SOIL-MAT ENGINEERS & CONSULTANTS LTD.
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PROJECT NO.: SM 230469-E May 31, 2024

1959025 ONTARIO INC.
366 King Street West
Hamilton, Ontario
L8P 1B3

Attention: Mr. Peter Horn
Development Manager

SUPPLEMENTAL PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
2076 OLD LAKESHORE ROAD
BURLINGTON, ONTARIO

Dear Mr. Horn,

Further to our previously completed Phase Two Environmental Site Assessment [ESA] activities, in connection with the above noted property, SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] were retained by '1959025 ONTARIO INC.' to undertake Supplemental Phase Two ESA activities on the above captioned property.

Our fieldwork, laboratory analytical testing and interpretation in connection with the supplemental assessment activities has been finalised and our comments and recommendations, based on our findings, are presented in the following paragraphs. Of note, the fieldwork was undertaken in general accordance with our proposal SM P230469, dated January 30, 2024. Furthermore, our supplemental Phase Two activities were conducted in accordance with Ontario Regulation 153/04 [as amended] to support the future filing of a Record of Site Condition [RSC] for the property.

The subject property is herein referred to as the 'Site' and/or the 'Phase Two Property'.

1.0 BACKGROUND INFORMATION

1.1 PREVIOUS INVESTIGATIONS

A Phase One ESA was previously prepared by SOIL-MAT ENGINEERS under our Project No.: SM 200216-E, dated May 22, 2020, which noted the following:

The May 22, 2020 Phase One ESA report revealed four [4] potentially contaminating activities [PCAs] on the Phase One Property, including the following:

- *A Fire Insurance Plan from 1910 illustrates a former building on the Site. Historically, it was a common practise to demolish buildings and utilise the remaining construction debris and/or various imported fill material(s) to backfill the basement level of structures, if present;*
- *A Fire Insurance Plan from 1932 illustrates two [2] underground storage tanks [USTs] on the Site;*
- *Fill material of unknown quality may be present in the vicinity of the noted UST nest area if the USTs have been removed, and;*

- *Aerial photographs from 1988 and 2004 illustrate an in-ground pool at the northeast corner of the Site. This pool was not observed on the property at the time of our site reconnaissance. As such, there is a potential for fill material of unknown quality in the immediate vicinity of the former pool.*

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

- *The Vernon City Directories revealed a 'Sunoco Service Station' operated in close proximity to the Phase One Property from pre-1960 to 1982 [2071 Lakeshore Road].*
- *A 1971 Fire Insurance Plan illustrates an UST on the 2071 Lakeshore Road property, which s located approximately 40 metres north-northwest [up-gradient] from the Phase One property.*

Based on the above, the PCAs were limited to the following:

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

To assess the areas of potential environmental concern, identified in our Phase One ESA, SOIL-MAT ENGINEERS were retained to undertake Phase Two ESA activities. The results of our initial Phase Two ESA activities were finalised in our Report No.: SM 230469-E, dated November 30, 2023, which noted the following:

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results received in its office, SOIL-MAT ENGINEERS is pleased to offer the following:

- *The laboratory analytical test results, for the submitted soil samples, revealed the following Table 9 Residential/Parkland/Institutional Land Use [RPI] exceedances:*
  - *Elevated levels of select Polycyclic Aromatic Hydrocarbons [PAHs] parameters [specifically Benzo(a)anthracene, Fluoranthene, and Pyrene] were reported in soil sample 'BH11 SS3' at a depth of 1.5 – 2.1 metres below the existing ground surface [m bgs];*
  - *With the exception of the above, all of the other soil samples subjected to laboratory analytical testing were found to be within the applicable Table 9 RPI site condition standards for the select tested contaminant of potential concern [CPOC] groupings.*
- *The Phase Two ESA activities did not reveal any elevated levels, above the applicable Table 9 RPI site condition standards, of the select tested COPC groupings in the groundwater medium for the secured groundwater samples.*

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

As noted in the preamble above, an isolated 'hotspot' of soil exhibiting an elevated level of select PAH parameters was identified at our borehole location 'BH11'. Specifically, the elevated level of select PAH parameters was encountered in the soil sample secured between 1.5 to 2.1 m bgs. However, it is noted that the sample secured directly above and below this 'hot spot', at a depth of between 0.8 to 1.9m bgs and 2.3 to 2.9m bgs respectively, is reportedly within the applicable Table 9 RPI Standards for the specific PAH parameters. Given the available analytical test results, it is recommended that additional intrusive soil sampling is required to further delineate the lateral extent of the isolated 'hot spot' and/or demonstrate that the noted exceedance can be considered anomalous in nature and not representative of the actual soil conditions at this location.

Based on the above, SOIL-MAT ENGINEERS were retained to undertake supplemental Phase Two ESA activities to further assess the areas of specific environmental concern on the Phase Two Property.

It is noted that this Supplemental Phase Two ESA Report must be read in conjunction with SOIL-MAT ENGINEERS' May 2020 Phase One ESA Report and SOIL-MAT ENGINEERS' November 2023 Phase Two ESA Report.

1.2 VISUAL OBSERVATIONS OF THE SITE

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

At the time of this Report, the Site was comprised of an irregular shaped parcel of land that was occupied by the following structures:

- a two-storey dwelling that had been converted to three [3] residential rental units. There is also a basement level in the structure;
- a single-storey ten [10] unit motel [recognised as the Marquis Lakeside Inn at the time of this Report]. There is also a partial basement level in the structure, and;

- a single-storey, flat roof cabin, that was utilized as a residential rental unit. A basement level is not present in the cabin structure.

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

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

2.0 METHODOLOGY

2.1 PHASE TWO ESA SCOPE OF WORK

The purpose of the Supplemental Phase Two ESA activities was to secure representative soil samples from depths of approximately 1.5 – 2.1 metres bgs and within a two-metre radius from Borehole No.: BH11. Specifically, in the area on the Phase Two Property where our initial Phase Two activities revealed elevated levels of select polycyclic aromatic hydrocarbon [PAH] parameters. Furthermore, the purpose of the supplemental intrusive sampling was to utilise the "averaging" allowance available in Ontario Regulation 153/04 [as amended' which states the following:

- A property meets the applicable Site Condition Standard [SCS] if:
  - The SCS is met at each sampling point from which a sample is secured, or;
  - Two or more samples are secured from sample points, at the sample location, at the same depth and if the average of the sampling results meets the applicable SCSs.

Our initial Phase Two activities were conducted to assess the potential for adverse impacts to the soil and groundwater mediums as a result of both current and historical operations on the Site, as well as off-site operations. The results of our initial Phase Two ESA activities revealed the presence of soil exhibiting elevated levels of select contaminants of concern, including the following:

- Elevated levels of select PAHs parameters [specifically Benzo(a)anthracene, Fluoranthene, and Pyrene] were reported in soil sample 'BH11 SS3' at a depth of 1.5 – 2.1 metres below the existing ground surface [m bgs];
- With the exception of the above, all of the other soil samples subjected to laboratory analytical testing were found to be within the applicable SCSs for the select tested Contaminants of Potential Concern [COPCs], and;
- The laboratory analytical test results for the submitted groundwater samples are all below the applicable SCSs for the select tested COPC groupings.

Based on the above, the following Supplemental Phase Two ESA activities were recommended, approved and implemented for the Phase Two Property:

1. Advance four [4] boreholes, within a two-metre radius of borehole location 'BH11', to further assess the soil exhibiting elevated levels of select PAH parameters. Furthermore, to secure additional soil samples to delineate the lateral and vertical extent of the isolated 'hot spot' and/or demonstrate that the previously noted exceedances are anomalous in nature and not representative of the actual soil conditions on the Phase Two Property;
   a. Submit four [4] 'worst-case' soil samples, and one duplicate sample, from the samples secured within a two-metre radius of borehole location 'BH11';
2. Advance two [2] additional boreholes outside of the two-metre radius of borehole location 'BH11' to further assess the lateral and vertical extent of soil exhibiting elevated levels of select PAH parameters;
   a. Should the "average" allowance of the previous samples exceed the SCS, submit two [2] soil samples outside of the two-metre radius of borehole location 'BH11', and;

3. Present our findings in a Supplemental Phase Two Environmental Site Assessment report.

Of note, the two [2] additional boreholes were advanced on the Site in the event the initial attempt to average down the elevated PAH levels was not successful. In this scenario, additional soil samples, secured at the same depth as sample BH11-SS3, would have been submitted for laboratory analytical of the specific PAH grouping. However, as the 'averaging' exercise was successful the soil samples secured from these additional two [2] boreholes were not submitted for laboratory analytical testing.

2.2 PROCEDURE

Our Supplemental Phase Two ESA activities were carried out on April 17, 2024. The physical advancement of the boreholes was undertaken by ELEMENTS GEO via a track-mounted drill rig under the direction of a representative of SOIL-MAT ENGINEERS.

A total of six [6] sampled boreholes were advanced on the Phase Two Property. The borehole locations are illustrated on the enclosed Drawing No. 1: Borehole Location Plan, in Appendix 'A'. More specifically, four [4] of the boreholes were advanced within a two-metre radius of 'BH11' and are identified as 'BH11A SS1', 'BH11B SS1'', 'BH11C SS1' and 'BH11D SS1'. The two [2] additional boreholes were advanced as follows:

- 'BH101' was advanced on the northwestern portion of the Phase Two Property, and;
- 'BH102' was advanced on the central portion of the Phase Two Property.

All boreholes were advanced using solid stem auger equipment to depths ranging from approximately 1.5 metres to 2.1 metres below ground surface [m bgs].

2.3 LABORATORY ANALYTICAL TESTING

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

2.4 SOIL SAMPLES

The soil samples were examined in the field for visual and olfactory evidence of potential impacts such as unusual staining and/or odours, etc., and were sealed in sampling jars for submission to AGAT for analytical testing. No hand held field screening units were utilised during the collection of the soil samples as the contaminants of potential concern were limited to PAHs.

The soil samples that were picked up at our office by AGAT were sealed with no head space in pre-cleaned wide mouth, amber glass sample jars, as provided by the laboratory. The samples were stored and transported in a cooler and kept under ice packs to minimise potential volatilisation of select parameters. New disposable sampling gloves were used for the collection of each soil sample with care given to limit contact between the samples and gloves. Dedicated sample retrieval equipment, including a stainless steel trowel, was used

to retrieve each sample and before depositing it directly it into the AGAT Laboratories sample jar.

The samples were picked up at our office by AGAT in coolers equipped with ice packs to help maintain a temperature range between the applicable 0°C to 10°C. As reported on the chain of custody for the soil samples, the samples arrived at the AGAT Lab in Mississauga, Ontario with a final average temperature of 5.3°C.

2.5 SAMPLE MANAGEMENT AND FIELD OBSERVATIONS

Professional care was exercised during the retrieval of each sample, the placement of each sample in the appropriate sample jar, the labeling of the field samples and associated chain of custody and in the delivery of the samples to the testing laboratory.

As our standard operating procedures include documenting unusual field observations, such as visual or olfactory evidence of a suspected impact, a deviation from SOIL-MAT ENGINEERS' field sampling and handling protocols or incident on the testing laboratories' side was documented either on our field borehole logs or in-house copy of the sample certificate of analysis.

There were no deviations recorded during the planned Phase Two activities.

3.0 GEOLOGICAL SETTING

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

- PAVEMENT STRUCTURE: All boreholes were advanced through an existing pavement structure which was found to consist of approximately 20 to 50 millimetres of asphaltic concrete over 30 to 200 millimetres of compact granular base.
- CLAYEY SILT/ SANDY SILT: Native clayey silt/ sandy sily was encountered beneath the pavement structure in all boreholes. The clayey silt/ sandy sily was brown in colour, and contained trace gravel, some to trace clay, with some occasional sandy seams, and was generally compact in consistency. The silty sand/ sandy silt was proven to termination at a depth of 2.1 m bgs for all boreholes.

GROUNDWATER ELEVATIONS AND FLOW DIRECTIONS

All boreholes were recorded as being 'dry' upon the completion of the advancement of each borehole. Previous investigations on the Site suggest the depth to the groundwater table is anticipated to be approximately 7.2 to 8.5 m bgs. This was established based on groundwater level readings recorded from three [3] groundwater monitoring wells installed on the Site.

Static groundwater level recordings from our initial Phase Two activities indicate groundwater flow direction is to the south-southeast.

4.0 ONTARIO REGULATION 153/04 [AS AMENDED] SITE CLASSIFICATION AND SELECTION CRITERIA

The following criteria was utilised to determine the appropriate site classification and Ontario Regulation 153/04 [as amended] soil and groundwater standards.

- Current land use: Commercial and Residential;
- Intended land use: Residential;
- Drinking Water Supply: Non-Potable Ground Water;
- On-site Soil Texture: Medium to Fine Grained Soils;
- Depth to Bedrock: Approximately 3.0 to 4.25 metres;
- pH of soils on the Site: Within the Applicable Generic Site Condition Standards Range;
- Surface Water Body: Lake Ontario is located 10 metres south of the Site.

Based on the above, the applicable site condition standards [SCSs] are the Table 9 SCSs for use within 30 metres of a Water Body in a non-potable groundwater condition from the Ministry of the Environment document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environment Protection Act, (2011), hereinafter referred to as the 'Table 9 Standards'. Of note, the Table 9 Standards are the same for both residential/ parkland/ institutional land use properties and industrial/ commercial and community use properties.

5.0 PHASE TWO ESA ANALYTICAL TEST RESULTS

5.1 SOIL SAMPLES SELECTED FOR LABORATORY ANALYTICAL TESTING

In total, four [4] discrete soil samples, and one duplicate sample, were secured from the Site to further assess and delineate the areas with soil exhibiting elevated levels of select PAH parameters. Specifically, elevated levels of select PAH parameters were previously encountered at borehole location 'BH11' at a depth of ~1.5 – 2.1 m bgs.

The secured soil samples were submitted to AGAT for laboratory analytical testing as described in the summary table below:

TABLE B: SUMMARY OF SOIL SAMPLE TEST RESULTS

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description	Table 9 RPI Exceedances
BH11A SS1 [APEC #3 & #4 / PCA #28, #30, #10, & #28]	1.5-2.1	PAHs	Clayey Silt / Sandy Silt	No exceedances reported.
BH11B SS1 [APEC #3 & #4 / PCA #28, #30, #10, & #28]	1.5-2.1	PAHs	Clayey Silt / Sandy Silt	No exceedances reported.
BH11C SS1 [APEC #3 & #4 / PCA #28, #30, #10, & #28]	1.5-2.1	PAHs	Clayey Silt / Sandy Silt	No exceedances reported.
BH11D SS1 [APEC #3 & #4 / PCA #28, #30, #10, & #28]	1.5-2.1	PAHs	Clayey Silt / Sandy Silt	No exceedances reported.
DUP [BH11A SS1] [APEC #3 & #4 / PCA #28, #30, #10, & #28]	1.5-2.1	PAHs	Clayey Silt / Sandy Silt	No exceedances reported.
Notes: Polycyclic Aromatic Hydrocarbons [PAH].				

As noted in the Summary Table above, our Supplemental Phase Two ESA soil samples did not reveal any exceedances of the applicable Table 9 RPI SCSs for the select tested COPC grouping.

The AGAT Certificate of Analysis is included in Appendix 'B' for reference.

6.0 SUMMARY AND GENERAL COMMENTS

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results received in its office, SOIL-MAT ENGINEERS offers the following:

SUPPLEMENTAL SOIL SAMPLES – PAHS IN THE VICINITY OF BOREHOLE NO.: 'BH11'

Our supplemental Phase Two activities, in the vicinity of Borehole No.: 'BH11', did not reveal additional elevated levels of select PAH parameters. Furthermore, the 'average' value of the specific PAH parameters of concern are all below the applicable Table 9 RPI SCSs as outlined in the table below:

Parameter	BH11A-SS1	BH11B-SS1	BH11-SS1	BH11D-SS1	Initial T9 SCS Exceedance [BH11-SS3]	**T9 SCS**	Average
Benz(a)anthracene	<0.05	<0.05	<0.05	<0.05	0.49	**0.36**	0.14
Fluoranthene	<0.05	<0.05	<0.05	<0.05	1.33	**0.69**	0.31
Pyrene	<0.05	<0.05	<0.05	<0.05	1.11	**1.00**	0.26

Based on the results of our supplemental Phase Two activities, summarized above, SOIL-MAT ENGINEERS offers the following:

- The previously reported elevated level of select PAH parameters, identified at borehole location 'BH11' can be considered anomalous and not representative of the actual soil conditions at the sample location, and;
- As such, it is the opinion of SOIL-MAT ENGINEERS that the soil at borehole location 'BH11' is deemed to meet the applicable Table 9 RPI SCSs and that no further intrusive sampling is required at this time.

The Phase Two Property, supplemental borehole locations and analytical test results are illustrated on Drawing No. 2 in Appendix 'A'.

7.0 CONCLUSIONS

A description of the staff members associated with the completion of our Supplemental Phase Two ESA activities is contained in Appendix 'C' of this Report. The ESA activities were supervised by Mr. Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP_{ESA}, who is a Qualified Person for the undertaking of ESA activities.

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results received in its office, SOIL-MAT ENGINEERS offered the following:

- Our Supplemental Phase Two ESA activities did not reveal any additional elevated levels of the select contaminants of concern in the secured soil samples;
- Based on the laboratory analytical test results, the elevated levels of select PAH parameters, identified in our initial Phase Two ESA activities, can be considered anomalous and not representative of the actual conditions at the sample locations, and;
- Given the available laboratory analytical test results [to date], the soil at sample location 'BH11' is deemed to meet the applicable Table 9 RPI SCSs and as such no further intrusive sampling is required at this time.

Given the findings of the Supplemental Phase Two ESA activities, it is the opinion of SOIL-MAT ENGINEERS that the Site is suitable for a residential development and that an RSC in support of a residential development can be filed for the Site.

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of 1959025 ONTARIO INC. The material in if reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. 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. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust this Report is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Alex Lajkosz, B.Sc.
Environmental Technician

Keith Gleadall, B.A., EA Dipl.
Environmental Manager

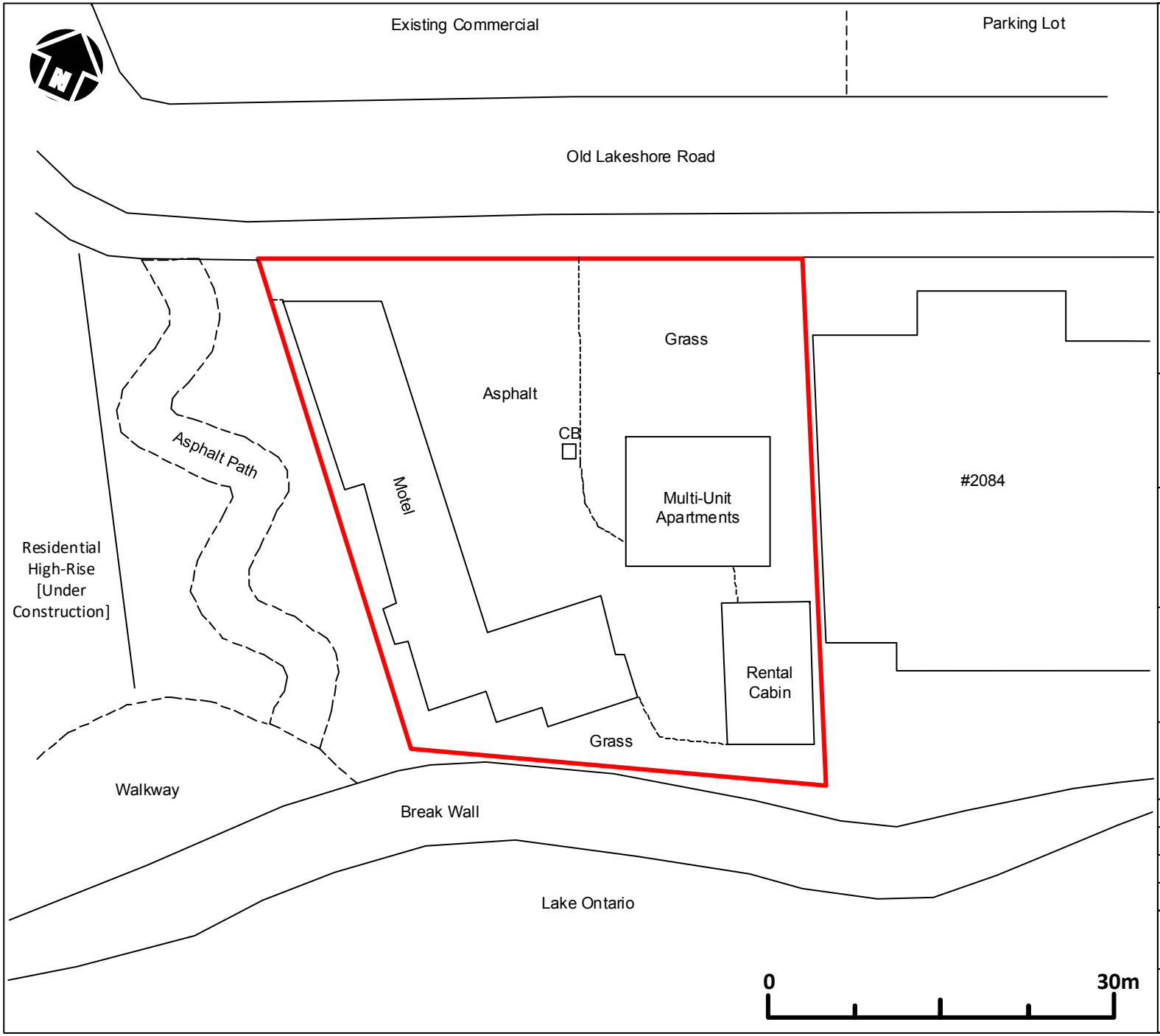
Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP$_{ESA}$
Senior Engineer

LICENSED PROFESSIONAL ENGINEER
MAY 31/24
S. R. SEARS
PROVINCE OF ONTARIO

Distribution: 1959025 ONTARIO INC. [1]

Enclosures:

Appendix 'A'	Site Plan Drawings and Borehole Logs;
Appendix 'B'	AGAT Soil Analytical Data;
Appendix 'C'	Qualifications of Assessors;
Appendix 'D'	Statement of Limitations



LEGEND

= Site Boundary

= Monitoring Well

NOTES:

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

Soil-Mat
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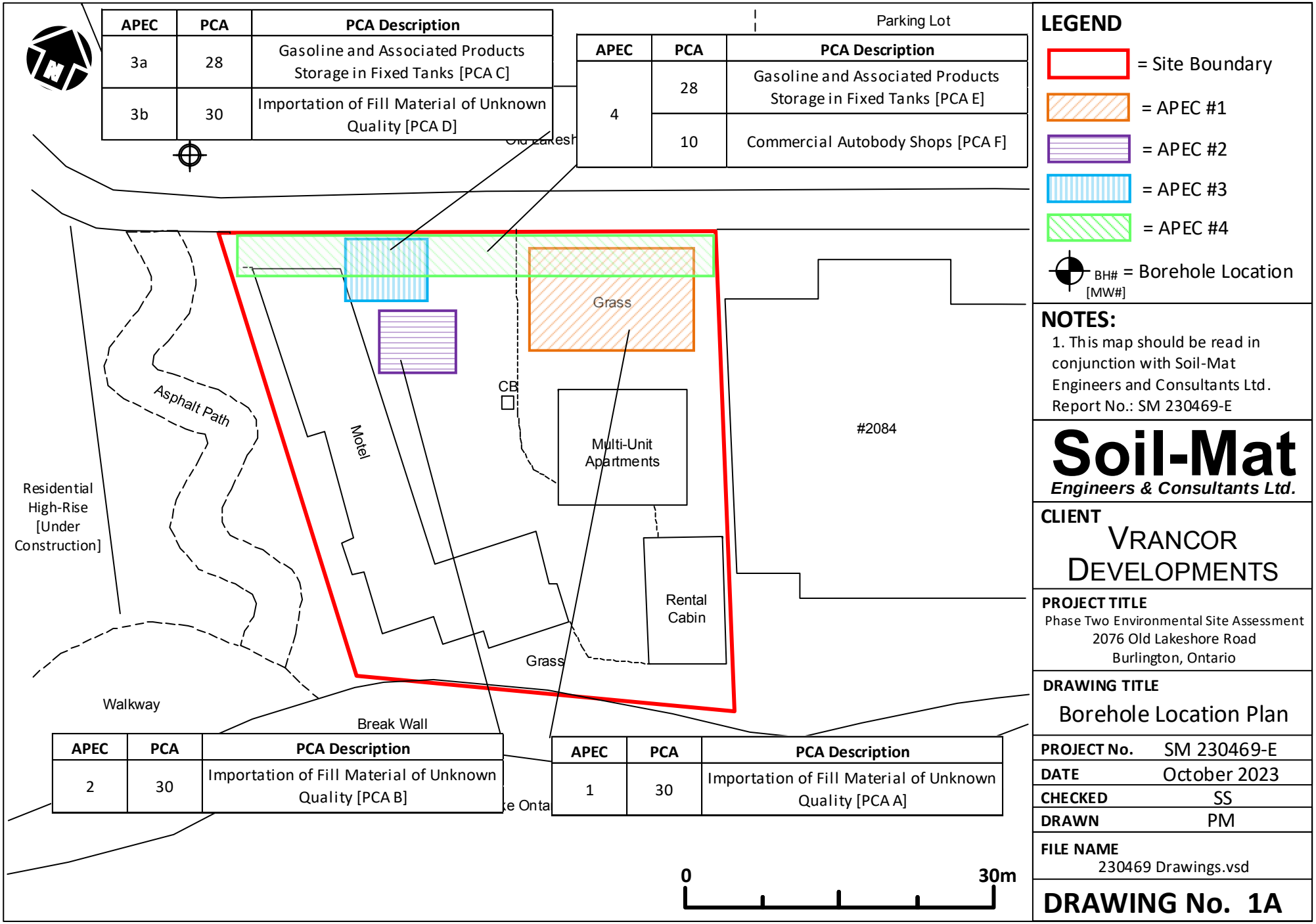
PROJECT TITLE
Phase Two Environmental Site Assessment
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Site Plan Drawing

PROJECT No.	SM 230469-E
DATE	October 2023
CHECKED	SS
DRAWN	PM

FILE NAME
230469 Drawings.vsd

DRAWING No. 1



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

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

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

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

LEGEND

= Site Boundary

= APEC #1

= APEC #2

= APEC #3

= APEC #4

BH# [MW#] = Borehole Location

NOTES:

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

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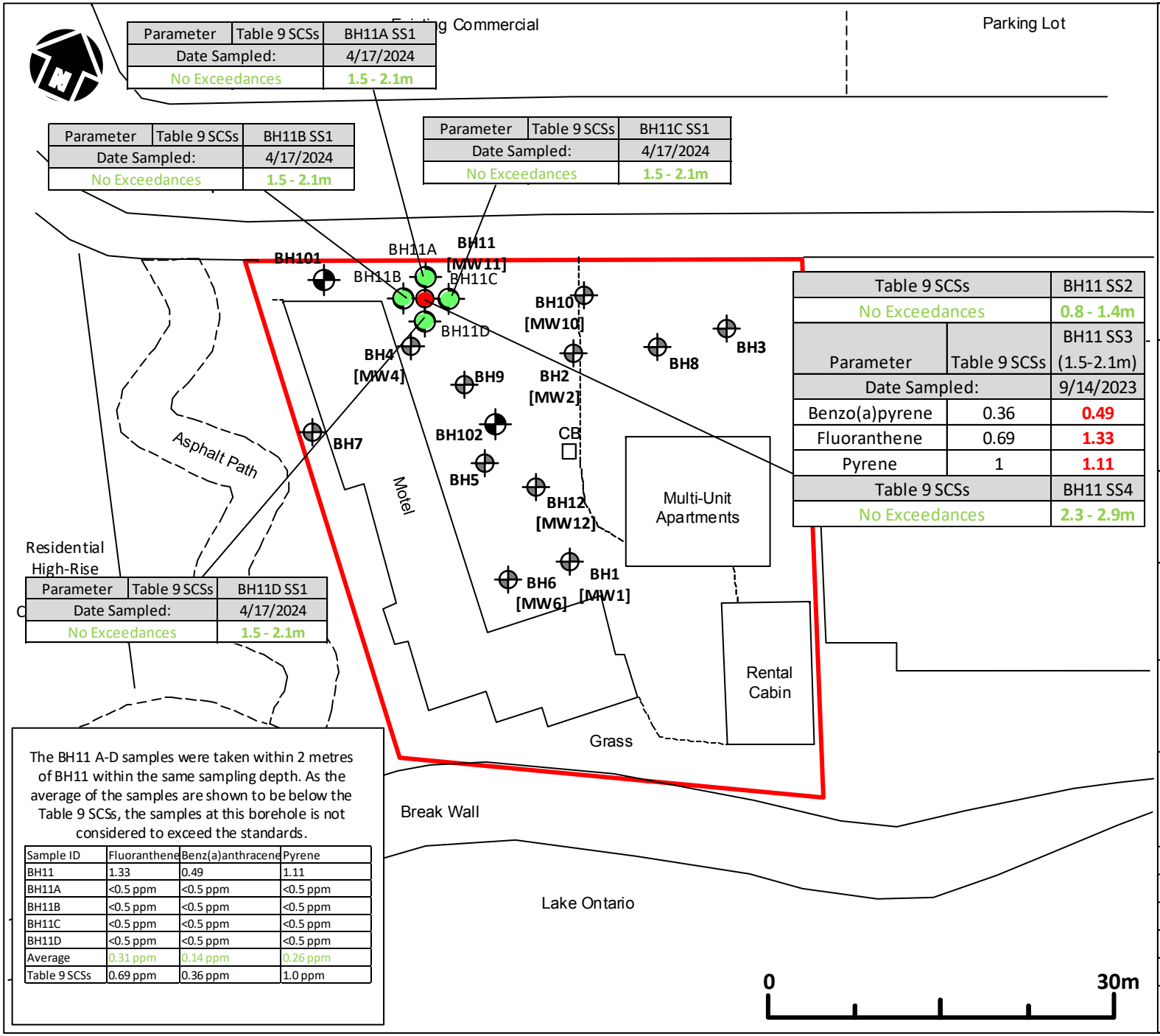
PROJECT TITLE
Phase Two Environmental Site Assessment
2076 Old Lakeshore Road
Burlington, Ontario

DRAWING TITLE
Borehole Location Plan

PROJECT No.	SM 230469-E
DATE	October 2023
CHECKED	SS
DRAWN	PM

FILE NAME
230469 Drawings.vsd

DRAWING No. 1A



Parameter	Table 9 SCSs	BH11A SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 9 SCSs	BH11B SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 9 SCSs	BH11C SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

Parameter	Table 9 SCSs	BH11D SS1
Date Sampled:		4/17/2024
No Exceedances		1.5 - 2.1m

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

The BH11 A-D samples were taken within 2 metres of BH11 within the same sampling depth. As the average of the samples are shown to be below the Table 9 SCSs, the samples at this borehole is not considered to exceed the standards.

Sample ID	Fluoranthene	Benz(a)anthracene	Pyrene
BH11	1.33	0.49	1.11
BH11A	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11B	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11C	<0.5 ppm	<0.5 ppm	<0.5 ppm
BH11D	<0.5 ppm	<0.5 ppm	<0.5 ppm
Average	0.31 ppm	0.14 ppm	0.26 ppm
Table 9 SCSs	0.69 ppm	0.36 ppm	1.0 ppm

LEGEND

= Site Boundary

BH# [MW#] = Borehole Location

= Soil Samples that meet Applicable Table 9 SCSs

= Soil Samples that exceed Applicable Table 9 SCSs

NOTES:

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

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PROJECT TITLE
Phase Two Environmental Site Assessment
2076 Old Lakeshore Road
Burlington, Ontario

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

PROJECT No.	SM 230469-E
DATE	October 2023
CHECKED	SS
DRAWN	PM
FILE NAME	230469 Drawings.vsd

DRAWING No. 3E

AGAT Laboratories

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ATTENTION TO: Alex Lajkosz

PROJECT: 230469

AGAT WORK ORDER: 24T140283

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Apr 23, 2024

PAGES (INCLUDING COVER): 5

VERSION*: 1

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

Notes

Disclaimer:

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

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

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

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 24T140283

PROJECT: 230469

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:2076 Old Lakeshore

SAMPLED BY:AL

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

DATE RECEIVED: 2024-04-17

DATE REPORTED: 2024-04-23

		SAMPLE DESCRIPTION:		BH11A-SS1	BH11B-SS1	BH11C-SS1	BH11D-SS1	DUP
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-04-17	2024-04-17	2024-04-17	2024-04-17	2024-04-17
Parameter	**Unit**	**G / S**	**RDL**	**5803744**	**5803748**	**5803749**	**5803750**	**5803753**
Naphthalene	µg/g	0.09	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.36	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	12.6	7.8	12.1	8.2	12.8
Surrogate	**Unit**	**Acceptable Limits**						
Naphthalene-d8	%	50-140		75	75	80	75	75
Acridine-d9	%	50-140		85	110	110	110	95
Terphenyl-d14	%	50-140		85	65	80	110	90

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5803744-5803753 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 24T140283

PROJECT: 230469

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:2076 Old Lakeshore

SAMPLED BY:AL

Trace Organics Analysis

RPT Date: Apr 23, 2024			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	5800687		<0.05	<0.05	NA	< 0.05	92%	50%	140%	73%	50%	140%	73%	50%	140%
Acenaphthylene	5800687		<0.05	<0.05	NA	< 0.05	84%	50%	140%	78%	50%	140%	65%	50%	140%
Acenaphthene	5800687		<0.05	<0.05	NA	< 0.05	100%	50%	140%	95%	50%	140%	83%	50%	140%
Fluorene	5800687		<0.05	<0.05	NA	< 0.05	107%	50%	140%	78%	50%	140%	90%	50%	140%
Phenanthrene	5800687		<0.05	<0.05	NA	< 0.05	105%	50%	140%	100%	50%	140%	90%	50%	140%
Anthracene	5800687		<0.05	<0.05	NA	< 0.05	77%	50%	140%	90%	50%	140%	78%	50%	140%
Fluoranthene	5800687		<0.05	<0.05	NA	< 0.05	108%	50%	140%	105%	50%	140%	80%	50%	140%
Pyrene	5800687		<0.05	<0.05	NA	< 0.05	96%	50%	140%	78%	50%	140%	78%	50%	140%
Benz(a)anthracene	5800687		<0.05	<0.05	NA	< 0.05	87%	50%	140%	80%	50%	140%	70%	50%	140%
Chrysene	5800687		<0.05	<0.05	NA	< 0.05	100%	50%	140%	75%	50%	140%	78%	50%	140%
Benzo(b)fluoranthene	5800687		<0.05	<0.05	NA	< 0.05	120%	50%	140%	98%	50%	140%	83%	50%	140%
Benzo(k)fluoranthene	5800687		<0.05	<0.05	NA	< 0.05	116%	50%	140%	75%	50%	140%	88%	50%	140%
Benzo(a)pyrene	5800687		<0.05	<0.05	NA	< 0.05	97%	50%	140%	98%	50%	140%	83%	50%	140%
Indeno(1,2,3-cd)pyrene	5800687		<0.05	<0.05	NA	< 0.05	78%	50%	140%	93%	50%	140%	83%	50%	140%
Dibenz(a,h)anthracene	5800687		<0.05	<0.05	NA	< 0.05	75%	50%	140%	83%	50%	140%	78%	50%	140%
Benzo(g,h,i)perylene	5800687		<0.05	<0.05	NA	< 0.05	106%	50%	140%	95%	50%	140%	103%	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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Results relate only to the items tested. Results apply to samples as received.

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 24T140283

PROJECT: 230469

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:2076 Old Lakeshore

SAMPLED BY:AL

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
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE

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
[illegible], Ontario L4Z 1Y2
Ph: 905.[illegible] Fax: 905.712.5122
[illegible]earth.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 #: 24T140283

Cooler Quantity: 1 Large

Arrival Temperatures: 4.9 | 5.7 | 5.3

Depot Temperatures: | |

Custody Seal Intact: ☐ Yes ☐ No ☒ N/A

Notes: loose ice

Report Information:

Company: Soil Mat

Contact: Alex Lajkosz

Address: 461 Guyatt Rd
Hamilton

Phone: 905 518 7440 Fax:

Reports to be sent to:

1. Email: alajkosz

2. Email: pmerkosz

Project Information:

Project: 230469

Site Location: 2076 Old Lakeshore Rd

Sampled By:

AGAT Quote #: PO:

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

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company:

Contact:

Address:

Email:

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table 1 (Indicate One) — ☐ Ind/Com ☐ Res/Park ☐ Agriculture — Soil Texture (Check One) ☐ Coarse ☐ Fine

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

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm — Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other (Indicate One)

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

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

Turnaround Time (TAT) Required:

Regular TAT ☑ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

**TAT is exclusive of weekends and statutory holidays*

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

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach	O. Reg 406: mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH11A-SS1	4/17	AM/PM	1	S							X								Hold	
2. BH11B-SS1		AM/PM																		
3. BH11C-SS1		AM/PM																		
4. BH11D-SS1		AM/PM																		
5. BH101-SS1		AM/PM																		
6. BH102-SS1		AM/PM																	X	
7. DUP		AM/PM			Dup - BH11A														X	
8.		AM/PM																		
9.		AM/PM																		
10.		AM/PM																		
11.		AM/PM																		

	Date	Time		Date	Time
Samples Relinquished By (Print Name and Sign): Alex Lajkosz	4/17/24	11:33	Samples Received By (Print Name and Sign):	Apr 17	4:45pm
Samples Relinquished By (Print Name and Sign):			Samples Received By (Print Name and Sign):		
Samples Relinquished By (Print Name and Sign):			Samples Received By (Print Name and Sign):		

Page 1 of 1

N°: T - 155368

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

Document ID: DIV-78-1511-023

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Date Issued: Jan 18, 2024

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Grays Road in Hamilton, Ontario.

REPORT AUTHORS

Alex Lajkosz, B.Sc.
Environmental Technician

Mr. Lajkosz has over three years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Lajkosz has also been a key project member on a number of Phase I Environmental Site Assessment projects, including species at risk assessments for numerous construction projects throughout the Greater Toronto Area.

Keith Gleadall, B.A., EA Dipl.
Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
Director [Senior Professional]

Mr. Sears has over twenty-two years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and numerous 'dig and dump' remediation projects.

REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the '1959025 ONTARIO INC.'. The material in it reflects SOIL-MAT ENGINEERS best judgement in light of the information available to it at the time of preparation. 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. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.