Azure Group

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT – RECORD OF SITE CONDITION

141,147 & 153 PLAINS ROAD WEST, BURLINGTON, ONTARIO

PREPARED FOR: 2381798 ONTARIO INC.

ADDRESS: 141, 147 & 153 PLAINS ROAD WEST, BURLINGTON, ONTARIO

PROJECT NO.: 2209-004

DATE: JANUARY 25, 2023
(REVISED APRIL 4, 2023)

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GLOSSARY OF ABBREVIATIONS

ENVIRONMENTAL MINISTRY TERMS

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

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GLOSSARY OF ABBREVIATIONS

MEASUREMENT OR CHEMICAL TERMS

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

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EXECUTIVE SUMMARY

Azure Group Inc. (Azure) was retained by Mr. Laith Al Dabbagh of 2381798 Ontario Inc.(the Client) to conduct a Phase Two ESA on a irregular-shaped parcels of land, located to the north of Plains Road west and west of Howard Road, in Burlington, Ontario. The municipal addresses of the property are 141, 147 and 153 Plains Road West, Burlington, Ontario (herein after referred to as the "Phase Two Property").

This Phase Two ESA report has been produced to address the findings from the previous Phase One ESA conducted by Azure.

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

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
1	Phase Two Property	1. Fill materials of unknown quality may be present at the Phase Two Property which were likely imported during the property's development since the late 1940s (approximately).	30. Importation of Fill Material of Unknown Quality	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, pH
2	127 Plains Road West (immediately adjacent to east)	2. Historical use as a gasoline service station (service station from 1957 to 1961) indicated in the city directories.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
3-7	1032 and 1080 Howard Road (immediately adjacent to the north and up-gradient)	3. Historical automotive manufacturing (Wilson Motor Bodies Ltd.) in 1966, listed in City directories and indicated in 1971 FIPs with associated underground fuel storage tanks.	57. Vehicles and Associated Parts Manufacturing 28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
		4. Historical metal fabrication and manufacturing operations from 1996 as listed in City directories.	34. Metal Fabrication	Metals, As, Sb, Se, PHCs, BTEX

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
		5. Historical millwork operations from 1996 as listed in City directories.	59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.	Metals, As, Sb, Se, VOCs
		6. Historical chemical manufacturing operations (Chesterson A W Co Ltd) from 1981 to 1991 were listed in City directories.	8. Chemical Manufacturing, Processing and Bulk Storage.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
		7. Auto body shop in 1981, 1986 was listed in city directories.	10. Commercial Autobody Shops	Metals, As, Sb, Se, PHCs, BTEX, VOCs
8	146 Plains Road West (35 m south and downgradient)	Star Cleaners was listed at the property located to the south from 1966 to 1996, listed in the city directories and indicated in the 1971 FIPs.	37. Operation of Dry Cleaning Equipment where Chemicals are Used	VOCs
9	181 Plains Road West (80 m west and transgradient to downgradient)	Former Auto service garage under different business names at this property indicated in the city directory from 1966 to 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs found due to distance between the Phase Two Property and the PCAs location and being transgradient to downgradient
10-11	107 Plains Road West (85 m east and transgradient)	10. Former Auto service under different business names at this property indicated in the city directory from 1988 to 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	Metals, As, Sb, Se, Cr (VI), Hg, PHCs, BTEX, VOCs

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
		11. Texaco service station was listed at the property in 1966 in the city directories.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
12	1035 Howard Road (165 m north east and upgradient)	Cupido A. Haulage Ltd was listed in the city directories from 1986 to 2006	11. Commercial Trucking and Container Terminals	PHCs, BTEX, VOCs
13	93 Plains Road West (165 m east and transgradient)	Former auto service under different business names at this property indicated in the city directory from 1986 to 1991 and in 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	No COCs found due to significant distance between the Phase Two Property and the PCA location and being transgradient of the Phase Two Property
14	75 Plains Road West (220 m east and transgradient)	Historical retail service station under name of Sunoco Service was listed at this property and was indicated in the city directories from 1957 to 1971.	28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs found due to significant distance between the Phase Two Property and the PCA location and being transgradient of the Phase Two Property
15	Portion of the RSC property utilized for vehicle parking	Public Parking of Civilian Vehicles	N/A. Road Salt/De-Icing on Paved Surfaces	Due to the presence of parking on the northern part of the Phase Two Property (not occupied by the site Building), it is anticipated that "road salt" is utilized for de-icing for the purpose of public safety. Due to the fact that such usage are exempt in the O. Reg. 153/04 (Section 49.1), as amended, due to their necessity for pedestrian and vehicular safety in winter seasons' Azure does not consider any COCs associated with this PCA at the Phase Two Property.

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

The following Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern (APECs) were identified as part of our Phase One ESA completed regarding the Phase Two Property and documented in our Azure Phase One ESA report, dated October 28, 2022:

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 (Due to potential presence of fill materials of unknown quality at the Phase Two Property)	The Phase Two Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, pH	Soil
APEC 2 (Due to historical gasoline service station with the associated USTs at a neighboring property to the east)	Eastern portion of the Phase Two Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, PAHs, VOCs	Soil, Groundwater
APEC 3A (Due to historical automotive manufacturing at neighbouring property to the north)	Northern portion of the Phase Two Property	57. Vehicles and Associated Parts Manufacturing 28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs, Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 3B (Due to historical metal fabrication and	Northern portion of the Phase	34. Metal Fabrication.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX	Soil: PHCs, BTEX, Groundwater: Metals, As, Sb, Se, PHCs, BTEX

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
manufacturing at neighbouring property to the north)	Two Property				
APEC 3C (Due to historical millwork operations at neighbouring property to the north)	Northern portion of the Phase Two Property	59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.	Off-Site	Metals, As, Sb, Se, VOCs	Soil: VOCs Groundwater: Metals, As, Sb, Se, VOCs
APEC 3D (Due to historical chemical manufacturing operations at neighbouring property to the north)	Northern portion of the Phase Two Property	8. Chemical Manufacturing, Processing and Bulk Storage.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 3E (Due to historical autobody shop at neighbouring property to the north)	Northern portion of the Phase Two Property	10. Commercial Autobody Shops.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 4 (Due to former Dry cleaner at a neighboring property approximately 55m to the south-southwest)	Southwe - stern portion of the Phase Two Property	37. Operation of Dry Cleaning Equipment where Chemicals are Used	Off-Site	VOCs	Groundwater
APEC 5 (Due to potential use of road salt at the northern part of the Phase Two Property in winter seasons)	Northern portion of the Subject Property	N/A. Road Salt/de-Icing on Paved Surfaces	On-site	No associated contaminant of potential concerns due to the fact that such PCAs are exempt in the O. Reg. 153/04 (Section 49.1), as amended, due to their	-

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
				necessity for pedestrian and vehicular safety in winter seasons	
APEC 6A (Due to former auto service station at 107 Plains Road West, approximately 85 m east)	Eastern portion of the Phase Two Property	52. Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems.	Off-Site	Metals, As, Sb, Se, Cr (VI), Hg, PHCs, BTEX, VOCs	Soil, Groundwater
APEC 6B (Due to former gas station at 107 Plains Road West, approximately 85 m east)	Eastern portion of the Phase Two Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil, Groundwater
APEC 7 (Due to commercial trucking at 1035 Howard Road, approximately 165m north east)	Northeastern portion of the Phase Two Property	11. Commercial Trucking and Container Terminals	Off-Site	PHCs, BTEX, VOCs	Soil, Groundwater

The Phase Two ESA consisted of advancing six (6) boreholes (BH1 to BH6) at the Phase Two Property, four (4) of which were completed as monitoring wells to address the above-noted PCAs and APECs from the on-site and/or off-site land uses, as identified in our Phase One ESA report.

All boreholes were drilled on November 15, 16 and 17, 2022. Four (4) of the boreholes (BH1, BH2, BH4, and BH5) were completed as groundwater monitoring wells. Installation of all monitoring wells was in accordance with O. Reg. 903.

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

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 1, APEC 2, APEC 3A to APEC 3E, APEC 6A, APEC 6B, and APEC 7)	BH1-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS parameters
	BH1-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, PAHs, pH. • DUP-1 was tested for PAHs from original soil sample BH1-22
BH2/MW2 (Located within APEC 1, APEC 2, APEC 6A, and APEC 6B)	BH2-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs • DUP-3 was tested for BTEX from original soil sample BH2-2
	BH2-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, PAHs
BH3 (Located within APEC 1, APEC 6A and APEC 6B)	BH3-3	1.22-1.83	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, pH
BH4/MW4 (Located within APEC 1 and APEC 4)	BH4-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH4-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • VOCs • DUP-2 was tested for VOCs from original soil sample BH4-22
	BH4-13	7.32-7.96	• Grain Size Analysis
BH5/MW5 (Located within APEC 1 and APEC 3A to APEC 3E)	BH5-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH5-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
BH6 (Located within APEC 1 and APEC 6A and APEC 6B)	BH6-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH6-6	3.05-3.66	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
	BH6-9	4.27- 4.88	• Grain Size Analysis

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

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs • No significant well vapour readings using field instruments
BH2	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs, PAHs • No significant well vapour readings using field instruments
BH4	• Groundwater samples retrieved and tested for VOCs • No significant well vapour readings using field instruments
BH5+ Dup-GW1	• Groundwater samples retrieved and tested for PHCs, BTEX, VOCs • DUP - GW1 was tested for PHCs, BTEX from original groundwater sample BH5 • No significant well vapour readings using field instruments

In accordance with the requirements of O. Reg. 153/04, based on the most sensitive expected residential use of the Subject Propery; coarse-grained soil was determined by laboratory grain size analysis to be present at the Phase Two Property; and a laboratory-determined pH of 7.21 to 7.84 for surficial soil and 7.83 for subsurface soil. Therefore, Azure determined the appropriate standards for the Phase Two Property are Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, dated April 15, 2011, Table 2 Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Property Use for Residential/Parkland/Institutional Property Use and for coarse-grained soil (MECP Table 2 SCS).

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

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

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1.0 INTRODUCTION

Azure Group Inc. (Azure) was retained by Mr. Laith Al Dabbagh of 2381798 Ontario Inc.(the Client) to conduct a Phase Two ESA on a irregular-shaped parcels of land, located to the north of Plains Road west and west of Howard Road, in the City of Burlington, Ontario. The municipal addresses of the property are 141,147 and 153 Plains Road West, Burlington, Ontario (herein after referred to as the "Phase Two Property"). The report format is generally compliant with the format specified for Phase Two ESAs in O. Reg. 153/04 (including amendments up to O. Reg. 214/21) (referred to as amended O. Reg. 153/04).

1.1 Site Description

The Phase Two Property is approximately 0.242 hectares (0.598 acres). The municipal addresses of the RSC property are 141, 147 and 153 Plains Road West, Burlington. The property identification numbers (PINs) for the Phase Two Property are 07124-0021 (LT), 07124-0022 (LT) and 07124-0023 (LT). The legal description for the Phase Two Property are as below:

Table 1 – Property Details

Phase Two Property Description: 141 Plains Road West, Burlington	
Municipal Address	141 Plains Road West, Burlington
Property Identification Number (PIN)	07124-0021 (LT)
PIN Description	PT LT 8, CON 1, as in 611866; Burlington
Site Area	Approximately 0.08 hectares (0.205 acres)
UTM Coordinates for Approximate Centroid of Phase Two Property	592645.34 m E, 4795140.29 m N (Utilizing a 1983 North American Datum, and currently zoned as 17T)

Phase Two Property Description: 147 Plains Road West, Burlington	
Municipal Address	147 Plains Road West, Burlington
Property Identification Number (PIN)	07124-0022
PIN Description	PT LT 8 , CON 1 , AS IN FE20126; EXCEPT PT 10 20R546 ; BURLINGTON/E FLAM TWP
Site Area	Approximately 0.07 hectares (0.19 acres)
UTM Coordinates for Approximate Centroid of Phase Two Property	592632.08 m E, 4795122.15 m N (Utilizing a 1983 North American Datum, and currently zoned as 17T)

Phase One Property Description: 153 Plains Road West, Burlington	
Municipal Address	153 Plains Road West, Burlington, ON
Property Identification Number (PIN)	07124-0023 (LT)

PIN Description	PT LT 8 , CON 1 , AS IN FH67759; EXCEPT PT 9 20R546 ; BURLINGTON/E FLAM TWP
Site Area	Approximately 0.083 hectares (0.206 acres)
UTM Coordinates for Approximate Centroid of Phase Two Property	592618.07 m E, 4795107.77 m N (Utilizing a 1983 North American Datum, and currently zoned as 17T)

1.1.1 Ownership Details

The Phase Two Property is currently owned by 2412947 Ontario Limited, Al-Dabbagh, Laith and 2381798 Ontario Limited. The client is the owner of the Phase Two Property. The Client details for the Phase Two Property are shown in Table 2:

Table 2 – Client's Information Details

Client	
Client Name and Company	Laith Al-Dabbagh
Client Address and Contact Information	141 Plains Road West, Burlington, ON
Property Owner, if different from above	2412947 Ontario Limited, Al-Dabbagh, Laith and 2381798 Ontario Limited
Site Contact	Mr. Laith Al-Dabbagh

1.2 Current and Proposed Future Uses

Based on the Phase One ESA: "*Azure Group Inc.: Phase One Environmental Site Assessment at 141, 147 and 153 Plains Road West in Burlington, Ontario dated October 28, 2022 with project number 2209-004 addressed to Mr. Laith Al-Dabbagh of 2381798 Ontario Inc.*" the Phase Two Property has presently and historically been used for residential and commercial purposes. For more information pertaining to the historical land use of the property, please refer to Table 3.

Table 3 – Current and Past Use Table

PIN: 07124-0021 (LT) 141 Plains Road West, Burlington

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1, as in 611866; Burlington; Being all of PIN 07124-0021 (LT)				
Prior to 1796	Crown	Likely Undeveloped	Agricultural or Other Use	The Phase One Property was part of 200 acres of land as Lot 8, Concession 1, Town of East Flamborough
1796 – 1801	Alex McDonell	Likely Undeveloped	Agricultural or Other Use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely undeveloped since approximately 1796 through to 1940s.
1801 – 1809	William Applegarth			
1809 – 1854	John Applegarth			
1854 – 1889	Hamilton & Nelson Road Co.			
1889 – 1893	Robert Smiley			
1893 – 1914	Joseph Smiley			
1914 – 1918	William Smiley			
1918 – 1923	Hugh Smiley			
1923 – 1926	Rose Smiley			
1926 – 1933	Annie Smith Henry Smith			
1933 – 1944	James Chisholm Thomas McQuesten			
1944 – 1946	John Howard			
1946 – 1947	James Ree			
1947 – 1947	Harold Wilkinson Frederick McLean	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed as at least one residential/commercial property use in approximately 1947 through to 1950s listed under business as "Wilkinson & McLean"
1947 – 1949	Michael Koziar Heather Koziar			
1949 – 1950	Ada Lonedale			
1950 – 1956	Grace Richards	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed as at least one residential/commercial property use in approximately 1950s through to 1970s under different business names.
1956 – 1966	Frank Fozo Annie Fozo			
1966 – 1970	James Malcolm Reiser			
1970 – 1974	Beulah Herman			
1974 – 1976	William Pradelski, Bonnie Pradelski			
1976 – 1980	Canadian Bank of Commerce and Bonnie Herman			

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1, as in 611866; Burlington; Being all of PIN 07124-0021 (LT)				
1980 – 1981	Delman, Neil Delman, Steven	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed/redeveloped as at least one residential/commercial property use in approximately 1980s through to present day under different business names.
1981 – 1984	Delman, Neil			
1984 – 2007	Evenden, James Neil Evenden, Faye Eileen			
2007 – 2014	Saeed, Ghada			
2014 – present	2412947 Ontario Limited			

PIN: 07124-0022 (LT) 147 Plains Road West, Burlington

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1 as in FE20126; except PT 10, 20R546; Burlington; Being all of PIN 07124-0022 (LT)				
Prior to 1796	Crown	Likely Undeveloped	Agricultural or Other Use	The Phase One Property was part of 200 acres of land as Lot 8, Concession 1, Town of East Flamborough
1796 – 1801	Alex McDonell	Likely Undeveloped	Agricultural or Other Use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely undeveloped since approximately 1796 through to 1940s.
1801 – 1809	William Applegarth			
1809 – 1854	John Applegarth			
1854 – 1889	Hamilton & Nelson Road Co.			
1889 – 1893	Robert Smiley			
1893 – 1914	Joseph Smiley			
1914 – 1918	William Smiley			
1918 – 1923	Hugh Smiley			
1923 – 1926	Rose Smiley			
1926 – 1933	Annie Smith Henry Smith			
1933 – 1944	James Chisholm Thomas McQuesten			
1944 – 1946	John Howard			
1946 – 1947	James Ree			

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1 as in FE20126; except PT 10, 20R546; Burlington; Being all of PIN 07124-0022 (LT)				
1947 – 1948	Harold Wilkinson Frederick McLean	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed as at least one residential/commercial property use in approximately 1947 through to 1948 listed under business as "Wilkinson & McLean"
1948 – 1950	Edward Lauce Ann Lauce	Likely Developed	Residential use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed/redeveloped as at least one residential property use in approximately 1948 through to 2006.
1950 – 2000	Ciceri, Frederick Donald Ciceri, Stella			
2000 – 2006	Preston, Mark Hunter			
2006 – 2015	1592732 Ontario Inc.	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed/redeveloped as at least one residential/commercial property use in approximately 2006 through to 2015.
2015 – 2021	Al-Dabbagh, Laith Saeed, Ghada	Likely Developed	Residential use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed/redeveloped as at least one residential property use in approximately 2015 through to present day.
2021 – present	Al-Dabbagh, Laith			

PIN: 07124-0023 (LT) 153 Plains Road West, Burlington

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1 as in FH67759; except PT 9, 20R546; Burlington; Being all of PIN 07124-0023 (LT)				
Prior to 1796	Crown	Likely Undeveloped	Agricultural or Other Use	The Phase One Property was part of 200 acres of land as Lot 8, Concession 1, Town of East Flamborough
1796 – 1801	Alex McDonell	Likely Undeveloped	Agricultural or Other Use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely undeveloped since approximately 1796 through to 1940s.
1801 – 1809	William Applegarth			
1809 – 1854	John Applegarth			
1854 – 1889	Hamilton & Nelson Road Co.			
1889 – 1893	Robert Smiley			
1893 – 1914	Joseph Smiley			
1914 – 1918	William Smiley			

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc.
PT LT 8, CON 1 as in FH67759; except PT 9, 20R546; Burlington; Being all of PIN 07124-0023 (LT)				
1918 – 1923	Hugh Smiley			
1923 – 1926	Rose Smiley			
1926 – 1933	Annie Smith Henry Smith			
1933 – 1944	James Chisholm Thomas McQuesten			
1944 – 1946	John Howard			
1946 – 1947	James Ree	Likely Undeveloped	Agricultural or Other Use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely undeveloped since approximately 1796 through to 1940s.
1947 – 1949	Harold Wilkinson Frederick McLean	Likely Developed	Commercial use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed as at least one residential/commercial property use in approximately 1947 through to 1949 listed under business as "Wilkinson & McLean"
1949 – 1958	Arthur Luke Margaret Luke	Likely Developed	Residential use	Based on available land title search, aerial photography, and city directories, the Phase Two Property was likely developed/redeveloped as at least one residential property use in approximately 1948 through to present day.
1958 – 1999	Smith, Dennis Gordon Smith, Katherine			
1999 – 2014	Jones, Craig William Jones, Patricia Elizabeth			
2014 – 2017	Huynh, Hoa Thi Huynh, Nhut Duc			
2017 – 2021	Tran, Minh Trong Hoang, Thi Bich Nguyet			
2021 – present	2381798 Ontario Limited			

A mixed residential and commercial development is being proposed for the Phase Two Property.

1.3 Selection of Site Condition Standards

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

1.3.1 Environmentally Sensitive Areas

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

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

    - A provincial park designated by a regulation under the Provincial Parks Act;
    - A conservation area established under the Public Lands Act;
    - An ANSI identified by the MNR as having provincial significance;
    - A wetland identified by the MNR as having provincial significance;
    - An area designated by Burlington in its Official Plan as environmentally significant, however expressed, including designations of environmentally sensitive areas, being of environmental concern and being ecologically significant;
    - An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment and Development Act;
    - An endangered or threatened species habitat identified by the MNR;
    - A property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001, applies.
    - The soil pH is within 5 and 9 for surface soil and 5 and 11 for subsurface soils; and
    - The Phase Two Property is not a “shallow soil property”;
    - There is no watercourse or water body located at the Phase Two Property or within 30 m from the Phase Two Property boundaries.

1.3.2 Land Use

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

1.3.3 Soil Grain Size Analysis

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

1.3.4 Potable Water

Water is supplied via municipal services provided by The City of Burlington. The City of Burlington supplies potable water to residents of Burlington via the Halton Region Water Treatment Plant. However, no potable water well is located at the Phase Two Property or within 250 m from the Phase Two Property boundaries.

1.3.5 Applicable Site Condition Standards

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

2.0 BACKGROUND INFORMATION

2.1 Physical Setting

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

2.1.1. Site Topography, Hydrology, and Regional Geology

At the time of the initial site visit by Azure, the Phase Two Property was a residential and commercial use property including three (3) Site Buildings.

Topographic information that was obtained from the Ministry of Natural Resources Canada showed the site elevation to be approximately 102.64 masl. The general topography of the Phase Two Property is flat with a slight slope towards the south. Currently, no surface water exists on the Phase Two Property.

The groundwater flow direction in the area, based on the topography, is towards south, towards the Lake Ontario.

According to the physiography of the Southern Ontario, the Phase Two Property is located within the physiography region of Iroquois Plain which extends around the western part of

Lake Ontario, from the Niagara River to the Trent River. Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the Phase Two Property is partially underlain by modern alluvial deposits consisting primarily of clay, silt, sand, gravel, which may contain organic remains; and partially underlain by coarse-textured glaciolacustrine depositions consisting primarily of sand, gravel, minor silt and clay.

According to the OGS Earth Database shows that the uppermost bedrock unit in general area of the Phase Two Property consists of shale, siltstone, and minor limestone, sand, sandstone of the Queenston Formation (OGS, 2022).

During the Phase Two ESA, the main geology unit was identified to be sand, medium sand and gravel, and silty clay deposits underlying fill material at different depths and locations. Bedrock was not encountered till a depth of 15 meters below grade surface (mbgs). Geologic cross sections of the Phase Two Property are illustrated on Figures 7 and 8a, 8b.

There was no evidence of pits, standing water, lagoons, watercourses or stressed vegetation observed on the Phase Two Property.

2.2 Previous Environmental Investigations

A Phase One ESA was carried out on the Phase Two Property by Azure in October, 2022.

3.0 SCOPE OF SUBSURFACE INVESTIGATION

3.1 Overview of the Site Investigation

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

3.3.1 Scope of Work

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

- Conducting public and private utility locates for the purpose of clearing individual borehole locations;
- Retaining a drilling company licensed for monitoring well installation, and advancing a total of six (6) boreholes;
- Installing monitoring wells in four (4) of the six (6) drilled boreholes;
- Conducting vapour measurements, and collecting representative soil samples based on the vapour reading for PHCs/BTEX (F1-F4), VOCs, metals and inorganics, PAHs, PCBs, pH, and/or grain size analysis including duplicate samples for QC/QA purposes;

- Collecting groundwater samples from the monitoring wells for laboratory analyses of PHCs/BTEX (F1-F4), VOCs, PAHs, and selected metals including duplicate samples for QC/QA purposes;
- Conducting an elevation survey in order to determine the groundwater flow contour; and,
- Reviewing the collected data and preparing the Phase Two ESA in accordance with O.Reg. 153/04.

3.2 Media Investigated

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

3.3 Phase One Conceptual Site Model

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

3.4 Sampling and Analysis Plan

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

- Six (6) boreholes were advanced to collect soil samples for laboratory analyses to determine contaminant concentrations across the investigated areas; and
- Four (4) monitoring wells were installed in selected boreholes to obtain groundwater samples and data (samples for laboratory analysis and/or hydrogeologic conditions) at the Phase Two Property.

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

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

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
Phase Two Property)					
APEC 2 (Due to historical gasoline service station with the associated USTs at a neighboring property to the east)	Eastern portion of the Phase Two Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-site	Metals, As, Sb, Se, PHCs, BTEX, PAHs, VOCs	Soil, Groundwater
APEC 3A (Due to historical automotive manufacturing at neighbouring property to the north)	Northern portion of the Phase Two Property	57. Vehicles and Associated Parts Manufacturing 28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs, Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 3B (Due to historical metal fabrication and manufacturing at neighbouring property to the north)	Northern portion of the Phase Two Property	34. Metal Fabrication.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX	Soil: PHCs, BTEX, Groundwater: Metals, As, Sb, Se, PHCs, BTEX
APEC 3C (Due to historical millwork operations at neighbouring property to the north)	Northern portion of the Phase Two Property	59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.	Off-Site	Metals, As, Sb, Se, VOCs	Soil: VOCs Groundwater: Metals, As, Sb, Se, VOCs
APEC 3D (Due to historical chemical manufacturing operations at	Northern portion of the Phase Two Property	8. Chemical Manufacturing, Processing and Bulk Storage.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
neighbouring property to the north)					
APEC 3E (Due to historical autobody shop at neighbouring property to the north)	Northern portion of the Phase Two Property	10. Commercial Autobody Shops.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 4 (Due to former Dry cleaner at a neighboring property approximately 55m to the south-southwest)	Soutwestern portion of the Phase Two Property	37. Operation of Dry Cleaning Equipment where Chemicals are Used	Off-Site	VOCs	Groundwater
APEC 5 (Due to potential use of road salt at the northern part of the Phase Two Property in winter seasons)	Northern portion of the Subject Property	N/A. Road Salt/de-Icing on Paved Surfaces	On-site	No associated contaminant of potential concerns due to the fact that such PCAs are exempt in the O. Reg. 153/04 (Section 49.1), as amended, due to their necessity for pedestrian and vehicular safety in winter seasons	-
APEC 6A (Due to former auto service station at 107 Plains Road West, approximately 85 m east)	Eastern portion of the Phase Two Property	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	Off-Site	Metals, As, Sb, Se, Cr (VI), Hg, PHCs, BTEX, VOCs	Soil, Groundwater
APEC 6B (Due to	Eastern portion of	28. Gasoline and Associated Products	Off-Site	Metals, As, Sb, Se, PHCs,	Soil, Groundwater

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
former gas station at 107 Plains Road West, approximately 85 m east)	the Phase Two Property	Storage in Fixed Tanks.		BTEX, VOCs	
APEC 7 (due to commercial trucking at 1035 Howard Road, approximately 165m north east)	Northeastern portion of the Phase Two Property	11. Commercial Trucking and Container Terminals	Off-Site	PHCs, BTEX, VOCs	Soil, Groundwater

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

Table 5A - Sampling and Analysis Plan - Soil

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 1, APEC 2, APEC 3A to APEC 3E, APEC 6A, APEC 6B, and APEC 7)	BH1-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS parameters
	BH1-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, PAHs, pH. • DUP-1 was tested for PAHs from original soil sample BH1-22
BH2/MW2 (Located within APEC 1, APEC 2, APEC 6A, and APEC 6B)	BH2-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs • DUP-3 was tested for BTEX from original soil sample BH2-2
	BH2-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, PAHs
BH3 (Located within APEC 1, APEC 6A and APEC 6B)	BH3-3	1.22-1.83	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS,

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
			PHCs, BTEX, VOCs, pH
BH4/MW4 (Located within APEC 1 and APEC 4)	BH4-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH4-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • VOCs • DUP-2 was tested for VOCs from original soil sample BH4-22
	BH4-13	7.32-7.96	• Grain Size Analysis
BH5/MW5 (Located within APEC 1 and APEC 3A to APEC 3E)	BH5-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH5-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
BH6 (Located within APEC 1 and APEC 6A and APEC 6B)	BH6-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH6-6	3.05-3.66	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
	BH6-9	4.27- 4.88	• Grain Size Analysis

To investigate all APECs located on the Phase Two Property, four (4) of the six (6) advanced boreholes were completed as monitoring wells on November 15, 16 and 17, 2022. The locations of the monitoring wells can be found in Drawing 4 of the CSM. A trip blank was submitted with soil and groundwater submission for volatile organic compounds analysis.

Table 5B - Sampling and Analysis Plan - Groundwater

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs • No significant well vapour readings using field instruments
BH2	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs, PAHs • No significant well vapour readings using field instruments
BH4	• Groundwater samples retrieved and tested for VOCs • No significant well vapour readings using field instruments
BH5+ Dup-GW1	• Groundwater samples retrieved and tested for PHCs, BTEX, VOCs • DUP - GW1 was tested for PHCs, BTEX from original groundwater sample BH5 • No significant well vapour readings using field instruments

3.4.1 Deviations

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

3.4.2 Impediments

The area near to southwest of Site Builidng 1 (141 Plains Rd) and southeast of Site Building 2 (147 Plains Rd) had buried underground utilities which impeded the BH 3 location. Therefore, the BH3 location has to be shifted more towards west of the utilities. No other physical impediments or denial of access were encountered during the implementation of the sampling and analysis plan. The approximate location of the above and underground utilities is shown in Drawing No. 5 of Appendix A.

4.0 SUBSURFACE INVESTIGATION METHODOLOGY

4.1 General

The investigation methodology was conducted in general accordance with O. Reg. 153/04 (including amendments up to O. Reg. 214/21) RSCs, Part XV.1 of the EPA, the former Ministry of the Environment and Energy (now MECP) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, December 1996 document (MECP Sampling Guideline), and Azure standard field procedures (collectively referred to as Standard Protocols).

4.2 Borehole Investigation

Azure retained Terra Firma Environmental Services Ltd. of North York (Terra Firma), Ontario, to advance six (6) boreholes (BH1 to BH6) at the Phase Two Property on November 15, 16 and 17. 2022.

4.2.1 Soil Sampling

Soil samples from BH1 to BH6 were obtained continuously using 0.61 m split spoon soil sampling equipment. The split spoon samplers were washed with Alconox powder and Deionized and distilled water before each use. Subsurface conditions encountered in the boreholes were logged by Azure personnel at the time of drilling. Soil samples were recovered from the boreholes at regular intervals, visually classified, and collected in laboratory prepared bottles, preserved at temperature below 10°C and submitted for laboratory analyses. A portion of each soil sample was placed in a disposable plastic bag and analyzed in the field for petroleum derived headspace vapour concentrations (where possible) using an RKI Model Eagle 2 portable gas monitor equipped with a dual sensor for hydrocarbons (i.e., in the ppm and LEL range) and for volatile compounds (i.e., PID sensor in the ppm range). The hydrocarbon sensor was set to methane elimination mode and calibrated with hexane (for petroleum-derived vapours) and the PID sensor was calibrated with isobutylene (for solvent-derived vapours).

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

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

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

4.3 Monitoring Well Installation

Four (4) of the drilled boreholes (BH1, BH2, BH4, and BH5) were completed as monitoring wells to facilitate groundwater monitoring and sampling. The monitoring wells consisted of a 50 mm (2 inch) diameter PVC riser pipe fitted with a 50 mm diameter threaded PVC well screen (10 slotted). The annuli of the monitoring wells were filled with silica sand around the well screen (to approximately 0.3 m above the top of the well screen), with the remainder of the well being sealed with hydrated Bentonite pellets. The monitoring wells (BH1, BH2, BH4, and BH5) were completed with a flushmount protective casing.

On November 22, 2022, the monitoring wells were monitored for groundwater levels and for the presence of LNAPL/DNAPL accumulations using a water level equipped with oil/water interface probe. Prior to collection of groundwater samples, the monitoring wells were purged using dedicated polyethylene bailers and wattera tube until a minimum of three well volumes were removed.

4.3.1 Groundwater Sampling

Groundwater samples were collected from the monitoring wells in BH1, BH2, BH4, and BH5. Following purging and development of the monitoring wells, once the groundwater had recovered to at least 80 percent of static levels, indicating that the observed groundwater was likely to be the formation groundwater. Groundwater samples were collected using dedicated polyethylene bailers and wattera tube along with low-flow (typically less than 200 ml/min) sampling procedures, periodically monitoring both drawdown and the water quality indicator parameters during the well purge. After drawdown and the field indicator parameters had stabilized, indicating that the well was recharging with formation water, groundwater samples were collected in laboratory-supplied sample containers.

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

Samples of groundwater submitted for analysis of concentrations of VOCs and BTEX were collected under zero headspace conditions, while other samples (PHCs, PAHs, Metals and Inorganics) were collected under minimal headspace conditions. The groundwater samples were collected in accordance with standard field practices, placed in laboratory prepared bottles, preserved at approximately 3°C and submitted for laboratory analyses.

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

4.4 Field Screening Measurements

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

Groundwater levels in the monitoring wells at the time of the drilling program were monitored using a Solinist Model 122 Interface Meter, which identifies the presence of product (non-conductive liquid) with a steady state light and tone and the presence of water (conductive liquid) with an intermittent tone and light. The conductive liquid must have an EC that is greater than 50 µS/cm. The conductive and non-conductive sensors have a reported accuracy of 1/200 feet or 1.0 mm. The conductive sensor has a reported accuracy of 1/100 feet or 1.0 mm.

4.5 Laboratory Analyses

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

4.5.1 Soil

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

4.5.2 Groundwater

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

4.6 Residue Management Practices

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

4.7 Elevation Surveying

Elevations of the boreholes were surveyed by Azure representative on November 21, 2022 by using the top of a manhole located at the Phase Two Property as a local benchmark, assigned with elevation of 102.64 mamsl (meters above mean sea level). The local benchmark was obtained from a signed survey of the Phase Two Property.

4.8 Quality Assurance and Quality Control Measures

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

Three (3) duplicate soil samples (DUP-1, DUP-2 and DUP-3) were collected during the drilling program and submitted for analysis of PAHs, VOCs and BTEX, for QA/QC purposes. One (1) duplicate groundwater sample (DUP 1) was collected from monitoring well BH5 and submitted for analyses of PHCs for QA/QC purposes. Two (2) trip blank samples were also submitted and analysed for VOCs. There were no deviations between the results and the sampling and analysis plan.

5.0 RESULTS OF THE PHASE TWO ESA

5.1 Site Geology and Stratigraphy

Currently, the Phase Two Property is a commercial/residential property with three (3) Site Buildings. Potential underground utilities may be present on the boundary of the Phase Two Property and Plains Road West, and the on-site structures, as shown on Drawing 5 of Appendix A. The locations of the utilities could influence the groundwater flow direction at the Phase Two Property, but they have no affect on potential contaminant migration as all contaminant concentrations were present at concentrations lower than the applicable site condition standards.

Quaternary Geology: According to the physiography of the Southern Ontario, the Phase Two Property is located within the physiography region of Iroquois Plain which extends around the western part of Lake Ontario, from the Niagara River to the Trent River. Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the Phase Two Property is partially underlain by modern alluvial deposits consisting primarily of clay, silt, sand, gravel, which may contain organic remains; and partially underlain by coarse-textured glaciolacustrine depositions consisting primarily of sand, gravel, minor silt and clay.

Bedrock Geology: According to the OGS Earth Database shows that the uppermost bedrock unit in general area of the Phase Two Property consists of shale, siltstone, and minor limestone, sand, sandstone of the Queenston Formation (OGS, 2022).

During the Phase Two ESA, the main geology unit was identified to be sand, medium sand and gravel, and silty clay deposits underlying fill material at different depths and locations. Bedrock was not encountered till a depth of 15 meters below grade surface (mbgs). Geologic cross sections of the Phase Two Property are illustrated on Drawings 7 and 8a, 8b of Appendix A.

5.2 Groundwater Monitoring

5.2.1 Groundwater Flow Direction

The shallow unconfined aquifer was estimated to exist between 13.09 to 13.78 mbgs throughout the Phase Two Property.

Table 6 – Groundwater Elevations and Monitoring Well Installation Details

Monitoring Well ID	Construction	Depth to water table (mbgs)	Water table elevation[1] (mbgs)
BH1	Riser: - Screen: 11.28-14.28 m	13.27	89.86
BH2	Riser: - Screen: 11.55-14.55 m	13.09	89.65
BH4	Riser: - Screen: 10.67-13.67 m	13.46	89.37
BH5	Riser: - Screen: 11.58-14.58 m	13.78	89.51

Based on the groundwater flow pattern for the Phase Two Property as shown on Drawing No. 6, the interpreted groundwater flow direction at the Phase Two Property is to the southwest. It should be noted that the general groundwater flow direction in general area of the Subject Property expects to be to the south-southeast, towards the Lake Ontario.

5.2.2 Groundwater Horizontal Hydraulic Gradient

The site's hydrogeological conditions exhibited an unconfined aquifer at the Phase Two Property. Hydraulic conductivity of the deposits is between 8 $x10^{-5}$ and 2 $x10^{-4}$ m/sec. Hydraulic gradient for the RSC Property, measured through the on-site monitoring wells, was estimated to be ranged between 0.003 and 0.020 (average of 0.012 m/m). Based on the groundwater flow pattern for the Phase Two Property as shown on Drawing No. 6, the interpreted groundwater flow direction at the Phase Two Property is to the southwest. It should be noted that the general groundwater flow direction in general area of the Phase Two Property expects to be to the south-southeast, towards the Lake Ontario.

5.2.3 Subsurface Non-Aqueous Phase Liquids

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

5.3 Soil Results

5.3.1 Subsurface Vapour Concentrations

Headspace vapour concentrations that were measured during recovery of the soil samples during drilling are presented on the borehole logs in Appendix B. As shown, soil headspace vapour concentrations in the soil samples recovered from the boreholes at the Phase Two

Property were undetectable; the soil samples did not exhibit observable indications of any odours/staining, and the concentrations did not exceed 5 ppm by PID or 25 ppm by IRS.

No regulatory criteria for PHC- or solvent-derived soil vapour concentrations was observed; however, soil vapour concentrations are often used as a field screening tool to practically identify soils which are impacted with combustible liquids or PHCs. Elevated soil vapour concentrations are generally indicative of the presence of volatile combustible products, i.e., gasoline, methane, solvents and, to a lesser extent, diesel and fuel oil. Especially in the absence of visual or olfactory evidence of impact, it should be noted that elevated soil vapour concentrations may also be associated with the presence of moisture, microbial activity or decaying organic matter.

5.3.2 Soil Quality

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

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

5.4 Groundwater Results

5.4.1 Groundwater Quality

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

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

5.5 Quality Assurance/Quality Control Results

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

Azure collected soil and groundwater samples in conformance with our Standard Operating

Procedures, developed in accordance with O. Reg. 153/04, as amended.

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

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

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

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

5.5.1 Data Quality Objectives

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

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

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

5.5.2 Standard Operating Procedures

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

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

5.6 Phase Two Conceptual Site Model

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

6.0 CONCLUSIONS

This Phase Two ESA was carried out for the Phase Two Property located at 141, 147 and 153 Plains Road West, Burlington in general accordance with O. Reg. 153/04, as amended, to assess the subsurface conditions associated with the PCAs and APECs from both the on-site and off-site land uses, as identified in our Phase One ESA report, dated October 28, 2022.

The Phase Two ESA consisted of the following:

1. Six (6) boreholes (BH1 to BH6) were completed on November 15, 16 and 17, 2022. Four (4) of the six (6) boreholes (BH1, BH2, BH4, and BH5) were completed as groundwater monitoring wells. Installation of all monitoring wells was in accordance with O. Reg. 903;
2. Soil and groundwater samples from each borehole/monitoring well were collected and submitted for laboratory analysis of concentrations of one or more of the following parameters: VOCs, PHCs/BTEX, metals and inorganics, PAHs, pH, and/or grainsize analysis;
3. In accordance with the requirements of O. Reg. 153/04, based on the most sensitive expected residential use of the Subject Propery; coarse-grained soil determined by laboratory griansize analysis; and a laboratory-determined pH of 7.21 to 7.84 for surficial soil and 7.83 for subsurface soil; Azure determined the appropriate standards for the Phase Two Property are Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, dated April 15, 2011, Table 2 Full Depth Generic Site Condition Standards in a Potable Groundwater Condition Property Use for

Residential/Parkland/Institutional Property Use and for coarse-grained soil – MECP Standard (Table 2 SCS).

4. Based on the results of laboratory analyses, none of the measured concentrations in submitted soil and groundwater samples exceeded the applicable Table 2 SCS.

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

7.0 CLOSURE

This report has been prepared for the sole benefit of Mr. Laith Al-Dabbagh of 2381798 Ontario Inc. Reliance is also provided to the MECP and the City of Burlington for the purposes of evaluating this report with respect to an RSC.

This report may not be relied upon by any other person or entity without the express written consent of Azure Group Inc. and 2381798 Ontario Inc. Any use that a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. Azure Group Inc. accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

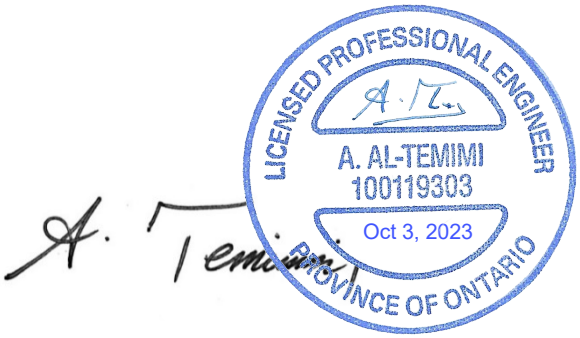
Azure Group Inc. makes no other representation whatsoever, including those concerning the legal significance of its findings or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property or the application of any law to the facts set forth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

An environmental site characterization is a limited sampling of a site. The conclusions given herein are based on information gathered at specific borehole locations and, therefore, these conclusions can only be interpreted to an undefined limited area around these locations. The extent of that limited area depends on the soil and groundwater conditions, as well as the history of the site reflecting natural, construction and other activities. In addition, since analyses have been carried out for a limited number of chemical parameters, it should not be inferred that other chemical groups are not present. Due to the nature of the investigation and the limited data available, Azure Group Inc. cannot warrant against undiscovered environmental liabilities. No other warranty or representation, either expressed or implied, is included or intended in this report.

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

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

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TABLES
(7 TO 10)

Table 7 - Soil Analytical Results
Phase Two Environmental Site Assessment: 141, 147 & 153 Plains Road West,

				BH1		BH2		BH3	BH4		BH5		BH6		QA/QC				
Client Sample ID				BH1-2	BH1-22	BH2-2	BH2-22	BH3-3	BH4-2	BH4-22	BH5-2	BH5-22	BH6-2	BH6-6	DUP-1 (BH1-22)	TRIP BLANK	DUP- 2 (BH4-22)	DUP- 3 (BH2-2)	
Date Sampled	Table 2 SCS	Reported Detection Limit	Units	2022-11-17	2022-11-17	2022-11-17	2022-11-17	2022-11-17	2022-11-16	2022-11-16	2022-11-16	2022-11-16	2022-11-16	2022-11-16	2022-11-17	2022-11-17	2022-11-17	2022-11-17	
Sample Depth (mbgs)				0.61-1.21	12.8-13.4	0.61-1.21	12.8-13.4	1.21-1.82	0.61-1.21	12.8-13.4		12.8-13.4	0.61-1.21	3.05-3.66	12.8-13.4	-	12.8-13.4	0.61-1.21	
AGAT Sample ID				4535378	4535382	4535385	4535411	4535412	4535371	4535373	4535374	4535375	4535376	4535377	4535413	4535415	4535414	4535416	
Parameter				Soil	Soil		Soil	Soil	Soil	Soil		Soil	Soil	Soil	Soil	Soil	Soil	Soil	
Metals and Inorganic Parameters																			
Antimony	7.5	0.8	µg/g	<0.8		<0.8	<0.8	<0.8	<0.8		<0.8								
Barium	390	2.0	µg/g	25.8		17.1	40.9	24.8	42.8		17.4								
Beryllium	4	0.4	µg/g	<0.4		<0.4	<0.4	<0.4	0.5		<0.4								
Cobalt	22	0.5	µg/g	5.7		4.1	4.9	4.4	8.2		3.6								
Copper	140	1.0	µg/g	34.5		16	17.8	17.7	41.5		18.4								
Lead	120	1	µg/g	7		5	5	5	12		6								
Molybdenum	6.9	0.5	µg/g	<0.5		<0.5	<0.5	<0.5	0.8		<0.5								
Nickel	100	1	µg/g	11		8	9	9	17		6								
Selenium	2.4	0.8	µg/g	<0.8		<0.8	<0.8	<0.8	0.8		<0.8								
Silver	20	0.5	µg/g	<0.5		<0.5	<0.5	<0.5	<0.5		<0.5								
Thallium	1	0.5	µg/g	<0.5		<0.5	<0.5	<0.5	<0.5		<0.5								
Uranium	23	0.50	µg/g	<0.50		<0.50	<0.50	<0.50	<0.50		<0.50								
Vanadium	86	0.4	µg/g	17.6		14.2	12.7	18	23.9		12.3								
Zinc	340	5	µg/g	26		20	23	24	49		19								
Chromium, Hexavalent	8	0.2	µg/g	<0.2		<0.2	<0.2	<0.2	<0.2		<0.2								
Cyanide, WAD	0.051	0.040	µg/g	<0.040		<0.040	<0.040	<0.040	<0.040		<0.040								
Mercury	0.27	0.10	µg/g	<0.10		<0.10	<0.10	<0.10	<0.10		<0.10								
pH, 2:1 CaCl2 Extraction	5.0-9.0	NA	pH Units	7.53		7.54	7.73	7.3	7.21		7.51								
Volatile Organic Compounds (VOCs) (with PHC)																			
Dichlorodifluoromethane	16	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Vinyl Chloride	0.02	0.02	µg/g		<0.02	<0.02	<0.02	<0.02		<0.02		<0.02		<0.02			<0.02		
Bromomethane	0.05	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Trichlorofluoromethane	4	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Acetone	16	0.50	µg/g		<0.50	<0.50	<0.50	<0.50		<0.50		<0.50		<0.50			<0.50		
1,1-Dichloroethylene	0.05	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Methylene Chloride	0.1	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Trans- 1,2-Dichloroethylene	0.084	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Methyl tert-butyl Ether	0.75	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,1-Dichloroethane	0.47	0.02	µg/g		<0.02	<0.02	<0.02	<0.02		<0.02		<0.02		<0.02			<0.02		
Methyl Ethyl Ketone	16	0.50	µg/g		<0.50	<0.50	<0.50	<0.50		<0.50		<0.50		<0.50			<0.50		
Cis- 1,2-Dichloroethylene	1.9	0.02	µg/g		<0.02	<0.02	<0.02	<0.02		<0.02		<0.02		<0.02			<0.02		
Chloroform	0.05	0.04	µg/g		<0.04	<0.04	<0.04	<0.04		<0.04		<0.04		<0.04			<0.04		
1,2-Dichloroethane	0.05	0.03	µg/g		<0.03	<0.03	<0.03	<0.03		<0.03		<0.03		<0.03			<0.03		
1,1,1-Trichloroethane	0.38	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Carbon Tetrachloride	0.05	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Benzene	0.21	0.02	µg/g		<0.02	<0.02	<0.02	<0.02		<0.02		<0.02		<0.02			<0.02		
1,2-Dichloropropane	0.05	0.03	µg/g		<0.03	<0.03	<0.03	<0.03		<0.03		<0.03		<0.03			<0.03		
Trichloroethylene	0.061	0.03	µg/g		<0.03	<0.03	<0.03	<0.03		<0.03		<0.03		<0.03			<0.03		
Bromodichloromethane	1.5	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Methyl Isobutyl Ketone	1.7	0.50	µg/g		<0.50	<0.50	<0.50	<0.50		<0.50		<0.50		<0.50			<0.50		
1,1,2-Trichloroethane	0.05	0.04	µg/g		<0.04	<0.04	<0.04	<0.04		<0.04		<0.04		<0.04			<0.04		
Toluene	2.3	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Dibromochloromethane	2.3	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Ethylene Dibromide	0.05	0.04	µg/g		<0.04	<0.04	<0.04	<0.04		<0.04		<0.04		<0.04			<0.04		
Tetrachloroethylene	0.28	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,1,1,2-Tetrachloroethane	0.058	0.04	µg/g		<0.04	<0.04	<0.04	<0.04		<0.04		<0.04		<0.04			<0.04		
Chlorobenzene	2.4	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Ethylbenzene	1.1	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
m & p-Xylene		0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Bromoform	0.27	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Styrene	0.7	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
o-Xylene		0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,3-Dichlorobenzene	4.8	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,4-Dichlorobenzene	0.083	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,2-Dichlorobenzene	1.2	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Xylenes (Total)	3.1	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
1,3-Dichloropropene (Cis + Trans)	0.05	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.04		<0.05		<0.05			<0.04		
n-Hexane	2.8	0.05	µg/g		<0.05	<0.05	<0.05	<0.05		<0.05		<0.05		<0.05			<0.05		
Toluene-d8		1	µg/g		92	91	92	92		102		90		89			101		
4-Bromofluorobenzene		1	µg/g		91	92	93	91		84		92		92			84		
Moisture Content		0.1	µg/g		16.9	7.2	14.7	8.6		19.4		10.8		17			19.4		
Volatile Organic Compounds (VOCs) (with MEOH)																			
Dichlorodifluoromethane	16	0.05	µg/g												<0.05				
Vinyl Chloride	0.02	0.02	µg/g												<0.02				
Bromomethane	0.05	0.05	µg/g												<0.05				
Trichlorofluoromethane	4	0.05	µg/g												<0.05				
Acetone	16	0.50	µg/g												<0.50				
1,1-Dichloroethylene	0.05	0.05	µg/g												<0.05				
Methylene Chloride	0.1	0.05	µg/g												<0.05				
Trans- 1,2-Dichloroethylene	0.084	0.05	µg/g												<0.05				
Methyl tert-butyl Ether	0.75	0.05	µg/g												<0.05				
1,1-Dichloroethane	0.47	0.02	µg/g												<0.02				
Methyl Ethyl Ketone	16	0.50	µg/g												<0.50				
Cis- 1,2-Dichloroethylene	1.9	0.02	µg/g												<0.02				
Chloroform	0.05	0.04	µg/g												<0.04				
1,2-Dichloroethane	0.05	0.03	µg/g												<0.03				
1,1,1-Trichloroethane	0.38	0.05	µg/g												<0.05				
Carbon Tetrachloride	0.05	0.05	µg/g												<0.05				
Benzene	0.21	0.02	µg/g												<0.02				
1,2-Dichloropropane	0.05	0.03	µg/g												<0.03				
Trichloroethylene	0.061	0.03	µg/g												<0.03				
Bromodichloromethane	1.5	0.05	µg/g												<0.05				
Methyl Isobutyl Ketone	1.7	0.50	µg/g												<0.50				
1,1,2-Trichloroethane	0.05	0.04	µg/g												<0.04				
Toluene	2.3	0.05	µg/g												<0.05				
Dibromochloromethane	2.3	0.05	µg/g												<0.05				
Ethylene Dibromide	0.05	0.04	µg/g												<0.04				
Tetrachloroethylene	0.28	0.05	µg/g												<0.05				
1,1,1,2-Tetrachloroethane	0.058	0.04	µg/g												<0.04				
Chlorobenzene	2.4	0.05	µg/g												<0.05				
Ethylbenzene	1.1	0.05	µg/g												<0.05				
m & p-Xylene		0.05	µg/g												<0.05				
Bromoform	0.27	0.05	µg/g												<0.05				
Styrene	0.7	0.05	µg/g												<0.05				
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g												<0.05				
o-Xylene		0.05	µg/g												<0.05				
1,3-Dichlorobenzene	4.8	0.05	µg/g												<0.05				
1,4-Dichlorobenzene	0.083	0.05	µg/g												<0.05				
1,2-Dichlorobenzene	1.2	0.05	µg/g												<0.05				
Xylenes (Total)	3.1	0.05	µg/g												<0.05				
1,3-Dichloropropene (Cis + Trans)	0.05	0.04	µg/g												<0.04				
n-Hexane	2.8	0.05	µg/g												<0.05				
Toluene-d8		1	% Recovery												99				
4-Bromofluorobenzene		1	% Recovery												87				
Petroleum Hydrocarbons (PHCs) (with VOC)																			
F1 (C6 - C10)	55	5	µg/g			<5		<5				<5		<5					
F1 (C6 to C10) minus BTEX	55	5	µg/g			<5		<5				<5		<5					
Toluene-d8		1	%			91		92				90		89					
F2 (C10 to C16)	98	10	µg/g			<10		<10				<10		<10					
F3 (C16 to C34)	300	50	µg/g			<50		<50				<50		<50					
F4 (C34 to C50)	2800	50	µg/g			<50		<50				<50		<50					
Gravimetric Heavy Hydrocarbons	2800	50	µg/g			NA		NA				NA		NA					
Moisture Content		0.1	%			7.2		8.6				10.8		17					
Terphenyl		1	%			77		75				87		85					
Petroleum Hydrocarbons (PHCs) (with PAHs and VOC)																			
F1 (C6 - C10)	55	5	µg/g		<5		<5												
F1 (C6 to C10) minus BTEX	55	5	µg/g		<5		<5												
Toluene-d8		1	%		92		92												
F2 (C10 to C16)	98	10	µg/g		<10		<10												
F2 (C10 to C16) minus Naphthalene		10	µg/g		<10		<10												
F3 (C16 to C34)	300	50	µg/g		<50		<50												
F3 (C16 to C34) minus PAHs		50	µg/g		<50		<50												
F4 (C34 to C50)	2800	50	µg/g		<50		<50												
Gravimetric Heavy Hydrocarbons	2800	50	µg/g		NA		NA												
Moisture Content		0.1	%		16.9		14.7												
Terphenyl		1	%		71		69												
BTEX																			
Benzene	0.21	0.02	µg/g															<0.02	
Toluene	2.3	0.05	µg/g															<0.05	
Ethylbenzene	1.1	0.05	µg/g															<0.05	
m & p-Xylene		0.05	µg/g															<0.05	
o-Xylene		0.05	µg/g															<0.05	
Xylenes (Total)	3.1	0.05	µg/g															<0.05	
Toluene-d8		1	% Recovery															102	
4-Bromofluorobenzene		1	% Recovery															86	
Moisture Content		0.1	%															8.1	
Polycyclic Aromatic Hydrocarbons (PAHs)																			
Naphthalene	0.6	0.05	µg/g		<0.05		<0.05								<0.05				
Acenaphthylene	0.15	0.05	µg/g		<0.05		<0.05								<0.05				
Acenaphthene	7.9	0.05	µg/g		<0.05		<0.05								<0.05				
Fluorene	62	0.05	µg/g		<0.05		<0.05								<0.05				
Phenanthrene	6.2	0.05	µg/g		<0.05		<0.05								<0.05				
Anthracene	0.67	0.05	µg/g		<0.05		<0.05								<0.05				
Fluoranthene	0.69	0.05	µg/g		<0.05		<0.05								<0.05				
Pyrene	78	0.05	µg/g		<0.05		<0.05								<0.05				
Benz(a)anthracene	0.5	0.05	µg/g		<0.05		<0.05								<0.05				
Chrysene	7	0.05	µg/g		<0.05		<0.05								<0.05				
Benzo(b)fluoranthene	0.78	0.05	µg/g		<0.05		<0.05								<0.05				
Benzo(k)fluoranthene	0.78	0.05	µg/g		<0.05		<0.05								<0.05				
Benzo(a)pyrene	0.3	0.05	µg/g		<0.05		<0.05								<0.05				
Indeno(1,2,3-cd)pyrene	0.38	0.05	µg/g		<0.05		<0.05								<0.05				
Dibenz(a,h)anthracene	0.1	0.05	µg/g		<0.05		<0.05								<0.05				
Benzo(g,h,i)perylene	6.6	0.05	µg/g		<0.05		<0.05								<0.05				
1 and 2 Methlynaphthalene	0.99	0.05	µg/g		<0.05		<0.05								<0.05				
Naphthalene-d8		1	%		90		78								106				
Acridine-d9		1	%		98		90								93				
Terphenyl-d14		1	%		88		99								99				
Moisture Content		0.1	%		16.9		14.7								15.7				

Table 8 - Groundwater Analytical Results
Phase Two Environmental Site Assessment: 141, 147 & 153 Plains Road West, Burlington, Ontario

				BH1	BH2	BH4	BH5		
Client Sample ID	Table 2 SCS	Reported Detection Limit	Units	BH1	BH2	BH4	BH5	DUP-GW1	Trip Blank
Date Sampled				2022-11-22	2022-11-22	2022-11-22	2022-11-22	2022-11-22	2022-11-22
Screen Interval (mbgs)				11.28-14.28	11.55-14.55	10.67-13.67	11.58-14.58	11.58-14.58	
AGAT Sample ID				4549671	4549676	4549687	4549697	4549723	4549731
Parameter				Groundwater	Groundwater	Groundwater	Groundwater	Groundwater	Groundwater
PAHs									
Naphthalene	11	0.20	µg/L		<0.20				
Acenaphthylene	1	0.20	µg/L		<0.20				
Acenaphthene	4.1	0.20	µg/L		<0.20				
Fluorene	120	0.20	µg/L		<0.20				
Phenanthrene	1	0.10	µg/L		<0.10				
Anthracene	2.4	0.10	µg/L		<0.10				
Fluoranthene	0.41	0.20	µg/L		<0.20				
Pyrene	4.1	0.20	µg/L		<0.20				
Benzo(a)anthracene	1	0.20	µg/L		<0.20				
Chrysene	0.1	0.10	µg/L		<0.10				
Benzo(b)fluoranthene	0.1	0.10	µg/L		<0.10				
Benzo(k)fluoranthene	0.1	0.10	µg/L		<0.10				
Benzo(a)pyrene	0.01	0.01	µg/L		<0.01				
Indeno(1,2,3-cd)pyrene	0.2	0.20	µg/L		<0.20				
Dibenz(a,h)anthracene	0.2	0.20	µg/L		<0.20				
Benzo(g,h,i)perylene	0.2	0.20	µg/L		<0.20				
2-and 1-methyl Naphthalene	3.2	0.20	µg/L		<0.20				
Naphthalene-d8		1	%		70				
Acridine-d9		1	%		77				
Terphenyl-d14		1	%		94				
Sediment					NO				
PHC F1-F4 (with VOC)									
F1 (C6 - C10)	750	25	µg/L	<25	<25		<25		
F1 (C6 to C10) minus BTEX	750	25	µg/L	<25	<25		<25		
Toluene-d8		1	%	103	105		102		
F2 (C10 to C16)	150	100	µg/L	<100	<100		<100		
F3 (C16 to C34)	500	100	µg/L	<100	<100		<100		
F4 (C34 to C50)	500	100	µg/L	<100	<100		<100		
Gravimetric Heavy Hydrocarbons		500	µg/L	NA	NA		NA		
Terphenyl		1	% Recovery	83	91		63		
Sediment				1	1		1		
PHC F1-F4									
Benzene	5.0	0.20	µg/L					<0.20	
Toluene	24	0.20	µg/L					2.32	
Ethylbenzene	2.4	0.10	µg/L					<0.10	
m & p-Xylene		0.20	µg/L					<0.20	
o-Xylene		0.10	µg/L					<0.10	
Xylenes (Total)	300	0.20	µg/L					<0.20	
F1 (C6 - C10)	750	25	µg/L					<25	
F1 (C6 to C10) minus BTEX	750	25	µg/L					<25	
Toluene-d8		1.00	% Recovery					92.8	
F2 (C10 to C16)	150	100	µg/L					<100	
F3 (C16 to C34)	500	100	µg/L					<100	
F4 (C34 to C50)	500	100	µg/L					<100	
Gravimetric Heavy Hydrocarbons		500	µg/L					NA	
Terphenyl		1	% Recovery					95	
Sediment								1	
Volatile Organic Compounds (VOCs) (with PHC)									
Dichlorodifluoromethane	590	0.40	µg/L	<0.40	<0.40	<0.40	<0.40		<0.40
Vinyl Chloride	0.5	0.17	µg/L	<0.17	<0.17	<0.17	<0.17		<0.17
Bromomethane	0.89	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Trichlorofluoromethane	150	0.40	µg/L	<0.40	<0.40	<0.40	<0.40		<0.40
Acetone	2700	1.0	µg/L	34.1	101	84.4	54.3		<1.0
1,1-Dichloroethylene	1.6	0.30	µg/L	<0.30	<0.30	<0.30	<0.30		<0.30
Methylene Chloride	50	0.30	µg/L	<0.30	<0.30	<0.30	<0.30		<0.30
trans- 1,2-Dichloroethylene	1.6	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Methyl tert-butyl ether	15	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
1,1-Dichloroethane	5	0.30	µg/L	<0.30	<0.30	<0.30	<0.30		<0.30
Methyl Ethyl Ketone	1800	1.0	µg/L	<1.0	<1.0	<1.0	<1.0		<1.0
cis- 1,2-Dichloroethylene	1.6	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Chloroform	2.4	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
1,2-Dichloroethane	1.6	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
1,1,1-Trichloroethane	200	0.30	µg/L	<0.30	<0.30	<0.30	<0.30		<0.30
Carbon Tetrachloride	0.79	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Benzene	5.0	0.20	µg/L	<0.20	<0.20	<0.20	0.27		<0.20
1,2-Dichloropropane	5	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Trichloroethylene	1.6	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Bromodichloromethane	16	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Methyl Isobutyl Ketone	640	1.0	µg/L	<1.0	<1.0	<1.0	<1.0		<1.0
1,1,2-Trichloroethane	4.7	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Toluene	24	0.20	µg/L	0.92	2.79	2.68	3.47		<0.20
Dibromochloromethane	25	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
Ethylene Dibromide	0.2	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
Tetrachloroethylene	1.6	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
1,1,1,2-Tetrachloroethane	1.1	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
Chlorobenzene	30	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
Ethylbenzene	2.4	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
m & p-Xylene		0.20	µg/L	<0.20	<0.20	<0.20	0.3		<0.20
Bromoform	25	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
Styrene	5.4	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
1,1,2,2-Tetrachloroethane	1	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
o-Xylene		0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
1,3-Dichlorobenzene	59	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
1,4-Dichlorobenzene	1	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
1,2-Dichlorobenzene	3	0.10	µg/L	<0.10	<0.10	<0.10	<0.10		<0.10
1,3-Dichloropropene	0.5	0.30	µg/L	<0.30	<0.30	<0.30	<0.30		<0.30
Xylenes (Total)	300	0.20	µg/L	<0.20	<0.20	<0.20	0.3		<0.20
n-Hexane	51	0.20	µg/L	<0.20	<0.20	<0.20	<0.20		<0.20
Toluene-d8		1	% Recovery	103	105	100	102		103
4-Bromofluorobenzene		1	% Recovery	84	85	88	83		88
All Metals									
Dissolved Antimony	6	1.0	µg/L	<1.0	<1.0				
Dissolved Arsenic	25	1.0	µg/L	<1.0	<1.0				
Dissolved Barium	1000	2.0	µg/L	69.4	94.6				
Dissolved Beryllium	4	0.5	µg/L	<0.5	<0.5				
Dissolved Boron	5000	10.0	µg/L	110	123				
Dissolved Cadmium	2.7	0.20	µg/L	<0.20	<0.20				
Dissolved Chromium	50	2.0	µg/L	<2.0	<2.0				
Dissolved Cobalt	3.8	0.50	µg/L	<0.50	<0.50				
Dissolved Copper	87	1.0	µg/L	<1.0	1.3				
Dissolved Lead	10	0.50	µg/L	<0.50	<0.50				
Dissolved Molybdenum	70	0.50	µg/L	0.84	0.92				
Dissolved Nickel	100	1.0	µg/L	<1.0	1.2				
Dissolved Selenium	10	1.0	µg/L	3.2	2.5				
Dissolved Silver	1.5	0.20	µg/L	<0.20	<0.20				
Dissolved Thallium	2	0.30	µg/L	<0.30	<0.30				
Dissolved Uranium	20	0.50	µg/L	0.77	0.95				
Dissolved Vanadium	6.2	0.40	µg/L	<0.40	<0.40				
Dissolved Zinc	1100	5.0	µg/L	<5.0	<5.0				
Mercury	0.29	0.02	µg/L	<0.02	<0.02				
Chromium VI	25	2	µg/L	<2	<2				

Table 9 - Maximum Soil Concentration
Phase Two Environmental Site Assessment: 141, 147 and 153 Plains Road, Burlington, ON

Parameter	Table 2 SCS	Units	Maximum Concentration	Sample ID	Depth (mbgs)
Metals and Inorganic Parameters					
Antimony	7.5	µg/g	<0.8	-	-
Arsenic	18	µg/g	7	BH4-2	0.61-1.21
Barium	390	µg/g	42.8	BH4-2	0.61-1.21
Beryllium	4	µg/g	0.5	BH4-2	0.61-1.21
Boron	120	µg/g	6	BH2-22	12.8-13.4
Boron (Hot Water Soluble)	1.5	µg/g	0.66	BH3-3	1.21-1.82
Cadmium	1.2	µg/g	<0.5	-	-
Chromium	160	µg/g	15	BH4-2	0.61-1.21
Cobalt	22	µg/g	8.2	BH4-2	0.61-1.21
Copper	140	µg/g	41.5	BH4-2	0.61-1.21
Lead	120	µg/g	13	BH6-2	0.61-1.21
Molybdenum	6.9	µg/g	0.8	BH4-2	0.61-1.21
Nickel	100	µg/g	17	BH4-2	0.61-1.21
Selenium	2.4	µg/g	0.8	BH4-2	0.61-1.21
Silver	20	µg/g	<0.5		
Thallium	1	µg/g	<0.5		
Uranium	23	µg/g	<0.50		
Vanadium	86	µg/g	23.9	BH4-2	0.61-1.21
Zinc	340	µg/g	49	BH4-2	0.61-1.21
Chromium, Hexavalent	8	µg/g	<0.2	BH4-2	0.61-1.21
Cyanide, WAD	0.051	µg/g	<0.040	BH4-2	0.61-1.21
Mercury	0.27	µg/g	<0.10	BH4-2	0.61-1.21
pH, 2:1 CaCl2 Extraction	5.0-9.0	pH Units	7.84	BH6-2	0.61-1.21
Volatile Organic Compounds (VOCs)					
Dichlorodifluoromethane	16	µg/g	<0.05	-	-
Vinyl Chloride	0.02	µg/g	<0.02	-	-
Bromomethane	0.05	µg/g	<0.05	-	-
Trichlorofluoromethane	4	ug/g	<0.05	-	-
Acetone	16	ug/g	<0.50	-	-
1,1-Dichloroethylene	0.05	µg/g	<0.05	-	-
Methylene Chloride	0.1	µg/g	<0.05	-	-
Trans- 1,2-Dichloroethylene	0.084	µg/g	<0.05	-	-
Methyl tert-butyl Ether	0.75	µg/g	<0.05	-	-
1,1-Dichloroethane	0.47	µg/g	<0.02	-	-
Methyl Ethyl Ketone	16	µg/g	<0.50	-	-
Cis- 1,2-Dichloroethylene	1.9	µg/g	<0.02	-	-
Chlorsform	0.05	µg/g	<0.04	-	-
1,2-Dichloroethane	0.05	µg/g	<0.03	-	-
1,1,1-Trichloroethane	0.38	µg/g	<0.05	-	-
Carbon Tetrachloride	0.05	µg/g	<0.05	-	-
Benzene	0.21	ug/g	<0.02	-	-
1,2-Dichloropropane	0.05	ug/g	<0.03	-	-
Trichloroethylene	0.061	µg/g	<0.03	-	-
Bromodichloromethane	1.5	µg/g	<0.05	-	-
Methyl Isobutyl Ketone	1.7	µg/g	<0.50	-	-
1,1,2-Trichloroethane	0.05	µg/g	<0.04	-	-
Toluene	2.3	µg/g	<0.05	-	-
Dibromochloromethane	2.3	µg/g	<0.05	-	-
Ethylene Dibromide	0.05	µg/g	<0.04	-	-
Tetrachloroethylene	0.28	µg/g	<0.05	-	-
1,1,1,2-Tetrachloroethane	0.058	µg/g	<0.04	-	-
Chlorobenzene	2.4	µg/g	<0.05	-	-
Ethylbenzene	1.1	µg/g	<0.05	-	-
m & p-Xylene		µg/g	<0.05	-	-
Bromoform	0.27	µg/g	<0.05		
Styrene	0.7	µg/g	<0.05		
1,1,2,2-Tetrachloroethane	0.05	µg/g	<0.05		
o-Xylene		µg/g	<0.05		
1,3-Dichloroberzene	4.8	µg/g	<0.05		
1,4-Dichloroberzene	0.083	µg/g	<0.05		
1,2-Dichloroberzene	1.2	µg/g	<0.05		
Xylenes (Total)	3.1	µg/g	<0.05		
1,3-Dichloropropene (Cis + Trans)	0.05	µg/g	<0.04		
n-Hexane	2.8	µg/g	<0.05		
Toluene-d8		% Recovery	102	BH4-22	12.8-13.4
4-Bromofluorobenzene		% Recovery	93	BH2-22	12.8-13.4
Moisture Content		%	19.4	BH4-22 and DUP-2	12.8-13.4
Volatile Organic Compounds (VOCs) (with MEOH)					
Dichlorodifluoromethane	16	µg/g	<0.05		
Vinyl Chloride	0.02	ug/g	<0.02		
Bromomethane	0.05	ug/g	<0.05		
Trichlorofluoromethane	4	ug/g	<0.05		
Acetone	16	ug/g	<0.50		
1,1-Dichloroethylene	0.05	ug/g	<0.05		
Methylene Chloride	0.1	ug/g	<0.05		
Trans- 1,2-Dichloroethylene	0.084	ug/g	<0.05		
Methyl tert-butyl Ether	0.75	ug/g	<0.05		
1,1-Dichloroethane	0.47	ug/g	<0.02		
Methyl Ethyl Ketone	16	ug/g	<0.50		
Cis- 1,2-Dichloroethylene	1.9	ug/g	<0.02		
Chloroform	0.05	ug/g	<0.04		
1,2-Dichloroethane	0.05	ug/g	<0.03		
1,1,1-Trichloroethane	0.38	ug/g	<0.05		
Carbon Tetrachloride	0.05	ug/g	<0.05		
Benzene	0.21	ug/g	<0.02		
1,2-Dichloropropane	0.05	ug/g	<0.03		
Trichloroethylene	0.061	ug/g	<0.03		
Bromodichloromethane	1.5	ug/g	<0.05		
Methyl Isobutyl Ketone	1.7	ug/g	<0.50		
1,1,2-Trichloroethane	0.05	ug/g	<0.04		
Toluene	2.3	ug/g	<0.05		
Dibromochloromethane	2.3	ug/g	<0.05		
Ethylene Dibromide	0.05	ug/g	<0.04		
Tetrachloroethylene	0.28	ug/g	<0.05		
1,1,1,2-Tetrachloroethane	0.058	ug/g	<0.04		
Chlorobenzene	2.4	ug/g	<0.05		
Ethylbenzene	1.1	ug/g	<0.05		
m & p-Xylene		ug/g	<0.05		
Bromoform	0.27	ug/g	<0.05		
Styrene	0.7	ug/g	<0.05		
1,1,2,2-Tetrachloroethane	0.05	ug/g	<0.05		
o-Xylene		ug/g	<0.05		
1,3-Dichlorobenzene	4.8	ug/g	<0.05		
1,4-Dichlorobenzene	0.083	ug/g	<0.05		
1,2-Dichloroberzene	1.2	ug/g	<0.05		
Xylenes (Total)	3.1	ug/g	<0.05		
1,3-Dichloropropene (Cis + Trans)	0.05	ug/g	<0.04		
n-Hexane	2.8	ug/g	<0.05		
Toluene-d8		% Recovery	99	Trip Blank	
4-Bromofluorobenzene		% Recovery	87	Trip Blank	
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	0.6	µg/g	<0.05	-	-
Acenaphthylene	0.15	µg/g	<0.05		
Acenaphthene	7.9	µg/g	<0.05		
Fluorene	62	µg/g	<0.05		
Phenanthrene	6.2	µg/g	<0.05		
Anthracene	0.67	µg/g	<0.05		
Fluoranthene	0.69	µg/g	<0.05		
Pyrene	78	µg/g	<0.05		
Benz(a)anthracene	0.5	µg/g	<0.05		
Chrysene	7	µg/g	<0.05		
Benzo(b)fluoranthene	0.78	µg/g	<0.05		
Benzo(k)fluoranthene	0.78	µg/g	<0.05		
Benzo(a)pyrene	0.3	µg/g	<0.05		
Indeno(1,2,3-cd)pyrene	0.38	µg/g	<0.05		
Dibenz(a,h)anthracene	0.1	µg/g	<0.05		
Benzo(g,h,i)perylene	6.6	µg/g	<0.05		
1 and 2 Methlynaphthalene	0.99	µg/g	<0.05		
Naphthalene-d8		%	106	DUP-1	12.8-13.4
Acridine-d9		%	98	BH1-22	12.8-13.4
Terphenyl-d14		%	99	BH1-22 and DUP-1	12.8-13.4
Moisture Content		%	16.9	BH1-22	12.8-13.4
Petroleum Hydrocarbons (PHCs) F1-F4 (with PAHs and VOC)					
F1 (C6 - C10)	55	µg/g	<5		
F1 (C6 to C10) minus BTEX	55	µg/g	<5		
Toluene-d8		%	92	BH1-22 and BH2-22	12.8-13.4
F2 (C10 to C16)	98	µg/g	<10		
F2 (C10 to C16) minus Naphthalene		µg/g	<10		
F3 (C16 to C34)	300	µg/g	<50		
F3 (C16 to C34) minus PAHs		µg/g	<50		
F4 (C34 to C50)	2800	µg/g	<50		
Gravimetric Heavy Hydrocarbons	2800	µg/g	NA		
Moisture Content		%	16.9	BH1-22	12.8-13.4
Terphenyl		%	71		
Petroleum Hydrocarbons (PHCs) F1-F4 (with VOC)					
F1 (C6 - C10)	55	µg/g	<5		
F1 (C6 to C10) minus BTEX	55	µg/g	<5		
Toluene-d8		%	92	BH3-3	1.21-1.82
F2 (C10 to C16)	98	µg/g	<10		
F3 (C16 to C34)	300	µg/g	<50		
F4 (C34 to C50)	2800	µg/g	<50		
Gravimetric Heavy Hydrocarbons	2800	µg/g	NA		
Moisture Content		%	17	BH6-6	3.05-3.66
Terphenyl		%	87	BH5-22	12.8-13.4
BTEX					
Benzene	0.21	ug/g	<0.02		
Toluene	2.3	ug/g	<0.05		
Ethylbenzene	1.1	ug/g	<0.05		
m & p-Xylene		ug/g	<0.05		
o-Xylene		ug/g	<0.05		
Xylenes (Total)	3.1	ug/g	<0.05		
Toluene-d8		% Recovery	102	DUP-3	0.61-1.21
4-Bromofluorobenzene		% Recovery	86	DUP-3	0.61-1.21
Moisture Content		%	8.1	DUP-3	0.61-1.21

Table 10 - Maximum Groundwater Concentration
Phase Two Environmental Site Assessment: 141, 147 and 153 Plains Road, Burlington, ON

Parameter	Table 2 SCS	Units	Maximum Concentration	Sample ID	Depth (mbgs)
All Metals parameters					
Dissolved Antimony	6	µg/L	<1.0		
Dissolved Arsenic	25	µg/L	<1.0		
Dissolved Barium	1000	µg/L	94.6	BH2	11.55-14.55
Dissolved Beryllium	4	µg/L	<0.5		
Dissolved Boron	5000	µg/L	123	BH2	11.55-14.55
Dissolved Cadmium	2.7	µg/L	<0.20		
Dissolved Chromium	50	µg/L	<2.0		
Dissolved Cobalt	3.8	µg/L	<0.50		
Dissolved Copper	87	µg/L	<1.0		
Dissolved Lead	10	µg/L	<0.50		
Dissolved Molybdenum	70	µg/L	0.92	BH2	11.55-14.55
Dissolved Nickel	100	µg/L	1.2	BH2	11.55-14.55
Dissolved Selenium	10	µg/L	3.2	BH2	11.55-14.55
Dissolved Silver	1.5	µg/L	<0.20		
Dissolved Thallium	2	µg/L	<0.30		
Dissolved Uranium	20	µg/L	0.95	BH2	11.55-14.55
Dissolved Vanadium	6.2	µg/L	<0.40		
Dissolved Zinc	1100	µg/L	<5.0		
Mercury	0.29	µg/L	<0.02		
Chromium VI	25	µg/L	<2		
Volatile Organic Compounds (VOCs) (with PHC)					
Dichlorodifluoromethane	590	µg/L	<0.40		
Vinyl Chloride	0.5	µg/L	<0.17		
Bromomethane	0.89	µg/L	<0.20		
Trichlorofluoromethane	150	µg/L	<0.40		
Acetone	2700	µg/L	101	BH2	11.55-14.55
1,1-Dichloroethylene	1.6	µg/L	<0.30		
Methylene Chloride	50	µg/L	<0.30		
trans- 1,2-Dichloroethylene	1.6	µg/L	<0.20		
Methyl tert-butyl ether	15	µg/L	<0.20		
1,1-Dichloroethane	5	µg/L	<0.30		
Methyl Ethyl Ketone	1800	µg/L	<1.0		
cis- 1,2-Dichloroethylene	1.6	µg/L	<0.20		
Chloroform	2.4	µg/L	<0.20		
1,2-Dichloroethane	1.6	µg/L	<0.20		
1,1,1-Trichloroethane	200	µg/L	<0.30		
Carbon Tetrachloride	0.79	µg/L	<0.20		
Benzene	5.0	µg/L	<0.20		
1,2-Dichloropropane	5	µg/L	<0.20		
Trichloroethylene	1.6	µg/L	<0.20		
Bromodichloromethane	16	µg/L	<0.20		
Methyl Isobutyl Ketone	640	µg/L	<1.0		
1,1,2-Trichloroethane	4.7	µg/L	<0.20		
Toluene	24	µg/L	3.47	BH5	11.58-14.58
Dibromochloromethane	25	µg/L	<0.10		
Ethylene Dibromide	0.2	µg/L	<0.10		
Tetrachloroethylene	1.6	µg/L	<0.20		
1,1,1,2-Tetrachloroethane	1.1	µg/L	<0.10		
Chlorobenzene	30	µg/L	<0.10		
Ethylbenzene	2.4	µg/L	<0.10		
m & p-Xylene		µg/L	<0.20		
Bromoform	25	µg/L	<0.10		
Styrene	5.4	µg/L	<0.10		
1,1,2,2-Tetrachloroethane	1	µg/L	<0.10		
o-Xylene		µg/L	<0.10		
1,3-Dichlorobenzene	59	µg/L	<0.10		
1,4-Dichlorobenzene	1	µg/L	<0.10		
1,2-Dichlorobenzene	3	µg/L	<0.10		
1,3-Dichloropropene	0.5	µg/L	<0.30		
Xylenes (Total)	300	µg/L	<0.20		
n-Hexane	51	µg/L	<0.20		
Toluene-d8		% Recovery	105	BH2	11.55-14.55
4-Bromofluorobenzene		% Recovery	88	BH4 and Trip Blank	10.67-13.67
Petroleum Hydrocarbons (PHCs) F1-F4 (with VOCs)					
F1 (C6 - C10)	750	µg/L	<25		
F1 (C6 to C10) minus BTEX	750	µg/L	<25		
Toluene-d8		%	105	BH2	11.55-14.55
F2 (C10 to C16)	150	µg/L	<100		
F3 (C16 to C34)	500	µg/L	<100		
F4 (C34 to C50)	500	µg/L	<100		
Gravimetric Heavy Hydrocarbons		µg/L	NA		
Terphenyl		% Recovery	91	BH2	11.55-14.55
Sediment			1		
Petroleum Hydrocarbons (PHCs) F1-F4					
Benzene	5.0	µg/L	<0.20		
Toluene	24	µg/L	2.32	DUP-GW1	11.58-14.58
Ethylbenzene	2.4	µg/L	<0.10		
m & p-Xylene		µg/L	<0.20		
o-Xylene		µg/L	<0.10		
Xylenes (Total)	300	µg/L	<0.20		
F1 (C6 - C10)	750	µg/L	<25		
F1 (C6 to C10) minus BTEX	750	µg/L	<25		
Toluene-d8		% Recovery	92.8	DUP-GW1	11.58-14.58
F2 (C10 to C16)	150	µg/L	<100		
F3 (C16 to C34)	500	µg/L	<100		
F4 (C34 to C50)	500	µg/L	<100		
Gravimetric Heavy Hydrocarbons		µg/L	NA		
Terphenyl		% Recovery	95	DUP-GW1	11.58-14.58
Sediment			1		
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	11	µg/L	<0.20		
Acenaphthylene	1	µg/L	<0.20		
Acenaphthene	4.1	µg/L	<0.20		
Fluorene	120	µg/L	<0.20		
Phenanthrene	1	µg/L	<0.10		
Anthracene	2.4	µg/L	<0.10		
Fluoranthene	0.41	µg/L	<0.20		
Pyrene	4.1	µg/L	<0.20		
Benzo(a)anthracene	1	µg/L	<0.20		
Chrysene	0.1	µg/L	<0.10		
Benzo(b)fluoranthene	0.1	µg/L	<0.10		
Benzo(k)fluoranthene	0.1	µg/L	<0.10		
Benzo(a)pyrene	0.01	µg/L	<0.01		
Indeno(1,2,3-cd)pyrene	0.2	µg/L	<0.20		
Dibenz(a,h)anthracene	0.2	µg/L	<0.20		
Benzo(g,h,i)perylene	0.2	µg/L	<0.20		
2-and 1-methyl Naphthalene	3.2	µg/L	<0.20		
Naphthalene-d8		%	70	BH2	11.55-14.55
Acridine-d9		%	77	BH2	11.55-14.55
Terphenyl-d14		%	94	BH2	11.55-14.55
Sediment			NO		

APPENDIX A

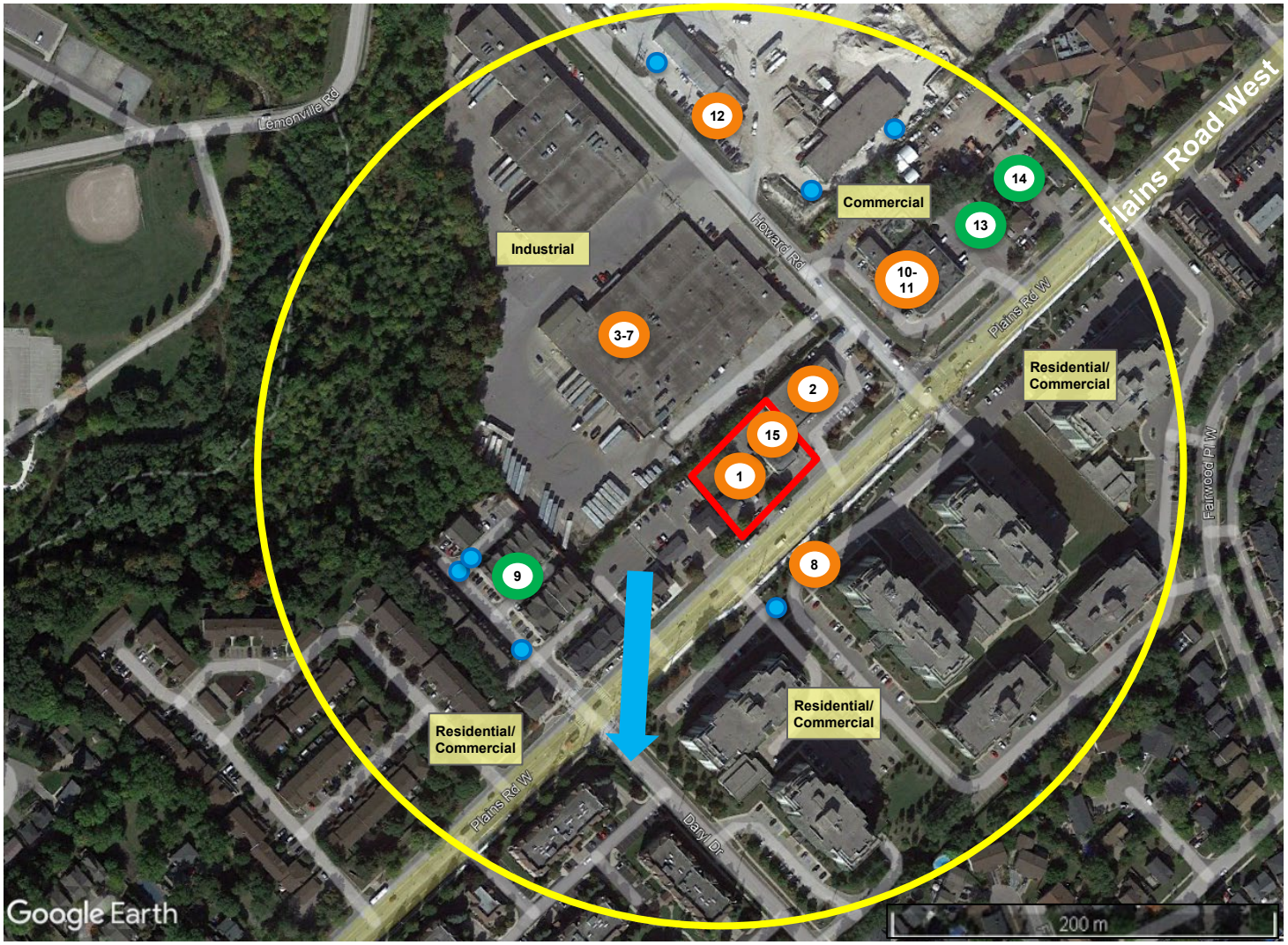
DRAWINGS



Approximate Location of Phase Two Property

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Site Location Plan	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	1

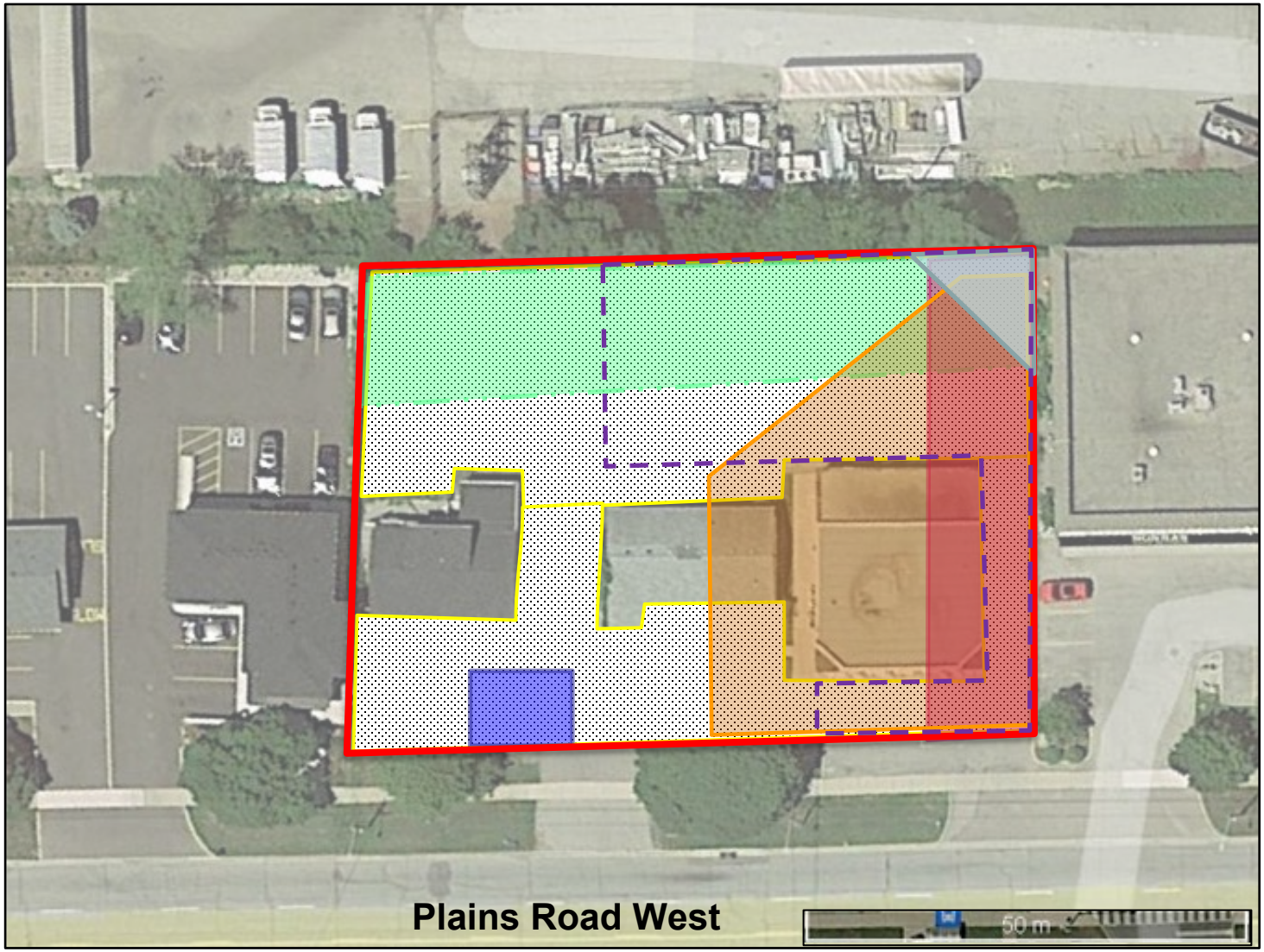


LEGEND

- Phase Two Property
- Phase One Study Area
- Commercial — Current Land Use
- Inferred Groundwater Flow Direction
- Well Records
- # — Contributing PCAs
- # — Non-Contributing PCAs

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Summary of PCAs	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	2

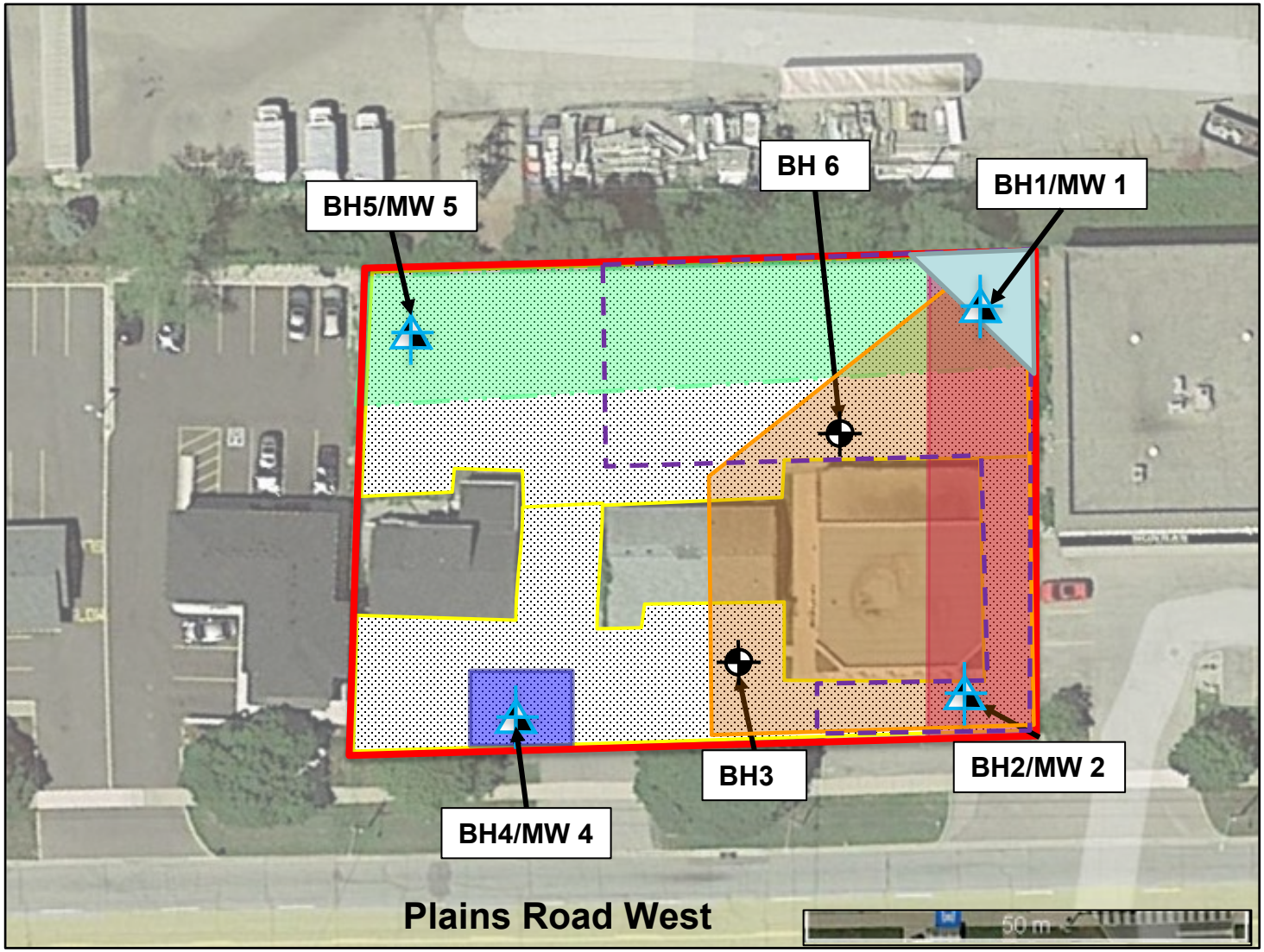


LEGEND

	Phase Two Property
Areas of Potential Environmental Concern (APEC)	
	APEC 1
	APEC 2
	APEC 3A to 3E
	APEC 4
	APEC 5
	APEC 6A, 6B
	APEC 7

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Location of APECs	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	3



LEGEND

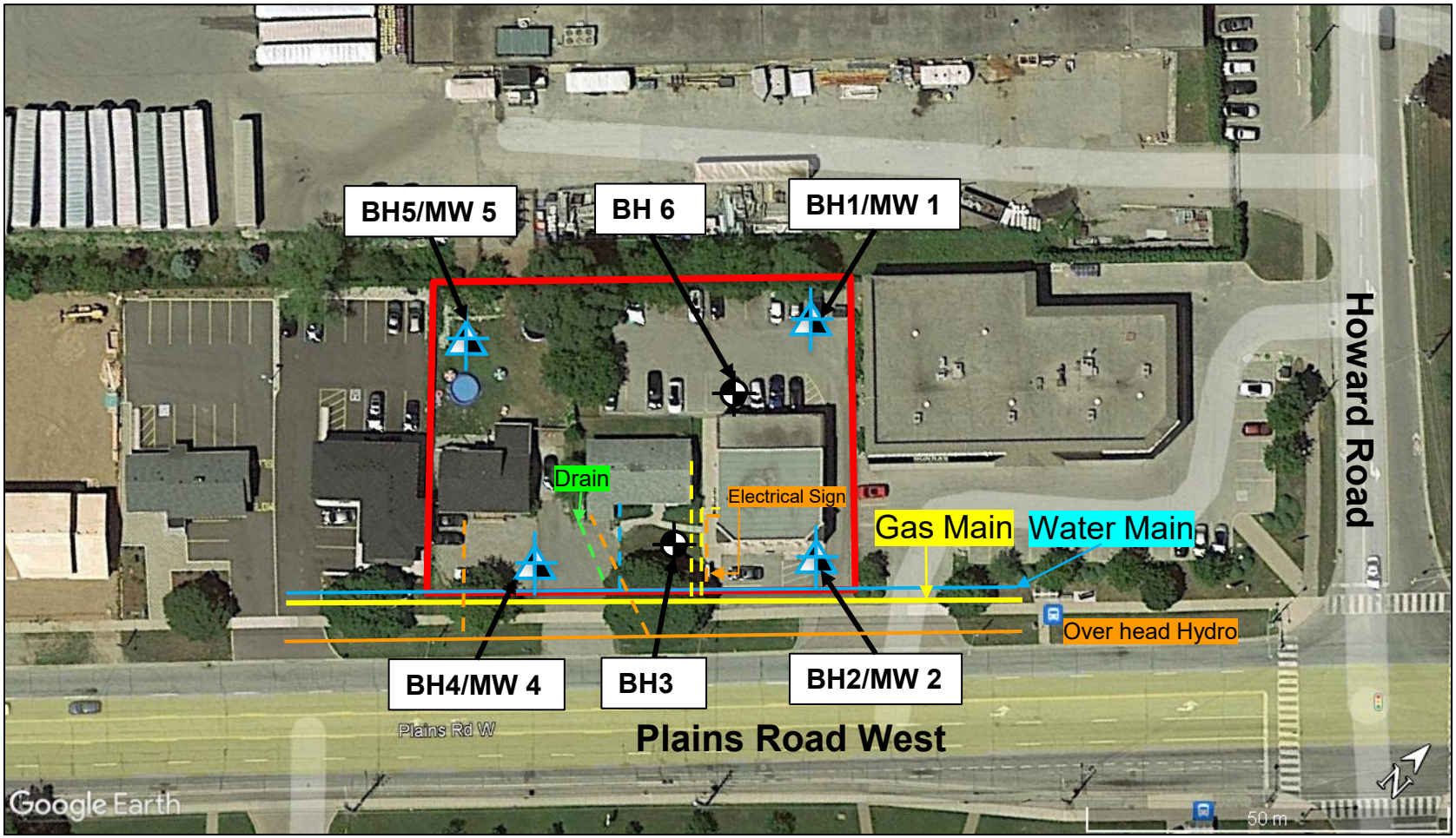
- Phase Two Property
- Monitoring Wells
- Boreholes

Areas of Potential Environmental Concern (APEC)

- APEC 1
- APEC 2
- APEC 3A to 3E
- APEC 4
- APEC 5
- APEC 6A, 6B
- APEC 7

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Location of Boreholes and Monitoring Wells	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	4



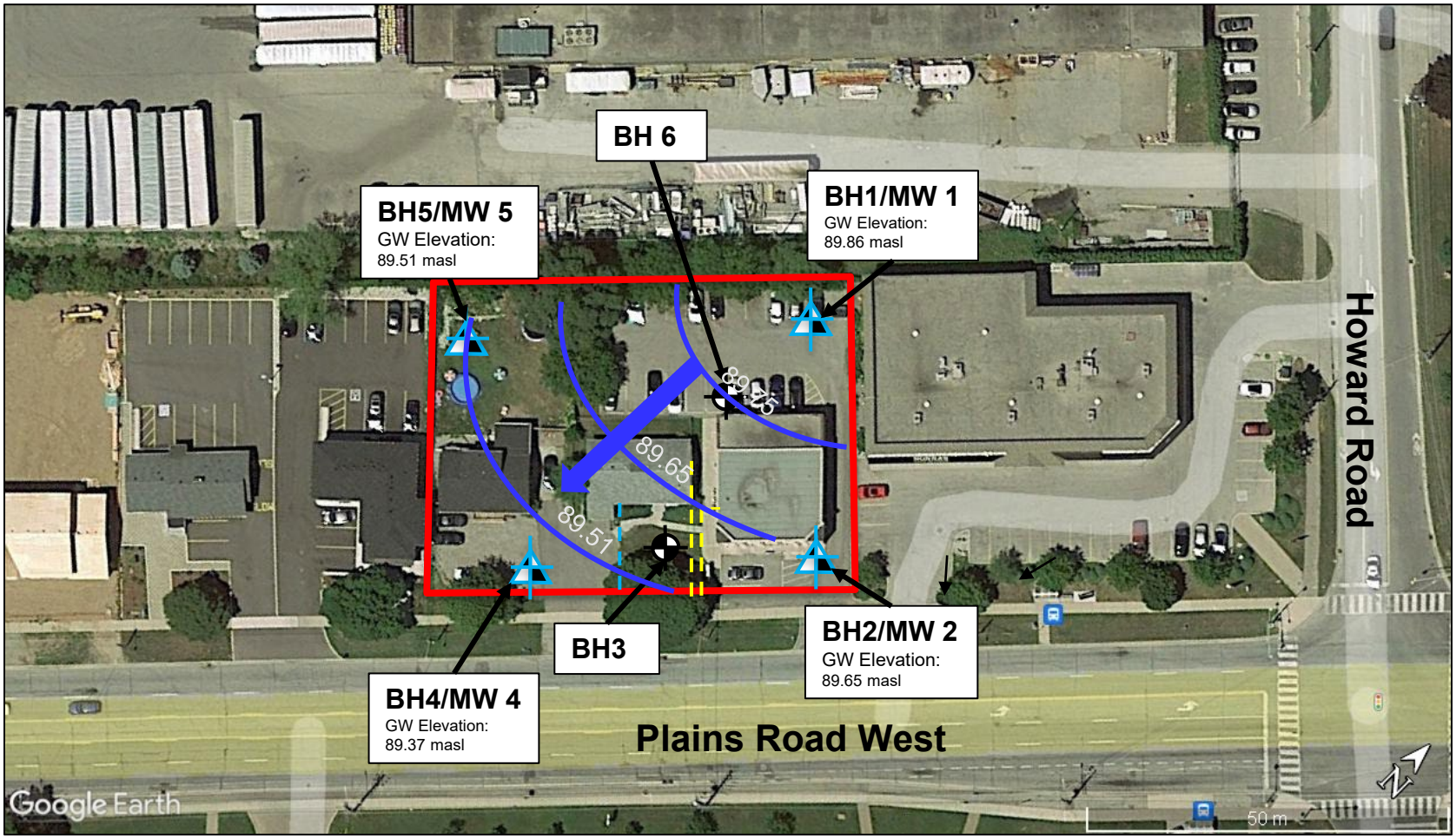
Phase Two Property

Environmental Borehole with Monitoring Wells

Environmental Boreholes

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Utility Location Plan	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	5



Phase Two Property

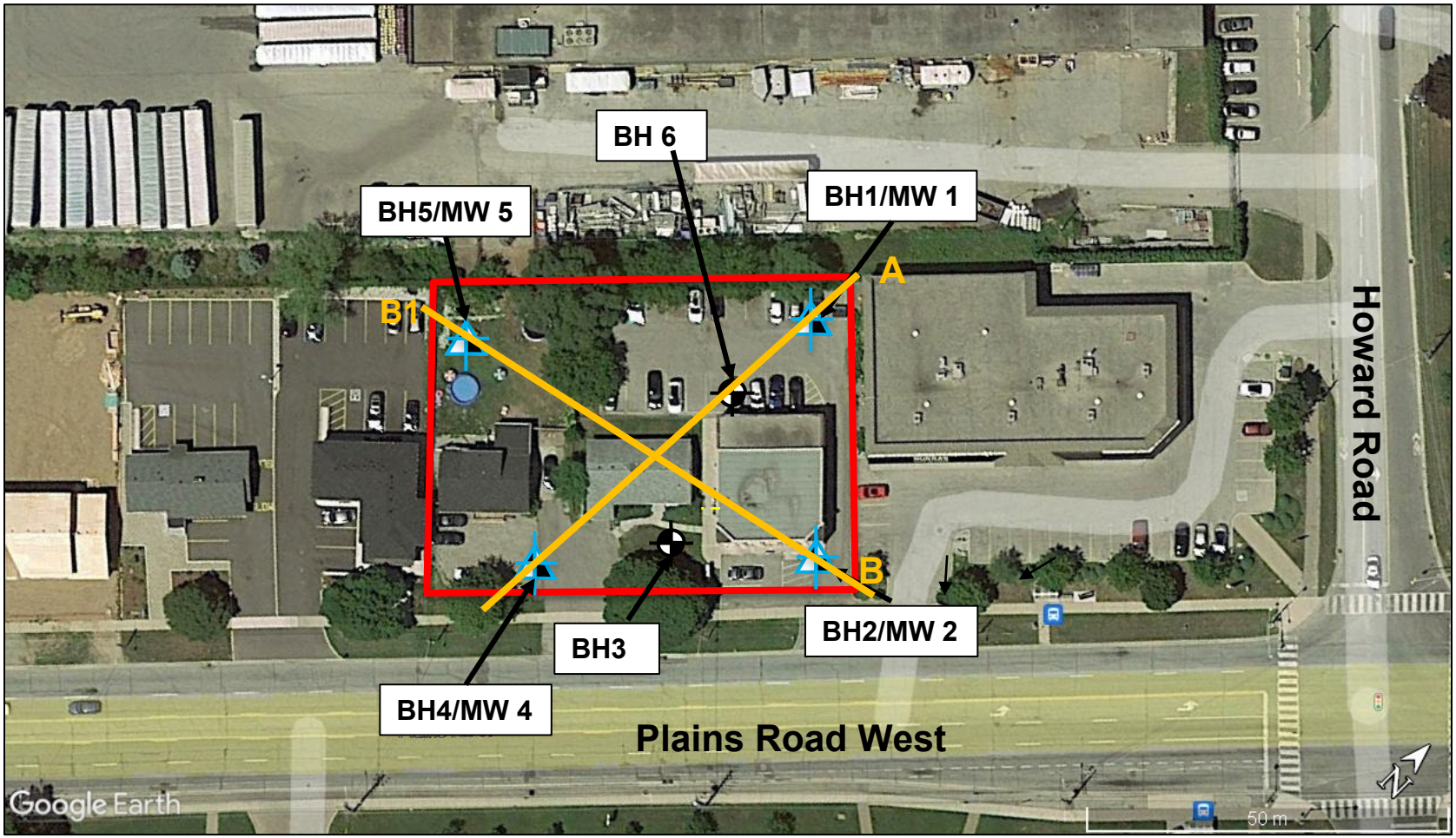
Environmental Borehole with Monitoring Wells

Environmental Boreholes

Groundwater Flow Direction

Source: Google Earth Pro - 2022

Title	Project	Project No.	Scale	Date	Drawing No.
Groundwater Flow Direction	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	6



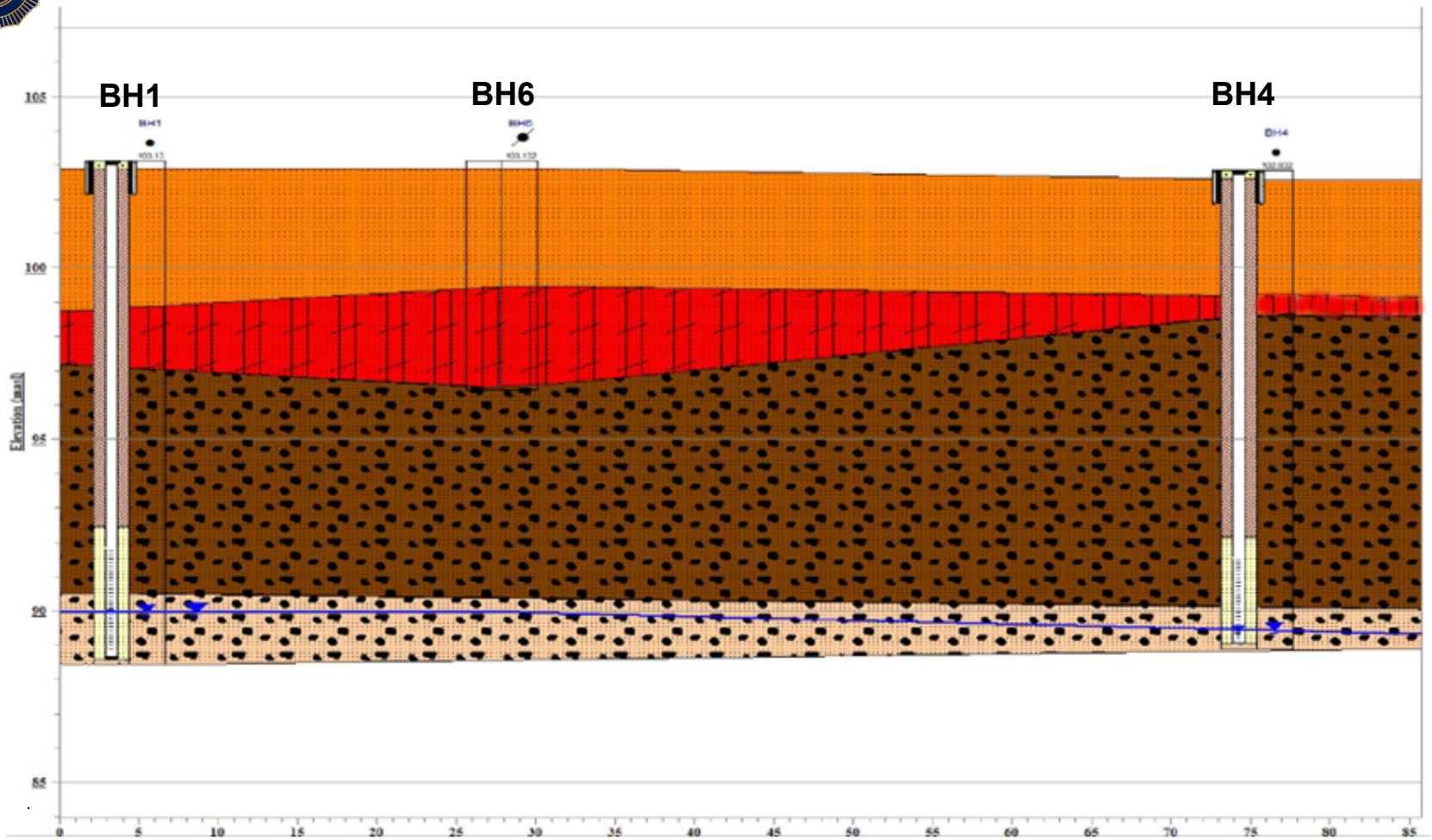
Phase Two Property

Environmental Borehole with Monitoring Wells

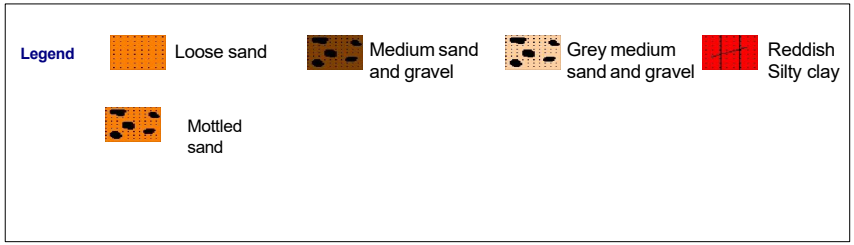
Environmental Boreholes

Source: Google Earth Pro - 2022

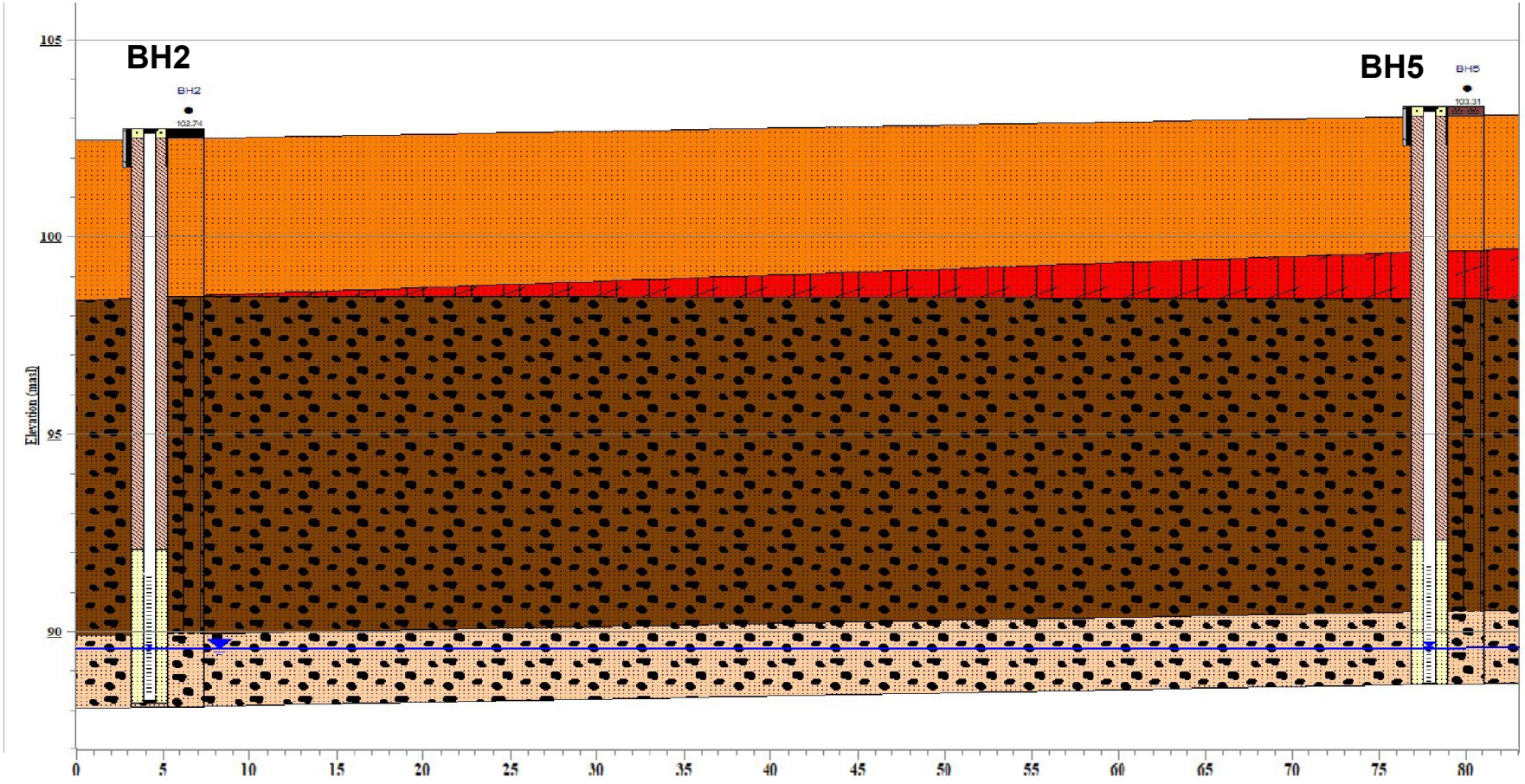
Title	Project	Project No.	Scale	Date	Drawing No.
Geological Cross-Sections Key Plan	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004	As shown	January 25, 2023	7



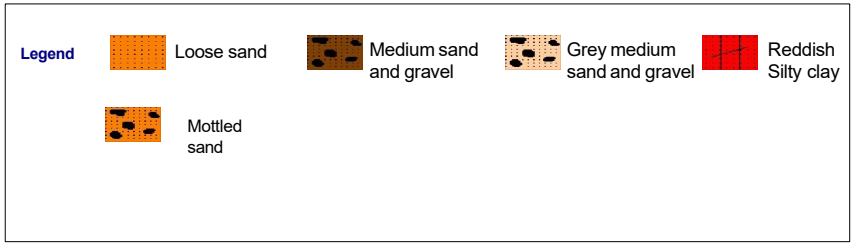




Title	Project	Project No.	Scale	Date	Drawing No.
Cross section A-A1	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004		January 25, 2023	8a







Title	Project	Project No.	Scale	Date	Drawing No.
Cross section B-B1	Phase Two Environmental Site Assessment (RSC) 141, 147, and 153 Plains Road West, Burlington	2209-004		January 25, 2023	8b

APPENDIX B

BOREHOLE LOGS

Log of Borehole: BH1

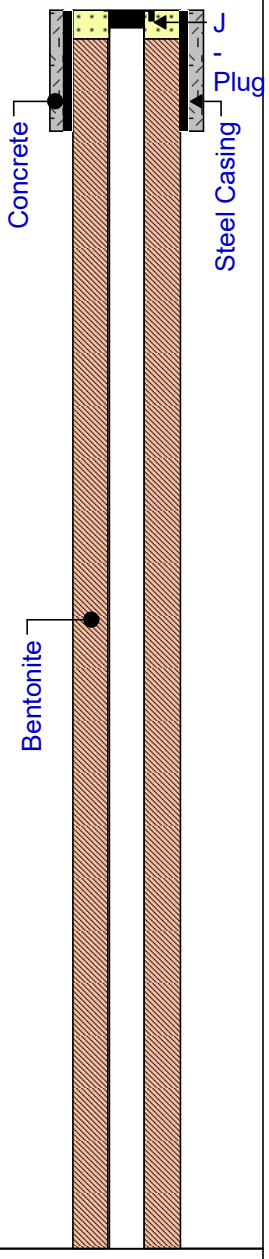
Azure Group

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857876
Y Coordinate: 43.303504
Status: Water well
UTM Coordinates: 4795159.32 m N, 592633.47 m E

Elevation: 103.13
Total Depth: 14.73
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	Graphic	Type	Material Description	Hexane (ppm)	Isobutylene(ppm)
		103.1						**Ground Surface**		
0.0	0.0		40	1			CS	4"Asphalt	<25	<5
2.0			50	2	M&I		CS	Dark brown sand & silt, some cobbles, moist - Fill	<25	<5
4.0		102.0	40	3			CS	Native	<25	<5
6.0	2.0		40	4			CS		<25	<5
8.0			30	5			CS		<25	<5
10.0		100.0	40	6			CS		<25	<5
12.0	4.0		50	7			CS		<25	<5
14.0			40	8			CS	Reddish silty clay and sand, trace cobbles, moist to wet	<25	<5
16.0		98.0	40	9			CS		<25	<5
18.0			50	10			CS		<25	<5
20.0	6.0		30	11			CS	Brown silty sand and gravel, trace cobbles, moist	<25	<5
22.0			20	12			CS		<25	<5
24.0		96.0	40	13			CS		<25	<5
26.0	8.0		40	14			CS		<25	<5
28.0			50	15			CS		<25	<5
30.0		94.0	50	16			CS		<25	<5
32.0			30	17			CS		<25	<5

Well Diagram



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-17

Hole Size: 150 mm
Datum:
Sheet: 1 of 2

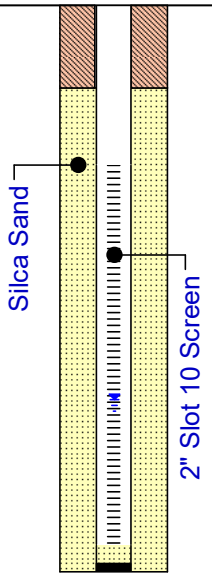
Azure Group

Log of Borehole: BH1

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857876
Y Coordinate: 43.303504
Status: Water well
UTM Coordinates: 4795159.32 m N, 592633.47 m E

Elevation: 103.13
Total Depth: 14.73
Project Manager: AP

Depth		% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
34.0			17							
36.0	92.0	40	18			CS		<25	<5	
38.0		40	19			CS		<25	<5	
40.0	12.0	30	20			CS		<25	<5	
42.0		40	21			CS		<25	<5	
44.0	90.0	20	22	PHC/VOC, PAH,DUP-1,pH		CS	Light brown, wet	<25	<5	
46.0	14.0	20	23			CS		<25	<5	
48.0		20	24			CS		<25	<5	
50.0	88.0									
52.0	16.0									
54.0										
56.0	86.0									
58.0	18.0									
60.0										
62.0	84.0									
64.0										



Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs

Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-17

Hole Size: 150 mm
Datum:
Sheet: 2 of 2

Log of Borehole: BH2

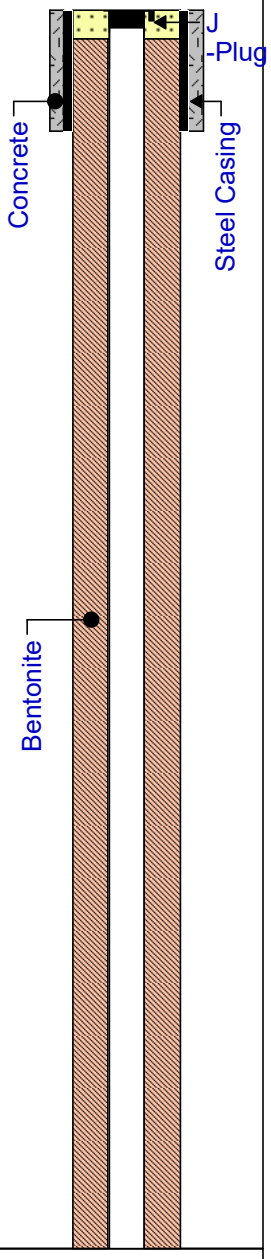
Azure Group

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857607
Y Coordinate: 43.30332
Status: Water well
UTM Coordinates: 4795133.26 m N, 592657.09 m E

Elevation: 103.13
Total Depth: 14.73
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	Graphic	Type	Material Description	Hexane (ppm)	Isobutylene(ppm)
0.0	0.0	102.7						**Ground Surface**		
			40	1			CS	4"Asphalt	<25	<5
2.0		102.0	50	2	M&I, PHC/VOC, DUP-3		CS	Dark brown medium sand & silt, some cobbles, moist - Fill	<25	<5
4.0			40	3			CS	Native	<25	<5
6.0	2.0		40	4			CS		<25	<5
8.0		100.0	30	5			CS		<25	<5
10.0			40	6			CS		<25	<5
12.0	4.0		50	7			CS		<25	<5
14.0			40	8			CS	Brown coarse sand and gravel, moist	<25	<5
16.0		98.0	40	9			CS		<25	<5
18.0			50	10			CS		<25	<5
20.0	6.0		30	11			CS		<25	<5
22.0		96.0	20	12			CS		<25	<5
24.0			40	13			CS		<25	<5
26.0	8.0		40	14			CS		<25	<5
28.0		94.0	50	15			CS		<25	<5
30.0			50	16			CS		<25	<5
32.0			30	17			CS		<25	<5

Well Diagram



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-17

Hole Size: 150 mm
Datum:
Sheet: 1 of 2

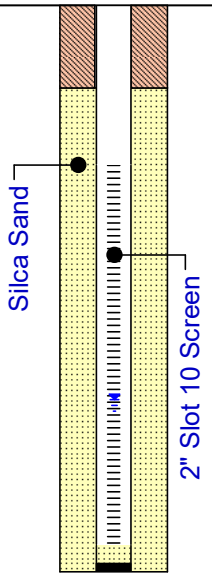
Azure Group

Log of Borehole: BH2

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857607
Y Coordinate: 43.30332
Status: Water well
UTM Coordinates: 4795133.26 m N, 592657.09 m E

Elevation: 103.13
Total Depth: 14.73
Project Manager: AP

Depth		% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
34.0			17							
36.0	92.0	40	18			CS		<25	<5	
38.0		40	19			CS		<25	<5	
40.0	12.0	30	20			CS		<25	<5	
42.0		40	21			CS		<25	<5	
44.0	90.0	20	22	PHC/VOC, PAH,pH		CS	Light brown, wet	<25	<5	
46.0		20	23			CS		<25	<5	
48.0	14.0	20	24			CS		<25	<5	
50.0	88.0									
52.0										
54.0	16.0									
56.0	86.0									
58.0										
60.0	18.0									
62.0	84.0									
64.0										



Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs, PAHs

Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-17

Hole Size: 150 mm
Datum:
Sheet: 2 of 2

Azure Group

Log of Borehole: BH3

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857804
Y Coordinate: 43.303189
Status: Borehole
UTM Coordinates: 4795119.16 m N, 592639.02 m E

Elevation: 102.85
Total Depth: 6.7
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	Graphic	Type	Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
		102.9						**Ground Surface**			
0.0	0.0		40	1			CS	4" Asphalt	<25	<5	
2.0		102.0	50	2			CS	Dark Brown silty sand with cobbles, trace gravel, moist - Fill	<25	<5	
4.0			40	3	PHC/VOC ,M&I		CS		<25	<5	
6.0	2.0		40	4			CS	Native	<25	<5	
8.0		100.0	30	5			CS		<25	<5	
10.0			40	6			CS		<25	<5	
12.0	4.0		50	7			CS		<25	<5	
14.0			40	8			CS		<25	<5	
16.0		98.0	40	9			CS	Brown coarse sand and gravel	<25	<5	
18.0			50	10			CS		<25	<5	
20.0	6.0		30	11			CS		<25	<5	
22.0		96.0									
24.0											
26.0	8.0										
28.0											
30.0		94.0									
32.0											

Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-17

Hole Size: 50 mm
Datum:
Sheet: 1 of 1

Azure Group

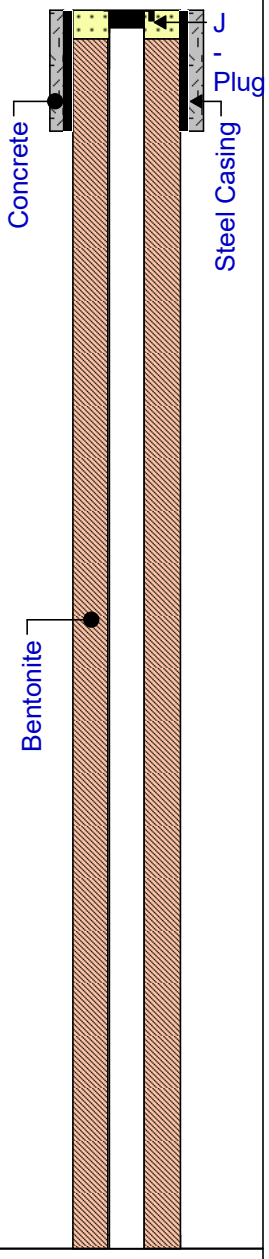
Log of Borehole: BH4

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857902
Y Coordinate: 43.303062
Status: Water well
UTM Coordinates: 4795102.15 m N, 592628.57 m E

Elevation: 102.832
Total Depth: 13.93
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	Graphic	Type	Material Description	Hexane (ppm)	Isobutylene(ppm)
		102.8						**Ground Surface**		
0.0	0.0		40	1			CS	6" Topsoil	<25	<5
2.0		102.0	50	2	M&I		CS	Dark brown medium sand & silt, some cobbles, moist - Fill	<25	<5
4.0			40	3			CS	Native	<25	<5
6.0	2.0		40	4			CS		<25	<5
8.0		100.0	30	5			CS		<25	<5
10.0			40	6			CS		<25	<5
12.0	4.0		50	7			CS	Mottled	<25	<5
14.0			40	8			CS	Brown coarse sand and gravel	<25	<5
16.0		98.0	40	9			CS		<25	<5
18.0			50	10			CS		<25	<5
20.0	6.0		30	11			CS		<25	<5
22.0		96.0	20	12			CS		<25	<5
24.0			40	13			CS		<25	<5
26.0	8.0		40	14			CS		<25	<5
28.0		94.0	50	15			CS		<25	<5
30.0			50	16			CS		<25	<5
32.0			30	17			CS		<25	<5

Well Diagram



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-16

Hole Size: 150 mm
Datum:
Sheet: 1 of 2

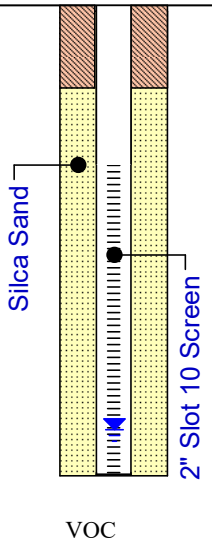
Azure Group

Log of Borehole: BH4

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857902
Y Coordinate: 43.303062
Status: Water well
UTM Coordinates: 4795102.15 m N, 592628.57 m E

Elevation: 102.832
Total Depth: 13.93
Project Manager: AP

Depth		% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
34.0			17							
36.0	92.0	40	18			CS		<25	<5	
38.0		40	19			CS		<25	<5	
40.0	12.0	30	20			CS		<25	<5	
42.0		40	21			CS		<25	<5	
44.0	90.0	40	22	VOC,		CS	Light brown, wet	<25	<5	
46.0	14.0	70	23			CS		<25	<5	
48.0										
50.0	88.0									
52.0	16.0									
54.0										
56.0	86.0									
58.0	18.0									
60.0										
62.0	84.0									
64.0										



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-16

Hole Size: 150 mm
Datum:
Sheet: 2 of 2

Log of Borehole: BH5

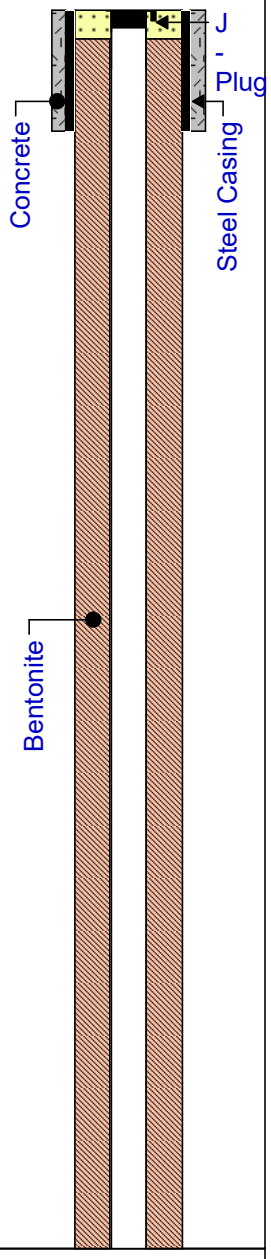
Azure Group

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.858294
Y Coordinate: 43.303188
Status: Water well
UTM Coordinates: 4795118.71 m N,592599.37 m E

Elevation: 103.31
Total Depth: 14.63
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)
		103.3						**Ground Surface**		
0.0	0.0		40	1			CS	5" Topsoil	<25	<5
2.0			50	2	M&I		CS	Dark brown medium sand & silt, some cobbles, moist - Fill	<25	<5
4.0		102.0	40	3			CS	Native	<25	<5
6.0	2.0		40	4			CS		<25	<5
8.0			30	5			CS		<25	<5
10.0		100.0	40	6			CS		<25	<5
12.0	4.0		50	7			CS	Reddish silty clay and sand, trace gravel, moist to wet	<25	<5
14.0			40	8			CS		<25	<5
16.0			40	9			CS	Brown coarse sand and gravel	<25	<5
18.0		98.0	50	10			CS		<25	<5
20.0	6.0		30	11			CS		<25	<5
22.0			20	12			CS		<25	<5
24.0		96.0	40	13			CS		<25	<5
26.0	8.0		40	14			CS		<25	<5
28.0			50	15			CS		<25	<5
30.0		94.0	50	16			CS		<25	<5
32.0			30	17			CS		<25	<5

Well Diagram



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-16

Hole Size: 150 mm
Datum:
Sheet: 1 of 2

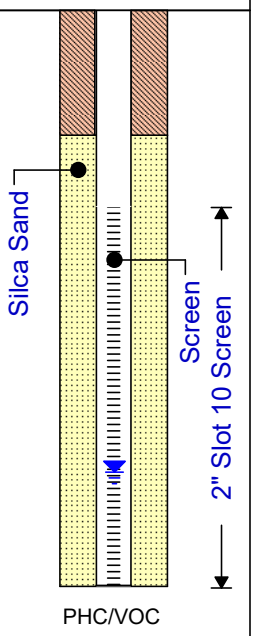
Azure Group

Log of Borehole: BH5

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.858294
Y Coordinate: 43.303188
Status: Water well
UTM Coordinates: 4795118.71 m N,592599.37 m E

Elevation: 103.31
Total Depth: 14.63
Project Manager: AP

Depth		% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
34.0			17							
36.0		40	18			CS		<25	<5	
38.0	92.0	40	19			CS		<25	<5	
40.0	12.0	30	20			CS		<25	<5	
42.0		40	21			CS		<25	<5	
44.0	90.0	20	22	PHC/ VOC		CS	Light brown, wet	<25	<5	
46.0	14.0	5	23			CS		<25	<5	
48.0		0	24			CS		<25	<5	
50.0	88.0									
52.0	16.0									
54.0										
56.0	86.0									
58.0	18.0									
60.0										
62.0										
64.0	84.0									



Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-16

Hole Size: 150 mm
Datum:
Sheet: 2 of 2

Azure Group

Log of Borehole: BH6

Project No.: 2209-004
Project: 2209-004
X Coordinate: -79.857899
Y Coordinate: 43.303362
Status: Borehole
UTM Coordinates: 4795137.53 m N, 592630.95 m E
Elevation: 103.132
Total Depth: 6.7
Project Manager: AP

Depth (ft)	Depth (m)	Elevation	% Recovery	Soil Sample ID	Soil Analysis	SUBSURFACE PROFILE: Graphic	SUBSURFACE PROFILE: Type	SUBSURFACE PROFILE: Material Description	Hexane (ppm)	Isobutylene(ppm)	Well Diagram
		103.1						**Ground Surface**			
0.0	0.0		40	1			CS	4"Asphalt Dark brown sand & silt, some cobbles, moist - Fill	<25	<5	
2.0			50	2	M&I		CS		<25	<5	
4.0		102.0	40	3			CS	Native	<25	<5	
6.0	2.0		40	4			CS		<25	<5	
8.0			30	5			CS		<25	<5	
10.0		100.0	40	6	PHC/ VOC		CS		<25	<5	
12.0	4.0		50	7			CS	Reddish silty clay and sand, trace gravel, moist	<25	<5	
14.0			40	8			CS		<25	<5	
16.0		98.0	40	9			CS		<25	<5	
18.0			50	10			CS		<25	<5	
20.0	6.0		30	11			CS		<25	<5	
22.0											
24.0		96.0									
26.0	8.0										
28.0											
30.0		94.0									
32.0											

Drilled By: Terra Firma
Drill Method: Hollow Stem/Continous Sampling
Drill Date: 2022-11-16
Hole Size: 150 mm
Datum:
Sheet: 1 of 1

APPENDIX C

LABORATORY CERTIFICATES OF ANALYSES (SOIL)

AGAT Laboratories

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

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

ATTENTION TO: Ahmed Al-Temimi

PROJECT: 2209-004

AGAT WORK ORDER: 22T971012

SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Feb 24, 2023

PAGES (INCLUDING COVER): 24

VERSION*: 2

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

*Notes

VERSION 2:V2_2022/11/29_update to include moisture (ORP)

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.*
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- *The test results reported herewith relate only to the samples as received by the laboratory.*
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Western Enviro-Agricultural Laboratory Association (WEALA)
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AGAT Laboratories

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

Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

SAMPLE DESCRIPTION:				BH4-2	BH5-2	BH6-2	BH1-2	BH2-2	BH2-22	BH3-3
SAMPLE TYPE:				Soil	Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:				2022-11-16 10:00	2022-11-16 13:00	2022-11-16 16:30	2022-11-16 09:30	2022-11-17 12:30	2022-11-17 12:30	2022-11-17 16:30
Parameter	Unit	G / S	RDL	4535371	4535374	4535376	4535378	4535385	4535411	4535412
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	7	3	3	4	3	3	3
Barium	µg/g	390	2.0	42.8	17.4	25.4	25.8	17.1	40.9	24.8
Beryllium	µg/g	4	0.4	0.5	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Boron	µg/g	120	5	<5	<5	<5	<5	<5	6	<5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.18	<0.10	<0.10	0.13	0.16	<0.10	0.66
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	15	6	7	9	8	8	9
Cobalt	µg/g	22	0.5	8.2	3.6	3.8	5.7	4.1	4.9	4.4
Copper	µg/g	140	1.0	41.5	18.4	23.2	34.5	16.0	17.8	17.7
Lead	µg/g	120	1	12	6	13	7	5	5	5
Molybdenum	µg/g	6.9	0.5	0.8	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	100	1	17	6	6	11	8	9	9
Selenium	µg/g	2.4	0.8	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	0.4	23.9	12.3	14.5	17.6	14.2	12.7	18.0
Zinc	µg/g	340	5	49	19	20	26	20	23	24
Chromium, Hexavalent	µg/g	8	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.21	7.51	7.84	7.53	7.54	7.73	7.30

Certified By:



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

AGAT Laboratories

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CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535371 pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

4535374-4535412 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: Amanjot Bhela

CHARTERED AMANJOT BHELA CHEMIST

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

Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

				SAMPLE DESCRIPTION:	BH1-22
				SAMPLE TYPE:	Soil
				DATE SAMPLED:	2022-11-17 09:30
Parameter	**Unit**	**G / S**	**RDL**		**4535382**
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA		7.83

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535382 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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

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Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

		SAMPLE DESCRIPTION:		Dup-3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2022-11-17
Parameter	**Unit**	**G / S**	**RDL**	**4535416**
Benzene	ug/g	0.21	0.02	<0.02
Toluene	ug/g	2.3	0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05
Moisture Content	%		0.1	8.1
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		102
4-Bromofluorobenzene	% Recovery	50-140		86

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535416 The sample was analyzed using the high level technique.
The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed.
Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene. 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: N Popnikolof

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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

				SAMPLE DESCRIPTION:	BH1-22	BH2-22	DUP-1
				SAMPLE TYPE:	Soil	Soil	Soil
				DATE SAMPLED:	2022-11-17 09:30	2022-11-17 12:30	2022-11-17
Parameter	**Unit**	**G / S**	**RDL**		**4535382**	**4535411**	**4535413**
Naphthalene	µg/g	0.6	0.05		<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05		<0.05	<0.05	<0.05
Acenaphthene	µg/g	7.9	0.05		<0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05		<0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	0.05		<0.05	<0.05	<0.05
Anthracene	µg/g	0.67	0.05		<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05		<0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05		<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.5	0.05		<0.05	<0.05	<0.05
Chrysene	µg/g	7	0.05		<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05		<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05		<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05		<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05		<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05		<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05		<0.05	<0.05	<0.05
1 and 2 Methlynaphthalene	µg/g	0.99	0.05		<0.05	<0.05	<0.05
Moisture Content	%		0.1		16.9	14.7	15.7
Surrogate	**Unit**	**Acceptable Limits**					
Naphthalene-d8	%	50-140			90	78	106
Acridine-d9	%	50-140			98	90	93
Terphenyl-d14	%	50-140			88	99	99

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535382-4535413 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: NPopnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH1-22	BH2-22
				SAMPLE TYPE:	Soil	Soil
				DATE SAMPLED:	2022-11-17 09:30	2022-11-17 12:30
Parameter	**Unit**	**G / S**	**RDL**		**4535382**	**4535411**
F1 (C6 - C10)	µg/g	55	5		<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5		<5	<5
F2 (C10 to C16)	µg/g	98	10		<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10		<10	<10
F3 (C16 to C34)	µg/g	300	50		<50	<50
F3 (C16 to C34) minus PAHs	µg/g		50		<50	<50
F4 (C34 to C50)	µg/g	2800	50		<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50		NA	NA
Moisture Content	%		0.1		16.9	14.7
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	%	50-140			92	92
Terphenyl	%	60-140			71	69

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535382-4535411 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		BH5-22	BH6-6	BH2-2	BH3-3
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2022-11-16 13:00	2022-11-16 16:30	2022-11-17 12:30	2022-11-17 16:30
Parameter	**Unit**	**G / S**	**RDL**	**4535375**	**4535377**	**4535385**	**4535412**
F1 (C6 - C10)	µg/g	55	5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA	NA	NA
Moisture Content	%		0.1	10.8	17.0	7.2	8.6
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	%	50-140		90	89	91	92
Terphenyl	%	60-140		87	85	77	75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535375-4535412 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		MeOH
		DATE SAMPLED:		2022-11-17
Parameter	Unit	G / S	RDL	4535415
Dichlorodifluoromethane	µg/g	16	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05
Acetone	ug/g	16	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By: N Popnikolof

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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

		SAMPLE DESCRIPTION:		Trip Blank
		SAMPLE TYPE:		MeOH
		DATE SAMPLED:		2022-11-17
Parameter	**Unit**	**G / S**	**RDL**	**4535415**
Bromoform	ug/g	0.27	0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.04	<0.04
n-Hexane	µg/g	2.8	0.05	<0.05
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		99
4-Bromofluorobenzene	% Recovery	50-140		87

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535415 A small amount of methanol extract was diluted in water and analyzed by purge & trap GC/MS.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		BH4-22	DUP-2
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2022-11-16 10:00	2022-11-17
Parameter	Unit	G / S	RDL	4535373	4535414
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05	<0.05
Acetone	ug/g	16	0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05	<0.05

Certified By: N Popnikolof

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AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

				SAMPLE DESCRIPTION:	BH4-22	DUP-2
				SAMPLE TYPE:	Soil	Soil
				DATE SAMPLED:	2022-11-16 10:00	2022-11-17
Parameter	**Unit**	**G / S**	**RDL**		**4535373**	**4535414**
m & p-Xylene	ug/g		0.05		<0.05	<0.05
Bromoform	ug/g	0.27	0.05		<0.05	<0.05
Styrene	ug/g	0.7	0.05		<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05		<0.05	<0.05
o-Xylene	ug/g		0.05		<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05		<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05		<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05		<0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05		<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.04		<0.04	<0.04
n-Hexane	µg/g	2.8	0.05		<0.05	<0.05
Moisture Content	%		0.1		19.4	19.4
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	% Recovery	50-140			102	101
4-Bromofluorobenzene	% Recovery	50-140			84	84

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535373-4535414 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17

DATE REPORTED: 2023-02-24

SAMPLE DESCRIPTION:				BH5-22	BH6-6	BH1-22	BH2-2	BH2-22	BH3-3
SAMPLE TYPE:				Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:				2022-11-16 13:00	2022-11-16 16:30	2022-11-17 09:30	2022-11-17 12:30	2022-11-17 12:30	2022-11-17 16:30
Parameter	Unit	G / S	RDL	4535375	4535377	4535382	4535385	4535411	4535412
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.47	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	1.9	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-17 **DATE REPORTED: 2023-02-24**

				SAMPLE DESCRIPTION:	BH5-22	BH6-6	BH1-22	BH2-2	BH2-22	BH3-3
				SAMPLE TYPE:	Soil	Soil	Soil	Soil	Soil	Soil
				DATE SAMPLED:	2022-11-16 13:00	2022-11-16 16:30	2022-11-17 09:30	2022-11-17 12:30	2022-11-17 12:30	2022-11-17 16:30
Parameter	**Unit**	**G / S**	**RDL**		**4535375**	**4535377**	**4535382**	**4535385**	**4535411**	**4535412**
m & p-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	ug/g	0.27	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	0.7	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g		0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.2	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	0.05		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1		10.8	17.0	16.9	7.2	14.7	8.6
Surrogate	**Unit**	**Acceptable Limits**								
Toluene-d8	% Recovery	50-140			90	89	92	91	92	92
4-Bromofluorobenzene	% Recovery	50-140			92	92	91	92	93	91

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4535375-4535412 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopnikolof

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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

Soil Analysis

RPT Date: Feb 24, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	4535371	4535371	<0.8	<0.8	NA	< 0.8	103%	70%	130%	90%	80%	120%	89%	70%	130%
Arsenic	4535371	4535371	7	7	0.0%	< 1	117%	70%	130%	105%	80%	120%	107%	70%	130%
Barium	4535371	4535371	42.8	44.3	3.4%	< 2.0	108%	70%	130%	102%	80%	120%	107%	70%	130%
Beryllium	4535371	4535371	0.5	<0.4	NA	< 0.4	83%	70%	130%	93%	80%	120%	85%	70%	130%
Boron	4535371	4535371	<5	<5	NA	< 5	71%	70%	130%	101%	80%	120%	82%	70%	130%
Boron (Hot Water Soluble)	4552318		4.40	4.77	8.1%	< 0.10	100%	60%	140%	109%	70%	130%	NA	60%	140%
Cadmium	4535371	4535371	<0.5	<0.5	NA	< 0.5	117%	70%	130%	103%	80%	120%	105%	70%	130%
Chromium	4535371	4535371	15	15	NA	< 5	103%	70%	130%	104%	80%	120%	103%	70%	130%
Cobalt	4535371	4535371	8.2	8.5	3.6%	< 0.5	109%	70%	130%	111%	80%	120%	110%	70%	130%
Copper	4535371	4535371	41.5	42.5	2.4%	< 1.0	99%	70%	130%	108%	80%	120%	95%	70%	130%
Lead	4535371	4535371	12	12	0.0%	< 1	110%	70%	130%	107%	80%	120%	99%	70%	130%
Molybdenum	4535371	4535371	0.8	0.9	NA	< 0.5	104%	70%	130%	102%	80%	120%	107%	70%	130%
Nickel	4535371	4535371	17	18	5.7%	< 1	103%	70%	130%	105%	80%	120%	103%	70%	130%
Selenium	4535371	4535371	0.8	1.3	NA	< 0.8	98%	70%	130%	103%	80%	120%	106%	70%	130%
Silver	4535371	4535371	<0.5	<0.5	NA	< 0.5	105%	70%	130%	101%	80%	120%	99%	70%	130%
Thallium	4535371	4535371	<0.5	<0.5	NA	< 0.5	122%	70%	130%	106%	80%	120%	102%	70%	130%
Uranium	4535371	4535371	<0.50	0.52	NA	< 0.50	121%	70%	130%	112%	80%	120%	108%	70%	130%
Vanadium	4535371	4535371	23.9	25.5	6.5%	< 0.4	114%	70%	130%	106%	80%	120%	113%	70%	130%
Zinc	4535371	4535371	49	46	6.3%	< 5	102%	70%	130%	106%	80%	120%	95%	70%	130%
Chromium, Hexavalent	4541168		<0.2	<0.2	NA	< 0.2	89%	70%	130%	82%	80%	120%	84%	70%	130%
Cyanide, WAD	4541168		<0.040	<0.040	NA	< 0.040	107%	70%	130%	103%	80%	120%	93%	70%	130%
Mercury	4535371	4535371	<0.10	<0.10	NA	< 0.10	109%	70%	130%	103%	80%	120%	102%	70%	130%
pH, 2:1 CaCl2 Extraction	4541168		11.6	11.7	0.9%	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.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

O. Reg. 153(511) - ORPs (Soil)															
pH, 2:1 CaCl2 Extraction	4558553		7.58	7.67	1.2%	NA	102%	80%	120%	NA			NA		

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By: Amanjot Bhela

CHARTERED CHEMIST AMANJOT BHELA — ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO

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

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T971012
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis

RPT Date: Feb 24, 2023

PARAMETER	Batch	Sample Id	DUPLICATE Dup #1	DUPLICATE Dup #2	DUPLICATE RPD	Method Blank	REFERENCE MATERIAL Measured Value	REFERENCE MATERIAL Acceptable Limits Lower	REFERENCE MATERIAL Acceptable Limits Upper	METHOD BLANK SPIKE Recovery	METHOD BLANK SPIKE Acceptable Limits Lower	METHOD BLANK SPIKE Acceptable Limits Upper	MATRIX SPIKE Recovery	MATRIX SPIKE Acceptable Limits Lower	MATRIX SPIKE Acceptable Limits Upper
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 - C10)	4535412	4535412	<5	<5	NA	< 5	90%	60%	140%	70%	60%	140%	90%	60%	140%
F2 (C10 to C16)	4532472		<10	<10	NA	< 10	112%	60%	140%	99%	60%	140%	103%	60%	140%
F3 (C16 to C34)	4532472		91	90	NA	< 50	116%	60%	140%	109%	60%	140%	111%	60%	140%
F4 (C34 to C50)	4532472		<50	<50	NA	< 50	100%	60%	140%	108%	60%	140%	110%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	103%	50%	140%	76%	50%	140%	78%	50%	140%
Vinyl Chloride	4535412	4535412	<0.02	<0.02	NA	< 0.02	102%	50%	140%	114%	50%	140%	101%	50%	140%
Bromomethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	72%	50%	140%	107%	50%	140%	96%	50%	140%
Trichlorofluoromethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	119%	50%	140%	114%	50%	140%	99%	50%	140%
Acetone	4535412	4535412	<0.50	<0.50	NA	< 0.50	93%	50%	140%	119%	50%	140%	93%	50%	140%
1,1-Dichloroethylene	4535412	4535412	<0.05	<0.05	NA	< 0.05	99%	50%	140%	97%	60%	130%	105%	50%	140%
Methylene Chloride	4535412	4535412	<0.05	<0.05	NA	< 0.05	116%	50%	140%	116%	60%	130%	96%	50%	140%
Trans- 1,2-Dichloroethylene	4535412	4535412	<0.05	<0.05	NA	< 0.05	85%	50%	140%	94%	60%	130%	73%	50%	140%
Methyl tert-butyl Ether	4535412	4535412	<0.05	<0.05	NA	< 0.05	87%	50%	140%	114%	60%	130%	90%	50%	140%
1,1-Dichloroethane	4535412	4535412	<0.02	<0.02	NA	< 0.02	115%	50%	140%	74%	60%	130%	77%	50%	140%
Methyl Ethyl Ketone	4535412	4535412	<0.50	<0.50	NA	< 0.50	87%	50%	140%	115%	50%	140%	112%	50%	140%
Cis- 1,2-Dichloroethylene	4535412	4535412	<0.02	<0.02	NA	< 0.02	114%	50%	140%	74%	60%	130%	110%	50%	140%
Chloroform	4535412	4535412	<0.04	<0.04	NA	< 0.04	117%	50%	140%	90%	60%	130%	110%	50%	140%
1,2-Dichloroethane	4535412	4535412	<0.03	<0.03	NA	< 0.03	113%	50%	140%	116%	60%	130%	103%	50%	140%
1,1,1-Trichloroethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	72%	50%	140%	72%	60%	130%	87%	50%	140%
Carbon Tetrachloride	4535412	4535412	<0.05	<0.05	NA	< 0.05	71%	50%	140%	86%	60%	130%	116%	50%	140%
Benzene	4535412	4535412	<0.02	<0.02	NA	< 0.02	113%	50%	140%	89%	60%	130%	102%	50%	140%
1,2-Dichloropropane	4535412	4535412	<0.03	<0.03	NA	< 0.03	109%	50%	140%	88%	60%	130%	103%	50%	140%
Trichloroethylene	4535412	4535412	<0.03	<0.03	NA	< 0.03	108%	50%	140%	114%	60%	130%	108%	50%	140%
Bromodichloromethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	99%	50%	140%	75%	60%	130%	95%	50%	140%
Methyl Isobutyl Ketone	4535412	4535412	<0.50	<0.50	NA	< 0.50	76%	50%	140%	118%	50%	140%	106%	50%	140%
1,1,2-Trichloroethane	4535412	4535412	<0.04	<0.04	NA	< 0.04	120%	50%	140%	112%	60%	130%	94%	50%	140%
Toluene	4535412	4535412	<0.05	<0.05	NA	< 0.05	110%	50%	140%	99%	60%	130%	100%	50%	140%
Dibromochloromethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	91%	50%	140%	92%	60%	130%	73%	50%	140%
Ethylene Dibromide	4535412	4535412	<0.04	<0.04	NA	< 0.04	115%	50%	140%	91%	60%	130%	91%	50%	140%
Tetrachloroethylene	4535412		<0.05	<0.05	NA	< 0.05	98%	50%	140%	91%	60%	130%	99%	50%	140%
1,1,1,2-Tetrachloroethane	4535412	4535412	<0.04	<0.04	NA	< 0.04	88%	50%	140%	71%	60%	130%	109%	50%	140%
Chlorobenzene	4535412	4535412	<0.05	<0.05	NA	< 0.05	104%	50%	140%	97%	60%	130%	98%	50%	140%
Ethylbenzene	4535412	4535412	<0.05	<0.05	NA	< 0.05	102%	50%	140%	75%	60%	130%	86%	50%	140%
m & p-Xylene	4535412	4535412	<0.05	<0.05	NA	< 0.05	102%	50%	140%	77%	60%	130%	95%	50%	140%
Bromoform	4535412	4535412	<0.05	<0.05	NA	< 0.05	81%	50%	140%	84%	60%	130%	83%	50%	140%
Styrene	4535412	4535412	<0.05	<0.05	NA	< 0.05	88%	50%	140%	78%	60%	130%	75%	50%	140%
1,1,2,2-Tetrachloroethane	4535412	4535412	<0.05	<0.05	NA	< 0.05	109%	50%	140%	113%	60%	130%	105%	50%	140%
o-Xylene	4535412	4535412	<0.05	<0.05	NA	< 0.05	105%	50%	140%	72%	60%	130%	89%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T971012
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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	4535412	4535412	<0.05	<0.05	NA	< 0.05	110%	50%	140%	91%	60%	130%	100%	50%	140%
1,4-Dichlorobenzene	4535412	4535412	<0.05	<0.05	NA	< 0.05	115%	50%	140%	88%	60%	130%	111%	50%	140%
1,2-Dichlorobenzene	4535412	4535412	<0.05	<0.05	NA	< 0.05	111%	50%	140%	86%	60%	130%	105%	50%	140%
n-Hexane	4535412	4535412	<0.05	<0.05	NA	< 0.05	114%	50%	140%	83%	60%	130%	77%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)															
F1 (C6 - C10)	4535412	4535412	<5	<5	NA	< 5	90%	60%	140%	70%	60%	140%	90%	60%	140%
F2 (C10 to C16)	4532472		<10	<10	NA	< 10	112%	60%	140%	99%	60%	140%	103%	60%	140%
F3 (C16 to C34)	4532472		91	90	NA	< 50	116%	60%	140%	109%	60%	140%	111%	60%	140%
F4 (C34 to C50)	4532472		<50	<50	NA	< 50	100%	60%	140%	108%	60%	140%	110%	60%	140%
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	4468373		< 0.05	< 0.05	NA	< 0.05	101%	50%	140%	95%	50%	140%	78%	50%	140%
Acenaphthylene	4468373		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	73%	50%	140%	80%	50%	140%
Acenaphthene	4468373		< 0.05	< 0.05	NA	< 0.05	104%	50%	140%	105%	50%	140%	101%	50%	140%
Fluorene	4468373		< 0.05	< 0.05	NA	< 0.05	112%	50%	140%	93%	50%	140%	98%	50%	140%
Phenanthrene	4468373		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	83%	50%	140%	89%	50%	140%
Anthracene	4468373		< 0.05	< 0.05	NA	< 0.05	115%	50%	140%	103%	50%	140%	96%	50%	140%
Fluoranthene	4468373		< 0.05	< 0.05	NA	< 0.05	107%	50%	140%	105%	50%	140%	93%	50%	140%
Pyrene	4468373		< 0.05	< 0.05	NA	< 0.05	117%	50%	140%	110%	50%	140%	95%	50%	140%
Benz(a)anthracene	4468373		< 0.05	< 0.05	NA	< 0.05	110%	50%	140%	83%	50%	140%	98%	50%	140%
Chrysene	4468373		< 0.05	< 0.05	NA	< 0.05	105%	50%	140%	73%	50%	140%	108%	50%	140%
Benzo(b)fluoranthene	4468373		< 0.05	< 0.05	NA	< 0.05	112%	50%	140%	80%	50%	140%	98%	50%	140%
Benzo(k)fluoranthene	4468373		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	80%	50%	140%	89%	50%	140%
Benzo(a)pyrene	4468373		< 0.05	< 0.05	NA	< 0.05	108%	50%	140%	75%	50%	140%	85%	50%	140%
Indeno(1,2,3-cd)pyrene	4468373		< 0.05	< 0.05	NA	< 0.05	98%	50%	140%	78%	50%	140%	90%	50%	140%
Dibenz(a,h)anthracene	4468373		< 0.05	< 0.05	NA	< 0.05	94%	50%	140%	75%	50%	140%	98%	50%	140%
Benzo(g,h,i)perylene	4468373		< 0.05	< 0.05	NA	< 0.05	108%	50%	140%	73%	50%	140%	90%	50%	140%
O. Reg. 153(511) - VOCs (MEOH)															
Dichlorodifluoromethane	4544017		<0.05	<0.05	NA	< 0.05	100%	50%	140%	87%	50%	140%	92%	50%	140%
Vinyl Chloride	4544017		<0.02	<0.02	NA	< 0.02	108%	50%	140%	109%	50%	140%	100%	50%	140%
Bromomethane	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	95%	50%	140%	86%	50%	140%
Trichlorofluoromethane	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	87%	50%	140%	94%	50%	140%
Acetone	4544017		<0.50	<0.50	NA	< 0.50	100%	50%	140%	109%	50%	140%	79%	50%	140%
1,1-Dichloroethylene	4544017		<0.05	<0.05	NA	< 0.05	73%	50%	140%	79%	60%	130%	102%	50%	140%
Methylene Chloride	4544017		<0.05	<0.05	NA	< 0.05	104%	50%	140%	98%	60%	130%	107%	50%	140%
Trans- 1,2-Dichloroethylene	4544017		<0.05	<0.05	NA	< 0.05	76%	50%	140%	70%	60%	130%	101%	50%	140%
Methyl tert-butyl Ether	4544017		<0.05	<0.05	NA	< 0.05	80%	50%	140%	88%	60%	130%	94%	50%	140%
1,1-Dichloroethane	4544017		<0.02	<0.02	NA	< 0.02	77%	50%	140%	84%	60%	130%	93%	50%	140%
Methyl Ethyl Ketone	4544017		<0.50	<0.50	NA	< 0.50	103%	50%	140%	94%	50%	140%	92%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T971012
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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
Cis- 1,2-Dichloroethylene	4544017		<0.02	<0.02	NA	< 0.02	83%	50%	140%	72%	60%	130%	93%	50%	140%
Chloroform	4544017		<0.04	<0.04	NA	< 0.04	98%	50%	140%	75%	60%	130%	98%	50%	140%
1,2-Dichloroethane	4544017		<0.03	<0.03	NA	< 0.03	96%	50%	140%	81%	60%	130%	98%	50%	140%
1,1,1-Trichloroethane	4544017		<0.05	<0.05	NA	< 0.05	74%	50%	140%	73%	60%	130%	73%	50%	140%
Carbon Tetrachloride	4544017		<0.05	<0.05	NA	< 0.05	75%	50%	140%	92%	60%	130%	81%	50%	140%
Benzene	4544017		<0.02	<0.02	NA	< 0.02	83%	50%	140%	72%	60%	130%	94%	50%	140%
1,2-Dichloropropane	4544017		<0.03	<0.03	NA	< 0.03	94%	50%	140%	78%	60%	130%	84%	50%	140%
Trichloroethylene	4544017		<0.03	<0.03	NA	< 0.03	86%	50%	140%	83%	60%	130%	97%	50%	140%
Bromodichloromethane	4544017		<0.05	<0.05	NA	< 0.05	88%	50%	140%	81%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	4544017		<0.50	<0.50	NA	< 0.50	94%	50%	140%	94%	50%	140%	90%	50%	140%
1,1,2-Trichloroethane	4544017		<0.04	<0.04	NA	< 0.04	117%	50%	140%	95%	60%	130%	102%	50%	140%
Toluene	4544017		<0.05	<0.05	NA	< 0.05	97%	50%	140%	80%	60%	130%	115%	50%	140%
Dibromochloromethane	4544017		<0.05	<0.05	NA	< 0.05	96%	50%	140%	76%	60%	130%	80%	50%	140%
Ethylene Dibromide	4544017		<0.04	<0.04	NA	< 0.04	113%	50%	140%	92%	60%	130%	91%	50%	140%
1,1,1,2-Tetrachloroethane	4544017		<0.04	<0.04	NA	< 0.04	87%	50%	140%	80%	60%	130%	116%	50%	140%
Chlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	100%	50%	140%	85%	60%	130%	111%	50%	140%
Ethylbenzene	4544017		<0.05	<0.05	NA	< 0.05	105%	50%	140%	89%	60%	130%	114%	50%	140%
m & p-Xylene	4544017		<0.05	<0.05	NA	< 0.05	97%	50%	140%	100%	60%	130%	104%	50%	140%
Bromoform	4544017		<0.05	<0.05	NA	< 0.05	99%	50%	140%	80%	60%	130%	80%	50%	140%
Styrene	4544017		<0.05	<0.05	NA	< 0.05	92%	50%	140%	75%	60%	130%	101%	50%	140%
1,1,2,2-Tetrachloroethane	4544017		<0.05	<0.05	NA	< 0.05	112%	50%	140%	98%	60%	130%	85%	50%	140%
o-Xylene	4544017		<0.05	<0.05	NA	< 0.05	113%	50%	140%	94%	60%	130%	114%	50%	140%
1,3-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	103%	50%	140%	87%	60%	130%	106%	50%	140%
1,4-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	103%	50%	140%	88%	60%	130%	103%	50%	140%
1,2-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	88%	60%	130%	98%	50%	140%
n-Hexane	4544017		<0.05	<0.05	NA	< 0.05	80%	50%	140%	96%	60%	130%	92%	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).

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

Dichlorodifluoromethane	4544017		<0.05	<0.05	NA	< 0.05	100%	50%	140%	87%	50%	140%	92%	50%	140%
Vinyl Chloride	4544017		<0.02	<0.02	NA	< 0.02	108%	50%	140%	109%	50%	140%	100%	50%	140%
Bromomethane	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	95%	50%	140%	86%	50%	140%
Trichlorofluoromethane	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	87%	50%	140%	94%	50%	140%
Acetone	4544017		<0.50	<0.50	NA	< 0.50	100%	50%	140%	109%	50%	140%	79%	50%	140%
1,1-Dichloroethylene	4544017		<0.05	<0.05	NA	< 0.05	73%	50%	140%	79%	60%	130%	102%	50%	140%
Methylene Chloride	4544017		<0.05	<0.05	NA	< 0.05	104%	50%	140%	98%	60%	130%	107%	50%	140%
Trans- 1,2-Dichloroethylene	4544017		<0.05	<0.05	NA	< 0.05	76%	50%	140%	70%	60%	130%	101%	50%	140%
Methyl tert-butyl Ether	4544017		<0.05	<0.05	NA	< 0.05	80%	50%	140%	88%	60%	130%	94%	50%	140%
1,1-Dichloroethane	4544017		<0.02	<0.02	NA	< 0.02	77%	50%	140%	84%	60%	130%	93%	50%	140%
Methyl Ethyl Ketone	4544017		<0.50	<0.50	NA	< 0.50	103%	50%	140%	94%	50%	140%	92%	50%	140%

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T971012
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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
Cis- 1,2-Dichloroethylene	4544017		<0.02	<0.02	NA	< 0.02	83%	50%	140%	72%	60%	130%	93%	50%	140%
Chloroform	4544017		<0.04	<0.04	NA	< 0.04	98%	50%	140%	75%	60%	130%	98%	50%	140%
1,2-Dichloroethane	4544017		<0.03	<0.03	NA	< 0.03	96%	50%	140%	81%	60%	130%	98%	50%	140%
1,1,1-Trichloroethane	4544017		<0.05	<0.05	NA	< 0.05	74%	50%	140%	73%	60%	130%	73%	50%	140%
Carbon Tetrachloride	4544017		<0.05	<0.05	NA	< 0.05	75%	50%	140%	92%	60%	130%	81%	50%	140%
Benzene	4544017		<0.02	<0.02	NA	< 0.02	83%	50%	140%	72%	60%	130%	94%	50%	140%
1,2-Dichloropropane	4544017		<0.03	<0.03	NA	< 0.03	94%	50%	140%	78%	60%	130%	84%	50%	140%
Trichloroethylene	4544017		<0.03	<0.03	NA	< 0.03	86%	50%	140%	83%	60%	130%	97%	50%	140%
Bromodichloromethane	4544017		<0.05	<0.05	NA	< 0.05	88%	50%	140%	81%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	4544017		<0.50	<0.50	NA	< 0.50	94%	50%	140%	94%	50%	140%	90%	50%	140%
1,1,2-Trichloroethane	4544017		<0.04	<0.04	NA	< 0.04	117%	50%	140%	95%	60%	130%	102%	50%	140%
Toluene	4544017		<0.05	<0.05	NA	< 0.05	97%	50%	140%	80%	60%	130%	115%	50%	140%
Dibromochloromethane	4544017		<0.05	<0.05	NA	< 0.05	96%	50%	140%	76%	60%	130%	80%	50%	140%
Ethylene Dibromide	4544017		<0.04	<0.04	NA	< 0.04	113%	50%	140%	92%	60%	130%	91%	50%	140%
Tetrachloroethylene	4544017		<0.05	<0.05	NA	< 0.05	96%	50%	140%	94%	60%	130%	92%	50%	140%
1,1,1,2-Tetrachloroethane	4544017		<0.04	<0.04	NA	< 0.04	87%	50%	140%	80%	60%	130%	116%	50%	140%
Chlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	100%	50%	140%	85%	60%	130%	111%	50%	140%
Ethylbenzene	4544017		<0.05	<0.05	NA	< 0.05	105%	50%	140%	89%	60%	130%	114%	50%	140%
m & p-Xylene	4544017		<0.05	<0.05	NA	< 0.05	97%	50%	140%	100%	60%	130%	104%	50%	140%
Bromoform	4544017		<0.05	<0.05	NA	< 0.05	99%	50%	140%	80%	60%	130%	80%	50%	140%
Styrene	4544017		<0.05	<0.05	NA	< 0.05	92%	50%	140%	75%	60%	130%	101%	50%	140%
1,1,2,2-Tetrachloroethane	4544017		<0.05	<0.05	NA	< 0.05	112%	50%	140%	98%	60%	130%	85%	50%	140%
o-Xylene	4544017		<0.05	<0.05	NA	< 0.05	113%	50%	140%	94%	60%	130%	114%	50%	140%
1,3-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	103%	50%	140%	87%	60%	130%	106%	50%	140%
1,4-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	103%	50%	140%	88%	60%	130%	103%	50%	140%
1,2-Dichlorobenzene	4544017		<0.05	<0.05	NA	< 0.05	109%	50%	140%	88%	60%	130%	98%	50%	140%
n-Hexane	4544017		<0.05	<0.05	NA	< 0.05	80%	50%	140%	96%	60%	130%	92%	50%	140%

Certified By: N Popnikolof

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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	TECHNICON AUTO ANALYZER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
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: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzene	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035C and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
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

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

AGAT Laboratories

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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
F1 (C6 - C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Bromomethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Acetone	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Chloroform	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Toluene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Bromoform	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Styrene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
o-Xylene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS

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

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

Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
1,2-Dichlorobenzene	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
n-Hexane	VOL-91-5002	EPA SW-846 5035 & 8260	(P&T)GC/MS
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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

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

Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T971012

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

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

AGAT Laboratories

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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: Azure Group Inc.
Contact: Ahmed Al-Temimi
Address: 6751 Professional Ct Suite 201, Mississauga L4V 1Y3
Phone: 416-779-2694 Fax:
Reports to be sent to:
1. Email: aaltemimi@azuregroup.ca
2. Email: samantha@azuregroup.ca; amit@azuregroup.ca

Project Information:

Project: 2209-004
Site Location: 141-153 Plains Rd W, Burlington
Sampled By: Amit Pal
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 2, 3 (Indicate One) — ☐ Ind/Com ☒ Res/Park ☐ Agriculture
Soil Texture (Check One): ☒ Coarse ☐ Fine
☐ Excess Soils R406 — 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 #: 22T971012
Cooler Quantity: 1 Bill
Arrival Temperatures: 2.5 | 2.0 | 2.7
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: Bagged 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

B	Biota
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 153/04: Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	PAHs	PCBs	VOC	Aroclors	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M& ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: Include Moisture ☐ Sulphide ☐	Potentially Hazardous or High Concentration (Y/N)
BH 4-2	Nov 16	10:00 AM/PM	1	S		N	X											
BH 4-22	Nov 16	10:00 AM/PM	1	S	only VOC							X						
BH 5-2	Nov 16	1:00 AM/PM	1	S	All M&I		X											
BH 5-22	Nov 16	1:00 AM/PM	2	S	excluding ECAS				X			X						
BH 6-2	Nov 16	4:30 AM/PM	1	S			X											
BH 6-6	Nov 16	4:30 AM/PM	2	S					X			X						
BH 1-2	Nov 17	9:30 AM/PM	1	S			X											
BH 1-22	Nov 17	9:30 AM/PM	4	S					X	X		X				X		
BH 2-2	Nov 17	12:30 AM/PM	3	S			X		X			X						
BH 2-22	Nov 17	12:30 AM/PM	3	S			X		X	X		X						
BH 3-3	Nov 17	4:30 AM/PM	3	S			X		X			X				X		

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Amit Pal	Nov 17 2022	7:58 pm	Neil Ramnarain		

Page 1 of 2

Nº: T-138039

Document ID: DIV-78-1511-022

AGAT Laboratories
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Mississauga, Ontario L4Z 1Y2
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webearth.agatlabs.com

Chain of Custody Record

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

Laboratory Use Only

Work Order #: 22T971012

Cooler Quantity:

Arrival Temperatures: See pg 1

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes:

Report Information:

Company: SAME AS PAGE 1

Contact: Ahmed Al-Temimi

Address: 6751 Professional Ct, Suite 201, Mississauga L4V1Y3

Phone: 416-729-2694 Fax:

Reports to be sent to:

1. Email: aaltemimi@azuregroup.ca
2. Email: samantha@azuregroup.ca amit@azuregroup.ca

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 2, 3 (Indicate One) — ☐ Ind/Com ☒ Res/Park ☐ Agriculture

Soil Texture (Check One): ☒ Coarse ☐ Fine

☐ Excess Soils R406 — 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: 2209-004

Site Location: 141-153 Plains Rd W, Burlington

Sampled By: Amit Pal

AGAT Quote #: PO:

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

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company:

Contact:

Address:

Email:

Sample Matrix Legend

B	Biota
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	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 153: Aroclors	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: Include Moisture ☐ Sulphide ☐	Potentially Hazardous or High Concentration (Y/N)
DUP-1	Nov 17	AM PM	1	S						X								
DUP-2	Nov 17	AM PM	1	S								X						
Trip Blank	Nov 17	AM PM	1									X						
DUP-3	Nov 17	AM PM	2	S	BTEX only				X									
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																
		AM PM																

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Amit Pal	Nov 17	7:58 pm	Neil Nunnday		

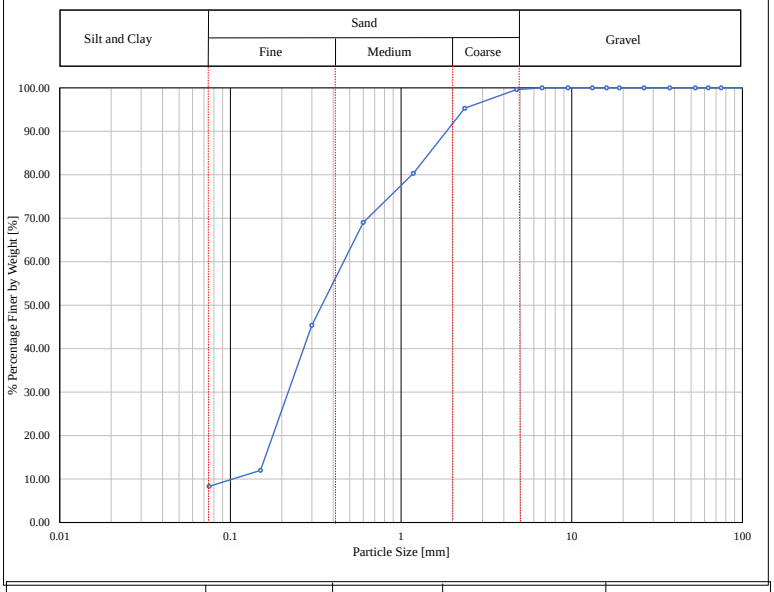
Page 2 of 2

N°: T-138040

McINTOSH PERRY

JOB NO. CCC-213999-00
Lab No: **21393**

PROJECT : Azure Group-Laboratory Testing-Various Locations
LOCATION : 141-153-Plains Road West, Burlington
DATE : 09-12-2022

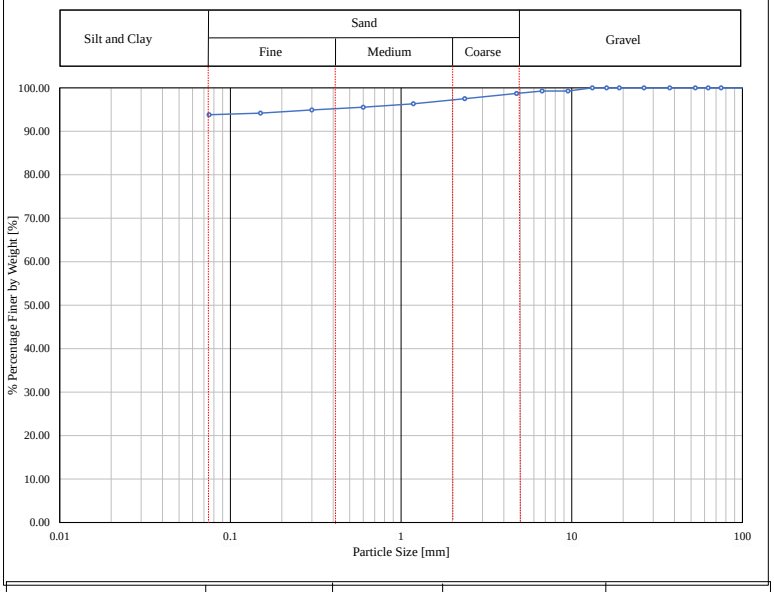


Sample	Percent Gravel [%]	Percent sand [%]	Percent Silt and Clay [%]	Moisture Content [%]
BH 4-13 -(24'-26')	0.40%	91.29%	8.31%	4.02%

McINTOSH PERRY

JOB NO. CCC-213999-00
Lab No: **21393**

PROJECT : Azure Group-Laboratory Testing-Various Locations
LOCATION : 141-153-Plains Road West, Burlington
DATE : 09-12-2022



Sample	Percent Gravel [%]	Percent sand [%]	Percent Silt and Clay [%]	Moisture Content [%]
BH 6-9 (16'-18')	1.29%	4.89%	93.81%	30.38%

APPENDIX D

LABORATORY CERTIFICATES OF ANALYSES (GROUNDWATER)

AGAT Laboratories

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

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

ATTENTION TO: Ahmed Al-Temimi

PROJECT: 2209-004

AGAT WORK ORDER: 22T972660

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer

DATE REPORTED: Feb 24, 2023

PAGES (INCLUDING COVER): 21

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.

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

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

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		BH2
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2022-11-22 15:30
Parameter	Unit	G / S	RDL	4549676
Naphthalene	µg/L	11	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Phenanthrene	µg/L	1	0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10
Fluoranthene	µg/L	0.41	0.20	<0.20
Pyrene	µg/L	4.1	0.20	<0.20
Benzo(a)anthracene	µg/L	1	0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	3.2	0.20	<0.20
Sediment				NO
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140		70
Acridine-d9	%	50-140		77
Terphenyl-d14	%	50-140		94

Certified By:

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

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AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549676 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: N Popowkolof

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AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		DUP-GW1
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2022-11-22
Parameter	Unit	G / S	RDL	4549723
Benzene	µg/L	5.0	0.20	<0.20
Toluene	µg/L	24	0.20	2.32
Ethylbenzene	µg/L	2.4	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	300	0.20	<0.20
F1 (C6 - C10)	µg/L	750	25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	60-140		92.8
Terphenyl	% Recovery	60-140		95

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549723 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: 

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AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH2
				SAMPLE TYPE:	Water
				DATE SAMPLED:	2022-11-22 15:30
Parameter	Unit	G / S	RDL		4549676
F1 (C6-C10)	µg/L	750	25		<25
F1 (C6 to C10) minus BTEX	µg/L	750	25		<25
F2 (C10 to C16)	µg/L	150	100		<100
F2 (C10 to C16) minus Naphthalene	µg/L		100		<100
F3 (C16 to C34)	µg/L	500	100		<100
F3 (C16 to C34) minus PAHs	µg/L		100		<100
F4 (C34 to C50)	µg/L	500	100		<100
Gravimetric Heavy Hydrocarbons	µg/L		500		NA
Sediment					1
Surrogate	Unit	Acceptable Limits			
Toluene-d8	%	50-140			105
Terphenyl	% Recovery	60-140			91

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549676 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH1	BH5
				SAMPLE TYPE:	Water	Water
				DATE SAMPLED:	2022-11-22 14:00	2022-11-22 18:45
Parameter	Unit	G / S	RDL		4549671	4549697
F1 (C6 - C10)	µg/L	750	25		<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25		<25	<25
F2 (C10 to C16)	µg/L	150	100		<100	<100
F3 (C16 to C34)	µg/L	500	100		<100	<100
F4 (C34 to C50)	µg/L	500	100		<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500		NA	NA
Sediment					1	1
Surrogate	Unit	Acceptable Limits				
Toluene-d8	%	50-140			103	102
Terphenyl	% Recovery	60-140			83	63

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549671-4549697 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: 

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

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH4	Trip Blank
				SAMPLE TYPE:	Water	Water
				DATE SAMPLED:	2022-11-22 17:00	2022-11-22
Parameter	Unit	G / S	RDL		4549687	4549731
Dichlorodifluoromethane	µg/L	590	0.40		<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17		<0.17	<0.17
Bromomethane	µg/L	0.89	0.20		<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40		<0.40	<0.40
Acetone	µg/L	2700	1.0		84.4	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30		<0.30	<0.30
Methylene Chloride	µg/L	50	0.30		<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20		<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20		<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30		<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0		<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20		<0.20	<0.20
Chloroform	µg/L	2.4	0.20		<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20		<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30		<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20		<0.20	<0.20
Benzene	µg/L	5.0	0.20		<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20		<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20		<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20		<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0		<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20		<0.20	<0.20
Toluene	µg/L	24	0.20		2.68	<0.20
Dibromochloromethane	µg/L	25	0.10		<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10		<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20		<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10		<0.10	<0.10
Chlorobenzene	µg/L	30	0.10		<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10		<0.10	<0.10

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH4	Trip Blank
				SAMPLE TYPE:	Water	Water
				DATE SAMPLED:	2022-11-22 17:00	2022-11-22
Parameter	Unit	G / S	RDL		4549687	4549731
m & p-Xylene	µg/L		0.20		<0.20	<0.20
Bromoform	µg/L	25	0.10		<0.10	<0.10
Styrene	µg/L	5.4	0.10		<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10		<0.10	<0.10
o-Xylene	µg/L		0.10		<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10		<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10		<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10		<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30		<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20		<0.20	<0.20
n-Hexane	µg/L	51	0.20		<0.20	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140			100	103
4-Bromofluorobenzene	% Recovery	50-140			88	88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549687-4549731 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopowkolof

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

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Certificate of Analysis

AGAT WORK ORDER: 22T972660
PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC
SAMPLING SITE:141-153 Plains Rd W, Burlington

ATTENTION TO: Ahmed Al-Temimi
SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		BH1	BH2	BH5
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2022-11-22 14:00	2022-11-22 15:30	2022-11-22 18:45
Parameter	Unit	G / S	RDL	4549671	4549676	4549697
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	34.1	101	54.3
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20	0.27
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	0.92	2.79	3.47
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10	<0.10	<0.10

Certified By: N Popnikolof

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

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Certificate of Analysis

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

				SAMPLE DESCRIPTION:	BH1	BH2	BH5
				SAMPLE TYPE:	Water	Water	Water
				DATE SAMPLED:	2022-11-22 14:00	2022-11-22 15:30	2022-11-22 18:45
Parameter	Unit	G / S	RDL		4549671	4549676	4549697
m & p-Xylene	µg/L		0.20		<0.20	<0.20	0.30
Bromoform	µg/L	25	0.10		<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10		<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10		<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10		<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10		<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10		<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10		<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30		<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20		<0.20	<0.20	0.30
n-Hexane	µg/L	51	0.20		<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits					
Toluene-d8	% Recovery	50-140			103	105	102
4-Bromofluorobenzene	% Recovery	50-140			84	85	83

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549671-4549697 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: NPopowich

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: 22T972660

PROJECT: 2209-004

CLIENT NAME: AZURE GROUP INC

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

O. Reg. 153(511) - All Metals (Water)

DATE RECEIVED: 2022-11-23

DATE REPORTED: 2023-02-24

		SAMPLE DESCRIPTION:		BH1	BH2
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2022-11-22 14:00	2022-11-22 15:30
Parameter	Unit	G / S	RDL	4549671	4549676
Dissolved Antimony	µg/L	6	1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	69.4	94.6
Dissolved Beryllium	µg/L	4	0.5	<0.5	<0.5
Dissolved Boron	µg/L	5000	10.0	110	123
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50	<0.50
Dissolved Copper	µg/L	87	1.0	<1.0	1.3
Dissolved Lead	µg/L	10	0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	0.84	0.92
Dissolved Nickel	µg/L	100	1.0	<1.0	1.2
Dissolved Selenium	µg/L	10	1.0	3.2	2.5
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	0.77	0.95
Dissolved Vanadium	µg/L	6.2	0.40	<0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	<5.0	<5.0
Mercury	µg/L	0.29	0.02	<0.02	<0.02
Chromium VI	µg/L	25	2	<2	<2

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

4549671-4549676 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T972660
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis

RPT Date: Feb 24, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)															
F1 (C6 - C10)	4549697	4549697	<25	<25	NA	< 25	93%	60%	140%	138%	60%	140%	86%	60%	140%
F2 (C10 to C16)	4549671	4549671	<100	<100	NA	< 100	105%	60%	140%	67%	60%	140%	63%	60%	140%
F3 (C16 to C34)	4549671	4549671	<100	<100	NA	< 100	104%	60%	140%	78%	60%	140%	70%	60%	140%
F4 (C34 to C50)	4549671	4549671	<100	<100	NA	< 100	76%	60%	140%	73%	60%	140%	80%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	4549697	4549697	<0.40	<0.40	NA	< 0.40	80%	50%	140%	100%	50%	140%	80%	50%	140%
Vinyl Chloride	4549697	4549697	<0.17	<0.17	NA	< 0.17	106%	50%	140%	90%	50%	140%	99%	50%	140%
Bromomethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	103%	50%	140%	116%	50%	140%	96%	50%	140%
Trichlorofluoromethane	4549697	4549697	<0.40	<0.40	NA	< 0.40	97%	50%	140%	77%	50%	140%	97%	50%	140%
Acetone	4549697	4549697	54.3	55.1	1.4%	< 1.0	103%	50%	140%	111%	50%	140%	103%	50%	140%
1,1-Dichloroethylene	4549697	4549697	<0.30	<0.30	NA	< 0.30	76%	50%	140%	81%	60%	130%	100%	50%	140%
Methylene Chloride	4549697	4549697	<0.30	<0.30	NA	< 0.30	112%	50%	140%	107%	60%	130%	118%	50%	140%
trans- 1,2-Dichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	83%	50%	140%	96%	60%	130%	89%	50%	140%
Methyl tert-butyl ether	4549697	4549697	<0.20	<0.20	NA	< 0.20	100%	50%	140%	105%	60%	130%	115%	50%	140%
1,1-Dichloroethane	4549697	4549697	<0.30	<0.30	NA	< 0.30	94%	50%	140%	105%	60%	130%	97%	50%	140%
Methyl Ethyl Ketone	4549697	4549697	<1.0	<1.0	NA	< 1.0	80%	50%	140%	106%	50%	140%	106%	50%	140%
cis- 1,2-Dichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	93%	50%	140%	96%	60%	130%	99%	50%	140%
Chloroform	4549697	4549697	<0.20	<0.20	NA	< 0.20	119%	50%	140%	110%	60%	130%	114%	50%	140%
1,2-Dichloroethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	94%	50%	140%	109%	60%	130%	103%	50%	140%
1,1,1-Trichloroethane	4549697	4549697	<0.30	<0.30	NA	< 0.30	89%	50%	140%	95%	60%	130%	80%	50%	140%
Carbon Tetrachloride	4549697	4549697	<0.20	<0.20	NA	< 0.20	71%	50%	140%	85%	60%	130%	83%	50%	140%
Benzene	4549697	4549697	0.27	0.27	NA	< 0.20	95%	50%	140%	103%	60%	130%	100%	50%	140%
1,2-Dichloropropane	4549697	4549697	<0.20	<0.20	NA	< 0.20	103%	50%	140%	100%	60%	130%	119%	50%	140%
Trichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	93%	50%	140%	94%	60%	130%	103%	50%	140%
Bromodichloromethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	102%	50%	140%	99%	60%	130%	100%	50%	140%
Methyl Isobutyl Ketone	4549697	4549697	<1.0	<1.0	NA	< 1.0	78%	50%	140%	109%	50%	140%	111%	50%	140%
1,1,2-Trichloroethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	117%	50%	140%	104%	60%	130%	99%	50%	140%
Toluene	4549697	4549697	3.47	3.41	1.7%	< 0.20	103%	50%	140%	102%	60%	130%	114%	50%	140%
Dibromochloromethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	102%	60%	130%	108%	50%	140%
Ethylene Dibromide	4549697	4549697	<0.10	<0.10	NA	< 0.10	116%	50%	140%	103%	60%	130%	109%	50%	140%
Tetrachloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	104%	50%	140%	97%	60%	130%	101%	50%	140%
1,1,1,2-Tetrachloroethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	100%	50%	140%	96%	60%	130%	105%	50%	140%
Chlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	112%	50%	140%	109%	60%	130%	120%	50%	140%
Ethylbenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	112%	50%	140%	113%	60%	130%	105%	50%	140%
m & p-Xylene	4549697	4549697	0.30	0.29	NA	< 0.20	98%	50%	140%	117%	60%	130%	109%	50%	140%
Bromoform	4549697	4549697	<0.10	<0.10	NA	< 0.10	119%	50%	140%	107%	60%	130%	113%	50%	140%
Styrene	4549697	4549697	<0.10	<0.10	NA	< 0.10	108%	50%	140%	82%	60%	130%	114%	50%	140%
1,1,2,2-Tetrachloroethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	114%	50%	140%	105%	60%	130%	104%	50%	140%
o-Xylene	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	100%	60%	130%	112%	50%	140%

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

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

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
PROJECT: 2209-004
SAMPLING SITE:141-153 Plains Rd W, Burlington

AGAT WORK ORDER: 22T972660
ATTENTION TO: Ahmed Al-Temimi
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	105%	60%	130%	101%	50%	140%
1,4-Dichlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	104%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	110%	50%	140%	108%	60%	130%	80%	50%	140%
n-Hexane	4549697	4549697	<0.20	<0.20	NA	< 0.20	90%	50%	140%	87%	60%	130%	120%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)															
F1 (C6-C10)	4549697	4549697	<25	<25	NA	< 25	93%	60%	140%	138%	60%	140%	86%	60%	140%
F2 (C10 to C16)	4549671	4549671	<100	<100	NA	< 100	105%	60%	140%	67%	60%	140%	63%	60%	140%
F3 (C16 to C34)	4549671	4549671	<100	<100	NA	< 100	104%	60%	140%	78%	60%	140%	70%	60%	140%
F4 (C34 to C50)	4549671	4549671	<100	<100	NA	< 100	76%	60%	140%	73%	60%	140%	80%	60%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	4549224		<0.20	<0.20	NA	< 0.20	94%	50%	140%	71%	50%	140%	100%	50%	140%
Acenaphthylene	4549224		<0.20	<0.20	NA	< 0.20	106%	50%	140%	88%	50%	140%	100%	50%	140%
Acenaphthene	4549224		<0.20	<0.20	NA	< 0.20	117%	50%	140%	86%	50%	140%	95%	50%	140%
Fluorene	4549224		<0.20	<0.20	NA	< 0.20	106%	50%	140%	98%	50%	140%	98%	50%	140%
Phenanthrene	4549224		<0.10	<0.10	NA	< 0.10	110%	50%	140%	97%	50%	140%	97%	50%	140%
Anthracene	4549224		<0.10	<0.10	NA	< 0.10	111%	50%	140%	98%	50%	140%	105%	50%	140%
Fluoranthene	4549224		<0.20	<0.20	NA	< 0.20	101%	50%	140%	105%	50%	140%	102%	50%	140%
Pyrene	4549224		<0.20	<0.20	NA	< 0.20	112%	50%	140%	105%	50%	140%	105%	50%	140%
Benzo(a)anthracene	4549224		<0.20	<0.20	NA	< 0.20	93%	50%	140%	75%	50%	140%	100%	50%	140%
Chrysene	4549224		0.11	0.11	NA	< 0.10	97%	50%	140%	83%	50%	140%	92%	50%	140%
Benzo(b)fluoranthene	4549224		<0.10	0.11	NA	< 0.10	110%	50%	140%	73%	50%	140%	104%	50%	140%
Benzo(k)fluoranthene	4549224		<0.10	<0.10	NA	< 0.10	93%	50%	140%	98%	50%	140%	94%	50%	140%
Benzo(a)pyrene	4549224		<0.01	<0.01	NA	< 0.01	109%	50%	140%	74%	50%	140%	107%	50%	140%
Indeno(1,2,3-cd)pyrene	4549224		<0.20	<0.20	NA	< 0.20	111%	50%	140%	75%	50%	140%	86%	50%	140%
Dibenz(a,h)anthracene	4549224		<0.20	<0.20	NA	< 0.20	108%	50%	140%	74%	50%	140%	88%	50%	140%
Benzo(g,h,i)perylene	4549224		<0.20	<0.20	NA	< 0.20	119%	50%	140%	78%	50%	140%	87%	50%	140%
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	4549697	4549697	<0.40	<0.40	NA	< 0.40	80%	50%	140%	100%	50%	140%	80%	50%	140%
Vinyl Chloride	4549697	4549697	<0.17	<0.17	NA	< 0.17	106%	50%	140%	90%	50%	140%	99%	50%	140%
Bromomethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	103%	50%	140%	116%	50%	140%	96%	50%	140%
Trichlorofluoromethane	4549697	4549697	<0.40	<0.40	NA	< 0.40	97%	50%	140%	77%	50%	140%	97%	50%	140%
Acetone	4549697	4549697	54.3	55.1	1.4%	< 1.0	103%	50%	140%	111%	50%	140%	103%	50%	140%
1,1-Dichloroethylene	4549697	4549697	<0.30	<0.30	NA	< 0.30	76%	50%	140%	81%	60%	130%	100%	50%	140%
Methylene Chloride	4549697	4549697	<0.30	<0.30	NA	< 0.30	112%	50%	140%	107%	60%	130%	118%	50%	140%
trans- 1,2-Dichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	83%	50%	140%	96%	60%	130%	89%	50%	140%
Methyl tert-butyl ether	4549697	4549697	<0.20	<0.20	NA	< 0.20	100%	50%	140%	105%	60%	130%	115%	50%	140%
1,1-Dichloroethane	4549697	4549697	<0.30	<0.30	NA	< 0.30	94%	50%	140%	105%	60%	130%	97%	50%	140%
Methyl Ethyl Ketone	4549697	4549697	<1.0	<1.0	NA	< 1.0	80%	50%	140%	106%	50%	140%	106%	50%	140%

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

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T972660
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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
cis- 1,2-Dichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	93%	50%	140%	96%	60%	130%	99%	50%	140%
Chloroform	4549697	4549697	<0.20	<0.20	NA	< 0.20	119%	50%	140%	110%	60%	130%	114%	50%	140%
1,2-Dichloroethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	94%	50%	140%	109%	60%	130%	103%	50%	140%
1,1,1-Trichloroethane	4549697	4549697	<0.30	<0.30	NA	< 0.30	89%	50%	140%	95%	60%	130%	80%	50%	140%
Carbon Tetrachloride	4549697	4549697	<0.20	<0.20	NA	< 0.20	71%	50%	140%	85%	60%	130%	83%	50%	140%
Benzene	4549697	4549697	0.27	0.27	NA	< 0.20	95%	50%	140%	103%	60%	130%	100%	50%	140%
1,2-Dichloropropane	4549697	4549697	<0.20	<0.20	NA	< 0.20	103%	50%	140%	100%	60%	130%	119%	50%	140%
Trichloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	93%	50%	140%	94%	60%	130%	103%	50%	140%
Bromodichloromethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	102%	50%	140%	99%	60%	130%	100%	50%	140%
Methyl Isobutyl Ketone	4549697	4549697	<1.0	<1.0	NA	< 1.0	78%	50%	140%	109%	50%	140%	111%	50%	140%
1,1,2-Trichloroethane	4549697	4549697	<0.20	<0.20	NA	< 0.20	117%	50%	140%	104%	60%	130%	99%	50%	140%
Toluene	4549697	4549697	3.47	3.41	1.7%	< 0.20	103%	50%	140%	102%	60%	130%	114%	50%	140%
Dibromochloromethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	102%	60%	130%	108%	50%	140%
Ethylene Dibromide	4549697	4549697	<0.10	<0.10	NA	< 0.10	116%	50%	140%	103%	60%	130%	109%	50%	140%
Tetrachloroethylene	4549697	4549697	<0.20	<0.20	NA	< 0.20	104%	50%	140%	97%	60%	130%	101%	50%	140%
1,1,1,2-Tetrachloroethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	100%	50%	140%	96%	60%	130%	105%	50%	140%
Chlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	112%	50%	140%	109%	60%	130%	120%	50%	140%
Ethylbenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	112%	50%	140%	113%	60%	130%	105%	50%	140%
m & p-Xylene	4549697	4549697	0.30	0.29	NA	< 0.20	98%	50%	140%	117%	60%	130%	109%	50%	140%
Bromoform	4549697	4549697	<0.10	<0.10	NA	< 0.10	119%	50%	140%	107%	60%	130%	113%	50%	140%
Styrene	4549697	4549697	<0.10	<0.10	NA	< 0.10	108%	50%	140%	82%	60%	130%	114%	50%	140%
1,1,2,2-Tetrachloroethane	4549697	4549697	<0.10	<0.10	NA	< 0.10	114%	50%	140%	105%	60%	130%	104%	50%	140%
o-Xylene	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	100%	60%	130%	112%	50%	140%
1,3-Dichlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	105%	60%	130%	101%	50%	140%
1,4-Dichlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	105%	50%	140%	104%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	4549697	4549697	<0.10	<0.10	NA	< 0.10	110%	50%	140%	108%	60%	130%	80%	50%	140%
n-Hexane	4549697	4549697	<0.20	<0.20	NA	< 0.20	90%	50%	140%	87%	60%	130%	120%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (Water)															
Benzene	4543730		<0.20	<0.20	NA	< 0.20	104%	60%	140%	89%	60%	140%	106%	60%	140%
Toluene	4543730		<0.20	<0.20	NA	< 0.20	92%	60%	140%	93%	60%	140%	113%	60%	140%
Ethylbenzene	4543730		<0.10	<0.10	NA	< 0.10	100%	60%	140%	90%	60%	140%	119%	60%	140%
m & p-Xylene	4543730		<0.20	<0.20	NA	< 0.20	108%	60%	140%	94%	60%	140%	104%	60%	140%
o-Xylene	4543730		<0.10	<0.10	NA	< 0.10	86%	60%	140%	94%	60%	140%	94%	60%	140%
F1 (C6 - C10)	4543730		<25	<25	NA	< 25	98%	60%	140%	79%	60%	140%	80%	60%	140%
F2 (C10 to C16)	4549671	4549671	<100	<100	NA	< 100	105%	60%	140%	67%	60%	140%	63%	60%	140%
F3 (C16 to C34)	4549671	4549671	<100	<100	NA	< 100	104%	60%	140%	78%	60%	140%	70%	60%	140%
F4 (C34 to C50)	4549671	4549671	<100	<100	NA	< 100	76%	60%	140%	73%	60%	140%	80%	60%	140%

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

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Quality Assurance

CLIENT NAME: AZURE GROUP INC
AGAT WORK ORDER: 22T972660
PROJECT: 2209-004
ATTENTION TO: Ahmed Al-Temimi
SAMPLING SITE:141-153 Plains Rd W, Burlington
SAMPLED BY:Amit Pal

Trace Organics Analysis (Continued)

RPT Date: Feb 24, 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

Certified By: N Popnikolof

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Quality Assurance

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

Water Analysis

RPT Date: Feb 24, 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) - All Metals (Water)															
Dissolved Antimony	4551221		<1.0	<1.0	NA	< 1.0	102%	70%	130%	100%	80%	120%	103%	70%	130%
Dissolved Arsenic	4551221		<1.0	<1.0	NA	< 1.0	98%	70%	130%	91%	80%	120%	102%	70%	130%
Dissolved Barium	4551221		46.2	46.1	0.2%	< 2.0	97%	70%	130%	96%	80%	120%	94%	70%	130%
Dissolved Beryllium	4551221		<0.5	<0.5	NA	< 0.5	100%	70%	130%	101%	80%	120%	107%	70%	130%
Dissolved Boron	4551221		22.7	24.4	NA	< 10.0	100%	70%	130%	106%	80%	120%	106%	70%	130%
Dissolved Cadmium	4551221		<0.20	<0.20	NA	< 0.20	99%	70%	130%	98%	80%	120%	101%	70%	130%
Dissolved Chromium	4551221		<2.0	<2.0	NA	< 2.0	97%	70%	130%	101%	80%	120%	102%	70%	130%
Dissolved Cobalt	4551221		<0.50	<0.50	NA	< 0.50	99%	70%	130%	101%	80%	120%	99%	70%	130%
Dissolved Copper	4551221		1.2	1.2	NA	< 1.0	99%	70%	130%	99%	80%	120%	96%	70%	130%
Dissolved Lead	4551221		<0.50	<0.50	NA	< 0.50	95%	70%	130%	92%	80%	120%	91%	70%	130%
Dissolved Molybdenum	4551221		<0.50	<0.50	NA	< 0.50	100%	70%	130%	106%	80%	120%	106%	70%	130%
Dissolved Nickel	4551221		<1.0	1.7	NA	< 1.0	98%	70%	130%	98%	80%	120%	98%	70%	130%
Dissolved Selenium	4551221		1.0	<1.0	NA	< 1.0	97%	70%	130%	85%	80%	120%	104%	70%	130%
Dissolved Silver	4551221		<0.20	<0.20	NA	< 0.20	98%	70%	130%	99%	80%	120%	97%	70%	130%
Dissolved Thallium	4551221		<0.30	<0.30	NA	< 0.30	101%	70%	130%	98%	80%	120%	96%	70%	130%
Dissolved Uranium	4551221		<0.50	<0.50	NA	< 0.50	99%	70%	130%	98%	80%	120%	97%	70%	130%
Dissolved Vanadium	4551221		<0.40	<0.40	NA	< 0.40	98%	70%	130%	104%	80%	120%	105%	70%	130%
Dissolved Zinc	4551221		48.0	46.4	3.4%	< 5.0	98%	70%	130%	93%	80%	120%	102%	70%	130%
Mercury	4549183		<0.02	<0.02	NA	< 0.02	102%	70%	130%	98%	80%	120%	95%	70%	130%
Chromium VI	4553902		<2	<2	NA	< 2	102%	70%	130%	106%	80%	120%	106%	70%	130%

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

Certified By:



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Method Summary

CLIENT NAME: AZURE GROUP INC

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
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: AZURE GROUP INC

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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: AZURE GROUP INC

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

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: AZURE GROUP INC

AGAT WORK ORDER: 22T972660

PROJECT: 2209-004

ATTENTION TO: Ahmed Al-Temimi

SAMPLING SITE:141-153 Plains Rd W, Burlington

SAMPLED BY:Amit Pal

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

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

AGAT Laboratories

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: Azure Group Inc.
Contact: Ahmed Al-Temimi
Address: 6751 Professional Ct, Suite 201, Mississauga L4V 1Y3
Phone: 416-779-2694 Fax:
Reports to be sent to:
1. Email: aaltemimi@azuregroup.ca
2. Email: samantha@azuregroup.ca; amit@azuregroup.ca

Project Information:

Project: 2209-004
Site Location: 141-153 Plains Rd W, Burlington
Sampled By: Amit Pal
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 2, 3 (Indicate One)
☐ Ind/Com
☒ Res/Park
☐ Agriculture
Soil Texture (Check One)
☒ Coarse
☐ Fine

☐ Excess Soils R406
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 #: 22T972660
Cooler Quantity: 1 large
Arrival Temperatures: 2.6 | 3.1 | 3.4
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

B	Biota
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	O. Reg 153: Analyze F4G if required ☒ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
BH1	Nov 22	2 AM/PM	9	GW		Y		X	X				X					
BH2	Nov 22	3:30 AM/PM	11	GW		Y		X	X		X		X					
BH4	Nov 22	5:00 AM/PM	6	GW									X					
BH5	Nov 22	6:45 AM/PM	8	GW					X				X					
DUP - GW1	Nov 22	AM/PM	6	GW	Due to low recovery, minimum jar required were collected				X									
		AM/PM																
Trip Blank	Nov 22	AM/PM	3										X					
		AM/PM																
		AM/PM																
		AM/PM																
		AM/PM																

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Amit Pal	Nov 23, 2022	10:45 PM	NPAL		
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page 1 of 1

N°: T 127199

APPENDIX E

SAMPLING AND ANALYSIS PLAN

Soil Sampling and Analysis Plan

Borehole ID	APEC	Rationale	Analysis of Contaminants of Concerns
BH1	APEC 1, APEC 2, APEC 3A to APEC 3E, APEC 6A, APEC 6B and APEC 7	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to gas station with the associated USTs to the east Due to historical automotive manufacturing at neighbouring property to the north Due to historical autobody shop at neighbouring property to the north Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West Due to commercial trucking at 1035 Howard Road	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PAHs, PHCs, BTEX, VOCs, DUP-1:PAHs
BH2	APEC 1, APEC2, APEC 6A and APEC 6B	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to gas station with the associated USTs to the east Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, DUP-3:BTEX
BH3	APEC 1, APEC 6A and APEC 6B	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, pH
BH4	APEC 1 and APEC 4	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to former dry cleaner at a neighbouring property approximately 55m to the south-southwest	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, VOCs and DUP-2;VOCs
BH5	APEC 1 and APEC 3A to 3E	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to historical automotive manufacturing at neighbouring property to the north Due to historical metal fabrication and manufacturing at neighbouring property to the north Due to historical millwork operations at neighbouring property to the north	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs

Borehole ID	APEC	Rationale	Analysis of Contaminants of Concerns
		Due to historical chemical manufacturing operations at neighbouring property to the north Due to historical autobody shop at neighbouring property to the north	
BH6	APEC 1, APEC 6A and APEC 6B	Due to potential presence of fill materials of unknown quality at the Phase Two Property Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West	Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs

In addition to the above COPC parameters, two grain size analysis will conduct on BH4-13 and BH6-9.

Groundwater Sampling and Analysis Plan

Monitoring Well ID	Sample ID	APEC	RATIONALE	Analysis of Contaminants of Concerns
MW1	BH1	APEC 2, APEC 3A to APEC 3E, APEC 6A, APEC 6B and APEC 7	Due to gas station with the associated USTs to the east Due to historical automotive manufacturing at neighbouring property to the north Due to historical autobody shop at neighbouring property to the north Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West Due to commercial trucking at 1035 Howard Road	Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX and VOCs,
MW2	BH2	APEC2, APEC 6A and APEC 6B	Due to gas station with the associated USTs to the east Due to former auto service station at 107 Plains Road West Due to former gas station at 107 Plains Road West	Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs and PAHs
MW4	BH4	APEC 4	Due to former dry cleaner at a neighbouring property approximately 55m to the south-southwest	VOCs
MW5	BH5, DUP-GW1	APEC 3A to 3E	Due to historical automotive manufacturing at neighbouring property to the north Due to historical millwork operations at neighbouring property to the north Due to historical chemical manufacturing operations at neighbouring property to the north Due to historical autobody shop at neighbouring property to the north	PHCs/BTEX and VOCs

APPENDIX F

PHASE TWO CONCEPTUAL SITE MODEL

PHASE TWO CSM – 141, 147, 153 Plains Road West, Burlington, Ontario

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

Drawing No. 1: Site Location
Drawing No. 2: Summary of PCAs (Potentially Contaminating Activities)
Drawing No. 3: Location of APECs (Areas of Potential Environmental Concerns)
Drawing No. 4: Location of Boreholes and Monitoring Wells
Drawing No. 5: Utility Location Plan
Drawing No. 6: Groundwater Flow Direction
Drawing No. 7: Geological Cross- Sections Key Plan
Drawing No. 8a and 8b: Geological Cross- Sections (A-A1 and B-B1)

1. General Description and Site History

The Phase Two Property (hereinafter referred as RSC Property) is approximately 0.242 hectares (0.598 acres). The municipal addresses of the RSC Property are 141, 147 and 153 Plains Road West, Burlington. The legal descriptions for the RSC Property are:

The current legal description of Parcel 1 (141 Plains Road West) is the following:

PT LT 8, CON 1, as in 611866; Burlington;
Being all of PIN 07124-0021 (LT)

The current legal description of Parcel 2 (147 Plains Road West) is the following:

PT LT 8, CON 1 as in FE20126; except PT 10, 20R546; Burlington
Being all of PIN 07124-0022 (LT)

The current legal description of Parcel 3 (153 Plains Road West) is the following:

PT LT 8, CON 1 as in FH67759; except PT 9, 20R546; Burlington
Being all of PIN 07124-0023 (LT)

Based on the records review and site inspection of the Phase One Environmental Site Assessemnt (Phase One ESA) conducted by Azure and dated November 25, 2022, the RSC Property is located within a developed area in the City of Burlington. It is used for a mixed commercial and residential purposes including three structures, associated parking areas and the landscaped areas. The RSC Property has an approximately 58 m frontage along Plains Road West and a depth of approximately 41.7 m.

2. Phase One ESA

2. (i) Potentially Contaminating Activities (PCAs)

The Phase One ESA identified fifteen (15) Potentially Contaminating Activity (PCA) listed in Table 2 of Schedule D of O.Reg.153/04 on-site and off-site, some of them resulted in Areas of Potential Environmental Concern (APECs).

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

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

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
1	Subject Property	1. Fill materials of unknown quality may be present at the Subject Property which were likely imported during the property's development since the late 1940s (approximately).	30. Importation of Fill Material of Unknown Quality	Metals, As, Sb, Se, Cr (VI), CN, Hg, B-HWS, pH
2	127 Plains Road West (immediately adjacent to east)	2. Historical use as a gasoline service station (service station from 1957 to 1961) indicated in the city directories.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
3-7	1032 and 1080 Howard Road (immediately adjacent to the north and up-gradient)	3. Historical automotive manufacturing (Wilson Motor Bodies Ltd.) in 1966, listed in City directories and indicated in 1971 FIPs with associated underground fuel storage tanks.	57. Vehicles and Associated Parts Manufacturing 28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
		4. Historical metal fabrication and manufacturing operations from 1996 as listed in City directories.	34. Metal Fabrication	Metals, As, Sb, Se, PHCs, BTEX

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
		5. Historical millwork operations from 1996 as listed in City directories.	59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.	Metals, As, Sb, Se, VOCs
		6. Historical chemical manufacturing operations (Chesterson A W Co Ltd) from 1981 to 1991 were listed in City directories.	8. Chemical Manufacturing, Processing and Bulk Storage.	Metals, As, Sb, Se, PHCs, BTEX, VOCs
		7. Auto body shop in 1981, 1986 was listed in city directories.	10. Commercial Autobody Shops	Metals, As, Sb, Se, PHCs, BTEX, VOCs
8	146 Plains Road West (35 m south and downgradient)	Star Cleaners was listed at the property located to the south from 1966 to 1996, listed in the city directories and indicated in the 1971 FIPs.	37. Operation of Dry Cleaning Equipment where Chemicals are Used	VOCs
9	181 Plains Road West (80 m west and transgradient to downgradient)	Former Auto service garage under different business names at this property indicated in the city directory from 1966 to 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems. 28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs found due to distance between the Subject Property and the PCAs location and being transgradient to downgradient
10-11	107 Plains Road West (85 m east and transgradient)	10. Former Auto service under different business names at this property indicated in the city directory from 1988 to 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	Metals, As, Sb, Se, Cr (VI), Hg, PHCs, BTEX, VOCs
		11. Texaco service station was listed at the property in 1966 in the city directories.	28. Gasoline and Associated Products Storage in Fixed Tanks.	Metals, As, Sb, Se, PHCs, BTEX, VOCs

No.	Location of Potentially Contaminating Activity	Summary of Business Type / Activity	Potentially Contaminating Activity as listed in Table 2 Schedule D of O.Reg. 153	Potential Contaminants of Concern
12	1035 Howard Road (165 m north east and upgradient)	Cupido A. Haulage Ltd was listed in the city directories from 1986 to 2006	11. Commercial Trucking and Container Terminals	PHCs, BTEX, VOCs
13	93 Plains Road West (165 m east and transgradient)	Former auto service under different business names at this property indicated in the city directory from 1986 to 1991 and in 2006.	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.	No COCs found due to significant distance between the Subject Property and the PCA location and being transgradient of the Subject Property
14	75 Plains Road West (220 m east and transgradient)	Historical retail service station under name of Sunoco Service was listed at this property and was indicated in the city directories from 1957 to 1971.	28. Gasoline and Associated Products Storage in Fixed Tanks.	No COCs found due to significant distance between the Subject Property and the PCA location and being transgradient of the Subject Property
15	Portion of the RSC property utilized for vehicle parking	Public Parking of Civilian Vehicles	N/A. Road Salt/De-Icing on Paved Surfaces	Due to the presence of parking on the northern part of the Subject Property (not occupied by the site Building), it is anticipated that “road salt” is utilized for de-icing for the purpose of public safety. Due to the fact that such usage are exempt in the O. Reg. 153/04 (Section 49.1), as amended, due to their necessity for pedestrian and vehicular safety in winter seasons’ Azure does not consider any COCs associated with this PCA at the Subject Property.

"TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN"

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

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 (Due to potential presence of fill materials of unknown quality at the Subject Property)	The Subject Property	30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Sb, Se, Cr(VI), CN, Hg, B-HWS, pH	Soil
APEC 2 (Due to historical gasoline service station with the associated USTs at a neighboring property to the east)	Eastern portion of the Subject Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-site	Metals, As, Sb, Se, PHCs, BTEX, PAHs, VOCs	Soil, Groundwater
APEC 3A (Due to historical automotive manufacturing at neighbouring property to the north)	Northern portion of the Subject Property	57. Vehicles and Associated Parts Manufacturing 28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs, Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 3B (Due to historical metal fabrication and manufacturing at neighbouring property to the north)	Northern portion of the Subject Property	34. Metal Fabrication.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX	Soil: PHCs, BTEX, Groundwater: Metals, As, Sb, Se, PHCs, BTEX
APEC 3C (Due to historical millwork operations at neighbouring	Northern portion of the Subject Property	59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.	Off-Site	Metals, As, Sb, Se, VOCs	Soil: VOCs Groundwater: Metals, As, Sb, Se, VOCs

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
property to the north)					
APEC 3D (Due to historical chemical manufacturing operations at neighbouring property to the north)	Northern portion of the Subject Property	8. Chemical Manufacturing, Processing and Bulk Storage.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 3E (Due to historical autobody shop at neighbouring property to the north)	Northern portion of the Subject Property	10. Commercial Autobody Shops.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil: PHCs, BTEX, VOCs Groundwater: Metals, As, Sb, Se, PHCs, BTEX, VOCs
APEC 4 (Due to former Dry cleaner at a neighboring property approximately 55m to the south-southwest)	Soutwestern portion of the Subject Property	37. Operation of Dry Cleaning Equipment where Chemicals are Used	Off-Site	VOCs	Groundwater
APEC 5 (Due to potential use of road salt at the northern part of the Subject Property in winter seasons)	Northern portion of the Subject Property	N/A. Road Salt/de-Icing on Paved Surfaces	On-site	No associated contaminant of potential concerns due to the fact that such PCAs are exempt in the O. Reg. 153/04 (Section 49.1), as amended, due to their necessity for pedestrian and vehicular safety in winter seasons	-
APEC 6A (Due to former auto	Eastern portion of the	52. Storage, maintenance, fuelling and repair of equipment, vehicles, and	Off-Site	Metals, As, Sb, Se, Cr (VI), Hg,	Soil, Groundwater

Areas of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
service station at 107 Plains Road West, approximately 85 m east)	Subject Property	material used to maintain transportation systems.		PHCs, BTEX, VOCs	
APEC 6B (Due to former gas station at 107 Plains Road West, approximately 85 m east)	Eastern portion of the Subject Property	28. Gasoline and Associated Products Storage in Fixed Tanks.	Off-Site	Metals, As, Sb, Se, PHCs, BTEX, VOCs	Soil, Groundwater
APEC 7 (due to commercial trucking at 1035 Howard Road, approximately 165m north east)	Northeastern portion of the Subject Property	11. Commercial Trucking and Container Terminals	Off-Site	PHCs, BTEX, VOCs	Soil, Groundwater

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

The locations of the APECs on the Phase One Property/Phase Two Property/RSC Property as discussed in the table above can be found in Drawing No. 3 of the CSM.

3. Phase Two ESA

3. (i) Media Tested

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

3. (ii) Applicable Site Condition Standards

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

Section 41 Site Condition Standards, Environmentally Sensitive Areas: Site condition standards, environmentally sensitive areas of the regulation, does not apply to the RSC Property for the following conditions; (a) the property is not, (i) within an area of natural significance, (ii) includes or is adjacent to an area of natural significance or part of such an area, or (iii) includes land that is within 30 metres of an area of natural significance or part of such an area; (b) the soil at the property does not have a pH value as follows: (i) for surface soil, less than 5 or greater than 9 (recorded pH values: 7.21 to 7.84), (ii) for sub-surface soil, less than 5 or greater than 11 (recorded pH value: 7.83).

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

Land Use: Throughout the years, the RSC Property has been used for commercial (i.e. rug store and bathroom renovation offices) and residential purposes. A mix residential and commercial development is being proposed for the land development in the future. Therefore, the residential standards shall be applied to determine the RSC Property's suitability for this investigation.

Groundwater Use: In general vicinity of the RSC Property, water is supplied via municipal services, provided by The City of Burlington. The City of Burlington supplies potable water to residents of Burlington via the Halton Region Water Treatment Plant. However, no potable water well is located at the Subject Property or within 250 m from the Subject Property boundaries.

Depth and Soil Texture Criteria Selection: Five (5) grain size analyses were conducted and the results determined that the soil at the RSC Property was comprised of coarse-grained soil. Therefore, a coarse-grained soil classification shall be used for comparison of analytical data. All soil samples were characterized as coarse-grained according to the grain size analyses conducted.

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

3. (iii) Soil Investigation

To investigate all APECs located on the RSC Property, six (6) boreholes and four (4) monitoring wells were developed at the RSC Property on November 15, 16 and 17, 2022. The locations of the borehole and monitoring wells can be found in Drawing No. 4 of the CSM.

Borehole Investigation

Borehole ID	Sample ID	Sample Depth (mbgs)	Comments / Rationale
BH1/MW1 (Located within APEC 1, APEC 2, APEC 3A to APEC 3E, APEC 6A, APEC 6B, and APEC 7)	BH1-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS parameters
	BH1-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs, PAHs, pH. • DUP-1 was tested for PAHs from original soil sample BH1-22
BH2/MW2 (Located within APEC 1, APEC 2, APEC 6A, and APEC 6B)	BH2-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs • DUP-3 was tested for BTEX from original soil sample BH2-2
	BH2-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, PAHs
BH3 (Located within APEC 1, APEC 6A and APEC 6B)	BH3-3	1.22-1.83	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS, PHCs, BTEX, VOCs, pH
BH4/MW4 (Located within APEC 1 and APEC 4)	BH4-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH4-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • VOCs • DUP-2 was tested for VOCs from original soil sample BH4-22
	BH4-13	7.32-7.96	• Grain Size Analysis
BH5/MW5 (Located within APEC 1 and APEC 3A to APEC 3E)	BH5-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH5-22	12.81-13.42	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
BH6 (Located within APEC 1 and APEC 6A and APEC 6B)	BH6-2	0.61-1.22	• No irregular odours, soil staining or significant vapour reading identified during sampling • Metals, As, Sb, Se, Cr (VI), CN, Hg, pH, B-HWS
	BH6-6	3.05-3.66	• No irregular odours, soil staining or significant vapour reading identified during sampling • PHCs, BTEX, VOCs
	BH6-9	4.27- 4.88	• Grain Size Analysis

3. (iv) Groundwater Investigation

To investigate all APECs located on the RSC Property, selected boreholes (BH1, BH2, BH4, and BH5) were completed as monitoring wells on November 16 and 17, 2022. The locations of the monitoring wells can be found on Drawing No. 4 and 5 of the CSM. A trip blank sample was submitted of groundwater submission for VOCs analysis.

Monitoring Well Investigations

Monitoring Well ID (Sample ID)	COMMENTS / RATIONALE
BH1	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs • No significant well vapour readings using field instruments
BH2	• Groundwater samples retrieved and tested for Metals, Cr(VI), Hg, CN, As, Sb, Se, PHCs, BTEX, VOCs, PAHs • No significant well vapour readings using field instruments
BH4	• Groundwater samples retrieved and tested for VOCs • No significant well vapour readings using field instruments
BH5+ Dup-GW1	• Groundwater samples retrieved and tested for PHCs, BTEX, VOCs • DUP - GW1 was tested for PHCs, BTEX from original groundwater sample BH5 • No significant well vapour readings using field instruments

4. Physical Setting and Stratigraphy

4. (i) Subsurface Structures and Utilities

Currently, the RSC Property is a commercial and residential property with the associated parking area and is serviced with Hydro, Gas, Municipal Water and Internet. Underground utilities may be present on the boundary on the Subject Property and Plains Road West, and the on-site structures. Presence of potential utilities could influence the groundwater flow direction at the RSC Property, but they have no effect on potential contaminant migration as all contaminant concentrations were present at concentrations lower than the applicable site condition standards.

4. (ii) Physical Setting and Stratigraphy

Quaternary Geology: According to the physiography of the Southern Ontario, the Subject Property is located within the physiography region of Iroquois Plain which extends around the western part of Lake Ontario, from the Niagara River to the Trent River. Based on the Ontario Geological Survey (OGS), 2010, the surficial geology of the Subject Property is partially underlain by modern alluvial deposits consisting primarily of clay, silt, sand, gravel, which may contain organic remains; and partially underlain by coarse-textured glaciolacustrine depositions consisting primarily of sand, gravel, minor silt and clay.

Bedrock Geology: According to the OGS Earth Database shows that the uppermost bedrock unit in general area of the Subject Property consists of shale, siltstone, and minor limestone, sand, sandstone of the Queenston Formation (OGS, 2022).

During the Phase Two ESA, the main geology unit was identified to be sand, medium sand and gravel, and silty clay deposits underlying fill material at different depths and locations. Bedrock was not encountered till a depth of 15 meters below grade surface (mbgs). Geologic cross sections of the Subject Property are illustrated on Figures 7 and 8a, 8b.

4. (iii) Approximate Depth to Bedrock

Bedrock was not encountered to a depth of approximately 15 mbgs at the RSC Property. Based on regional mapping, bedrock is expected to be over 25 mbgs.

4. (iv) Hydrogeological Characteristics

The site hydrogeological conditions exhibited an unconfined aquifer at the Subject Property. Hydraulic conductivity of the deposits is between 8 $x10^{-5}$ and 2 $x10^{-4}$ m/sec. Hydraulic gradient for the RSC Property, measured through the on-site monitoring wells, was estimated to be ranged between 0.003 and 0.020 (average of 0.012 m/m). Based on the groundwater flow pattern for the Subject Property as shown on Figure 6, the interpreted groundwater flow direction at the Subject Property is to the southwest. It should be noted that the general groundwater flow direction in general area of the Subject Property expects to be to the south-southeast, towards the Lake Ontario.

4. (v) Approximate Depth to Water Table

The shallow unconfined aquifer was estimated to exist between 13.09 to 13.78 mbgs throughout the RSC property.

Monitoring Well ID	Construction	Depth to water table (mbgs)	Water table elevation[1] (mbgs)
BH1	Riser: - Screen: 11.28-14.28 m	13.27	89.86
BH2	Riser: - Screen: 11.55-14.55 m	13.09	89.65
BH4	Riser: - Screen: 10.67-13.67 m	13.46	89.37
BH5	Riser: - Screen: 11.58-14.58 m	13.78	89.51

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

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

4. (vii) Proposed Buildings and Other Structures

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

5. Laboratory Analyses

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

5. (i) Soil Chemical Analyses

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

5. (ii) Groundwater Chemical Analyses

Groundwater samples were collected from permanent monitoring wells on the RSC Property and submitted for laboratory analyses of metals, As, Sb, Se, Cr (VI), Hg, VOCs, PHCs, BTEX, and PAHs for the COPCs. The analytical results for tested groundwater samples were all below the MECP Table 2 SCSs.

5. (iii) Summary

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

6. Summary

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

No COPCs at concentrations greater than the applicable site condition standards (Table 2 SCS) were identified in soil and groundwater. Therefore, there are not any discharges of contaminants into the natural environment.

6. (ii) Migration of Contaminants

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

6 (iii) Climatic and Meteorological Conditions

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

6 (iv) Potential for Vapour Intrusion

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

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

There were no COPCs identified in soil or groundwater. Geologic cross sections showing the RSC Property stratigraphy are included on Drawing No. 7, 8a, and 8b. There were no COPCs at concentrations greater than the

applicable Table 2 SCS identified in soil or groundwater; therefore, there are no relevant release mechanisms, transport pathways, receptors or routes of exposure.

6. (vi) Conclusion

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

APPENDIX H

REFERENCES

REFERENCES

1. Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment, Conservation and Parks (MECP) (2009).

2. Ontario Regulation 153/04; Record of Site Condition – Part XV.1 of the Act, under Environmental Protection Act (EPA), as amended.

3. Service Ontario, Ontario Land Registry (OnLand Information Centre).

4. City of Burlington Interactive Maps.

5. Environmental Risk Information Service (ERIS).

6. Ontario Ministry of Environment, Conservation and Parks (MECP), Topographic Maps.

7. Ontario Ministry of Natural Resources and Forestry (MNRF) Interactive Maps

8. MECP Well Source Water Protection Maps.

9. MECP Well Records.

10. MECP Freedom of Information (FOI) Office.

11. Technical Standards & Safety Authority (TSSA).

12. Google Earth. Aerial Photographs.

13. Halton Region. Aerial Photographs.

14. Ministry of Northern Development and Mines, Map 2544, Bedrock Geology of Ontario, Southern Sheet

15. Ministry of Natural Resources, Quaternary Geology Map of Toronto and Surrounding Area, Southern Ontario, Map 2204. Dated July 12, 1990.