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December 16, 2019
File: 19460

Infinity Development Group Inc.
2275 Upper Middle Road
Oakville, Ontario
L6H 0C3

Attention: Mr. Arjun Anand

Re: Limited Phase 2 Environmental Site Assessment
40,46 and 50 Plains Road East, Burlington, Ontario

INTRODUCTION

Landtek Limited (Landtek) is pleased to submit the findings of this Limited Phase 2 Environmental Site Assessment (ESA) for the property located at 40, 46 and 50 Plains Road East in Burlington, Ontario (the Site). The work was initiated following authorization to proceed from Mr. Arjun Anand of Infinity Development Group (the Client) in December 2019.

A Phase One was previously completed for the Site by Landtek in June of 2019; the results are documented in the report entitled “Phase One Environmental Site Assessment, 40, 46 and 50 Plains Road East, Burlington, Ontario, dated July 22, 2019, File: 19205” (Phase 1 ESA).

Based on the findings of the Phase One ESA the following potentially contaminating activities were identified for the Site which are anticipated to represent potential environmental concerns (PECs) to the Site.

SUMMARY OF FINDINGS

Based on the findings of the records review, interviews and the Site reconnaissance completed, PCAs were identified that may have led to an APEC at the Site. The PCAs are related to:

- PCA 28: Gasoline and associated products stored in fixed tanks: Two (2) former fuel oil above ground storage tanks (AST) were observed in the basement of the Site buildings located 40 and 46 Plains Road East; In addition, vent pipes indicative of a historical fuel oil AST were observed adjacent to the northern wall of the residential building located at 50 Plains Road East (APEC 1A, APEC 1B and APEC 1C).

Based on the above, the following is a summary of the PCAs, PCA locations, and associated APECs.

APEC[1]	Location of APEC on the Phase One Property	PCA[2]	Location of PCA (on-site or off- site)	Contaminants of Potential Concern[3]	Media Potentially Impacted (groundwater, soil, and/or sediment)[4]
1A	Basement 40 Plains Road East	28. Gasoline and associated products stored in fixed tanks	On-Site	BTEX and PHCs	Soil
1B	Basement 46 Plains Road East	28. Gasoline and associated products stored in fixed tanks	On-Site	BTEX and PHCs	Soil
1C	Basement 40 Plains Road East	28. Gasoline and associated products stored in fixed tanks	On-Site	BTEX and PHCs	Soil

Notes:
1 - Area of Potential Environmental Concern (APEC) means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
(a) Identification of past or present uses on, in or under the phase one property, and
(b) Identification of potentially contaminating activity.
2 - Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring in a Phase One Study Area.
3 - Identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004 amended as of July 1, 2011.
4 - Media Potentially Impacted refers to soil, groundwater, surface water or sediment. Metals - metals including hydrides (As, Sb, Se, Hg)
PHCs - petroleum hydrocarbons fractions F1-F4
BTEX - benzene, toluene, ethylbenzene and xylenes

Based on the results of the Phase One ESA, a Limited Phase Two ESA was recommended to be completed for this Site to investigate the areas of potential environmental concern (APECs) identified in the Phase One ESA.

SITE DESCRIPTION

The Phase One Property is generally rectangular in shape and comprises an area of approximately 0.3 hectares (0.75 acres) and is situated on the southeastern corner of the intersection of Plains Road East and Cooke Boulevard in Burlington, Ontario, as shown on **Figure 1**.

The Phase One Property is bounded by Plains Road East to the north (followed by a commercial facility), residential properties to the east, south, and to the west. The Phase One Property is currently utilized as three (3) residential dwelling lots (each with its own municipal address), with one (1) residential dwelling and one (1) garage present on each municipal lot.

Description	Details
Municipal Address: 40 Plains Road East	
Legal Description	Part Lot 6, Broken Front as in 743335; Burlington/E Flam TWP
PIN	07117-0053 (LT)
Zoning	Residential
Property Owner	Infinity (Plains Road) Corporation
Municipal Address: 46 Plains Road East	
Legal Description	Part Lot 6, Broken Front as in 743335; Burlington/E Flam TWP

Description	Details
PIN	07117-0052 (LT)
Zoning	Residential
Property Owner	Infinity (Plains Road) Corporation
Municipal Address: 50 Plains Road East	
Legal Description	Part Lot 6, Broken Front as in 743335; Burlington/E Flam TWP
PIN	07117-0053 (LT)
Zoning	Residential
Property Owner	Infinity (Plains Road) Corporation

SELECTION OF SITE CONDITION STANDARDS

Under the O. Reg. 153/04, Part XV.1 of the Environmental Protection Act, the selection of Site Condition Standards (SCS) against which laboratory results are compared is based on a number of criteria. The SCS are published in the MOE Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act dated April 15, 2011.

Landtek considered the following criteria for the selection of the applicable SCS for the Site:

- *Land Use*: The current land is zoned residential and the proposed future land use will continue to remain the residential.
- *Potable or non-potable groundwater*: The Site is serviced by municipal water and the adjacent properties within 250 m of the Site are inferred to be serviced by a municipal water source;
- *Proximity to surface water body*: The Site is not located within 30 metres (m) of a waterbody;
- *Proximity to areas of natural significance or environmentally sensitive areas*: The Site is not located in proximity to an area of natural significant or an environmentally sensitive area
- *Depth to bedrock*: A property is considered a shallow soil property if one-third or more of the property consists of soil depths of 2 metres below ground surface (mbgs) or less. Based on the subsurface conditions observed as part of this investigation, the depth to bedrock is considered to be greater than 2 m as shallow bedrock was not observed at any locations investigated;
- *pH of soil*: Since the pH values were greater than 5 and less than 9 the Site is not considered a sensitive site for the purpose of this assessment; and,
- *Soil texture*: Based on the results of the drilling and the subsurface conditions encountered, the soil texture is considered to be medium to fine grained as defined in O. Reg.153/04.

Based on the above information, the Ontario Regulation 153/04 Table 3 Full Depth Generic SCS for Use in a Non-Potable Ground Water Condition for coarse grained soils and Residential/Parkland/Institutional (RPI) property use (O. Reg. 153/04 Table 3 SCS) were selected as the applicable standards for the Site.

METHODOLOGY

The objectives of the limited soil sampling was to assess the quality of the subsurface soils soil on the residential properties; (1) undertake sampling of subsurface soils by means of hand auger borehole; (2) carry out chemical testing of soil to assist in the assessment of existing conditions; and, (3) evaluate and report on the findings to present the existing environmental conditions of the Site.

A soil sampling program was completed in accordance with the requirements of O. Reg. 153/04. The physical sampling of soils and chemical analyses where to assess potential risks and/or environmental liability are evident from unknown quality of soil in the area of the former AST in each one of the residential properties.

Test locations were marked out in the field prior to completing intrusive investigative fieldwork. Underground utilities in the test areas were located by public and private utility locating services by the client. Samples were obtained on December 9, 2019 by from hand auger test locations. Test locations are provided on **Figure 1**, appended.

The soil samples were transported to Landtek Limited's laboratory in a cooled insulated container. Soil samples were visually examined to determine the textural classification, and samples were selected for chemical analyses.

SAMPLING METHODOLOGIES

Soil Sampling

Basement floor was saw-cut to obtained soil samples in the vicinity of the former AST locations in each residence. Samples were obtained at regular intervals and the sample equipment was washed with phosphate free detergent and rinsed between samples to avoid cross contamination. Soil conditions were logged and soil samples were taken following protocols outlined in CSA Z769-00 as well as the MECP document 'Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario', dated May, 1996. Screening for Total Combustible Vapours (TCV) and volatile organic compounds (VOCs) was performed on all samples using a PID.

Landtek mobilized to the site to obtain samples to assess the on-site surficial soils in the area of the historic residential AST. Soil samples were obtained from hand auger locations from depths of approximately 0.3 m to 1.0 m below the existing grade.

Samples obtained for analyses of BTEX and PHC were performed by removing a portion of the soil sample and placing it into a sealable container (i.e. glass jar). All samples were placed and stored in a cooler with an ice pack for transportation to the analytical laboratory.

RESULTS OF CHEMICAL TESTING

The analytical results for soil samples have been compared to Table 3 SCS for RPI land uses in a medium to fine textured soil condition.

Soil samples were submitted for chemical analyses to ALS Laboratory (a Canadian Accredited Environmental Laboratory). Soil sample characterization testing for BTEX and PHC parameters. Certificates of analysis for the chemical testing including laboratory quality control data are presented in **Appendix B**.

The schedule of chemical testing and the summary of test results for soils are shown in **Table 1**.

Table 1: Schedule of Chemical Analyses and Summary of Results for Soil

Sample ID	Depth	Analyses Completed	Exceedances (ug/g)		
			Parameter	Sample Results	Table 3 RPI **
40 Plains	0.3-0.6 m	-BTEX & PHC	All parameters below limit of detection	No exceedances	--
46 Plains	0.0-0.6 m	-BTEX & PHC	All parameters below limit of detection	No exceedances	--
50 Plains	0.0-0.6 m	-BTEX & PHC	All parameters below limit of detection	No exceedances	--

****** Sample results compared with *Soil, Ground Water, and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act', April 2011. Table 3 RPI land use standards (medium to fine texture soil)*

All parameter concentrations met the maximum allowable limits listed in the Table 3 SCS for RPI uses.

SUMMARY OF FINDINGS

Based on the available background information and testing completed during the course of this investigation, the findings and recommendations of the hand augering program are summarized as follows:

- All parameter concentrations meet the maximum allowable limits listed in the Table 3 standards for residential/parkland/institutional land uses as outlined in "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" (O. Reg. 153/04 for BTEX and PHC.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Limited Phase 2 ESA, no further assessment work is required for the Site.

CLOSURE AND LIMITATIONS

This report relies on information obtained during this investigation as well as data established others. Landtek Limited assumes that information provided by others is factual and accurate, and accepts no responsibility for any deficiency, misstatement, or inaccuracy in this report from information provided by others.

The Limitations of the Report, as stated in Enclosure 1, are an integral part of this report.

We trust this report is satisfactory for your purposes at this time. Should you have any questions, please do not hesitate to contact our office.

Yours very truly,

LANDTEK LIMITED

Paul Blunt, P.Eng., QP_{ESA}

ENCLOSURE 1

LIMITATIONS OF THE REPORT

This report was prepared for the sole use of the Client and their legal counsel, and is intended to provide an evaluation of the current environmental conditions at the subject site. Any use that a third party makes of this report, or decisions made based on it, are the responsibility of the third party. Landtek Limited accepts no responsibility for damages of any type suffered by the third party as a result of actions or decisions made based on this report.

The conclusions and recommendations given in this report are based on information determined at the borehole locations. Subsurface conditions, ground water conditions and contaminant concentrations between and beyond the boreholes may be different from those encountered at the borehole locations, and conditions may become apparent during construction that could not be detected or anticipated at the time of the subsurface investigation. It is recommended practice that Landtek be retained during construction to confirm that the subsurface conditions throughout the site are consistent with the conditions encountered in the boreholes.

The conclusions and recommendations given in this report are based on information obtained from various sources noted, subsurface investigation, and a visual examination of the site. It is based on the conditions of the subject property at the time of the field investigation supplemented by a review of historical information to assess environmental conditions at the site reported. Landtek assumes that information provided by others is factual and accurate, and accepts no responsibility for any deficiency, misstatement, of inaccuracy in this report from information provided by others.

This assessment should not be considered a comprehensive audit that outlines all environmental liabilities or eliminates all risks of encountering environmental problems in some portions of the site. There is no warranty expressed or implied by this report concerning the status of the study site.

The report has been prepared in accordance with generally accepted environmental study and/or engineering practices. No other warranties, either expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The objective of this report was to assess the environmental conditions at the site, with respect to existing environmental regulations within the applicable jurisdiction. Compliance of past owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

The site history performed herein relies on information supplied by others, such as local, provincial and federal agencies as other consultants. No attempt has been made to independently verify the accuracy of such information, unless specifically noted in our report.

Should the site conditions change or additional background data become available after this report has been issued, Landtek Limited should be made aware of the information and be given an opportunity to reassess the findings if it relates to environmental concerns.

APPENDIX A

SAMPLE LOCATION PLAN


50Plains
46Plains
40Plains
50 Plains Rd. E.
46 Plains Rd. E.
40 Plains Rd. E.

APPENDIX B

LABORATORY CERTIFICATES OF ANALYSES
Including Laboratory QA/QC Data

LANDTEK LIMITED
ATTN: PAUL BLUNT
205 NEBO ROAD, UNIT 3
HAMILTON ON L8W 2E1

Date Received: 10-DEC-19
Report Date: 13-DEC-19 12:14 (MT)
Version: FINAL

Client Phone: 905-383-3733

Certificate of Analysis

Lab Work Order #: L2394449

Project P.O. #: 19460
Job Reference: 19460
C of C Numbers: 17-630215
Legal Site Desc:

Aaron Payne
Account Manager

[This report shall not be reproduced except in full without the written authority of the Laboratory.]

ANALYTICAL REPORT

Summary of Guideline Exceedances

ALS ID	Client ID	Grouping	Analyte	Result	Guideline Limit	Unit
Guideline						
Ontario Regulation 153/04 - April 15, 2011 Standards - T3-Soil-Res/Park/Inst. Property Use (Fine)						
(No parameter exceedances)						

ANALYTICAL REPORT

Physical Tests - SOIL

Analyte	Unit	Guide Limits #1	Guide Limits #2	Lab ID: L2394449-1	Lab ID: L2394449-2	Lab ID: L2394449-3
				Sample Date: 09-DEC-19	Sample Date: 09-DEC-19	Sample Date: 09-DEC-19
				Sample ID: 50 PLAINS	Sample ID: 46 PLAINS	Sample ID: 40 PLAINS
% Moisture	%	-	-	12.7	6.88	12.4

Guide Limit #1: T3-Soil-Res/Park/Inst. Property Use (Fine)

Detection Limit for result exceeds Guideline Limit. Assessment against Guideline Limit cannot be made.
Analytical result for this parameter exceeds Guide Limits listed. See Summary of Guideline Exceedances.

Volatile Organic Compounds - SOIL

			Lab ID	L2394449-1	L2394449-2	L2394449-3
			Sample Date	09-DEC-19	09-DEC-19	09-DEC-19
			Sample ID	50 PLAINS	46 PLAINS	40 PLAINS
Analyte	**Unit**	**Guide Limits #1**	**#2**			
Benzene	ug/g	0.17	-	<0.0068	<0.0068	<0.0068
Ethylbenzene	ug/g	15	-	<0.018	<0.018	<0.018
Toluene	ug/g	6	-	<0.080	<0.080	<0.080
o-Xylene	ug/g	-	-	<0.020	<0.020	<0.020
m+p-Xylenes	ug/g	-	-	<0.030	<0.030	<0.030
Xylenes (Total)	ug/g	25	-	<0.050	<0.050	<0.050
Surrogate: 4-Bromofluorobenzene	%	-	-	104.6	117.4	111.6
Surrogate: 1,4-Difluorobenzene	%	-	-	112.4	125.0	120.4

Guide Limit #1: T3-Soil-Res/Park/Inst. Property Use (Fine)

Detection Limit for result exceeds Guideline Limit. Assessment against Guideline Limit cannot be made.
Analytical result for this parameter exceeds Guide Limits listed. See Summary of Guideline Exceedances.

ANALYTICAL REPORT

Hydrocarbons - SOIL

		Guide Limits				
Analyte	**Unit**	**#1**	**#2**			
Lab ID				L2394449-1	L2394449-2	L2394449-3
Sample Date				09-DEC-19	09-DEC-19	09-DEC-19
Sample ID				50 PLAINS	46 PLAINS	40 PLAINS
F1 (C6-C10)	ug/g	65	-	<5.0	<5.0	<5.0
F1-BTEX	ug/g	65	-	<5.0	<5.0	<5.0
F2 (C10-C16)	ug/g	150	-	<10	<10	<10
F3 (C16-C34)	ug/g	1300	-	<50	<50	<50
F4 (C34-C50)	ug/g	5600	-	<50	<50	<50
Total Hydrocarbons (C6-C50)	ug/g	-	-	<72	<72	<72
Chrom. to baseline at nC50		-	-	YES	YES	YES
Surrogate: 2-Bromobenzotrifluoride	%	-	-	86.3	87.6	89.3
Surrogate: 3,4-Dichlorotoluene	%	-	-	99.3	114.2	103.6

Guide Limit #1: T3-Soil-Res/Park/Inst. Property Use (Fine)

Detection Limit for result exceeds Guideline Limit. Assessment against Guideline Limit cannot be made.
Analytical result for this parameter exceeds Guide Limits listed. See Summary of Guideline Exceedances.

Reference Information

Methods Listed (if applicable):

ALS Test Code	Matrix	Test Description	Method Reference**
BTX-511-HS-WT	Soil	BTEX-O.Reg 153/04 (July 2011)	SW846 8260

BTX is determined by extracting a soil or sediment sample as received with methanol, then analyzing by headspace-GC/MS.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011).

F1-F4-511-CALC-WT	Soil	F1-F4 Hydrocarbon Calculated Parameters	CCME CWS-PHC, Pub #1310, Dec 2001-S

Analytical methods used for analysis of CCME Petroleum Hydrocarbons have been validated and comply with the Reference Method for the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

In cases where results for both F4 and F4G are reported, the greater of the two results must be used in any application of the CWS PHC guidelines and the gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.
In samples where BTEX and F1 were analyzed , F1-BTEX represents a value where the sum of Benzene, Toluene, Ethylbenzene and total Xylenes has been subtracted from F1.

In samples where PAHs, F2 and F3 were analyzed, F2-Naphth represents the result where Naphthalene has been subtracted from F2. F3-PAH represents a result where the sum of Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Dibenzo(a,h)anthracene, Fluoranthene, Indeno(1,2,3-cd)pyrene, Phenanthrene, and Pyrene has been subtracted from F3.

Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range:
1. All extraction and analysis holding times were met.
2. Instrument performance showing response factors for C6 and C10 within 30% of the response factor for toluene.
3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:
1. All extraction and analysis holding times were met.
2. Instrument performance showing C10, C16 and C34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the C10, C16 and C34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.

F1-HS-511-WT	Soil	F1-O.Reg 153/04 (July 2011)	E3398/CCME TIER 1-HS

Fraction F1 is determined by extracting a soil or sediment sample as received with methanol, then analyzing by headspace-GC/FID.

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

F2-F4-511-WT	Soil	F2-F4-O.Reg 153/04 (July 2011)	CCME Tier 1

Petroleum Hydrocarbons (F2-F4 fractions) are extracted from soil with 1:1 hexane:acetone using a rotary extractor. Extracts are treated with silica gel to remove polar organic interferences. F2, F3, & F4 are analyzed by GC-FID. F4G-sg is analyzed gravimetrically.

Notes:
1. F2 (C10-C16): Sum of all hydrocarbons that elute between nC10 and nC16.
2. F3 (C16-C34): Sum of all hydrocarbons that elute between nC16 and nC34.
3. F4 (C34-C50): Sum of all hydrocarbons that elute between nC34 and nC50.
4. F4G: Gravimetric Heavy Hydrocarbons
5. F4G-sg: Gravimetric Heavy Hydrocarbons (F4G) after silica gel treatment.
6. Where both F4 (C34-C50) and F4G-sg are reported for a sample, the larger of the two values is used for comparison against the relevant CCME guideline for F4.
7. F4G-sg cannot be added to the C6 to C50 hydrocarbon results to obtain an estimate of total extractable hydrocarbons.
8. This method is validated for use.
9. Data from analysis of validation and quality control samples is available upon request.
10. Reported results are expressed as milligrams per dry kilogram, unless otherwise indicated.

Reference Information

Methods Listed (if applicable):

ALS Test Code	Matrix	Test Description	Method Reference**

Analysis conducted in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (July 1, 2011), unless a subset of the Analytical Test Group (ATG) has been requested (the Protocol states that all analytes in an ATG must be reported).

MOISTURE-WT	Soil	% Moisture	CCME PHC in Soil - Tier 1 (mod)
XYLENES-SUM-CALC-WT	Soil	Sum of Xylene Isomer Concentrations	CALCULATION

Total xylenes represents the sum of o-xylene and m&p-xylene.

**ALS test methods may incorporate modifications from specified reference methods to improve performance.

Chain of Custody Numbers:

17-630215

The last two letters of the above test code(s) indicate the laboratory that performed analytical analysis for that test. Refer to the list below:

Laboratory Definition Code	Laboratory Location
WT	ALS ENVIRONMENTAL - WATERLOO, ONTARIO, CANADA

GLOSSARY OF REPORT TERMS

Surrogates are compounds that are similar in behaviour to target analyte(s), but that do not normally occur in environmental samples. For applicable tests, surrogates are added to samples prior to analysis as a check on recovery. In reports that display the D.L. column, laboratory objectives for surrogates are listed there.
mg/kg - milligrams per kilogram based on dry weight of sample
mg/kg wwt - milligrams per kilogram based on wet weight of sample
mg/kg lwt - milligrams per kilogram based on lipid-adjusted weight
mg/L - unit of concentration based on volume, parts per million.
< - Less than.
D.L. - The reporting limit.
N/A - Result not available. Refer to qualifier code and definition for explanation.

Test results reported relate only to the samples as received by the laboratory.
UNLESS OTHERWISE STATED, ALL SAMPLES WERE RECEIVED IN ACCEPTABLE CONDITION.
Analytical results in unsigned test reports with the DRAFT watermark are subject to change, pending final QC review.

Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, fitness for a particular purpose, or non-infringement. ALS assumes no responsibility for errors or omissions in the information. Guideline limits are not adjusted for the hardness, pH or temperature of the sample (the most conservative values are used). Measurement uncertainty is not applied to test results prior to comparison with specified criteria values.

Quality Control Report

Workorder: L2394449 Report Date: 13-DEC-19

Client: LANDTEK LIMITED
205 NEBO ROAD, UNIT 3
HAMILTON ON L8W 2E1
Contact: PAUL BLUNT

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
BTX-511-HS-WT	**Soil**							
Batch R4941494								
WG3239662-4 DUP		**WG3239662-3**						
Benzene		<0.0068	<0.0068	RPD-NA	ug/g	N/A	40	12-DEC-19
Ethylbenzene		<0.018	<0.018	RPD-NA	ug/g	N/A	40	12-DEC-19
m+p-Xylenes		<0.030	<0.030	RPD-NA	ug/g	N/A	40	12-DEC-19
o-Xylene		<0.020	<0.020	RPD-NA	ug/g	N/A	40	12-DEC-19
Toluene		<0.080	<0.080	RPD-NA	ug/g	N/A	40	12-DEC-19
WG3239662-2 LCS								
Benzene			116.2		%		70-130	12-DEC-19
Ethylbenzene			118.4		%		70-130	12-DEC-19
m+p-Xylenes			118.1		%		70-130	12-DEC-19
o-Xylene			118.1		%		70-130	12-DEC-19
Toluene			116.8		%		70-130	12-DEC-19
WG3239662-1 MB								
Benzene			<0.0068		ug/g		0.0068	12-DEC-19
Ethylbenzene			<0.018		ug/g		0.018	12-DEC-19
m+p-Xylenes			<0.030		ug/g		0.03	12-DEC-19
o-Xylene			<0.020		ug/g		0.02	12-DEC-19
Toluene			<0.080		ug/g		0.08	12-DEC-19
Surrogate: 1,4-Difluorobenzene			131.1		%		50-140	12-DEC-19
Surrogate: 4-Bromofluorobenzene			119.3		%		50-140	12-DEC-19
WG3239662-5 MS		**L2393835-5**						
Benzene			112.3		%		60-140	12-DEC-19
Ethylbenzene			112.3		%		60-140	12-DEC-19
m+p-Xylenes			111.9		%		60-140	12-DEC-19
o-Xylene			111.3		%		60-140	12-DEC-19
Toluene			111.1		%		60-140	12-DEC-19
F1-HS-511-WT	**Soil**							
Batch R4941494								
WG3239662-4 DUP		**WG3239662-3**						
F1 (C6-C10)		<5.0	<5.0	RPD-NA	ug/g	N/A	30	13-DEC-19
WG3239662-2 LCS								
F1 (C6-C10)			103.8		%		80-120	13-DEC-19
WG3239662-1 MB								
F1 (C6-C10)			<5.0		ug/g		5	13-DEC-19
Surrogate: 3,4-Dichlorotoluene			103.0		%		60-140	13-DEC-19
WG3239662-6 MS		**L2394402-6**						

Quality Control Report

Client: LANDTEK LIMITED
205 NEBO ROAD, UNIT 3
HAMILTON ON L8W 2E1
Contact: PAUL BLUNT

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
F1-HS-511-WT	**Soil**							
Batch R4941494								
WG3239662-6 MS		**L2394402-6**						
F1 (C6-C10)			86.2		%		60-140	13-DEC-19
F2-F4-511-WT	**Soil**							
Batch R4941556								
WG3239313-3 DUP		**WG3239313-5**						
F2 (C10-C16)		<10	<10	RPD-NA	ug/g	N/A	30	11-DEC-19
F3 (C16-C34)		<50	<50	RPD-NA	ug/g	N/A	30	11-DEC-19
F4 (C34-C50)		<50	<50	RPD-NA	ug/g	N/A	30	11-DEC-19
WG3239313-2 LCS								
F2 (C10-C16)			101.5		%		80-120	11-DEC-19
F3 (C16-C34)			98.3		%		80-120	11-DEC-19
F4 (C34-C50)			94.8		%		80-120	11-DEC-19
WG3239313-1 MB								
F2 (C10-C16)			<10		ug/g		10	11-DEC-19
F3 (C16-C34)			<50		ug/g		50	11-DEC-19
F4 (C34-C50)			<50		ug/g		50	11-DEC-19
Surrogate: 2-Bromobenzotrifluoride			83.9		%		60-140	11-DEC-19
WG3239313-4 MS		**WG3239313-5**						
F2 (C10-C16)			105.1		%		60-140	11-DEC-19
F3 (C16-C34)			103.5		%		60-140	11-DEC-19
F4 (C34-C50)			98.9		%		60-140	11-DEC-19
MOISTURE-WT	**Soil**							
Batch R4940365								
WG3239551-3 DUP		**L2394449-2**						
% Moisture		6.88	7.07		%	2.8	20	11-DEC-19
WG3239551-2 LCS								
% Moisture			99.6		%		90-110	11-DEC-19
WG3239551-1 MB								
% Moisture			<0.25		%		0.25	11-DEC-19
Batch R4940366								
WG3239543-3 DUP		**L2394477-2**						
% Moisture		14.7	14.9		%	1.4	20	11-DEC-19
WG3239543-2 LCS								
% Moisture			100.4		%		90-110	11-DEC-19
WG3239543-1 MB								
% Moisture			<0.25		%		0.25	11-DEC-19

Quality Control Report

Workorder: L2394449 Report Date: 13-DEC-19

Client: LANDTEK LIMITED
205 NEBO ROAD, UNIT 3
HAMILTON ON L8W 2E1
Contact: PAUL BLUNT

Test	Matrix	Reference	Result	Qualifier	Units	RPD	Limit	Analyzed
MOISTURE-WT	**Soil**							
Batch R4940370								
WG3239642-3 DUP		**L2394449-3**						
% Moisture		12.4	14.5		%	15	20	11-DEC-19
WG3239642-2 LCS								
% Moisture			100.6		%		90-110	11-DEC-19
WG3239642-1 MB								
% Moisture			<0.25		%		0.25	11-DEC-19

Quality Control Report

Workorder: L2394449 Report Date: 13-DEC-19

Client: LANDTEK LIMITED
205 NEBO ROAD, UNIT 3
HAMILTON ON L8W 2E1
Contact: PAUL BLUNT

Legend:

Limit	ALS Control Limit (Data Quality Objectives)
DUP	Duplicate
RPD	Relative Percent Difference
N/A	Not Available
LCS	Laboratory Control Sample
SRM	Standard Reference Material
MS	Matrix Spike
MSD	Matrix Spike Duplicate
ADE	Average Desorption Efficiency
MB	Method Blank
IRM	Internal Reference Material
CRM	Certified Reference Material
CCV	Continuing Calibration Verification
CVS	Calibration Verification Standard
LCSD	Laboratory Control Sample Duplicate

Sample Parameter Qualifier Definitions:

Qualifier	Description
RPD-NA	Relative Percent Difference Not Available due to result(s) being less than detection limit.

Hold Time Exceedances:

All test results reported with this submission were conducted within ALS recommended hold times.

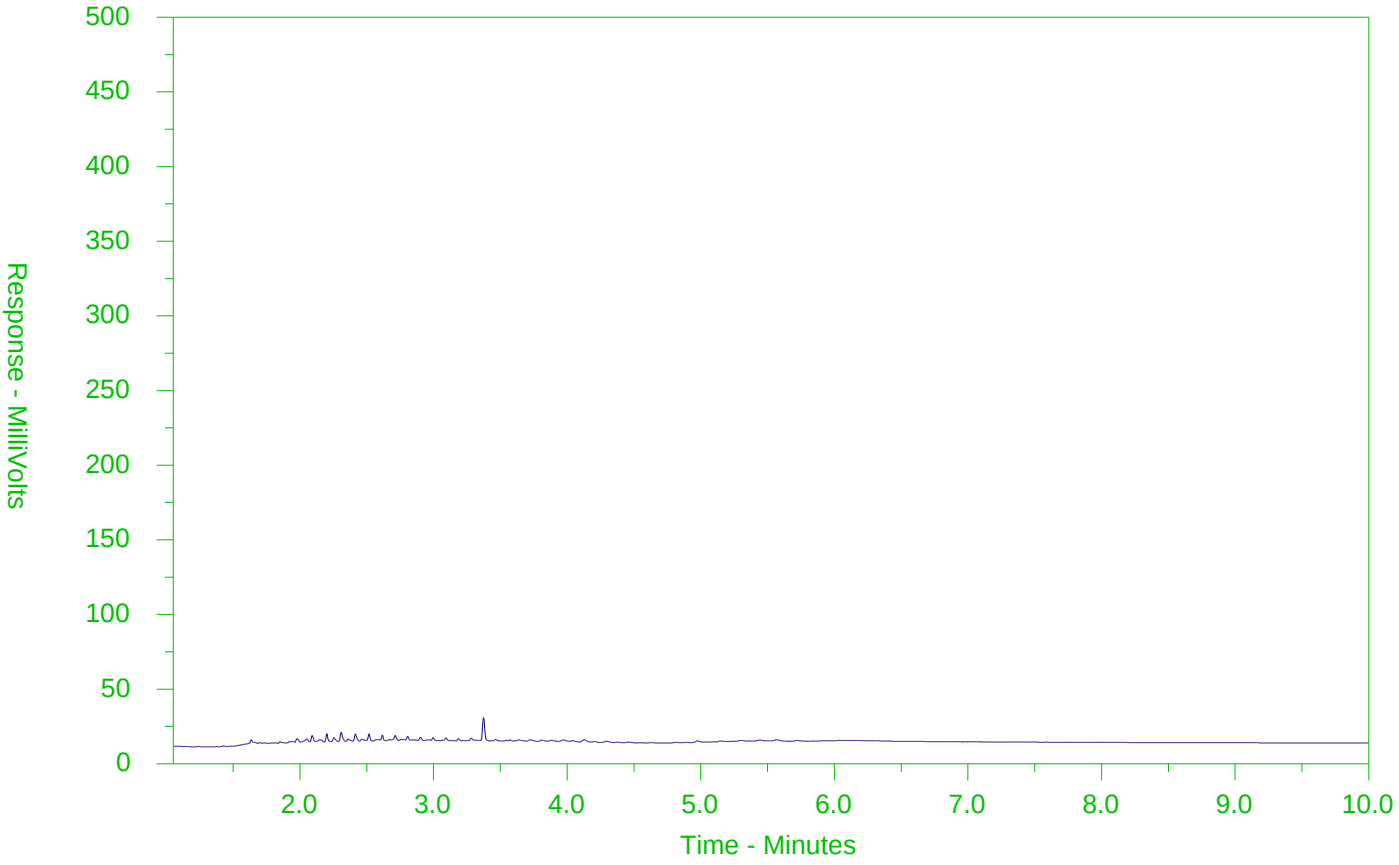
ALS recommended hold times may vary by province. They are assigned to meet known provincial and/or federal government requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by the US EPA, APHA Standard Methods, or Environment Canada (where available). For more information, please contact ALS.

The ALS Quality Control Report is provided to ALS clients upon request. ALS includes comprehensive QC checks with every analysis to ensure our high standards of quality are met. Each QC result has a known or expected target value, which is compared against pre-determined data quality objectives to provide confidence in the accuracy of associated test results.

Please note that this report may contain QC results from anonymous Sample Duplicates and Matrix Spikes that do not originate from this Work Order.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT

ALS Sample ID: L2394449-1
Client Sample ID: 50 PLAINS



←F2→	←F3→	←F4→	
nC10	nC16	nC34	nC50
174°C	287°C	481°C	575°C
346°F	549°F	898°F	1067°F
Gasoline →		← Motor Oils/Lube Oils/Grease →	
←Diesel/Jet Fuels→			

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

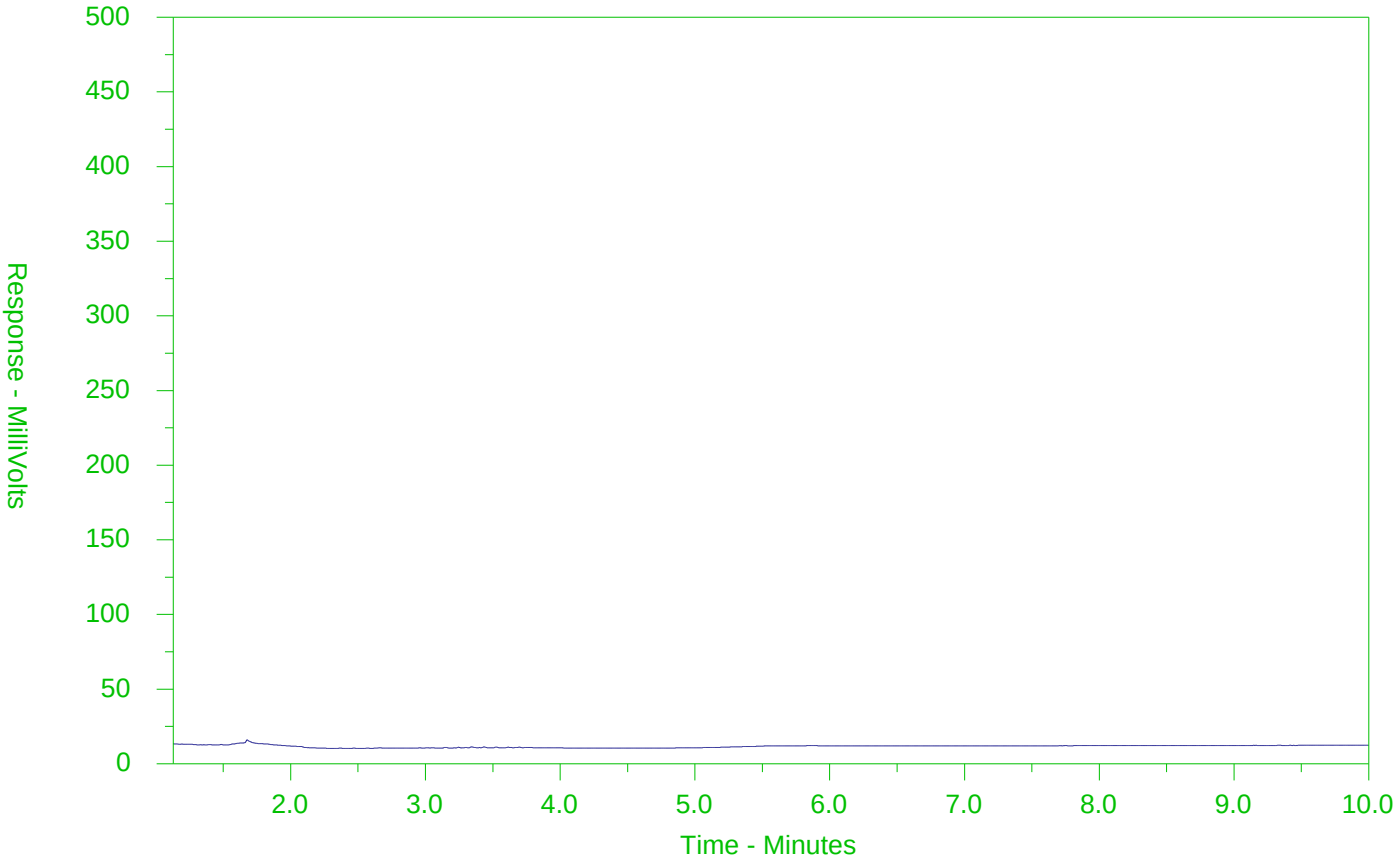
The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT

ALS Sample ID: L2394449-2
Client Sample ID: 46 PLAINS



←F2→	←F3→	←F4→	
nC10	nC16	nC34	nC50
174°C	287°C	481°C	575°C
346°F	549°F	898°F	1067°F
Gasoline →		← Motor Oils/Lube Oils/Grease →	
←Diesel/Jet Fuels→			

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

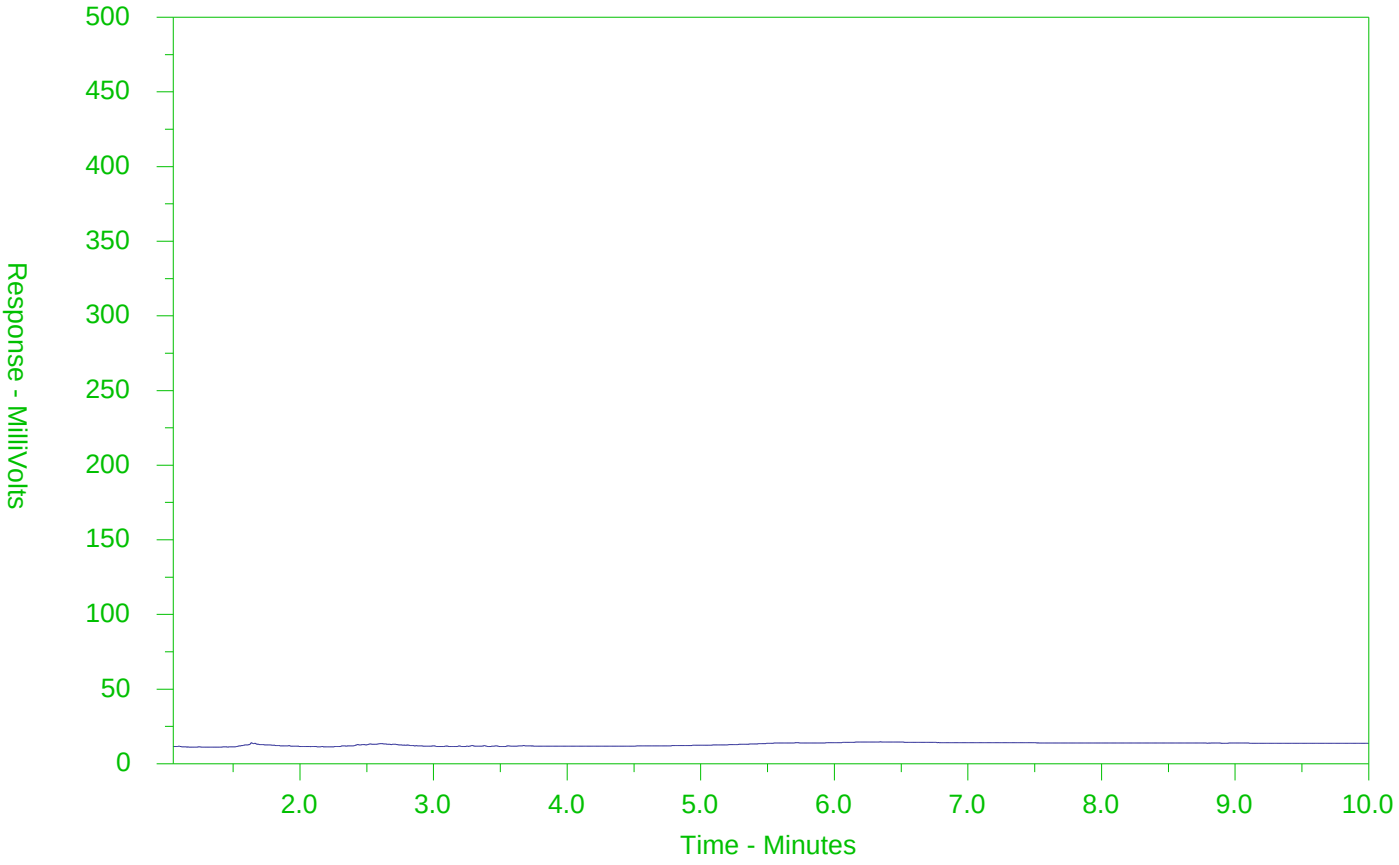
The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.

CCME F2-F4 HYDROCARBON DISTRIBUTION REPORT

ALS Sample ID: L2394449-3
Client Sample ID: 40 PLAINS



←F2→	←F3→	←F4→	
nC10	nC16	nC34	nC50
174°C	287°C	481°C	575°C
346°F	549°F	898°F	1067°F
Gasoline →	← Motor Oils/Lube Oils/Grease →		
←Diesel/Jet Fuels→			

The CCME F2-F4 Hydrocarbon Distribution Report (HDR) is intended to assist you in characterizing hydrocarbon products that may be present in your sample.

The scale at the bottom of the chromatogram indicates the approximate retention times of common petroleum products and four n-alkane hydrocarbon marker compounds. Retention times may vary between samples, but general patterns and distributions will remain similar.

Peak heights in this report are a function of the sample concentration, the sample amount extracted, the sample dilution factor and the scale at the left.

Note: This chromatogram was produced using GC conditions that are specific to ALS Canada CCME F2-F4 method. Refer to the ALS Canada CCME F2-F4 Hydrocarbon Library for a collection of chromatograms from common reference samples (fuels, oils, etc.). The HDR Library can be found at www.alsglobal.com.