10:40am
Samples Relinquished By (Print Name and Sign): DTAIC	Date July 17/23	Time 3pm	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

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N°: T-145637

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

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