



Phase Two Environmental Site Assessment

5688 Main Street, Whitchurch-Stouffville, Ontario

Client:

Hyson Developments Inc.
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Attention:

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1. Legal Notification

This report was prepared by EXP Services Inc. (EXP) for the account of **Hyson Developments Inc.**

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

2. Executive Summary

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

EXP was retained by Hyson Developments Inc. (the “Client”) to conduct a Phase Two Environmental Site Assessment (ESA) for a property located at 5688 Main Street in Whitchurch-Stouffville, Ontario (referred to herein as the “Site”). The location of the Site is shown on Figure 1.

For ease of reference, the alignment of Main Street is assumed to be oriented in an east-west direction, with the Site being located at the northwest corner of Main Street and Palmwood Gate.

The Site has an area of approximately 0.4 hectares (1.0 acres) and is currently occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site is developed with a single storey L-shaped building that is located in the southwest portion of the Site. This building is a slab-on grade structure that has a footprint of approximately 625.30 m² (6,730.7 ft²). There is a trailer and a shed structure located north of the L-shaped building. In addition, there are two (2) smaller buildings (shed-like structures) located along the north Site boundary. The area immediately surrounding the Site consists of residential properties (578 Rupert Avenue and 42 Palmwood Gate) to the north, Palmwood Gate Road to the east, Main Street to the south, and a vacant property (5676 Main Street) to the west.

The Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation (O. Reg.) 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 and Appendix G of this report.

The objective of the Phase Two ESA was to evaluate subsurface conditions at the Site in support of a proposed residential redevelopment. It is understood that the Site is proposed to be redeveloped with a thirteen (13)-storey tower with a six (6)-storey podium over two (2) levels of underground parking.

The objective of the Phase Two ESA was to also assess the areas of potential environmental concern (APECs) identified in a Phase One ESA completed by EXP and dated September 27, 2024, and to support the filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information about the APECs is outlined in Section 4.0 of the report.

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

1. The fieldwork for the Phase Two ESA was completed on September 25, 26 and 27, 2024. A total of nine (9) boreholes (BH/MW-201, BH/MW-202, BH-203, BH/MW-204, BH/MW-205, BH-206, BH/MW-207, BH-208 and BH-209), were advanced up to a maximum depth of 7.62 meters (m) below ground surface (bgs), under the full-time supervision of EXP staff. Two (2) additional boreholes (MW-23-101A and MW-23-102A) were augured down to depth in order to replace two (2) previous monitoring wells (MW-23-101 and MW-23-102) that could not be located below granular surficial fill.
2. The general stratigraphy at the Site consisted of a surficial layer of asphalt or sand and gravel fill overlying a sandy silt to clayey silt fill overlying a native sandy silt to silty sand deposit. Bedrock was not encountered during the investigation.
3. Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs) including benzene, toluene, ethylbenzene and xylenes (BTEX), metals (including hydride-forming metals), other regulated parameters (ORPs) including boron (hot water soluble), chromium VI, free cyanide and mercury, pH, electrical conductivity (EC) and/or sodium adsorption ratio (SAR), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs). The

analytical results of the tested parameters in the soil samples were either not detected or detected below the Table 2 residential/parkland/institutional (RPI) SCS with the exception of various EC and SAR samples.

- Based on the reported analytical results, EC and/or SAR were detected at concentrations above the applicable MECP Table 2 SCS in soil; however, it is the QP's opinion that the elevated levels of salt-related parameters (EC and SAR) are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
4. The groundwater levels at each of the newly installed and existing monitoring wells were measured on October 7, 2024. Groundwater levels measured during this sampling event were found to range from 1.99 to 2.56 m bgs (calculated to be 260.03 to 259.57 m above sea level (asl)). Based on the groundwater contour map delineated for the Site, groundwater flow direction was calculated to be towards the southwest.
 5. Groundwater samples were submitted for the analysis of VOCs, PAHs, metals (including hydride-forming metals (HFMs)), and/or other regulated parameters (ORPs). All the analytical results of the tested parameters in the groundwater samples were either non-detected or detected below their applicable MECP (2011) Table 2 All Types of Property Uses (All) SCS with the exception of the following:
 - Cobalt: BH/MW-204, MW-23-101A and MW-23-102A. Based on the two (2) additional rounds of groundwater sampling completed at BH/MW-204, MW-23-101A and MW-23-102A, the originally exceeding samples are deemed to not be representative of the groundwater quality and are subsequently rejected.
 - Vinyl Chloride: BH/MW-205. Based on the two (2) additional rounds of groundwater sampling completed at BH/MW-205, the originally exceeding sample is deemed to not be representative of the groundwater quality and is subsequently rejected.
 - Sodium: BH/MW-205. Based on the reported analytical results, sodium was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of sodium are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
 - Chloride: BH/MW-205 and BH/MW-207. Based on the reported analytical results, chloride was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of chloride are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
 6. No evidence of free product (i.e. visible film or sheen), or odour was observed during soil sampling, groundwater purging, or groundwater sampling activities.

Based on the findings of the Phase Two ESA investigation, no further environmental work is required, and an RSC can be filed for the Site.

3 Introduction

EXP was retained by Hyson Developments Inc. (the “Client”) to conduct a Phase Two Environmental Site Assessment (ESA) for a property located at 5688 Main Street in Whitchurch-Stouffville, Ontario (referred to herein as the “Site”). The location of the Site is shown on Figure 1.

For ease of reference, the alignment of Main Street is assumed to be oriented in an east-west direction, with the Site being located at the northwest corner of Main Street and Palmwood Gate.

The Site has an area of approximately 0.4 hectares (1.0 acres) and is currently occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site is developed with a single storey L-shaped building that is located in the southwest portion of the Site. This building is a slab-on grade structure that has a footprint of approximately 625.30 m² (6,730.7 ft²). There is a trailer and a shed structure located north of the L-shaped building. In addition, there are two (2) smaller buildings (shed-like structures) located along the north Site boundary. The area immediately surrounding the Site consists of residential properties (578 Rupert Avenue and 42 Palmwood Gate) to the north, Palmwood Gate Road to the east, Main Street to the south, and a vacant property (5676 Main Street) to the west.

The Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation (O. Reg.) 153/04, as amended, and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 and Appendix G of this report.

The objective of the Phase Two ESA was to evaluate subsurface conditions at the Site in support of a proposed residential redevelopment. It is understood that the Site is proposed to be redeveloped with a thirteen (13)-storey tower with a six (6)-storey podium over two (2) levels of underground parking.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in a Phase One ESA completed by EXP and dated September 27, 2024, and to support the filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Brownfield Site Registry. The detailed information about the APECs is outlined in Section 4.0 of the report.

3.1 Site Description

The Site has an area of approximately 0.4 hectares (1.0 acres) and is currently occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site is developed with a single storey L-shaped building that is located in the southwest portion of the Site. This building is a slab-on grade structure that has a footprint of approximately 625.30 m² (6,730.7 ft²). There is a trailer and a shed structure located north of the L-shaped building. In addition, there are two (2) smaller buildings (shed-like structures) located along the north Site boundary. The area immediately surrounding the Site consists of residential properties (578 Rupert Avenue and 42 Palmwood Gate) to the north, Palmwood Gate Road to the east, Main Street to the south, and a vacant property (5676 Main Street) to the west. The Phase One Study Area and a Surrounding Land Use Plan are shown on Figure 2.

Based on the records review completed during the Phase One ESA (EXP, dated September 27, 2024), the Site was first developed with the existing buildings circa 1972. Prior to development, the Site was likely vacant or used for agricultural purposes. Since development in 1972, the Site has been occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site has been used as a retail space, and to warehouse construction equipment and pool chemicals. A Site Plan is shown on Figure 3.

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3.2 Legal Description and Property Ownership

At the time of the Phase Two ESA investigation, the Site was occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site has been used as a retail space, and to warehouse construction equipment and pool chemicals.

Details of the Site are outlined in the table below:

Municipal Address	5688 Main Street, Whitechurch-Stouffville, Ontario, L4A 2T1
Current Land Use	Commercial (retail) and light industrial (warehousing) use and occupied by Betz Pools Ltd.
Proposed Land Use	Residential
Legal Description	Part Lot 1, Concession 8, Whitchurch, As In R357656, Except the Easement therein; Whitchurch-Stouffville
Property Identification Number (PIN)	03718-0088 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 639083 m E 4869746 m N
Accuracy Estimate of UTM	10 - 15 m
Measurement Method	Global Positioning System (GPS)
Approximate Site Area	0.4 hectares (1.0 acres)
Client Contact and Address	Hyson Developments Inc. 5964 Main Street Whitchurch-Stouffville, ON L4A 3A1 Mr. Tom Zheng
Property Owners, Owner Contact and Address	Hyson Developments Inc. 5964 Main Street Whitchurch-Stouffville, ON L4A 3A1 Mr. Tom Zheng
Qualified Person(s)	Ms. Amanda Catenaro, P.Geo., QP _{ESA}
Name of Any Other Person Who Engaged the Qualified Person (QP)	Not Applicable (NA)

A copy of a signed and sealed survey plan by an Ontario Land Surveyor (OLS) dated April 6, 1990, is included in Appendix B.

3.3 Current and Proposed Future Uses

At the time of this investigation, the Site was occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site has been used as a retail space, and for warehouse construction equipment and chemicals. EXP understands that the Site is proposed to be redeveloped with a thirteen (13)-storey tower with a six (6)-storey podium over two (2) levels of underground parking.

3.4 Applicable Site Condition Standards (SCS)

Analytical results obtained for Site soil and groundwater samples were assessed against Site Condition Standards (SCS) as established under subsection 169.4 (1) of the Environmental Protection Act, and presented in the document MECP “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, (“SGWS” Standards), (MECP, 2011). Tabulated background SCS (Table 1) applicable to environmentally Sensitive Sites and effects based generic SCS (Tables 2 to 9) applicable to non-environmentally Sensitive Sites are provided in MECP (2011). The effects based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

Tables 1 to 9 of MECP Standards are summarized as follows:

- Table 1 – Applicable to sites where background concentrations must be met (full depth), such as Sensitive Sites where site-specific criteria have not been derived,
- Table 2 – Applicable to sites with potable groundwater and full depth restoration,
- Table 3 – Applicable to sites with non-potable groundwater and full depth restoration,
- Table 4 – Applicable to sites with potable groundwater and stratified restoration,
- Table 5 – Applicable to sites with non-potable groundwater and stratified restoration,
- Table 6 – Applicable to sites with potable groundwater and shallow soils,
- Table 7 – Applicable to sites with non-potable groundwater and shallow soils,
- Table 8 – Applicable to sites with potable groundwater and that are within 30 meters (m) of a water body, and
- Table 9 – Applicable to sites with non-potable groundwater and that are within 30 m of a water body.

For assessment purposes, EXP selected the MECP (2011) Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Groundwater Condition, for residential/parkland/institutional (RPI) property use with medium/fine textured soil (hereinafter referred to as the “Table 2 SCS”). The selection of this category was based on the following factors:

- As per the requirements of Section 43.1 of O. Reg. 153/04, a property is considered to be a “shallow soil property” if 1/3 or more of the property consists of soil equal to or less than 2 m in depth beneath the soil surface. All of the boreholes advanced at the Site indicated an overburden thickness greater than 2 m, and as such, the Site is not considered as a “shallow soil property”.
- The Site was not identified as a Sensitive Site as defined by O. Reg. 153/04 on the following basis:
 - The Site is not located on or within 30 meters from an Area of Natural Significance as defined in O. Reg. 153/04,
 - Measurements of soil pH at the Site were between 7.11 to 7.42 for surface soils, which is within the MECP acceptable range of 5 to 9 for surface soil. Measurements of soil pH at the Site were between 7.02 to 7.38 for subsurface soils, which is within the MECP acceptable range of 5 to 11 for subsurface soil, and
 - The Site is not located within 30 meters of a water body.
- Based on the grain size analyses completed for the soil on-Site during the Geotechnical Investigation (EXP, dated April 1, 2024), the stratigraphy of the Site predominantly consists of medium to fine textured soil.

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- The Site is serviced by the York Region water distribution system. There were two (2) records of drinking water wells that were installed in 1961 and 2003. As such, it is possible for properties within 250 m of the Site to receive its potable water from groundwater sources.
- The proposed future land use of the Site is residential and as such, EXP selected the SCS for residential/parkland/institutional (RPI) property use based on the most sensitive land use.
- There was no intention to carry out a stratified restoration at the Site.

4 Background Information

4.1 Physical Setting

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 030M11. Scale 1:15,000, 2008.
- Quaternary Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.

Based on the review of the above maps, the following information was obtained:

- The Site is located at an elevation of approximately 263 m above sea level. The lands in the Phase One Study Area decrease in elevation to the west and to the south. Based on the map, a tributary of Dickson Hill Creek was located approximately 30 m south of the Site. The tributary flows towards Dickson Hill Creek in a westerly direction, and Dickson Hill Creek flows in a southerly direction towards Lake Ontario. The groundwater flow in the area of the Site was measured to be to the southwest. Based on the information available at this time the groundwater flow in the area of the Site is inferred to be in a south to southwest direction.
- The Site and Study Area are dominated by till deposits that consists of clay to silt-textured till that is derived from glaciolacustrine deposits or shale.
- The bedrock in the general area of the Site is part of a group belonging to the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood and Eastview Members and consists of shale, limestone, dolostone, siltstone primarily consisting of shale, limestone, dolostone, siltstone.

4.2 Previous Environmental Investigations

The following reports were available for review at the time of this Phase Two ESA:

1. A report entitled "Phase I Environmental Site Assessment, at 5688 Main Street, Whitchurch-Stouffville", prepared for Hyson Properties Inc., prepared by King EPCM (King), dated January 9, 2023. Pertinent information from the report is as follows:
 - At the time of this investigation the Site was occupied by Betz Pools Ltd.
 - The Site reconnaissance was completed by King on December 29, 2022, and January 4, 2023, and an interview was carried out on January 9, 2023, with Mr. Travis Connor from Betz Pools who has been associated with the Site for sixteen (16) years. At the time of Site reconnaissance, no evidence of any underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed at the Site. Pool chemicals and equipment were being stored on the paved area in the northern portion of the Site, and in the sheds located along the northern Site boundary. Based on the observations from the Site reconnaissance and information collected from the interview, King identified the following as issues of concern for the Site that are associated with a PCA:
 - At the time of the Site reconnaissance, metal debris was being stored on the eastern Site boundary - PCA 'Other' – Metal Debris,

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- King noted the storage of pool chemicals for retail purposes were located in the northwestern portion of the Site at the time of the Site reconnaissance - PCA #8 – Chemical Manufacturing, Processing, and Bulk Storage, and
- According to the interview, on-Site small chemical spills were diluted and discharged to the rear of the Site. PCA 'Other' – Chemical Discharge/Dumping.
- Based on information from the records review and observations made at the time of the Site reconnaissance, the following properties in the Phase One Study Area were identified as having operations that contribute towards an APEC
 - The property southeast of the Site (5769 Main Street) manufactured wires and had records of metal contamination (copper and lead).
- The Phase I ESA indicated there were three (3) on-Site, and one (1) off-Site PCAs that attribute to the following areas of potential environmental concern (APECs):

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1: Chemical Discharge	Northwest portion of Site	PCA #8 – Chemical Manufacturing, Processing, and Bulk Storage PCA 'Other' – Chemical Discharge/Dumping	On-Site	Metals, other regulated parameters (ORPs), petroleum hydrocarbons (PHCs) including benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOCs)	Soil and Groundwater
APEC 2: Metal Debris	East portion of Site	PCA 'Other' – Metal Debris	On-Site	Metals, ORPs, PHCs, BTEX, VOCs	Soil and Groundwater
		PCA #33 – Metals Treatment, Coating, Plating and Finished	Off-Site		

- King recommended the completion of a Phase II ESA to assess the soil and groundwater quality in the above identified APECs.
2. A report entitled "Phase II Environmental Site Assessment, at 5688 Main Street, Whitchurch-Stouffville" prepared for Hysen Properties Inc., prepared by King EPCM, dated March 9, 2022 (Note: should be dated 2023). Pertinent information from the report is as follows:
- To assess the above identified APECs (Report #1) four (4) boreholes (BH101 to BH104) were drilled to depths of 5.2 to 8 metres (m) below grade surface (bgs) on February 21, 2023. Four (4) monitoring wells were installed at the borehole locations up to depths of 2.57 to 4.53 m.

- In general, granular or asphalt was encountered at grade, underlain by fill (black gravel, black clayey sand and/or green/yellowish clayey sand) up to a depth of 1.2 m. The fill was underlain by native clayey sand, silty sand and sandy silt to the completion of the borehole. A “heavy petroleum accent” and black staining was noted at all borehole locations at depths of about 0.4 to 2.7 m.
 - The Phase II ESA indicated that groundwater was encountered at depths of 0.65 to 2.23 m, and groundwater flow was measured to be towards the northeast and southeast direction.
 - For assessment purposes, King selected the MECP (2011) Table 3: Full Depth Generic Site Condition Standards (SCSs) in a Non-Potable Ground Water Condition for industrial/commercial/community (ICC) Property Use and medium/fine textured soil.
 - Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, metals, hydride forming metals (HFM)s, ORPs and/or PAHs, and groundwater samples were submitted for the analysis of PHCs, BTEX, VOCs, metals, ORPs and/or PAHs.
 - Based on the analytical results, the following exceedances were recorded in soil:
 - The concentration of sodium adsorption ratio (SAR) was identified above the MECP (2011) Table 3 SCS at the location of BH103. The SAR impacts in soil were not identified to be an issue of concern as it was attributed to the application of de-icing salt, and as such was exempted as per Section 49.1 of O. Reg. 153/04.
 - Based on the analytical results, the following exceedances were recorded in groundwater:
 - Concentrations of select metals (cobalt, nickel, selenium) and PHC (F2 and F3) exceeded the MECP Table 3 SCS at BH 101 (northwest portion of the Site),
 - Concentrations of select metals (lead, copper and cadmium) and PHC (F3 and F4) exceeded the MECP Table 3 SCS at BH 102 (northcentral portion of Site),
 - The concentration of PHC (F3) exceeded the MECP Table 3 SCS at BH104 (southeast portion of Site), and
 - The concentration of lead exceeded the MECP Table 3 SCS at BH103 (northeast portion of the Site).
 - King concluded that based on the findings of the Phase Two ESA, vertical and horizontal delineation of groundwater is required to determine the extent of the impacts.
3. A report entitled “Decommissioning of Four Existing Monitoring Wells, and Installation and Sampling of four New Monitoring Wells at 5688 Main Street, Whitchurch-Stouffville” prepared for 534605 Ontario Inc., prepared by XCG, dated March 15, 2024, File No. 5-5120-01-02. Pertinent information from the report is as follows:
- In August 2023, XCG decommissioned the four (4) monitoring wells on-Site (BH101 to BH104) due to the condition and poor construction of the previously installed monitoring wells. *According to XCG, the exceedances identified by King in 2023 were likely biased by the poor construction of the monitoring wells.*
 - XCG resampled these wells on March 2023, and identified the following exceedances:
 - Exceedance for PHC (F2) to Table 3 SCS at BH101, and
 - Exceedance for cadmium to Table 3 SCS at BH103.

- XCG decommissioned and installed four (4) new monitoring wells (MW23-101 to MW23-104).
 - During the installation of the wells, the stratigraphy was observed to be granular fill (sand and silt, some gravel) to depths of approximately 1.5 m bgs. The fill was underlain by native sand and silty sand with varying proportions of silt to a maximum depth of 4.6 m bgs. Groundwater was measured to be between 2.0 - 2.4 m bgs. Groundwater was measured to flow in a southwesterly direction.
 - XCG sampled the four (4) wells for VOCs, PHCs (F1-F4), PAHs and metals. The results were compared to MECP Table 2 SCS. The following exceedances were recorded
 - Exceedances were recorded at MW23-101 (northcentral portion) and MW23-102 (northwest portion) for cobalt, and
 - Exceedances were recorded for methylnaphthalene (1&2) for MW23-101 (northcentral portion).
4. A report entitled “Hydrogeological Investigation and Water Balance Assessment at 5688 Main Street, Whitchurch-Stouffville” prepared for Hyson Properties Inc., prepared by EXP, dated September 10, 2024. Pertinent information from the report is as follows:
- The main objectives of the Hydrogeological Investigation and Water Balance Assessment were:
 - To establish the local hydrogeological settings within the Site,
 - Provide Preliminary recommendations on construction and long-term dewatering, and
 - To assess groundwater quality to assess the suitability for discharging pumped groundwater into the sewers owned by the York Region during dewatering activities.
 - For the purposes of this investigation four (4) monitoring wells were installed to a depth of 6 m bgs and one (1) well to a depth of 15 m bgs.
 - Groundwater depths were measures on February 8, 15 and 28, 2024. According to the measurements, groundwater depths on-Site ranged between 0.75 m bgs and 2.35 m bgs. Based on measured groundwater depths, the groundwater flow on-Site was interpreted to be south of the Site, towards Dickson Hill Creek.
 - The review of this report did not identify any additional information of environmental significance for the purposes of this Phase One ESA.
5. A report entitled “Proposed Residential Development, Geotechnical Investigation at 5688 Main Street, Whitchurch-Stouffville, ON” prepared for Hyson Development Inc., prepared by EXP, dated February 29, 2024 (updated April 1, 2024). Pertinent information from the report is as follows:
- The main objectives this study was to determine the subsurface conditions at the Site by drilling a limited number of boreholes and based on this information, to provide geotechnical engineering guidelines for the design and construction of the proposed development.
 - The fieldwork for this investigation was carried out during the period of January 26 to 31, 2024. A total of eight (8) sampled boreholes (Boreholes 1 to 8) were drilled to depths ranging from about 13.8 to 19.7 m.
 - The general stratigraphy of the Site was described as asphalt underlain by fill (between 1.8 to 3.0 m bgs) comprising sand and gravel, clayey to sandy silt. The fill was underlain by a sandy silt to silty sand deposit at all borehole locations.

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Below the sandy silt layer there were layers of clayey silt or sandy silt till. In borehole 8, before the sandy silt till there was a later of gravelly sand deposit.

- Bedrock was not encountered during the advancement of the boreholes.
- The review of this report did not identify any additional information of environmental significance for the purposes of this Phase One ESA.

6. A report entitled “Phase One Environmental Site Assessment, 5688 Main Street, Whitchurch-Stouffville, ON”, prepared for Hyson Developments Inc. and dated September 27, 2024. A review of this report indicated the following APECs:

Area of Potential Environmental Concern (APEC) ⁽¹⁾	Location of APEC on Site	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1: Presence of fill material	Entire Site	PCA #30- Importation of Fill Material of Unknown Quality	On-Site	Metals, petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs)	Soil
APEC 2: Application of de-icing salt on paved areas	Paved areas on-Site	PCA ‘Other’ – Application of De-icing salt	On-Site	Electrical conductivity (EC) and sodium adsorption ratio (SAR)	Soil
APEC 3: Waste spill discharge area	Northern portion of the Site	PCA ‘Other’ - Waste Spill Discharge area	On-Site	Metals, HFMs, other regulated parameters (ORPs), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, xylenes (BTEX)	Soil and Groundwater
APEC 4: Bulk storage of equipment and chemicals	Northern portion of the Site including the warehouse portion of the Site building	PCA #8 - Chemical Manufacturing, Processing and Bulk Storage	On-Site	Metals, hydride forming metals (HFMs), VOCs, PHCs including BTEX, PAHs	Soil and Groundwater
APEC 5: Presence of a belowground holding tank for wastewater from the warehouse	Area to the west of the Site building	PCA ‘Other’ - Presence of a Belowground Holding Tank for Wastewater	On-Site	Metals, HFMs, VOCs including BTEX	Soil and Groundwater

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Area of Potential Environmental Concern (APEC) ⁽¹⁾	Location of APEC on Site	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 6: Known impacts in groundwater	Northern portion of the Site	PCA 'Other' - Known Impacts in Groundwater	On-Site	Metals, PAHs	Groundwater

(1) Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D (O. Reg. 153/04, as amended) that is occurring or has occurred in the Phase One Study Area.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting an RSC.

5 Scope of Investigation

5.1 Overview of Site Investigation

The investigation included the following activities:

- Preparation of a Site-Specific Health and Safety Plan (HASP),
- Requesting, obtaining, and reviewing public utility locates and Client provided utility drawings prior to the Phase Two investigation field work,
- Retaining a subcontractor to locate on-Site private utility locates prior to the Phase Two investigation field work,
- Inspecting soil and groundwater conditions by advancing eleven (11) boreholes (BH/MW-201, BH/MW-202, BH-203, BH/MW-204, BH/MW-205, BH-206, BH/MW-207, BH-208, BH-209, MW-23-101A, and MW-23-102A) across the Site, as part of the environmental investigation. It is noted that MW-23-101A and MW-23-102A were direct augered to replace MW-23-101 and MW-23-102, which EXP was unable to locate as the wells were buried below surficial granular,
- Seven (7) boreholes were completed as groundwater monitoring wells (BH-201, BH-202, BH-204, BH-205, BH-207, MW-23-101A, and MW-23-102A) for environmental purposes,
- Field screening of all recovered soil samples for evidence of environmental impact (i.e. petroleum vapours, chemical staining, or odours),
- Collect representative soil samples from the boreholes for laboratory analysis of some or all of the following: PHCs, BTEX, metals (including hydride-forming metals (HFM)), other regulated parameters (ORPs) (including hot water soluble boron, chromium VI, free cyanide, mercury, and pH), electrical conductivity (EC) and sodium adsorption ratio (SAR)), PAHs, and/or VOCs,
- Collect a toxicity characteristic leaching procedure (TCLP) sample.
- Monitoring and measuring groundwater levels in the monitors to determine groundwater elevations and groundwater flow direction,
- Collecting and submitting groundwater samples from the newly installed monitoring wells for laboratory analysis of some or all of the following: VOCs, PAHs, metals (including HFMs), and/or ORPs (including chromium VI, free cyanide, mercury, pH, sodium and chloride),
- Conducting soil and groundwater sampling in accordance with the MECP Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, dated December 1996,
- Following standard operating procedures (SOPs), and quality assurance and quality control (QA/QC) measures to ensure defined quality standards were met,
- Determining the appropriate Site Condition Standards (SCS) in accordance with O. Reg. 153/04 and comparing the results of the soil and groundwater analyses to these SCSs, and
- Documenting the results of the investigation.

EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or of any of the statements made by others. EXP personnel who conducted assessment work for this project included Ms. Jessica Allan, Mr. Tyler McKay, Ms. Danika Durish B.Sc., C.E.T., E.P., and Ms. Amanda Catenaro P.Geo. (QP_{ESA}).

5.2 Media Investigated

A Phase Two ESA was conducted to evaluate soil and groundwater quality within the APECs identified in the Phase One ESA (dated September 27, 2024). As there were no surface water bodies on the Site, sediment sampling was not required.

Soil samples were collected from nine (9) borehole locations (BH-201 to BH-209) across the Site and analyzed for some or all of the following: PHCs, BTEX, metals (including HFMs), ORPs, EC, SAR, pH and/or PAHs.

Groundwater samples were collected from all seven (7) newly installed monitoring wells (BH/MW-201, BH/MW-202, BH/MW-204, BH/MW-205, BH/MW-207, MW-23-101A, and MW-23-102A) and analyzed for some or all of the following: VOCs, PAHs, metals (including HFMs) and/or ORPs.

5.3 Phase One Conceptual Site Model (CSM)

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

5.4 Deviations from Sampling and Analysis Plan (SAP)

The field investigative and sampling program was carried out following the requirements of the Site Sampling and Analysis Plan (SAP) presented in Appendix A.

No significant deviations from the SAP were reported, that could affect the sampling and data quality objectives for the Site.

5.5 Impediments

The Site was accessible at the time of the investigation, and no physical impediments were encountered during the field investigation.

6. Investigation Method

6.1 General

The Site investigative activities consisted of the following:

- Advancement of eleven (11) boreholes (BH-201 to BH-209, MW-23-101A and MW-23-102A) to a maximum depth of 7.62 m bgs to facilitate the collection of soil samples for geologic characterization and/or chemical analysis as part of the environmental investigation. Boreholes (MW-23-101A and MW-23-102A) were augured down to depth in order to replace two (2) previous monitoring wells (MW-23-101 and MW-23-102) that could not be located below granular surficial fill.
- The installation of monitoring wells within seven (7) borehole locations (BH-201, BH-202, BH-204, BH-205, BH-207, MW-23-101A and MW-23-102A) for monitoring groundwater levels and collecting groundwater samples for chemical analysis.

The Phase Two ESA was completed in accordance with the requirements of O. Reg. 153/04, Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (MECP, 1996), and in accordance with generally accepted professional practices.

EXP followed SOPs and QA/QC measures to ensure defined quality standards were met; there were no deviations from the associated SOPs.

6.2 Underground Utilities

Prior to the commencement of drilling activities, the locations of underground utilities including but not limited to cable, telephone, natural gas, electrical lines, water, sewer and storm water conduits were marked out by public locating companies. In addition, a private utility locating service (Know Before You Dig Locates Inc.) was retained to clear private utilities at all borehole locations.

6.3 Borehole Drilling

Eleven (11) boreholes were advanced by Strata Drilling Group between September 25 to 27, 2024, up to a maximum depth of 7.62 m bgs. The boreholes were advanced using a track mounted drill rig equipped with direct push sampling equipment. Soil samples were recovered from the boreholes using split spoons and single use split tube sampling equipment at 1.22 and 1.52 m intervals. No petroleum-based greases or solvents were used during drilling activities.

A summary of the boreholes advanced is provided in Table 1.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes. Field observations are summarized on the borehole logs provided in Appendix C. Representative soil samples were recovered in the overburden of the boreholes at regular intervals using a split spoon or split tube sampler.

Drill cuttings were temporarily stored in sealed on-Site drums pending analytical results. Upon completion of the investigative activities, any drums left at the Site will need to be removed by a licensed contractor to an appropriate dumping facility. Proper field sampling procedures as documented in Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (MOE, 1996), including decontamination of sampling equipment, were followed to minimize the potential for cross-contamination.

The locations of the boreholes are shown on Figure 5A.

6.4 Soil Sampling

The soil sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAP presented in Appendix A, to ensure that soil quality within the APECs identified in the Phase One ESA were characterized in accordance with O. Reg. 153/04.

Soil samples for geologic characterization and chemical analysis were collected on a continuous basis in the overburden materials using sampling equipment advanced into the subsurface using a GeoProbe 7288 DT and GeoProbe 420. Upon retrieval from the boreholes, the split spoons and single use split tubes were placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores were logged and assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes were texturally, visually and olfactory classified in the field and in the laboratory. Soil samples were logged for colour, grain size, moisture content, density, structures, texture and/or staining. Field observations are summarized on the borehole logs provided in Appendix C. The soil samples selected for laboratory analysis were immediately placed into laboratory prepared glass jars, labelled, and stored in a cooler with ice at less than 10°C.

Measures were taken in the field and during transport to preserve sample integrity prior to chemical analysis. Recommended volumes of soil samples selected for chemical analysis were collected from the recovered cores into pre-cleaned, laboratory-supplied glass sample jars/vials identified for the specified analytical test group.

All soil samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, AGAT Laboratories (AGAT Labs) in Mississauga, Ontario. The samples were transported/submitted within the acceptable holding time to AGAT Labs following Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used for the handling and sampling of each retrieved soil core. The sampling equipment was decontaminated between sampling intervals by the drilling contractor using a potable water/phosphate-free detergent solution followed by rinses with potable water and de-ionized water. Wash and rinse waters were collected in sealed, labeled containers. Drill cuttings were placed in labeled, sealed drums upon completion of sampling pending disposal.

Soil samples submitted for specific chemical analysis were selected on the basis of visual inspection of the recovered cores, sample location and/or depth interval. The rationale for soil sample submission is presented in Table 3.

Geologic details of the soil cores recovered from the boreholes advanced at the Site are provided in finalized boreholes logs presented in Appendix C.

Field duplicate soil samples were collected and analyzed for QA/QC purposes. Refer to Appendix D and Table 2 for further information.

6.5 Field Screening Measurements

Readings of the petroleum vapour concentrations in the soil samples collected during the drilling investigation were measured using an RKI Instruments Eagle 2, where there was sufficient recovery. This instrument is designed to detect and measure concentrations of combustible gas in the atmosphere. It is equipped with two ranges of measurement, reading concentrations in parts per million by volume (ppm) or in percentage lower explosive limit (LEL). The RKI Eagle 2 instrument can determine combustible vapour concentrations in the range equivalent to 0 to 11,000 ppm of hexane. The instrument was configured to eliminate any response from methane for all sampling conducted at the Site. Instrument calibration is checked on a daily basis in the LEL range using standard gases with a known concentration of hexane in air. If the instrument readings are within $\pm 10\%$

of the standard gas value, then the instrument is deemed to be calibrated; however, if the readings are greater than $\pm 10\%$ of the standard gas value then the instrument is re-calibrated prior to use. The vapour concentrations are accurate to within $\pm 5\%$ of reading or $\pm 2\%$ LEL (whichever is greater) in the 0 to 100% LEL range and to within ± 50 ppm or $\pm 10\%$ of reading (whichever is greater) in the 0 to 50,000 ppm range.

A portion of each soil sample was placed in a sealed plastic bag and allowed to reach ambient temperature prior to field screening using an RKI Eagle calibrated with hexane (H) and isobutylene (I). The measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These readings provide a real-time indication of the relative concentration of vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of contamination and the selection of soil samples for analysis; samples with the highest PID readings were selected for submission to AGAT Labs for chemical analysis of VOCs or PHCs. Prior to use in the field, the Eagle 2 was calibrated by Spectra Scientific, and a copy of the calibration was provided with the instrument. Additionally, an ambient air reading of zero ppm was observed confirming the PID's proper operation. Each sample was additionally examined for visual, textural and olfactory classification at the time of sampling. The field screening measurements, in parts per million (ppm) isobutylene equivalents, are presented on the borehole logs in Appendix C.

6.6 Monitoring Well Installation

Seven (7) boreholes were instrumented with groundwater monitoring wells (BH/MW-201, BH/MW-202, BH/MW-204, BH/MW-205, BH/MW-207, MW-23-101A, and MW-23-102A) during this Phase Two ESA to facilitate the collection of groundwater samples. The monitoring wells were installed in general accordance with the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - Amended to O. Reg. 128/03 and was installed by a licensed well contractor.

The monitoring well was constructed using a 50 mm diameter pipe in addition to a 3.05 m long, Schedule 40 PVC screen and appropriate length riser pipe. The well screen has a slot size of approximately 0.25 mm (slot 10) and was sealed at the base with a PVC well point. The annular space around the well screen was backfilled with silica sand to approximately 0.3 m above the top of the screen. The sand pack was extended above the screen to allow for compaction of the sand pack and expansion of the overlying well seal. A granular bentonite ('Hole Plug') seal was placed in the borehole annulus from the top of the sand pack to approximately 0.3 m below ground surface.

All monitoring wells were completed with a flush mount protective steel casing and cemented into place. When constructing the monitoring wells, only new materials were used. Additionally, no lubricants or adhesives were used. Details of the well installations are provided on the borehole logs in Appendix C.

Proper field sampling procedures as documented in Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (MECP, 1996), including decontamination of sampling equipment, were followed to minimize the potential for cross-contamination.

Approximately three to five well volumes of water were removed (or until purged dry three times) from the wells during the development activities. Development was undertaken to ensure that any potential residual materials from the drilling had been removed and to ensure that representative groundwater from the surrounding formation was infiltrating the well screen. The monitoring wells were developed using dedicated low-density polyethylene (LDPE) tubing and an inertial foot valve at each monitoring well. Purge water was examined for the presence of petroleum product (i.e. non-aqueous phase liquid, surface sheen, petroleum odour, etc.).

The locations of the groundwater monitoring wells are shown in Figure 5A.

When the monitoring wells are no longer required, they should be decommissioned in accordance with procedures outlined in the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - amended to O. Reg. 128/03

6.7 Field Measurements of Water Quality Parameters

Prior to collecting groundwater samples, field measurements of water quality parameters were recorded from the two (2) monitoring wells used for environmental purposes and sampled utilizing low flow purging and sampling methodologies. Groundwater was purged from each location using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels were recorded at three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Groundwater was considered to be chemically stable when the pH measurements of three (3) successive readings agreed to within ± 1 pH units, the specific conductance within $\pm 10\%$, and the temperature within $\pm 10\%$. The multi-meter electrodes were calibrated prior to receipt of the meter by the supplier using in-house reference standards.

6.8 Groundwater Sampling

Groundwater sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAP presented in Appendix A, to ensure that the APECs identified in the Phase One ESA were properly investigated, in accordance with O. Reg. 153/04.

Upon completion of purging activities, groundwater samples were collected from monitoring wells. Recommended groundwater sample volumes were collected into pre-cleaned laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples were placed in an insulated cooler pre-chilled with ice immediately upon collection.

On October 4, 2024, two (2) newly installed wells (MW-23-101A and MW-23-102A) were sampled and submitted for the analysis of some or all of the following: PAHs, metals including HFMs and ORPs.

On October 30, 2024, eight (8) monitoring wells (BH/MW-201, BH/MW-202, BH/MW-204, BH/MW-205, BH/MW-207, MW-23-101A, MW-23-102A, and BH/MW-3) were sampled and submitted for the analysis of some or all of the following: VOCs, PAHs, metals including HFMs and/or ORPs.

On November 26, 2024, four (4) monitoring wells (BH/MW-204, BH/MW-205, MW-23-101A, and MW-23-102A) were sampled and submitted for the analysis of some or all of the following: VOCs and/or metals including HFMs.

On December 10, 2024, three (3) monitoring wells (BH/MW-204, BH/MW-205, and MW-23-102A) were sampled and submitted for the analysis of some or all of the following: VOCs and/or metals including HFMs.

On December 24, 2024, one (1) monitoring well (MW-23-102A) was sampled and submitted for the analysis of metals including HFMs.

On January 9, 2025, one (1) monitoring well (MW-23-102A) was sampled and submitted for the analysis of metals including HFMs.

The groundwater samples selected for laboratory analysis were immediately placed into laboratory prepared glass bottles and vials, labeled, and transported to the laboratory stored in a cooler with ice at less than 10°C. The samples were transported/submitted following appropriate holding time requirements following AGAT Labs Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used at each monitoring well location.

Groundwater samples submitted for specific chemical analysis were selected on the basis of sample location and/or depth interval. The rationale for groundwater sample submission is presented in Table 4.

Appropriate QA/QC samples were collected during groundwater sampling, where required, as presented in Tables 3 and 4.

6.9 Sediment Sampling

As no water body was present at the Site, sediment sampling was not part of the Phase Two ESA.

6.10 Analytical Testing

All laboratory analyses were completed by AGAT Laboratories (AGAT), an accredited laboratory located in Mississauga, Ontario. AGAT performed the work following formal written methods and procedures. These methods include all the minimum requirements as specified in the document entitled Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (March 9, 2004, amended as of July 1, 2011).

6.11 Elevation Survey

An elevation survey was conducted by EXP on October 3, 2024, with the purpose of obtaining relative vertical control of the monitoring well locations. The ground surface elevations of each newly installed monitoring well were surveyed using a laser level. The elevations are recorded in the Log of Borehole sheets in Appendix C.

6.12 Quality Assurance and Quality Control (QA/QC) Measures

Quality Control/Quality Assurance (QA/QC) measures, as set out in the SAP, were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial and upper overburden soils and the water table aquifer. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Decontamination protocols were followed during sample collection and handling to minimize the potential for cross-contamination. During the collection of soil samples, split-spoon and dual tube samplers were scraped and decontaminated between sampling intervals by washing with a potable water/phosphate-free detergent solution followed by a rinse with potable water. New disposable nitrile gloves were used for the handling and collection of samples from each soil core and for sample collection from each borehole.

Soil samples selected for chemical analyses were collected from the retrieved soil cores and placed directly into pre-cleaned, laboratory-supplied glass jars or vials. Sample volumes were consistent with analytical test group requirements as specified by the receiving laboratory.

Groundwater samples were collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. Recommended analytical test group specific sample volumes were collected as specified by the contractual laboratory.

Measures were followed to preserve sample integrity between collection and receipt by the contractual laboratory. All samples, both soil and groundwater, immediately upon collection were placed in insulated coolers pre-chilled with ice for storage and

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transport to the contractual laboratory. Samples were received by the contractual laboratory within specific analytical test group holding time requirements.

Documentation procedures were followed to confirm sample identification and tracked sample movement. Each sample was assigned a unique identification ID number, which was recorded along with the date, time of sampling and requested analyses on labels affixed to the sampling containers, and in a bound field notebook. Chain of Custody protocols were followed to track sample handling and movement until receipt by the contractual laboratory. Field QA/QC samples were collected during the soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision to evaluate the potential for sample cross-contamination during handling and transport.

Field QA/QC samples were collected during the soil and groundwater sampling. Duplicate samples were collected to evaluate sampling precision and trip blanks were included to evaluate the potential for sample cross-contamination during handling and transport.

7. Review and Evaluation

7.1 Geology

The soil investigation conducted at the Site consisted of the advancement of eleven (11) boreholes into the overburden materials to a maximum depth of 7.62 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities are presented in Appendix C. Boundaries of soil indicated on the log of borehole sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the 200 Series environmental boreholes, generally consisted of a surficial layer of asphalt or sand and gravel fill over a fill stratum overlying a native sandy silt to silty sand deposit. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy which includes EXP's geotechnical boreholes (1 Series) and XCG's environmental boreholes (100 Series).

7.1.1. Surface Material

Asphalt with a thickness of approximately 75mm was encountered at the surface of BH-203, BH-206 and BH-209. The asphalt was underlain by sand and gravel fill with thickness ranging from approximately 150 to 485 mm.

At the surface of BH/MW-201, BH/MW-202, and BH/MW-205 sand and gravel fill with thickness ranging from approximately 50 to 155 mm was measured. Some topsoil and organic material were in the fill at the location of BH/MW-204.

At BH-207 and BH-208 topsoil fill approximately 75 mm thick was measured.

7.1.2. Fill Material

Fill materials were encountered below the surficial material at each borehole location. The fill extended to depths ranging from approximately 0.1 to 1.7 m bgs. The fill materials consisted of sandy silt with some clay, trace gravel, and occasional red brick fragments. The fill materials were light brown to brown and moist.

7.1.3. Native Soils

Native sandy silt to silty sand was encountered underlying the fill layer and extended to the maximum termination depths of all borehole locations. This native material was brown to grey with some clay and trace gravel and was moist to wet.

All boreholes were terminated in the native material at a maximum depth of 4.6 to 7.6 m bgs.

7.1.4 Bedrock

Bedrock was not encountered to the maximum depth of the investigation at 7.6 m bgs.

7.2 Groundwater Elevations and Flow Direction

The monitoring well network advanced as part of this Phase Two ESA consisted of seven (7) newly installed monitoring wells (BH/MW-201, BH/MW-202, BH/MW-204, BH/MW-205, BH/MW-207, MW-23-101A and MW-23-102A). It is noted that MW-23-101A and MW-23-102A were drilled to replace MW-23-101 and MW-23-102, which were unable to be located at the time of the investigation below surface granular fill. The monitoring wells were screened between 2.44 and 4.57 m bgs with the exception

of BH/MW-202 which was screened between 4.57 and 7.62 m bgs. Groundwater levels were measured at all monitoring well locations on October 7, 2024. The groundwater levels and corresponding elevations are summarized in Table 5 and presented in the borehole logs provided in Appendix C.

Based on the groundwater contour map delineated for the Site, on-Site groundwater in the shallow and intermediate monitoring wells appears to be to the southwest. Groundwater contour maps are presented in Figure 6A and 6B.

7.2.1 Groundwater Hydraulic Gradients

The horizontal hydraulic gradient is calculated using the following equation:

$$i = \Delta h / \Delta s$$

Where,

i = horizontal hydraulic gradient,

Δh (m) = groundwater elevation difference, and

Δs (m) = separation distance.

The groundwater monitoring results on October 7, 2024, indicate a southwesterly groundwater flow direction, with a localized horizontal hydraulic gradient of 0.008 m/m within the native silty sand to sand beneath the Site.

The average horizontal hydraulic gradient on Site was calculated as 0.008 m/m and presented in Table 6 and groundwater contour maps with measured elevations obtained for the Site, are provided in Figures 6A and 6B.

7.3 Soil Texture

Based on the grain size analyses completed for the soil on-Site during the Geotechnical Investigation (EXP, dated April 1, 2024), the stratigraphy of the Site predominantly consists of medium to fine textured soil.

Based on the observations made during drilling investigations and the result of the grain size analysis, as per Section 42 of O. Reg. 153/04, the QP_{ESA} has determined that more than 1/3 of the soil at the Site, measured by volume, consists of fine textured soil and hence standards for fine textured soil at the property are applicable.

7.4 Soil Field Screening

Total Organic Vapour (TOV) readings from each sample interval were measured for soil sample selected for BTEX/PHC and VOC analysis from all advanced boreholes. Vapour concentrations readings collected during subsurface drilling were measured using the RKI Eagle 2 in parts per million (ppm) calibrated with isobutylene and hexane or equivalent. The vapour readings, in ppm, are provided on the borehole logs in Appendix C.

Soil samples submitted for chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval. Both hexane and isobutylene readings indicate that there are insignificant volatile particles in the soil vapours.

7.5 Soil Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative “worst case” soil samples was based on field screening, visual and/or olfactory evidence of

impacts. In addition, delineation samples were also submitted for chemical analyses. A sample submission table is provided as Table 3. Copies of the laboratory Certificates of Analysis for the analyzed soil samples are provided in Appendix E. A summary of the analytical results for the soil samples, including the locations and depths of each sample, a comparison of concentrations against applicable SCS, and the identification of the contaminants of potential concern (COPCs), are provided on Table D-1. Soil sample locations are provided on Figures 7 through 12.

7.5.1 Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene, Xylene (BTEX)

Sixty-four (64) soil samples, including six (6) duplicates, were analyzed for PHCs including BTEX.

All the samples analyzed for PHCs including BTEX were either not detected or detected below the applicable Table 2 SCS. The laboratory reported detection limits (RDLs) were below the Table 2 SCS.

7.5.2 Volatile Organic Compounds (VOCs)

Six (6) soil samples, including one (1) duplicate were analyzed for VOCs.

All the samples analyzed for VOCs were either not detected or detected below the applicable Table 2 SCS. The laboratory Reporting Detection Limits (RDLs) were below the Table 2 SCS.

7.5.3 Polycyclic Aromatic Hydrocarbons (PAHs)

Eight (8) soil samples, including one (1) duplicate were analyzed for PAHs.

All the samples analyzed for PAHs were either not detected or detected below the applicable Table 2 SCS. The laboratory Reporting Detection Limits (RDLs) were below the Table 2 SCS.

7.5.4 Metals Including Hydride Forming Metals (HFM)

Sixty (64) soil samples, including six (6) duplicates were analyzed for metals (including HFM).

All the samples analyzed for Metals (including HFM) were either not detected or detected below the applicable Table 2 SCS. The laboratory Reporting Detection Limits (RDLs) were below the Table 2 SCS.

7.5.5 Other Regulated Parameters (ORPs)

Four (4) soil samples, including one (1) duplicate were analyzed for other regulated parameters (ORPs).

All the samples analyzed for ORPs were either not detected or detected below the applicable Table 2 SCS. The laboratory reporting detection limits (RDLs) were below the Table 2 SCS.

7.5.6 Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR)

Sixty-four (64) soil samples, including six (6) field duplicates were analyzed for electrical conductivity (EC) and sodium adsorption ratio (SAR).

Based on the reported analytical results, EC and/or SAR were detected at concentrations above the applicable MECP Table 2 SCS in soil at multiple locations across the Site; however, it is the QP's opinion that the elevated levels of salt-related parameters (EC

and SAR) are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.

The laboratory RDLs were below Table 2 SCS.

7.5.7 pH

Sixty-four (64) soil samples, including six (6) duplicates, were analyzed for pH. Measurements of soil pH at the Site were between 7.11 to 7.42 for surface soils, which is within the MECP acceptable range of 5 to 9 for surface soil. Measurements of soil pH at the Site were 7.02 to 7.38 for subsurface soils, which is within the MECP acceptable range of 5 to 11 for subsurface soil. The reported pH values were within the acceptable range for the use of Table 2 SCS.

7.5.7 Toxicity Characteristic Leaching Procedure (TCLP)

One (1) soil sample was analyzed for TCLP.

The sample analyzed for TCLP were either not detected or detected below the applicable O. Reg. 558 – Schedule IV Leachate Quality Criteria. The laboratory reporting detection limits (RDLs) were below the O. Reg. 558 criteria.

7.5.8 Chemical Transformation and Soil Contaminant Source

No chemical constituents were detected in the soil samples. As such no contaminant source or chemical transformations are anticipated.

7.5.9 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from the boreholes did not indicate the presence of light and/or dense non-aqueous phase liquid (LNAPL and/or DNAPL) at the time of the Phase Two ESA.

7.6 Groundwater Quality

In accordance with the scope of work, chemical analyses were performed on groundwater samples recovered from select monitoring wells. The selection of groundwater samples was based on location and/or screen depth. A sample submission table is provided as Table 4. Copies of the laboratory Certificates of Analysis for the analyzed groundwater samples are provided in Appendix E. A summary of the analytical results for the groundwater samples, including the locations and screened depths of each monitoring well, a comparison of concentrations against applicable SCS, and the identification of the contaminants of potential concern (COPCs), are provided on Table D-2. Groundwater sample locations are provided on Figures 13 through 17.

7.6.1 Polycyclic Aromatic Hydrocarbons (PAHs)

Eight (8) groundwater samples including one (1) duplicate were analyzed for PAHs.

The laboratory analytical results indicated that the tested groundwater samples meet the Table 2 SCS for PAHs. The laboratory RDLs were below Table 2 SCS.

7.6.2 Volatile Organic Compounds (VOCs)

Five (5) groundwater samples including three (3) field duplicate samples plus three (3) trip blanks were analyzed for VOCs.

The laboratory analytical results indicated that the tested groundwater samples meet the Table 2 SCS for VOCs with the exception of the following:

- Vinyl Chloride: BH/MW-205 exceeded the Table 2 SCS. However, based on the two (2) additional rounds of groundwater sampling, in which the samples met the Table 2 SCS, the originally exceeding sample is deemed to not be representative of the groundwater quality and is subsequently rejected.

The laboratory RDLs were below the Table 2 SCS.

7.6.3 Metals Including Hydride Forming Metals (HFM)s

Nineteen (19) groundwater samples including two (2) field duplicate samples were analyzed for metals (including HFM)s.

The laboratory analytical results indicated that the tested groundwater samples meet the Table 2 SCS for metals (including HFM)s with the exception of the following:

- Cobalt: BH/MW-204, MW-23-101A and MW-23-102A exceeded the Table 2 SCS. Based on the two (2) additional rounds of groundwater sampling completed at BH/MW-204, MW-23-101A and MW-23-102A, in which the samples met the Table 2 SCS, the originally exceeding samples are deemed to not be representative of the groundwater quality and is subsequently rejected.

The laboratory RDLs were below the Table 2 SCS.

7.6.4 Other Regulated Parameters (ORPs)

Twelve (12) groundwater samples including two (2) field duplicate samples were analyzed for ORPs.

The laboratory analytical results indicated that the tested groundwater samples meet the Table 2 SCS for ORPs. The laboratory RDLs were below the Table 2 SCS.

7.6.4 Sodium and Chloride

Eleven (11) groundwater samples including one (1) field duplicate samples were analyzed for sodium and chloride.

The laboratory analytical results indicated that the tested groundwater samples meet the Table 2 SCS for sodium and chloride with the exception of the following:

- Sodium: BH/MW-205
- Chloride: BH/MW-205, BH/MW-207

Based on the reported analytical results, sodium and chloride were detected at concentrations above the applicable MECP Table 2 SCS in soil; however, it is the QP's opinion that the elevated levels of salt-related parameters (sodium and chloride) are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.

The laboratory RDLs were below Table 2 SCS.

7.6.5 Chemical Transformation and Groundwater Contaminant Source

Based on the results of the investigation, there were no groundwater impacts identified underlying the Site. As such no contaminant transformations or contaminant sources are anticipated.

7.6.6 Evidence of Non-Aqueous Phase Liquid (NAPL)

No evidence of NAPL was observed during groundwater monitoring, purging and sampling activities.

7.7 Sediment Quality

As no surface water body was located on-Site, the Phase Two ESA did not include sediment sampling.

7.8 Quality Assurance and Quality Control (QA/QC) Measures

Quality assurance and quality control (QA/QC) measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the overburden and bedrock materials, and water table units at the Site.

Review of field activity documentation indicated that recommended sample volumes were collected from soil and groundwater for each analytical test group into appropriate containers and preserved with proper chemical reagents in accordance with the protocols set out in the "Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" (MECP, 2004). Samples were preserved at the required temperatures in pre-chilled insulated coolers and met applicable holding time requirements, when relinquished to the receiving laboratory.

Thirty-three (33) soil samples were collected and submitted for QA/QC purposes (refer to Table D-1 for Sample IDs), as follows:

- Six (6) duplicates were submitted for PHCs and/or BTEX, EC/SAR, and pH,
- Six (6) duplicates were submitted for metals (including HFMs),
- One (1) duplicate was submitted for VOCs,
- One (1) duplicate was submitted for ORPs, and
- One (1) duplicate was submitted for PAHs.

Four (4) groundwater samples were collected and submitted for QA/QC purposes (refer to Table D-2 for Sample IDs), as follows:

- Two (2) duplicates were submitted for metals (including HFMs) and ORPs,
- Three (3) duplicates were submitted for VOCs, and
- One (1) duplicate was submitted for PAHs.

The field duplicate sample results were quantitatively evaluated by calculating the relative percent difference (RPD). Assessment of the duplicate groundwater sample showed that the results generally met analytical test group specific acceptance criteria. The overall assessment indicates that the soil and groundwater samples were collected with an acceptable level of precision, and the data is acceptable quality for meeting the objectives of the Phase Two ESA.

The laboratory RDLs were below the Table 2 SCS.

The contractual laboratories selected to perform the chemical analyses were AGAT Laboratories (AGAT) located in Mississauga, Ontario. AGAT is accredited laboratories under the Standards Council of Canada/Canadian Association of Laboratory Accreditation (CALA) (Accredited Laboratory No. A3200, respectively) in accordance with ISO/IEC 17025:2005 – “General Requirements for the Competence of Testing and Calibration Laboratories”. Certificates of Analysis were received from AGAT, reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by AGAT, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

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

7.9 Phase Two Conceptual Site Model (CSM)

A Phase Two Conceptual Site Model (CSM) provides a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern (APECs)/potential contaminating activities (PCAs), the presence and distribution of contaminants of potential concern (COPCs), contaminant fate and transport, and potential exposure pathways. The Phase Two CSM was completed in accordance with O. Reg. 153/04 as defined by the MECP and is presented in Appendix F.

8. Conclusions

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

1. The fieldwork for the Phase Two ESA was completed on September 25, 26 and 27, 2024. A total of nine (9) boreholes (BH/MW-201, BH/MW-202, BH-203, BH/MW-204, BH/MW-205, BH-206, BH/MW-207, BH-208 and BH-209), were advanced up to a maximum depth of 7.62 meters (m) below ground surface (bgs), under the full-time supervision of EXP staff. Two (2) additional boreholes (MW-23-101A and MW-23-102A) were augured down to depth in order to replace two (2) previous monitoring wells (MW-23-101 and MW-23-102) that could not be located.
2. The general stratigraphy at the Site consisted of a surficial layer of asphalt or sand and gravel fill overlying a sandy silt to clayey silt fill overlying a native sandy silt to silty sand deposit. Bedrock was not encountered during the investigation.
3. Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs) including benzene, toluene, ethylbenzene and xylenes (BTEX), metals (including hydride-forming metals), other regulated parameters (ORPs) including boron (hot water soluble), chromium VI, free cyanide and mercury, pH, electrical conductivity (EC) and/or sodium adsorption ratio (SAR), polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and Ministry's synthetic precipitation leaching procedure (mSPLP). The analytical results of the tested parameters in the soil samples were either not detected or detected below the Table 2 residential/parkland/institutional (RPI) SCS with the exception of various EC and SAR samples.
 - Based on the reported analytical results, EC and/or SAR were detected at concentrations above the applicable MECP Table 2 SCS in soil; however, it is the QP's opinion that the elevated levels of salt-related parameters (EC and SAR) are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
4. The groundwater levels at each of the existing and newly installed and existing monitoring wells were measured on October 7, 2024. Groundwater levels measured as part of this investigation were found to range from 1.99 to 2.56 m bgs (calculated to be 260.03 to 259.57 m above sea level (asl)). Based on the groundwater contour map delineated for the Site, groundwater flow direction was inferred to be towards the southwest.
5. Groundwater samples were submitted for the analysis of VOCs, PAHs, metals (including hydride-forming metals (HFM)), and/or other regulated parameters (ORPs). All the analytical results of the tested parameters in the groundwater samples were either non-detected or detected below their applicable MECP (2011) Table 2 All Types of Property Uses (All) SCS with the exception of the following:
 - Cobalt: BH/MW-204, MW-23-101A and MW-23-102A. Based on the two (2) additional rounds of groundwater sampling completed at BH/MW-204, MW-23-101A and MW-23-102A, the originally exceeding samples are deemed to not be representative of the groundwater quality and are subsequently rejected.
 - Vinyl Chloride: BH/MW-205. Based on the two (2) additional rounds of groundwater sampling completed at BH/MW-205, the originally exceeding sample is deemed to not be representative of the groundwater quality and is subsequently rejected.
 - Sodium: BH/MW-205. Based on the reported analytical results, sodium was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of sodium are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter

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months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.

- Chloride: BH/MW-205 and BH/MW-207. Based on the reported analytical results, chloride was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of chloride are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
6. No evidence of free product (i.e. visible film or sheen), or odour was observed during soil sampling, groundwater purging, or groundwater sampling activities.

Based on the findings of the Phase Two ESA investigation, no further environmental work is required, and an RSC can be filed for the Site.

9. General Limitations

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

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

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

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

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10 Closure

EXP trusts this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



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11 References

This study was conducted in general accordance with the applicable regulations, guidelines, policies, standards, protocols and objectives administered by the MECP. Specific reference is made to the following:

1. Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
2. Ministry of the Environment [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
3. MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
4. MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 20101.
5. Occupational Health and Safety Act - Ministry of Labour (MOL).
6. Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
7. Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.
8. Ontario Geological Survey (2010a) Physiography of Southern Ontario (Scale 1:22,000).
9. Topographic Map available at the Natural Resources Canada (NRC) website
<http://atlas.nrcan.gc.ca/site/english/maps/topo/map>
10. Ontario Geological Survey (2010b) Surficial geology of Southern Ontario (Scale 1:22,000).
11. Ontario Geological Survey (2011) Bedrock geology of Ontario (Scale 1:22,000).
12. Ontario Ministry of Environment. *Technical Update – Environmentally Sensitive Area: pH Levels*, January 2007.
13. EXP Services Inc., Geotechnical Investigation, Proposed Residential Development 5688 Main Street Stouffville, Ontario, dated April 1, 2024.
14. EXP Services Inc., Phase One Environmental Site Assessment, 5688 Main Street, Whitchurch-Stouffville, Ontario, dated September 27, 2024.
15. King EPCM, Phase I Environmental Site Assessment, at 5688 Main Street, Whitchurch-Stouffville, dated January 9, 2023.
16. King EPCM, Phase II Environmental Site Assessment, at 5688 Main Street, Whitchurch-Stouffville, dated March 9, 2022.
17. XCG, Decommissioning of Four Existing Monitoring Wells, and Installation and Sampling of four New Monitoring Wells at 5688 Main Street, Whitchurch-Stouffville, dated March 15, 2024.
18. EXP Services Inc., Hydrogeological Investigation and Water Balance Assessment at 5688 Main Street, Whitchurch-Stouffville, dated September 10, 2024.

EXP Services Inc.

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Tables

TABLE 1 - Areas of Potential Environmental Concern (APECs)
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Area of Potential Environmental Concern (APEC) ¹	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ²	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs) ³	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1: Presence of fill material	Entire Site	PCA #30 - Importation of Fill Material of Unknown Quality	On-Site	Metals, petroleum hydrocarbons (PHCs), and polycyclic aromatic hydrocarbons (PAHs)	Soil
APEC 2: Application of de-icing salt on paved areas	Paved areas on-Site	PCA ‘Other’ – Application of De-icing salt	On-Site	Electrical conductivity (EC) and sodium adsorption ratio (SAR)	Soil
APEC 3: Waste spill discharge area	Northern portion of the Site	PCA ‘Other’ - Waste Spill Discharge area	On-Site	Metals, HFMs, other regulated parameters (ORPs), PHCs including BTEX, and volatile organic compounds (VOCs)	Soil and Groundwater
APEC 4: Bulk storage of equipment and chemicals	Northern portion of the Site including the warehouse portion of the Site building	PCA #8 - Chemical Manufacturing, Processing and Bulk Storage	On-Site	Metals, hydride forming metals (HFMs), VOCs including BTEX, PAHs	Soil and Groundwater
APEC 5: Presence of a belowground holding tank for wastewater from the warehouse	Area to the west of the Site building	PCA ‘Other’ - Presence of a Belowground Holding Tank for Wastewater	On-Site	Metals, HFMs, VOCs including BTEX	Soil and Groundwater
APEC 6: Known impacts in groundwater	Northern portion of the Site	PCA ‘Other’ - Known Impacts in Groundwater	On-Site	Metals and PAHs	Groundwater

Notes:

1. Area of Potential Environmental Concern (APEC) means the area on, in or under a Phase One Study Area where one or more contaminants are potentially present, as determined through the Phase One ESA, including through,
(a) identification of past or present uses on, in or under the Phase One Property, and
(b) identification of Potentially Contaminating Activity (PCA).

2. Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One Study Area

3. When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, and as of February 19, 2021, as specified below:

ABNs	PCBs	Metals	Electrical Conductivity (EC)	Sodium Adsorption Ratio (SAR)
CPs	PAHs	As, Sb, Se	Cr (VI)	
1,4- Dioxane	THMs	Na	Mercury (Hg)	
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury	
OCs	BTEX	Cl-	High pH	
PHCs	Bromomethane	CN-	Low pH	

TABLE 2 - Borehole Log Information

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Location ID	Ground Elevation (m)	Depth of BH (m bgs)	Bottom Elevation (m bgs)	Date Drilled	Drilling Contractor
BH/MW-201	262.64	4.57	258.07	26-Sep-24	Strata Drilling Group
BH/MW-202	262.59	7.62	254.97	26-Sep-24	Strata Drilling Group
BH-203	262.25	3.05	259.20	25-Sep-24	Strata Drilling Group
BH/MW-204	262.09	6.10	255.99	27-Sep-24	Strata Drilling Group
BH/MW-205	262.25	5.94	256.31	25-Sep-24	Strata Drilling Group
BH-206	262.23	6.10	256.13	26-Sep-24	Strata Drilling Group
BH/MW-207	262.13	6.10	256.03	26-Sep-24	Strata Drilling Group
BH-208	261.91	6.10	255.81	26-Sep-24	Strata Drilling Group
BH-209	262.09	6.10	255.99	26-Sep-24	Strata Drilling Group
MW-23-101A	262.20	4.57	257.63	27-Sep-24	Strata Drilling Group
MW-23-102A	262.64	4.57	258.07	26-Sep-24	Strata Drilling Group

Elevation based on geodetic benchmark.

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis*GTR-23014306-B0 - Phase Two Environmental Site Assessment**5688 Main Street, Whitchurch-Stouffville, Ontario*

Soil Sample ID	Sample Depth Interval (m)	Rationale	Chemical Analysis
BH201-SS1	0.00 - 0.76	APEC 1, 2, 3, 4 and Excess Soil Requirements	PHCs, BTEX, PAHs, Metals (including HFMs), ORPs, EC, SAR, pH
BH201-SS4	2.29 - 3.05	APEC 1, 2, 3, 4 and Excess Soil Requirements	VOCs
BH202-SS1	0.0 - 0.76	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, PAHs, Metals (including HFMs), EC, SAR, pH
BH202-SS2	0.76 - 1.52	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH202-SS3	1.52 - 2.29	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH202-SS4	2.29 - 3.05	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH202-SS5	3.05 - 3.81	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, VOCs, Metals (including HFMs), EC, SAR, pH
BH202-SS6	3.81 - 4.57	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH202-SS7	4.57 - 5.33	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH202-SS8	5.33 - 6.10	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH203-SS2	0.61-1.22	APEC 1, 2, 4 and Excess Soil Requirements	PHCs, BTEX, PAHs, Metals (including HFMs), ORPs, EC, SAR, pH
BH203-SS5	2.44 - 3.05	APEC 1, 2, 4 and Excess Soil Requirements	VOCs
BH204-SS1	0.00 - 0.76	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, PAHs, pH
BH204-SS2	0.76 - 1.52	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS3	1.52 - 2.29	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS4	2.29 - 3.05	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS5	3.05 - 3.81	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS6	3.81 - 4.57	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS7	4.57 - 5.33	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH204-SS8	5.33 - 6.10	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS1	0.00-0.61	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS2	0.61-1.22	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, PAHs, pH
BH205-SS3B	1.52-1.83	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS5	1.83-2.44	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS6	2.44-3.05	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, VOCs, pH
BH205-SS7	3.05-3.66	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS9	4.88-5.49	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH205-SS10	5.49-5.95	APEC 1, 4 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS1	0.00 - 0.76	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, PAHs, pH
BH206-SS2	0.76 - 1.52	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS3	1.52 - 2.29	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS4	2.29 - 3.05	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS5	3.05 - 3.81	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS6	3.81 - 4.57	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS7	4.57 - 5.33	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH206-SS8	5.33 - 6.10	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS1	0.00 - 0.76	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS2	0.76 - 1.52	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS3	1.52 - 2.29	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS4	2.29 - 3.05	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS5	3.05 - 3.81	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, VOCs, pH
BH207-SS6	3.81 - 4.57	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS7	4.57 - 5.33	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH207-SS8	5.33 - 6.10	APEC 5 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS1	0.00 - 0.76	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS2	0.76 - 1.52	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS3	1.52 - 2.29	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS4	2.29 - 3.05	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS5	3.05 - 3.81	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS6	3.81 - 4.57	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS7	4.57 - 5.33	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH208-SS8	5.33 - 6.10	APEC 1 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS1	0.00 - 0.76	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, PAHs, Metals (including HFMs), ORPs, EC, SAR, pH
BH209-SS2	0.76 - 1.52	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS3	1.52 - 2.29	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS4	2.29 - 3.05	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS5	3.05 - 3.81	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS6	3.81 - 4.57	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS7	4.57 - 5.33	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
BH209-SS8	5.33 - 6.10	APEC 1, 2 and Excess Soil Requirements	PHCs, BTEX, Metals (including HFMs), EC, SAR, pH
Quality Assurance/Quality Control (QA/QC) Samples:			
BH202-SS7-0	4.57 - 5.33	Duplicate of BH202-SS7 for QA/QC purposes.	PHCs, BTEX
BH202-SS8-0	5.33 - 6.10	Duplicate of BH202-SS8 for QA/QC purposes.	Metals (including HFMs)
BH203-SS2-0	0.61-1.22	Duplicate of BH203-SS2 for QA/QC purposes.	PHCs, BTEX, PAHs, Metals, ORPs
BH204-SS7-0	4.57 - 5.33	Duplicate of BH204-SS7 for QA/QC purposes.	PHCs, BTEX

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis

*GTR-23014306-B0 - Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario*

Soil Sample ID	Sample Depth Interval (m)	Rationale	Chemical Analysis
BH204-SS8-0	5.33 - 6.10	Duplicate of BH204-SS8 for QA/QC purposes.	Metals (including HFMs)
BH205-SS6-0	2.44-3.05	Duplicate of BH205-SS6 for QA/QC purposes.	PHCs, BTEX, VOCs
BH205-SS9-0	4.88-5.49	Duplicate of BH205-SS9 for QA/QC purposes.	Metals (including HFMs)
BH206-SS6-0	3.81 - 4.57	Duplicate of BH206-SS6 for QA/QC purposes.	PHCs, BTEX
BH206-SS8-0	5.33 - 6.10	Duplicate of BH206-SS8 for QA/QC purposes.	Metals (including HFMs)
BH207-SS6-0	3.81 - 4.57	Duplicate of BH206-SS8 for QA/QC purposes.	PHCs, BTEX

Notes:

APEC - Areas of Potential Environmental Concern
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
EC - Electrical Conductivity
HFMs - Hydride Forming Metals
ORPs - Other Regulated Parameters
PAHs - Polycyclic Aromatic Hydrocarbons
PHCs - Petroleum Hydrocarbons
SAR - Sodium Adsorption Ratio
VOCs - Volatile Organic Compounds

TABLE 4 - Summary of Groundwater Samples Submitted for Chemical Analysis*GTR-23014306-B0 - Phase Two Environmental Site Assessment**5688 Main Street, Whitchurch-Stouffville, Ontario*

GW Sample ID	Sampling Date	Rationale	Analysis
MW-23-101A	4-Oct-2024	APEC 6	PAHs, Metals and ORPs
MW-23-101A	28-Oct-2024	APEC 6	PAHs, Metals and ORPs
MW-23-101A	26-Nov-2024	APEC 6	Metals
MW-23-102A	4-Oct-2024	APEC 6	Metals and ORPs
MW-23-102A	28-Oct-2024	APEC 6	Metals and ORPs
MW-23-102A	26-Nov-2024	APEC 6	Metals
MW-23-102A	10-Dec-2024	APEC 6	Metals
MW-23-102A	24-Dec-2024	APEC 6	Metals
MW-23-102A	9-Jan-2024	APEC 6	Metals
BH/MW-3	28-Oct-2024	APEC 1, 2, 4, 6	PAHs, Metals and ORPs
BH/MW-201	28-Oct-2024	APEC 1, 2, 3, 4	PAHs, Metals and ORPs
BH/MW-202	28-Oct-2024	APEC 1, 2, 4	PAHs, Metals and ORPs
BH/MW-204	30-Oct-2024	APEC 1,4	PAHs, Metals, ORPs and VOCs
BH/MW-204	26-Nov-2024	APEC 1,4	Metals
BH/MW-204	10-Dec-2024	APEC 1,4	Metals
BH/MW-205	30-Oct-2024	APEC 1,4	PAHs, Metals, ORPs and VOCs
BH/MW-205	26-Nov-2024	APEC 1,4	VOCs
BH/MW-205	10-Dec-2024	APEC 1,4	VOCs
BH/MW-207	30-Oct-2024	APEC 5	PAHs, Metals, ORPs and VOCs
Quality Assurance/Quality Control (QA/QC) Samples:			
MW-23-102AA	4-Oct-2024	Duplicate of MW-23-102A for QA/QC purposes.	Metals (Chromium VI and Mercury)
BH/MW-33	28-Oct-2024	Duplicate of BH/MW-3 for QA/QC purposes.	PAHs, Metals and ORPs
BH/MW-2044	30-Oct-2024	Duplicate of BH/MW-204 for QA/QC purposes.	VOCs
BH/MW-2055	26-Nov-2024	Duplicate of BH/MW-205 for QA/QC purposes	VOCs
BH/MW-2055	10-Dec-2024	Duplicate of BH/MW-205 for QA/QC purposes	VOCs

Notes:

APEC - Areas of Potential Environmental Concern

HFMs - Hydride Forming Metals

ORPs - Other Regulated Parameters

PAHs - Polycyclic Aromatic Hydrocarbons

VOCs - Volatile Organic Compounds

TABLE 5 - Water Level Depths and Elevations
GTR-23014306-B0 - Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario

Location ID	Ground Elevation (m asl)	Stick Up (+) or Stick Down (-) (m)	Top of Pipe Elevation (m asl)	Depth to Top of Screened Interval (m)	Depth to Bottom of Screened Interval (m)	Water Level Depth (m bgs)	Water Level Depth (m asl)	Date
Shallow Monitoring Wells								
BH/MW-201	262.64	-0.1	262.54	2.44	4.57	2.36	260.28	3-Oct-24
						2.46	260.18	7-Oct-24
						2.42	260.22	7-Oct-24
BH/MW-204	262.09	-0.1	261.99	2.44	4.57	1.95	260.14	3-Oct-24
						2.02	260.62	7-Oct-24
						2.04	260.60	30-Oct-24
						1.97	260.12	26-Nov-24
						2.01	260.08	10-Dec-24
BH/MW-205	262.25	-0.1	262.15	2.44	4.57	2.08	260.17	3-Oct-24
						2.22	260.03	7-Oct-24
						2.34	259.91	30-Oct-24
						2.23	260.02	26-Nov-24
						2.35	259.90	10-Dec-24
BH/MW-207	262.13	1.04	263.17	2.44	4.57	3.56	258.57	3-Oct-24
						2.56	259.57	7-Oct-24
						2.66	259.47	30-Oct-24
MW-23-101	262.38	0.12	262.26	2.40	4.60	2.18	260.2	22-Aug-23
MW-23-101A	262.2	-0.11	262.09	2.44	4.57	2.15	260.05	3-Oct-24
						2.27	260.11	7-Oct-24
						2.33	259.87	28-Oct-24
						2.25	259.95	26-Nov-24
MW-23-102	262.69	0.18	262.51	2.40	4.60	2.44	260.25	22-Aug-23
MW-23-102A	262.64	-0.08	262.56	2.44	4.57	2.38	260.26	3-Oct-24
						2.47	260.22	7-Oct-24
						2.51	260.13	28-Oct-24
						2.47	260.17	26-Nov-24
						2.49	260.15	10-Dec-24
						2.44	260.20	9-Jan-24
MW-23-103	262.37	0.16	262.21	2.40	4.60	2.05	260.32	22-Aug-23
MW-23-104	262.18	-0.15	262.33	2.40	4.60	1.95	260.23	22-Aug-23
						1.91	260.27	13-Sep-24
						2.16	260.02	7-Oct-24
BH/MW-2	262.60	-0.05	262.55	3.10	6.10	2.30	260.30	8-Feb-24
						2.30	260.30	15-Feb-24
						2.30	260.30	28-Feb-24
						2.29	260.31	13-Sep-24
						2.40	260.20	7-Oct-24

*GTR-23014306-B0 - Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario*

Location ID	Ground Elevation (m asl)	Stick Up (+) or Stick Down (-) (m)	Top of Pipe Elevation (m asl)	Depth to Top of Screened Interval (m)	Depth to Bottom of Screened Interval (m)	Water Level Depth (m bgs)	Water Level Depth (m asl)	Date
Intermediate Monitoring Wells								
BH/MW-1	262.48	-0.11	262.37	4.60	7.60	0.80	261.68	8-Feb-24
						2.30	260.18	15-Feb-24
						2.20	260.28	28-Feb-24
						2.18	260.30	13-Sep-24
						2.34	260.14	7-Oct-24
BH/MW-202	262.59	-0.08	262.51	4.57	7.62	2.31	260.28	3-Oct-24
						2.41	260.19	7-Oct-24
						2.44	260.15	28-Oct-24
BH/MW-3	262.20	-0.11	262.09	6.10	9.10	2.10	260.10	8-Feb-24
						2.10	260.10	15-Feb-24
						2.00	260.20	28-Feb-24
						2.02	260.18	13-Sep-24
						2.17	260.04	7-Oct-24
						2.21	259.99	28-Oct-24
BH/MW-8	262.01	-0.11	261.90	6.10	9.10	1.70	260.31	8-Feb-24
						1.70	260.31	15-Feb-24
						1.70	260.31	28-Feb-24
						1.8	260.21	13-Sep-24
						1.99	260.03	7-Oct-24
Deep Monitoring Well								
BH/MW-4	262.20	-0.08	262.12	12.20	15.20	2.00	260.20	8-Feb-24
						2.10	260.10	15-Feb-24
						2.00	260.20	28-Feb-24
						2.03	260.17	13-Sep-24
						2.16	260.05	7-Oct-24

TABLE 6 - Summary of Horizontal Hydraulic Gradients

GTR-23014306-B0 - Phase Two Environmental Site Assessment

5688 Main Street, Whitchurch-Stouffville, Ontario

Well Pair	Date	Separation Distance (m)	Groundwater Elevations (m)	Elevation Difference (m)	Hydraulic Gradient* (m/m)
BH/MW-201	7-Oct-24	73.47	260.18	0.61	0.008
BH/MW-207			259.57		

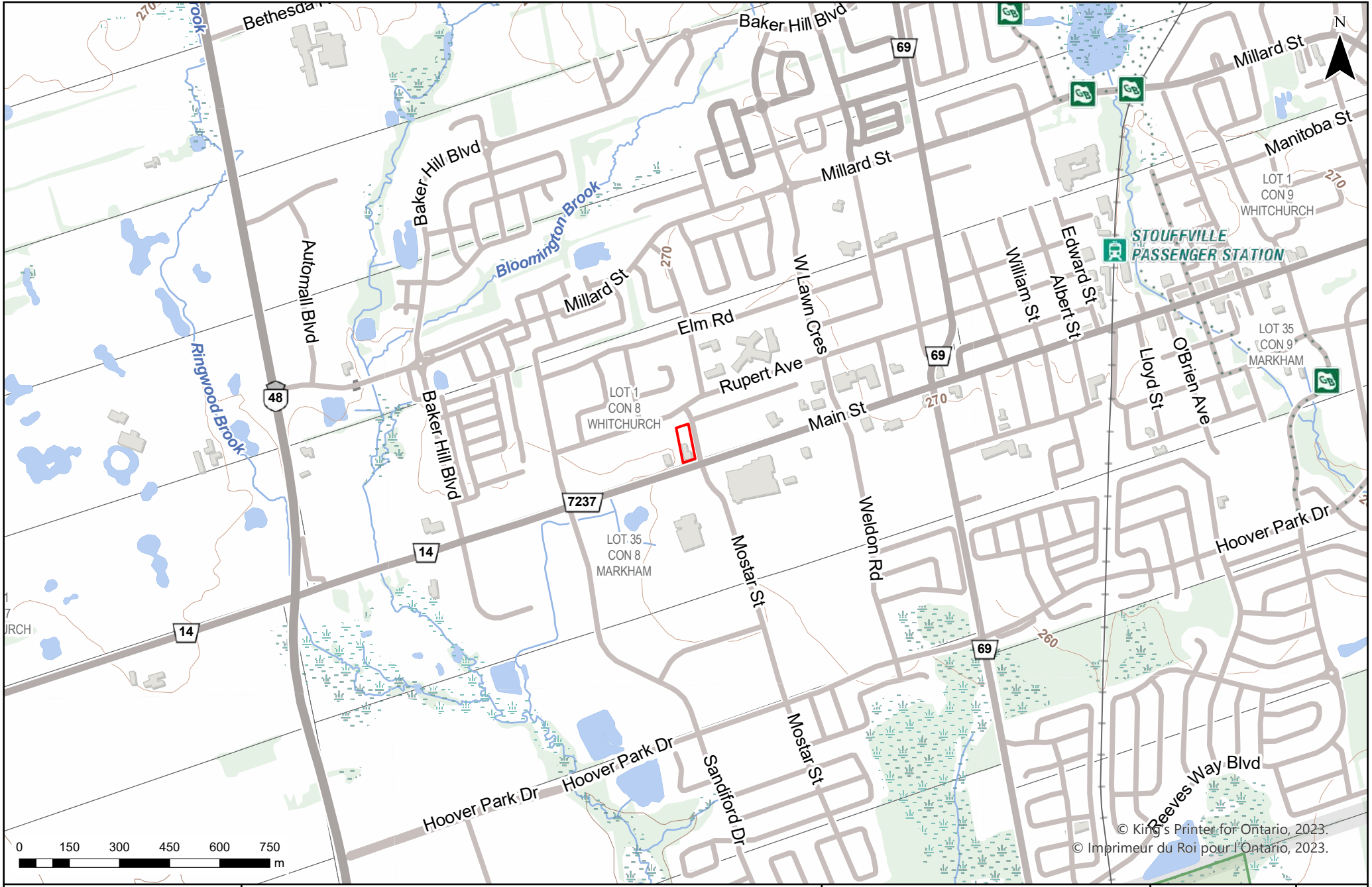
Water Level Data = October 7, 2024

*The horizontal hydraulic gradient between monitoring well pair is calculated from $i = \Delta h / \Delta s$, where 'i' is the horizontal hydraulic gradient, Δh (m) is the groundwater elevation difference and Δs (m) is the distance apart.

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Figures



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LEGEND:

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SITE LOCATION PLAN

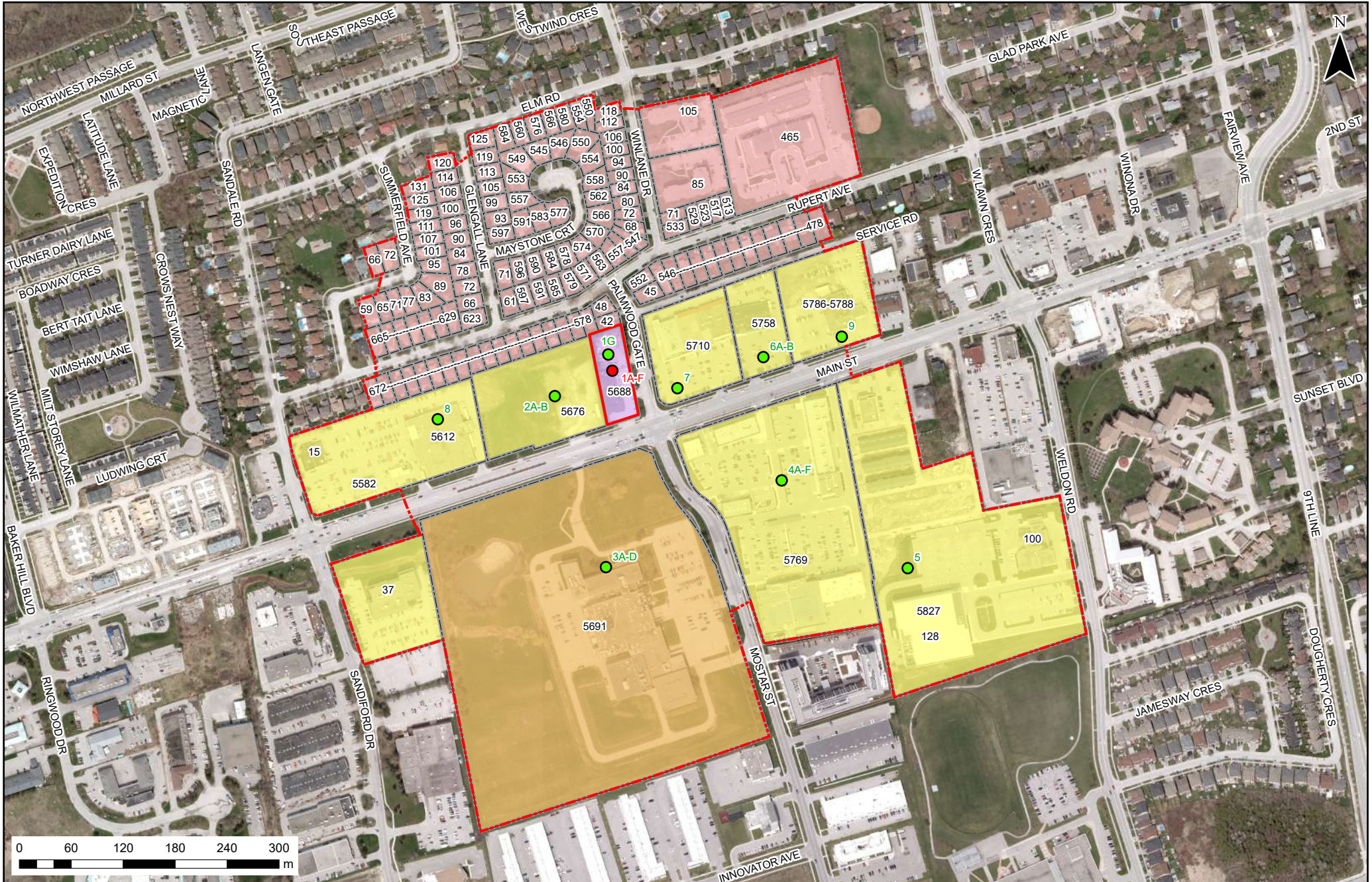
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

5688 MAIN STREET

WHITCHURCH-STOUFFVILLE, ONTARIO

PROJECT NO:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	1

E:\BRM\GTR-23014306-B0\60 Drawings\Phase Two\Phase Two.aprx



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LEGEND:

PCA CONTRIBUTING TO AN AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

PCA NOT CONTRIBUTING TO AN AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

PHASE ONE STUDY AREA

APPROXIMATE SITE BOUNDARY

LAND USE

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

COMMUNITY USE

PARKLAND

UNDEVELOPED LAND

MIXED USE (COMMERCIAL & INDUSTRIAL)

TITLE AND LOCATION:

PHASE ONE STUDY AREA, SURROUNDING LAND USE AND POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

5688 MAIN STREET

WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	2



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LEGEND:

BELOW GRADE WASTEWATER TANK (WITH TWO VENT PIPES)

SHED

TRAILER

WAREHOUSE

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SITE PLAN

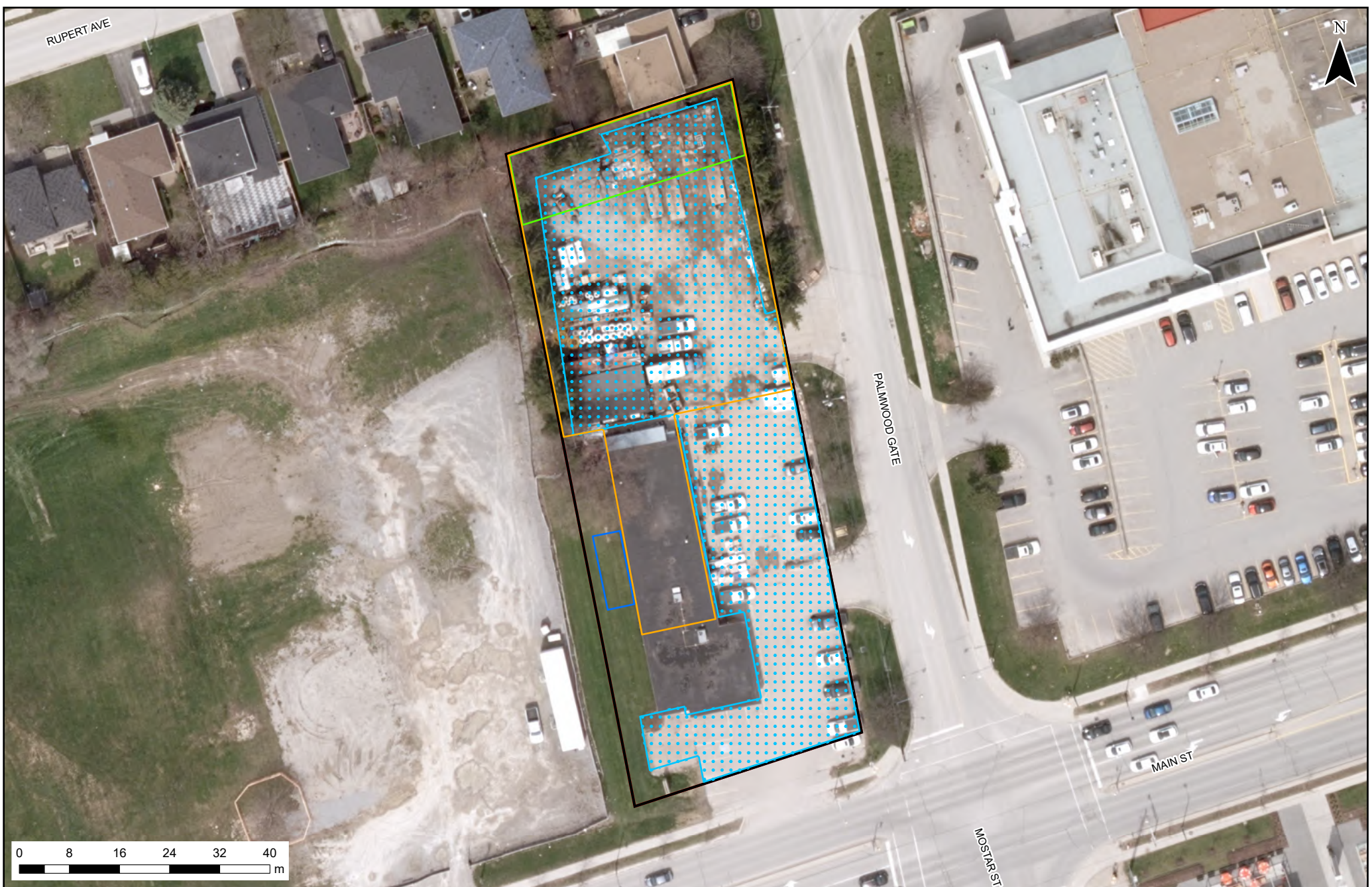
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

5688 MAIN STREET

WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHKD:	DD
DATE:	JANUARY 2025	FIG. NO.:	3

E:\BRM\GTR-23014306-B0\60 Drawings\Phase Two\Phase Two.aprx



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LEGEND:

-  APEC 1
-  APEC 2
-  APEC 3
-  APEC 4 AND APEC 6
-  APEC 5
-  APPROXIMATE SITE BOUNDARY

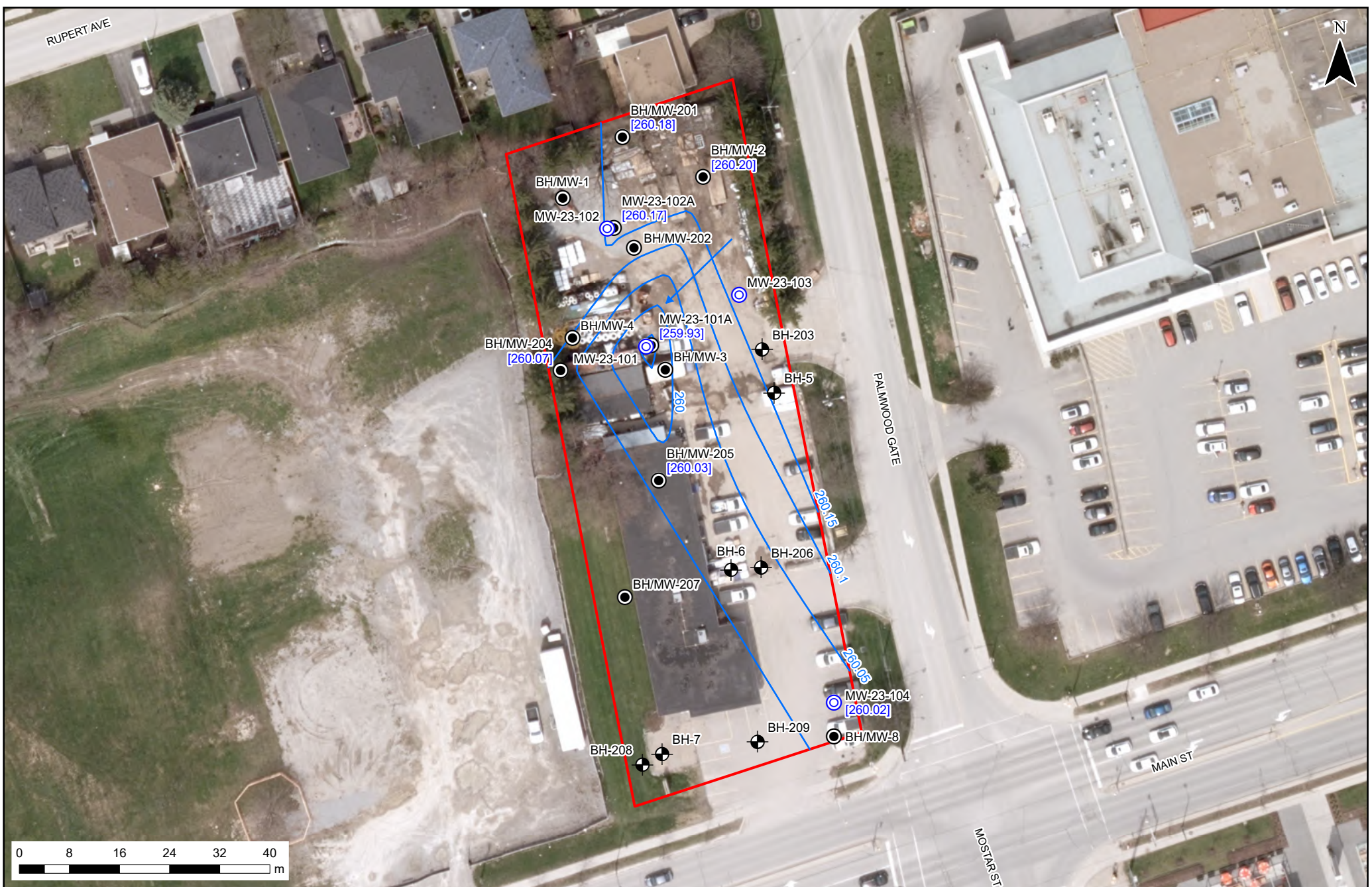
TITLE AND LOCATION:

AREAS OF POTENTIAL
ENVIRONMENTAL CONCERNS (APECs)
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFFVILLE, ONTARIO

PROJECT NO:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHKD:	DD
DATE:	JANUARY 2025	FIG. NO.:	4



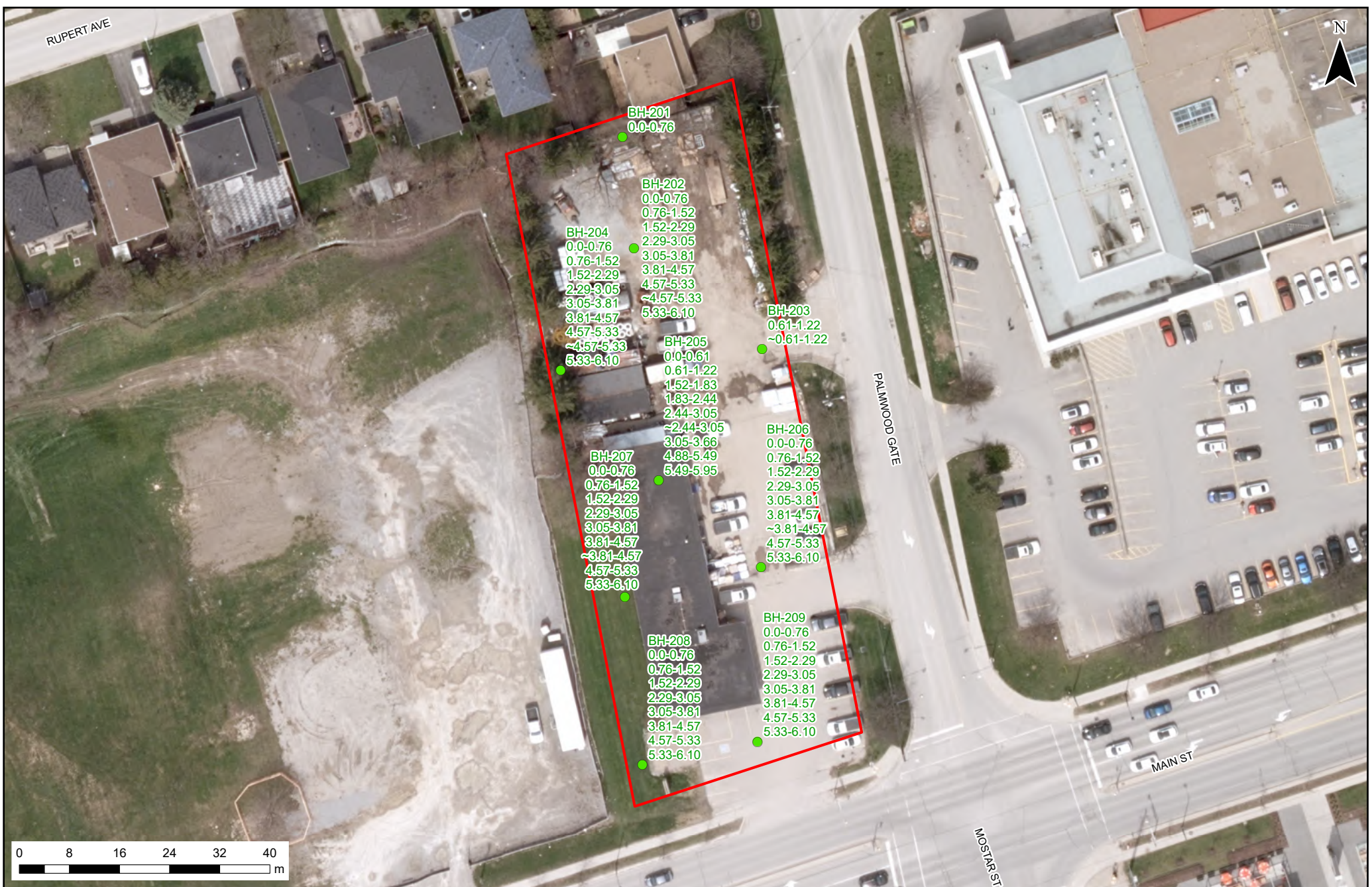
EXP Services Inc. t: +1.905.793.9800 f: +1.905.793.0641 1595 Clark Boulevard Brampton, ON L6T 4V1 Canada www.exp.com BUILDINGS • EARTH & ENVIRONMENT • ENERGY INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY LEGEND: BOREHOLE (EXP, 2024) BOREHOLE / MONITORING WELL (EXP, 2024) BOREHOLE / MONITORING WELL (XCG, 2023) CROSS SECTION AXIS APPROXIMATE SITE BOUNDARY	TITLE AND LOCATION: BOREHOLE / MONITORING WELL LOCATION PLAN PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 5688 MAIN STREET WHITCHURCH-STOUFVILLE, ONTARIO	PROJECT NO.: GTR-23014306-B0 SCALE: AS NOTED DATE: JANUARY 2025	DWN: MS CHKD: DD FIG. NO.: 5A



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LEGEND:

SOIL SAMPLE MEETS TABLE 2 SCS FOR PHCS

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS-
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BENZENE, TOLUENE,
ETHYLBENZENE AND XYLENE

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

5688 MAIN STREET

WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:

GTR-23014306-B0

SCALE:

AS NOTED

DATE:

JANUARY 2025

DWN:

MS

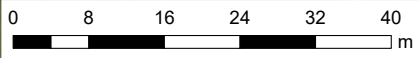
CHKD:

DD

FIG. NO.:

7

E:\BRM\GTR-23014306-B0\60 Drawings\Phase Two.aprx



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LEGEND:

SOIL SAMPLE MEETS TABLE 2 SCS FOR VOCs

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

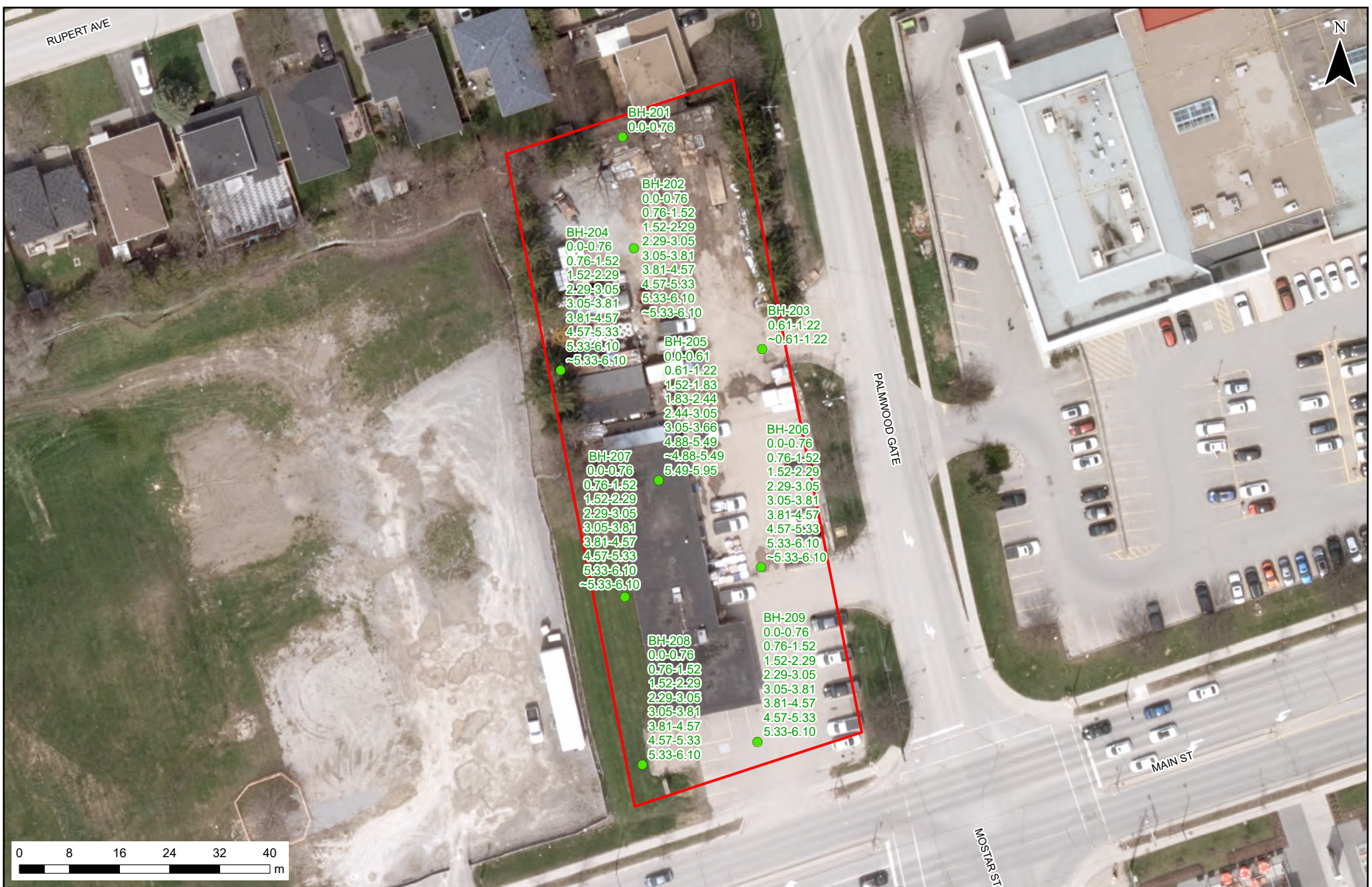
SOIL ANALYTICAL RESULTS-
VOLATILE ORGANIC COMPOUNDS (VOCs)
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

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SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	8



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LEGEND:

SOIL SAMPLE MEETS TABLE 2 SCS FOR METALS

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS-
METALS INCLUDING
HYDRIDE-FORMING METALS
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:

GTR-23014306-B0

SCALE:

AS NOTED

DATE:

JANUARY 2025

DWN:

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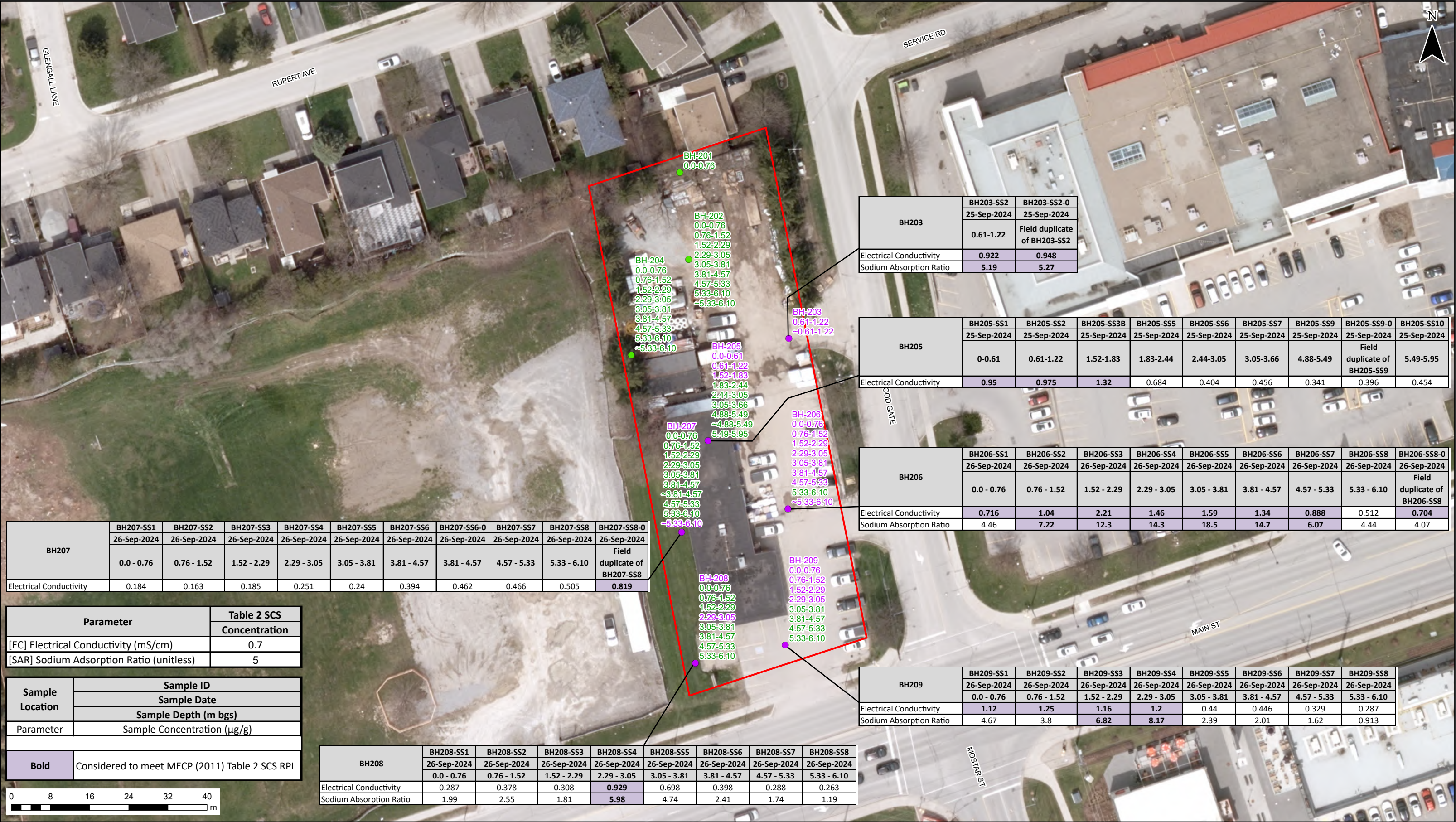
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FIG. NO.:

10

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LEGEND:

- SOIL SAMPLE CONSIDERED TO MEET TABLE 2 SCS FOR EC AND SAR
- SOIL SAMPLE MEETS TABLE 2 SCS FOR EC AND SAR
- APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS-
ELECTRICAL CONDUCTIVITY (EC)
AND SODIUM ADSORPTION RATIO

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFFVILLE, ONTARIO

PROJECT NO.:

GTR-23014306-B0

DWN:

MS

SCALE:

AS NOTED

CHWD:

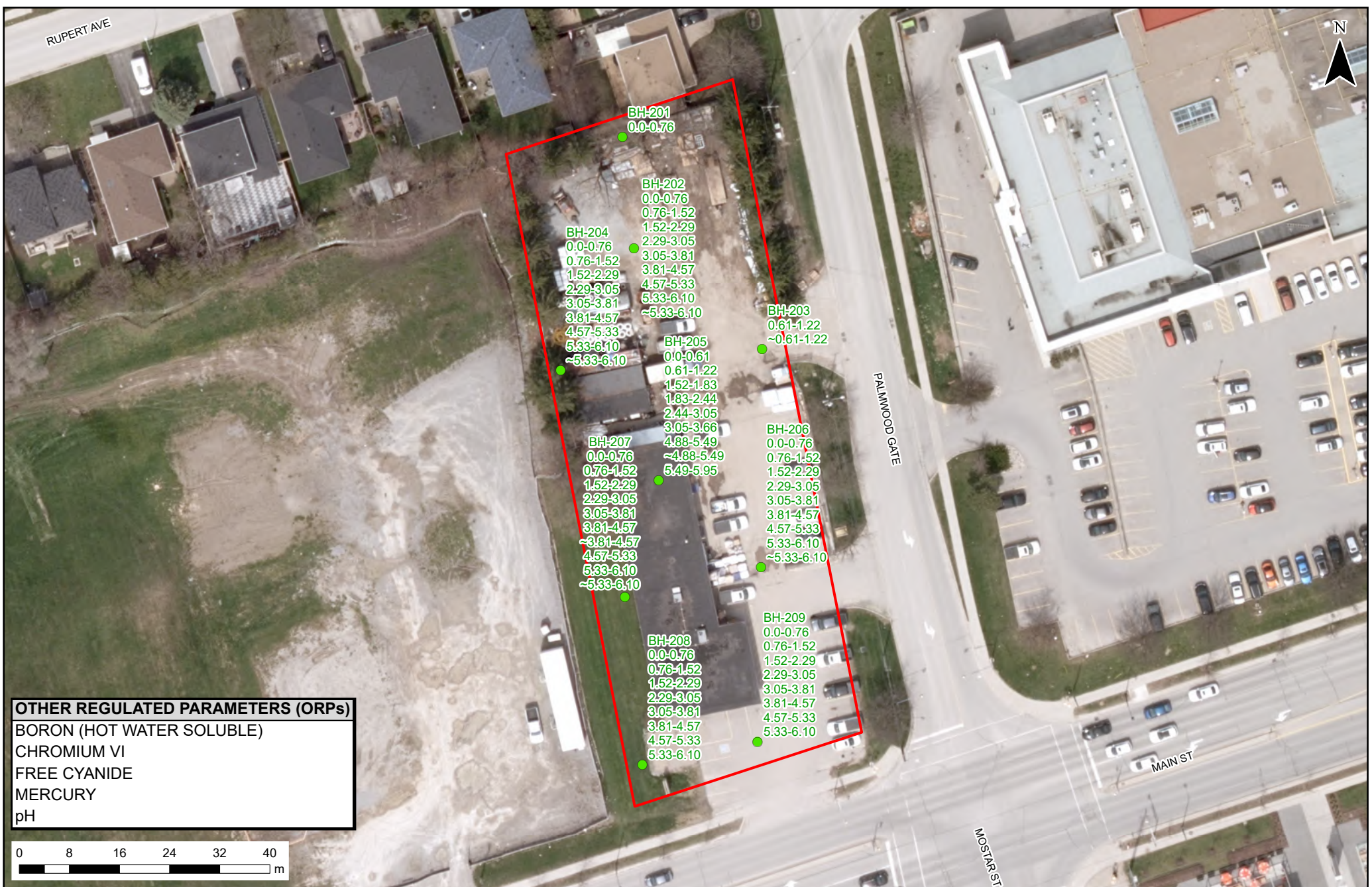
DD

DATE:

JANUARY 2025

FIG. NO.:

11



OTHER REGULATED PARAMETERS (ORPs)
BORON (HOT WATER SOLUBLE)
CHROMIUM VI
FREE CYANIDE
MERCURY
pH

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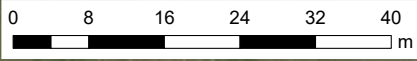
LEGEND:

- SOIL SAMPLE MEETS TABLE 2 SCS FOR ORPS
- APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

SOIL ANALYTICAL RESULTS-
OTHER REGULATED PARAMETERS (ORPs) -
(B-HWS, Cr(VI), CN-, Hg, pH)
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHKD:	DD
DATE:	JANUARY 2025	FIG. NO.:	12



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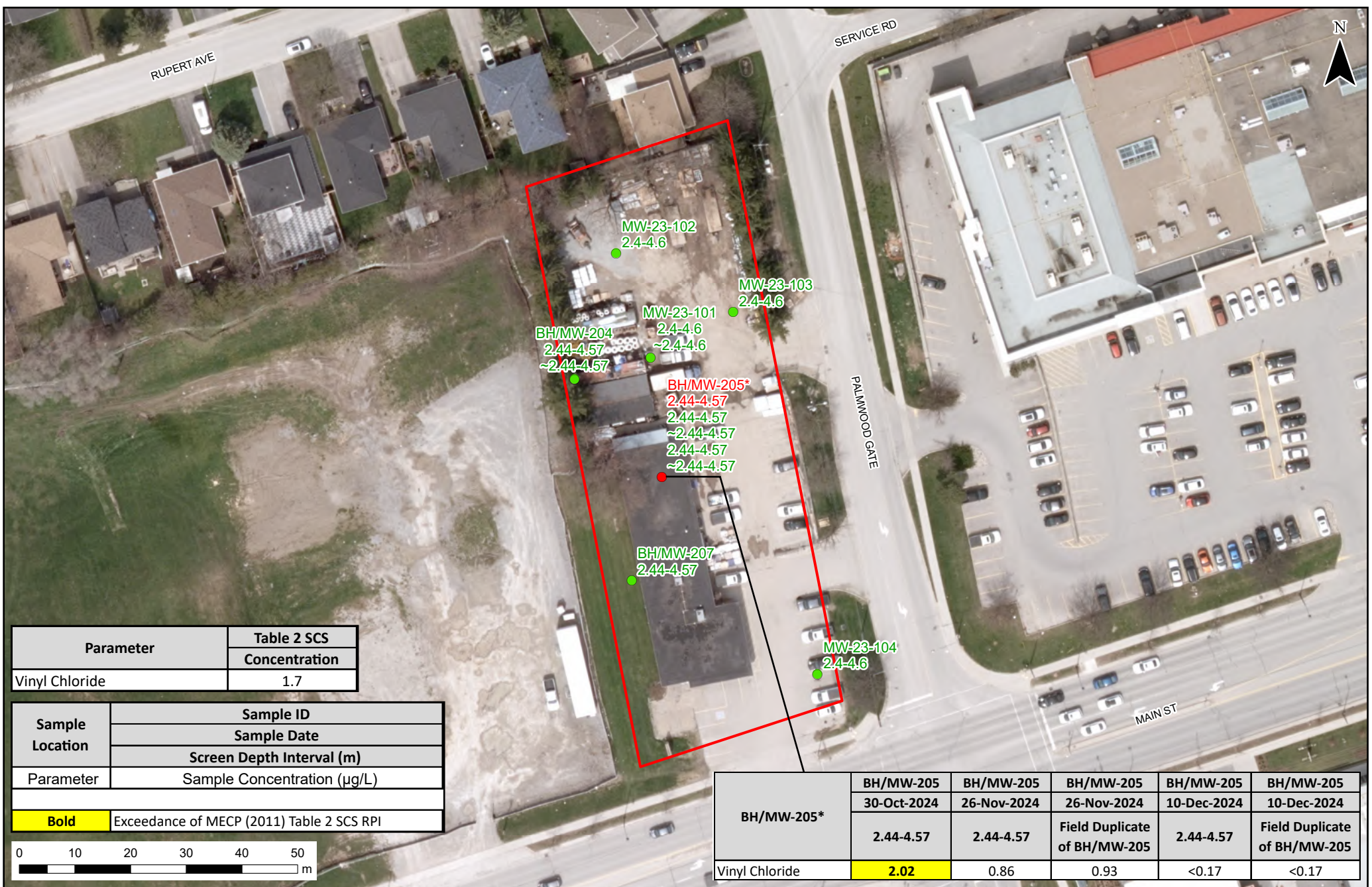
LEGEND:

GROUNDWATER SAMPLE MEETS TABLE 2 SCS FOR PHC

APPROXIMATE SITE BOUNDARY

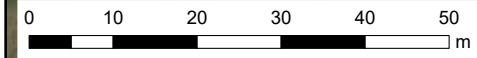
TITLE AND LOCATION:
GROUNDWATER ANALYTICAL RESULTS-
PETROLEUM HYDROCARBONS (PHCs)
INCLUDING BENZENE, TOLUENE,
ETHYLBENZENE AND XYLENE
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFFVILLE, ONTARIO

PROJECT NO.:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHKD:	DD
DATE:	JANUARY 2025	FIG. NO.:	13



Parameter	Table 2 SCS
	Concentration
Vinyl Chloride	1.7

Sample Location	Sample ID
	Sample Date
	Screen Depth Interval (m)
Parameter	Sample Concentration (µg/L)
Bold	Exceedance of MECP (2011) Table 2 SCS RPI



BH/MW-205*	BH/MW-205	BH/MW-205	BH/MW-205	BH/MW-205	BH/MW-205
	30-Oct-2024	26-Nov-2024	26-Nov-2024	10-Dec-2024	10-Dec-2024
	2.44-4.57	2.44-4.57	Field Duplicate of BH/MW-205	2.44-4.57	Field Duplicate of BH/MW-205
Vinyl Chloride	2.02	0.86	0.93	<0.17	<0.17

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LEGEND:

●

GROUNDWATER SAMPLE EXCEEDS TABLE 2 SCS FOR VOCs

●

GROUNDWATER SAMPLE MEETS TABLE 2 SCS FOR VOCs

APPROXIMATE SITE BOUNDARY

* NOTE: REJECTED DATA WHICH IS DATA THAT IS NOT DEEMED TO BE REPRESENTATIVE OF THE GROUNDWATER QUALITY AND IS SUBSEQUENTLY REJECTED AND RESAMPLED BY TWO ADDITIONAL ROUNDS OF GROUNDWATER SAMPLING.

TITLE AND LOCATION:

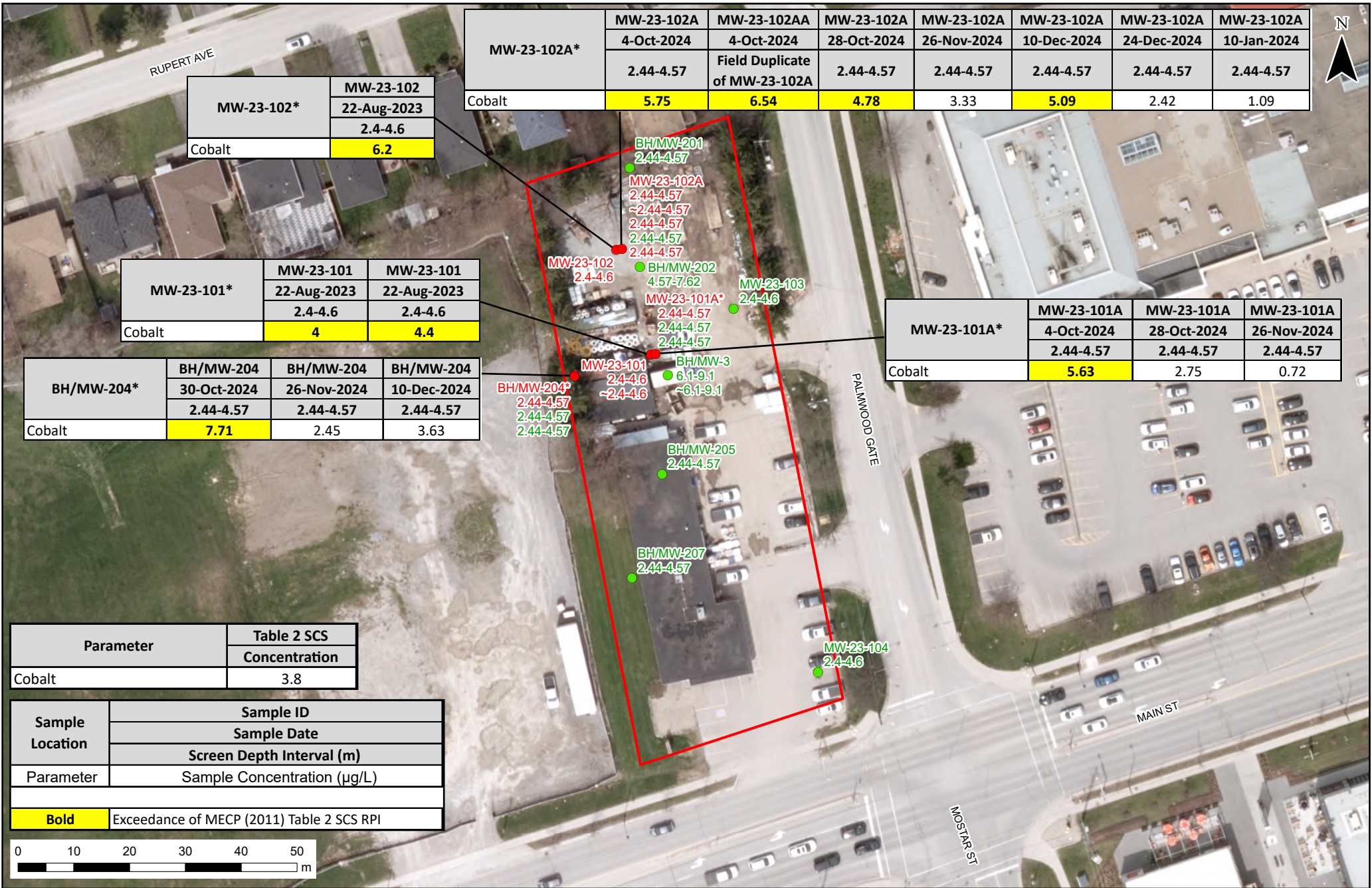
GROUNDWATER ANALYTICAL RESULTS-
VOLATILE ORGANIC COMPOUNDS (VOCs)

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	14



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			SCALE: AS NOTED CHRD: DD
			DATE: JANUARY 2025 FIG. NO.: 15



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LEGEND:

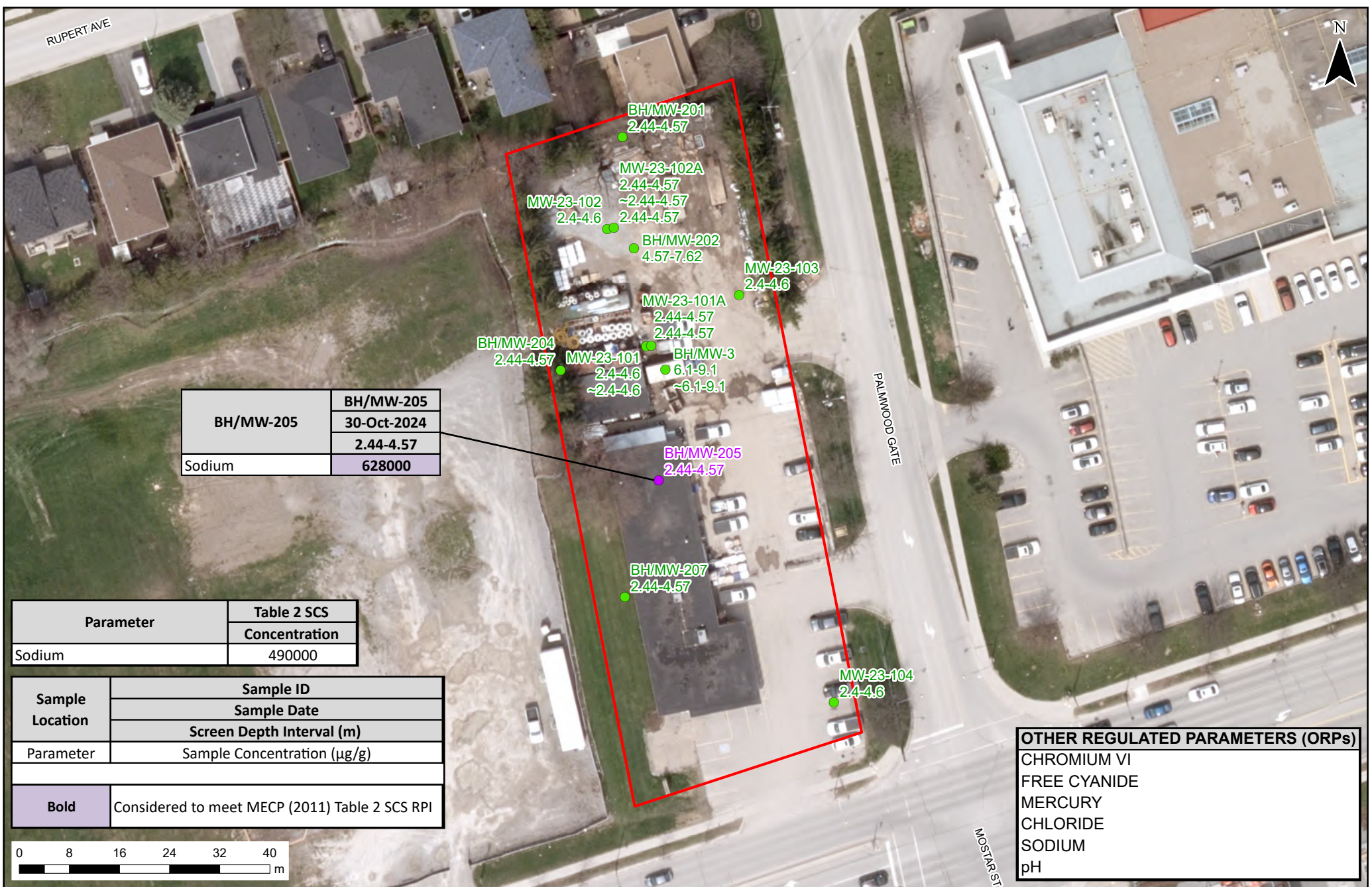
- GROUNDWATER SAMPLE EXCEEDS TABLE 2 SCS FOR METALS
- GROUNDWATER SAMPLE MEETS TABLE 2 SCS FOR METALS
- APPROXIMATE SITE BOUNDARY

*** NOTE:** REJECTED DATA WHICH IS DATA THAT IS NOT DEEMED TO BE REPRESENTATIVE OF THE GROUNDWATER QUALITY AND IS SUBSEQUENTLY REJECTED AND RESAMPLED BY TWO ADDITIONAL ROUNDS OF GROUNDWATER SAMPLING.

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS-
METALS INCLUDING
HYDRIDE-FORMING METALS
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	16



BH/MW-205	BH/MW-205
	30-Oct-2024
	2.44-4.57
Sodium	628000

Parameter	Table 2 SCS
	Concentration
Sodium	490000

Sample Location	Sample ID
	Sample Date
	Screen Depth Interval (m)
Parameter	Sample Concentration (µg/g)
Bold Considered to meet MECP (2011) Table 2 SCS RPI	

OTHER REGULATED PARAMETERS (ORPs)	
CHROMIUM VI	
FREE CYANIDE	
MERCURY	
CHLORIDE	
SODIUM	
pH	

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LEGEND:

GROUNDWATER SAMPLE CONSIDERED TO MEET TABLE 2 SCS FOR ORPS

GROUNDWATER SAMPLE MEETS TABLE 2 SCS FOR ORPS

APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:

GROUNDWATER ANALYTICAL RESULTS-
OTHER REGULATED PARAMETERS (ORPs) -
(Cr(VI), CN-, Hg, EC, Na, pH)

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

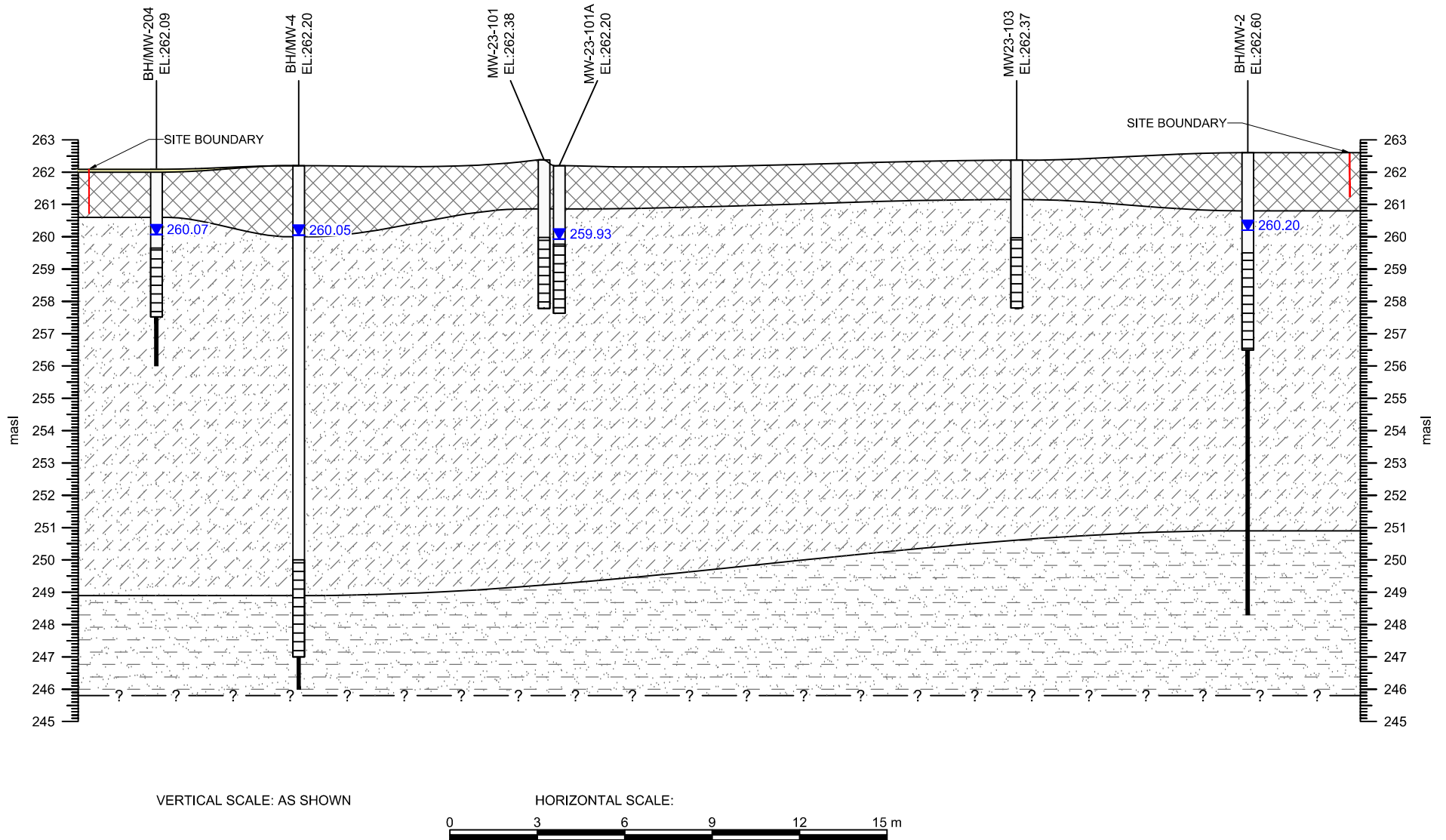
5688 MAIN STREET

WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO:	GTR-23014306-B0	DWN:	MS
SCALE:	AS NOTED	CHRD:	DD
DATE:	JANUARY 2025	FIG. NO.:	17

A
SOUTHWEST

A'
NORTHEAST



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LEGEND:

- SAND
- FILL
- SANDY SILT
- SANDY SILT TILL

GROUNDWATER ELEVATION (masl) AS
MEASURED ON OCTOBER 07, 2024

TITLE AND LOCATION:

CROSS SECTION A-A'
PHASE TWO ESA
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:

GTR-23014306-B0

DWN.:

MS

SCALE:

AS NOTED

CK:

DD

DATE:

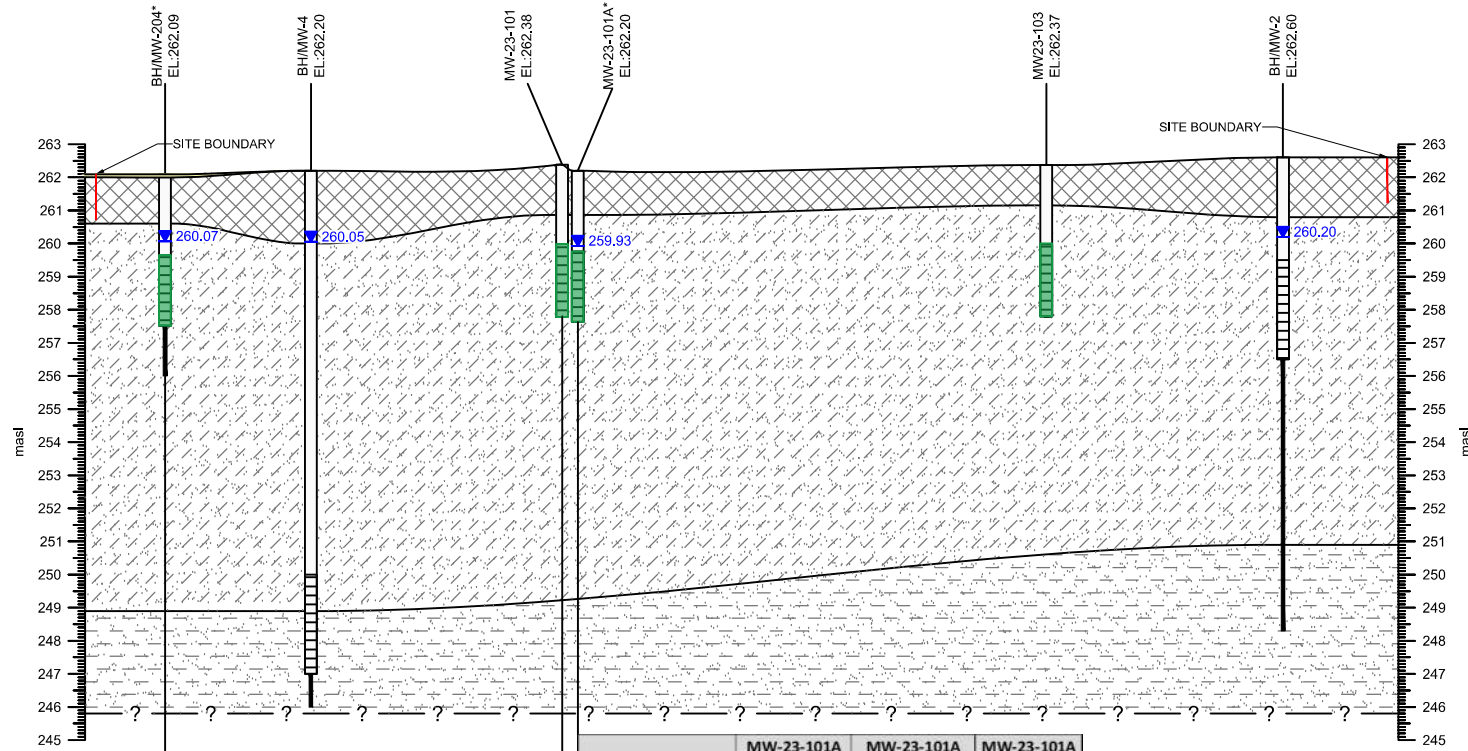
JANUARY 2025

FIG. NO.:

18

A
SOUTHWEST

A'
NORTHEAST



MW-23-101A*	MW-23-101A	MW-23-101A	MW-23-101A
	4-Oct-2024	28-Oct-2024	26-Nov-2024
	2.44-4.57	2.44-4.57	2.44-4.57
Cobalt	5.63	2.75	0.72

MW-23-101*	MW-23-101	MW-23-101
	22-Aug-2023	22-Aug-2023
	2.4-4.6	2.4-4.6
Cobalt	4	4.4

BH/MW-204*	BH/MW-204	BH/MW-204	BH/MW-204
	30-Oct-2024	26-Nov-2024	10-Dec-2024
	2.44-4.57	2.44-4.57	2.44-4.57
Cobalt	7.71	2.45	3.63

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE:



Parameter	Table 2 SCS
	Concentration
Cobalt	3.8

Sample Location	Sample ID
	Sample Date
	Screen Depth (m bgs)
Parameter	Sample Concentration (µg/g)

Bold	Concentration exceeds MECP (2011) Table 2 SCS

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LEGEND:

- SAND
- FILL
- SANDY SILT
- SANDY SILT TILL

GROUNDWATER ELEVATION (masl) AS
MEASURED ON OCTOBER 07, 2024

GROUNDWATER SAMPLE MEETS TABLE 2
SCS FOR METALS

* NOTE: REJECTED DATA WHICH IS DATA THAT IS NOT
DEEMED TO BE REPRESENTATIVE OF THE GROUNDWATER
QUALITY AND IS SUBSEQUENTLY REJECTED AND
RESAMPLED BY TWO ADDITIONAL ROUNDS OF
GROUNDWATER SAMPLING

TITLE AND LOCATION:
CROSS SECTION A-A'
GROUNDWATER ANALYTICAL RESULTS -
METALS
INCLUDING HYDRIDE-FORMING METALS
PHASE TWO ESA
5688 MAIN STREET
WHITCHURCH-STOUFVILLE, ONTARIO

PROJECT NO.:
GTR-23014306-B0

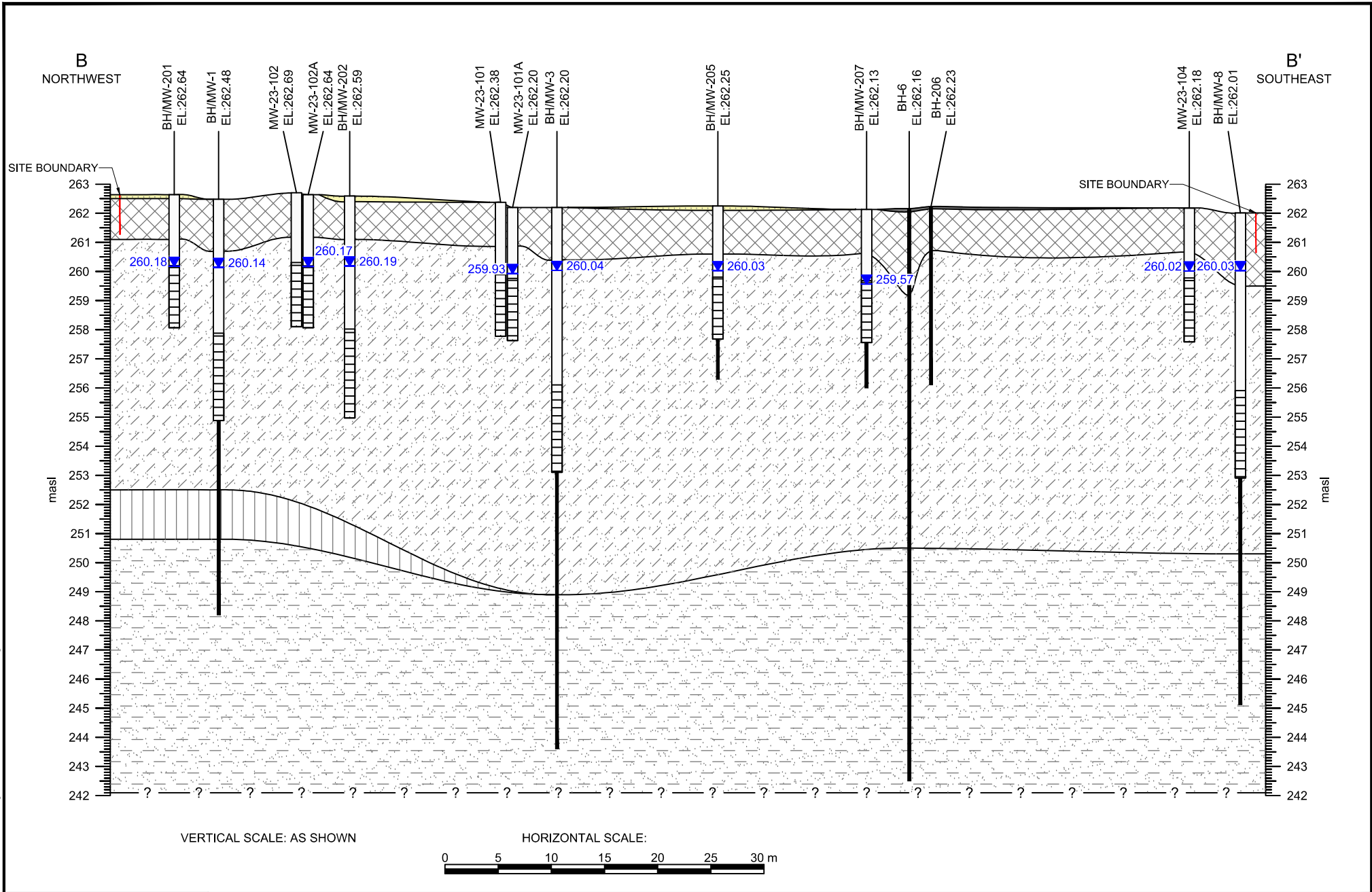
DWN.:
MS

SCALE:
AS NOTED

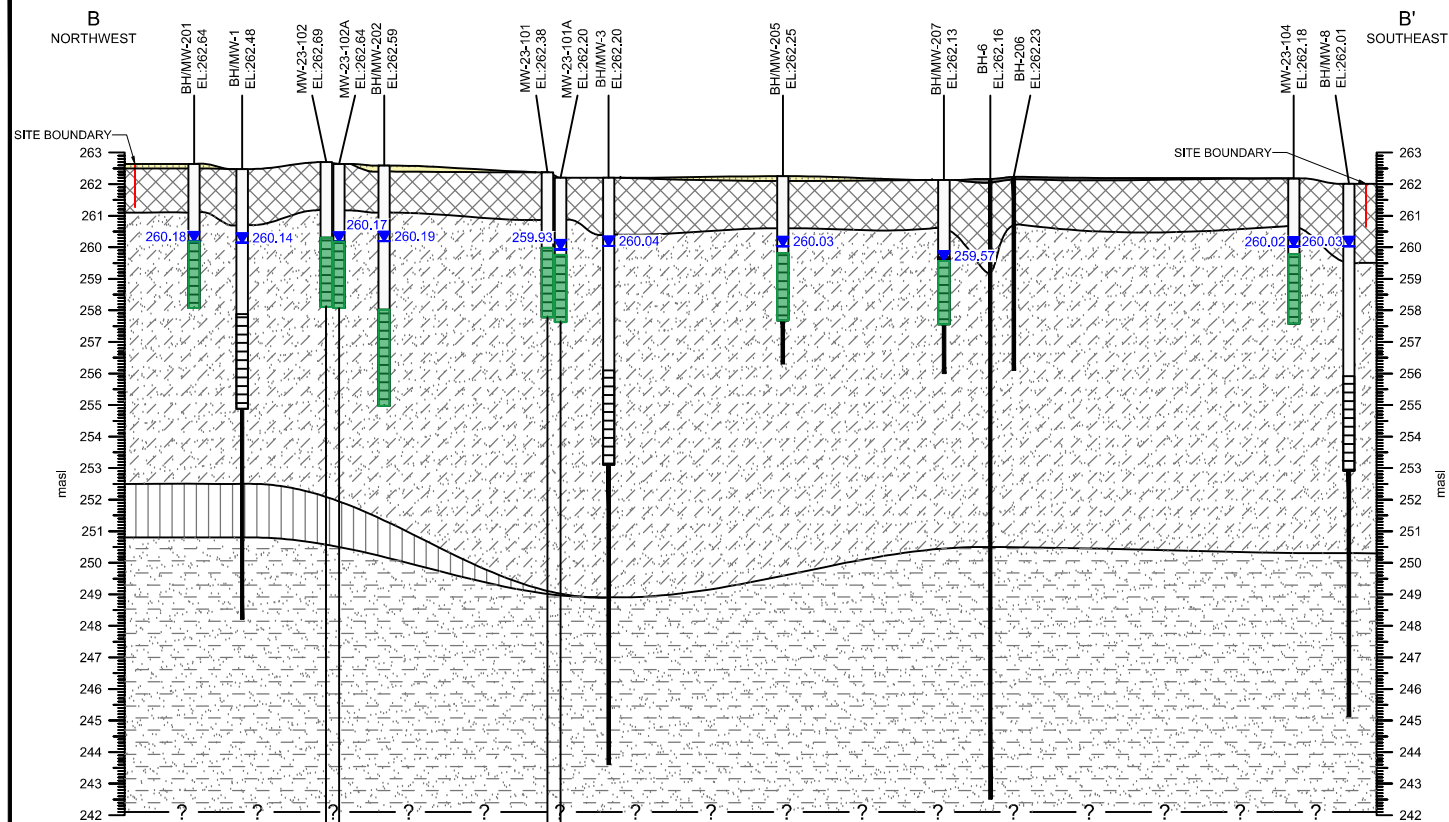
CK:
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DATE:
JANUARY 2025

FIG. NO.:
18A



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					SCALE: AS NOTED	CK: DD
					DATE: JANUARY 2025	FIG. NO.: 19



MW-23-102*	MW-23-102
	22-Aug-2023
	2.4-4.6
Cobalt	6.2

MW-23-101A*	MW-23-101A	MW-23-101A	MW-23-101A
	4-Oct-2024	28-Oct-2024	26-Nov-2024
	2.44-4.57	2.44-4.57	2.44-4.57
Cobalt	5.63	2.75	0.72

MW-23-101*	MW-23-101	MW-23-101
	22-Aug-2023	22-Aug-2023
	2.4-4.6	2.4-4.6
Cobalt	4	4.4

MW-23-102A*	MW-23-102A	MW-23-102AA	MW-23-102A	MW-23-102A	MW-23-102A	MW-23-102A	MW-23-102A
	4-Oct-2024	4-Oct-2024	28-Oct-2024	26-Nov-2024	10-Dec-2024	24-Dec-2024	10-Jan-2024
	2.44-4.57	Field Duplicate of MW-23-102A	2.44-4.57	2.44-4.57	2.44-4.57	2.44-4.57	2.44-4.57
Cobalt	5.75	6.54	4.78	3.33	5.09	2.42	1.09

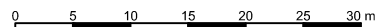
Parameter	Table 2 SCS
	Concentration
Cobalt	3.8

Sample Location	Sample ID
	Sample Date
	Screen Depth (m bgs)
Parameter	Sample Concentration (µg/g)

Bold	Concentration exceeds MECP (2011) Table 2 SCS

VERTICAL SCALE: AS SHOWN

HORIZONTAL SCALE:

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LEGEND:

-  SAND
 ASPHALT
 FILL
 SANDY SILT
 CLAYEY SILT
 SANDY SILT TILL

GROUNDWATER ELEVATION (masl) AS MEASURED ON OCTOBER 07, 2024

 GROUNDWATER SAMPLE MEETS TABLE 2 SCS FOR METALS

* NOTE: REJECTED DATA WHICH IS DATA THAT IS NOT DEEMED TO BE REPRESENTATIVE OF THE GROUNDWATER QUALITY AND IS SUBSEQUENTLY REJECTED AND RESAMPLED BY TWO ADDITIONAL ROUNDS OF GROUNDWATER SAMPLING

TITLE AND LOCATION:

CROSS SECTION B-B'
GROUNDWATER ANALYTICAL RESULTS -
METALS
INCLUDING HYDRIDE-FORMING METALS
PHASE TWO ESA
5688 MAIN STREET
WHITCHURCH-STOUFFVILLE, ONTARIO

PROJECT NO.:

GTR-23014306-B0

SCALE

S | AS NOTED

DATE:

JANUARY 2025

DWN.:

MS

CK:	

11

FIG. NO.:

19A

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix A – Sampling and Analysis Plan (SAP)



Phase Two Environmental Site Assessment Sampling and Analysis Plan (SAP)

1 Introduction

This Sampling and Analysis Plan (SAP) was developed in support of a Phase Two Environmental Site Assessment (ESA) for a property located at 5688 Main Street in Whitchurch-Stouffville, Ontario (hereinafter referred to as the 'Site').

The Phase Two ESA will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in EXP's 2024 Phase One ESA to the subsequent filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation & Parks (MECP) Brownfields Environmental Site Registry, which is required. The SAP presents the procedures and measures that will be undertaken during field investigative activities to characterize the Site conditions and meet the data quality objectives of the Phase Two ESA.

The SAP presents the sampling program proposed for the Site, the recommended procedures and protocols for sampling and related field activities, the data quality objectives, and the quality assurance/quality control (QA/QC) measures that are recommended to be undertaken to provide for the collection of accurate, reproducible and representative data.

2 Field Sampling Program

The field sampling program was developed to provide for the collection of samples of the surficial and subsurface soil materials for chemical analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX), metals (including hydride-forming metals (HFM)), other regulated parameters (ORPs) including boron (hot water soluble, chromium VI, free cyanide, and mercury), electrical conductivity (EC), sodium absorption ratio (SAR), pH, polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and/or Ministry's synthetic precipitation leaching procedure (mSPLP) metals in soil. The soil sampling media consists of surface soils and upper overburden materials (depths up to 7.62 meters below ground surface (m bgs)). A total of eleven (11) boreholes will be advanced at the Site. The soil sample intervals will extend from the surface down to depths of 7.62 m bgs.

The field sampling program was developed to also provide for the collection of groundwater samples from one existing monitoring well (BH/MW-3) and from seven (7) newly installed monitoring wells (MW-23-101A, MW-23-102A, BH/MW-201, BH/MW-202, BH/MW-204, BH/MW-205 and BH/MW-207) for chemical analysis of metals, ORPs, VOCs and/or PAHs. It is noted that MW-23-101A and MW-23-102A were drilled to replace existing monitoring wells MW-23-101 and MW-23-102 that were not able to be located in the field by the tenant and EXP.

Vertical control of the boreholes and monitoring wells should be obtained through the completion of an elevation survey with reference to a geodetic benchmark.

It was noted that additional parameters in addition to the contaminants of potential concern (COPCs) identified in the media from the APECs were included for due diligence purposes.

3 Field Methods

To meet the requirements of the field sampling program, the following field investigative methods will be undertaken:

- Borehole Drilling,
- Soil Sampling,
- Elevation Survey,
- Monitoring Well Installation,
- Monitoring Well Development,
- Groundwater Level Measurements, and
- Groundwater Sampling.

The field investigative methods will be performed following the procedures and protocols set out in EXP's Standard Operating Procedures (SOPs) and are outlined below.

3.1 Borehole Drilling

Boreholes will be advanced at the Site to facilitate the collection of soil samples for geologic characterization, soil chemical analysis, and for the installation of groundwater monitoring wells. A total of eleven (11) boreholes are proposed to be advanced at the Site for the environmental investigation, up to a maximum depth of approximately 7.62 m bgs. It is to be noted that continuous soil sampling will be completed to termination for the environmental investigation to provide for the collection of samples of the surficial and overburden materials beneath the Site. The borehole locations will be selected to determine the presence or absence of impacts in the soils and groundwater to address the APECs outlined in the Phase One ESA completed by EXP (dated September 27, 2024).

Prior to borehole drilling, utility clearances will be obtained from public and private locators, as required. If any uncertainty regarding the location of a buried utility at a borehole location is encountered, hand auguring, digging, or hydro-vacuuming will be performed beforehand to confirm the location of the utility.

Where there is overlying asphalt or concrete, the overlying material will be mechanically cored to provide access to the underlying soil materials. The borehole drilling program will be conducted by a licensed driller under the oversight of EXP field staff. Auger flights will be cleaned prior to the commencement of drilling at each borehole location.

3.2 Soil Sampling

Soil samples will be collected for chemical analysis and geologic property characterization. The soil samples will be collected using 5 cm diameter, 61 cm long, split spoons and hollow stem augers or a 5 cm diameter, 1.5 m long, dual tube sampling system with interior dedicated vinyl sampling tubes. Upon retrieval from the boreholes, the split spoons or vinyl sampling tubes will be placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores will be logged and the samples will be assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes will be texturally, visually and olfactory classified in the field and in the laboratory. Soil samples will be logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings. A Photo-ionization Detector (PID) or Gastechtor™ will be utilized to screen the soil samples for Total Organic Vapour (TOV). Representative worst-case soil samples from each borehole will be collected and submitted to a certified laboratory for analysis based on TOV readings, sample depth, visual and/or olfactory field observations.

Recommended volumes of soil samples selected for chemical analysis will be collected into pre-cleaned laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC/BTEX and VOCs will be collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. The samples will be placed into clean insulated coolers chilled with ice for storage and transport. The samples will be assigned unique identification numbers, and the date, time, location, and requested analyses for each sample will be documented in a bound field notebook. The samples will be submitted to the contractual laboratory within analytical

test group holding times under Chain of Custody (COC) protocols. New disposable chemical resistant gloves will be used for each soil core to prevent sample cross-contamination.

3.3 Elevation Survey

An elevation survey will be conducted to obtain vertical control of the newly installed monitoring well location and boreholes. The top of the PVC riser pipe of the monitoring well and ground surface elevation of the monitoring well and borehole locations will be surveyed against a geodetic benchmark, or if unavailable, against a suitable arbitrary benchmark. Elevations measured against a geodetic/arbitrary benchmark will be recorded as meters (m) above mean sea level (amsl). The elevation survey will be accurate to within ± 0.3 cm.

3.4 Monitoring Well Installation

A proposed total of seven (7) boreholes will be instrumented as groundwater monitoring wells installed with 1.5 to 3.0 m long screens intercepting the native overburden material, where the water table at the aquifer is expected, extending to depths of approximately 4.6 to 7.6 m bgs. The monitoring wells will be constructed using 51 mm diameter, Schedule 40, PVC riser pipe and number 10 slot size (0.25 mm) well screens. The base of the well screen will be sealed with threaded flush PVC end caps. All well pipe connections will be factory machined threaded flush couplings. The annular space around the well screen will be backfilled with silica sand, to an average height of 0.6 m above the top of the screen. Granular bentonite will be placed in the borehole annulus from the top of the sand pack to approximately 0.3 m below grade. The monitoring wells will be completed with monument or flushmount protective steel casings cemented into place.

3.5 Monitoring Well Development

The newly installed monitoring wells and select existing monitoring wells will be developed to remove fine sediment particles potentially lodged in the sand pack and well screen to enhance hydraulic communication with the surrounding formation waters. The monitoring wells will be developed using dedicated low-density polyethylene (LDPE) or high-density polyethylene (HDPE) tubing, equipped with an inertial foot valve to disturb the water column. The monitoring wells will be developed until approximately 3 to 5 well volumes of water are removed and/or until purged dry. Monitoring well development details will be documented on a well development log sheet or in a bound hard cover notebook. All development waters will be collected and stored in labeled, sealed containers.

3.6 Groundwater Level Measurements

Groundwater level measurement will be recorded for the existing and newly installed monitoring well to determine the depth of the water table aquifer beneath the Site. The water level will be measured with respect to the top of the PVC riser pipe by means of an electronic water level meter. The water levels will be recorded on water level log sheets or in a bound field notebook. The water level meter probe will be decontaminated between monitoring well locations.

3.7 Field Measurements of Water Quality Parameters

Prior to collecting the groundwater sample, field measurements of water quality parameters will be recorded from the monitoring wells utilizing low flow purging and sampling methodologies. Groundwater will be purged from the monitoring wells using a peristaltic pump and dedicated LDPE tubing. Field measurements of dissolved oxygen concentration, electrical conductivity, oxidation-reduction potential, pH, temperature, turbidity and water levels will be recorded in three (3) minute intervals during the purging activities using a pre-calibrated multi probe water quality meter, a turbidity meter and a water level meter. Generally, well purging will continue until the purged water has chemically stabilized as indicated by field parameter measurements and the well head drawdown is maintained within 10 cm for 3 consecutive readings. In the event that the

parameters do not stabilize, or the well head drawdown is too significant, the groundwater is to recover to approximately 75% of static levels before sampling.

The multi-meter electrodes will be calibrated prior to receipt of the meter by the supplier using in-house pH and conductivity reference standards. All collected purged water will be stored on-Site in labeled, sealed containers. Equipment used during groundwater monitoring will be thoroughly cleaned and decontaminated between wells.

3.8 Groundwater Sampling

Upon completion of the field measurements of water quality parameters, groundwater samples will be collected for chemical analysis using the peristaltic pump and dedicated LDPE tubing. Recommended groundwater sample volumes will be collected into pre-clean laboratory-supplied vials or bottles provided with analytical test group specific preservatives, as required. The samples will be placed in an insulated cooler chilled with ice for storage and transport. Samples for BTEX and VOC analysis will be collected in triplicate vials prepared with concentrated hydrochloric acid or an acceptable substitute as a preservative. Each vial will be inverted and inspected for gas bubbles prior to being placed in the cooler to ensure that no headspace is present.

The groundwater sample will be assigned a unique identification number, and the date, time, project number, company name, location and requested analyses will be documented in a bound hard cover notebook. The sample will be submitted to the contractual laboratory within analytical test group holding times under chain of custody protocols. New disposable chemical resistant gloves will be used for each sampling location to prevent sample cross-contamination.

4 Field Quality Assurance/Quality Control (QA/QC) Program

The objective of the field quality assurance/quality control (QA/QC) program is to obtain soil samples, groundwater samples and other field measurements that provide data of acceptable quality that meets the objectives of the Phase Two ESA. The objectives of the QA/QC program will be achieved through the implementation of procedures for the collection of unbiased (i.e. non-contaminated) samples, sample documentation and the collection of appropriate QC samples to provide a measure of sample reproducibility and accuracy. The field QA/QC measures will comprise:

- Decontamination protocols,
- Equipment calibration,
- Sample preservation,
- Sample documentation, and
- Field quality control samples.

Details on the field QA/QC measures are provided below.

4.1 Decontamination Protocols

Decontamination protocols will be followed during field sampling where non-dedicated sampling equipment is used to prevent sample cross contamination. For the borehole drilling and soil sampling, soil sampling devices will be cleaned/decontaminated between sampling intervals and auger flights between borehole locations in according with SOP requirements. For the monitoring well installation, well components are not to come into contact with the ground surface prior to insertion into boreholes. Electronic water level meters will be decontaminated between monitoring well locations during well development and purging activities. For hydraulic conductivity tests, the electronic water level meters will be decontaminated between sampling locations. All decontamination fluids will be collected and stored in sealed, labeled containers.

4.2 Equipment Calibration

All equipment requiring calibration will be calibrated in the field according to manufacturer's requirements using analytical grade reagents, or by the supplier prior to conducting field activities, and subsequently checked in the field. The calibration of all pre-calibrated instruments will be checked in the field using analytical grade reagents and re-calibrated as required. For multiple day sampling events, equipment calibration will be checked prior to the beginning of sampling activities. All calibration data will be documented in a bound hard cover notebook.

4.3 Sample Preservation

All samples will be preserved using appropriate analytical test group specific reagents, as required, and upon collection placed in pre-chilled insulated coolers packed with ice for storage and transport.

4.4 Sample Documentation

All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

4.5 Field Quality Control

Field quality control samples will be collected to evaluate the accuracy and reproducibility of the field sampling procedures. For soil and groundwater sampling, one (1) field duplicate is to be collected for every ten (10) samples submitted for chemical analysis. For multiple day sampling events, at least one (1) field duplicate soil and groundwater sample will be submitted for chemical analysis. The field duplicate samples will be assessed by calculating the relative percent difference (RPD) and comparing it to the analytical test group specific acceptance criteria.

Sampling and Analysis Plan (SAP)

EXP Ref.: GTR-23014306-B0 - Phase Two ESA and SCR, 5688 Main Street, Whitchurch-Stouffville, Ontario

Borhole/Monitoring Well (BH/MW) ID	BH DEPTH (m bgs)*		LABORATORY ANALYSIS														RATIONALE	NOTES
		BH DEPTH (Feet)	MEDIA	Excess Soil:O. Reg. 153/04 - and HFM	Metals and Inorganics/ORPs	Excess Soil: PHCs	Excess Soil: EC and SAR	Excess Soil: pH	VOCs	O. Reg. 153/04 PAHs	Excess Soil: PAHs	mSPLP - Metals	TCLP - B(a)p, metals and inorganics, VOCs, ignitability and Bulk PCBs	GW: Metals and Inorganics	GW: VOCs	GW:PAHs		
MW-23-101A	4.6	15	GW											1		1	Redrill and reinstall MW that was destroyed and/or buried below gravel. Screened 2.4 - 4.6 m	No soil sampling.
MW-23-102A	4.6	15	GW											1			Redrill and reinstall MW that was destroyed and/or buried below gravel. Screened 2.4 - 4.6 m	No soil sampling.
BH/MW-3	9.1	30	GW											1		1	Resample existing monitoring well. Screened 6.1 - 9.1 m	
BH/MW-201	4.6	15	Soil and GW		1	1			1	1				1		1	Soil coverage, and horizontal GW delineation. Screened 2.4 - 4.6 m	Collect one sample in the fill for metals and inorganics, PHCs and PAHs. Sample 1 VOC at the groundwater strike.
BH/MW-202	7.6	25	Soil and GW	8		8	8	8	1	1	7			1		1	Excess Soil sampling, and vertical GW delineation	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs). Sample 1 VOC at the groundwater strike.
BH-203	3.1	10	Soil		1	1			1	1							Soil coverage	Collect one sample in the fill for metals and inorganics, PHCs and PAHs. Sample 1 VOC at the groundwater strike.
BH/MW-204	6.1	20	Soil and GW	8		8	8	8	1	1	7			1	1	1	Excess Soil sampling, Screened 2.4 - 4.6 m	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs). Submit 1 sample at the GW strike for VOCs.
BH/MW-205	6.1	20	Soil and GW	8		8	8	8	1	1	7			1	1	1	Excess Soil sampling, Screened 2.4 - 4.6 m	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs). Submit 1 sample at the GW strike for VOCs.
BH-206	6.1	20	Soil	8		8	8	8		1	7						Excess Soil	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs).
BH/MW-207	6.1	20	Soil and GW	8		8	8	8	1		8			1	1	1	Excess Soil	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs). Submit 1 sample at the GW strike for VOCs.
BH-208	6.1	20	Soil	8		8	8	8			8						Excess Soil	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs).
BH-209	6.1	20	Soil	7	1	8	7	7		1	7						Excess Soil	Collect 1 sample every 2.5' and submit for excess soil parameters (metals, HFM, PHCs, EC, SAR, pH and PAHs). Note one of fill samples will be submitted for metals and inorganics instead of just metals, HFM, EC, SAR and pH).
TCLP			Soil										1				Leaching for Landfill Disposal	Submit soil cuttings from drums.
mSPLP												9					Leaching Testing for Excess Soil	Submit 9 mSPLP samples as indicated above. Please submit 4 samples from the fill (~0-4'), 2 samples from ~4 to 10', 2 samples from ~10 to 15' and 1 sample from ~15 to 20'. Put samples on HOLD on a separate Chain of Custody until we get the metals results back. mSPLP to be tested on those samples with the highest concentrations.
Trip Blank			GW												1			
Duplicate			Soil and GW	5	1	6	6	6	1	1	5			1	1	1	QA/QC purposes	Submit duplicate samples as indicated above

Notes:

EXP previously completed a geotech/hydro - no grain size required
Samples to be compared to Table 1 RPI/ICC (Excess Soil) and Table 2 RPI
Boreholes with Strata Soil Drilling on September 25, 26 and 27, 2024

Sampling and Analysis Plan (SAP) - Additional Groundwater Sampling and Chemical Testing

EXP Ref.: GTR-23014306-B0 - Phase Two ESA, 5688 Main Street, Whitchurch-Stouffville, Ontario

Borhole/Monit oring Well (BH/MW) ID	BH DEPTH (m bgs)*		LABORATORY ANALYSIS			RATIONALE	NOTES
		BH DEPTH (Feet)	MEDIA	GW: Metals and Inorganics	GW: VOCs		
MW-23-101A	4.6	15	GW	2			Collect 1 groundwater sample over two sampling events
MW-23-102A	4.6	15	GW	2			Collect 1 groundwater sample over two sampling events
BH/MW-204	6.1	20	GW	2			Collect 1 groundwater sample over two sampling events
BH/MW-205	6.1	20	GW		2		Collect 1 groundwater sample plus 1 duplicate sample and 1 trip blank over two sampling events
Trip Blank			GW		2		
Duplicate			GW		2	QA/QC purposes	Submit duplicate samples as indicated above

Notes:

Samples to be compared to Table 2 All Types of Property Uses (Medium/Fine)

Sampling and Analysis Plan (SAP) - Additional Groundwater Sampling and Chemical Testing

EXP Ref.: GTR-23014306-B0 - Phase Two ESA, 5688 Main Street, Whitchurch-Stouffville, Ontario

Borhole/Monit oring Well (BH/MW) ID	BH DEPTH (m bgs)*		LABORATORY ANALYSIS			RATIONALE	NOTES
		BH DEPTH (Feet)	MEDIA	GW: Metals	GW: VOCs		
MW-23-102A	4.6	15	GW	2			Collect 1 groundwater sample over two sampling events

Notes:

Samples to be compared to Table 2 All Types of Property Uses (Medium/Fine)

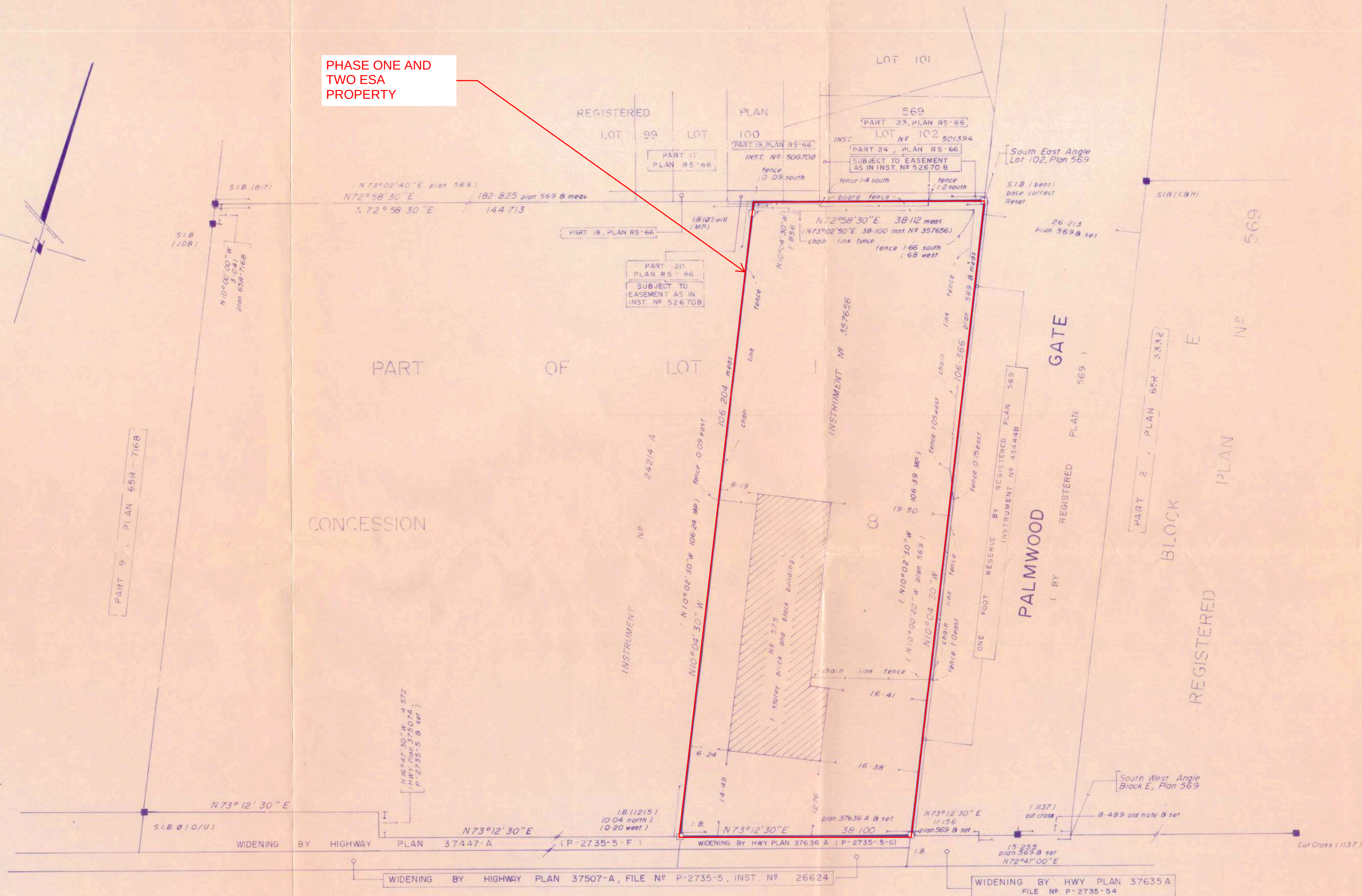
EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix B – Survey Plan

METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES
AND CAN BE CONVERTED
TO FEET BY DIVIDING BY
0.3048

PHASE ONE AND
TWO ESA
PROPERTY



PLAN OF SURVEY
PART OF LOT 1
CONCESSION 8
TOWN OF WHITCHURCH - STOUFFVILLE
(FORMERLY THE TOWNSHIP OF WHITCHURCH - COUNTY OF YORK)
REGIONAL MUNICIPALITY OF YORK
SCALE 1:500
1990

© R.G. McKIBBON LIMITED



NOTES

Bearings shown herein are astronomic and are referred to the
northerly limit of The King's Highway No. 47 as widened by plan
37636-A (file no P-2735-5-G) having a bearing of N73°12'30"E

- denotes Survey Monuments Found
- denotes Survey Monuments Planted
- denotes Standard Iron Bars
- denotes Iron Bars
- denotes Iron Pipes
- denotes Otto Ertl O.L.S.
- denotes Malcolm Phillips O.L.S.
- denotes J.D. Barnes O.L.S.
- denotes D.S. McIntosh O.L.S.
- denotes origin unknown

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- This survey and plan are correct and in accordance with the
Surveys Act and The Registry Act and the regulations made
thereunder.
- The survey was completed on the 6th day of April, 1990

JUNE 20, 1990
Date

S.P.L.
Ontario Land Surveyor



R.G. McKIBBON LIMITED
ONTARIO LAND SURVEYORS
176 BULLOCK DRIVE, UNIT 10, MARKHAM, ONT.
POSTAL CODE L3P 1W2
PHONE 294-3754 / FAX 294-9400

FILE NO B-90-08

SMK

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix C – Borehole Logs



Project #: 5-5120-01-02

Project: Monitoring well replacements

LOG OF: MW23-101

Client: 534605 Ontario Limited

Location: 5688 Main Street, Stouffville, Ontario

Driller: Strata

Monitoring Well Diameter: 6 inches

Drill Method: Geoprobe

Start Date: August 17, 2023

Checked By: MS

Sample Method: Dual Tube

Completed: August 17, 2023

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Elevation (masd)	Well Completion	Well Details
-1 ft 0 m					Ground Surface			
0 0								Flushmount casing
1 0					SILT (Fill) Black sandy silt, moist, strong PHC odour.			
2 0								
3 1	SS1	30	21					Bentonite pellets
4 1						260.86		
5 1					SILT Brown/grey sandy silt, no staining, no odour.			
6 2								
7 2	SS2	40	3.6		Wet.			
8 2								
9 3								
10 3					Gravel present at 3.05 mbgs, firm.			
11 3								
12 3						258.72		
13 4	SS3	100	0.4		SAND Brown silty sand with gravel, wet, no staining no odour.			
14 4								
15 4						257.81		
16 5					End of Borehole			
17 5								
18 5								
								Sand pack
								5 cm Dia. 10-Slot PVC Screen

Groundwater Elevation: 260.20 masd (August 22, 2023)

Screening Tool: RKI Eagle

T.O.P. Elevation: 262.26 masd

FOR ENVIRONMENTAL PURPOSES ONLY

Ground Surface Elevation: 262.38 masd

Sheet: 1 of 1



Project #: 5-5120-01-02

Project: Monitoring well replacements

LOG OF: MW23-102

Client: 534605 Ontario Limited

Location: 5688 Main Street, Stouffville, Ontario

Driller: Strata

Monitoring Well Diameter: 6 inches

Drill Method: Geoprobe

Start Date: August 17, 2023

Checked By: MS

Sample Method: Dual Tube

Completed: August 17, 2023

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Elevation (masd)	Well Completion	Well Details
-1 ft m					Ground Surface			
0								Flushmount casing
1					SAND (Fill) Black/grey sand fill.			
2								
3	SS1	50	1.6					Bentonite pellets
4					Seem of sandy silt at 1.22 mbgs	261.17		
5								
6					SILT Grey sandy silt with gravel, medium firm, moist.			
7	SS2	50	0					Sand pack
8								
9								
10								
11						259.34		
12					SAND Brown silty sand, wet.			5 cm Dia. 10-Slot PVC Screen
13	SS3	100	0.2					
14								
15						258.12		
16					End of Borehole			
17								
18								

Groundwater Elevation: 260.25 masd (August 22, 2023)

Screening Tool: RKL Eagle

T.O.P. Elevation: 262.51 masd

FOR ENVIRONMENTAL PURPOSES ONLY

Ground Surface Elevation: 262.69 masd

Sheet: 1 of 1



Project #: 5-5120-01-02

Project: Monitoring well replacements

LOG OF: MW23-103

Client: 534605 Ontario Limited

Location: 5688 Main Street, Stouffville, Ontario

Driller: Strata

Monitoring Well Diameter: 6 inches

Drill Method: Geoprobe

Start Date: August 16, 2023

Checked By: MS

Sample Method: Dual Tube

Completed: August 16, 2023

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Elevation (masd)	Well Completion	Well Details
-1 ft 0 m					Ground Surface			
0 0								Flushmount casing
1 0					SAND (Fill) Grey/black sand fill with gravel, strong PHC odour.			
2 0								
3 1	SS1	40	0			261.15		Bentonite pellets
4 1								
5 1					SAND Native grey silty sand with gravel.			
6 2								
7 2								
8 2	SS2	70	0		Brown, wet, no staining, no odour.			
9 2								
10 3								
11 3								
12 3	SS3	100	0			258.56		
13 4								
14 4					SILT Sandy silt, no staining no odour			
15 4						257.80		5 cm Dia. 10-Slot PVC Screen
16 5								
17 5					End of Borehole			
18 5								

Groundwater Elevation: 260.32 masd (August 22, 2023)

Screening Tool: RKI Eagle

T.O.P. Elevation: 262.21 masd

FOR ENVIRONMENTAL PURPOSES ONLY

Ground Surface Elevation: 262.37 masd

Sheet: 1 of 1



Project #: 5-5120-01-02

Project: Monitoring well replacements

LOG OF: MW23-104

Client: 534605 Ontario Limited

Location: 5688 Main Street, Stouffville, Ontario

Driller: Strata

Monitoring Well Diameter: 6 inches

Drill Method: Geoprobe

Start Date: August 16, 2023

Checked By: MS

Sample Method: Dual Tube

Completed: August 16, 2023

Logged By: NJB

Depth	Sample No.	Recovery (%)	Vapour Conc (ppm)	Graphic Log	Geology Description	Elevation (masd)	Well Completion	Well Details
-1 ft 0 m					Ground Surface			
0 0								Flushmount casing
1 0					SILT (Fill) Brown sand with gravel fill, dry, no staining, no odour.			
2 0								
3 1	SS1	40	0					Bentonite pellets
4 1								
5 1						260.66		
6 2					SILT Sandy silt with gravel, moist grey/brown staining.			
7 2								
8 2	SS2	70	0					Sand pack
9 2								
10 3								
11 3								
12 3					Native, grey, wet, firm.			
13 4	SS3	100	0					5 cm Dia. 10-Slot PVC Screen
14 4								
15 4						257.61		
16 5					End of Borehole			
17 5								
18 5								

Groundwater Elevation: 260.23 masd (August 22, 2023)

Screening Tool: RKI Eagle

T.O.P. Elevation: 262.08 masd

FOR ENVIRONMENTAL PURPOSES ONLY

Ground Surface Elevation: 262.18 masd

Sheet: 1 of 1

Log of Borehole 1

Project No. BRM-23014306-A0

Drawing No. 2

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 26, 2024

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

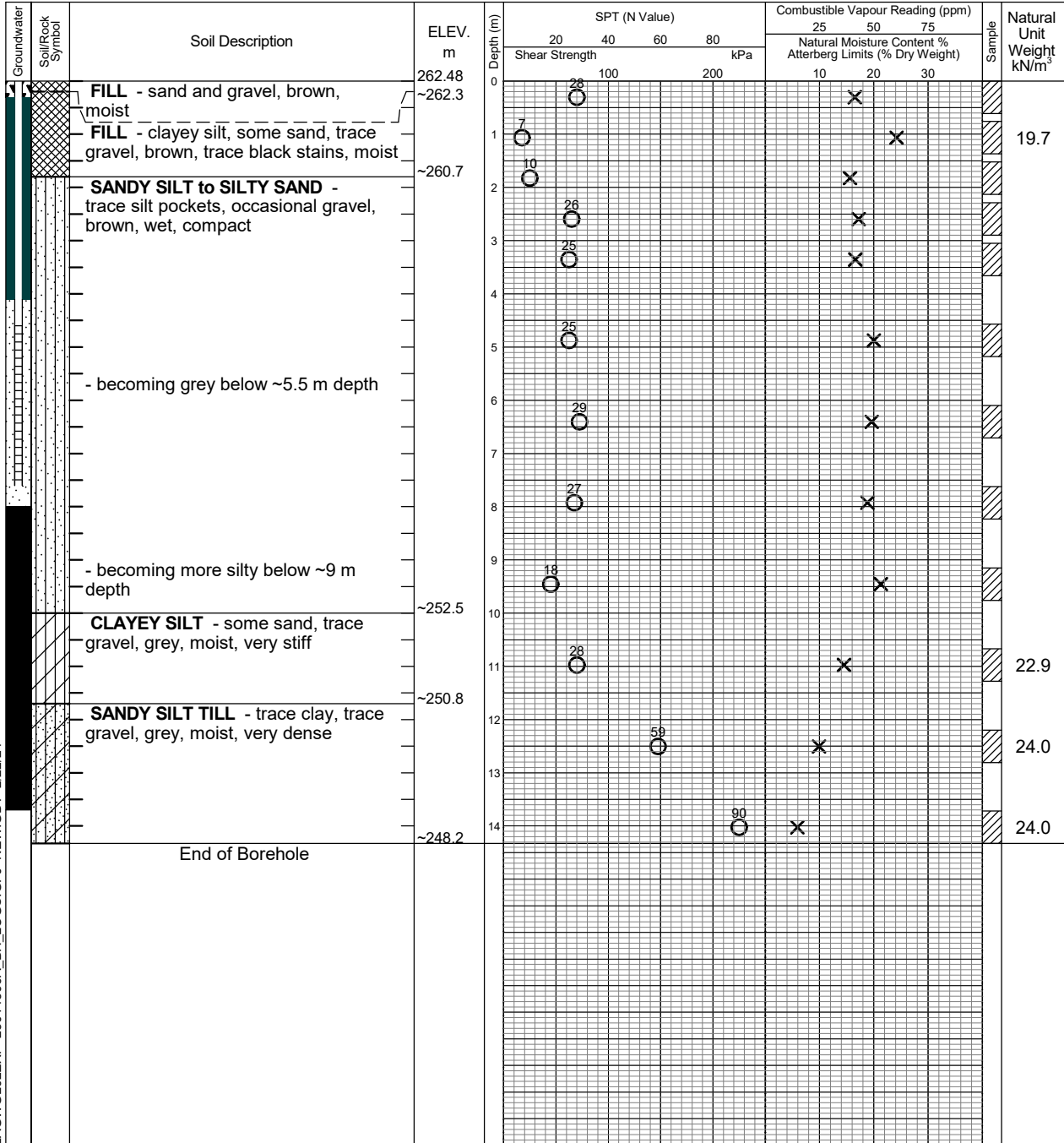
Undrained Triaxial at

% Strain at Failure

Penetrometer

Drill Type: Mud Rotary

Datum: Geodetic



Notes:

- Borehole advanced to completion at ~14.3 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time

February 8, 2024
February 15, 2024

Water Level (m)

~0.8
~2.2

Hole Open to (m)

Well
Well

Well
Well

Log of Borehole 3

Project No. BRM-23014306-A0

Drawing No. 4

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 30, 2024

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

☐

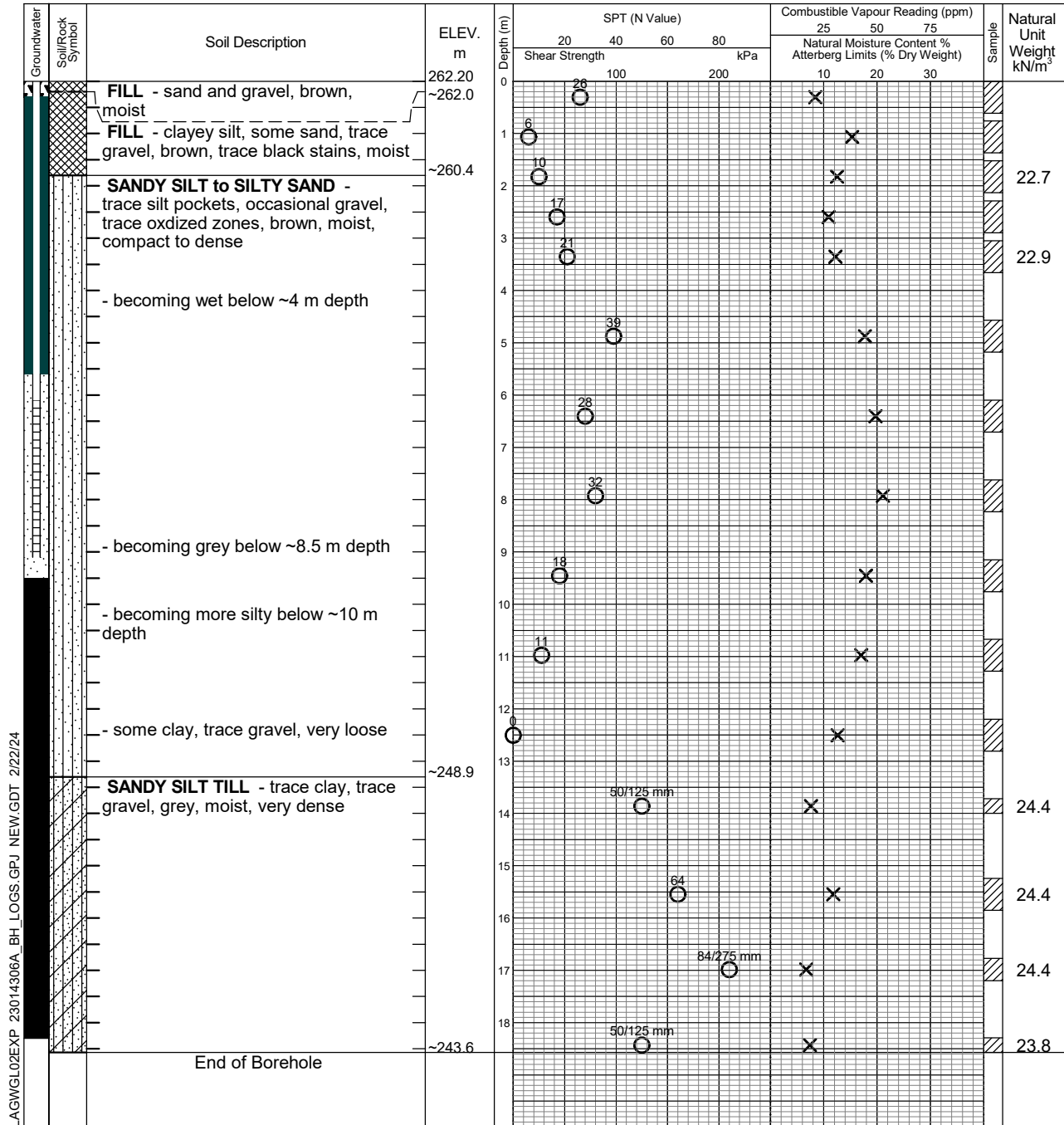
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⊕

▲

Datum: Geodetic



Notes:

- Borehole advanced to completion at ~18.6 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time

February 8, 2024
February 15, 2024

Water Level (m)

~2.1
~2.1

Hole Open to (m)

Well
Well

Log of Borehole 4

Project No. BRM-23014306-A0

Drawing No. 5

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 31, 2024

Drill Type: Mud Rotary

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

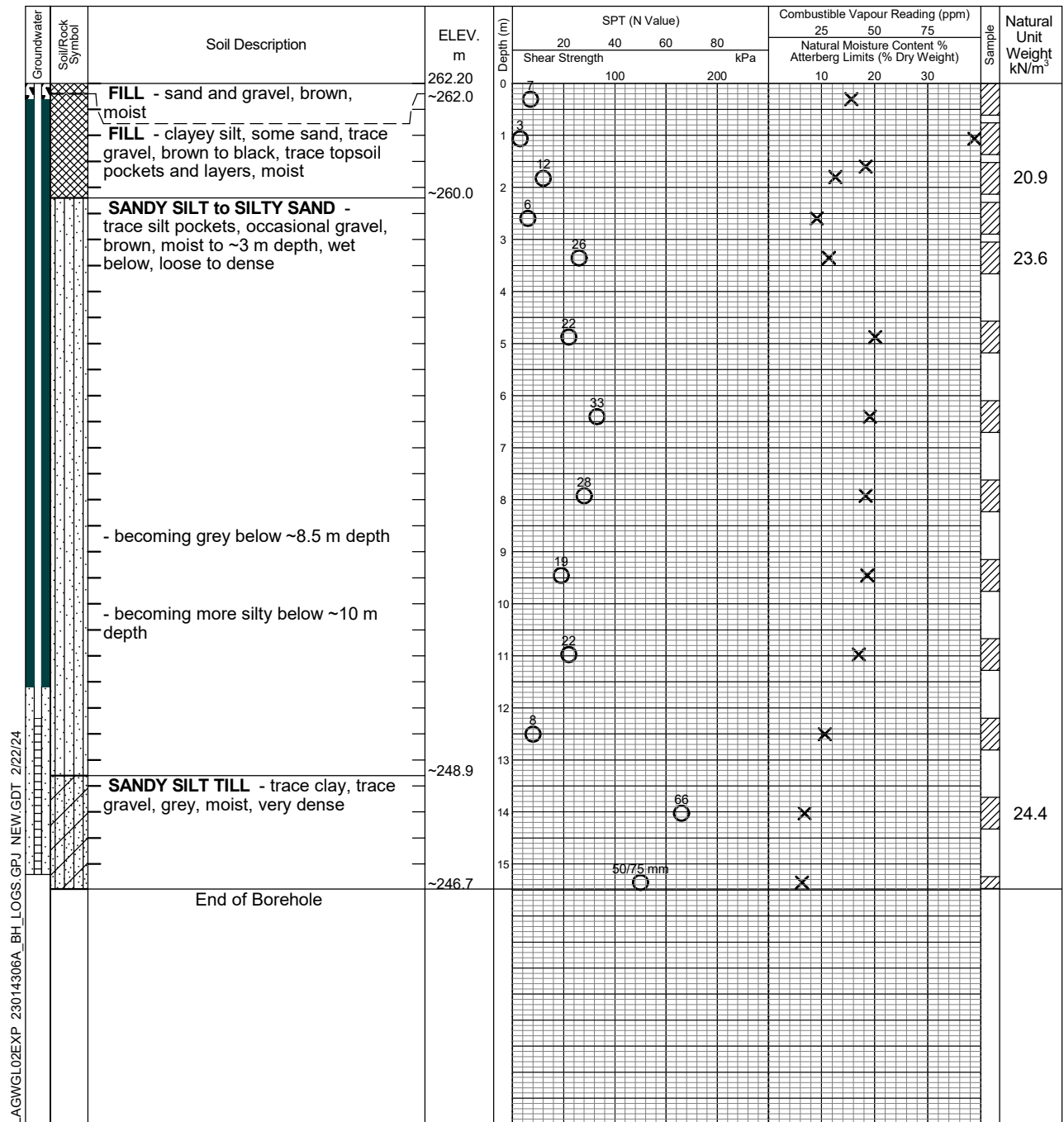
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Notes:

- Borehole advanced to completion at ~15.5 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time

February 8, 2024
February 15, 2024

Water Level (m)

~2.0
~2.1

Hole Open to (m)

Well
Well

Log of Borehole 5

Project No. BRM-23014306-A0

Drawing No. 6

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 31, 2024

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

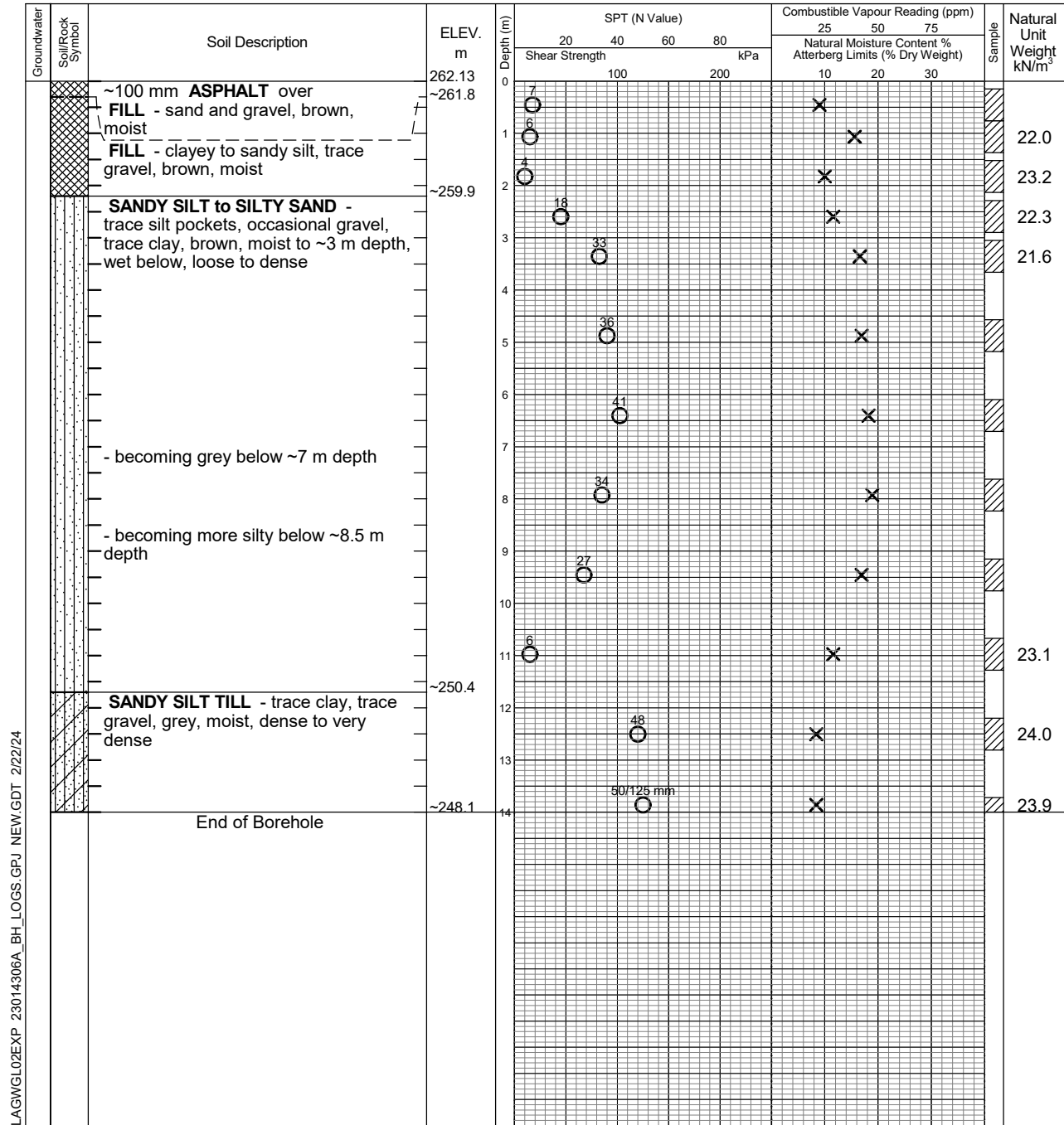
Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

Datum: Geodetic

Notes:

1. Borehole advanced to completion at ~14.0 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)

Log of Borehole 6

Project No. BRM-23014306-A0

Drawing No. 7

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 30, 2024

Drill Type: Mud Rotary

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

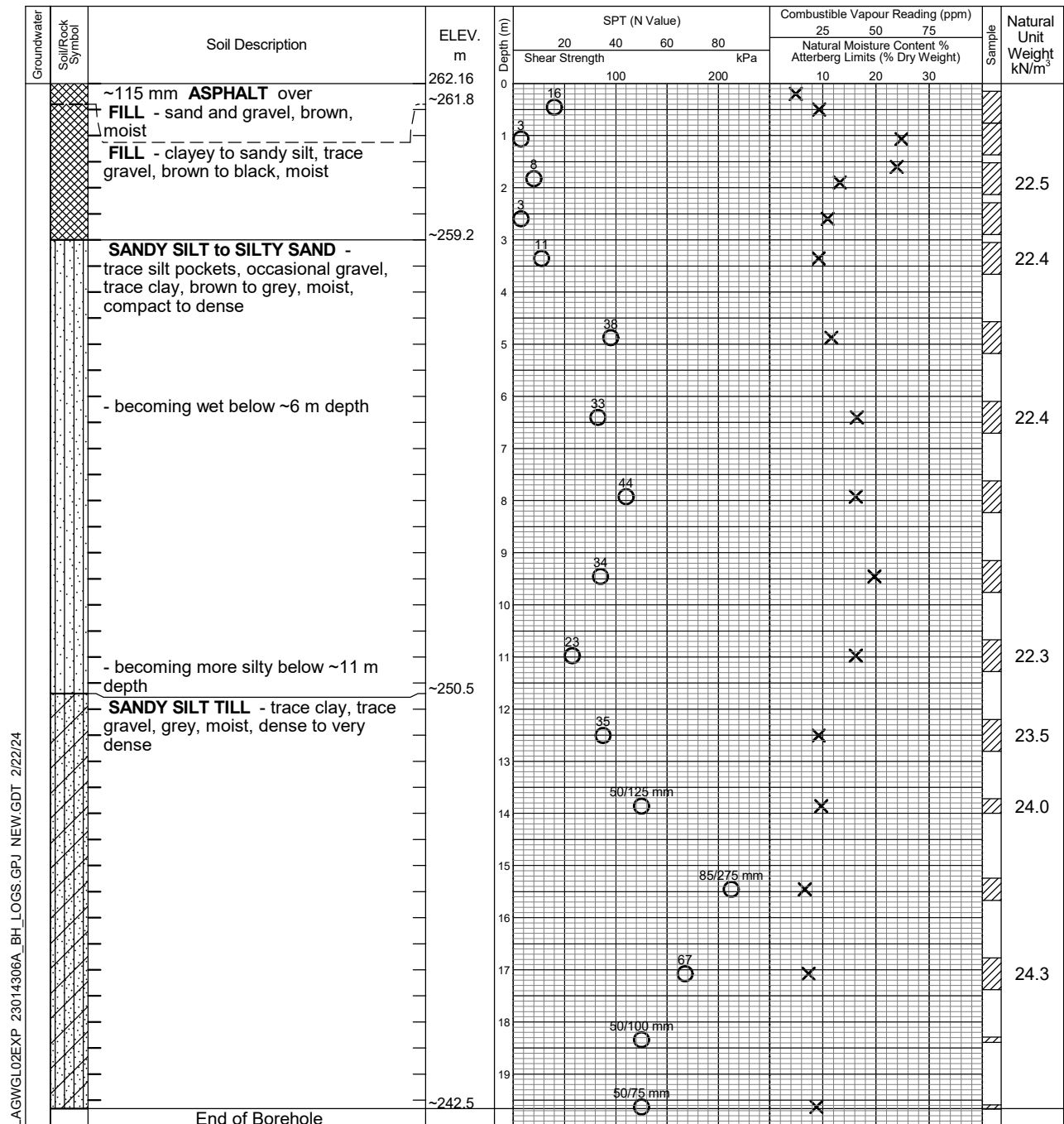
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Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)

Log of Borehole 7

Project No. BRM-23014306-A0

Drawing No. 8

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 29, 2024

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

☐

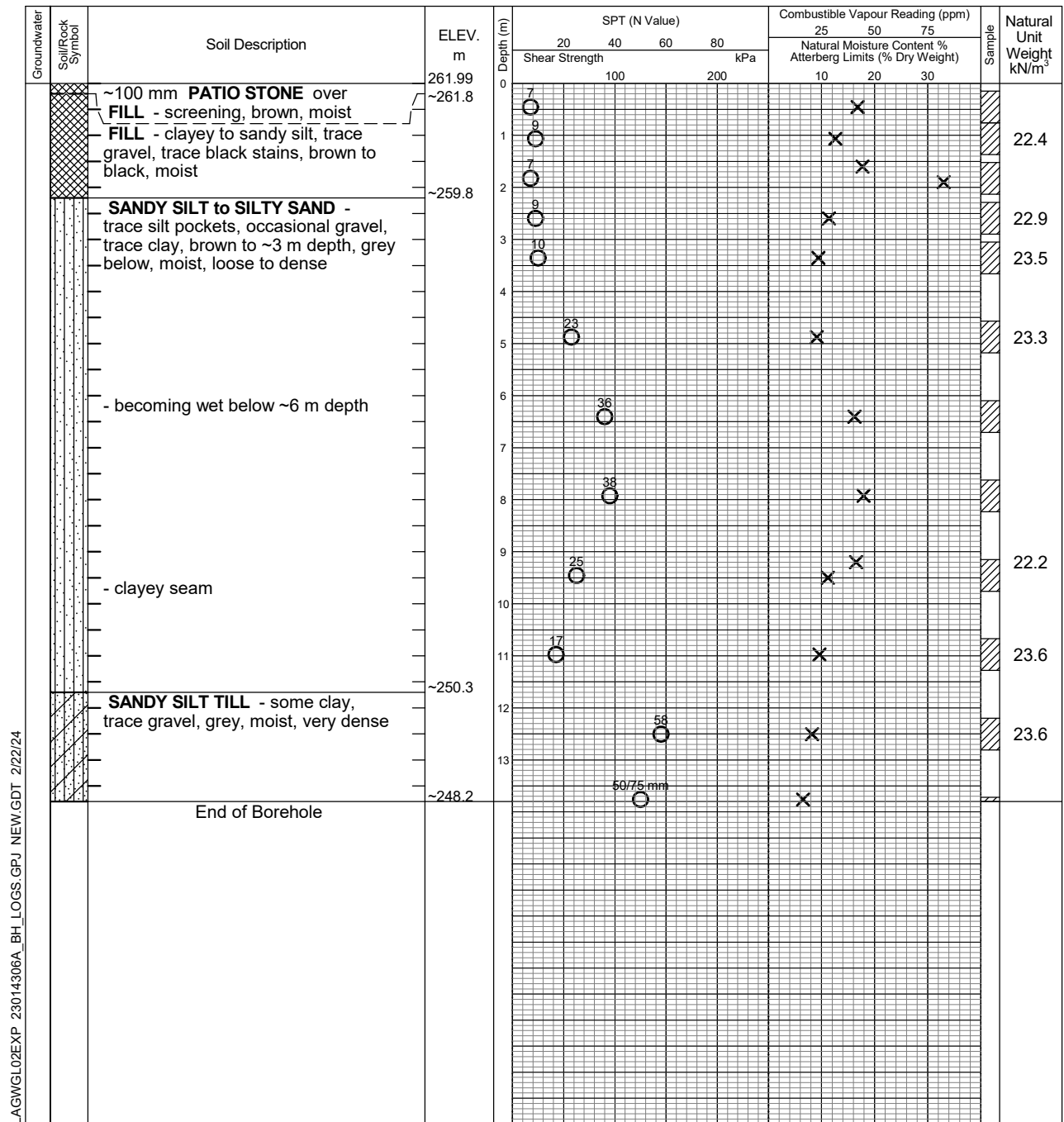
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▲

Datum: Geodetic



Notes:

- Borehole advanced to completion at ~13.8 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time

Water Level (m)

Hole Open to (m)

Log of Borehole 8

Project No. BRM-23014306-A0

Drawing No. 9

Project: Geotechnical and Hydrogeological Investigations

Sheet No. 1 of 1

Location: 5688 Main Street, Stouffville, Ontario

Date Drilled: January 29, 2024

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

☐

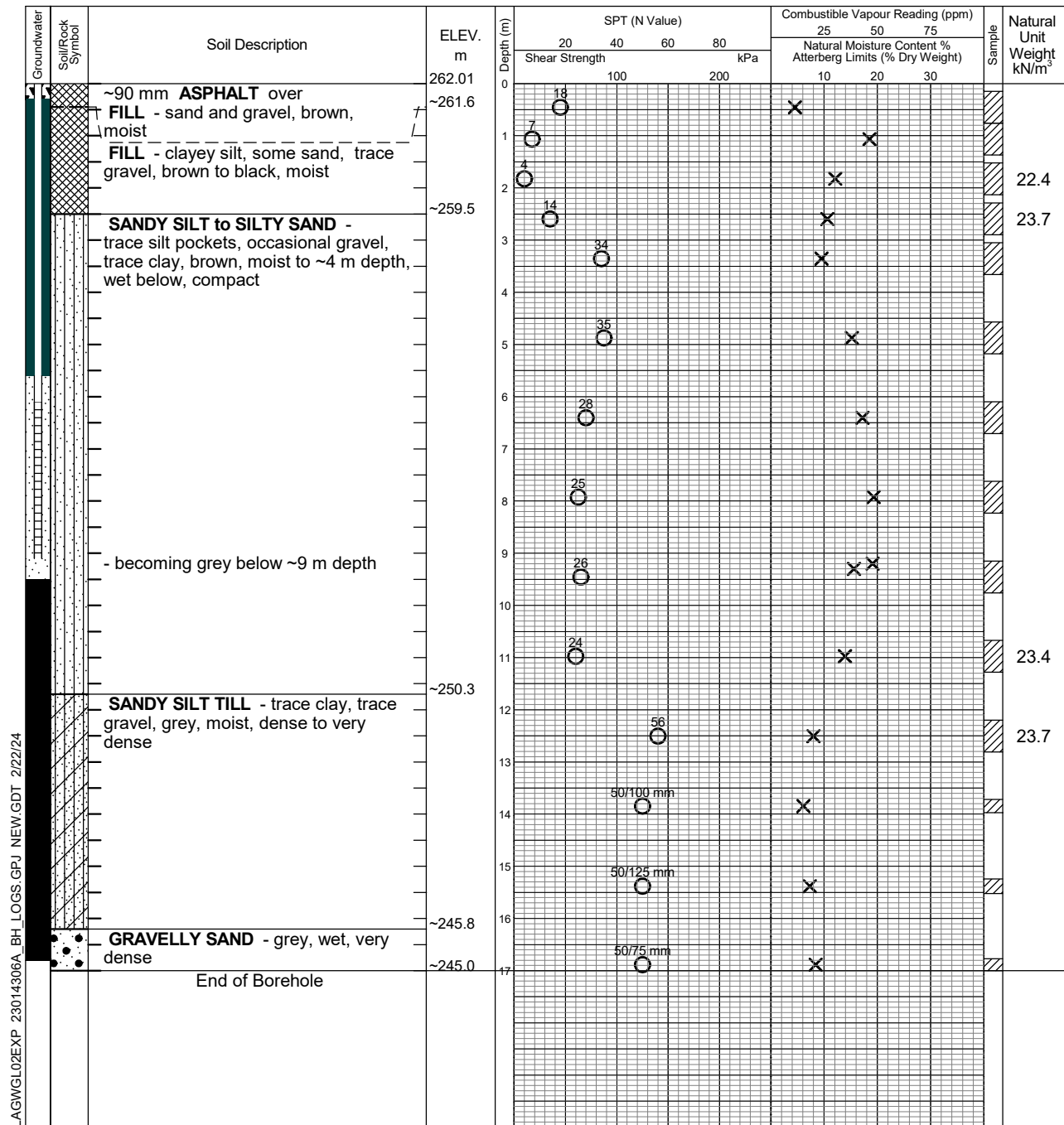
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▲

Datum: Geodetic



Notes:

- Borehole advanced to completion at ~17.0 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: BRM-23014306-A0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time

February 8, 2024
February 15, 2024

Water Level (m)

~1.7
~1.7

Hole Open to (m)

Well
Well

Log of Borehole BH/MW-201

Project No. GTR-23014306-B0

Drawing No. 1

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

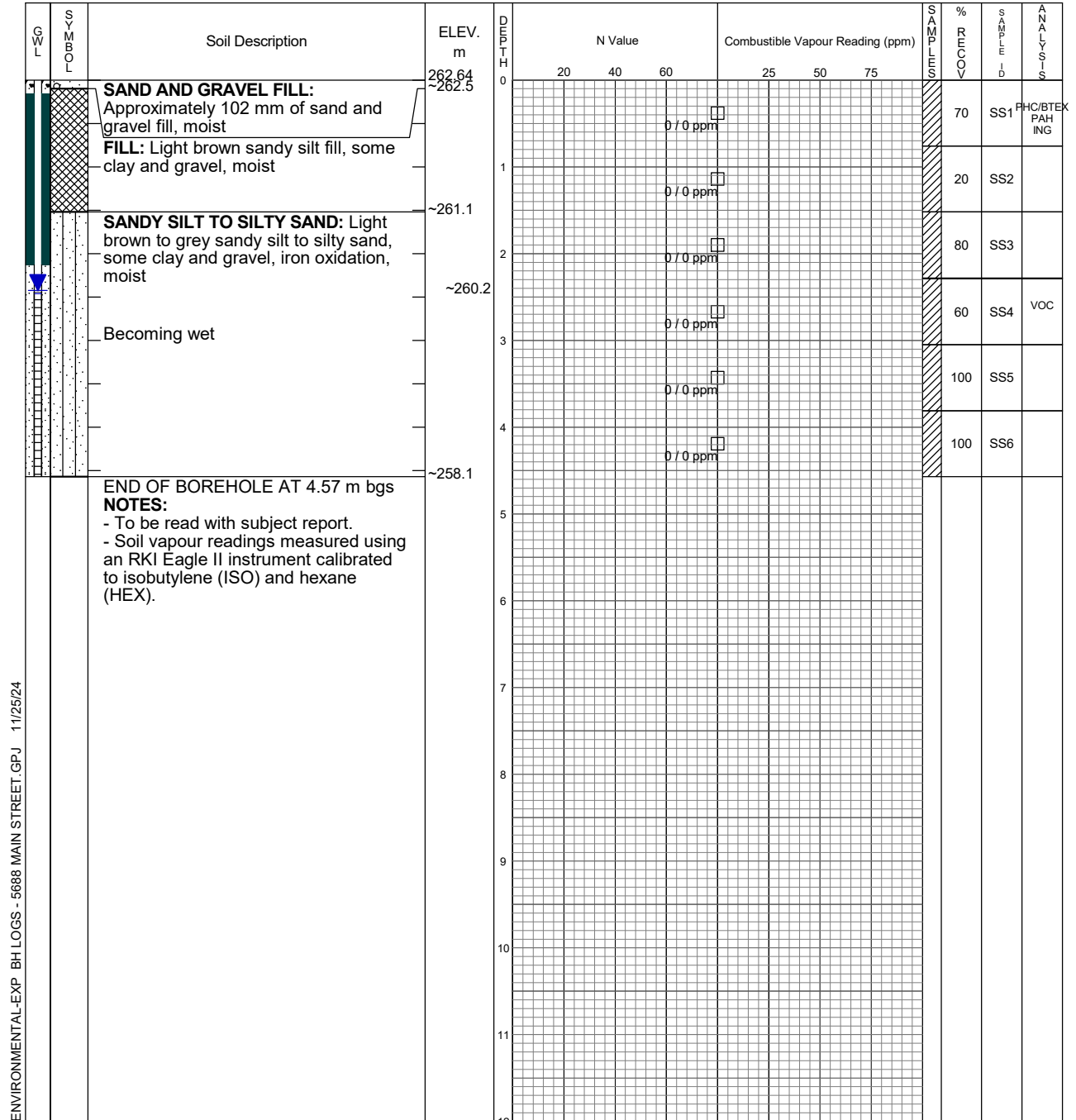
Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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



ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24



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

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	2.36	0
October 7, 2024	2.46	0

Log of Borehole BH/MW-202

Project No. GTR-23014306-B0

Drawing No. 2

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

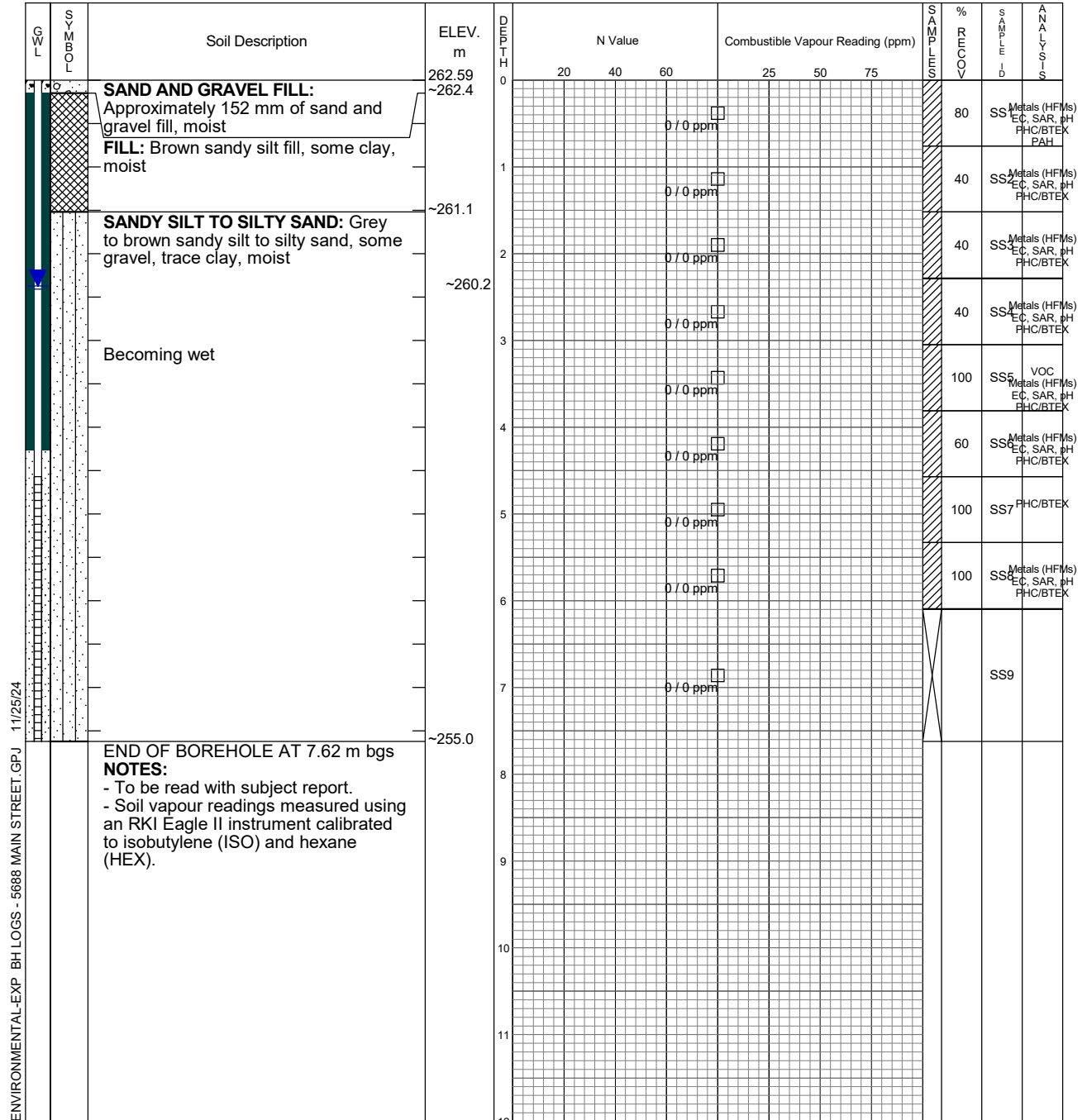
Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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



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Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	2.31	0
October 7, 2024	2.41	0

Log of Borehole BH-203

Project No. GTR-23014306-B0

Drawing No. 3

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 25, 2024

Drill Type: Geoprobe 420

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value			Combustible Vapour Reading (ppm)			SOLIDS	% RECOVER	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 76 mm of asphalt overlying 254 mm of sand and gravel	262.25 ~262.2 ~261.9	0								65	SS1	
		FILL: Brown sandy silt fill, some gravel, moist Becoming light brown to grey, iron oxidation	~261.0	1				0.70 ppm				100	SS2	ING PHC/BTEX PAH
		SANDY SILT TO SILTY SAND: Light brown to grey sandy silt to silty sand, some gravel and clay, iron oxidation, moist Becoming wet Becoming grey, some coarse sand	~259.2	2				0.70 ppm				100	SS3A	
				3				0.70 ppm				100	SS3B	
				4				0.70 ppm				100	SS4	
				5				0.70 ppm				100	SS5	VOC
		END OF BOREHOLE AT 3.05 m bgs NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24



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Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0

Log of Borehole BH/MW-204

Project No. GTR-23014306-B0

Drawing No. 4

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

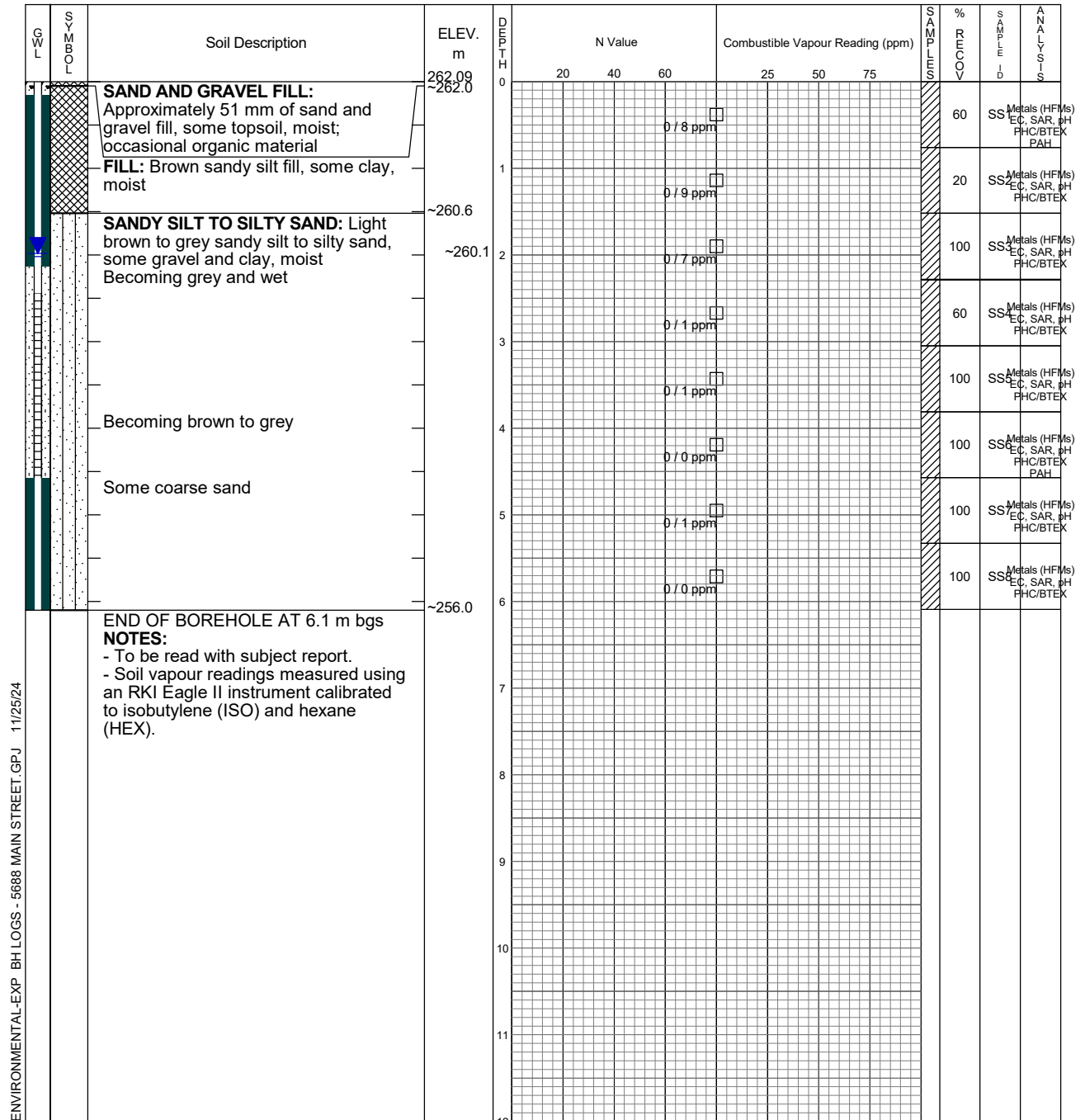
Date Drilled: September 27, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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



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Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	1.95	0
October 7, 2024	2.02	0

Log of Borehole BH/MW-205

Project No. GTR-23014306-B0

Drawing No. 5

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 25, 2024

Drill Type: Geoprobe 420

Datum: Geodetic

Chemical Analysis

BTEX Benzene, Toluene, Ethylbenzene and Xylenes

* Duplicate Sample

ING Metals and Inorganics

PCB Polychlorinated Biphenyls

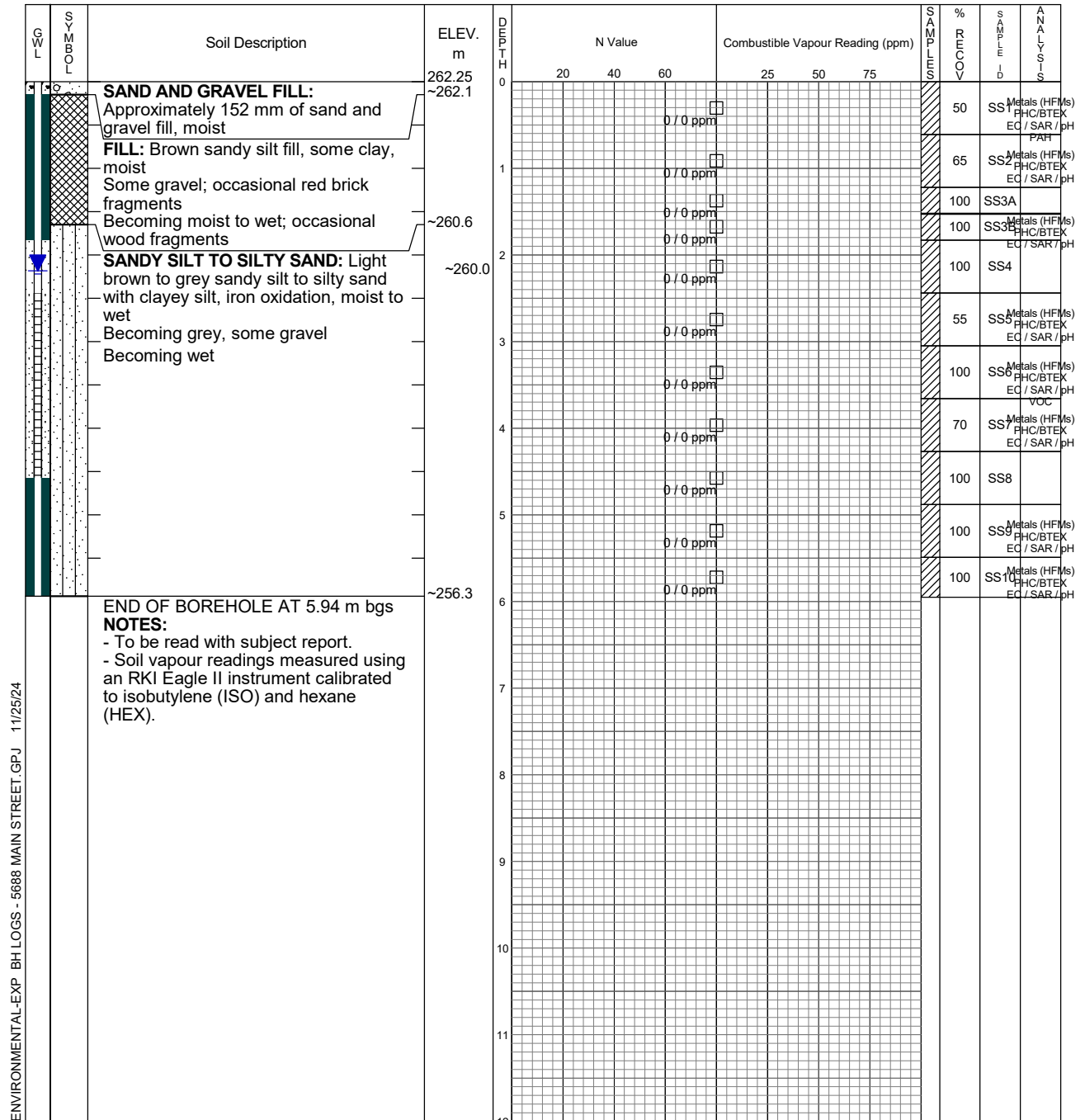
MET Metals

Petroleum Hydrocarbons (F1-F4)

PAH Polycyclic Aromatic Hydrocarbons

VOC Volatile Organic Compounds

PEST Organochlorine Pesticides



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Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	2.08	0
October 7, 2024	2.22	0

Log of Borehole BH-206

Project No. GTR-23014306-B0

Drawing No. 6

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value			Combustible Vapour Reading (ppm)			SAMPLING METHOD	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 76 mm of asphalt overlying 152 mm of sand and gravel	262.23 ~262.2 ~262.0	0								100	SS1	Metals (HFMs) PHC/BTEX EC / SAR / pH
		FILL: Brown sandy silt fill, some gravel and clay, moist		1								35	SS2	Metals (HFMs) PHC/BTEX EC / SAR / pH
		SANDY SILT TO SILTY SAND: Light brown to grey sandy silt to silty sand, some gravel and clay, iron oxidation, moist to wet	~260.7	2								50	SS3	Metals (HFMs) PHC/BTEX EC / SAR / pH
				3								50	SS4	Metals (HFMs) PHC/BTEX EC / SAR / pH
		Becoming grey and wet		4								100	SS5	Metals (HFMs) PHC/BTEX EC / SAR / pH
				5								70	SS6	Metals (HFMs) PHC/BTEX EC / SAR / pH
		Some coarse sand		6								100	SS7	Metals (HFMs) PHC/BTEX EC / SAR / pH
			~256.1	6								60	SS8	Metals (HFMs) PHC/BTEX EC / SAR / pH
		END OF BOREHOLE AT 6.1 m bgs NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24



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Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0

Log of Borehole BH/MW-207

Project No. GTR-23014306-B0

Drawing No. 7

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

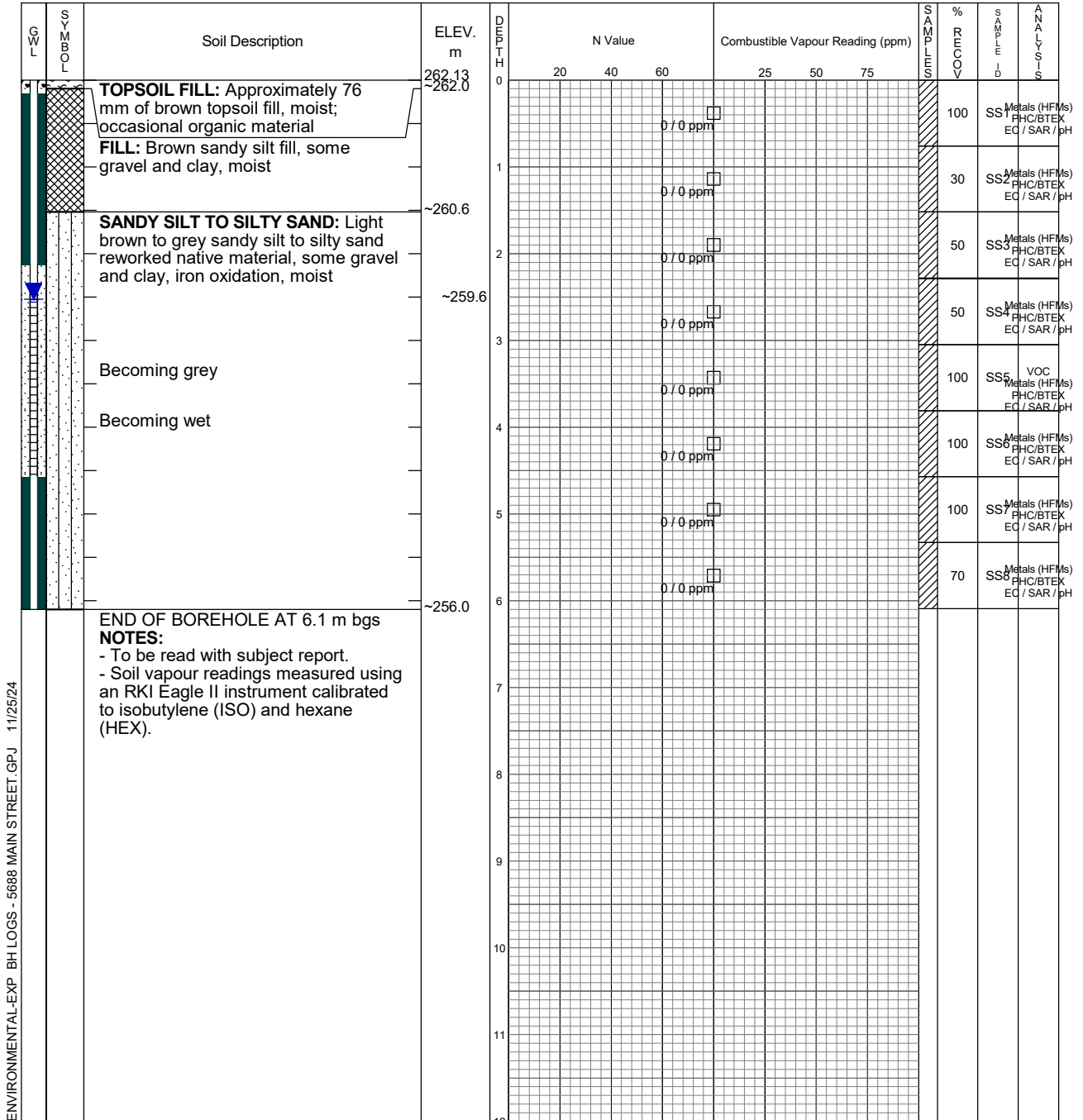
Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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



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Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	3.56	0
October 7, 2024	2.56	0

Log of Borehole BH-208

Project No. GTR-23014306-B0

Drawing No. 8

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value			Combustible Vapour Reading (ppm)			SAMPLING METHOD	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		TOPSOIL FILL: Approximately 76 mm of brown topsoil fill, moist; occasional organic material	261.91 ~261.7	0								100	SS1	Metals (HFMs) PHC/BTEX EC / SAR / pH
		FILL: Brown sandy silt fill, some gravel and clay, iron oxidation, moist Becoming dark brown		1								40	SS2	Metals (HFMs) PHC/BTEX EC / SAR / pH
		SANDY SILT TO SILTY SAND: Grey to brown sandy silt to silty sand, some clay, trace gravel, moist Becoming moist to wet, iron oxidation	~260.3	2								80	SS3	Metals (HFMs) PHC/BTEX EC / SAR / pH
				3								40	SS4	Metals (HFMs) PHC/BTEX EC / SAR / pH
		Becoming grey, wet		4								100	SS5	Metals (HFMs) PHC/BTEX EC / SAR / pH
				5								55	SS6	Metals (HFMs) PHC/BTEX EC / SAR / pH
				6								100	SS7	Metals (HFMs) PHC/BTEX EC / SAR / pH
				7										
				8										
				9										
				10										
				11										
				12										
		END OF BOREHOLE AT 6.1 m bgs NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).	~255.8	6								100	SS8	Metals (HFMs) PHC/BTEX EC / SAR / pH

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET.GPJ 11/25/24



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Brampton, Ontario
Telephone: 905-793-9800
Facsimile: 905-793-0641

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0

Log of Borehole BH-209

Project No. GTR-23014306-B0

Drawing No. 9

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value			Combustible Vapour Reading (ppm)			SAMPLING METHOD	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		PAVEMENT STRUCTURE: Approximately 76 mm of asphalt over 483 mm of sand and gravel	262.09 ~262.0	0										
		FILL: Brown sandy silt fill, some clay, moist; occasional wood fragments	~261.5	1										
		SANDY SILT TO SILTY SAND: Light brown to grey sandy silt to silty sand, some gravel, trace clay, iron oxidation, moist	~260.4	2										
		Becoming grey, some clay, wet		3										
				4										
				5										
				6										
		END OF BOREHOLE AT 6.1 m bgs	~256.0	6										
		NOTES: - To be read with subject report. - Soil vapour readings measured using an RKI Eagle II instrument calibrated to isobutylene (ISO) and hexane (HEX).		7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24



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

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0

Log of Borehole MW-23-101A

Project No. GTR-23014306-B0 Drawing No. 10
Project: Phase Two ESA Sheet No. 1 of 1
Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 27, 2024
Drill Type: Geoprobe 7822 DT
Datum: Geodetic

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH m	N Value			Combustible Vapour Reading (ppm)			SAMPLING DEPTH m	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		Augered to 4.57 m bgs	262.20	0										
				1										
				2										
			~259.9	3										
				4										
			~257.6	5										
		END OF BOREHOLE AT 4.57 m bgs NOTES: - To be read with subject report.		6										
				7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	2.15	0
October 7, 2024	2.27	0

Log of Borehole MW-23-102A

Project No. GTR-23014306-B0

Drawing No. 11

Project: Phase Two ESA

Sheet No. 1 of 1

Location: 5688 Main Street, Whitchurch-Stouffville, Ontario

Please Refer to Borehole Location Plan

Date Drilled: September 26, 2024

Drill Type: Geoprobe 7822 DT

Datum: Geodetic

Chemical Analysis

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

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH	N Value			Combustible Vapour Reading (ppm)			SAMPLING DEPTH (m)	% RECOVERY	SAMPLE ID	ANALYSIS
					20	40	60	25	50	75				
		Augered to 4.57 m bgs	262.64	0										
				1										
				2										
			~260.2	3										
				4										
		END OF BOREHOLE AT 4.57 m bgs	~258.1	5										
		NOTES:		6										
		- To be read with subject report.		7										
				8										
				9										
				10										
				11										
				12										

ENVIRONMENTAL-EXP BH LOGS - 5688 MAIN STREET GPJ 11/25/24



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

Time	Water Level (m)	Depth to Cave (m)
Upon Completion	Wet	0
October 3, 2024	2.38	0
October 7, 2024	2.47	0

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix D – Analytical Results

TABLE D-1: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH201		BH202										BH203			
Sample ID			BH201-SS1	BH201-SS4	BH202-SS1	BH202-SS2	BH202-SS3	BH202-SS4	BH202-SS5	BH202-SS6	BH202-SS7	BH202-SS7-0	BH202-SS8	BH202-SS8-0	BH203-SS2	BH203-SS2-0	BH203-SS5	
Lab ID			6181673	6181680	6181684	6181689	6181695	6181696	6181698	6181699	6181701	6181702	6181706	6181707	6177128	6177130	6181708	
Sampling Date			26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24
Soil Sample Depth (m)			0.0 - 0.76	2.29 - 3.05	0.0 - 0.76	0.76 - 1.52	1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	4.57 - 5.33	Field duplicate of BH202-SS7	5.33 - 6.10	Field duplicate of BH202-SS8	0.61 - 1.22	Field duplicate of BH203-SS2	2.44 - 3.05	
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T201954	24T201954	24T202436
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																		
Benzene	0.17	0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	-	
Toluene	6	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	-	
Ethylbenzene	1.6	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	-	
m-Xylene + p-Xylene	NV	0.05	<0.05	-	0.65	0.42	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	-	
o-Xylene	NV	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	-	
Xylenes (Total)	25	0.05	<0.05	-	0.65	0.42	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	-	
Petroleum Hydrocarbons (PHCs)																		
PHC F1 (C6-C10)	65	5	<5	-	13	12	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	-	
PHC F1 (C6-C10) - BTEX	65	5	<5	-	12	12	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	-	
PHC F2 (C10-C16)	150	7	<7	-	<7	24	<7	<7	<7	<7	<7	<7	<7	-	<7	<7	-	
PHC F3 (C16-C34)	1300	50	<50	-	<50	1010	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	-	
PHC F4 (C34-C50)	5600	50	<50	-	<50	266	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	-	
Volatile Organic Compounds (VOCs)																		
Acetone	28	0.5	-	<0.50	-	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	
Benzene	0.17	0.02	-	<0.02	-	-	-	-	<0.02	-	-	-	-	-	-	-	<0.02	
Bromodichloromethane	1.9	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Bromoform	0.26	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Bromomethane	0.05	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Carbon Tetrachloride	0.12	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Chlorobenzene	2.7	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Chloroform	0.18	0.04	-	<0.04	-	-	-	-	<0.04	-	-	-	-	-	-	-	<0.04	
Dibromochloromethane	2.9	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,2-Dichlorobenzene	1.7	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,3-Dichlorobenzene	6	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,4-Dichlorobenzene	0.097	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Dichlorodifluoromethane	25	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,1-Dichloroethane	0.6	0.02	-	<0.02	-	-	-	-	<0.02	-	-	-	-	-	-	-	<0.02	
1,2-Dichloroethane	0.05	0.03	-	<0.03	-	-	-	-	<0.03	-	-	-	-	-	-	-	<0.03	
1,1-Dichloroethylene	0.05	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
cis-1,2-Dichloroethylene	2.5	0.02	-	<0.02	-	-	-	-	<0.02	-	-	-	-	-	-	-	<0.02	
trans-1,2-Dichloroethylene	0.75	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,2-Dichloropropane	0.085	0.03	-	<0.03	-	-	-	-	<0.03	-	-	-	-	-	-	-	<0.03	
Ethylbenzene	1.6	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	-	<0.04	-	-	-	-	<0.04	-	-	-	-	-	-	-	<0.04	
Hexane (n)	34	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Methylene chloride (Dichloromethane)	0.96	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Methyl ethyl ketone (2-Butanone)	44	0.5	-	<0.50	-	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	
Methyl Isobutyl Ketone	4.3	0.5	-	<0.50	-	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	
Methyl t-butyl ether (MTBE)	1.4	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Styrene	2.2	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,1,1,2-Tetrachloroethane	0.05	0.04	-	<0.04	-	-	-	-	<0.04	-	-	-	-	-	-	-	<0.04	
1,1,2,2-Tetrachloroethane	0.05	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Tetrachloroethylene	2.3	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Toluene	6	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,1,1-Trichloroethane	3.4	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
1,1,2-Trichloroethane	0.05	0.04	-	<0.04	-	-	-	-	<0.04	-	-	-	-	-	-	-	<0.04	
Trichloroethylene	0.52	0.03	-	<0.03	-	-	-	-	<0.03	-	-	-	-	-	-	-	<0.03	
Trichlorofluoromethane	5.8	0.05	-	<0.05	-	-	-	-	<0.05	-	-	-	-	-	-	-	<0.05	
Vinyl Chloride	0.022	0.02	-	<0.02	-	-	-	-	<0.02	-	-	-	-	-	-	-	<0.02	
1,3-Dichloropropene	0.081	0.04 - 0.05	-	<0.04	-	-	-	-	<0.04	-	-	-	-	-	-	-	<0.04	

Polycyclic Aromatic Hydrocarbons																	
Acenaphthene	29	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Acenaphthylene	0.17	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Anthracene	0.74	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Benzo(a)anthracene	0.63	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Benzo(a)pyrene	0.3	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Benzo(b/j)fluoranthene	0.78	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Benzo(ghi)perylene	7.8	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Benzo(k)fluoranthene	0.78	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Chrysene	7.8	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Dibenz(a,h)anthracene	0.1	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Fluoranthene	0.69	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Fluorene	69	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Naphthalene	0.75	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Phenanthrene	7.8	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Pyrene	78	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
1&2-Methylnaphthalene	3.4	0.05	<0.05	-	<0.05	-	-	-	-	-	-	-	-	-	<0.05	<0.05	-
Metals																	
Barium	390	2	59.2	-	43.7	91.9	15.5	9.5	16	9.1	9	-	6.8	7.2	31	28.8	-
Beryllium	5	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	-
Boron (Total)	120	5	7	-	<5	6	<5	<5	<5	<5	<5	-	<5	<5	6	6	-
Cadmium	1.2	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	-
Chromium (total)	160	5	19	-	12	20	7	6	8	5	8	-	<5	<5	11	11	-
Cobalt	22	0.8	5.3	-	4.1	5.8	2.8	2	2.6	1.6	1.9	2	1.4	1.5	4.1	4.1	-
Copper	180	1	12.4	-	6.1	13.4	6.5	4.6	6.3	3.3	4.2	-	3.2	3.1	7.8	8.5	-
Lead	120	1	12	-	8	46	4	3	4	2	2	-	2	2	4	4	-
Molybdenum	6.9	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1	-	<0.5	<0.5	<0.5	<0.5	-
Nickel	130	1	10	-	10	11	5	4	6	3	4	-	3	3	10	11	-
Silver	25	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	-
Thallium	1	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	-
Uranium	23	0.5	<0.50	-	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	-	<0.50	<0.50	<0.50	<0.50	-
Vanadium	86	2	27	-	23.7	27.8	15.7	13.4	17.9	14.4	18.2	-	12.5	12.7	18.8	19.9	-
Zinc	340	5	49	-	21	178	15	12	17	9	12	-	9	10	21	22	-
Hydride-Forming Metals																	
Antimony	7.5	0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	-
Arsenic	18	1	3	-	2	3	2	1	2	1	2	-	1	1	2	2	-
Selenium	2.4	0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	-
Other Regulated Parameters (ORPs)																	
Boron (hot water soluble)	1.5	0.1	0.35	-	-	-	-	-	-	-	-	-	-	-	<0.10	<0.10	-
Chromium VI	10	0.2	<0.2	-	-	-	-	-	-	-	-	-	-	-	<0.2	<0.2	-
Free Cyanide	0.051	0.040	<0.040	-	-	-	-	-	-	-	-	-	-	-	<0.040	<0.040	-
Mercury	1.8	0.10	<0.10	-	-	-	-	-	-	-	-	-	-	-	<0.10	<0.10	-
Electrical Conductivity (mS/cm)	0.7	0.005	0.181	-	0.212	0.383	0.17	0.263	0.252	0.272	0.269	-	0.23	0.244	0.922	0.948	-
Sodium Adsorption Ratio (unitless)	5		1.82	-	0.748	1.09	0.496	0.635	0.626	1.22	1.57	-	1.34	1.44	5.19	5.27	-
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.24	-	7.38	7.26	7.28	7.28	7.22	7.12	7.22	-	7.14	7.1	7.23	7.19	-

All soil concentrations reported in µg/g unless otherwise noted.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold	Concentration exceeds applicable MECP (2011) Table 2 SCS.

TABLE D-1: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH204										BH205				
Sample ID			BH204-SS1	BH204-SS2	BH204-SS3	BH204-SS4	BH204-SS5	BH204-SS6	BH204-SS7	BH204-SS7-0	BH204-SS8	BH204-SS8-0	BH205-SS1	BH205-SS2	BH205-SS3B	BH205-SS5	
Lab ID			6181752	6181753	6181754	6181755	6181756	6181757	6181758	6181766	6181768	6181769	6177133	6177135	6177139	6177140	
Sampling Date			26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24	
Soil Sample Depth (m)			0.0 - 0.76	0.76 - 1.52	1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	4.57 - 5.33	Field duplicate of BH204-SS7	5.33 - 6.10	Field duplicate of BH204-SS8	0-0.61	0.61-1.22	1.52-1.83	1.83-2.44	
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T202436	24T201954	24T201954	24T201954	24T201954
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																	
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	
Ethylbenzene	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	
m-Xylene + p-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	
o-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	
Xylenes (Total)	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	
Petroleum Hydrocarbons (PHCs)																	
PHC F1 (C6-C10)	65	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	<5	<5	
PHC F1 (C6-C10) - BTEX	65	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	<5	<5	
PHC F2 (C10-C16)	150	7	<7	<7	<7	<7	<7	<7	<7	<7	<7	-	<7	<7	<7	<7	
PHC F3 (C16-C34)	1300	50	77	<50	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	<50	<50	
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	<50	<50	
Volatile Organic Compounds (VOCs)																	
Acetone	28	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Benzene	0.17	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bromodichloromethane	1.9	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bromoform	0.26	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bromomethane	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Carbon Tetrachloride	0.12	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Chlorobenzene	2.7	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Chloroform	0.18	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dibromochloromethane	2.9	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,2-Dichlorobenzene	1.7	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,3-Dichlorobenzene	6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,4-Dichlorobenzene	0.097	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dichlorodifluoromethane	25	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1-Dichloroethane	0.6	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,2-Dichloroethane	0.05	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1-Dichloroethylene	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
cis-1,2-Dichloroethylene	2.5	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
trans-1,2-Dichloroethylene	0.75	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,2-Dichloropropane	0.085	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ethylbenzene	1.6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hexane (n)	34	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Methylene chloride (Dichloromethane)	0.96	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Methyl ethyl ketone (2-Butanone)	44	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Methyl Isobutyl Ketone	4.3	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Methyl t-butyl ether (MTBE)	1.4	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Styrene	2.2	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1,1,2-Tetrachloroethane	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1,2,2-Tetrachloroethane	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tetrachloroethylene	2.3	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Toluene	6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1,1-Trichloroethane	3.4	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,1,2-Trichloroethane	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Trichloroethylene	0.52	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Trichlorofluoromethane	5.8	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vinyl Chloride	0.022	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1,3-Dichloropropene	0.081	0.04 - 0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Polycyclic Aromatic Hydrocarbons																
Acenaphthene	29	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Acenaphthylene	0.17	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Anthracene	0.74	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Benzo(a)anthracene	0.63	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Benzo(a)pyrene	0.3	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Benzo(b/j)fluoranthene	0.78	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Benzo(ghi)perylene	7.8	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Benzo(k)fluoranthene	0.78	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Chrysene	7.8	0.05	<0.05	-	-	-	-	-	-	-	-	-	0.07	-	-	-
Dibenz(a,h)anthracene	0.1	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Fluoranthene	0.69	0.05	<0.05	-	-	-	-	-	-	-	-	-	0.09	-	-	-
Fluorene	69	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Naphthalene	0.75	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Phenanthrene	7.8	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Pyrene	78	0.05	<0.05	-	-	-	-	-	-	-	-	-	0.08	-	-	-
1&2-Methylnaphthalene	3.4	0.05	<0.05	-	-	-	-	-	-	-	-	-	<0.05	-	-	-
Metals																
Barium	390	2	93	51.5	30.6	18.8	31.3	7.2	7.6	-	7.2	7.6	40.8	76.1	77.9	136
Beryllium	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	0.7	0.6	0.8
Boron (Total)	120	5	8	6	<5	<5	5	<5	<5	-	<5	<5	5	6	5	13
Cadmium	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium (total)	160	5	21	14	10	10	11	<5	8	-	<5	6	12	31	20	26
Cobalt	22	0.8	7.4	5.3	3.2	3.5	3.7	1.8	1.6	-	1.6	2.1	4.4	8.4	7.4	10
Copper	180	1	11.2	10	6.5	6.8	7.8	3.1	3.1	-	3.4	4	8.6	15.8	11.1	14.2
Lead	120	1	11	5	3	3	4	2	2	-	2	2	9	13	10	9
Molybdenum	6.9	0.5	0.8	<0.5	0.8	0.6	0.5	<0.5	1.5	-	<0.5	<0.5	<0.5	0.5	0.6	0.5
Nickel	130	1	13	11	8	7	8	3	3	-	3	4	10	20	16	23
Silver	25	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.5	<0.50	<0.50	<0.50	2.45	0.91	<0.50	<0.50	-	<0.50	<0.50	<0.50	0.57	<0.50	0.58
Vanadium	86	2	29.6	21.8	18	18.7	19.3	13	9.1	-	12	17.1	18.2	28.9	24.4	35.2
Zinc	340	5	51	27	23	18	20	10	10	-	10	12	32	54	45	41
Hydride-Forming Metals																
Antimony	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	3	2	2	2	2	1	1	-	1	1	2	5	3	2
Selenium	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Other Regulated Parameters (ORPs)																
Boron (hot water soluble)	1.5	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chromium VI	10	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Free Cyanide	0.051	0.040	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mercury	1.8	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.005	0.303	0.185	0.21	0.183	0.184	0.118	0.162	-	0.185	0.232	0.95	0.975	1.32	0.684
Sodium Adsorption Ratio (unitless)	5		1.39	0.824	0.54	0.504	0.845	0.658	0.908	-	1.09	1.26	1.28	0.561	1.12	2.22
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.22	7.26	7.2	7.25	7.23	7.17	7.38	-	7.14	7.15	7.21	7.15	7.2	7.24

All soil concentrations reported in µg/g unless otherwise noted.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Concentration exceeds applicable MECP (2011) Table 2 SCS.

TABLE D-1: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH205						BH206							
Sample ID			BH205-SS6	BH205-SS6-0	BH205-SS7	BH205-SS9	BH205-SS9-0	BH205-SS10	BH206-SS1	BH206-SS2	BH206-SS3	BH206-SS4	BH206-SS5	BH206-SS6	BH206-SS6-0	BH206-SS7
Lab ID			6177141	6177145	6177142	6177149	6177153	6177167	6182259	6182260	6182261	6182262	6182263	6182264	6182265	6182266
Sampling Date			25-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24	25-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24
Soil Sample Depth (m)			2.44-3.05	Field duplicate of BH205-SS6	3.05-3.66	4.88-5.49	Field duplicate of BH205-SS9	5.49-5.95	0.0 - 0.76	0.76 - 1.52	1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	Field duplicate of BH206-SS6	4.57 - 5.33
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			24T201954	24T201954	24T201954	24T201954	24T201954	24T201954	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	1.6	0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m-Xylene + p-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	25	0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Petroleum Hydrocarbons (PHCs)																
PHC F1 (C6-C10)	65	5	<5	<5	<5	<5	-	<5	<5	<5	<5	<5	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	<5	<5	<5	<5	-	<5	<5	<5	<5	<5	<5	<5	<5	<5
PHC F2 (C10-C16)	150	7	<7	<7	<7	<7	-	<7	<7	<7	<7	<7	<7	<7	<7	<7
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	-	<50	<50	<50	<50	<50	<50	59	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	-	<50	<50	<50	<50	<50	<50	58	<50	<50
Volatile Organic Compounds (VOCs)																
Acetone	28	0.5	<0.50	<0.50	-	-	-	-	-	-	-	-	-	-	-	-
Benzene	0.17	0.02	<0.02	<0.02	-	-	-	-	-	-	-	-	-	-	-	-
Bromodichloromethane	1.9	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Bromoform	0.26	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Bromomethane	0.05	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Carbon Tetrachloride	0.12	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Chlorobenzene	2.7	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Chloroform	0.18	0.04	<0.04	<0.04	-	-	-	-	-	-	-	-	-	-	-	-
Dibromochloromethane	2.9	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichlorobenzene	1.7	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,3-Dichlorobenzene	6	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,4-Dichlorobenzene	0.097	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Dichlorodifluoromethane	25	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,1-Dichloroethane	0.6	0.02	<0.02	<0.02	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichloroethane	0.05	0.03	<0.03	<0.03	-	-	-	-	-	-	-	-	-	-	-	-
1,1-Dichloroethylene	0.05	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
cis-1,2-Dichloroethylene	2.5	0.02	<0.02	<0.02	-	-	-	-	-	-	-	-	-	-	-	-
trans-1,2-Dichloroethylene	0.75	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichloropropane	0.085	0.03	<0.03	<0.03	-	-	-	-	-	-	-	-	-	-	-	-
Ethylbenzene	1.6	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	<0.04	<0.04	-	-	-	-	-	-	-	-	-	-	-	-
Hexane (n)	34	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Methylene chloride (Dichloromethane)	0.96	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Methyl ethyl ketone (2-Butanone)	44	0.5	<0.50	<0.50	-	-	-	-	-	-	-	-	-	-	-	-
Methyl Isobutyl Ketone	4.3	0.5	<0.50	<0.50	-	-	-	-	-	-	-	-	-	-	-	-
Methyl t-butyl ether (MTBE)	1.4	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Styrene	2.2	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05	0.04	<0.04	<0.04	-	-	-	-	-	-	-	-	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Tetrachloroethylene	2.3	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Toluene	6	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,1,1-Trichloroethane	3.4	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
1,1,2-Trichloroethane	0.05	0.04	<0.04	<0.04	-	-	-	-	-	-	-	-	-	-	-	-
Trichloroethylene	0.52	0.03	<0.03	<0.03	-	-	-	-	-	-	-	-	-	-	-	-
Trichlorofluoromethane	5.8	0.05	<0.05	<0.05	-	-	-	-	-	-	-	-	-	-	-	-
Vinyl Chloride	0.022	0.02	<0.02	<0.02	-	-	-	-	-	-	-	-	-	-	-	-
1,3-Dichloropropene	0.081	0.04 - 0.05	<0.04	<0.04	-	-	-	-	-	-	-	-	-	-	-	-

Polycyclic Aromatic Hydrocarbons																
Acenaphthene	29	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Acenaphthylene	0.17	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Anthracene	0.74	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(a)anthracene	0.63	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(a)pyrene	0.3	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(b/j)fluoranthene	0.78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(ghi)perylene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(k)fluoranthene	0.78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Chrysene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Dibenz(a,h)anthracene	0.1	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Fluoranthene	0.69	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Fluorene	69	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Naphthalene	0.75	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Phenanthrene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Pyrene	78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
1&2-Methylnaphthalene	3.4	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Metals																
Barium	390	2	26.8	-	24.8	39.5	49.1	34.5	30.3	28.9	55.1	27.4	21.4	11.9	-	18.3
Beryllium	5	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	-	<0.5
Boron (Total)	120	5	6	-	5	8	9	6	6	5	7	<5	5	<5	-	<5
Cadmium	1.2	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5
Chromium (total)	160	5	11	-	9	13	16	12	10	10	12	6	6	<5	-	6
Cobalt	22	0.8	4.1	-	3.5	5.2	6.1	4.8	3.7	3	5	2.5	2.6	2.1	-	2.5
Copper	180	1	6.8	-	6.1	9.6	11	9	6.7	5.5	6.3	4.5	4.1	4.1	-	4
Lead	120	1	3	-	3	5	6	4	6	8	8	4	4	3	-	4
Molybdenum	6.9	0.5	<0.5	-	<0.5	<0.5	0.6	<0.5	<0.5	1.6	<0.5	<0.5	<0.5	<0.5	-	0.5
Nickel	130	1	10	-	8	13	15	11	11	8	15	7	6	5	-	6
Silver	25	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5
Thallium	1	0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5
Uranium	23	0.5	0.74	-	<0.50	0.56	0.68	0.59	<0.50	<0.50	<0.50	<0.50	<0.50	0.52	-	<0.50
Vanadium	86	2	17.9	-	16	18.9	22.8	17.7	17	13.6	19	12.3	11.5	10	-	10.6
Zinc	340	5	16	-	14	22	28	20	34	31	34	19	18	14	-	15
Hydride-Forming Metals																
Antimony	7.5	0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8
Arsenic	18	1	1	-	1	2	2	2	4	2	3	1	2	2	-	2
Selenium	2.4	0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8
Other Regulated Parameters (ORPs)																
Boron (hot water soluble)	1.5	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chromium VI	10	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Free Cyanide	0.051	0.040	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mercury	1.8	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.005	0.404	-	0.456	0.341	0.396	0.454	0.716	1.04	2.21	1.46	1.59	1.34	-	0.888
Sodium Adsorption Ratio (unitless)	5		1.01	-	2.16	0.929	1.01	2.03	4.46	7.22	12.3	14.3	18.5	14.7	-	6.07
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.21	-	7.2	7.22	7.21	7.22	7.17	7.35	7.28	7.32	7.11	7.09	-	7.02

All soil concentrations reported in µg/g unless otherwise noted.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Concentration exceeds applicable MECP (2011) Table 2 SCS.

TABLE D-1: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH206		BH207										BH208		
Sample ID			BH206-SS8	BH206-SS8-0	BH207-SS1	BH207-SS2	BH207-SS3	BH207-SS4	BH207-SS5	BH207-SS6	BH207-SS6-0	BH207-SS7	BH207-SS8	BH207-SS8-0	BH208-SS1	BH208-SS2	
Lab ID			6182267	6182268	6182269	6182270	6182271	6182272	6182273	6182274	6182275	6182276	6182277	6182278	6182279	6182280	
Sampling Date			26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	
Soil Sample Depth (m)			5.33 - 6.10	Field duplicate of BH206-SS8	0.0 - 0.76	0.76 - 1.52	1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	Field duplicate of BH207-SS6	4.57 - 5.33	5.33 - 6.10	Field duplicate of BH207-SS8	0.0 - 0.76	0.76 - 1.52	
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	
Certificate of Analysis Number			24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																	
Benzene	0.17	0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-	<0.02	<0.02	
Toluene	6	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	
Ethylbenzene	1.6	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	
m-Xylene + p-Xylene	NV	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	
o-Xylene	NV	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	
Xylenes (Total)	25	0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	
Petroleum Hydrocarbons (PHCs)																	
PHC F1 (C6-C10)	65	5	<5	-	<5	<5	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	
PHC F1 (C6-C10) - BTEX	65	5	<5	-	<5	<5	<5	<5	<5	<5	<5	<5	<5	-	<5	<5	
PHC F2 (C10-C16)	150	7	<7	-	<7	<7	<7	<7	<7	<7	<7	<7	<7	-	<7	<7	
PHC F3 (C16-C34)	1300	50	<50	-	<50	<50	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	
PHC F4 (C34-C50)	5600	50	<50	-	<50	<50	<50	<50	<50	<50	<50	<50	<50	-	<50	<50	
Volatile Organic Compounds (VOCs)																	
Acetone	28	0.5	-	-	-	-	-	-	<0.50	-	-	-	-	-	-	-	
Benzene	0.17	0.02	-	-	-	-	-	-	<0.02	-	-	-	-	-	-	-	
Bromodichloromethane	1.9	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Bromoform	0.26	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Bromomethane	0.05	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Carbon Tetrachloride	0.12	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Chlorobenzene	2.7	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Chloroform	0.18	0.04	-	-	-	-	-	-	<0.04	-	-	-	-	-	-	-	
Dibromochloromethane	2.9	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,2-Dichlorobenzene	1.7	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,3-Dichlorobenzene	6	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,4-Dichlorobenzene	0.097	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Dichlorodifluoromethane	25	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,1-Dichloroethane	0.6	0.02	-	-	-	-	-	-	<0.02	-	-	-	-	-	-	-	
1,2-Dichloroethane	0.05	0.03	-	-	-	-	-	-	<0.03	-	-	-	-	-	-	-	
1,1-Dichloroethylene	0.05	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
cis-1,2-Dichloroethylene	2.5	0.02	-	-	-	-	-	-	<0.02	-	-	-	-	-	-	-	
trans-1,2-Dichloroethylene	0.75	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,2-Dichloropropane	0.085	0.03	-	-	-	-	-	-	<0.03	-	-	-	-	-	-	-	
Ethylbenzene	1.6	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	-	-	-	-	-	-	<0.04	-	-	-	-	-	-	-	
Hexane (n)	34	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Methylene chloride (Dichloromethane)	0.96	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Methyl ethyl ketone (2-Butanone)	44	0.5	-	-	-	-	-	-	<0.50	-	-	-	-	-	-	-	
Methyl Isobutyl Ketone	4.3	0.5	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Methyl t-butyl ether (MTBE)	1.4	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Styrene	2.2	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,1,1,2-Tetrachloroethane	0.05	0.04	-	-	-	-	-	-	<0.04	-	-	-	-	-	-	-	
1,1,2,2-Tetrachloroethane	0.05	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Tetrachloroethylene	2.3	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Toluene	6	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,1,1-Trichloroethane	3.4	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
1,1,2-Trichloroethane	0.05	0.04	-	-	-	-	-	-	<0.04	-	-	-	-	-	-	-	
Trichloroethylene	0.52	0.03	-	-	-	-	-	-	<0.03	-	-	-	-	-	-	-	
Trichlorofluoromethane	5.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	
Vinyl Chloride	0.022	0.02	-	-	-	-	-	-	<0.02	-	-	-	-	-	-	-	
1,3-Dichloropropene	0.081	0.04 - 0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-	

Polycyclic Aromatic Hydrocarbons																
Acenaphthene	29	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acenaphthylene	0.17	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anthracene	0.74	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)anthracene	0.63	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)pyrene	0.3	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(b/j)fluoranthene	0.78	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(ghi)perylene	7.8	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	0.78	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrysene	7.8	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dibenz(a,h)anthracene	0.1	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluoranthene	0.69	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluorene	69	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Naphthalene	0.75	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phenanthrene	7.8	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pyrene	78	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1&2-Methylnaphthalene	3.4	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Metals																
Barium	390	2	14	13.3	38.9	42.1	65.9	39	25.4	22.6	-	17.6	12.5	10.2	63.9	79.6
Beryllium	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Boron (Total)	120	5	<5	<5	<5	<5	5	6	5	5	-	<5	<5	<5	8	12
Cadmium	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium (total)	160	5	<5	<5	11	11	8	10	7	7	-	6	<5	<5	16	17
Cobalt	22	0.8	1.9	1.8	4	3.5	3.7	3.1	3	2.4	-	2.5	1.8	1.9	4.9	5.4
Copper	180	1	3.8	3.6	7.8	7.4	5.8	5.9	6.1	3.9	-	4.2	3.1	2.8	13.5	12.5
Lead	120	1	3	3	12	34	7	23	6	3	-	4	3	3	15	16
Molybdenum	6.9	0.5	<0.5	<0.5	<0.5	0.8	<0.5	0.6	<0.5	<0.5	-	0.5	<0.5	<0.5	<0.5	<0.5
Nickel	130	1	4	4	14	10	11	8	7	6	-	7	4	4	11	12
Silver	25	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	-	<0.50	<0.50	<0.50	0.53	0.61
Vanadium	86	2	9.8	9.1	16.6	15	14.8	15.4	14.7	12.3	-	10	8.9	11	24.3	29.2
Zinc	340	5	15	15	40	68	27	47	24	22	-	17	12	14	38	46
Hydride-Forming Metals																
Antimony	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	2	2	3	4	3	3	2	2	-	3	1	2	2	3
Selenium	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	-	<0.8	<0.8	<0.8	<0.8	<0.8
Other Regulated Parameters (ORPs)																
Boron (hot water soluble)	1.5	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chromium VI	10	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Free Cyanide	0.051	0.040	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mercury	1.8	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.005	0.512	0.704	0.184	0.163	0.185	0.251	0.24	0.394	0.462	0.466	0.505	0.819	0.287	0.378
Sodium Adsorption Ratio (unitless)	5		4.44	4.07	1.01	0.447	0.756	1.05	1.48	1.58	1.21	0.85	1.74	2.64	1.99	2.55
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.08	7.09	7.11	7.21	7.19	7.32	7.17	7.12	7.12	7.14	7.18	7.1	7.12	7.27

All soil concentrations reported in µg/g unless otherwise noted.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Concentration exceeds applicable MECP (2011) Table 2 SCS.

TABLE D-1: SOIL ANALYTICAL RESULTS - Bulk Soil
Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition RPI Land Use (fine textured soil)	RDL*	BH208						BH209							
Sample ID			BH208-SS3	BH208-SS4	BH208-SS5	BH208-SS6	BH208-SS7	BH208-SS8	BH209-SS1	BH209-SS2	BH209-SS3	BH209-SS4	BH209-SS5	BH209-SS6	BH209-SS7	BH209-SS8
Lab ID			6182281	6182282	6182283	6182284	6182285	6182286	6182287	6182289	6182290	6182291	6182292	6182296	6182297	6182298
Sampling Date			26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24	26-Sep-24
Soil Sample Depth (m)			1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	4.57 - 5.33	5.33 - 6.10	0.0 - 0.76	0.76 - 1.52	1.52 - 2.29	2.29 - 3.05	3.05 - 3.81	3.81 - 4.57	4.57 - 5.33	5.33 - 6.10
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588	24T202588
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																
Benzene	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m-Xylene + p-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	NV	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Petroleum Hydrocarbons (PHCs)																
PHC F1 (C6-C10)	65	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
PHC F1 (C6-C10) - BTEX	65	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
PHC F2 (C10-C16)	150	7	<7	<7	<7	<7	<7	<7	<7	<7	<7	<7	<7	<7	<7	<7
PHC F3 (C16-C34)	1300	50	<50	<50	<50	<50	<50	<50	327	91	<50	<50	<50	<50	<50	<50
PHC F4 (C34-C50)	5600	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Volatile Organic Compounds (VOCs)																
Acetone	28	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzene	0.17	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bromodichloromethane	1.9	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bromoform	0.26	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bromomethane	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carbon Tetrachloride	0.12	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chlorobenzene	2.7	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chloroform	0.18	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dibromochloromethane	2.9	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichlorobenzene	1.7	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,3-Dichlorobenzene	6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,4-Dichlorobenzene	0.097	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dichlorodifluoromethane	25	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1-Dichloroethane	0.6	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichloroethane	0.05	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1-Dichloroethylene	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
cis-1,2-Dichloroethylene	2.5	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
trans-1,2-Dichloroethylene	0.75	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,2-Dichloropropane	0.085	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ethylbenzene	1.6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ethylene Dibromide (1,2-Dibromoethane)	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hexane (n)	34	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Methylene chloride (Dichloromethane)	0.96	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Methyl ethyl ketone (2-Butanone)	44	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Methyl Isobutyl Ketone	4.3	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Methyl t-butyl ether (MTBE)	1.4	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Styrene	2.2	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tetrachloroethylene	2.3	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Toluene	6	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1,1-Trichloroethane	3.4	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,1,2-Trichloroethane	0.05	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trichloroethylene	0.52	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trichlorofluoromethane	5.8	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vinyl Chloride	0.022	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,3-Dichloropropene	0.081	0.04 - 0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Polycyclic Aromatic Hydrocarbons																
Acenaphthene	29	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Acenaphthylene	0.17	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Anthracene	0.74	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(a)anthracene	0.63	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(a)pyrene	0.3	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(b/j)fluoranthene	0.78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(ghi)perylene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Benzo(k)fluoranthene	0.78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Chrysene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Dibenz(a,h)anthracene	0.1	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Fluoranthene	0.69	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Fluorene	69	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.48	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Naphthalene	0.75	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Phenanthrene	7.8	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Pyrene	78	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
1&2-Methylnaphthalene	3.4	0.05	-	-	-	-	-	-	<0.05	-	-	-	-	-	-	-
Metals																
Barium	390	2	62.4	13.6	26.4	26.9	28.7	27.8	65.6	92.3	43.1	34.8	36.8	37.3	20	12.4
Beryllium	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron (Total)	120	5	7	<5	5	6	6	5	6	6	6	<5	6	7	<5	<5
Cadmium	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium (total)	160	5	12	<5	9	10	10	12	14	17	11	10	11	11	8	5
Cobalt	22	0.8	4.3	1.9	2.8	2.9	2.8	3.1	4.4	4.8	3.4	3.1	3.8	3.8	2.4	2
Copper	180	1	7.4	5.7	6.9	6.3	5.9	6.4	8.4	5.3	8.1	7	8.9	8.8	5.6	5.1
Lead	120	1	5	2	3	3	3	3	11	9	4	4	4	4	3	3
Molybdenum	6.9	0.5	<0.5	<0.5	<0.5	<0.5	0.5	0.6	0.6	<0.5	<0.5	<0.5	0.5	<0.5	<0.5	<0.5
Nickel	130	1	7	4	6	6	6	7	9	10	8	7	9	8	5	5
Silver	25	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.5	<0.50	<0.50	0.53	<0.50	0.52	0.87	<0.50	<0.50	<0.50	<0.50	0.57	0.67	1.87	0.82
Vanadium	86	2	20.2	11.6	17.8	19.3	18.8	19	26.2	25.4	21.1	18.8	19.6	19.6	16	12.7
Zinc	340	5	23	8	15	14	15	15	32	27	20	18	19	20	13	11
Hydride-Forming Metals																
Antimony	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	3	<1	1	1	1	1	2	2	2	1	2	2	1	1
Selenium	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Other Regulated Parameters (ORPs)																
Boron (hot water soluble)	1.5	0.1	-	-	-	-	-	-	0.3	-	-	-	-	-	-	-
Chromium VI	10	0.2	-	-	-	-	-	-	<0.2	-	-	-	-	-	-	-
Free Cyanide	0.051	0.040	-	-	-	-	-	-	<0.040	-	-	-	-	-	-	-
Mercury	1.8	0.10	-	-	-	-	-	-	<0.10	-	-	-	-	-	-	-
Electrical Conductivity (mS/cm)	0.7	0.005	0.308	0.929	0.698	0.398	0.288	0.263	1.12	1.25	1.16	1.2	0.44	0.446	0.329	0.287
Sodium Adsorption Ratio (unitless)	5		1.81	5.98	4.74	2.41	1.74	1.19	4.67	3.8	6.82	8.17	2.39	2.01	1.62	0.913
pH (pH Units)	5-9 (surface soil); 5-11 (subsurface soil)		7.32	7.12	7.15	7.26	7.17	7.13	7.3	7.42	7.25	7.22	7.11	7.16	7.15	7.15

All soil concentrations reported in µg/g unless otherwise noted.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Concentration exceeds applicable MECP (2011) Table 2 SCS.

TABLE D-2: SOIL ANALYTICAL RESULTS - Synthetic Precipitation Leaching Procedure (SPLP)

Synthetic Precipitation Leaching Procedure (SPLP) in Soil

GTR-23014306-B0

5688 Main Street, Whitchurch-Stouffville, Ontario

Sample ID	MECP (2022) Table 1: LSL for Excess Soil Reuse RPIICC Property Use	MECP (2022) Table 2.1: LSL for Full Depth Excess Soil in a Potable Ground Water Condition RPI Property Use	RDL*	BH201-SS1	BH202-SS6	BH204-SS4	BH204-SS6
Lab ID				6181249	6181252	6181253	6181264
Sampling Date				26-Sep-2024	26-Sep-2024	26-Sep-2024	26-Sep-2024
Consultant				EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number				24T202444	24T202444	24T202444	24T202444
SPLP Metals							
Antimony Leachate	6	6	0.5	<0.6	<0.6	<0.6	<0.6
Arsenic Leachate	NV	NV	0.2	<5	<5	<5	<5
Barium Leachate	NV	1000	0.2	<100	<100	<100	<100
Beryllium Leachate	NV	4	0.5	<0.8	<0.8	<0.8	<0.8
Boron (Total) Leachate	NV	5000	0.1	<500	<500	<500	<500
Cadmium Leachate	NV	0.5	0.05	<0.20	<0.20	<0.20	<0.20
Chromium (Total) Leachate	NV	50	0.1	<10	<10	<10	<10
Cobalt Leachate	NV	3.8	0.5	<0.3	0.4	0.4	<0.3
Copper Leachate	NV	14	1	<6.9	<6.9	<6.9	<6.9
Lead Leachate	NV	NV	0.1	<1.0	1.1	1.1	<1.0
Molybdenum Leachate	23	23	1	1.6	1.6	1.6	<1.5
Nickel Leachate	NV	78	1	<10	<10	<10	<10
Selenium Leachate	NV	10	0.1	<5.0	<5.0	<5.0	<5.0
Silver Leachate	0.3	0.3	0.01	<0.10	<0.10	<0.10	<0.10
Thallium Leachate	2	2	0.05	<0.5	0.6	0.6	<0.5
Uranium Leachate	NV	20	0.1	<2	<2	<2	<2
Vanadium Leachate	NV	NV	1	1.2	1.3	1.3	<0.6
Zinc Leachate	NV	180	5	<20	<20	<20	<20

All soil concentrations reported in µg/g.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV' = No value

NA = Not applicable or not analyzed

Bold Concentration exceeds MECP (2022) Table 1 LSL.

Bold Concentration exceeds MECP (2022) Table 1 LSL and Table 3.1 LSL.

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

TABLE D-2: SOIL ANALYTICAL RESULTS - Synthetic Precipitation Leaching Procedure (SPLP)

Synthetic Precipitation Leaching Procedure (SPLP) in Soil

GTR-23014306-B0

5688 Main Street, Whitchurch-Stouffville, Ontario

Sample ID	MECP (2022) Table 1: LSL for Excess Soil Reuse RPIICC Property Use	MECP (2022) Table 2.1: LSL for Full Depth Excess Soil in a Potable Ground Water Condition RPI Property Use	RDL*	BH205-SS10	BH206-SS1	BH207-SS4	BH208-SS1
Lab ID				6177221	6182288	6182293	6182294
Sampling Date				25-Sep-2024	26-Sep-2024	26-Sep-2024	26-Sep-2024
Consultant				EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number				24T201975	24T202591	24T202591	24T202591
SPLP Metals							
Antimony Leachate	6	6	0.5	<0.6	<0.6	<0.6	<0.6
Arsenic Leachate	NV	NV	0.2	<5	<5	<5	<5
Barium Leachate	NV	1000	0.2	<100	<100	<100	<100
Beryllium Leachate	NV	4	0.5	<0.8	<0.8	<0.8	<0.8
Boron (Total) Leachate	NV	5000	0.1	<500	<500	<500	<500
Cadmium Leachate	NV	0.5	0.05	<0.20	<0.20	<0.20	<0.20
Chromium (Total) Leachate	NV	50	0.1	<10	<10	<10	<10
Cobalt Leachate	NV	3.8	0.5	<0.3	<0.3	<0.3	<0.3
Copper Leachate	NV	14	1	<6.9	<6.9	<6.9	<6.9
Lead Leachate	NV	NV	0.1	<1.0	<1.0	<1.0	<1.0
Molybdenum Leachate	23	23	1	1.7	2	3.7	<1.5
Nickel Leachate	NV	78	1	<10	<10	<10	<10
Selenium Leachate	NV	10	0.1	<5.0	<5.0	<5.0	<5.0
Silver Leachate	0.3	0.3	0.01	<0.10	<0.10	<0.10	<0.10
Thallium Leachate	2	2	0.05	<0.5	<0.5	<0.5	<0.5
Uranium Leachate	NV	20	0.1	4	<2	<2	<2
Vanadium Leachate	NV	NV	1	4.6	1.3	1	2.8
Zinc Leachate	NV	180	5	<20	<20	<20	<20

All soil concentrations reported in µg/g.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV' = No value

NA = Not applicable or not analyzed

Bold Concentration exceeds MECP (2022) Table 1 LSL.

Bold Concentration exceeds MECP (2022) Table 1 LSL and Table 3.1 LSL.

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

TABLE D-2: SOIL ANALYTICAL RESULTS - Synthetic Precipitation Leaching Procedure (SPLP)

Synthetic Precipitation Leaching Procedure (SPLP) in Soil

GTR-23014306-B0

5688 Main Street, Whitchurch-Stouffville, Ontario

Sample ID	MECP (2022) Table 1: LSL for Excess Soil Reuse RPIICC Property Use	MECP (2022) Table 2.1: LSL for Full Depth Excess Soil in a Potable Ground Water Condition RPI Property Use	RDL*	BH209-SS1	
Lab ID				6182295	
Sampling Date				26-Sep-2024	
Consultant				EXP	
Laboratory				AGAT	
Certificate of Analysis Number				24T202591	
SPLP Metals					
Antimony Leachate	6	6	0.5	<0.6	
Arsenic Leachate	NV	NV	0.2	<5	
Barium Leachate	NV	1000	0.2	<100	
Beryllium Leachate	NV	4	0.5	<0.8	
Boron (Total) Leachate	NV	5000	0.1	<500	
Cadmium Leachate	NV	0.5	0.05	<0.20	
Chromium (Total) Leachate	NV	50	0.1	<10	
Cobalt Leachate	NV	3.8	0.5	<0.3	
Copper Leachate	NV	14	1	<6.9	
Lead Leachate	NV	NV	0.1	<1.0	
Molybdenum Leachate	23	23	1	2.9	
Nickel Leachate	NV	78	1	<10	
Selenium Leachate	NV	10	0.1	<5.0	
Silver Leachate	0.3	0.3	0.01	<0.10	
Thallium Leachate	2	2	0.05	<0.5	
Uranium Leachate	NV	20	0.1	<2	
Vanadium Leachate	NV	NV	1	4	
Zinc Leachate	NV	180	5	<20	

All soil concentrations reported in µg/g.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV' = No value

NA = Not applicable or not analyzed

Bold Concentration exceeds MECP (2022) Table 1 LSL.

Bold Concentration exceeds MECP (2022) Table 1 LSL and Table 3.1 LSL.

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

TABLE D-2: GROUNDWATER ANALYTICAL RESULTS

Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL *	MW-23-101		MW-23-101A			MW-23-102	MW-23-102A							MW-23-103	MW-23
Sample ID			MW-23-101	MW-23-101	MW-23-101A	MW-23-101A	MW-23-101A	MW-23-102	MW-23-102A	MW-23-102AA	MW-23-102A	MW-23-102A	MW-23-102A	MW-23-102A	MW-23-102A	MW-23-103	MW-23-104
Lab ID			WTS405	WTS406	6198708	6269091	6356441	WTS407	6198709	6198710	6269092	6356442	6395332	6434519	6448779	WTS408	WTS409
Sampling Date			22-Aug-23	22-Aug-23	4-Oct-24	28-Oct-24	26-Nov-24	22-Aug-23	4-Oct-24	4-Oct-24	28-Oct-24	26-Nov-24	10-Dec-24	24-Dec-24	9-Jan-24	22-Aug-23	22-Aug-23
Screen length (m)			2.4-4.6	2.4-4.6	2.44-4.57	2.44-4.57	2.44-4.57	2.4-4.6	2.44-4.57	Field Duplicate of MW-23-102A	2.44 - 4.57	2.44 - 4.57	2.44 - 4.57	2.44 - 4.57	2.44 - 4.57	2.4-4.6	2.4-4.6
Consultant			XCG	XCG	EXP	EXP	EXP	XCG	EXP	EXP	EXP	EXP	EXP	EXP	EXP	XCG	XCG
Laboratory			BV	BV	AGAT	AGAT	AGAT	BV	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	BV	BV
Certificate of Analysis Number			948769-01-01	948769-01-01	24T205474	24T214211	24T225217	948769-01-01	24T205474	24T205474	24T214211	24T225217	24T230302	24T234820	25T237346	948769-01-01	948769-01-01
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																	
Benzene	5	0.02	0.2	0.22	-	-	-	<0.17	-	-	-	-	-	-	-	<0.17	<0.17
Toluene	24	0.02	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Ethylbenzene	2.4	0.02	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
o-Xylene	NV	0.02	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
m-Xylene + p-Xylene	NV	0.04	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Xylenes (Total)	300	0.04	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Petroleum Hydrocarbons (PHCs)																	
PHC F1 (C6-C10)	750	10	<25	<25	-	-	-	<25	-	-	-	-	-	-	-	<25	<25
PHC F1 (C6-C10) - BTEX	750	10	<25	<25	-	-	-	<25	-	-	-	-	-	-	-	<25	<25
PHC F2 (C10-C16)	150	10	<100	<100	-	-	-	<100	-	-	-	-	-	-	-	<100	<100
PHC F3 (C16-C34)	500	50	<200	<200	-	-	-	<200	-	-	-	-	-	-	-	<200	<200
PHC F4 (C34-C50)	500	50	<200	<200	-	-	-	<200	-	-	-	-	-	-	-	<200	<200
Volatile Organic Compounds (VOCs)																	
Acetone	2700	10	<10	<10	-	-	-	<10	-	-	-	-	-	-	-	<10	<10
Benzene	5	0.20	0.2	0.22	-	-	-	<0.17	-	-	-	-	-	-	-	<0.17	<0.17
Bromodichloromethane	16	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Bromoform	25	1.0	<1.0	<1.0	-	-	-	<1.0	-	-	-	-	-	-	-	<1.0	<1.0
Bromomethane	0.89	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Carbon Tetrachloride	5	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Chlorobenzene	30	0.50	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Chloroform	22	2.0	0.45	0.46	-	-	-	<0.20	-	-	-	-	-	-	-	0.34	<0.20
Dibromochloromethane	25	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,2-Dichlorobenzene	3	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,3-Dichlorobenzene	59	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,4-Dichlorobenzene	1	0.40	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Dichlorodifluoromethane	590	1.0	<1.0	<1.0	-	-	-	<1.0	-	-	-	-	-	-	-	<1.0	<1.0
1,1-Dichloroethane	5	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
1,2-Dichloroethane	5	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,1-Dichloroethylene	14	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Cis-1,2-Dichloroethylene	17	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Trans-1,2-Dichloroethylene	17	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,2-Dichloropropane	5	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Cis-1,3-Dichloropropene	0.5	0.30	<0.30	<0.30	-	-	-	<0.30	-	-	-	-	-	-	-	<0.30	<0.30
Trans-1,3-Dichloropropene	0.5	0.40	<0.40	<0.40	-	-	-	<0.40	-	-	-	-	-	-	-	<0.40	<0.40
Ethylbenzene	2.4	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Ethylene Dibromide (1,2-Dibromoethane)	0.2	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Hexane (n)	520	1.0	<1.0	<1.0	-	-	-	<1.0	-	-	-	-	-	-	-	<1.0	<1.0
Methylene chloride (Dichloromethane)	50	2.0	<2.0	<2.0	-	-	-	<2.0	-	-	-	-	-	-	-	<2.0	<2.0
Methyl ethyl ketone (2-Butanone)	1800	10	<10	<10	-	-	-	<10	-	-	-	-	-	-	-	<10	<10
Methyl Isobutyl Ketone	640	5.0	<5.0	<5.0	-	-	-	<5.0	-	-	-	-	-	-	-	<5.0	<5.0
Methyl t-butyl ether (MTBE)	15	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Styrene	5.4	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,1,1,2-Tetrachloroethane	1.1	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
1,1,2,2-Tetrachloroethane	1	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Tetrachloroethylene	17	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Toluene	24	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
1,1,1-Trichloroethane	200	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
1,1,2-Trichloroethane	5	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50

Trichloroethylene	5	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Trichlorofluoromethane	150	0.50	<0.50	<0.50	-	-	-	<0.50	-	-	-	-	-	-	-	<0.50	<0.50
Vinyl Chloride	1.7	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
m-Xylene + p-Xylene	NV	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
o-Xylene	NV	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
Xylenes (total)	300	0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	-	-	-	<0.20	<0.20
1,3-Dichloropropene	0.5	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Polycyclic Aromatic Hydrocarbons																	
1&2-Methylnaphthalene	3.2	0.2	-	-	<0.20	<0.20	-	-	-	-	-	-	-	-	-	-	-
Acenaphthene	4.1	0.2	0.37	0.35	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Acenaphthylene	1	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Anthracene	2.4	0.1	<0.05	<0.05	<0.10	<0.10	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Benzo(a)anthracene	1	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Benzo(a)pyrene	0.01	0.01	<0.0090	<0.0090	<0.01	<0.01	-	<0.0090	-	-	-	-	-	-	-	<0.0090	<0.0090
Benzo(b/j)fluoranthene	0.1	0.1	<0.05	<0.05	<0.10	<0.10	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Benzo(ghi)perylene	0.2	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Benzo(k)fluoranthene	0.1	0.1	<0.05	<0.05	<0.10	<0.10	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Chrysene	0.1	0.1	<0.05	<0.05	<0.10	<0.10	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Dibenz(a,h)anthracene	0.2	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Fluoranthene	0.41	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Fluorene	120	0.2	0.25	0.24	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	0.2	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
1-Methylnaphthalene	3.2	0.050	3	2.9	-	-	-	<0.05	-	-	-	-	-	-	-	0.079	0.14
2-Methylnaphthalene	3.2	0.050	0.62	0.61	-	-	-	<0.05	-	-	-	-	-	-	-	0.11	0.2
Naphthalene	11	0.2	1	1	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Phenanthrene	1	0.1	0.26	0.25	<0.10	<0.10	-	<0.030	-	-	-	-	-	-	-	0.032	0.049
Pyrene	4.1	0.2	<0.05	<0.05	<0.20	<0.20	-	<0.05	-	-	-	-	-	-	-	<0.05	<0.05
Metals																	
Barium	1000	2	87	88	164	95.2	79.4	130	180	192	150	104	138	132	115	100	150
Beryllium	4	0.5	<0.40	<0.40	<0.50	<0.50	<0.50	<0.40	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40	<0.40
Boron (Total)	5000	10	140	140	82	132	117	33	47.4	47.2	39.6	46.9	40	52	43.6	56	33
Cadmium	2.7	0.2	<0.090	<0.090	<0.20	<0.20	<0.20	<0.090	<0.20	<0.20	<0.20	<0.090	<0.20	<0.20	<0.20	<0.090	<0.090
Chromium (total)	50	2	<0.50	<0.50	<2.0	<2.0	<2.0	<0.50	<2.0	<2.0	<2.0	2.8	<2.0	<2.0	<2.0	<0.50	<0.50
Cobalt	3.8	0.5	4.3	4.4	5.63	2.75	0.72	6.2	5.75	6.54	4.78	3.33	5.09	2.42	1.09	2.1	0.8
Copper	87	1	1.1	0.99	5.7	<1.0	1.7	1.6	1.1	1.7	1.3	3.9	1.3	1.6	1.6	<0.90	<0.90
Lead	10	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.14	1.01	0.76	<0.50	<0.50
Molybdenum	70	0.5	13	13	<0.50	2.6	4.25	4.8	<0.50	<0.50	0.67	3.09	1.96	1.1	0.76	16	1.6
Nickel	100	1	4.5	4.6	8.5	3.7	6.2	2.4	2.3	5.5	2	2.1	4	2.7	2	2.7	<1.0
Silver	1.5	0.2	<0.090	<0.090	<0.20	<0.20	<0.20	<0.090	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.090	<0.090
Thallium	2	0.3	<0.050	<0.050	<0.30	<0.30	<0.30	<0.050	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.050	<0.050
Uranium	20	0.5	4	4.1	6.75	9.61	5.17	0.41	0.86	0.88	0.9	0.72	0.82	1.01	0.73	0.47	11
Vanadium	6.2	0.4	0.51	0.51	<0.40	<0.40	0.44	<0.50	0.72	<0.40	<0.40	2.17	0.86	0.83	0.46	<0.50	<0.50
Zinc	1100	5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	8.4	5.4	5.3	<5.0	<5.0	<5.0
Hydride-Forming Metals																	
Antimony	6	1	<0.50	<0.50	<1.0	<1.0	<1.0	<0.50	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.50	<0.50
Arsenic	25	1	<1.0	<1.0	<1.0	3.2	<1.0	<1.0	<1.0	<1.0	<1.0	1.6	<1.0	<1.0	<1.0	<1.0	1.2
Selenium	10	1	<2.0	<2.0	2	<1.0	<1.0	<2.0	1.4	1.7	<1.0	<1.0	1.2	1	<1.0	<2.0	<2.0
Other Regulated Parameters (ORPs)																	
Chromium VI	25	25	-	-	2	<2.000	-	-	<2.000	<2.000	<2.000	-	-	-	-	-	-
Free Cyanide	66	66	<1	<1	2	<2	-	<1	<2	-	<2	-	-	-	-	<1	<1
Mercury	1	1	-	-	0.02	<0.02	-	-	<0.02	<0.02	<0.02	-	-	-	-	-	-
Sodium	490000	50	130000	130000	224000	125000	-	120000	211000	-	219000	-	-	-	-	270000	170000
pH (pH Units)	NV	NA	-	-	7.11	7.48	-	-	7.3	-	7.52	-	-	-	-	-	-
Chlroide	790000	100	-	-	454000	41900	-	-	607000	-	586000	-	-	-	-	-	-

All groundwater concentrations reported in µg/L.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Concentration exceeds MECP (2011) Table 2 SCS.

Rejected Data which is data that is not deemed to be representative of the groundwater quality and is subsequently rejected and resampled by two rounds of additional sampling and chemical testing

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TABLE D-2: GROUNDWATER ANALYTICAL RESULTS

Phase Two Environmental Site Assessment (ESA)
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL *	BH/MW-3		BH/MW-201	BH/MW-202	BH/MW-204				BH/MW-205					BH/MW-207	Trip Blank	
Sample ID			BH/MW3	BH/MW33	BH/MW-201	BH/MW-202	BH/MW-204	BH/MW-2044	BH/MW-204	BH/MW-204	BH/MW-205	BH/MW-205	BH/MW-2055	BH/MW-205	BH/MW-2055	BH/MW-207	Trip Blank	
Lab ID			6269094	6269097	6269095	6269096	6275309	6275393	6356443	6395336	6275394	6356451	6356455	6395340	6395341	6275395	6275401	
Sampling Date			28-Oct-24	28-Oct-24	28-Oct-24	28-Oct-24	30-Oct-24	30-Oct-24	26-Nov-24	10-Dec-24	30-Oct-24	26-Nov-24	26-Nov-24	10-Dec-24	10-Dec-24	30-Oct-24	30-Oct-24	
Screen length (m)			6.1-9.1	Field duplicate of BH/MW3	2.44-4.57	4.57-7.62	2.44-4.57	Field duplicate of BH/MW 204	2.44-4.57	2.44-4.57	2.44-4.57	2.44-4.57	2.44-4.57	Field duplicate of BH/MW-205	2.44-4.57	Field duplicate of BH/MW-205	2.44-4.57	2.44-4.57
Consultant			EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory			AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Certificate of Analysis Number			24T214211	24T214211	24T214211	24T214211	24T215060	24T215060	24T225217	24T230302	24T215060	24T225217	24T225217	24T230302	24T230302	24T215060	24T215060	
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)																		
Benzene	5	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Toluene	24	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Ethylbenzene	2.4	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
o-Xylene	NV	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
m-Xylene + p-Xylene	NV	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Xylenes (Total)	300	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Petroleum Hydrocarbons (PHCs)																		
PHC F1 (C6-C10)	750	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PHC F1 (C6-C10) - BTEX	750	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PHC F2 (C10-C16)	150	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PHC F3 (C16-C34)	500	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PHC F4 (C34-C50)	500	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Volatile Organic Compounds (VOCs)																		
Acetone	2700	10	-	-	-	-	<1.0	<1.0	-	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Benzene	5	0.20	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Bromodichloromethane	16	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Bromoform	25	1.0	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Bromomethane	0.89	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Carbon Tetrachloride	5	0.20	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Chlorobenzene	30	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Chloroform	22	2.0	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Dibromochloromethane	25	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,2-Dichlorobenzene	3	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,3-Dichlorobenzene	59	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,4-Dichlorobenzene	1	0.40	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Dichlorodifluoromethane	590	1.0	-	-	-	-	<0.40	<0.40	-	-	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	
1,1-Dichloroethane	5	0.20	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	
1,2-Dichloroethane	5	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
1,1-Dichloroethylene	14	0.20	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	
Cis-1,2-Dichloroethylene	17	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	0.34	0.39	0.47	0.45	<0.20	<0.20	
Trans-1,2-Dichloroethylene	17	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
1,2-Dichloropropane	5	0.20	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Cis-1,3-Dichloropropene	0.5	0.30	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	
Trans-1,3-Dichloropropene	0.5	0.40	-	-	-	-	<0.40	<0.40	-	-	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	
Ethylbenzene	2.4	0.20	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Ethylene Dibromide (1,2-Dibromoethane)	0.2	0.20	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Hexane (n)	520	1.0	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Methylene chloride (Dichloromethane)	50	2.0	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	
Methyl ethyl ketone (2-Butanone)	1800	10	-	-	-	-	<1.0	<1.0	-	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Methyl Isobutyl Ketone	640	5.0	-	-	-	-	<1.0	<1.0	-	-	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
Methyl t-butyl ether (MTBE)	15	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Styrene	5.4	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,1,1,2-Tetrachloroethane	1.1	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,1,2,2-Tetrachloroethane	1	0.50	-	-	-	-	<0.10	<0.10	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
Tetrachloroethylene	17	0.20	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Toluene	24	0.20	-	-	-	-	0.4	0.37	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
1,1,1-Trichloroethane	200	0.20	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	
1,1,2-Trichloroethane	5	0.50	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	

Trichloroethylene	5	0.20	-	-	-	-	<0.20	<0.20	-	-	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	150	0.50	-	-	-	-	<0.40	<0.40	-	-	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	1.7	0.20	-	-	-	-	<0.17	<0.17	-	-	2.02	0.86	0.93	<0.17	<0.17	<0.17	<0.17
m-Xylene + p-Xylene	NV	0.20	-	-	-	-	0.28	0.26	-	-	<0.20	0.3	0.31	<0.20	<0.20	<0.20	<0.20
o-Xylene	NV	0.20	-	-	-	-	0.14	0.15	-	-	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Xylenes (total)	300	0.20	-	-	-	-	0.42	0.41	-	-	<0.20	0.3	0.31	<0.20	<0.20	<0.20	<0.20
1,3-Dichloropropene	0.5	0.50	-	-	-	-	<0.30	<0.30	-	-	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Polycyclic Aromatic Hydrocarbons																	
1&2-Methylnaphthalene	3.2	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Acenaphthene	4.1	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Acenaphthylene	1	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Anthracene	2.4	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	-	-	-	<0.10	-	-	-	-	<0.10	-
Benzo(a)anthracene	1	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Benzo(a)pyrene	0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	-	<0.01	-	-	-	-	<0.01	-
Benzo(b/j)fluoranthene	0.1	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	-	-	-	<0.10	-	-	-	-	<0.10	-
Benzo(ghi)perylene	0.2	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Benzo(k)fluoranthene	0.1	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	-	-	-	<0.10	-	-	-	-	<0.10	-
Chrysene	0.1	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	-	-	-	<0.10	-	-	-	-	<0.10	-
Dibenz(a,h)anthracene	0.2	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Fluoranthene	0.41	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Fluorene	120	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Indeno(1,2,3-cd)pyrene	0.2	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
1-Methylnaphthalene	3.2	0.050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Methylnaphthalene	3.2	0.050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Naphthalene	11	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Phenanthrene	1	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	-	-	-	<0.10	-	-	-	-	<0.10	-
Pyrene	4.1	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	-	-	<0.20	-	-	-	-	<0.20	-
Metals																	
Barium	1000	2	134	134	66.1	114	116	-	122	95.8	156	-	-	-	-	514	-
Beryllium	4	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	-	<0.50	<0.50	<0.50	-	-	-	-	<0.50	-
Boron (Total)	5000	10	28	28.1	24.5	24.4	131	-	169	148	181	-	-	-	-	20.5	-
Cadmium	2.7	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	<0.20	<0.20	<0.20	-	-	-	-	<0.20	-
Chromium (total)	50	2	<2.0	<2.0	<2.0	<2.0	<2.0	-	<2.0	<2.0	<2.0	-	-	-	-	<2.0	-
Cobalt	3.8	0.5	1.72	1.66	0.79	2.71	7.71	-	2.45	3.63	<0.50	-	-	-	-	<0.50	-
Copper	87	1	1.1	1.9	<1.0	<1.0	<1.0	-	<1.0	1.2	16.1	-	-	-	-	<1.0	-
Lead	10	0.5	<0.50	0.58	<0.50	<0.50	0.6	-	<0.50	<0.50	0.93	-	-	-	-	<0.50	-
Molybdenum	70	0.5	<0.50	<0.50	2.22	3.78	3.01	-	2.79	1.31	6.71	-	-	-	-	<0.50	-
Nickel	100	1	1.4	1.6	2	1.6	6.6	-	6.1	3.8	15.8	-	-	-	-	4.4	-
Silver	1.5	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	-	<0.20	<0.20	<0.20	-	-	-	-	<0.20	-
Thallium	2	0.3	<0.30	<0.30	<0.30	<0.30	<0.30	-	<0.30	<0.30	<0.30	-	-	-	-	<0.30	-
Uranium	20	0.5	1.16	1.16	0.86	1.64	20	-	7.84	7.99	1.65	-	-	-	-	<0.50	-
Vanadium	6.2	0.4	<0.40	<0.40	<0.40	<0.40	0.48	-	0.48	<0.40	<0.40	-	-	-	-	<0.40	-
Zinc	1100	5	12.8	15.2	<5.0	<5.0	<5.0	-	<5.0	5.3	6.5	-	-	-	-	25.7	-
Hydride-Forming Metals																	
Antimony	6	1	<1.0	<1.0	<1.0	<1.0	<1.0	-	<1.0	<1.0	<1.0	-	-	-	-	<1.0	-
Arsenic	25	1	<1.0	<1.0	<1.0	<1.0	<1.0	-	<1.0	<1.0	1.5	-	-	-	-	1.1	-
Selenium	10	1	<1.0	<1.0	<1.0	<1.0	<1.0	-	<1.0	1	<1.0	-	-	-	-	1.2	-
Other Regulated Parameters (ORPs)																	
Chromium VI	25	25	<2.000	<2.000	<2.000	<2.000	<2.000	-	-	-	<2.000	-	-	-	-	<2.000	-
Free Cyanide	66	66	<2	<2	<2	<2	<2	-	-	-	<2	-	-	-	-	<2	-
Mercury	1	1	<0.02	<0.02	<0.02	<0.02	<0.02	-	-	-	<0.02	-	-	-	-	<0.02	-
Sodium	490000	50	213000	210000	133000	213000	143000	-	-	-	628000	-	-	-	-	370000	-
pH (pH Units)	NV	NA	7.64	7.63	7.73	7.67	7.45	-	-	-	7.6	-	-	-	-	7.3	-
Chlroide	790000	100	440000	440000	283000	496000	144000	-	-	-	1360000	-	-	-	-	2200000	-

All groundwater concentrations reported in µg/L.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Concentration exceeds MECP (2011) Table 2 SCS.

Bold

Rejected Data which is data that is not deemed to be representative of the group

TABLE D-2: GROUNDWATER ANALYTICAL RESULTS

Phase Two Environmental Site Assessment (ESA)

5688 Main Street, Whitchurch-Stouffville, Ontario

GTR-23014306-B0

Location ID	MECP (2011) Table 2: Full Depth Background SCS in a Potable Groundwater Condition All Types of Land Use (fine textured soil)	RDL*	Trip Blank	Trip Blank
Sample ID			Trip Blank	Trip Blank
Lab ID			6356456	6395342
Sampling Date			26-Nov-24	10-Dec-24
Screen length (m)			2.44-4.57	2.44-4.57
Consultant			EXP	EXP
Laboratory			AGAT	AGAT
Certificate of Analysis Number			24T225217	24T230302
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)				
Benzene	5	0.02	-	-
Toluene	24	0.02	-	-
Ethylbenzene	2.4	0.02	-	-
o-Xylene	NV	0.02	-	-
m-Xylene + p-Xylene	NV	0.04	-	-
Xylenes (Total)	300	0.04	-	-
Petroleum Hydrocarbons (PHCs)				
PHC F1 (C6-C10)	750	10	-	-
PHC F1 (C6-C10) - BTEX	750	10	-	-
PHC F2 (C10-C16)	150	10	-	-
PHC F3 (C16-C34)	500	50	-	-
PHC F4 (C34-C50)	500	50	-	-
Volatile Organic Compounds (VOCs)				
Acetone	2700	10	<1.0	<1.0
Benzene	5	0.20	<0.20	<0.20
Bromodichloromethane	16	0.50	<0.20	<0.20
Bromoform	25	1.0	<0.10	<0.10
Bromomethane	0.89	0.50	<0.20	<0.20
Carbon Tetrachloride	5	0.20	<0.20	<0.20
Chlorobenzene	30	0.50	<0.10	<0.10
Chloroform	22	2.0	<0.20	<0.20
Dibromochloromethane	25	0.50	<0.10	<0.10
1,2-Dichlorobenzene	3	0.50	<0.10	<0.10
1,3-Dichlorobenzene	59	0.50	<0.10	<0.10
1,4-Dichlorobenzene	1	0.40	<0.10	<0.10
Dichlorodifluoromethane	590	1.0	<0.40	<0.40
1,1-Dichloroethane	5	0.20	<0.30	<0.30
1,2-Dichloroethane	5	0.50	<0.20	<0.20
1,1-Dichloroethylene	14	0.20	<0.30	<0.30
Cis-1,2-Dichloroethylene	17	0.50	<0.20	<0.20
Trans-1,2-Dichloroethylene	17	0.50	<0.20	<0.20
1,2-Dichloropropane	5	0.20	<0.20	<0.20
Cis-1,3-Dichloropropene	0.5	0.30	<0.30	<0.30
Trans-1,3-Dichloropropene	0.5	0.40	<0.40	<0.40
Ethylbenzene	2.4	0.20	<0.10	<0.10
Ethylene Dibromide (1,2-Dibromoethane)	0.2	0.20	<0.10	<0.10
Hexane (n)	520	1.0	<0.20	<0.20
Methylene chloride (Dichloromethane)	50	2.0	<0.30	<0.30
Methyl ethyl ketone (2-Butanone)	1800	10	<1.0	<1.0
Methyl Isobutyl Ketone	640	5.0	<1.0	<1.0
Methyl t-butyl ether (MTBE)	15	0.50	<0.20	<0.20
Styrene	5.4	0.50	<0.10	<0.10
1,1,1,2-Tetrachloroethane	1.1	0.50	<0.10	<0.10
1,1,2,2-Tetrachloroethane	1	0.50	<0.10	<0.10
Tetrachloroethylene	17	0.20	<0.20	<0.20
Toluene	24	0.20	<0.20	<0.20
1,1,1-Trichloroethane	200	0.20	<0.30	<0.30
1,1,2-Trichloroethane	5	0.50	<0.20	<0.20

Trichloroethylene	5	0.20	<0.20	<0.20
Trichlorofluoromethane	150	0.50	<0.40	<0.40
Vinyl Chloride	1.7	0.20	<0.17	<0.17
m-Xylene + p-Xylene	NV	0.20	<0.20	<0.20
o-Xylene	NV	0.20	<0.10	<0.10
Xylenes (total)	300	0.20	<0.20	<0.20
1,3-Dichloropropene	0.5	0.50	<0.30	<0.30
Polycyclic Aromatic Hydrocarbons				
1&2-Methylnaphthalene	3.2	0.2	-	-
Acenaphthene	4.1	0.2	-	-
Acenaphthylene	1	0.2	-	-
Anthracene	2.4	0.1	-	-
Benzo(a)anthracene	1	0.2	-	-
Benzo(a)pyrene	0.01	0.01	-	-
Benzo(b/j)fluoranthene	0.1	0.1	-	-
Benzo(ghi)perylene	0.2	0.2	-	-
Benzo(k)fluoranthene	0.1	0.1	-	-
Chrysene	0.1	0.1	-	-
Dibenz(a,h)anthracene	0.2	0.2	-	-
Fluoranthene	0.41	0.2	-	-
Fluorene	120	0.2	-	-
Indeno(1,2,3-cd)pyrene	0.2	0.2	-	-
1-Methylnaphthalene	3.2	0.050	-	-
2-Methylnaphthalene	3.2	0.050	-	-
Naphthalene	11	0.2	-	-
Phenanthrene	1	0.1	-	-
Pyrene	4.1	0.2	-	-
Metals				
Barium	1000	2	-	-
Beryllium	4	0.5	-	-
Boron (Total)	5000	10	-	-
Cadmium	2.7	0.2	-	-
Chromium (total)	50	2	-	-
Cobalt	3.8	0.5	-	-
Copper	87	1	-	-
Lead	10	0.5	-	-
Molybdenum	70	0.5	-	-
Nickel	100	1	-	-
Silver	1.5	0.2	-	-
Thallium	2	0.3	-	-
Uranium	20	0.5	-	-
Vanadium	6.2	0.4	-	-
Zinc	1100	5	-	-
Hydride-Forming Metals				
Antimony	6	1	-	-
Arsenic	25	1	-	-
Selenium	10	1	-	-
Other Regulated Parameters (ORPs)				
Chromium VI	25	25	-	-
Free Cyanide	66	66	-	-
Mercury	1	1	-	-
Sodium	490000	50	-	-
pH (pH Units)	NV	NA	-	-
Chlroide	790000	100	-	-

All groundwater concentrations reported in µg/L.

RDL = Reporting Detection Limit

* Maximum RDL below MECP (2011) SCS

'<' = Parameter below detection limit, as indicated

'NV'= No value

NA= Not applicable or not analyzed

Bold

Bold

Concentration exceeds MECP (2011) Table 2 SCS.

Rejected Data which is data that is not deemed to be representative of the group

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix E – Laboratory Certificates of Analysis

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix E1 – Soil

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T202436

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

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

DATE REPORTED: Dec 02, 2024

PAGES (INCLUDING COVER): 28

VERSION*: 1

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

***Notes**

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- 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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- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

SAMPLE DESCRIPTION: BH201-SS1

SAMPLE TYPE: Soil

DATE SAMPLED: 2024-09-26

6181673

Parameter	Unit	G / S	RDL	6181673
Antimony	µg/g	7.5	0.8	<0.8
Arsenic	µg/g	18	1	3
Barium	µg/g	390	2.0	59.2
Beryllium	µg/g	5	0.5	<0.5
Boron	µg/g	120	5	7
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.35
Cadmium	µg/g	1.2	0.5	<0.5
Chromium	µg/g	160	5	19
Cobalt	µg/g	22	0.8	5.3
Copper	µg/g	180	1.0	12.4
Lead	µg/g	120	1	12
Molybdenum	µg/g	6.9	0.5	<0.5
Nickel	µg/g	130	1	10
Selenium	µg/g	2.4	0.8	<0.8
Silver	µg/g	25	0.5	<0.5
Thallium	µg/g	1	0.5	<0.5
Uranium	µg/g	23	0.50	<0.50
Vanadium	µg/g	86	2.0	27.0
Zinc	µg/g	340	5	49
Chromium, Hexavalent	µg/g	10	0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040
Mercury	µg/g	1.8	0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.181
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.82
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.24

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6181673 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:





Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH202-SS1	BH202-SS2	BH202-SS3	BH202-SS4	BH202-SS5	BH202-SS6	BH202-SS7	BH202-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181684	6181689	6181695	6181696	6181698	6181699	6181701	6181706
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.212	0.383	0.170	0.263	0.252	0.272	0.269	0.230
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	0.748	1.09	0.496	0.635	0.626	1.22	1.57	1.34
		SAMPLE DESCRIPTION:		BH202-SS8-0	BH204-SS1	BH204-SS2	BH204-SS3	BH204-SS4	BH204-SS5	BH204-SS6	BH204-SS7
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181707	6181752	6181753	6181754	6181755	6181756	6181757	6181758
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.244	0.303	0.185	0.210	0.183	0.184	0.118	0.162
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.44	1.39	0.824	0.540	0.504	0.845	0.658	0.908
		SAMPLE DESCRIPTION:		BH204-SS8	BH204-SS8-0						
		SAMPLE TYPE:		Soil	Soil						
		DATE SAMPLED:		2024-09-26	2024-09-26						
Parameter	Unit	G / S	RDL	6181768	6181769						
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.185	0.232						
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.09	1.26						

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 - Medium and Fine 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.

6181684-6181769 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5688 Main St., Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY:TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH202-SS1	BH202-SS2	BH202-SS3	BH202-SS4	BH202-SS5	BH202-SS6	BH202-SS7	BH202-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181684	6181689	6181695	6181696	6181698	6181699	6181701	6181706
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	3	2	1	2	1	2	1
Barium	µg/g	390	2.0	43.7	91.9	15.5	9.5	16.0	9.1	9.0	6.8
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	6	<5	<5	<5	<5	<5	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	12	20	7	6	8	5	8	<5
Cobalt	µg/g	22	0.8	4.1	5.8	2.8	2.0	2.6	1.6	1.9	1.4
Copper	µg/g	180	1.0	6.1	13.4	6.5	4.6	6.3	3.3	4.2	3.2
Lead	µg/g	120	1	8	46	4	3	4	2	2	2
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	1.0	<0.5
Nickel	µg/g	130	1	10	11	5	4	6	3	4	3
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	23.7	27.8	15.7	13.4	17.9	14.4	18.2	12.5
Zinc	µg/g	340	5	21	178	15	12	17	9	12	9
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.38	7.26	7.28	7.28	7.22	7.12	7.22	7.14

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC
SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY: TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH202-SS8-0	BH204-SS1	BH204-SS2	BH204-SS3	BH204-SS4	BH204-SS5	BH204-SS6	BH204-SS7
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181707	6181752	6181753	6181754	6181755	6181756	6181757	6181758
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	1	3	2	2	2	2	1	1
Barium	µg/g	390	2.0	7.2	93.0	51.5	30.6	18.8	31.3	7.2	7.6
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	8	6	<5	<5	5	<5	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	<5	21	14	10	10	11	<5	8
Cobalt	µg/g	22	0.8	1.5	7.4	5.3	3.2	3.5	3.7	1.8	1.6
Copper	µg/g	180	1.0	3.1	11.2	10.0	6.5	6.8	7.8	3.1	3.1
Lead	µg/g	120	1	2	11	5	3	3	4	2	2
Molybdenum	µg/g	6.9	0.5	<0.5	0.8	<0.5	0.8	0.6	0.5	<0.5	1.5
Nickel	µg/g	130	1	3	13	11	8	7	8	3	3
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	2.45	0.91	<0.50	<0.50
Vanadium	µg/g	86	2.0	12.7	29.6	21.8	18.0	18.7	19.3	13.0	9.1
Zinc	µg/g	340	5	10	51	27	23	18	20	10	10
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.10	7.22	7.26	7.20	7.25	7.23	7.17	7.38

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Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH204-SS8	BH204-SS8-0
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26
		G / S	RDL	6181768	6181769
Antimony	µg/g	7.5	0.8	<0.8	<0.8
Arsenic	µg/g	18	1	1	1
Barium	µg/g	390	2.0	7.2	7.6
Beryllium	µg/g	5	0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5
Chromium	µg/g	160	5	<5	6
Cobalt	µg/g	22	0.8	1.6	2.1
Copper	µg/g	180	1.0	3.4	4.0
Lead	µg/g	120	1	2	2
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5
Nickel	µg/g	130	1	3	4
Selenium	µg/g	2.4	0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	12.0	17.1
Zinc	µg/g	340	5	10	12
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.14	7.15

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 - Medium and Fine 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.

6181684-6181769 pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH201-SS1	BH202-SS1	BH204-SS1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26
		G / S	RDL	6181673	6181684	6181752
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	29	0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.74	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
Benzo(a)anthracene	µg/g	0.63	0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	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	0.48	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	7.8	0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	3.4	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	8.6	14.6	17.6
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140				
Acridine-d9	%	50-140				
Terphenyl-d14	%	50-140				

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 - Medium and Fine 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.

6181673-6181752 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:



Certificate of Analysis

AGAT WORK ORDER: 24T202436
PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5688 Main St., Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY:TM

O. Reg. 153(511) - PHCs F1 - F4 (Soil)											
DATE RECEIVED: 2024-09-27						DATE REPORTED: 2024-12-02					
		SAMPLE DESCRIPTION:		BH202-SS2	BH202-SS3	BH202-SS4	BH202-SS6	BH202-SS7	BH202-SS7-0	BH202-SS8	BH204-SS2
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181689	6181695	6181696	6181699	6181701	6181702	6181706	6181753
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	0.42	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	0.42	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	12	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	12	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	24	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	1010	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	266	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	13.1	14.2	16.5	15.1	13.2	14.0	19.7	17.0
Surrogate	Unit	Acceptable Limits									
Toluene-d8	% Recovery	60-140		74	90	72	76	68	68	72	72
Terphenyl	%	60-140		86	87	92	73	82	85	74	78

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH204-SS3	BH204-SS4	BH204-SS5	BH204-SS6	BH204-SS7	BH204-SS7-0	BH204-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6181754	6181755	6181756	6181757	6181758	6181766	6181768
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	8.5	8.7	9.1	14.9	15.6	12.3	16.1
Surrogate	Unit	Acceptable Limits								
Toluene-d8	% Recovery	60-140		72	68	95	68	74	70	76
Terphenyl	%	60-140		84	73	71	96	92	75	68

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6181689-6181768 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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 with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH201-SS1	BH202-SS1	BH204-SS1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26
		G / S	RDL	6181673	6181684	6181752
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	0.65	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	0.65	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	13	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	12	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7
F2 (C10 to C16) minus Naphthalene	µg/g		7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	77
F3 (C16 to C34) minus PAHs	µg/g		50	<50	<50	77
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA
Moisture Content	%		0.1	8.6	14.6	17.6
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	60-140	95	76	74	
Terphenyl	%	60-140	83	89	92	

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AGAT WORK ORDER: 24T202436

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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 to the intended use. Refer directly to the applicable standard for regulatory interpretation.

6181673-6181752 Results are based on sample dry weight.
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 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:



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH202-SS5
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6181698
F1 (C6 to C10)	µg/g	65	5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5
F2 (C10 to C16)	µg/g	150	7	<7
F3 (C16 to C34)	µg/g	1300	50	<50
F4 (C34 to C50)	µg/g	5600	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA
Moisture Content	%		0.1	10.9
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		98
Terphenyl	%	60-140		80

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 - Medium and Fine 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.

6181698 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 n-C50.
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:



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH201-SS4	BH202-SS5	BH203-SS5
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-25
		G / S	RDL	6181680	6181698	6181708
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.022	0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05	<0.05
Acetone	ug/g	28	0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.96	0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.75	0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	1.4	0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	44	0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.18	0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	3.4	0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.12	0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.17	0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.085	0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.52	0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	4.3	0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04
Toluene	ug/g	6	0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.9	0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	2.3	0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St., Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH201-SS4	BH202-SS5	BH203-SS5
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-25
Parameter	Unit	G / S	RDL	6181680	6181698	6181708
Bromoform	ug/g	0.26	0.05	<0.05	<0.05	<0.05
Styrene	ug/g	2.2	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
o-Xylene	ug/g		0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	6	0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.097	0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	25	0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.04	<0.04	<0.04	<0.04
n-Hexane	µg/g	34	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	15.8	10.9	9.9
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		103	98	105
4-Bromofluorobenzene	% Recovery	50-140		87	83	81

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 - Medium and Fine 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.

6181680-6181708 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:

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE:5688 Main St., Stouffville

SAMPLED BY:TM

Soil Analysis															
RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Antimony	6181673	6181673	<0.8	<0.8	NA	< 0.8	123%	70%	130%	100%	80%	120%	73%	70%	130%
Arsenic	6181673	6181673	3	3	NA	< 1	125%	70%	130%	102%	80%	120%	106%	70%	130%
Barium	6181673	6181673	59.2	58.0	2.0%	< 2.0	96%	70%	130%	88%	80%	120%	91%	70%	130%
Beryllium	6181673	6181673	<0.5	<0.5	NA	< 0.5	99%	70%	130%	112%	80%	120%	108%	70%	130%
Boron	6181673	6181673	7	7	NA	< 5	88%	70%	130%	100%	80%	120%	90%	70%	130%
Boron (Hot Water Soluble)	6185427		0.14	0.14	NA	< 0.10	105%	60%	140%	104%	70%	130%	108%	60%	140%
Cadmium	6181673	6181673	<0.5	<0.5	NA	< 0.5	78%	70%	130%	98%	80%	120%	83%	70%	130%
Chromium	6181673	6181673	19	19	NA	< 5	102%	70%	130%	99%	80%	120%	108%	70%	130%
Cobalt	6181673	6181673	5.3	5.2	1.9%	< 0.8	99%	70%	130%	101%	80%	120%	99%	70%	130%
Copper	6181673	6181673	12.4	12.5	0.8%	< 1.0	95%	70%	130%	97%	80%	120%	96%	70%	130%
Lead	6181673	6181673	12	12	0.0%	< 1	111%	70%	130%	87%	80%	120%	94%	70%	130%
Molybdenum	6181673	6181673	<0.5	0.8	NA	< 0.5	100%	70%	130%	99%	80%	120%	101%	70%	130%
Nickel	6181673	6181673	10	10	0.0%	< 1	99%	70%	130%	99%	80%	120%	97%	70%	130%
Selenium	6181673	6181673	<0.8	<0.8	NA	< 0.8	103%	70%	130%	108%	80%	120%	111%	70%	130%
Silver	6181673	6181673	<0.5	<0.5	NA	< 0.5	79%	70%	130%	98%	80%	120%	96%	70%	130%
Thallium	6181673	6181673	<0.5	<0.5	NA	< 0.5	86%	70%	130%	96%	80%	120%	98%	70%	130%
Uranium	6181673	6181673	<0.50	<0.50	NA	< 0.50	88%	70%	130%	91%	80%	120%	100%	70%	130%
Vanadium	6181673	6181673	27.0	26.5	1.9%	< 2.0	113%	70%	130%	104%	80%	120%	110%	70%	130%
Zinc	6181673	6181673	49	48	2.1%	< 5	104%	70%	130%	103%	80%	120%	99%	70%	130%
Chromium, Hexavalent	6185427		<0.2	<0.2	NA	< 0.2	94%	70%	130%	85%	80%	120%	73%	70%	130%
Cyanide, WAD	6182058		<0.040	<0.040	NA	< 0.040	104%	70%	130%	91%	80%	120%	96%	70%	130%
Mercury	6181673	6181673	<0.10	<0.10	NA	< 0.10	121%	70%	130%	100%	80%	120%	108%	70%	130%
Electrical Conductivity (2:1)	6181673	6181673	0.181	0.214	16.7%	< 0.005	97%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6181673	6181673	1.82	1.76	3.4%	NA									
pH, 2:1 CaCl2 Extraction	6182042		7.30	7.26	0.5%	NA	99%	80%	120%						

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

pH, 2:1 CaCl2 Extraction	6181698	6181698	7.22	7.12	1.4%	NA	99%	80%	120%

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Electrical Conductivity (2:1)	6181673	6181673	0.181	0.214	17.0%	< 0.005	97%	80%	120%
Sodium Adsorption Ratio (2:1) (Calc.)	6181673	6181673	1.82	1.76	3.4%	NA			

Comments: NA signifies Not Applicable.

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St., Stouffville

SAMPLED BY: TM

Soil Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

Certified By:




Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St., Stouffville

SAMPLED BY: TM

Trace Organics Analysis

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

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

Naphthalene	6180982		<0.05	<0.05	NA	< 0.05	94%	50%	140%	83%	50%	140%	105%	50%	140%
Acenaphthylene	6180982		<0.05	<0.05	NA	< 0.05	91%	50%	140%	58%	50%	140%	85%	50%	140%
Acenaphthene	6180982		<0.05	<0.05	NA	< 0.05	87%	50%	140%	103%	50%	140%	85%	50%	140%
Fluorene	6180982		<0.05	<0.05	NA	< 0.05	88%	50%	140%	90%	50%	140%	85%	50%	140%
Phenanthrene	6180982		<0.05	<0.05	NA	< 0.05	88%	50%	140%	93%	50%	140%	83%	50%	140%
Anthracene	6180982		<0.05	<0.05	NA	< 0.05	80%	50%	140%	80%	50%	140%	83%	50%	140%
Fluoranthene	6180982		<0.05	<0.05	NA	< 0.05	86%	50%	140%	78%	50%	140%	85%	50%	140%
Pyrene	6180982		<0.05	<0.05	NA	< 0.05	84%	50%	140%	78%	50%	140%	80%	50%	140%
Benzo(a)anthracene	6180982		<0.05	<0.05	NA	< 0.05	92%	50%	140%	78%	50%	140%	80%	50%	140%
Chrysene	6180982		<0.05	<0.05	NA	< 0.05	123%	50%	140%	95%	50%	140%	78%	50%	140%
Benzo(b)fluoranthene	6180982		<0.05	<0.05	NA	< 0.05	87%	50%	140%	88%	50%	140%	105%	50%	140%
Benzo(k)fluoranthene	6180982		<0.05	<0.05	NA	< 0.05	114%	50%	140%	103%	50%	140%	85%	50%	140%
Benzo(a)pyrene	6180982		<0.05	<0.05	NA	< 0.05	74%	50%	140%	80%	50%	140%	73%	50%	140%
Indeno(1,2,3-cd)pyrene	6180982		<0.05	<0.05	NA	< 0.05	103%	50%	140%	80%	50%	140%	90%	50%	140%
Dibenz(a,h)anthracene	6180982		<0.05	<0.05	NA	< 0.05	80%	50%	140%	90%	50%	140%	88%	50%	140%
Benzo(g,h,i)perylene	6180982		<0.05	<0.05	NA	< 0.05	111%	50%	140%	85%	50%	140%	98%	50%	140%

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

Benzene	6181768	6181768	<0.02	<0.02	NA	< 0.02	94%	60%	140%	105%	60%	140%	90%	60%	140%
Toluene	6181768	6181768	<0.05	<0.05	NA	< 0.05	73%	60%	140%	102%	60%	140%	91%	60%	140%
Ethylbenzene	6181768	6181768	<0.05	<0.05	NA	< 0.05	94%	60%	140%	116%	60%	140%	109%	60%	140%
m & p-Xylene	6181768	6181768	<0.05	<0.05	NA	< 0.05	97%	60%	140%	114%	60%	140%	107%	60%	140%
o-Xylene	6181768	6181768	<0.05	<0.05	NA	< 0.05	87%	60%	140%	117%	60%	140%	71%	60%	140%
F1 (C6 to C10)	6181768	6181768	<5	<5	NA	< 5	86%	60%	140%	88%	60%	140%	80%	60%	140%
F2 (C10 to C16)	6185448		< 10	< 10	NA	< 7	116%	60%	140%	107%	60%	140%	103%	60%	140%
F3 (C16 to C34)	6185448		< 50	< 50	NA	< 50	116%	60%	140%	113%	60%	140%	127%	60%	140%
F4 (C34 to C50)	6185448		< 50	< 50	NA	< 50	72%	60%	140%	91%	60%	140%	105%	60%	140%

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

Dichlorodifluoromethane	6188187		<0.05	<0.05	NA	< 0.05	86%	50%	140%	97%	50%	140%	63%	50%	140%
Vinyl Chloride	6188187		<0.02	<0.02	NA	< 0.02	80%	50%	140%	85%	50%	140%	76%	50%	140%
Bromomethane	6188187		<0.05	<0.05	NA	< 0.05	101%	50%	140%	98%	50%	140%	90%	50%	140%
Trichlorofluoromethane	6188187		<0.05	<0.05	NA	< 0.05	83%	50%	140%	96%	50%	140%	77%	50%	140%
Acetone	6188187		<0.50	<0.50	NA	< 0.50	99%	50%	140%	99%	50%	140%	80%	50%	140%
1,1-Dichloroethylene	6188187		<0.05	<0.05	NA	< 0.05	75%	50%	140%	80%	60%	130%	81%	50%	140%
Methylene Chloride	6188187		<0.05	<0.05	NA	< 0.05	88%	50%	140%	79%	60%	130%	81%	50%	140%
Trans- 1,2-Dichloroethylene	6188187		<0.05	<0.05	NA	< 0.05	69%	50%	140%	88%	60%	130%	88%	50%	140%
Methyl tert-butyl Ether	6188187		<0.05	<0.05	NA	< 0.05	81%	50%	140%	119%	60%	130%	101%	50%	140%
1,1-Dichloroethane	6188187		<0.02	<0.02	NA	< 0.02	73%	50%	140%	107%	60%	130%	112%	50%	140%
Methyl Ethyl Ketone	6188187		<0.50	<0.50	NA	< 0.50	107%	50%	140%	97%	50%	140%	93%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 19 of 28

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.

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St., Stouffville

SAMPLED BY: TM

Trace Organics Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Cis- 1,2-Dichloroethylene	6188187		<0.02	<0.02	NA	< 0.02	82%	50%	140%	85%	60%	130%	92%	50%	140%
Chloroform	6188187		<0.04	<0.04	NA	< 0.04	89%	50%	140%	103%	60%	130%	111%	50%	140%
1,2-Dichloroethane	6188187		<0.03	<0.03	NA	< 0.03	112%	50%	140%	105%	60%	130%	87%	50%	140%
1,1,1-Trichloroethane	6188187		<0.05	<0.05	NA	< 0.05	74%	50%	140%	90%	60%	130%	88%	50%	140%
Carbon Tetrachloride	6188187		<0.05	<0.05	NA	< 0.05	75%	50%	140%	85%	60%	130%	82%	50%	140%
Benzene	6188187		<0.02	<0.02	NA	< 0.02	77%	50%	140%	83%	60%	130%	85%	50%	140%
1,2-Dichloropropane	6188187		<0.03	<0.03	NA	< 0.03	83%	50%	140%	93%	60%	130%	94%	50%	140%
Trichloroethylene	6188187		<0.03	<0.03	NA	< 0.03	74%	50%	140%	83%	60%	130%	88%	50%	140%
Bromodichloromethane	6188187		<0.05	<0.05	NA	< 0.05	79%	50%	140%	90%	60%	130%	94%	50%	140%
Methyl Isobutyl Ketone	6188187		<0.50	<0.50	NA	< 0.50	85%	50%	140%	86%	50%	140%	81%	50%	140%
1,1,2-Trichloroethane	6188187		<0.04	<0.04	NA	< 0.04	85%	50%	140%	107%	60%	130%	112%	50%	140%
Toluene	6188187		<0.05	<0.05	NA	< 0.05	75%	50%	140%	93%	60%	130%	89%	50%	140%
Dibromochloromethane	6188187		<0.05	<0.05	NA	< 0.05	74%	50%	140%	93%	60%	130%	88%	50%	140%
Ethylene Dibromide	6188187		<0.04	<0.04	NA	< 0.04	82%	50%	140%	106%	60%	130%	106%	50%	140%
Tetrachloroethylene	6188187		<0.05	<0.05	NA	< 0.05	74%	50%	140%	85%	60%	130%	96%	50%	140%
1,1,1,2-Tetrachloroethane	6188187		<0.04	<0.04	NA	< 0.04	76%	50%	140%	96%	60%	130%	94%	50%	140%
Chlorobenzene	6188187		<0.05	<0.05	NA	< 0.05	80%	50%	140%	101%	60%	130%	90%	50%	140%
Ethylbenzene	6188187		<0.05	<0.05	NA	< 0.05	60%	50%	140%	86%	60%	130%	83%	50%	140%
m & p-Xylene	6188187		<0.05	<0.05	NA	< 0.05	106%	50%	140%	92%	60%	130%	88%	50%	140%
Bromoform	6188187		<0.05	<0.05	NA	< 0.05	75%	50%	140%	101%	60%	130%	99%	50%	140%
Styrene	6188187		<0.05	<0.05	NA	< 0.05	74%	50%	140%	69%	60%	130%	66%	50%	140%
1,1,2,2-Tetrachloroethane	6188187		<0.05	<0.05	NA	< 0.05	88%	50%	140%	109%	60%	130%	112%	50%	140%
o-Xylene	6188187		<0.05	<0.05	NA	< 0.05	67%	50%	140%	94%	60%	130%	89%	50%	140%
1,3-Dichlorobenzene	6188187		<0.05	<0.05	NA	< 0.05	82%	50%	140%	104%	60%	130%	99%	50%	140%
1,4-Dichlorobenzene	6188187		<0.05	<0.05	NA	< 0.05	82%	50%	140%	110%	60%	130%	105%	50%	140%
1,2-Dichlorobenzene	6188187		<0.05	<0.05	NA	< 0.05	75%	50%	140%	99%	60%	130%	99%	50%	140%
n-Hexane	6188187		<0.05	<0.05	NA	< 0.05	114%	50%	140%	109%	60%	130%	70%	50%	140%

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

F2 (C10 to C16)	6181768 6181768	< 7	< 7	NA	< 7	115%	60%	140%	97%	60%	140%	100%	60%	140%
F3 (C16 to C34)	6181768 6181768	< 50	< 50	NA	< 50	113%	60%	140%	113%	60%	140%	110%	60%	140%
F4 (C34 to C50)	6181768 6181768	< 50	< 50	NA	< 50	62%	60%	140%	71%	60%	140%	77%	60%	140%

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

Benzene	6181768 6181768	<0.02	<0.02	NA	< 0.02	94%	60%	140%	105%	60%	140%	90%	60%	140%
Toluene	6181768 6181768	<0.05	<0.05	NA	< 0.05	73%	60%	140%	102%	60%	140%	91%	60%	140%
Ethylbenzene	6181768 6181768	<0.05	<0.05	NA	< 0.05	94%	60%	140%	116%	60%	140%	109%	60%	140%
m & p-Xylene	6181768 6181768	<0.05	<0.05	NA	< 0.05	97%	60%	140%	114%	60%	140%	107%	60%	140%
o-Xylene	6181768 6181768	<0.05	<0.05	NA	< 0.05	87%	60%	140%	117%	60%	140%	71%	60%	140%
F1 (C6 to C10)	6181768 6181768	<5	<5	NA	< 5	86%	60%	140%	88%	60%	140%	80%	60%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St., Stouffville

SAMPLED BY: TM

Trace Organics Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 to C10)	6188187		<5	<5	NA	< 5	106%	60%	140%	98%	60%	140%	91%	60%	140%

Certified By:



Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St., Stouffville

AGAT WORK ORDER: 24T202436

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202436

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE:5688 Main St., Stouffville

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St., Stouffville

AGAT WORK ORDER: 24T202436

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main St., Stouffville

AGAT WORK ORDER: 24T202436

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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



Chain of Custody Record

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

Report Information:

Company: EXP Services Inc.
Contact: Danika Durish
Address: 1895 Clark Blvd, Brampton, ON L6T 4V1
Phone: 905 793 9800 Fax: _____
Reports to be sent to: Danika.Durish@exp.com
1. Email: Tyler McKay@exp.com
2. Email: _____

Project Information:

Project: GTR-23014306-BQ
Site Location: 5688 Main St. Skidville
Sampled By: TM
AGAT Quote #: EXP Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: EXP Services Inc. Bill To Same: Yes ☐ No ☐
Contact: _____
Address: _____
Email: APC@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table 2

Indicate One

☐ Ind/Com

☐ Rec/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☒ Fine

☐ Regulation 406

Table 1

Indicate One

☐ Ind/Com

☐ Rec/Park

☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes

☐ No

Report Guideline on Certificate of Analysis

☐ Yes

☐ No

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCS	VOC	PAHs	PCBs: Aroclors ☐	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4 EC, SAR	Regulation 406 SPLP Rainwater Leach msSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP: TCLP: ☐ Metals ☐ VOCs ☐ Aqueous ☐ BTEX ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH201-SS1	Sept. 26/24	AM	4	S														
2. BH201-SS4		PM	2															
3. BH202-SS1		AM	4															
4. BH202-SS2		PM	3															
5. BH202-SS3		PM	3															
6. BH202-SS4		PM	3															
7. BH202-SS5		PM	3															
8. BH202-SS6		PM	3															
9. BH202-SS7		PM	3															
10. BH202-SS7-0		PM	2															
11. BH202-SS8		PM	3															

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Date

Date

Date

Time

Time

Time

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Date

Date

Date

Time

Time

Time

Page 1 of 3

N: T-162940

Laboratory Use Only

Work Order #: 24T202436

Cooler Quantity: 2 large

Arrival Temperatures: 3.1 | 3.3 | 3.9

Depot Temperatures: 4.0 | 4.1 | 4.5

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: F/I

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

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

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



Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.
Contact: _____
Address: _____
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: Danika.Durish@exp.com
2. Email: Tyler.McKay@exp.com

Project Information:

Project: GR-23014306-BD
Site Location: _____
Sampled By: _____
AGAT Quote #: Exp Competitive Rate PO: _____
Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Exp Services Inc. Bill To Same: Yes ☐ No ☐
Contact: _____
Address: _____
Email: AP@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table - Indicate One

☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☒ Fine

☐ Regulation 406

Table - Indicate One

☒ Ind/Com
☒ Res/Park
☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record
of Site Condition (RSC)?

☒ Yes

☐ No

Report Guideline on
Certificate of Analysis

☐ Yes

☐ No

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 24T202436
Cooler Quantity: Pg.1
Arrival Temperatures: _____
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: _____

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply): _____

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☐ CrVI ☐ Hg ☐ HWSB	BTEX, F1-F4 PHCS	VOC	PAHs	PCBs: Aroclors ☐	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP: TCLP: ☐ MeI ☐ VOCs ☐ ABNS ☐ Biop ☐ PCBs	Commodity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. <u>BH204-SS8</u>	<u>Sept 26/24</u>	<u>AM</u>	<u>3</u>	<u>S</u>										☒	☒			
2. <u>BH204-SS8-B</u>		<u>PM</u>	<u>1</u>											☒				
3.		AM																
4.		PM																
5.		AM																
6.		PM																
7.		AM																
8.		PM																
9.		AM																
10.		PM																
11.		AM																

Samples Relinquished By (Print Name and Sign): <u>Tyler McKay</u>	Date: <u>Sept 26/24</u>	Time: <u>7:15pm</u>	Samples Received By (Print Name and Sign): <u>Tyler McKay</u>	Date: <u>27.09</u>	Time: <u>14:10</u>
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 3 of 3

N#: T-162944

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T202588

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

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

DATE REPORTED: Dec 02, 2024

PAGES (INCLUDING COVER): 37

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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION: BH209-SS1			
		SAMPLE TYPE: Soil			
		DATE SAMPLED: 2024-09-26			
Parameter	Unit	G / S	RDL	6182287	
Antimony	µg/g	7.5	0.8	<0.8	
Arsenic	µg/g	18	1	2	
Barium	µg/g	390	2.0	65.6	
Beryllium	µg/g	5	0.5	<0.5	
Boron	µg/g	120	5	6	
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.30	
Cadmium	µg/g	1.2	0.5	<0.5	
Chromium	µg/g	160	5	14	
Cobalt	µg/g	22	0.8	4.4	
Copper	µg/g	180	1.0	8.4	
Lead	µg/g	120	1	11	
Molybdenum	µg/g	6.9	0.5	0.6	
Nickel	µg/g	130	1	9	
Selenium	µg/g	2.4	0.8	<0.8	
Silver	µg/g	25	0.5	<0.5	
Thallium	µg/g	1	0.5	<0.5	
Uranium	µg/g	23	0.50	<0.50	
Vanadium	µg/g	86	2.0	26.2	
Zinc	µg/g	340	5	32	
Chromium, Hexavalent	µg/g	10	0.2	<0.2	
Cyanide, WAD	µg/g	0.051	0.040	<0.040	
Mercury	µg/g	1.8	0.10	<0.10	
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	1.12	
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	4.67	
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.30	

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6182287 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:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH206-SS1	BH206-SS2	BH206-SS3	BH206-SS4	BH206-SS5	BH206-SS6	BH206-SS7	BH206-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182259	6182260	6182261	6182262	6182263	6182264	6182266	6182267
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.716	1.04	2.21	1.46	1.59	1.34	0.888	0.512
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	4.46	7.22	12.3	14.3	18.5	14.7	6.07	4.44
		SAMPLE DESCRIPTION:		BH206-SS8-0	BH207-SS1	BH207-SS2	BH207-SS3	BH207-SS4	BH207-SS5	BH207-SS6	BH207-SS6-0
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182268	6182269	6182270	6182271	6182272	6182273	6182274	6182275
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.704	0.184	0.163	0.185	0.251	0.240	0.394	0.462
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	4.07	1.01	0.447	0.756	1.05	1.48	1.58	1.21
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA								7.12
		SAMPLE DESCRIPTION:		BH207-SS7	BH207-SS8	BH207-SS8-0	BH208-SS1	BH208-SS2	BH208-SS3	BH208-SS4	BH208-SS5
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182276	6182277	6182278	6182279	6182280	6182281	6182282	6182283
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.466	0.505	0.819	0.287	0.378	0.308	0.929	0.698
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	0.850	1.74	2.64	1.99	2.55	1.81	5.98	4.74
		SAMPLE DESCRIPTION:		BH208-SS6	BH208-SS7	BH208-SS8	BH209-SS2	BH209-SS3	BH209-SS4	BH209-SS5	BH209-SS6
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182284	6182285	6182286	6182289	6182290	6182291	6182292	6182296
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.398	0.288	0.263	1.25	1.16	1.20	0.440	0.446
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	2.41	1.74	1.19	3.80	6.82	8.17	2.39	2.01

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH209-SS7	BH209-SS8
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182297	6182298
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.329	0.287
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.62	0.913

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 - Medium and Fine 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.

6182259-6182298 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH206-SS1	BH206-SS2	BH206-SS3	BH206-SS4	BH206-SS5	BH206-SS6	BH206-SS7	BH206-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182259	6182260	6182261	6182262	6182263	6182264	6182266	6182267
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	4	2	3	1	2	2	2	2
Barium	µg/g	390	2.0	30.3	28.9	55.1	27.4	21.4	11.9	18.3	14.0
Beryllium	µg/g	5	0.5	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	6	5	7	<5	5	<5	<5	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	10	10	12	6	6	<5	6	<5
Cobalt	µg/g	22	0.8	3.7	3.0	5.0	2.5	2.6	2.1	2.5	1.9
Copper	µg/g	180	1.0	6.7	5.5	6.3	4.5	4.1	4.1	4.0	3.8
Lead	µg/g	120	1	6	8	8	4	4	3	4	3
Molybdenum	µg/g	6.9	0.5	<0.5	1.6	<0.5	<0.5	<0.5	<0.5	0.5	<0.5
Nickel	µg/g	130	1	11	8	15	7	6	5	6	4
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	0.52	<0.50	<0.50
Vanadium	µg/g	86	2.0	17.0	13.6	19.0	12.3	11.5	10.0	10.6	9.8
Zinc	µg/g	340	5	34	31	34	19	18	14	15	15
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.17	7.35	7.28	7.32	7.11	7.09	7.02	7.08

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH206-SS8-0	BH207-SS1	BH207-SS2	BH207-SS3	BH207-SS4	BH207-SS5	BH207-SS6	BH207-SS7
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182268	6182269	6182270	6182271	6182272	6182273	6182274	6182276
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	3	4	3	3	2	2	3
Barium	µg/g	390	2.0	13.3	38.9	42.1	65.9	39.0	25.4	22.6	17.6
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5	<5	5	6	5	5	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	<5	11	11	8	10	7	7	6
Cobalt	µg/g	22	0.8	1.8	4.0	3.5	3.7	3.1	3.0	2.4	2.5
Copper	µg/g	180	1.0	3.6	7.8	7.4	5.8	5.9	6.1	3.9	4.2
Lead	µg/g	120	1	3	12	34	7	23	6	3	4
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	0.8	<0.5	0.6	<0.5	<0.5	0.5
Nickel	µg/g	130	1	4	14	10	11	8	7	6	7
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	9.1	16.6	15.0	14.8	15.4	14.7	12.3	10.0
Zinc	µg/g	340	5	15	40	68	27	47	24	22	17
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.09	7.11	7.21	7.19	7.32	7.17	7.12	7.14

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH207-SS8	BH207-SS8-0	BH208-SS1	BH208-SS2	BH208-SS3	BH208-SS4	BH208-SS5	BH208-SS6
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182277	6182278	6182279	6182280	6182281	6182282	6182283	6182284
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	1	2	2	3	3	<1	1	1
Barium	µg/g	390	2.0	12.5	10.2	63.9	79.6	62.4	13.6	26.4	26.9
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5	8	12	7	<5	5	6
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	<5	<5	16	17	12	<5	9	10
Cobalt	µg/g	22	0.8	1.8	1.9	4.9	5.4	4.3	1.9	2.8	2.9
Copper	µg/g	180	1.0	3.1	2.8	13.5	12.5	7.4	5.7	6.9	6.3
Lead	µg/g	120	1	3	3	15	16	5	2	3	3
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	130	1	4	4	11	12	7	4	6	6
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	0.53	0.61	<0.50	<0.50	0.53	<0.50
Vanadium	µg/g	86	2.0	8.9	11.0	24.3	29.2	20.2	11.6	17.8	19.3
Zinc	µg/g	340	5	12	14	38	46	23	8	15	14
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.18	7.10	7.12	7.27	7.32	7.12	7.15	7.26

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PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH208-SS7	BH208-SS8	BH209-SS2	BH209-SS3	BH209-SS4	BH209-SS5	BH209-SS6	BH209-SS7
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182285	6182286	6182289	6182290	6182291	6182292	6182296	6182297
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	1	1	2	2	1	2	2	1
Barium	µg/g	390	2.0	28.7	27.8	92.3	43.1	34.8	36.8	37.3	20.0
Beryllium	µg/g	5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	6	5	6	6	<5	6	7	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	10	12	17	11	10	11	11	8
Cobalt	µg/g	22	0.8	2.8	3.1	4.8	3.4	3.1	3.8	3.8	2.4
Copper	µg/g	180	1.0	5.9	6.4	5.3	8.1	7.0	8.9	8.8	5.6
Lead	µg/g	120	1	3	3	9	4	4	4	4	3
Molybdenum	µg/g	6.9	0.5	0.5	0.6	<0.5	<0.5	<0.5	0.5	<0.5	<0.5
Nickel	µg/g	130	1	6	7	10	8	7	9	8	5
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	0.52	0.87	<0.50	<0.50	<0.50	0.57	0.67	1.87
Vanadium	µg/g	86	2.0	18.8	19.0	25.4	21.1	18.8	19.6	19.6	16.0
Zinc	µg/g	340	5	15	15	27	20	18	19	20	13
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.17	7.13	7.42	7.25	7.22	7.11	7.16	7.15

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AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION: BH209-SS8			
		SAMPLE TYPE: Soil			
		DATE SAMPLED: 2024-09-26			
Parameter	Unit	G / S	RDL	6182298	
Antimony	µg/g	7.5	0.8	<0.8	
Arsenic	µg/g	18	1	1	
Barium	µg/g	390	2.0	12.4	
Beryllium	µg/g	5	0.5	<0.5	
Boron	µg/g	120	5	<5	
Cadmium	µg/g	1.2	0.5	<0.5	
Chromium	µg/g	160	5	5	
Cobalt	µg/g	22	0.8	2.0	
Copper	µg/g	180	1.0	5.1	
Lead	µg/g	120	1	3	
Molybdenum	µg/g	6.9	0.5	<0.5	
Nickel	µg/g	130	1	5	
Selenium	µg/g	2.4	0.8	<0.8	
Silver	µg/g	25	0.5	<0.5	
Thallium	µg/g	1	0.5	<0.5	
Uranium	µg/g	23	0.50	0.82	
Vanadium	µg/g	86	2.0	12.7	
Zinc	µg/g	340	5	11	
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.15	

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 - Medium and Fine 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.

6182259-6182298 pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH206-SS1	BH209-SS1
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182259	6182287
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05
Acenaphthene	µg/g	29	0.05	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	<0.05	<0.05
Anthracene	µg/g	0.74	0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.63	0.05	<0.05	<0.05
Chrysene	µg/g	7.8	0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.48	0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	7.8	0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	3.4	0.05	<0.05	<0.05
Moisture Content	%		0.1	7.2	3.9
Surrogate	Unit	Acceptable Limits			
Naphthalene-d8	%	50-140	70	70	
Acridine-d9	%	50-140	95	85	
Terphenyl-d14	%	50-140	100	100	

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 - Medium and Fine 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.

6182259-6182287 Results are based on the dry weight of the soil.

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588
PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY:TM

O. Reg. 153(511) - PHCs F1 - F4 (Soil)											
DATE RECEIVED: 2024-09-27						DATE REPORTED: 2024-12-02					
		SAMPLE DESCRIPTION:		BH206-SS2	BH206-SS3	BH206-SS4	BH206-SS5	BH206-SS6	BH206-SS6-0	BH206-SS7	BH206-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182260	6182261	6182262	6182263	6182264	6182265	6182266	6182267
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50	59	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	58	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	15.4	12.2	17.1	23.4	4.1	7.9	21.7	11.6
Surrogate	Unit	Acceptable Limits									
Toluene-d8	% Recovery	60-140		110	104	112	111	118	106	121	108
Terphenyl	%	60-140		84	88	91	99	85	85	85	88

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588
PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY:TM

O. Reg. 153(511) - PHCs F1 - F4 (Soil)											
DATE RECEIVED: 2024-09-27						DATE REPORTED: 2024-12-02					
		SAMPLE DESCRIPTION:		BH207-SS1	BH207-SS2	BH207-SS3	BH207-SS4	BH207-SS6	BH207-SS6-0	BH207-SS7	BH207-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182269	6182270	6182271	6182272	6182274	6182275	6182276	6182277
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	13.0	21.4	17.0	14.8	10.3	9.0	10.2	13.2
Surrogate	Unit	Acceptable Limits									
Toluene-d8	% Recovery	60-140		106	102	107	110	107	102	111	105
Terphenyl	%	60-140		89	81	83	94	81	96	83	82

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH208-SS1	BH208-SS2	BH208-SS3	BH208-SS4	BH208-SS5	BH208-SS6	BH208-SS7	BH208-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182279	6182280	6182281	6182282	6182283	6182284	6182285	6182286
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	12.7	20.8	19.7	10.2	7.6	10.3	9.2	7.3
Surrogate	Unit	Acceptable Limits									
Toluene-d8	% Recovery	60-140		108	107	100	112	104	117	104	101
Terphenyl	%	60-140		76	78	80	89	82	77	94	75

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH209-SS2	BH209-SS3	BH209-SS4	BH209-SS5	BH209-SS6	BH209-SS7	BH209-SS8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26	2024-09-26
Parameter	Unit	G / S	RDL	6182289	6182290	6182291	6182292	6182296	6182297	6182298
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	91	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	15.4	16.0	7.4	24.7	5.6	6.2	8.5
Surrogate	Unit	Acceptable Limits								
Toluene-d8	% Recovery	60-140								
Terphenyl	%	60-140								

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6182260-6182298 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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 with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH206-SS1		BH209-SS1	
		SAMPLE TYPE:		Soil		Soil	
		DATE SAMPLED:		2024-09-26		2024-09-26	
		G / S	RDL	6182259	6182287		
Benzene	µg/g	0.17	0.02	<0.02	<0.02		
Toluene	µg/g	6	0.05	<0.05	<0.05		
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05		
m & p-Xylene	µg/g		0.05	<0.05	<0.05		
o-Xylene	µg/g		0.05	<0.05	<0.05		
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05		
F1 (C6 to C10)	µg/g	65	5	<5	<5		
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5		
F2 (C10 to C16)	µg/g	150	7	<7	<7		
F2 (C10 to C16) minus Naphthalene	µg/g		7	<7	<7		
F3 (C16 to C34)	µg/g	1300	50	<50	327		
F3 (C16 to C34) minus PAHs	µg/g		50	<50	327		
F4 (C34 to C50)	µg/g	5600	50	<50	<50		
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA		
Moisture Content	%		0.1	7.2	3.9		
Surrogate	Unit	Acceptable Limits					
Toluene-d8	% Recovery	60-140		118	102		
Terphenyl	%	60-140		87	100		

Certified By:

R. Chakraborty



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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 to the intended use. Refer directly to the applicable standard for regulatory interpretation.

6182259-6182287 Results are based on sample dry weight.
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 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:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH207-SS5
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182273
F1 (C6 to C10)	µg/g	65	5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5
F2 (C10 to C16)	µg/g	150	7	<7
F3 (C16 to C34)	µg/g	1300	50	<50
F4 (C34 to C50)	µg/g	5600	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA
Moisture Content	%		0.1	9.5
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		76
Terphenyl	%	60-140		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 - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine 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.

6182273 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 n-C50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH207-SS5	
		SAMPLE TYPE:		Soil	
		DATE SAMPLED:		2024-09-26	
Parameter	Unit	G / S	RDL	6182273	
Dichlorodifluoromethane	ug/g	25	0.05	<0.05	
Vinyl Chloride	ug/g	0.022	0.02	<0.02	
Bromomethane	ug/g	0.05	0.05	<0.05	
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	
Acetone	ug/g	28	0.50	<0.50	
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	
Methylene Chloride	ug/g	0.96	0.05	<0.05	
Trans- 1,2-Dichloroethylene	ug/g	0.75	0.05	<0.05	
Methyl tert-butyl Ether	ug/g	1.4	0.05	<0.05	
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	
Methyl Ethyl Ketone	ug/g	44	0.50	<0.50	
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	
Chloroform	ug/g	0.18	0.04	<0.04	
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	
1,1,1-Trichloroethane	ug/g	3.4	0.05	<0.05	
Carbon Tetrachloride	ug/g	0.12	0.05	<0.05	
Benzene	ug/g	0.17	0.02	<0.02	
1,2-Dichloropropane	ug/g	0.085	0.03	<0.03	
Trichloroethylene	ug/g	0.52	0.03	<0.03	
Bromodichloromethane	ug/g	1.9	0.05	<0.05	
Methyl Isobutyl Ketone	ug/g	4.3	0.50	<0.50	
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	
Toluene	ug/g	6	0.05	<0.05	
Dibromochloromethane	ug/g	2.9	0.05	<0.05	
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	
Tetrachloroethylene	ug/g	2.3	0.05	<0.05	
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	
Chlorobenzene	ug/g	2.7	0.05	<0.05	
Ethylbenzene	ug/g	1.6	0.05	<0.05	
m & p-Xylene	ug/g		0.05	<0.05	

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH207-SS5
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182273
Bromoform	ug/g	0.26	0.05	<0.05
Styrene	ug/g	2.2	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	6	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.097	0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05
Xylenes (Total)	ug/g	25	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05
n-Hexane	µg/g	34	0.05	<0.05
Moisture Content	%		0.1	9.5
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		76
4-Bromofluorobenzene	% Recovery	50-140		92

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 - Medium and Fine 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.

6182273 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.

1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty

Exceedance Summary

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6182259	BH206-SS1	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.716
6182260	BH206-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.04
6182260	BH206-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	7.22
6182261	BH206-SS3	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	2.21
6182261	BH206-SS3	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	12.3
6182262	BH206-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.46
6182262	BH206-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	14.3
6182263	BH206-SS5	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.59
6182263	BH206-SS5	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	18.5
6182264	BH206-SS6	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.34
6182264	BH206-SS6	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	14.7
6182266	BH206-SS7	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.888
6182266	BH206-SS7	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	6.07
6182268	BH206-SS8-0	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.704
6182278	BH207-SS8-0	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.819
6182282	BH208-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.929
6182282	BH208-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.98
6182287	BH209-SS1	ON T2 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.12
6182289	BH209-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.25
6182290	BH209-SS3	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.16
6182290	BH209-SS3	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	6.82
6182291	BH209-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.20
6182291	BH209-SS4	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	8.17

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Soil Analysis

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 406/19 Characterization Package - Inorganics (Soil)															
Antimony	6182259	6182259	<0.8	<0.8	NA	< 0.8	116%	70%	130%	96%	80%	120%	78%	70%	130%
Arsenic	6182259	6182259	4	3	NA	< 1	118%	70%	130%	97%	80%	120%	111%	70%	130%
Barium	6182259	6182259	30.3	32.5	7.0%	< 2.0	110%	70%	130%	102%	80%	120%	120%	70%	130%
Beryllium	6182259	6182259	<0.5	<0.5	NA	< 0.5	106%	70%	130%	110%	80%	120%	129%	70%	130%
Boron	6182259	6182259	6	5	NA	< 5	79%	70%	130%	88%	80%	120%	92%	70%	130%
Cadmium	6182259	6182259	<0.5	<0.5	NA	< 0.5	117%	70%	130%	96%	80%	120%	102%	70%	130%
Chromium	6182259	6182259	10	9	NA	< 5	103%	70%	130%	111%	80%	120%	104%	70%	130%
Cobalt	6182259	6182259	3.7	3.4	NA	< 0.8	96%	70%	130%	99%	80%	120%	102%	70%	130%
Copper	6182259	6182259	6.7	5.9	11.9%	< 1.0	94%	70%	130%	94%	80%	120%	NA	70%	130%
Lead	6182259	6182259	6	7	8.5%	< 1	112%	70%	130%	95%	80%	120%	96%	70%	130%
Molybdenum	6182259	6182259	<0.5	<0.5	NA	< 0.5	114%	70%	130%	99%	80%	120%	106%	70%	130%
Nickel	6182259	6182259	11	10	10.9%	< 1	101%	70%	130%	93%	80%	120%	100%	70%	130%
Selenium	6182259	6182259	<0.8	<0.8	NA	< 0.8	96%	70%	130%	98%	80%	120%	110%	70%	130%
Silver	6182259	6182259	<0.5	<0.5	NA	< 0.5	100%	70%	130%	90%	80%	120%	90%	70%	130%
Thallium	6182259	6182259	<0.5	<0.5	NA	< 0.5	102%	70%	130%	96%	80%	120%	93%	70%	130%
Uranium	6182259	6182259	<0.50	<0.50	NA	< 0.50	80%	70%	130%	96%	80%	120%	97%	70%	130%
Vanadium	6182259	6182259	17.0	15.1	11.9%	< 2.0	73%	70%	130%	101%	80%	120%	102%	70%	130%
Zinc	6182259	6182259	34	30	10.3%	< 5	120%	70%	130%	99%	80%	120%	97%	70%	130%
pH, 2:1 CaCl2 Extraction	6188596		7.18	7.00	2.5%	NA	100%	80%	120%						

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

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

Electrical Conductivity (2:1)	6181951		0.643	0.588	8.9%	< 0.005	101%	80%	120%
Sodium Adsorption Ratio (2:1) (Calc.)	6182259	6182259	4.46	4.36	2.3%	NA			

Comments: NA signifies Not Applicable.

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

pH, 2:1 CaCl ₂ Extraction	6182277	6182277	7.18	7.12	0.9%	NA	99%	80%	120%

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Electrical Conductivity (2:1)	6182259	6182259	0.716	0.734	2.4%	< 0.005	96%	80%	120%
Sodium Adsorption Ratio (2:1) (Calc.)	6182298	6182298	0.913	0.889	2.6%	NA			

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Soil Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

Comments: NA signifies Not Applicable.

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

Antimony	6182279	6182279	<0.8	<0.8	NA	< 0.8	105%	70%	130%	89%	80%	120%	73%	70%	130%
Arsenic	6182279	6182279	2	2	NA	< 1	110%	70%	130%	91%	80%	120%	100%	70%	130%
Barium	6182279	6182279	63.9	62.9	1.6%	< 2.0	119%	70%	130%	101%	80%	120%	116%	70%	130%
Beryllium	6182279	6182279	<0.5	<0.5	NA	< 0.5	109%	70%	130%	111%	80%	120%	121%	70%	130%
Boron	6182279	6182279	8	8	NA	< 5	94%	70%	130%	98%	80%	120%	106%	70%	130%
Cadmium	6182279	6182279	<0.5	<0.5	NA	< 0.5	107%	70%	130%	90%	80%	120%	101%	70%	130%
Chromium	6182279	6182279	16	17	NA	< 5	113%	70%	130%	96%	80%	120%	119%	70%	130%
Cobalt	6182279	6182279	4.9	5.0	2.0%	< 0.8	103%	70%	130%	93%	80%	120%	101%	70%	130%
Copper	6182279	6182279	13.5	13.5	0.0%	< 1.0	98%	70%	130%	95%	80%	120%	97%	70%	130%
Lead	6182279	6182279	15	14	6.9%	< 1	106%	70%	130%	92%	80%	120%	98%	70%	130%
Molybdenum	6182279	6182279	<0.5	<0.5	NA	< 0.5	103%	70%	130%	93%	80%	120%	108%	70%	130%
Nickel	6182279	6182279	11	11	0.0%	< 1	105%	70%	130%	95%	80%	120%	101%	70%	130%
Selenium	6182279	6182279	<0.8	<0.8	NA	< 0.8	114%	70%	130%	92%	80%	120%	103%	70%	130%
Silver	6182279	6182279	<0.5	<0.5	NA	< 0.5	101%	70%	130%	93%	80%	120%	104%	70%	130%
Thallium	6182279	6182279	<0.5	<0.5	NA	< 0.5	118%	70%	130%	91%	80%	120%	97%	70%	130%
Uranium	6182279	6182279	0.53	0.57	NA	< 0.50	113%	70%	130%	91%	80%	120%	102%	70%	130%
Vanadium	6182279	6182279	24.3	24.3	0.0%	< 2.0	114%	70%	130%	94%	80%	120%	108%	70%	130%
Zinc	6182279	6182279	38	38	0.0%	< 5	101%	70%	130%	91%	80%	120%	97%	70%	130%

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Electrical Conductivity (2:1)	6182279	6182279	0.287	0.313	8.5%	< 0.005	97%	80%	120%						

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

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

pH, 2:1 CaCl ₂ Extraction	6188596		7.18	7.00	2.5%		100%	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.

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

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

Antimony	6182279	6182279	<0.8	<0.8	NA	< 0.8	105%	70%	130%	89%	80%	120%	73%	70%	130%
Arsenic	6182279	6182279	2	2	NA	< 1	110%	70%	130%	91%	80%	120%	100%	70%	130%
Barium	6182279	6182279	63.9	62.9	1.6%	< 2.0	119%	70%	130%	101%	80%	120%	116%	70%	130%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Soil Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Beryllium	6182279	6182279	<0.5	<0.5	NA	< 0.5	109%	70%	130%	111%	80%	120%	121%	70%	130%
Boron	6182279	6182279	8	8	NA	< 5	94%	70%	130%	98%	80%	120%	106%	70%	130%
Boron (Hot Water Soluble)	6181951		<0.10	<0.10	NA	< 0.10	107%	60%	140%	104%	70%	130%	109%	60%	140%
Cadmium	6182279	6182279	<0.5	<0.5	NA	< 0.5	107%	70%	130%	90%	80%	120%	101%	70%	130%
Chromium	6182279	6182279	16	17	NA	< 5	113%	70%	130%	96%	80%	120%	119%	70%	130%
Cobalt	6182279	6182279	4.9	5.0	2.0%	< 0.8	103%	70%	130%	93%	80%	120%	101%	70%	130%
Copper	6182279	6182279	13.5	13.5	0.0%	< 1.0	98%	70%	130%	95%	80%	120%	97%	70%	130%
Lead	6182279	6182279	15	14	6.9%	< 1	106%	70%	130%	92%	80%	120%	98%	70%	130%
Molybdenum	6182279	6182279	<0.5	<0.5	NA	< 0.5	103%	70%	130%	93%	80%	120%	108%	70%	130%
Nickel	6182279	6182279	11	11	0.0%	< 1	105%	70%	130%	95%	80%	120%	101%	70%	130%
Selenium	6182279	6182279	<0.8	<0.8	NA	< 0.8	114%	70%	130%	92%	80%	120%	103%	70%	130%
Silver	6182279	6182279	<0.5	<0.5	NA	< 0.5	101%	70%	130%	93%	80%	120%	104%	70%	130%
Thallium	6182279	6182279	<0.5	<0.5	NA	< 0.5	118%	70%	130%	91%	80%	120%	97%	70%	130%
Uranium	6182279	6182279	0.53	0.57	NA	< 0.50	113%	70%	130%	91%	80%	120%	102%	70%	130%
Vanadium	6182279	6182279	24.3	24.3	0.0%	< 2.0	114%	70%	130%	94%	80%	120%	108%	70%	130%
Zinc	6182279	6182279	38	38	0.0%	< 5	101%	70%	130%	91%	80%	120%	97%	70%	130%
Chromium, Hexavalent	6185427		<0.2	<0.2	NA	< 0.2	94%	70%	130%	85%	80%	120%	73%	70%	130%
Cyanide, WAD	6185133		<0.040	<0.040	NA	< 0.040	102%	70%	130%	93%	80%	120%	97%	70%	130%
Mercury	6182279	6182279	<0.10	<0.10	NA	< 0.10	104%	70%	130%	99%	80%	120%	100%	70%	130%
Electrical Conductivity (2:1)	6182279	6182279	0.287	0.313	8.7%	< 0.005	97%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6182298	6182298	0.913	0.889	2.7%	NA									
pH, 2:1 CaCl ₂ Extraction	6182277	6182277	7.18	7.12	0.8%	NA	99%	80%	120%						

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Trace Organics Analysis

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

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

Naphthalene	6188166		<0.05	<0.05	NA	< 0.05	77%	50%	140%	83%	50%	140%	103%	50%	140%
Acenaphthylene	6188166		<0.05	<0.05	NA	< 0.05	81%	50%	140%	80%	50%	140%	80%	50%	140%
Acenaphthene	6188166		<0.05	<0.05	NA	< 0.05	84%	50%	140%	80%	50%	140%	73%	50%	140%
Fluorene	6188166		<0.05	<0.05	NA	< 0.05	85%	50%	140%	80%	50%	140%	73%	50%	140%
Phenanthrene	6188166		<0.05	<0.05	NA	< 0.05	72%	50%	140%	73%	50%	140%	73%	50%	140%
Anthracene	6188166		<0.05	<0.05	NA	< 0.05	76%	50%	140%	98%	50%	140%	95%	50%	140%
Fluoranthene	6188166		<0.05	<0.05	NA	< 0.05	84%	50%	140%	78%	50%	140%	110%	50%	140%
Pyrene	6188166		<0.05	<0.05	NA	< 0.05	83%	50%	140%	78%	50%	140%	83%	50%	140%
Benzo(a)anthracene	6188166		<0.05	<0.05	NA	< 0.05	78%	50%	140%	78%	50%	140%	110%	50%	140%
Chrysene	6188166		<0.05	<0.05	NA	< 0.05	117%	50%	140%	73%	50%	140%	83%	50%	140%
Benzo(b)fluoranthene	6188166		<0.05	<0.05	NA	< 0.05	79%	50%	140%	80%	50%	140%	90%	50%	140%
Benzo(k)fluoranthene	6188166		<0.05	<0.05	NA	< 0.05	133%	50%	140%	98%	50%	140%	73%	50%	140%
Benzo(a)pyrene	6188166		<0.05	<0.05	NA	< 0.05	96%	50%	140%	85%	50%	140%	78%	50%	140%
Indeno(1,2,3-cd)pyrene	6188166		<0.05	<0.05	NA	< 0.05	94%	50%	140%	105%	50%	140%	73%	50%	140%
Dibenz(a,h)anthracene	6188166		<0.05	<0.05	NA	< 0.05	95%	50%	140%	73%	50%	140%	73%	50%	140%
Benzo(g,h,i)perylene	6188166		<0.05	<0.05	NA	< 0.05	105%	50%	140%	75%	50%	140%	80%	50%	140%

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

Benzene	6182725		<0.02	<0.02	NA	< 0.02	114%	60%	140%	102%	60%	140%	123%	60%	140%
Toluene	6182725		<0.05	<0.05	NA	< 0.05	108%	60%	140%	98%	60%	140%	117%	60%	140%
Ethylbenzene	6182725		<0.05	<0.05	NA	< 0.05	97%	60%	140%	86%	60%	140%	104%	60%	140%
m & p-Xylene	6182725		<0.05	<0.05	NA	< 0.05	99%	60%	140%	88%	60%	140%	105%	60%	140%
o-Xylene	6182725		<0.05	<0.05	NA	< 0.05	94%	60%	140%	84%	60%	140%	101%	60%	140%
F1 (C6 to C10)	6182725		<5	<5	NA	< 5	84%	60%	140%	90%	60%	140%	87%	60%	140%
F2 (C10 to C16)	6182259 6182259		< 7	< 7	NA	< 7	105%	60%	140%	96%	60%	140%	104%	60%	140%
F3 (C16 to C34)	6182259 6182259		< 50	< 50	NA	< 50	101%	60%	140%	108%	60%	140%	119%	60%	140%
F4 (C34 to C50)	6182259 6182259		< 50	< 50	NA	< 50	70%	60%	140%	91%	60%	140%	98%	60%	140%

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

Benzene	6182298 6182298		<0.02	<0.02	NA	< 0.02	114%	60%	140%	102%	60%	140%	112%	60%	140%
Toluene	6182298 6182298		<0.05	<0.05	NA	< 0.05	108%	60%	140%	98%	60%	140%	106%	60%	140%
Ethylbenzene	6182298 6182298		<0.05	<0.05	NA	< 0.05	97%	60%	140%	86%	60%	140%	92%	60%	140%
m & p-Xylene	6182298 6182298		<0.05	<0.05	NA	< 0.05	99%	60%	140%	88%	60%	140%	94%	60%	140%
o-Xylene	6182298 6182298		<0.05	<0.05	NA	< 0.05	94%	60%	140%	84%	60%	140%	89%	60%	140%
F1 (C6 to C10)	6182298 6182298		<5	<5	NA	< 5	84%	60%	140%	90%	60%	140%	87%	60%	140%
F2 (C10 to C16)	6182281 6182281		< 7	< 7	NA	< 7	99%	60%	140%	109%	60%	140%	104%	60%	140%
F3 (C16 to C34)	6182281 6182281		< 50	< 50	NA	< 50	103%	60%	140%	113%	60%	140%	119%	60%	140%
F4 (C34 to C50)	6182281 6182281		< 50	< 50	NA	< 50	90%	60%	140%	90%	60%	140%	75%	60%	140%

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

Benzene	6182267 6182267		<0.02	<0.02	NA	< 0.02	NA	60%	140%	NA	60%	140%	NA	60%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 26 of 37

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.

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Trace Organics Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Toluene	6182267	6182267	<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	NA	60%	140%
Ethylbenzene	6182267	6182267	<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	NA	60%	140%
m & p-Xylene	6182267	6182267	<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	NA	60%	140%
o-Xylene	6182267	6182267	<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	NA	60%	140%
F1 (C6 to C10)	6182267	6182267	<5	<5	NA	< 5	NA	60%	140%	NA	60%	140%	NA	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	6191218		<0.05	<0.05	NA	< 0.05	75%	50%	140%	117%	50%	140%	92%	50%	140%
Vinyl Chloride	6191218		<0.02	<0.02	NA	< 0.02	96%	50%	140%	105%	50%	140%	95%	50%	140%
Bromomethane	6191218		<0.05	<0.05	NA	< 0.05	69%	50%	140%	120%	50%	140%	98%	50%	140%
Trichlorofluoromethane	6191218		<0.05	<0.05	NA	< 0.05	68%	50%	140%	120%	50%	140%	82%	50%	140%
Acetone	6191218		<0.50	<0.50	NA	< 0.50	101%	50%	140%	118%	50%	140%	84%	50%	140%
1,1-Dichloroethylene	6191218		<0.05	<0.05	NA	< 0.05	117%	50%	140%	108%	60%	130%	102%	50%	140%
Methylene Chloride	6191218		<0.05	<0.05	NA	< 0.05	110%	50%	140%	92%	60%	130%	105%	50%	140%
Trans- 1,2-Dichloroethylene	6191218		<0.05	<0.05	NA	< 0.05	107%	50%	140%	97%	60%	130%	109%	50%	140%
Methyl tert-butyl Ether	6191218		<0.05	<0.05	NA	< 0.05	93%	50%	140%	106%	60%	130%	98%	50%	140%
1,1-Dichloroethane	6191218		<0.02	<0.02	NA	< 0.02	118%	50%	140%	83%	60%	130%	115%	50%	140%
Methyl Ethyl Ketone	6191218		<0.50	<0.50	NA	< 0.50	97%	50%	140%	98%	50%	140%	98%	50%	140%
Cis- 1,2-Dichloroethylene	6191218		<0.02	<0.02	NA	< 0.02	112%	50%	140%	98%	60%	130%	101%	50%	140%
Chloroform	6191218		<0.04	<0.04	NA	< 0.04	84%	50%	140%	113%	60%	130%	105%	50%	140%
1,2-Dichloroethane	6191218		<0.03	<0.03	NA	< 0.03	105%	50%	140%	117%	60%	130%	112%	50%	140%
1,1,1-Trichloroethane	6191218		<0.05	<0.05	NA	< 0.05	106%	50%	140%	95%	60%	130%	74%	50%	140%
Carbon Tetrachloride	6191218		<0.05	<0.05	NA	< 0.05	91%	50%	140%	89%	60%	130%	66%	50%	140%
Benzene	6191218		<0.02	<0.02	NA	< 0.02	116%	50%	140%	106%	60%	130%	109%	50%	140%
1,2-Dichloropropane	6191218		<0.03	<0.03	NA	< 0.03	109%	50%	140%	104%	60%	130%	103%	50%	140%
Trichloroethylene	6191218		<0.03	<0.03	NA	< 0.03	111%	50%	140%	103%	60%	130%	109%	50%	140%
Bromodichloromethane	6191218		<0.05	<0.05	NA	< 0.05	84%	50%	140%	83%	60%	130%	70%	50%	140%
Methyl Isobutyl Ketone	6191218		<0.50	<0.50	NA	< 0.50	87%	50%	140%	89%	50%	140%	100%	50%	140%
1,1,2-Trichloroethane	6191218		<0.04	<0.04	NA	< 0.04	101%	50%	140%	101%	60%	130%	93%	50%	140%
Toluene	6191218		<0.05	<0.05	NA	< 0.05	107%	50%	140%	94%	60%	130%	92%	50%	140%
Dibromochloromethane	6191218		<0.05	<0.05	NA	< 0.05	67%	50%	140%	68%	60%	130%	66%	50%	140%
Ethylene Dibromide	6191218		<0.04	<0.04	NA	< 0.04	93%	50%	140%	94%	60%	130%	75%	50%	140%
Tetrachloroethylene	6191218		<0.05	<0.05	NA	< 0.05	79%	50%	140%	97%	60%	130%	98%	50%	140%
1,1,1,2-Tetrachloroethane	6191218		<0.04	<0.04	NA	< 0.04	70%	50%	140%	70%	60%	130%	92%	50%	140%
Chlorobenzene	6191218		<0.05	<0.05	NA	< 0.05	104%	50%	140%	97%	60%	130%	93%	50%	140%
Ethylbenzene	6191218		<0.05	<0.05	NA	< 0.05	96%	50%	140%	91%	60%	130%	87%	50%	140%
m & p-Xylene	6191218		<0.05	<0.05	NA	< 0.05	95%	50%	140%	91%	60%	130%	92%	50%	140%
Bromoform	6191218		<0.05	<0.05	NA	< 0.05	67%	50%	140%	69%	60%	130%	88%	50%	140%
Styrene	6191218		<0.05	<0.05	NA	< 0.05	89%	50%	140%	85%	60%	130%	86%	50%	140%
1,1,2,2-Tetrachloroethane	6191218		<0.05	<0.05	NA	< 0.05	95%	50%	140%	89%	60%	130%	79%	50%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Trace Organics Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
o-Xylene	6191218		<0.05	<0.05	NA	< 0.05	101%	50%	140%	95%	60%	130%	95%	50%	140%
1,3-Dichlorobenzene	6191218		<0.05	<0.05	NA	< 0.05	98%	50%	140%	93%	60%	130%	94%	50%	140%
1,4-Dichlorobenzene	6191218		<0.05	<0.05	NA	< 0.05	97%	50%	140%	97%	60%	130%	91%	50%	140%
1,2-Dichlorobenzene	6191218		<0.05	<0.05	NA	< 0.05	97%	50%	140%	93%	60%	130%	89%	50%	140%
n-Hexane	6191218		<0.05	<0.05	NA	< 0.05	103%	50%	140%	106%	60%	130%	89%	50%	140%

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

F1 (C6 to C10)	6191218		<5	<5	NA	< 5	94%	60%	140%	88%	60%	140%	79%	60%	140%

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

Certified By:

R. Chakraborty

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T202588

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202588

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE:5688 Main St. Stouffville

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T202588

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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
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
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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T202588

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
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



Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.
Contact: Danika Durish
Address: 1395 Clark Blvd, Brampton, ON
L6T4V1
Phone: 9057934800 Fax: _____
Reports to be sent to:
1. Email: Danika.Durish@exp.com
2. Email: Tyler.McKay@exp.com

Project Information:

Project: GTR-23014306-BD
Site Location: 5688 Main St. Stouffville
Sampled By: TM
AGAT Quote #: Exp Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Exp Services Inc. Bill To Same: Yes ☐ No ☐
Contact: _____
Address: _____
Email: AP@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table 2

Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☒ Fine

☒ Regulation 406

Table 1

Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record
of Site Condition (RSC)?

☒ Yes

☐ No

Report Guideline on
Certificate of Analysis

☒ Yes

☐ No

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 24T202588

Cooler Quantity: temp sheet

Arrival Temperatures: _____

Depot Temperatures: _____

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: F/I

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business
Days

☐ 2 Business
Days

☐ Next Business
Day

OR Date Required (Rush Surcharges May Apply):

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCS	VOC	PAHS	PCBs: Aroclors ☐	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach msSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ DOC	Landfill Disposal Characterization TCLP: TCLP: ☐ M&I ☐ VOCs ☐ AGENs ☐ Biop ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	PHE/BTEX - O.Reg 406	P.H. Metals - O.Reg 406	Potentially Hazardous or High Concentration (Y/N)
1. BH206-SS1	Sep 27/24	AM	4	S																	
2. BH206-SS2		PM	3																		
3. BH206-SS3		PM	3																		
4. BH206-SS4		PM	3																		
5. BH206-SS5		PM	3																		
6. BH206-SS6		PM	3																		
7. BH206-SS6-D		PM	2																		
8. BH206-SS7		PM	3																		
9. BH206-SS8		PM	3																		
10. BH206-SS8-D		PM	1																		
11. BH207-SS1		PM	3																		

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Date

Time

Samples Received By (Print Name and Sign):

Date

Time

24SEP27 4:34PM

Date

Time

Page 1 of 4

Date

Time

Nº: T - 162948

Chain of Custody Record

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

Report Information:
 Company: EXP Services Inc.
 Contact:
 Address: See Page 1
 Phone: Fax:
 Reports to be sent to:
 1. Email: Donika.Durish@exp.com
 2. Email: Tyler.McKay@exp.com

Project Information:

Project: GTR-23014306-BD

Site Location: 5688 Main St. Starville

Sampled By: Tim

AGAT Quote #: Exp. Competitive Rate 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: CLP Services Inc.

Contact: _____

Address: _____

Email: APR exp. com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406 ☐ Sewer Use ☐ Sanitary ☐ Storm ☐ Other	☐ Regulation 153/04 ☒ Regulation 406 ☐ Sewer Use ☐ Sanitary ☐ Storm ☐ Other	☐ Regulation 153/04 ☐ Regulation 406 ☐ Sewer Use ☐ Sanitary ☐ Storm ☐ Other
Table _____ Indicate One ☒ Ind/Com ☐ Res/Park ☐ Agriculture	Table _____ Indicate One ☒ Ind/Com ☐ Res/Park ☐ Agriculture	Table _____ Indicate One ☐ Ind/Com ☐ Res/Park ☐ Agriculture
Soil Texture (Check One) ☐ Coarse ☒ Fine	Soil Texture (Check One) ☐ Coarse ☒ Fine	Soil Texture (Check One) ☐ Coarse ☒ Fine
☐ Regulation 558 ☐ CCME	☐ Regulation 558 ☐ CCME	☐ Regulation 558 ☐ CCME
_____ Indicate One	_____ Indicate One	_____ Indicate One

Is this submission for a **Record of Site Condition (RSC)**?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX, F	VOC	PAHs	PCBs, Ar	Regulatory pH, Metals	EC, SAR	Regulatory msPLC	Landfill	TCLP	Corrosive	pH	PCBs	Metals	Potential
1. BH207-SS2	Sept. 27/04	AM	3	S									✓	✓								
2. BH207-SS3		AM	3										✓	✓								
3. BH207-SS4		AM	3										✓	✓								
4. BH207-SS5		AM	3						✓				✓	✓								
5. BH207-SS6		AM	3										✓	✓								
6. BH207-SS6-D		AM	3										✓	✓				✓				
7. BH207-SS7		AM	3										✓	✓								
8. BH207-SS8		AM	3										✓	✓								
9. BH207-SS8-D		AM	1										✓	✓				✓		✓		
10. BH208-SS1		AM	3										✓	✓								
11. BH208-SS2	✓	AM	3	✓									✓	✓								

Samples Relinquished By (Print Name and Sign): T. J. M. Key	Date: Sept. 27/04	Time: 4:00pm	Samples Received By (Print Name and Sign): J.B.	Date: 27-09	Time: 16.34
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 2 of 4
 No: T-158859

Laboratory Use Only

Work Order #: 24T202588

Cooler Quantity: pg. 1

Arrival Temperatures: | | |

Depot Temperatures: | | |

Custody Seal intact: ☐ Yes ☐ No ☐ N/A

Notes:

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):

**TAT is exclusive of weekends and statutory holidays*

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



Laboratory Use Only

Work Order #: 24T202588

Cooler Quantity: _____
Arrival Temperatures: _____
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: _____

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply): _____

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

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

Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.
Contact: Danika Durish
Address: See Page 1
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: Danika.Durish@exp.com
2. Email: Tyler.McKay@exp.com

Project Information:

Project: GR-23014306-BX
Site Location: _____
Sampled By: _____
AGAT Quote #: Exp Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Exp Services Inc. Bill To Same: Yes ☐ No ☐
Contact: _____
Address: _____
Email: APC@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☒ Regulation 406 ☐ Sewer Use
☐ Sanitary ☐ Storm
Table Indicate One Table Indicate One
☐ Ind/Com ☐ Ind/Com
☒ Res/Park ☒ Res/Park
☐ Agriculture ☐ Agriculture
Soil Texture (Check One) ☐ Regulation 558
☐ Coarse ☐ CCME
☒ Fine
Region _____
Prov. Water Quality Objectives (PWQO) ☐ Other _____
Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	O. Reg 153	O. Reg 406	O. Reg 558	Potentially Hazardous or High Concentration (Y/N)
1. BH208-SS3	Sep 26/24	AM PM	3	S							
2. BH208-SS4		AM PM	3								
3. BH208-SS5		AM PM	3								
4. BH208-SS6		AM PM	3								
5. BH208-SS7		AM PM	3								
6. BH208-SS8		AM PM	3								
7. BH209-SS1		AM PM	4								
8. BH209-SS2		AM PM	3								
9. BH209-SS3		AM PM	3								
10. BH209-SS4		AM PM	3								
11. BH209-SS5		AM PM	3								

Samples Relinquished By (Print Name and Sign): <u>Tyler McKay</u>	Date: <u>Sep 27/24</u>	Time: <u>4:00pm</u>	Samples Received By (Print Name and Sign): <u>APB</u>	Date: <u>27.09</u>	Time: <u>16:34</u>
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 3 of 4
Nº: T-155132



Laboratory Use Only

Work Order #: 24T202588

Cooler Quantity: _____

Arrival Temperatures: _____

Depot Temperatures: _____

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: _____

Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.

Contact: Danika Durish

Address: See Page 1

Phone: _____ Fax: _____

Reports to be sent to: Danika.Durish@exp.com

1. Email: Tyler.McKay@exp.com

2. Email: _____

Project Information:

Project: GTR-23014306-BD

Site Location: _____

Sampled By: Exp Competitive Rate

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: APDexp.com

Email: _____

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☒ Regulation 406

Table 2 Indicate One ☐ Ind/Com ☐ Res/Park ☐ Agriculture

Table 1 Indicate One ☒ Ind/Com ☐ Res/Park ☐ Agriculture

Soil Texture (Check One) ☐ Coarse ☒ Fine

☐ Regulation 558 ☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm

☐ Prov. Water Quality Objectives (PWQO)

☐ Other _____

Region: _____

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

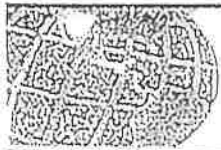
GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Metals	Metals	BTEX	VOC	PAHs	PCBs	Regulation pH, Me	EC, SA	Regulation mSPLP	Landfill TCLP	Corros						Potential
1. BH209-SS6	Sept 26/24	AM	3	S									✓	✓									
2. BH209-SS7		AM	3										✓	✓									
3. BH209-SS8		AM	3										✓	✓									
4.		AM																					
5.		AM																					
6.		AM																					
7.		AM																					
8.		AM																					
9.		AM																					
10.		AM																					
11.		AM																					

Samples Relinquished By (Print Name and Sign): <u>Tyler McKay</u>	Date: <u>Sept 27/24</u>	Time: <u>4:00pm</u>	Samples Received By (Print Name and Sign): <u>JB</u>	Date: <u>27.09</u>	Time: <u>16:34</u>
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 4 of 4

Nº: T-155130



AGAT

Laboratories

Sample Temperature Log

Client: EXP

COC# or Work Order #: 24T202588

of Coolers: 4 Orange

of Submissions: 4

Arrival Temperatures - Branch/Driver

Arrival Temperatures - Laboratory

Cooler #1: / /

Cooler #1: 0.8 / 0.1 / 1.1

Cooler #2: / /

Cooler #2: 0.3 / 0.6 / 1.3

Cooler #3: / /

Cooler #3: 1.3 / 1.4 / 1.9

Cooler #4: / /

Cooler #4: 2.1 / 0.9 / 1.7

Cooler #5: / /

Cooler #5: / /

Cooler #6: / /

Cooler #6: / /

Cooler #7: / /

Cooler #7: / /

Cooler #8: / /

Cooler #8: / /

Cooler #9: / /

Cooler #9: / /

Cooler #10: / /

Cooler #10: / /

IR Gun ID:

IR Gun ID:

Taken By:

Taken By:

Date (yyyy/mm/dd): Time: : AM / PM

Date (yyyy/mm/dd): 07-09 Time: 16:34 AM / PM

Instructions for use of this form: 1) complete all fields of info including total # of coolers and # of submissions rec'd; 2) photocopy and place in each submission prior to giving a WO#; 3) Proceed as normal, write the WO# and scan (please make sure to scan along with the COC)

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T201954

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Dec 02, 2024

PAGES (INCLUDING COVER): 26

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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH203-SS2	BH203-SS2-0
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25
		G / S	RDL	6177128	6177130
Antimony	µg/g	7.5	0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	2
Barium	µg/g	390	2.0	31.0	28.8
Beryllium	µg/g	5	0.5	<0.5	<0.5
Boron	µg/g	120	5	6	6
Boron (Hot Water Soluble)	µg/g	1.5	0.10	<0.10	<0.10
Cadmium	µg/g	1.2	0.5	<0.5	<0.5
Chromium	µg/g	160	5	11	11
Cobalt	µg/g	22	0.8	4.1	4.1
Copper	µg/g	180	1.0	7.8	8.5
Lead	µg/g	120	1	4	4
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5
Nickel	µg/g	130	1	10	11
Selenium	µg/g	2.4	0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	18.8	19.9
Zinc	µg/g	340	5	21	22
Chromium, Hexavalent	µg/g	10	0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040
Mercury	µg/g	1.8	0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.922	0.948
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	5.19	5.27
pH, 2:1 CaCl ₂ Extraction	pH Units	5.0-9.0	NA	7.23	7.19

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6177128-6177130 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:





Certificate of Analysis

AGAT WORK ORDER: 24T201954
PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish
SAMPLED BY:TM

O. Reg. 153(511) - ORPs (Soil)											
DATE RECEIVED: 2024-09-26						DATE REPORTED: 2024-12-02					
		SAMPLE DESCRIPTION:		BH205-SS1	BH205-SS2	BH205-SS3B	BH205-SS5	BH205-SS6	BH205-SS7	BH205-SS9	BH205-SS9-0
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177133	6177135	6177139	6177140	6177141	6177142	6177149	6177153
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.950	0.975	1.32	0.684	0.404	0.456	0.341	0.396
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.28	0.561	1.12	2.22	1.01	2.16	0.929	1.01
		SAMPLE DESCRIPTION:		BH205-SS10							
		SAMPLE TYPE:		Soil							
		DATE SAMPLED:		2024-09-25							
Parameter	Unit	G / S	RDL	6177167							
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.454							
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	2.03							

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 - Medium and Fine 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.

6177133-6177167 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH205-SS1	BH205-SS2	BH205-SS3B	BH205-SS5	BH205-SS6	BH205-SS7	BH205-SS9	BH205-SS9-0
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25
		G / S	RDL	6177133	6177135	6177139	6177140	6177141	6177142	6177149	6177153
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	5	3	2	1	1	2	2
Barium	µg/g	390	2.0	40.8	76.1	77.9	136	26.8	24.8	39.5	49.1
Beryllium	µg/g	5	0.5	<0.5	0.7	0.6	0.8	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	5	6	5	13	6	5	8	9
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	12	31	20	26	11	9	13	16
Cobalt	µg/g	22	0.8	4.4	8.4	7.4	10.0	4.1	3.5	5.2	6.1
Copper	µg/g	180	1.0	8.6	15.8	11.1	14.2	6.8	6.1	9.6	11.0
Lead	µg/g	120	1	9	13	10	9	3	3	5	6
Molybdenum	µg/g	6.9	0.5	<0.5	0.5	0.6	0.5	<0.5	<0.5	<0.5	0.6
Nickel	µg/g	130	1	10	20	16	23	10	8	13	15
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	25	0.5	<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	<0.5
Uranium	µg/g	23	0.50	<0.50	0.57	<0.50	0.58	0.74	<0.50	0.56	0.68
Vanadium	µg/g	86	2.0	18.2	28.9	24.4	35.2	17.9	16.0	18.9	22.8
Zinc	µg/g	340	5	32	54	45	41	16	14	22	28
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.21	7.15	7.20	7.24	7.21	7.20	7.22	7.21

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AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

SAMPLE DESCRIPTION: BH205-SS10

SAMPLE TYPE: Soil

DATE SAMPLED: 2024-09-25

Parameter	Unit	G / S	RDL	6177167
Antimony	µg/g	7.5	0.8	<0.8
Arsenic	µg/g	18	1	2
Barium	µg/g	390	2.0	34.5
Beryllium	µg/g	5	0.5	<0.5
Boron	µg/g	120	5	6
Cadmium	µg/g	1.2	0.5	<0.5
Chromium	µg/g	160	5	12
Cobalt	µg/g	22	0.8	4.8
Copper	µg/g	180	1.0	9.0
Lead	µg/g	120	1	4
Molybdenum	µg/g	6.9	0.5	<0.5
Nickel	µg/g	130	1	11
Selenium	µg/g	2.4	0.8	<0.8
Silver	µg/g	25	0.5	<0.5
Thallium	µg/g	1	0.5	<0.5
Uranium	µg/g	23	0.50	0.59
Vanadium	µg/g	86	2.0	17.7
Zinc	µg/g	340	5	20
pH, 2:1 CaCl ₂ Extraction	pH Units	5.0-9.0	NA	7.22

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 - Medium and Fine 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.

6177133-6177167 pH was determined on the 0.01M CaCl₂ extract prepared at 2:1 ratio.

Analysis performed at AGAT Toronto (unless marked by *)

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH203-SS2	BH203-SS2-0	BH205-SS1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177128	6177130	6177133
Naphthalene	µg/g	0.75	0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.17	0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	29	0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	69	0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	7.8	0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.74	0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05	0.09
Pyrene	µg/g	78	0.05	<0.05	<0.05	0.08
Benzo(a)anthracene	µg/g	0.63	0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7.8	0.05	<0.05	<0.05	0.07
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	0.48	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	7.8	0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	3.4	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	11.9	25.4	9.4
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140				
Acridine-d9	%	50-140				
Terphenyl-d14	%	50-140				

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 - Medium and Fine 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.

6177128-6177133 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 *)

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PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH205-SS2	BH205-SS3B	BH205-SS5	BH205-SS7	BH205-SS9	BH205-SS10
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177135	6177139	6177140	6177142	6177149	6177167
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	11.0	15.9	19.5	8.0	8.5	8.0
Surrogate	Unit	Acceptable Limits							
Toluene-d8	% Recovery	60-140		88	86	84	92	106	96
Terphenyl	%	60-140		81	84	77	99	91	87

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PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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.

6177135-6177167 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes 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 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 with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH203-SS2	BH203-SS2-0	BH205-SS1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177128	6177130	6177133
Benzene	µg/g	0.17	0.02	<0.02	<0.02	<0.02
Ethylbenzene	µg/g	1.6	0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	65	5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7	<7
F2 (C10 to C16) minus Naphthalene	µg/g		7	<7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA	NA
Moisture Content	%		0.1	11.9	25.4	9.4
Toluene	µg/g	6	0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	25	0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05
Surrogate	Unit	Acceptable Limits				
Terphenyl	%	60-140	97	85	83	
Toluene-d8	% Recovery	60-140	105	90	92	

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

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 - Medium and Fine 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 to the intended use. Refer directly to the applicable standard for regulatory interpretation.

6177128-6177133 Results are based on sample dry weight.
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 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 *)

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH205-SS6	BH205-SS6-0
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177141	6177145
F1 (C6 to C10)	µg/g	65	5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5
F2 (C10 to C16)	µg/g	150	7	<7	<7
F3 (C16 to C34)	µg/g	1300	50	<50	<50
F4 (C34 to C50)	µg/g	5600	50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	5600	50	NA	NA
Moisture Content	%		0.1	9.8	7.5
Surrogate	Unit	Acceptable Limits			
Toluene-d8	%	50-140		106	98
Terphenyl	%	60-140		77	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 - Soil - Residential/Parkland/Institutional Property Use - Medium and Fine 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.

6177141-6177145 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 n-C50.
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:



Certificate of Analysis

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH205-SS6	BH205-SS6-0
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177141	6177145
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.022	0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05
Acetone	ug/g	28	0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.96	0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.75	0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	1.4	0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	44	0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02
Chloroform	ug/g	0.18	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	3.4	0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.12	0.05	<0.05	<0.05
Benzene	ug/g	0.17	0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.085	0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.52	0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	4.3	0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04
Toluene	ug/g	6	0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.9	0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	2.3	0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-09-26

DATE REPORTED: 2024-12-02

		SAMPLE DESCRIPTION:		BH205-SS6	BH205-SS6-0
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-09-25	2024-09-25
Parameter	Unit	G / S	RDL	6177141	6177145
Bromoform	ug/g	0.26	0.05	<0.05	<0.05
Styrene	ug/g	2.2	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	6	0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.097	0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05
Xylenes (Total)	ug/g	25	0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05	<0.05
n-Hexane	µg/g	34	0.05	<0.05	<0.05
Moisture Content	%		0.1	9.8	7.5
Surrogate	Unit	Acceptable Limits			
Toluene-d8	% Recovery	50-140		106	98
4-Bromofluorobenzene	% Recovery	50-140		83	78

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 - Medium and Fine 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.

6177141-6177145 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:



Exceedance Summary

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6177128	BH203-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.922
6177128	BH203-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.19
6177130	BH203-SS2-0	ON T2 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.948
6177130	BH203-SS2-0	ON T2 S RPI MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.27
6177133	BH205-SS1	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.950
6177135	BH205-SS2	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	0.975
6177139	BH205-SS3B	ON T2 S RPI MFT	O. Reg. 153(511) - ORPs (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.32

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE:5688 Main Street, Stouffville

SAMPLED BY:TM

Soil Analysis															
RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Antimony	6177128 6177128	<0.8	<0.8	NA	< 0.8	108%	70%	130%	100%	80%	120%	92%	70%	130%
Arsenic	6177128 6177128	2	2	NA	< 1	120%	70%	130%	101%	80%	120%	111%	70%	130%
Barium	6177128 6177128	31.0	29.5	5.0%	< 2.0	102%	70%	130%	100%	80%	120%	99%	70%	130%
Beryllium	6177128 6177128	<0.5	<0.5	NA	< 0.5	112%	70%	130%	113%	80%	120%	131%	70%	130%
Boron	6177128 6177128	6	5	NA	< 5	87%	70%	130%	94%	80%	120%	104%	70%	130%
Boron (Hot Water Soluble)	6177441	0.21	0.17	NA	< 0.10	94%	60%	140%	104%	70%	130%	106%	60%	140%
Cadmium	6177128 6177128	<0.5	<0.5	NA	< 0.5	97%	70%	130%	100%	80%	120%	104%	70%	130%
Chromium	6177128 6177128	11	11	NA	< 5	107%	70%	130%	95%	80%	120%	100%	70%	130%
Cobalt	6177128 6177128	4.1	3.9	NA	< 0.8	99%	70%	130%	88%	80%	120%	96%	70%	130%
Copper	6177128 6177128	7.8	7.7	1.3%	< 1.0	100%	70%	130%	92%	80%	120%	88%	70%	130%
Lead	6177128 6177128	4	4	NA	< 1	102%	70%	130%	88%	80%	120%	83%	70%	130%
Molybdenum	6177128 6177128	<0.5	1.0	NA	< 0.5	116%	70%	130%	101%	80%	120%	114%	70%	130%
Nickel	6177128 6177128	10	10	0.0%	< 1	111%	70%	130%	101%	80%	120%	102%	70%	130%
Selenium	6177128 6177128	<0.8	<0.8	NA	< 0.8	106%	70%	130%	106%	80%	120%	110%	70%	130%
Silver	6177128 6177128	<0.5	<0.5	NA	< 0.5	104%	70%	130%	97%	80%	120%	95%	70%	130%
Thallium	6177128 6177128	<0.5	<0.5	NA	< 0.5	105%	70%	130%	108%	80%	120%	106%	70%	130%
Uranium	6177128 6177128	<0.50	<0.50	NA	< 0.50	104%	70%	130%	90%	80%	120%	93%	70%	130%
Vanadium	6177128 6177128	18.8	17.9	4.9%	< 2.0	129%	70%	130%	80%	80%	120%	117%	70%	130%
Zinc	6177128 6177128	21	21	NA	< 5	113%	70%	130%	105%	80%	120%	102%	70%	130%
Chromium, Hexavalent	6177003	<0.2	<0.2	NA	< 0.2	110%	70%	130%	98%	80%	120%	74%	70%	130%
Cyanide, WAD	6177121	<0.040	<0.040	NA	< 0.040	100%	70%	130%	91%	80%	120%	83%	70%	130%
Mercury	6177128 6177128	<0.10	<0.10	NA	< 0.10	104%	70%	130%	101%	80%	120%	95%	70%	130%
Electrical Conductivity (2:1)	6177441	0.269	0.288	6.8%	< 0.005	95%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	6177128 6177128	5.19	5.14	1.0%	NA									
pH, 2:1 CaCl2 Extraction	6177121	6.26	6.24	0.3%	NA	99%	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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

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

Electrical Conductivity (2:1)	6177128 6177128	0.922	0.865	6.4%	< 0.005	96%	80%	120%

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

Antimony	6177128 6177128	<0.8	<0.8	NA	< 0.8	108%	70%	130%	100%	80%	120%	92%	70%	130%
Arsenic	6177128 6177128	2	2	NA	< 1	120%	70%	130%	101%	80%	120%	111%	70%	130%
Barium	6177128 6177128	31.0	29.5	4.9%	< 2.0	102%	70%	130%	100%	80%	120%	99%	70%	130%
Beryllium	6177128 6177128	<0.5	<0.5	NA	< 0.5	112%	70%	130%	113%	80%	120%	131%	70%	130%
Boron	6177128 6177128	6	5	NA	< 5	87%	70%	130%	94%	80%	120%	104%	70%	130%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: TM

Soil Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Cadmium	6177128	6177128	<0.5	<0.5	NA	< 0.5	97%	70%	130%	100%	80%	120%	104%	70%	130%
Chromium	6177128	6177128	11	11	NA	< 5	107%	70%	130%	95%	80%	120%	100%	70%	130%
Cobalt	6177128	6177128	4.1	3.9	NA	< 0.8	99%	70%	130%	88%	80%	120%	96%	70%	130%
Copper	6177128	6177128	7.8	7.7	1.9%	< 1.0	100%	70%	130%	92%	80%	120%	88%	70%	130%
Lead	6177128	6177128	4	4	NA	< 1	102%	70%	130%	88%	80%	120%	83%	70%	130%
Molybdenum	6177128	6177128	<0.5	1.0	NA	< 0.5	116%	70%	130%	101%	80%	120%	114%	70%	130%
Nickel	6177128	6177128	10	10	4.2%	< 1	111%	70%	130%	101%	80%	120%	102%	70%	130%
Selenium	6177128	6177128	<0.8	<0.8	NA	< 0.8	106%	70%	130%	106%	80%	120%	110%	70%	130%
Silver	6177128	6177128	<0.5	<0.5	NA	< 0.5	104%	70%	130%	97%	80%	120%	95%	70%	130%
Thallium	6177128	6177128	<0.5	<0.5	NA	< 0.5	105%	70%	130%	108%	80%	120%	106%	70%	130%
Uranium	6177128	6177128	<0.50	<0.50	NA	< 0.50	104%	70%	130%	90%	80%	120%	93%	70%	130%
Vanadium	6177128	6177128	18.8	17.9	5.2%	< 2.0	129%	70%	130%	80%	80%	120%	117%	70%	130%
Zinc	6177128	6177128	21	21	NA	< 5	113%	70%	130%	105%	80%	120%	102%	70%	130%
pH, 2:1 CaCl ₂ Extraction	6177121		6.26	6.24	0.3%	NA	99%	80%	120%						

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

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

Electrical Conductivity (2:1)	6177441	0.269	0.288	6.8%	< 0.005	95%	80%	120%
Sodium Adsorption Ratio (2:1) (Calc.)	6177128 6177128	5.19	5.14	1.0%	NA	NA		

Comments: NA signifies Not Applicable.

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

pH, 2:1 CaCl ₂ Extraction	6177135 6177135	7.15	7.24	1.3%	NA	99%	80%	120%

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Electrical Conductivity (2:1)	6177128 6177128	0.922	0.865	6.4%	< 0.005	96%	80%	120%

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: TM

Trace Organics Analysis

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

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

Benzene	6177124		<0.02	<0.02	NA	< 0.02	NA	60%	140%	NA	60%	140%	63%	60%	140%
Ethylbenzene	6177124		<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	117%	60%	140%
F1 (C6 to C10)	6177124		<5	<5	NA	< 5	NA	60%	140%	NA	60%	140%	86%	60%	140%
F2 (C10 to C16)	6177139 6177139		< 7	< 7	NA	< 7	116%	60%	140%	79%	60%	140%	100%	60%	140%
F3 (C16 to C34)	6177139 6177139		< 50	< 50	NA	< 50	110%	60%	140%	87%	60%	140%	113%	60%	140%
F4 (C34 to C50)	6177139 6177139		< 50	< 50	NA	< 50	97%	60%	140%	93%	60%	140%	103%	60%	140%
Toluene	6177124		<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	94%	60%	140%
m & p-Xylene	6177124		<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	99%	60%	140%
o-Xylene	6177124		<0.05	<0.05	NA	< 0.05	NA	60%	140%	NA	60%	140%	87%	60%	140%

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

Naphthalene	6177080		<0.05	<0.05	NA	< 0.05	93%	50%	140%	90%	50%	140%	80%	50%	140%
Acenaphthylene	6177080		<0.05	<0.05	NA	< 0.05	88%	50%	140%	88%	50%	140%	78%	50%	140%
Acenaphthene	6177080		<0.05	<0.05	NA	< 0.05	84%	50%	140%	75%	50%	140%	80%	50%	140%
Fluorene	6177080		<0.05	<0.05	NA	< 0.05	81%	50%	140%	73%	50%	140%	73%	50%	140%
Phenanthrene	6177080		<0.05	<0.05	NA	< 0.05	85%	50%	140%	80%	50%	140%	85%	50%	140%
Anthracene	6177080		<0.05	<0.05	NA	< 0.05	71%	50%	140%	80%	50%	140%	83%	50%	140%
Fluoranthene	6177080		<0.05	<0.05	NA	< 0.05	85%	50%	140%	85%	50%	140%	80%	50%	140%
Pyrene	6177080		<0.05	<0.05	NA	< 0.05	84%	50%	140%	75%	50%	140%	75%	50%	140%
Benzo(a)anthracene	6177080		<0.05	<0.05	NA	< 0.05	76%	50%	140%	75%	50%	140%	75%	50%	140%
Chrysene	6177080		<0.05	<0.05	NA	< 0.05	107%	50%	140%	100%	50%	140%	85%	50%	140%
Benzo(b)fluoranthene	6177080		<0.05	<0.05	NA	< 0.05	90%	50%	140%	98%	50%	140%	83%	50%	140%
Benzo(k)fluoranthene	6177080		<0.05	<0.05	NA	< 0.05	115%	50%	140%	83%	50%	140%	80%	50%	140%
Benzo(a)pyrene	6177080		<0.05	<0.05	NA	< 0.05	101%	50%	140%	95%	50%	140%	98%	50%	140%
Indeno(1,2,3-cd)pyrene	6177080		<0.05	<0.05	NA	< 0.05	80%	50%	140%	83%	50%	140%	78%	50%	140%
Dibenz(a,h)anthracene	6177080		<0.05	<0.05	NA	< 0.05	73%	50%	140%	65%	50%	140%	68%	50%	140%
Benzo(g,h,i)perylene	6177080		<0.05	<0.05	NA	< 0.05	99%	50%	140%	75%	50%	140%	75%	50%	140%

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

F1 (C6 to C10)	6177086		<5	<5	NA	< 5	109%	60%	140%	114%	60%	140%	88%	60%	140%

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

Dichlorodifluoromethane	6177086		<0.05	<0.05	NA	< 0.05	71%	50%	140%	119%	50%	140%	105%	50%	140%
Vinyl Chloride	6177086		<0.02	<0.02	NA	< 0.02	84%	50%	140%	110%	50%	140%	127%	50%	140%
Bromomethane	6177086		<0.05	<0.05	NA	< 0.05	107%	50%	140%	128%	50%	140%	124%	50%	140%
Trichlorofluoromethane	6177086		<0.05	<0.05	NA	< 0.05	74%	50%	140%	120%	50%	140%	119%	50%	140%
Acetone	6177086		<0.50	<0.50	NA	< 0.50	97%	50%	140%	118%	50%	140%	107%	50%	140%
1,1-Dichloroethylene	6177086		<0.05	<0.05	NA	< 0.05	72%	50%	140%	110%	60%	130%	85%	50%	140%
Methylene Chloride	6177086		<0.05	<0.05	NA	< 0.05	106%	50%	140%	98%	60%	130%	100%	50%	140%
Trans- 1,2-Dichloroethylene	6177086		<0.05	<0.05	NA	< 0.05	78%	50%	140%	100%	60%	130%	110%	50%	140%
Methyl tert-butyl Ether	6177086		<0.05	<0.05	NA	< 0.05	77%	50%	140%	101%	60%	130%	89%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

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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.

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: TM

Trace Organics Analysis (Continued)

RPT Date: Dec 02, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,1-Dichloroethane	6177086		<0.02	<0.02	NA	< 0.02	73%	50%	140%	86%	60%	130%	78%	50%	140%
Methyl Ethyl Ketone	6177086		<0.50	<0.50	NA	< 0.50	98%	50%	140%	85%	50%	140%	115%	50%	140%
Cis- 1,2-Dichloroethylene	6177086		<0.02	<0.02	NA	< 0.02	98%	50%	140%	100%	60%	130%	98%	50%	140%
Chloroform	6177086		<0.04	<0.04	NA	< 0.04	103%	50%	140%	106%	60%	130%	102%	50%	140%
1,2-Dichloroethane	6177086		<0.03	<0.03	NA	< 0.03	89%	50%	140%	96%	60%	130%	96%	50%	140%
1,1,1-Trichloroethane	6177086		<0.05	<0.05	NA	< 0.05	82%	50%	140%	88%	60%	130%	95%	50%	140%
Carbon Tetrachloride	6177086		<0.05	<0.05	NA	< 0.05	81%	50%	140%	92%	60%	130%	92%	50%	140%
Benzene	6177086		<0.02	<0.02	NA	< 0.02	90%	50%	140%	97%	60%	130%	95%	50%	140%
1,2-Dichloropropane	6177086		<0.03	<0.03	NA	< 0.03	94%	50%	140%	99%	60%	130%	102%	50%	140%
Trichloroethylene	6177086		<0.03	<0.03	NA	< 0.03	84%	50%	140%	94%	60%	130%	94%	50%	140%
Bromodichloromethane	6177086		<0.05	<0.05	NA	< 0.05	82%	50%	140%	88%	60%	130%	88%	50%	140%
Methyl Isobutyl Ketone	6177086		<0.50	<0.50	NA	< 0.50	76%	50%	140%	107%	50%	140%	87%	50%	140%
1,1,2-Trichloroethane	6177086		<0.04	<0.04	NA	< 0.04	103%	50%	140%	103%	60%	130%	104%	50%	140%
Toluene	6177086		<0.05	<0.05	NA	< 0.05	99%	50%	140%	99%	60%	130%	98%	50%	140%
Dibromochloromethane	6177086		<0.05	<0.05	NA	< 0.05	91%	50%	140%	98%	60%	130%	93%	50%	140%
Ethylene Dibromide	6177086		<0.04	<0.04	NA	< 0.04	103%	50%	140%	92%	60%	130%	99%	50%	140%
Tetrachloroethylene	6177086		<0.05	<0.05	NA	< 0.05	85%	50%	140%	107%	60%	130%	92%	50%	140%
1,1,1,2-Tetrachloroethane	6177086		<0.04	<0.04	NA	< 0.04	83%	50%	140%	106%	60%	130%	102%	50%	140%
Chlorobenzene	6177086		<0.05	<0.05	NA	< 0.05	94%	50%	140%	104%	60%	130%	95%	50%	140%
Ethylbenzene	6177086		<0.05	<0.05	NA	< 0.05	76%	50%	140%	95%	60%	130%	86%	50%	140%
m & p-Xylene	6177086		<0.05	<0.05	NA	< 0.05	79%	50%	140%	96%	60%	130%	90%	50%	140%
Bromoform	6177086		<0.05	<0.05	NA	< 0.05	89%	50%	140%	116%	60%	130%	95%	50%	140%
Styrene	6177086		<0.05	<0.05	NA	< 0.05	64%	50%	140%	74%	60%	130%	68%	50%	140%
1,1,2,2-Tetrachloroethane	6177086		<0.05	<0.05	NA	< 0.05	104%	50%	140%	89%	60%	130%	98%	50%	140%
o-Xylene	6177086		<0.05	<0.05	NA	< 0.05	86%	50%	140%	99%	60%	130%	92%	50%	140%
1,3-Dichlorobenzene	6177086		<0.05	<0.05	NA	< 0.05	92%	50%	140%	107%	60%	130%	97%	50%	140%
1,4-Dichlorobenzene	6177086		<0.05	<0.05	NA	< 0.05	96%	50%	140%	107%	60%	130%	100%	50%	140%
1,2-Dichlorobenzene	6177086		<0.05	<0.05	NA	< 0.05	95%	50%	140%	102%	60%	130%	96%	50%	140%
n-Hexane	6177086		<0.05	<0.05	NA	< 0.05	72%	50%	140%	81%	60%	130%	87%	50%	140%

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

Certified By:



QC Exceedance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

RPT Date: Dec 02, 2024					REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE				
PARAMETER					Sample Id		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Beryllium	6177128	112%	70%	130%	113%	80%	120%	131%	70%	130%

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.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

O. Reg. 406/19 Characterization Package - Inorganics (Soil)

Beryllium	6177128	112%	70%	130%	113%	80%	120%	131%	70%	130%

Comments: NA signifies Not Applicable.

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

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T201954

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T201954

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T201954

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE:5688 Main Street, Stouffville

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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
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
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
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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T201954

ATTENTION TO: Danika Durish

SAMPLED BY: TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
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

Chain of Custody Record

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

Report Information:

Company: EXP Services Inc.
Contact: Danika Durish
Address: 1595 Clarke Blvd, Brampton, ON,
L6T 4K1
905 793 9800
Phone: _____ Fax: _____
Reports to be sent to: Danika.Durish@exp.com
1. Email: _____
2. Email: _____

Project Information:

Project: STR-23014306-130
 Site Location: 5688 Main St. Stuartville
 Sampled By: TM
 AGAT Quote #: EXP Competitive rate PO: _____

Invoice Information:

Company: EXP Services Inc.
Contact: _____
Address: _____
Email: AP@exp.com

Regulatory Requirements:

Regulatory: Yes/No
(Please check all applicable boxes)

☒ Regulation 153/04
Table 2 Indicate One
☐ Ind/Com
☒ Rec/ Park
☐ Agriculture

☒ Regulation 406
Table 1 Indicate One
☐ Regulation 558
RPI/ICC

Soil Texture (Check One)

☐ Coarse

☐ Fine

Is this submission for a
Record of Site Condition?

☒ Yes ☐ No☐ Sewer Use☐ Sanitary ☐ Storm☐ Prov. Water Quality Objectives (PWQO)☐ Other

indicate One

Report Guideline on Certificate of Analysis

☐ Yes ☐ No

Sample Matrix Legend

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

Sample Identification		Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX	VOC	PAHs	PCBs	PCBs-A	Landfill	TQLP	Regul	SPLP-C	Regul	pH, ICP	Corros	EC	PAH	Potential
1.	BH203-SS2	Sept 25/24	AM	4	5			✓		✓		✓												
2.	BH203-SS2-Ø		AM	4				✓		✓		✓												
3.	BH205-SS1		AM	4					✓	✓									✓		✓			
4.	BH205-SS2		AM	3					✓	✓									✓		✓			
5.	BH205-SS3B		AM	3					✓	✓									✓		✓			
6.	BH205-SS5		AM	3					✓	✓									✓		✓			
7.	BH205-SS6		AM	3					✓	✓	✓								✓		✓			
8.	BH205-SS7		AM	3					✓	✓									✓		✓			
9.	BH205-SS6-Ø		AM	2						✓									✓		✓			
10.	~~BH205-SS7-Ø~~		AM	~~3~~																				
11.	BH205-SS9		AM	3					✓	✓									✓		✓			

Samples Relinquished By (Print Name and Sign): Tyb. McKay	Date: Sept. 25/24	Time: 6:00pm	Samples Received By (Print Name and Sign): JB	Date: 26/09	Time: 15:00	Page 1 of 2
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:	

No.

Laboratory Use Only

Work Order #: 24T 201954

Cooler Quantity: 1 large
Arrival Temperatures: 3.9 | 4.4 | 4.8

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: F/1

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



Laboratory Use Only

Work Order #: 24T201954

Cooler Quantity: 1L

Arrival Temperatures: 3.9 | 4.4 | 4.8

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: F/I

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

Chain of Custody Record

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

Report Information:

Company: EXP Services Inc.
Contact: Danika Durish
Address: 1595 Clerk Blvd, Brampton, ON L6T 4V1
Phone: 905 793 9800 Fax: _____
Reports to be sent to: Danika.Durish@exp.com
1. Email: _____
2. Email: _____

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

☒ Regulation 406

☐ Sewer Use

☐ Sanitary ☐ Storm

Table 2 Indicate One

☐ Ind/Com

☐ Rec/Park

☐ Agriculture

Table 1 Indicate One

API/ICC

☐ Regulation 558

Soil Texture (check One)

☐ Coarse

☐ Fine

☐ CCME

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

Project Information:

Project: GTR-23014306-BX
Site Location: 5688 Main Street, Stouffville
Sampled By: TM
AGAT Quote #: EXP Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: EXP Services Inc.
Contact: _____
Address: _____
Email: AP@exp.com

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI, DOC

O. Reg 153

Metals & Inorganics

Metals - ☐ CrVI, ☐ Hg, ☐ HWSB

BTEX, F1-F4 PHCs

VOC

PAHs

PCBs

PCBs: Aroclors ☐

O. Reg 558

Landfill Disposal Characterization TCLP:

TCLP: ☐ MMA, ☐ VOCs, ☐ ABNs, ☐ BOP, ☐ PCBs

Regulation 406 SPLP Rainwater Leach

SPLP: ☐ Metals, ☐ VOCs, ☐ SVOCs

Regulation 406 Characterization Package

pH, ICP/MS Metals, BTEX, F1-F4

Corrosivity: ☐ Moisture ☐ Sulphide

EC/SAR - O. Reg 406

ICP/MS Met, EC/SAR, pH

Potentially Hazardous or High Concentration (Y/N)

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558	O. Reg 406	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. <u>BH205-SS9-0</u>	<u>Sept 25/24</u>	AM	<u>1</u>	<u>S</u>													
2. <u>BH205-SS10</u>		AM	<u>3</u>														
3.		AM															
4.		AM															
5.		AM															
6.		AM															
7.		AM															
8.		AM															
9.		AM															
10.		AM															
11.		AM															

Samples Relinquished By (Print Name and Sign):
Tyler McKay Tyler McKay

Date: Sept 25/24 Time: 6:00pm

Samples Received By (Print Name and Sign):

Date: 26.09 Time: 15:00

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 2 of 2

Nº:

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix E2 – Groundwater

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T205474

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

DATE REPORTED: Jan 08, 2025

PAGES (INCLUDING COVER): 12

VERSION*: 1

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

***Notes**

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-10-04

DATE REPORTED: 2025-01-08

SAMPLE DESCRIPTION: MW-23-101A				
SAMPLE TYPE: Water				
DATE SAMPLED: 2024-10-04				
Parameter	Unit	G / S	RDL	6198708
Acenaphthene	µg/L	4.1	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Anthracene	µg/L	2.4	0.10	<0.10
Benzo(a)anthracene	µg/L	1	0.20	<0.20
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Chrysene	µg/L	0.1	0.10	<0.10
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Fluoranthene	µg/L	0.41	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Naphthalene	µg/L	11	0.20	<0.20
Phenanthrene	µg/L	1	0.10	<0.10
Pyrene	µg/L	4.1	0.20	<0.20
Sediment				1
2-and 1-methyl Naphthalene	µg/L	3.2	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Acridine-d9	%	50-140	115	
Naphthalene-d8	%	50-140	80	
Terphenyl-d14	%	50-140	94	

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 - Medium and Fine 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.

6198708 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:



Certificate of Analysis

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-10-04

DATE REPORTED: 2025-01-08

SAMPLE DESCRIPTION: MW-23-102AA

SAMPLE TYPE: Water

DATE SAMPLED: 2024-10-04

Parameter	Unit	G / S	RDL	6198710
Dissolved Antimony	µg/L	6	1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	192
Dissolved Beryllium	µg/L	4	0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	47.2
Dissolved Cadmium	µg/L	2.7	0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	6.54
Dissolved Copper	µg/L	87	1.0	1.7
Dissolved Lead	µg/L	10	0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	<0.50
Dissolved Nickel	µg/L	100	1.0	5.5
Dissolved Selenium	µg/L	10	1.0	1.7
Dissolved Silver	µg/L	1.5	0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	0.88
Dissolved Vanadium	µg/L	6.2	0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	<5.0
Mercury	µg/L	1	0.02	<0.02
Chromium VI	µg/L	25	2.000	<2.000

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 - Medium and Fine 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.

6198710 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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

DATE RECEIVED: 2024-10-04

DATE REPORTED: 2025-01-08

		SAMPLE DESCRIPTION:		MW-23-101A	MW-23-102A
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2024-10-04	2024-10-04
Parameter	Unit	G / S	RDL	6198708	6198709
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	164	180
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	82.0	47.4
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	5.63	5.75
Dissolved Copper	µg/L	87	1.0	5.7	1.1
Dissolved Lead	µg/L	10	0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	<0.50	<0.50
Dissolved Nickel	µg/L	100	1.0	8.5	2.3
Dissolved Selenium	µg/L	10	1.0	2.0	1.4
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	6.75	0.86
Dissolved Vanadium	µg/L	6.2	0.40	<0.40	0.72
Dissolved Zinc	µg/L	1100	5.0	<5.0	<5.0
Mercury	µg/L	1	0.02	<0.02	<0.02
Chromium VI	µg/L	25	2.000	<2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2	<2
Dissolved Sodium	µg/L	490000	50	224000	211000
Chloride	µg/L	790000	100	454000	607000
pH	pH Units		NA	7.11	7.30

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

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

DATE RECEIVED: 2024-10-04

DATE REPORTED: 2025-01-08

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 - Medium and Fine 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.

6198708-6198709 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results
Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





AGAT Laboratories

Exceedance Summary

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CANADA L4Z 1Y2
TEL (905)712-5100
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<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6198708	MW-23-101A	ON T2 PGW MFT	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Cobalt	µg/L	3.8	5.63
6198709	MW-23-102A	ON T2 PGW MFT	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Cobalt	µg/L	3.8	5.75
6198710	MW-23-102AA	ON T2 PGW MFT	O. Reg. 153(511) - All Metals (Water)	Dissolved Cobalt	µg/L	3.8	6.54

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Trace Organics Analysis

RPT Date: Jan 08, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Water)															
Acenaphthene	6192713		<0.20	<0.20	NA	< 0.20	84%	50%	140%	79%	50%	140%	73%	50%	140%
Acenaphthylene	6192713		<0.20	<0.20	NA	< 0.20	88%	50%	140%	76%	50%	140%	67%	50%	140%
Anthracene	6192713		<0.10	<0.10	NA	< 0.10	71%	50%	140%	87%	50%	140%	78%	50%	140%
Benzo(a)anthracene	6192713		<0.20	<0.20	NA	< 0.20	105%	50%	140%	91%	50%	140%	91%	50%	140%
Benzo(a)pyrene	6192713		<0.01	<0.01	NA	< 0.01	91%	50%	140%	75%	50%	140%	85%	50%	140%
Benzo(b)fluoranthene	6192713		<0.10	<0.10	NA	< 0.10	91%	50%	140%	81%	50%	140%	102%	50%	140%
Benzo(g,h,i)perylene	6192713		<0.20	<0.20	NA	< 0.20	110%	50%	140%	88%	50%	140%	97%	50%	140%
Benzo(k)fluoranthene	6192713		<0.10	<0.10	NA	< 0.10	93%	50%	140%	86%	50%	140%	95%	50%	140%
Chrysene	6192713		<0.10	<0.10	NA	< 0.10	106%	50%	140%	99%	50%	140%	93%	50%	140%
Dibenz(a,h)anthracene	6192713		<0.20	<0.20	NA	< 0.20	97%	50%	140%	78%	50%	140%	108%	50%	140%
Fluoranthene	6192713		<0.20	<0.20	NA	< 0.20	94%	50%	140%	86%	50%	140%	81%	50%	140%
Fluorene	6192713		<0.20	<0.20	NA	< 0.20	86%	50%	140%	80%	50%	140%	76%	50%	140%
Indeno(1,2,3-cd)pyrene	6192713		<0.20	<0.20	NA	< 0.20	105%	50%	140%	83%	50%	140%	109%	50%	140%
Naphthalene	6192713		1.00	1.00	NA	< 0.20	89%	50%	140%	81%	50%	140%	63%	50%	140%
Phenanthrene	6192713		<0.10	<0.10	NA	< 0.10	90%	50%	140%	82%	50%	140%	79%	50%	140%
Pyrene	6192713		<0.20	<0.20	NA	< 0.20	91%	50%	140%	84%	50%	140%	79%	50%	140%

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

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Water Analysis															
RPT Date: Jan 08, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Dissolved Antimony	6195275		<1.0	<1.0	NA	< 1.0	108%	70%	130%	109%	80%	120%	108%	70%	130%
Dissolved Arsenic	6195275		<1.0	<1.0	NA	< 1.0	100%	70%	130%	107%	80%	120%	101%	70%	130%
Dissolved Barium	6195275		116	113	2.6%	< 2.0	102%	70%	130%	100%	80%	120%	100%	70%	130%
Dissolved Beryllium	6195275		<0.50	<0.50	NA	< 0.50	95%	70%	130%	104%	80%	120%	111%	70%	130%
Dissolved Boron	6195275		424	415	2.1%	< 10.0	105%	70%	130%	100%	80%	120%	104%	70%	130%
Dissolved Cadmium	6195275		<0.20	<0.20	NA	< 0.20	100%	70%	130%	106%	80%	120%	106%	70%	130%
Dissolved Chromium	6195275		<2.0	<2.0	NA	< 2.0	97%	70%	130%	101%	80%	120%	93%	70%	130%
Dissolved Cobalt	6195275		<0.50	<0.50	NA	< 0.50	94%	70%	130%	92%	80%	120%	88%	70%	130%
Dissolved Copper	6195275		1.1	<1.0	NA	< 1.0	95%	70%	130%	100%	80%	120%	87%	70%	130%
Dissolved Lead	6195275		<0.50	<0.50	NA	< 0.50	99%	70%	130%	100%	80%	120%	99%	70%	130%
Dissolved Molybdenum	6195275		<0.50	<0.50	NA	< 0.50	119%	70%	130%	117%	80%	120%	126%	70%	130%
Dissolved Nickel	6195275		2.6	1.2	NA	< 1.0	94%	70%	130%	103%	80%	120%	90%	70%	130%
Dissolved Selenium	6195275		1.3	1.0	NA	< 1.0	101%	70%	130%	103%	80%	120%	104%	70%	130%
Dissolved Silver	6195275		<0.20	<0.20	NA	< 0.20	115%	70%	130%	109%	80%	120%	114%	70%	130%
Dissolved Thallium	6195275		<0.30	<0.30	NA	< 0.30	98%	70%	130%	99%	80%	120%	99%	70%	130%
Dissolved Uranium	6195275		<0.50	<0.50	NA	< 0.50	100%	70%	130%	101%	80%	120%	103%	70%	130%
Dissolved Vanadium	6195275		<0.40	<0.40	NA	< 0.40	97%	70%	130%	96%	80%	120%	91%	70%	130%
Dissolved Zinc	6195275		<5.0	<5.0	NA	< 5.0	102%	70%	130%	114%	80%	120%	86%	70%	130%
Mercury	6195258		<0.02	<0.02	NA	< 0.02	105%	70%	130%	104%	80%	120%	98%	70%	130%
Chromium VI	6188281		<2.000	<2.000	NA	< 2	96%	70%	130%	97%	80%	120%	97%	70%	130%
Cyanide, WAD	6194080		<2	<2	NA	< 2	93%	70%	130%	89%	80%	120%	107%	70%	130%
Dissolved Sodium	6195275		5050	5340	5.6%	< 50	109%	70%	130%	97%	80%	120%	111%	70%	130%
Chloride	6194906		93600	92700	1.0%	< 100	96%	70%	130%	102%	80%	120%	104%	70%	130%
pH	6198877		7.51	7.58	0.9%	NA	100%	90%	110%						

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

Dissolved Antimony	6195275		<1.0	<1.0	NA	< 1.0	108%	70%	130%	109%	80%	120%	108%	70%	130%
Dissolved Arsenic	6195275		<1.0	<1.0	NA	< 1.0	100%	70%	130%	107%	80%	120%	101%	70%	130%
Dissolved Barium	6195275		116	113	2.6%	< 2.0	102%	70%	130%	100%	80%	120%	100%	70%	130%
Dissolved Beryllium	6195275		<0.50	<0.50	NA	< 0.50	95%	70%	130%	104%	80%	120%	111%	70%	130%
Dissolved Boron	6195275		424	415	2.1%	< 10.0	105%	70%	130%	100%	80%	120%	104%	70%	130%
Dissolved Cadmium	6195275		<0.20	<0.20	NA	< 0.20	100%	70%	130%	106%	80%	120%	106%	70%	130%
Dissolved Chromium	6195275		<2.0	<2.0	NA	< 2.0	97%	70%	130%	101%	80%	120%	93%	70%	130%
Dissolved Cobalt	6195275		<0.50	<0.50	NA	< 0.50	94%	70%	130%	92%	80%	120%	88%	70%	130%
Dissolved Copper	6195275		1.1	<1.0	NA	< 1.0	95%	70%	130%	100%	80%	120%	87%	70%	130%
Dissolved Lead	6195275		<0.50	<0.50	NA	< 0.50	99%	70%	130%	100%	80%	120%	99%	70%	130%
Dissolved Molybdenum	6195275		<0.50	<0.50	NA	< 0.50	119%	70%	130%	117%	80%	120%	126%	70%	130%
Dissolved Nickel	6195275		2.6	1.2	NA	< 1.0	94%	70%	130%	103%	80%	120%	90%	70%	130%
Dissolved Selenium	6195275		1.3	1.0	NA	< 1.0	101%	70%	130%	103%	80%	120%	104%	70%	130%
Dissolved Silver	6195275		<0.20	<0.20	NA	< 0.20	115%	70%	130%	109%	80%	120%	114%	70%	130%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 8 of 12

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.

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T205474

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

Water Analysis (Continued)

RPT Date: Jan 08, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Dissolved Thallium	6195275		<0.30	<0.30	NA	< 0.30	98%	70%	130%	99%	80%	120%	99%	70%	130%
Dissolved Uranium	6195275		<0.50	<0.50	NA	< 0.50	100%	70%	130%	101%	80%	120%	103%	70%	130%
Dissolved Vanadium	6195275		<0.40	<0.40	NA	< 0.40	97%	70%	130%	96%	80%	120%	91%	70%	130%
Dissolved Zinc	6195275		<5.0	<5.0	NA	< 5.0	102%	70%	130%	114%	80%	120%	86%	70%	130%
Mercury	6195258		<0.02	<0.02	NA	< 0.02	105%	70%	130%	104%	80%	120%	98%	70%	130%
Chromium VI	6188281		<2.000	<2.000	NA	< 2	96%	70%	130%	97%	80%	120%	97%	70%	130%

Comments: NA signifies Not Applicable.

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

Certified By:




Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main St. Stouffville

AGAT WORK ORDER: 24T205474

ATTENTION TO: Danika Durish

SAMPLED BY: TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Acenaphthene	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
Acridine-d9	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
Benzo(a)anthracene	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
Benzo(b)fluoranthene	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
Benzo(k)fluoranthene	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
Dibenz(a,h)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
Fluorene	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
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
Phenanthrene	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
Sediment			N/A
Terphenyl-d14	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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T205474

ATTENTION TO: Danika Durish

SAMPLED BY:TM

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



Laboratory Use Only

Work Order #: 24T205474
Cooler Quantity: 1 mnd
Arrival Temperatures: 8.2 | 8.5 | 8.9
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☒ N/A
Notes: LCI

Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.
Contact: Danika Durish
Address: 1595 Clark Blvd, Brampton, ON
L6T4V1
905 793 9800 Fax: _____
Reports to be sent to: Danika.Durish@exp.com
1. Email: _____
2. Email: Tyler.McKay@exp.com

Project Information:

Project: GTR-23014306-B0
Site Location: 5688 Main St, Scarville
Sampled By: JM

AGAT Quote #: Exp Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Exp Services Inc. Bill To Same: Yes ☐ No ☐
Contact: _____
Address: _____
Email: AP@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406 ☐ Sewer Use
☐ Sanitary ☐ Storm
Table 2 Indicate One ☐ Ind/Com ☐ Res/Park ☐ Agriculture
Soil Texture (Check One) ☐ Coarse ☐ Fine ☐ Regulation 558 ☐ CCME
Indicate One ☐ Other

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☒ CrVI ☒ Hg ☐ HWSB	BTEX, F1, F4, PHCS	VOC	PAHs	PCBs: Aroclors ☐	Regulation 406 Characterization Package	pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach	mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP:	TCLP: ☐ Metals ☐ VOCs ☐ Aroclors ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. <u>MW-23-101A</u>	<u>Oct 4/24</u>	<u>AM</u>	<u>8</u>	<u>GW</u>		<u>Y</u>		☒	☒			☒										
2. <u>MW-23-102A</u>		<u>PM</u>	<u>6</u>			<u>Y</u>		☒														
3. <u>MW-23-102AA</u>		<u>PM</u>	<u>4</u>			<u>Y</u>		☒														
4.		<u>PM</u>																				
5.		<u>PM</u>																				
6.		<u>PM</u>																				
7.		<u>PM</u>																				
8.		<u>PM</u>																				
9.		<u>PM</u>																				
10.		<u>PM</u>																				
11.		<u>PM</u>																				

Samples Relinquished By (Print Name and Sign): <u>Tyler McKay</u>	Date: <u>Oct 4/24</u>	Time: <u>5:00pm</u>	Samples Received By (Print Name and Sign): <u>JM</u>	Date: <u>Oct 4</u>	Time: <u>4:50pm</u>
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

Nº: T-162712

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800

ATTENTION TO: Danika Durish, Jessica Allon

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T214211

TRACE ORGANICS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

DATE REPORTED: Jan 09, 2025

PAGES (INCLUDING COVER): 11

VERSION*: 1

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

***Notes**

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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T214211

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY:Jessica A.

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

DATE RECEIVED: 2024-10-28

DATE REPORTED: 2025-01-09

SAMPLE DESCRIPTION:				MW-23-101A	BH/MW3	BH/MW 201	BH/MW 202	BH/MW33
SAMPLE TYPE:				Water	Water	Water	Water	Water
DATE SAMPLED:				2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00
Parameter	Unit	G / S	RDL	6269091	6269094	6269095	6269096	6269097
Naphthalene	µg/L	11	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	0.41	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Pyrene	µg/L	4.1	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L	1	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	3.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Sediment				1	1	1	1	1
Surrogate	Unit	Acceptable Limits						
Naphthalene-d8	%	50-140		82	135	111	90	110
Acridine-d9	%	50-140		77	110	82	85	82
Terphenyl-d14	%	50-140		89	125	110	110	108

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T214211

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY: Jessica A.

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

DATE RECEIVED: 2024-10-28

DATE REPORTED: 2025-01-09

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.

6269091-6269097 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:





Certificate of Analysis

AGAT WORK ORDER: 24T214211

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY:Jessica A.

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

DATE RECEIVED: 2024-10-28

DATE REPORTED: 2025-01-09

SAMPLE DESCRIPTION:				MW-23-101A	MW-23-102A	BH/MW3	BH/MW 201	BH/MW 202	BH/MW33
SAMPLE TYPE:				Water	Water	Water	Water	Water	Water
DATE SAMPLED:				2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00	2024-10-28 16:00
Parameter	Unit	G / S	RDL	6269091	6269092	6269094	6269095	6269096	6269097
Dissolved Antimony	µg/L	6	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	3.2	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	95.2	150	134	66.1	114	134
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	132	39.6	28.0	24.5	24.4	28.1
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	2.75	4.78	1.72	0.79	2.71	1.66
Dissolved Copper	µg/L	87	1.0	<1.0	1.3	1.1	<1.0	<1.0	1.9
Dissolved Lead	µg/L	10	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	0.58
Dissolved Molybdenum	µg/L	70	0.50	2.60	0.67	<0.50	2.22	3.78	<0.50
Dissolved Nickel	µg/L	100	1.0	3.7	2.0	1.4	2.0	1.6	1.6
Dissolved Selenium	µg/L	10	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	9.61	0.90	1.16	0.86	1.64	1.16
Dissolved Vanadium	µg/L	6.2	0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	<5.0	<5.0	12.8	<5.0	<5.0	15.2
Mercury	µg/L	0.29	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chromium VI	µg/L	25	2.000	<2.000	<2.000	<2.000	<2.000	<2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2	<2	<2	<2	<2	<2
Dissolved Sodium	µg/L	490000	50	125000	219000	213000	133000	213000	210000
Chloride	µg/L	790000	100	41900	586000	440000	283000	496000	440000
pH	pH Units		NA	7.48	7.52	7.64	7.73	7.67	7.63
Electrical Conductivity	uS/cm	NA	2		2960				

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T214211

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY: Jessica A.

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

DATE RECEIVED: 2024-10-28

DATE REPORTED: 2025-01-09

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.

6269091-6269097 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





AGAT Laboratories

Exceedance Summary

AGAT WORK ORDER: 24T214211

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6269092	MW-23-102A	ON T2 PGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Cobalt	µg/L	3.8	4.78

Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T214211

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY: Jessica A.

Trace Organics Analysis

RPT Date: Jan 09, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6269091	6269091	<0.20	<0.20	NA	< 0.20	95%	50%	140%	88%	50%	140%	89%	50%	140%
Acenaphthylene	6269091	6269091	<0.20	<0.20	NA	< 0.20	96%	50%	140%	82%	50%	140%	85%	50%	140%
Acenaphthene	6269091	6269091	<0.20	<0.20	NA	< 0.20	92%	50%	140%	91%	50%	140%	93%	50%	140%
Fluorene	6269091	6269091	<0.20	<0.20	NA	< 0.20	93%	50%	140%	96%	50%	140%	97%	50%	140%
Phenanthrene	6269091	6269091	<0.10	<0.10	NA	< 0.10	96%	50%	140%	101%	50%	140%	103%	50%	140%
Anthracene	6269091	6269091	<0.10	<0.10	NA	< 0.10	70%	50%	140%	94%	50%	140%	97%	50%	140%
Fluoranthene	6269091	6269091	<0.20	<0.20	NA	< 0.20	105%	50%	140%	107%	50%	140%	110%	50%	140%
Pyrene	6269091	6269091	<0.20	<0.20	NA	< 0.20	104%	50%	140%	105%	50%	140%	109%	50%	140%
Benzo(a)anthracene	6269091	6269091	<0.20	<0.20	NA	< 0.20	88%	50%	140%	85%	50%	140%	88%	50%	140%
Chrysene	6269091	6269091	<0.10	<0.10	NA	< 0.10	107%	50%	140%	101%	50%	140%	104%	50%	140%
Benzo(b)fluoranthene	6269091	6269091	<0.10	<0.10	NA	< 0.10	84%	50%	140%	78%	50%	140%	75%	50%	140%
Benzo(k)fluoranthene	6269091	6269091	<0.10	<0.10	NA	< 0.10	130%	50%	140%	110%	50%	140%	93%	50%	140%
Benzo(a)pyrene	6269091	6269091	<0.01	<0.01	NA	< 0.01	79%	50%	140%	87%	50%	140%	73%	50%	140%
Indeno(1,2,3-cd)pyrene	6269091	6269091	<0.20	<0.20	NA	< 0.20	73%	50%	140%	115%	50%	140%	85%	50%	140%
Dibenz(a,h)anthracene	6269091	6269091	<0.20	<0.20	NA	< 0.20	72%	50%	140%	73%	50%	140%	78%	50%	140%
Benzo(g,h,i)perylene	6269091	6269091	<0.20	<0.20	NA	< 0.20	76%	50%	140%	76%	50%	140%	78%	50%	140%

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

Certified By:




Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T214211

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY: Jessica A.

Water Analysis

RPT Date: Jan 09, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Dissolved Antimony	6261320		<1.0	<1.0	NA	< 1.0	99%	70%	130%	104%	80%	120%	106%	70%	130%
Dissolved Arsenic	6261320		<1.0	<1.0	NA	< 1.0	100%	70%	130%	104%	80%	120%	109%	70%	130%
Dissolved Barium	6261320		312	322	3.2%	< 2.0	98%	70%	130%	105%	80%	120%	106%	70%	130%
Dissolved Beryllium	6261320		<0.50	<0.50	NA	< 0.50	101%	70%	130%	106%	80%	120%	109%	70%	130%
Dissolved Boron	6261320		105	109	3.7%	< 10.0	93%	70%	130%	100%	80%	120%	101%	70%	130%
Dissolved Cadmium	6261320		<0.20	<0.20	NA	< 0.20	99%	70%	130%	100%	80%	120%	102%	70%	130%
Dissolved Chromium	6261320		<2.0	<2.0	NA	< 2.0	98%	70%	130%	100%	80%	120%	105%	70%	130%
Dissolved Cobalt	6261320		0.90	0.78	NA	< 0.50	96%	70%	130%	99%	80%	120%	103%	70%	130%
Dissolved Copper	6261320		2.5	2.4	NA	< 1.0	98%	70%	130%	98%	80%	120%	101%	70%	130%
Dissolved Lead	6261320		<0.50	<0.50	NA	< 0.50	96%	70%	130%	97%	80%	120%	97%	70%	130%
Dissolved Molybdenum	6261320		1.75	1.73	NA	< 0.50	102%	70%	130%	101%	80%	120%	109%	70%	130%
Dissolved Nickel	6261320		2.1	2.1	NA	< 1.0	95%	70%	130%	99%	80%	120%	102%	70%	130%
Dissolved Selenium	6261320		<1.0	<1.0	NA	< 1.0	100%	70%	130%	100%	80%	120%	105%	70%	130%
Dissolved Silver	6261320		<0.20	<0.20	NA	< 0.20	95%	70%	130%	98%	80%	120%	98%	70%	130%
Dissolved Thallium	6261320		<0.30	<0.30	NA	< 0.30	99%	70%	130%	99%	80%	120%	99%	70%	130%
Dissolved Uranium	6261320		4.13	4.34	5.0%	< 0.50	101%	70%	130%	103%	80%	120%	105%	70%	130%
Dissolved Vanadium	6261320		0.69	0.80	NA	< 0.40	95%	70%	130%	102%	80%	120%	109%	70%	130%
Dissolved Zinc	6261320		6.1	<5.0	NA	< 5.0	98%	70%	130%	101%	80%	120%	103%	70%	130%
Mercury	6268738		<0.02	<0.02	NA	< 0.02	101%	70%	130%	98%	80%	120%	103%	70%	130%
Chromium VI	6268738		<2.000	<2.000	NA	< 2	102%	70%	130%	96%	80%	120%	95%	70%	130%
Cyanide, WAD	6269091 6269091		<2	<2	NA	< 2	99%	70%	130%	96%	80%	120%	100%	70%	130%
Dissolved Sodium	6261320		59000	61200	3.7%	< 50	105%	70%	130%	106%	80%	120%	115%	70%	130%
Chloride	6270130		95400	94800	0.6%	< 100	93%	70%	130%	101%	80%	120%	106%	70%	130%
pH	6270003		7.79	7.80	0.1%	NA	100%	90%	110%						

Comments: NA signifies Not Applicable.

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

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

Electrical Conductivity	6269097 6269097	2350	2350	0.3%	< 2	101%	90%	110%
pH	6269097 6269097	7.63	7.69	0.8%	NA	100%	90%	110%

Comments: NA signifies Not Applicable.

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

Certified By:




Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T214211

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY: Jessica A.

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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T214211

ATTENTION TO: Danika Durish, Jessica Allon

SAMPLED BY:Jessica A.

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



Chain of Custody Record

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

Report Information:

Company: EXP services Inc.
Contact: Donik Durish, Jessica Allon
Address: 1595 clark blvd, Brampton
Phone: 905-934-1303 Fax: _____
Reports to be sent to: Donika.Durish@exp.com
1. Email: Jessica.Allon@exp.com
2. Email: _____

Project Information:

Project: GTR-23014306-80
Site Location: 5688 main street, Stouffville
Sampled By: Jessica Allon
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: EXP services Inc.
Contact: Accounts Payable
Address: 1595 clark blvd, Brampton
Email: AP@exp.com
Bill To Same: Yes ☒ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table 2 Indicate One

☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture (Check One)

☐ Coarse
☐ Fine

☐ Regulation 406

Table Indicate One

☐ Ind/Com
☐ Res/Park
☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record
of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on
Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP: TCLP: ☐ Metals ☐ VOCs ☐ ABNs ☐ BAP ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. MW-23-101A	oct 28/24	10:40 AM	8	GW		Y		X				X							
2. MW-23-102A		AM PM	6			Y		X											
3. BH/MW3		AM PM	8			Y		X											
4. BH/MW 201		AM PM	8			Y		X											
5. BH/MW 202		AM PM	8			Y		X											
6. BH/MW33		AM PM	8			Y		X											
7.		AM PM																	
8.		AM PM																	
9.		AM PM																	
10.		AM PM																	
11.		AM PM																	

Samples Relinquished By (Print Name and Sign): <u>Jessica Allon JAO</u>	Date: <u>oct 28/24</u>	Time: <u>6:15pm</u>	Samples Received By (Print Name and Sign): <u>Tiffany M</u>	Date:	Time:
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:

Laboratory Use Only

Work Order #: 24T214211
Cooler Quantity: 4.5 / 1 large
Arrival Temperatures: 4.5 / 5.0 / 5.1
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☒ N/A
Notes: 100% clean

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

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

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

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish / Jessica Allan

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T215060

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

DATE REPORTED: Nov 06, 2024

PAGES (INCLUDING COVER): 16

VERSION*: 1

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

***Notes**

Disclaimer:

- 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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

SAMPLE DESCRIPTION:				BH/MW 204	BH/MW 205	BH/MW 207
SAMPLE TYPE:				Water	Water	Water
DATE SAMPLED:				2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00
Parameter	Unit	G / S	RDL	6275309	6275394	6275395
Naphthalene	µg/L	11	0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L	1	0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	0.41	0.20	<0.20	<0.20	<0.20
Pyrene	µg/L	4.1	0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L	1	0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	3.2	0.20	<0.20	<0.20	<0.20
Sediment				1	1	1
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140				
Acridine-d9	%	50-140				
Terphenyl-d14	%	50-140				

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

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.

6275309-6275395 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:



Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

SAMPLE DESCRIPTION:				BH/MW 204	BH/MW 2044	BH/MW 205	BH/MW 207	Trip Blank
SAMPLE TYPE:				Water	Water	Water	Water	Water
DATE SAMPLED:				2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00
Parameter	Unit	G / S	RDL	6275309	6275393	6275394	6275395	6275401
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	2.02	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	0.40	0.37	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<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	<0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

SAMPLE DESCRIPTION:				BH/MW 204	BH/MW 2044	BH/MW 205	BH/MW 207	Trip Blank
SAMPLE TYPE:				Water	Water	Water	Water	Water
DATE SAMPLED:				2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00	2024-10-30 10:00
Parameter	Unit	G / S	RDL	6275309	6275393	6275394	6275395	6275401
m & p-Xylene	µg/L		0.20	0.28	0.26	<0.20	<0.20	<0.20
Bromoform	µg/L	25	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	0.14	0.15	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	0.42	0.41	<0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits						
Toluene-d8	% Recovery	50-140		111	112	110	102	109
4-Bromofluorobenzene	% Recovery	50-140		93	92	90	122	90

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

6275309-6275401 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:



Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

SAMPLE DESCRIPTION:				BH/MW 204		BH/MW 205		BH/MW 207	
SAMPLE TYPE:				Water		Water		Water	
DATE SAMPLED:				2024-10-30 10:00		2024-10-30 10:00		2024-10-30 10:00	
Parameter	Unit	G / S	RDL	6275309	RDL	6275394	RDL	6275395	
Dissolved Antimony	µg/L	6	1.0	<1.0	1.0	<1.0	1.0	<1.0	
Dissolved Arsenic	µg/L	25	1.0	<1.0	1.0	1.5	1.0	1.1	
Dissolved Barium	µg/L	1000	2.0	116	2.0	156	2.0	514	
Dissolved Beryllium	µg/L	4	0.50	<0.50	0.50	<0.50	0.50	<0.50	
Dissolved Boron	µg/L	5000	10.0	131	10.0	181	10.0	20.5	
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	0.20	<0.20	0.20	<0.20	
Dissolved Chromium	µg/L	50	2.0	<2.0	2.0	<2.0	2.0	<2.0	
Dissolved Cobalt	µg/L	3.8	0.50	7.71	0.50	<0.50	0.50	<0.50	
Dissolved Copper	µg/L	87	1.0	<1.0	1.0	16.1	1.0	<1.0	
Dissolved Lead	µg/L	10	0.50	0.60	0.50	0.93	0.50	<0.50	
Dissolved Molybdenum	µg/L	70	0.50	3.01	0.50	6.71	0.50	<0.50	
Dissolved Nickel	µg/L	100	1.0	6.6	1.0	15.8	1.0	4.4	
Dissolved Selenium	µg/L	10	1.0	<1.0	1.0	<1.0	1.0	1.2	
Dissolved Silver	µg/L	1.5	0.20	<0.20	0.20	<0.20	0.20	<0.20	
Dissolved Thallium	µg/L	2	0.30	<0.30	0.30	<0.30	0.30	<0.30	
Dissolved Uranium	µg/L	20	0.50	20.0	0.50	1.65	0.50	<0.50	
Dissolved Vanadium	µg/L	6.2	0.40	0.48	0.40	<0.40	0.40	<0.40	
Dissolved Zinc	µg/L	1100	5.0	<5.0	5.0	6.5	5.0	25.7	
Mercury	µg/L	0.29	0.02	<0.02	0.02	<0.02	0.02	<0.02	
Chromium VI	µg/L	25	2.000	<2.000	2.000	<2.000	2.000	<2.000	
Cyanide, WAD	µg/L	66	2	<2	2	<2	2	<2	
Dissolved Sodium	µg/L	490000	50	143000	500	628000	50	370000	
Chloride	µg/L	790000	100	144000	122	1360000	244	2200000	
pH	pH Units		NA	7.45	NA	7.60	NA	7.30	

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-10-30

DATE REPORTED: 2024-11-06

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.

6275309-6275395 Metals analysis completed on a filtered sample.

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

Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Exceedance Summary

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6275309	BH/MW 204	ON T2 PGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Cobalt	µg/L	3.8	7.71
6275394	BH/MW 205	ON T2 PGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Chloride	µg/L	790000	1360000
6275394	BH/MW 205	ON T2 PGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Dissolved Sodium	µg/L	490000	628000
6275394	BH/MW 205	ON T2 PGW CT	O. Reg. 153(511) - VOCs (Water)	Vinyl Chloride	µg/L	0.5	2.02
6275395	BH/MW 207	ON T2 PGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Chloride	µg/L	790000	2200000

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: Jessica Allan

Trace Organics Analysis

RPT Date: Nov 06, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	6279538		<0.40	<0.40	NA	< 0.40	106%	50%	140%	118%	50%	140%	110%	50%	140%
Vinyl Chloride	6279538		<0.17	<0.17	NA	< 0.17	120%	50%	140%	107%	50%	140%	118%	50%	140%
Bromomethane	6279538		<0.20	<0.20	NA	< 0.20	95%	50%	140%	110%	50%	140%	92%	50%	140%
Trichlorofluoromethane	6279538		<0.40	<0.40	NA	< 0.40	102%	50%	140%	115%	50%	140%	111%	50%	140%
Acetone	6279538		<1.0	<1.0	NA	< 1.0	107%	50%	140%	88%	50%	140%	79%	50%	140%
1,1-Dichloroethylene	6279538		<0.30	<0.30	NA	< 0.30	103%	50%	140%	91%	60%	130%	86%	50%	140%
Methylene Chloride	6279538		<0.30	<0.30	NA	< 0.30	105%	50%	140%	94%	60%	130%	104%	50%	140%
trans- 1,2-Dichloroethylene	6279538		<0.20	<0.20	NA	< 0.20	81%	50%	140%	84%	60%	130%	85%	50%	140%
Methyl tert-butyl ether	6279538		<0.20	<0.20	NA	< 0.20	72%	50%	140%	73%	60%	130%	60%	50%	140%
1,1-Dichloroethane	6279538		<0.30	<0.30	NA	< 0.30	74%	50%	140%	79%	60%	130%	85%	50%	140%
Methyl Ethyl Ketone	6279538		<1.0	<1.0	NA	< 1.0	97%	50%	140%	96%	50%	140%	92%	50%	140%
cis- 1,2-Dichloroethylene	6279538		<0.20	<0.20	NA	< 0.20	76%	50%	140%	87%	60%	130%	72%	50%	140%
Chloroform	6279538		<0.20	<0.20	NA	< 0.20	67%	50%	140%	60%	60%	130%	71%	50%	140%
1,2-Dichloroethane	6279538		<0.20	<0.20	NA	< 0.20	94%	50%	140%	103%	60%	130%	85%	50%	140%
1,1,1-Trichloroethane	6279538		<0.30	<0.30	NA	< 0.30	87%	50%	140%	93%	60%	130%	71%	50%	140%
Carbon Tetrachloride	6279538		<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	60%	130%	89%	50%	140%
Benzene	6279538		<0.20	<0.20	NA	< 0.20	108%	50%	140%	112%	60%	130%	104%	50%	140%
1,2-Dichloropropane	6279538		<0.20	<0.20	NA	< 0.20	99%	50%	140%	102%	60%	130%	98%	50%	140%
Trichloroethylene	6279538		<0.20	<0.20	NA	< 0.20	107%	50%	140%	113%	60%	130%	109%	50%	140%
Bromodichloromethane	6279538		<0.20	<0.20	NA	< 0.20	80%	50%	140%	82%	60%	130%	86%	50%	140%
Methyl Isobutyl Ketone	6279538		<1.0	<1.0	NA	< 1.0	100%	50%	140%	100%	50%	140%	103%	50%	140%
1,1,2-Trichloroethane	6279538		<0.20	<0.20	NA	< 0.20	100%	50%	140%	106%	60%	130%	105%	50%	140%
Toluene	6279538		<0.20	<0.20	NA	< 0.20	109%	50%	140%	119%	60%	130%	113%	50%	140%
Dibromochloromethane	6279538		<0.10	<0.10	NA	< 0.10	63%	50%	140%	66%	60%	130%	72%	50%	140%
Ethylene Dibromide	6279538		<0.10	<0.10	NA	< 0.10	90%	50%	140%	95%	60%	130%	96%	50%	140%
Tetrachloroethylene	6279538		<0.20	<0.20	NA	< 0.20	114%	50%	140%	109%	60%	130%	118%	50%	140%
1,1,1,2-Tetrachloroethane	6279538		<0.10	<0.10	NA	< 0.10	69%	50%	140%	80%	60%	130%	80%	50%	140%
Chlorobenzene	6279538		<0.10	<0.10	NA	< 0.10	103%	50%	140%	103%	60%	130%	99%	50%	140%
Ethylbenzene	6279538		<0.10	<0.10	NA	< 0.10	97%	50%	140%	106%	60%	130%	98%	50%	140%
m & p-Xylene	6279538		<0.20	<0.20	NA	< 0.20	107%	50%	140%	114%	60%	130%	110%	50%	140%
Bromoform	6279538		<0.10	<0.10	NA	< 0.10	64%	50%	140%	67%	60%	130%	51%	50%	140%
Styrene	6279538		<0.10	<0.10	NA	< 0.10	94%	50%	140%	96%	60%	130%	93%	50%	140%
1,1,2,2-Tetrachloroethane	6279538		<0.10	<0.10	NA	< 0.10	83%	50%	140%	93%	60%	130%	98%	50%	140%
o-Xylene	6279538		<0.10	<0.10	NA	< 0.10	108%	50%	140%	114%	60%	130%	110%	50%	140%
1,3-Dichlorobenzene	6279538		<0.10	<0.10	NA	< 0.10	111%	50%	140%	113%	60%	130%	110%	50%	140%
1,4-Dichlorobenzene	6279538		<0.10	<0.10	NA	< 0.10	109%	50%	140%	107%	60%	130%	106%	50%	140%
1,2-Dichlorobenzene	6279538		<0.10	<0.10	NA	< 0.10	109%	50%	140%	107%	60%	130%	105%	50%	140%
n-Hexane	6279538		<0.20	<0.20	NA	< 0.20	107%	50%	140%	96%	60%	130%	112%	50%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T215060

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: Jessica Allan

Trace Organics Analysis (Continued)

RPT Date: Nov 06, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6269091		<0.20	<0.20	NA	< 0.20	95%	50%	140%	88%	50%	140%	89%	50%	140%
Acenaphthylene	6269091		<0.20	<0.20	NA	< 0.20	96%	50%	140%	82%	50%	140%	85%	50%	140%
Acenaphthene	6269091		<0.20	<0.20	NA	< 0.20	92%	50%	140%	91%	50%	140%	93%	50%	140%
Fluorene	6269091		<0.20	<0.20	NA	< 0.20	93%	50%	140%	96%	50%	140%	97%	50%	140%
Phenanthrene	6269091		<0.10	<0.10	NA	< 0.10	96%	50%	140%	101%	50%	140%	103%	50%	140%
Anthracene	6269091		<0.10	<0.10	NA	< 0.10	70%	50%	140%	94%	50%	140%	97%	50%	140%
Fluoranthene	6269091		<0.20	<0.20	NA	< 0.20	105%	50%	140%	107%	50%	140%	110%	50%	140%
Pyrene	6269091		<0.20	<0.20	NA	< 0.20	104%	50%	140%	105%	50%	140%	109%	50%	140%
Benzo(a)anthracene	6269091		<0.20	<0.20	NA	< 0.20	88%	50%	140%	85%	50%	140%	88%	50%	140%
Chrysene	6269091		<0.10	<0.10	NA	< 0.10	107%	50%	140%	101%	50%	140%	104%	50%	140%
Benzo(b)fluoranthene	6269091		<0.10	<0.10	NA	< 0.10	84%	50%	140%	78%	50%	140%	75%	50%	140%
Benzo(k)fluoranthene	6269091		<0.10	<0.10	NA	< 0.10	130%	50%	140%	110%	50%	140%	93%	50%	140%
Benzo(a)pyrene	6269091		<0.01	<0.01	NA	< 0.01	79%	50%	140%	87%	50%	140%	73%	50%	140%
Indeno(1,2,3-cd)pyrene	6269091		<0.20	<0.20	NA	< 0.20	73%	50%	140%	115%	50%	140%	85%	50%	140%
Dibenz(a,h)anthracene	6269091		<0.20	<0.20	NA	< 0.20	72%	50%	140%	73%	50%	140%	78%	50%	140%
Benzo(g,h,i)perylene	6269091		<0.20	<0.20	NA	< 0.20	76%	50%	140%	76%	50%	140%	78%	50%	140%

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

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T215060

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

Water Analysis

RPT Date: Nov 06, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Water)															
Dissolved Antimony	6275309	6275309	<1.0	<1.0	NA	< 1.0	97%	70%	130%	100%	80%	120%	100%	70%	130%
Dissolved Arsenic	6275309	6275309	<1.0	<1.0	NA	< 1.0	98%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Barium	6275309	6275309	116	113	2.6%	< 2.0	95%	70%	130%	98%	80%	120%	97%	70%	130%
Dissolved Beryllium	6275309	6275309	<0.50	<0.50	NA	< 0.50	102%	70%	130%	105%	80%	120%	99%	70%	130%
Dissolved Boron	6275309	6275309	131	118	10.4%	< 10.0	100%	70%	130%	99%	80%	120%	95%	70%	130%
Dissolved Cadmium	6275309	6275309	<0.20	<0.20	NA	< 0.20	101%	70%	130%	100%	80%	120%	98%	70%	130%
Dissolved Chromium	6275309	6275309	<2.0	<2.0	NA	< 2.0	101%	70%	130%	105%	80%	120%	109%	70%	130%
Dissolved Cobalt	6275309	6275309	7.71	8.22	6.4%	< 0.50	106%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Copper	6275309	6275309	<1.0	<1.0	NA	< 1.0	103%	70%	130%	100%	80%	120%	103%	70%	130%
Dissolved Lead	6275309	6275309	0.60	0.58	NA	< 0.50	94%	70%	130%	96%	80%	120%	93%	70%	130%
Dissolved Molybdenum	6275309	6275309	3.01	1.49	NA	< 0.50	102%	70%	130%	109%	80%	120%	110%	70%	130%
Dissolved Nickel	6275309	6275309	6.6	3.3	NA	< 1.0	108%	70%	130%	101%	80%	120%	102%	70%	130%
Dissolved Selenium	6275309	6275309	<1.0	<1.0	NA	< 1.0	100%	70%	130%	103%	80%	120%	103%	70%	130%
Dissolved Silver	6275309	6275309	<0.20	<0.20	NA	< 0.20	97%	70%	130%	102%	80%	120%	99%	70%	130%
Dissolved Thallium	6275309	6275309	<0.30	<0.30	NA	< 0.30	92%	70%	130%	94%	80%	120%	92%	70%	130%
Dissolved Uranium	6275309	6275309	20.0	19.9	0.5%	< 0.50	91%	70%	130%	97%	80%	120%	100%	70%	130%
Dissolved Vanadium	6275309	6275309	0.48	<0.40	NA	< 0.40	108%	70%	130%	104%	80%	120%	107%	70%	130%
Dissolved Zinc	6275309	6275309	<5.0	<5.0	NA	< 5.0	99%	70%	130%	100%	80%	120%	101%	70%	130%
Mercury	6275309	6275309	<0.02	<0.02	NA	< 0.02	100%	70%	130%	100%	80%	120%	104%	70%	130%
Chromium VI	6272641		2.78	<2	NA	< 2	96%	70%	130%	89%	80%	120%	90%	70%	130%
Cyanide, WAD	6269091		<2	<2	NA	< 2	99%	70%	130%	96%	80%	120%	100%	70%	130%
Dissolved Sodium	6275309	6275309	143000	128000	11.1%	< 50	87%	70%	130%	105%	80%	120%	108%	70%	130%
Chloride	6276119		161000	161000	0.0%	< 100	96%	70%	130%	101%	80%	120%	NA	70%	130%
pH	6275807		7.28	7.32	0.5%	NA	100%	90%	110%						

Comments: NA signifies Not Applicable.

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) - Metals & Inorganics (Water)

pH	6275395	6275395	7.30	7.38	1.1%	NA	99%	90%	110%

Comments: NA signifies Not Applicable.

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

Certified By:




Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T215060

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

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
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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T215060

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T215060

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T215060

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY:Jessica Allan

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



Chain of Custody Record

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

Report Information:

Company: EXP Services Inc.
Contact: Danika Durish, Jessica Allen
Address: 1595 Clark Blvd, Brampton
Phone: 905-934-1303 Fax: _____
Reports to be sent to: Danika.Durish@exp.com
1. Email: Jessica.Allen@exp.com
2. Email: _____

Project Information:

Project: GTR-23014306-BO
Site Location: 5688 Main Street, Stouffville
Sampled By: Jessica Allen
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: EXP Services Inc. Bill To Same: Yes ☒ No ☐
Contact: Accounts Payable
Address: 1595 Clark Blvd, Brampton
Email: AP@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table 2 Indicate One

☐ Ind/Com

☒ Res/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☐ Fine

☐ Regulation 406

Table _____ Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 24T215060
Cooler Quantity: 1 med
Arrival Temperatures: 5.9 | 6.5 | 6.6
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☒ N/A
Notes: Loose can

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4, PHCS	VOC	PAHs	PCBs, Aroclors ☐	Regulation 406 Characterization Package	pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach	mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP	TCLP: ☐ MMA ☐ VOCs ☐ AGENs ☐ BAP ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH/MW 204	Oct 30/24	10am-12pm	11	GW		Y		X			X	X										
2. BH/MW 2044			3								X											
3. BH/MW 205			11			Y		X			X	X										
4. BH/MW 207			11			Y		X			X	X										
5. Trip Blank			3								X											
6.																						
7.																						
8.																						
9.																						
10.																						
11.																						

Samples Relinquished By (Print Name and Sign): <u>Jessica Allen</u>	Date: <u>Oct 30/24</u>	Time:	Samples Received By (Print Name and Sign): <u>Tiffany</u>	Date:	Time:
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:

24OCT30 2:50PM

Page _____ of _____

N: T-162240

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800

ATTENTION TO: Danika Durish; Jessica Allan

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T225217

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

DATE REPORTED: Dec 05, 2024

PAGES (INCLUDING COVER): 11

VERSION*: 1

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

***Notes**

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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T225217

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY:Jessica Allan

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

DATE RECEIVED: 2024-11-26

DATE REPORTED: 2024-12-05

SAMPLE DESCRIPTION:				BH/MW205	BH/MW2055	Trip Blank
SAMPLE TYPE:				Water	Water	Water
DATE SAMPLED:				2024-11-26 10:00	2024-11-26 10:00	2024-11-26 10:00
Parameter	Unit	G / S	RDL	6356451	6356455	6356456
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	1.7	0.17	0.86	0.93	<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	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	14	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	17	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	17	0.20	0.34	0.39	<0.20
Chloroform	µg/L	22	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	5	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	5.0	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	5	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	5	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	17	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:



Certificate of Analysis

AGAT WORK ORDER: 24T225217

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-11-26

DATE REPORTED: 2024-12-05

SAMPLE DESCRIPTION:				BH/MW205	BH/MW2055	Trip Blank
SAMPLE TYPE:				Water	Water	Water
DATE SAMPLED:				2024-11-26 10:00	2024-11-26 10:00	2024-11-26 10:00
Parameter	Unit	G / S	RDL	6356451	6356455	6356456
m & p-Xylene	µg/L		0.20	0.30	0.31	<0.20
Bromoform	µg/L	25	0.10	<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	0.30	0.31	<0.20
n-Hexane	µg/L	520	0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		110	117	116
4-Bromofluorobenzene	% Recovery	50-140		99	102	101

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 - Medium and Fine 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.

6356451-6356456 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:



Certificate of Analysis

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY: Jessica Allan

O. Reg. 153(511) - Metals (Including Hydrides) (Water)

DATE RECEIVED: 2024-11-26

DATE REPORTED: 2024-12-05

SAMPLE DESCRIPTION:				MW-23-101A	MW-23-102A	BH/MW204
SAMPLE TYPE:				Water	Water	Water
DATE SAMPLED:				2024-11-26 10:00	2024-11-26 10:00	2024-11-26 10:00
Parameter	Unit	G / S	RDL	6356441	6356442	6356443
Dissolved Antimony	µg/L	6	1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0	1.6	<1.0
Dissolved Barium	µg/L	1000	2.0	79.4	104	122
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	117	46.9	169
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	2.8	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	0.72	3.33	2.45
Dissolved Copper	µg/L	87	1.0	1.7	3.9	<1.0
Dissolved Lead	µg/L	10	0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	4.25	3.09	2.79
Dissolved Nickel	µg/L	100	1.0	6.2	2.1	6.1
Dissolved Selenium	µg/L	10	1.0	<1.0	<1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	5.17	0.72	7.84
Dissolved Vanadium	µg/L	6.2	0.40	0.44	2.17	0.48
Dissolved Zinc	µg/L	1100	5.0	<5.0	8.4	<5.0

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 - Medium and Fine 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.

6356441-6356443 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T225217

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: Jessica Allan

Trace Organics Analysis

RPT Date: Dec 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	6351086		<0.40	<0.40	NA	< 0.40	61%	50%	140%	99%	50%	140%	88%	50%	140%
Vinyl Chloride	6351086		<0.17	<0.17	NA	< 0.17	85%	50%	140%	78%	50%	140%	73%	50%	140%
Bromomethane	6351086		<0.20	<0.20	NA	< 0.20	63%	50%	140%	61%	50%	140%	67%	50%	140%
Trichlorofluoromethane	6351086		<0.40	<0.40	NA	< 0.40	103%	50%	140%	82%	50%	140%	83%	50%	140%
Acetone	6351086		<1.0	<1.0	NA	< 1.0	99%	50%	140%	78%	50%	140%	93%	50%	140%
1,1-Dichloroethylene	6351086		<0.30	<0.30	NA	< 0.30	82%	50%	140%	79%	60%	130%	81%	50%	140%
Methylene Chloride	6351086		<0.30	<0.30	NA	< 0.30	91%	50%	140%	91%	60%	130%	93%	50%	140%
trans- 1,2-Dichloroethylene	6351086		<0.20	<0.20	NA	< 0.20	95%	50%	140%	116%	60%	130%	101%	50%	140%
Methyl tert-butyl ether	6351086		<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	60%	130%	85%	50%	140%
1,1-Dichloroethane	6351086		<0.30	<0.30	NA	< 0.30	91%	50%	140%	92%	60%	130%	84%	50%	140%
Methyl Ethyl Ketone	6351086		<1.0	<1.0	NA	< 1.0	111%	50%	140%	118%	50%	140%	112%	50%	140%
cis- 1,2-Dichloroethylene	6351086		<0.20	<0.20	NA	< 0.20	91%	50%	140%	95%	60%	130%	92%	50%	140%
Chloroform	6351086		<0.20	<0.20	NA	< 0.20	92%	50%	140%	98%	60%	130%	89%	50%	140%
1,2-Dichloroethane	6351086		<0.20	<0.20	NA	< 0.20	86%	50%	140%	88%	60%	130%	84%	50%	140%
1,1,1-Trichloroethane	6351086		<0.30	<0.30	NA	< 0.30	92%	50%	140%	90%	60%	130%	87%	50%	140%
Carbon Tetrachloride	6351086		<0.20	<0.20	NA	< 0.20	86%	50%	140%	83%	60%	130%	76%	50%	140%
Benzene	6351086		<0.20	<0.20	NA	< 0.20	94%	50%	140%	96%	60%	130%	80%	50%	140%
1,2-Dichloropropane	6351086		<0.20	<0.20	NA	< 0.20	88%	50%	140%	94%	60%	130%	92%	50%	140%
Trichloroethylene	6351086		<0.20	<0.20	NA	< 0.20	90%	50%	140%	92%	60%	130%	93%	50%	140%
Bromodichloromethane	6351086		<0.20	<0.20	NA	< 0.20	87%	50%	140%	89%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	6351086		<1.0	<1.0	NA	< 1.0	113%	50%	140%	115%	50%	140%	87%	50%	140%
1,1,2-Trichloroethane	6351086		<0.20	<0.20	NA	< 0.20	93%	50%	140%	110%	60%	130%	115%	50%	140%
Toluene	6351086		<0.20	<0.20	NA	< 0.20	92%	50%	140%	112%	60%	130%	118%	50%	140%
Dibromochloromethane	6351086		<0.10	<0.10	NA	< 0.10	95%	50%	140%	106%	60%	130%	113%	50%	140%
Ethylene Dibromide	6351086		<0.10	<0.10	NA	< 0.10	96%	50%	140%	98%	60%	130%	98%	50%	140%
Tetrachloroethylene	6351086		<0.20	<0.20	NA	< 0.20	105%	50%	140%	99%	60%	130%	95%	50%	140%
1,1,1,2-Tetrachloroethane	6351086		<0.10	<0.10	NA	< 0.10	99%	50%	140%	112%	60%	130%	105%	50%	140%
Chlorobenzene	6351086		<0.10	<0.10	NA	< 0.10	114%	50%	140%	118%	60%	130%	88%	50%	140%
Ethylbenzene	6351086		<0.10	<0.10	NA	< 0.10	118%	50%	140%	101%	60%	130%	81%	50%	140%
m & p-Xylene	6351086		<0.20	<0.20	NA	< 0.20	102%	50%	140%	109%	60%	130%	85%	50%	140%
Bromoform	6351086		<0.10	<0.10	NA	< 0.10	96%	50%	140%	111%	60%	130%	80%	50%	140%
Styrene	6351086		<0.10	<0.10	NA	< 0.10	97%	50%	140%	101%	60%	130%	104%	50%	140%
1,1,2,2-Tetrachloroethane	6351086		<0.10	<0.10	NA	< 0.10	106%	50%	140%	113%	60%	130%	105%	50%	140%
o-Xylene	6351086		<0.10	<0.10	NA	< 0.10	106%	50%	140%	111%	60%	130%	106%	50%	140%
1,3-Dichlorobenzene	6351086		<0.10	<0.10	NA	< 0.10	98%	50%	140%	98%	60%	130%	101%	50%	140%
1,4-Dichlorobenzene	6351086		<0.10	<0.10	NA	< 0.10	96%	50%	140%	94%	60%	130%	99%	50%	140%
1,2-Dichlorobenzene	6351086		<0.10	<0.10	NA	< 0.10	90%	50%	140%	90%	60%	130%	95%	50%	140%
n-Hexane	6351086		<0.20	<0.20	NA	< 0.20	98%	50%	140%	97%	60%	130%	61%	50%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T225217

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY: Jessica Allan

Trace Organics Analysis (Continued)

RPT Date: Dec 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T225217

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY: Jessica Allan

Water Analysis															
RPT Date: Dec 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Water)															
Dissolved Antimony	6356441	6356441	<1.0	<1.0	NA	< 1.0	97%	70%	130%	101%	80%	120%	105%	70%	130%
Dissolved Arsenic	6356441	6356441	<1.0	<1.0	NA	< 1.0	104%	70%	130%	97%	80%	120%	105%	70%	130%
Dissolved Barium	6356441	6356441	79.4	79.6	0.3%	< 2.0	101%	70%	130%	100%	80%	120%	105%	70%	130%
Dissolved Beryllium	6356441	6356441	<0.50	<0.50	NA	< 0.50	103%	70%	130%	105%	80%	120%	109%	70%	130%
Dissolved Boron	6356441	6356441	117	124	5.8%	< 10.0	103%	70%	130%	99%	80%	120%	107%	70%	130%
Dissolved Cadmium	6356441	6356441	<0.20	<0.20	NA	< 0.20	100%	70%	130%	100%	80%	120%	102%	70%	130%
Dissolved Chromium	6356441	6356441	<2.0	<2.0	NA	< 2.0	99%	70%	130%	114%	80%	120%	122%	70%	130%
Dissolved Cobalt	6356441	6356441	0.72	1.78	NA	< 0.50	104%	70%	130%	115%	80%	120%	117%	70%	130%
Dissolved Copper	6356441	6356441	1.7	2.6	NA	< 1.0	99%	70%	130%	109%	80%	120%	115%	70%	130%
Dissolved Lead	6356441	6356441	<0.50	0.91	NA	< 0.50	99%	70%	130%	97%	80%	120%	99%	70%	130%
Dissolved Molybdenum	6356441	6356441	4.25	3.74	12.8%	< 0.50	100%	70%	130%	103%	80%	120%	115%	70%	130%
Dissolved Nickel	6356441	6356441	6.2	3.5	NA	< 1.0	107%	70%	130%	119%	80%	120%	115%	70%	130%
Dissolved Selenium	6356441	6356441	<1.0	<1.0	NA	< 1.0	99%	70%	130%	100%	80%	120%	103%	70%	130%
Dissolved Silver	6356441	6356441	<0.20	<0.20	NA	< 0.20	105%	70%	130%	100%	80%	120%	106%	70%	130%
Dissolved Thallium	6356441	6356441	<0.30	<0.30	NA	< 0.30	100%	70%	130%	99%	80%	120%	100%	70%	130%
Dissolved Uranium	6356441	6356441	5.17	5.55	7.1%	< 0.50	99%	70%	130%	95%	80%	120%	106%	70%	130%
Dissolved Vanadium	6356441	6356441	0.44	<0.40	NA	< 0.40	110%	70%	130%	114%	80%	120%	126%	70%	130%
Dissolved Zinc	6356441	6356441	<5.0	5.6	NA	< 5.0	100%	70%	130%	112%	80%	120%	110%	70%	130%

Comments: NA signifies Not Applicable.

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

Certified By:



Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T225217

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY:Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T225217

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SAMPLED BY: Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T225217

ATTENTION TO: Danika Durish; Jessica Allan

SAMPLED BY: Jessica Allan

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



Laboratory Use Only

Work Order #: 24T225217

Cooler Quantity: 1 m

Arrival Temperatures: 6.8 6.6 7.0

Depot Temperatures: _____

Custody Seal Intact: ☐ Yes ☐ No ☒ N/A

Notes: 2/11

Chain of Custody Record

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

Report Information:

Company: EXP Services Inc.

Contact: Danika Durish, Jessica Allan

Address: 1595 Clark Blvd, Brampton

Phone: 905-934-1303 Fax: _____

Reports to be sent to: Danika.Durish@exp.com

1. Email: Jessica.Allan@exp.com

2. Email: _____

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406

Table 2 Indicate One

☐ Ind/Com ☐ Ind/Com

☒ Res/Park ☐ Res/Park

☐ Agriculture ☐ Agriculture

Soil Texture (Check One)

☐ Coarse ☐ Regulation 558

☐ Fine ☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm

Region: _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Project Information:

Project: GTR-23014306-B0

Site Location: 5688 Main Street, Stouffville

Sampled By: Jessica Allan

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: EXP Services Inc.

Contact: Accounts Payable

Address: 1595 Clark Blvd, Brampton

Email: AP@exp.com

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment

O Oil SW Surface Water

P Paint R Rock/Shale

S Soil

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Field Filtered - Metals, Hg, CrVI, DOC	0. Reg 153	0. Reg 406	0. Reg 558	Potentially Hazardous or High Concentration (Y/N)
1. MW-23-101A	Nov 26/24	10am-1pm	1	GW		Y					
2. MW-23-102A			1			Y					
3. BH/MW 204			1			Y					
4. BH/MW 205			3								
5. BH/MW 2055			3								
6. Trip Blank			3								
7.											
8.											
9.											
10.											
11.											

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Date:

Date:

Date:

Time:

Time:

Time:

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Date:

Date:

Date:

Time:

Time:

Time:

Page 1 of 1

No: T-162242

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T230302

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

DATE REPORTED: Dec 17, 2024

PAGES (INCLUDING COVER): 12

VERSION*: 1

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

***Notes**

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

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

DATE RECEIVED: 2024-12-10

DATE REPORTED: 2024-12-17

Parameter	Unit	SAMPLE DESCRIPTION:		BH/MW205	BH/MW2055	Trip Blank
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2024-12-10	2024-12-10	2024-12-10
		G / S	RDL	6395340	6395341	6395342
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	1.7	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	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	14	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	17	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	17	0.20	0.47	0.45	<0.20
Chloroform	µg/L	22	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	5	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	5.0	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	5	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	5	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	17	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
m & p-Xylene	µg/L		0.20	<0.20	<0.20	<0.20

Certified By:

Jinkal Patel



Certificate of Analysis

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:Jessica Allan

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

DATE RECEIVED: 2024-12-10

DATE REPORTED: 2024-12-17

		SAMPLE DESCRIPTION:		BH/MW205	BH/MW2055	Trip Blank
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2024-12-10	2024-12-10	2024-12-10
Parameter	Unit	G / S	RDL	6395340	6395341	6395342
Bromoform	µg/L	25	0.10	<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20	<0.20	<0.20
n-Hexane	µg/L	520	0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		93	93	94
4-Bromofluorobenzene	% Recovery	50-140		90	96	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Medium and Fine 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.

6395340-6395342 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:



Certificate of Analysis

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:Jessica Allan

O. Reg. 153(511) - Metals (Including Hydrides) (Water)

DATE RECEIVED: 2024-12-10

DATE REPORTED: 2024-12-17

		SAMPLE DESCRIPTION:		MW-23-102A	BH/MW204
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2024-12-10	2024-12-10
Parameter	Unit	G / S	RDL	6395332	6395336
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	138	95.8
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	40.0	148
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	5.09	3.63
Dissolved Copper	µg/L	87	1.0	1.3	1.2
Dissolved Lead	µg/L	10	0.50	1.14	<0.50
Dissolved Molybdenum	µg/L	70	0.50	1.96	1.31
Dissolved Nickel	µg/L	100	1.0	4.0	3.8
Dissolved Selenium	µg/L	10	1.0	1.2	1.0
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	0.82	7.99
Dissolved Vanadium	µg/L	6.2	0.40	0.86	<0.40
Dissolved Zinc	µg/L	1100	5.0	5.4	5.3

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 - Medium and Fine 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.

6395332-6395336 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





AGAT Laboratories

Exceedance Summary

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Danika Durish

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
6395332	MW-23-102A	ON T2 PGW MFT	O. Reg. 153(511) - Metals (Including Hydrides) (Water)	Dissolved Cobalt	µg/L	3.8	5.09

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: Jessica Allan

Trace Organics Analysis

RPT Date: Dec 17, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - VOCs (Water)															
Dichlorodifluoromethane	6396531		<0.40	<0.40	NA	< 0.40	79%	50%	140%	114%	50%	140%	86%	50%	140%
Vinyl Chloride	6396531		<0.17	<0.17	NA	< 0.17	101%	50%	140%	75%	50%	140%	76%	50%	140%
Bromomethane	6396531		<0.20	<0.20	NA	< 0.20	70%	50%	140%	75%	50%	140%	103%	50%	140%
Trichlorofluoromethane	6396531		<0.40	<0.40	NA	< 0.40	114%	50%	140%	76%	50%	140%	117%	50%	140%
Acetone	6396531		<1.0	<1.0	NA	< 1.0	84%	50%	140%	110%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	6396531		<0.30	<0.30	NA	< 0.30	70%	50%	140%	82%	60%	130%	86%	50%	140%
Methylene Chloride	6396531		<0.30	<0.30	NA	< 0.30	84%	50%	140%	89%	60%	130%	85%	50%	140%
trans- 1,2-Dichloroethylene	6396531		<0.20	<0.20	NA	< 0.20	76%	50%	140%	81%	60%	130%	90%	50%	140%
Methyl tert-butyl ether	6396531		<0.20	<0.20	NA	< 0.20	113%	50%	140%	106%	60%	130%	98%	50%	140%
1,1-Dichloroethane	6396531		<0.30	<0.30	NA	< 0.30	70%	50%	140%	77%	60%	130%	81%	50%	140%
Methyl Ethyl Ketone	6396531		<1.0	<1.0	NA	< 1.0	75%	50%	140%	109%	50%	140%	124%	50%	140%
cis- 1,2-Dichloroethylene	6396531		<0.20	<0.20	NA	< 0.20	78%	50%	140%	79%	60%	130%	77%	50%	140%
Chloroform	6396531		<0.20	<0.20	NA	< 0.20	87%	50%	140%	82%	60%	130%	85%	50%	140%
1,2-Dichloroethane	6396531		<0.20	<0.20	NA	< 0.20	89%	50%	140%	78%	60%	130%	77%	50%	140%
1,1,1-Trichloroethane	6396531		<0.30	<0.30	NA	< 0.30	84%	50%	140%	68%	60%	130%	77%	50%	140%
Carbon Tetrachloride	6396531		<0.20	<0.20	NA	< 0.20	79%	50%	140%	62%	60%	130%	67%	50%	140%
Benzene	6396531		<0.20	<0.20	NA	< 0.20	82%	50%	140%	73%	60%	130%	78%	50%	140%
1,2-Dichloropropane	6396531		<0.20	<0.20	NA	< 0.20	84%	50%	140%	73%	60%	130%	79%	50%	140%
Trichloroethylene	6396531		<0.20	<0.20	NA	< 0.20	84%	50%	140%	72%	60%	130%	77%	50%	140%
Bromodichloromethane	6396531		<0.20	<0.20	NA	< 0.20	88%	50%	140%	71%	60%	130%	75%	50%	140%
Methyl Isobutyl Ketone	6396531		<1.0	<1.0	NA	< 1.0	70%	50%	140%	89%	50%	140%	88%	50%	140%
1,1,2-Trichloroethane	6396531		<0.20	<0.20	NA	< 0.20	100%	50%	140%	107%	60%	130%	100%	50%	140%
Toluene	6396531		<0.20	<0.20	NA	< 0.20	100%	50%	140%	88%	60%	130%	89%	50%	140%
Dibromochloromethane	6396531		<0.10	<0.10	NA	< 0.10	110%	50%	140%	77%	60%	130%	85%	50%	140%
Ethylene Dibromide	6396531		<0.10	<0.10	NA	< 0.10	104%	50%	140%	86%	60%	130%	91%	50%	140%
Tetrachloroethylene	6396531		<0.20	<0.20	NA	< 0.20	100%	50%	140%	87%	60%	130%	85%	50%	140%
1,1,1,2-Tetrachloroethane	6396531		<0.10	<0.10	NA	< 0.10	104%	50%	140%	63%	60%	130%	70%	50%	140%
Chlorobenzene	6396531		<0.10	<0.10	NA	< 0.10	105%	50%	140%	85%	60%	130%	84%	50%	140%
Ethylbenzene	6396531		<0.10	<0.10	NA	< 0.10	106%	50%	140%	88%	60%	130%	84%	50%	140%
m & p-Xylene	6396531		<0.20	<0.20	NA	< 0.20	109%	50%	140%	96%	60%	130%	88%	50%	140%
Bromoform	6396531		<0.10	<0.10	NA	< 0.10	102%	50%	140%	78%	60%	130%	92%	50%	140%
Styrene	6396531		<0.10	<0.10	NA	< 0.10	94%	50%	140%	92%	60%	130%	90%	50%	140%
1,1,2,2-Tetrachloroethane	6396531		<0.10	<0.10	NA	< 0.10	95%	50%	140%	86%	60%	130%	83%	50%	140%
o-Xylene	6396531		<0.10	<0.10	NA	< 0.10	96%	50%	140%	99%	60%	130%	89%	50%	140%
1,3-Dichlorobenzene	6396531		<0.10	<0.10	NA	< 0.10	105%	50%	140%	101%	60%	130%	102%	50%	140%
1,4-Dichlorobenzene	6396531		<0.10	<0.10	NA	< 0.10	95%	50%	140%	99%	60%	130%	101%	50%	140%
1,2-Dichlorobenzene	6396531		<0.10	<0.10	NA	< 0.10	105%	50%	140%	94%	60%	130%	101%	50%	140%
n-Hexane	6396531		<0.20	<0.20	NA	< 0.20	105%	50%	140%	61%	60%	130%	103%	50%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T230302

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main Street, Stouffville

SAMPLED BY: Jessica Allan

Trace Organics Analysis (Continued)

RPT Date: Dec 17, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

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

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T230302

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

Water Analysis

RPT Date: Dec 17, 2024

RPT Date: Dec 17, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits	Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower		Upper	Lower		Upper	Lower

O. Reg. 153(511) - Metals (Including Hydrides) (Water)

Dissolved Antimony	6399739		<1.0	<1.0	NA	< 1.0	107%	70%	130%	108%	80%	120%	106%	70%	130%
Dissolved Arsenic	6399739		<1.0	<1.0	NA	< 1.0	88%	70%	130%	93%	80%	120%	92%	70%	130%
Dissolved Barium	6399739		101	101	0.1%	< 2.0	97%	70%	130%	100%	80%	120%	100%	70%	130%
Dissolved Beryllium	6399739		<0.50	<0.50	NA	< 0.50	95%	70%	130%	109%	80%	120%	106%	70%	130%
Dissolved Boron	6399739		24.0	23.4	NA	< 10.0	93%	70%	130%	107%	80%	120%	104%	70%	130%
Dissolved Cadmium	6399739		<0.20	<0.20	NA	< 0.20	101%	70%	130%	100%	80%	120%	100%	70%	130%
Dissolved Chromium	6399739		<2.0	<2.0	NA	< 2.0	99%	70%	130%	102%	80%	120%	90%	70%	130%
Dissolved Cobalt	6399739		<0.50	<0.50	NA	< 0.50	89%	70%	130%	104%	80%	120%	96%	70%	130%
Dissolved Copper	6399739		1.4	1.4	NA	< 1.0	101%	70%	130%	102%	80%	120%	93%	70%	130%
Dissolved Lead	6399739		2.88	2.78	3.8%	< 0.50	99%	70%	130%	96%	80%	120%	88%	70%	130%
Dissolved Molybdenum	6399739		<0.50	<0.50	NA	< 0.50	104%	70%	130%	105%	80%	120%	108%	70%	130%
Dissolved Nickel	6399739		<1.0	1.3	NA	< 1.0	90%	70%	130%	107%	80%	120%	93%	70%	130%
Dissolved Selenium	6399739		<1.0	1.6	NA	< 1.0	98%	70%	130%	97%	80%	120%	104%	70%	130%
Dissolved Silver	6399739		<0.20	<0.20	NA	< 0.20	103%	70%	130%	105%	80%	120%	99%	70%	130%
Dissolved Thallium	6399739		<0.30	<0.30	NA	< 0.30	103%	70%	130%	102%	80%	120%	95%	70%	130%
Dissolved Uranium	6399739		<0.50	<0.50	NA	< 0.50	107%	70%	130%	104%	80%	120%	96%	70%	130%
Dissolved Vanadium	6399739		<0.40	<0.40	NA	< 0.40	90%	70%	130%	103%	80%	120%	95%	70%	130%
Dissolved Zinc	6399739		5.0	<5.0	NA	< 5.0	103%	70%	130%	102%	80%	120%	98%	70%	130%

Comments: NA signifies Not Applicable.

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

Certified By:


Nivine Basily

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main Street, Stouffville

AGAT WORK ORDER: 24T230302

ATTENTION TO: Danika Durish

SAMPLED BY:Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T230302

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T230302

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

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

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T234820

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

DATE REPORTED: Jan 03, 2025

PAGES (INCLUDING COVER): 5

VERSION*: 1

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

***Notes**

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24T234820

PROJECT: GTR-23014306-B0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

O. Reg. 153(511) - Metals (Including Hydrides) (Water)

DATE RECEIVED: 2024-12-24

DATE REPORTED: 2025-01-03

SAMPLE DESCRIPTION: MW-23-102A

SAMPLE TYPE: Water

DATE SAMPLED: 2024-12-24
10:00

6434519

Parameter	Unit	G / S	RDL	6434519
Dissolved Antimony	µg/L	6	1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	132
Dissolved Beryllium	µg/L	4	0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	52.0
Dissolved Cadmium	µg/L	2.7	0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	2.42
Dissolved Copper	µg/L	87	1.0	1.6
Dissolved Lead	µg/L	10	0.50	1.01
Dissolved Molybdenum	µg/L	70	0.50	1.10
Dissolved Nickel	µg/L	100	1.0	2.7
Dissolved Selenium	µg/L	10	1.0	1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	1.01
Dissolved Vanadium	µg/L	6.2	0.40	0.83
Dissolved Zinc	µg/L	1100	5.0	5.3

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 - Medium and Fine 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.

6434519 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T234820

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

Water Analysis

RPT Date: Jan 03, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Water)															
Dissolved Antimony	6425971		<1.0	<1.0	NA	< 1.0	103%	70%	130%	103%	80%	120%	98%	70%	130%
Dissolved Arsenic	6425971		<1.0	<1.0	NA	< 1.0	98%	70%	130%	103%	80%	120%	100%	70%	130%
Dissolved Barium	6425971		2.8	2.6	NA	< 2.0	101%	70%	130%	103%	80%	120%	95%	70%	130%
Dissolved Beryllium	6425971		<0.50	<0.50	NA	< 0.50	103%	70%	130%	109%	80%	120%	105%	70%	130%
Dissolved Boron	6425971		<10.0	<10.0	NA	< 10.0	101%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Cadmium	6425971		<0.20	<0.20	NA	< 0.20	100%	70%	130%	101%	80%	120%	94%	70%	130%
Dissolved Chromium	6425971		<2.0	<2.0	NA	< 2.0	98%	70%	130%	97%	80%	120%	101%	70%	130%
Dissolved Cobalt	6425971		5.47	5.07	7.6%	< 0.50	98%	70%	130%	103%	80%	120%	97%	70%	130%
Dissolved Copper	6425971		<1.0	<1.0	NA	< 1.0	100%	70%	130%	97%	80%	120%	97%	70%	130%
Dissolved Lead	6425971		<0.50	<0.50	NA	< 0.50	97%	70%	130%	96%	80%	120%	90%	70%	130%
Dissolved Molybdenum	6425971		0.75	0.61	NA	< 0.50	100%	70%	130%	99%	80%	120%	99%	70%	130%
Dissolved Nickel	6425971		<1.0	<1.0	NA	< 1.0	98%	70%	130%	95%	80%	120%	101%	70%	130%
Dissolved Selenium	6425971		1.7	<1.0	NA	< 1.0	100%	70%	130%	100%	80%	120%	95%	70%	130%
Dissolved Silver	6425971		<0.20	<0.20	NA	< 0.20	97%	70%	130%	99%	80%	120%	94%	70%	130%
Dissolved Thallium	6425971		<0.30	<0.30	NA	< 0.30	98%	70%	130%	101%	80%	120%	94%	70%	130%
Dissolved Uranium	6425971		<0.50	<0.50	NA	< 0.50	98%	70%	130%	103%	80%	120%	96%	70%	130%
Dissolved Vanadium	6425971		<0.40	<0.40	NA	< 0.40	97%	70%	130%	98%	80%	120%	103%	70%	130%
Dissolved Zinc	6425971		<5.0	<5.0	NA	< 5.0	100%	70%	130%	94%	80%	120%	98%	70%	130%

Comments: NA signifies Not Applicable.

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

Certified By:


Nivine Basily

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 24T234820

ATTENTION TO: Danika Durish

SAMPLED BY: Jessica Allan

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



Chain of Custody Record

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

Report Information:

Company: EXP SERVICES INC.
Contact: Danika Durish, Jessica Allen
Address: 1595 clark blvd, Brampton
Phone: 905-934-1303 Fax: _____
Reports to be sent to: Danika.Durish@EXP.COM
1. Email: _____
2. Email: _____

Project Information:

Project: GTR-2304306-B0
Site Location: 5688 main street, Stouffville
Sampled By: Jessica Allen
AGAT Quote #: _____ PO: _____
Please note: if quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: EXP SERVICES INC.
Contact: Accounts Payable
Address: 1595 clark blvd, Brampton
Email: AP@EXP.COM
Bill To Same: Yes ☒ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One

☐ Ind/Com

☒ Res/Park

☐ Agriculture

Soil Texture (check One)

☐ Coarse

☒ Fine

☐ Regulation 406

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other _____

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes

☐ No

Report Guideline on Certificate of Analysis

☒ Yes

☐ No

Legal Sample ☐

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI, DOC

O. Reg 153

Metals & Inorganics

Metals - ☐ CrVI ☐ Hg ☐ HWSB

BTEX, FL-F4 PHCs

VOC

PAHs

PCBS: Aroclors ☐

Regulation 406 Characterization Package

pH, Metals, BTEX, FL-F4

EC, SAR

Regulation 406 Spill Rainwater Leach

mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC

Landfill Disposal Characterization TCLP:

TCLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ PCBs

Corrosivity: ☐ Moisture ☐ Sulphide

Metals (including HfMs)

Potentially Hazardous or High Concentration (Y/N)

Laboratory Use Only

Work Order #: 24T234820
Cooler Quantity: 1 sm
Arrival Temperatures: 1.5
Depot Temperatures: _____
Custody Seal Intact: ☐ Yes ☐ No ☒ N/A
Notes: 100% e.i.

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days

☐ 2 Business Days

☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/Special Instructions	Y/N	Metals & Inorganics	Metals - ☐ CrVI ☐ Hg ☐ HWSB	BTEX, FL-F4 PHCs	VOC	PAHs	PCBS: Aroclors ☐	Regulation 406 Characterization Package	pH, Metals, BTEX, FL-F4	EC, SAR	Regulation 406 Spill Rainwater Leach	mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	Landfill Disposal Characterization TCLP:	TCLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Metals (including HfMs)	Potentially Hazardous or High Concentration (Y/N)
1. MW-23-102A	Dec 24/24	10 am	1	GW		Y																
2.																						
3.																						
4.																						
5.																						
6.																						
7.																						
8.																						
9.																						
10.																						
11.																						

Samples Relinquished By (Print Name and Sign): <u>Jessica Allen jk</u>	Date: <u>Dec 24/24</u>	Time: <u>12:10</u>	Samples Received By (Print Name and Sign): <u>Jfk</u>	Date: <u>Dec 24</u>	Time: <u>12:10</u>
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
Nº: T-165880

**CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809**

ATTENTION TO: Danika Durish / Jessica Allan

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 25T237346

WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead

DATE REPORTED: Jan 13, 2025

PAGES (INCLUDING COVER): 5

VERSION*: 1

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

***Notes**

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
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- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 25T237346

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main Street, Stouffville

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

O. Reg. 153(511) - Metals (Including Hydrides) (Water)

DATE RECEIVED: 2025-01-09

DATE REPORTED: 2025-01-13

SAMPLE DESCRIPTION: MW-23-102A

SAMPLE TYPE: Water

DATE SAMPLED: 2025-01-09
11:00

Parameter	Unit	G / S	RDL	6448779
Dissolved Antimony	µg/L	6	1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	115
Dissolved Beryllium	µg/L	4	0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	43.6
Dissolved Cadmium	µg/L	2.7	0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	1.09
Dissolved Copper	µg/L	87	1.0	1.6
Dissolved Lead	µg/L	10	0.50	0.76
Dissolved Molybdenum	µg/L	70	0.50	0.76
Dissolved Nickel	µg/L	100	1.0	2.0
Dissolved Selenium	µg/L	10	1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	0.73
Dissolved Vanadium	µg/L	6.2	0.40	0.46
Dissolved Zinc	µg/L	1100	5.0	<5.0

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 - Medium and Fine 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.

6448779 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Iris Veraestegui

Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 25T237346

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

Water Analysis															
RPT Date: Jan 13, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Water)															
Dissolved Antimony	6449067		<1.0	<1.0	NA	< 1.0	106%	70%	130%	106%	80%	120%	104%	70%	130%
Dissolved Arsenic	6449067		<1.0	<1.0	NA	< 1.0	100%	70%	130%	103%	80%	120%	105%	70%	130%
Dissolved Barium	6449067		178	182	2.2%	< 2.0	100%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Beryllium	6449067		<0.50	<0.50	NA	< 0.50	96%	70%	130%	106%	80%	120%	102%	70%	130%
Dissolved Boron	6449067		139	135	2.9%	< 10.0	97%	70%	130%	109%	80%	120%	105%	70%	130%
Dissolved Cadmium	6449067		<0.20	<0.20	NA	< 0.20	101%	70%	130%	102%	80%	120%	103%	70%	130%
Dissolved Chromium	6449067		<2.0	<2.0	NA	< 2.0	99%	70%	130%	106%	80%	120%	99%	70%	130%
Dissolved Cobalt	6449067		<0.50	<0.50	NA	< 0.50	98%	70%	130%	101%	80%	120%	101%	70%	130%
Dissolved Copper	6449067		<1.0	<1.0	NA	< 1.0	98%	70%	130%	99%	80%	120%	96%	70%	130%
Dissolved Lead	6449067		<0.50	<0.50	NA	< 0.50	99%	70%	130%	101%	80%	120%	95%	70%	130%
Dissolved Molybdenum	6449067		0.83	0.88	NA	< 0.50	101%	70%	130%	103%	80%	120%	97%	70%	130%
Dissolved Nickel	6449067		<1.0	1.8	NA	< 1.0	98%	70%	130%	101%	80%	120%	97%	70%	130%
Dissolved Selenium	6449067		3.8	3.6	NA	< 1.0	101%	70%	130%	101%	80%	120%	101%	70%	130%
Dissolved Silver	6449067		<0.20	<0.20	NA	< 0.20	98%	70%	130%	101%	80%	120%	96%	70%	130%
Dissolved Thallium	6449067		<0.30	<0.30	NA	< 0.30	102%	70%	130%	106%	80%	120%	99%	70%	130%
Dissolved Uranium	6449067		<0.50	<0.50	NA	< 0.50	96%	70%	130%	107%	80%	120%	102%	70%	130%
Dissolved Vanadium	6449067		0.70	0.41	NA	< 0.40	99%	70%	130%	94%	80%	120%	105%	70%	130%
Dissolved Zinc	6449067		<5.0	<5.0	NA	< 5.0	100%	70%	130%	101%	80%	120%	103%	70%	130%

Comments: NA signifies Not Applicable.

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

Certified By:



Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main Street, Stouffville

AGAT WORK ORDER: 25T237346

ATTENTION TO: Danika Durish / Jessica Allan

SAMPLED BY: Jessica Allan

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

AGAT Laboratories

Have feedback?
Scan here for a quick survey!



5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
web@agatlabs.com

Chain of Custody Record

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

Report Information:
Company: EXP Services Inc.
Contact: Danika Dufish, Jessica Allen
Address: 1935 Clark Blvd, Brampton

Phone: 905-939-1303 Fax: _____
Reports to be sent to:
1. Email: Danika.Dufish@exp.com
2. Email: Jessica.Allen@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406

Table 2 Indicate One

☐ Ind/Comm

☒ Sites/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse ☐ Regulation 558

☒ Fine ☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm

Region

☐ Res/Park

☐ Agriculture

☐ Prox. Water Quality Objectives (PMCO)

☐ Other

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☒ Yes ☐ No

Report Guideline on Certificate of Analysis

☒ Yes ☐ No

Legal Sample

☐

Invoice Information:

Company: EXP Services Inc.
Contact: Accounts Payable
Address: 1935 Clark Blvd
Email: AP@exp.com

Bill To Same: Yes ☒ No ☐

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI, DOC

Metals & Inorganics

Metals - ☐ CrVI, ☐ Hg, ☐ HWSB

BTEX, F1-F4 PHCs

VOC

PAHs

PCBs; Aroclors ☐

Regulation 406 Characterization Package

pH, Metals, BTEX, F1-F4

EC, SAR

Regulation 406 SPLP Rainwater Leach

mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC

Landfill Disposal Characterization TCLP:

TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs

Corrosivity: ☐ Moisture ☐ Sulphide

☒ Metals (including HfMs)

Potentially Hazardous or High Concentration (Y/N)

CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9809

ATTENTION TO: Danika Durish

PROJECT: GTR-23014306-B0

AGAT WORK ORDER: 24T202565

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

DATE REPORTED: Oct 07, 2024

PAGES (INCLUDING COVER): 12

VERSION*: 1

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

***Notes**

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- 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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
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Certificate of Analysis

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

Ignitability in Soil

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-10-07

SAMPLE DESCRIPTION: TCLP
SAMPLE TYPE: Soil
DATE SAMPLED: 2024-09-26
G / S RDL 6182254

Parameter	Unit	G / S	RDL
Ignitability			N

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

6182254 N = Non-Flammable Solid
Non-ignitable-Wet soil sample with pebbles

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 558 - Metals & Inorganics

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-10-07

		SAMPLE DESCRIPTION:		TCLP
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182254
Arsenic Leachate	mg/L	2.5	0.010	<0.010
Barium Leachate	mg/L	100	0.020	0.175
Boron Leachate	mg/L	500	0.050	<0.050
Cadmium Leachate	mg/L	0.5	0.010	<0.010
Chromium Leachate	mg/L	5	0.050	<0.050
Lead Leachate	mg/L	5	0.010	<0.010
Mercury Leachate	mg/L	0.1	0.01	<0.01
Selenium Leachate	mg/L	1	0.020	<0.020
Silver Leachate	mg/L	5	0.010	<0.010
Uranium Leachate	mg/L	10	0.050	<0.050
Fluoride Leachate	mg/L	150	0.10	0.41
Cyanide Leachate	mg/L	20	0.05	<0.05
(Nitrate + Nitrite) as N Leachate	mg/L	1000	0.70	<0.70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
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.
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24T202565

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 558 - Benzo(a)pyrene

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-10-07

		SAMPLE DESCRIPTION:		TCLP
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182254
Benzo(a)pyrene Leachate	mg/L	0.001	0.001	<0.001
Surrogate	Unit	Acceptable Limits		
Acridine-d9	%	50-140		100
Naphthalene-d8	%	50-140		85
Terphenyl-d14	%	50-140		105

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
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.

6182254 The sample was leached according to Regulation 558 protocol. Analysis was performed on the leachate. This is a validated, unaccredited procedure.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T202565

PROJECT: GTR-23014306-B0

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CLIENT NAME: EXP SERVICES INC

SAMPLING SITE:5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY:TM

O. Reg. 558 - PCBs

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-10-07

		SAMPLE DESCRIPTION:		TCLP
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182254
PCB's Leachate	mg/L	0.3	0.005	<0.005
Surrogate	Unit	Acceptable Limits		
Decachlorobiphenyl	%	50-140	109	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
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.

6182254 The soil sample was leached using the Regulation 558 procedure. Analysis was performed on the leachate.
PCB total is a calculated parameter. The calculated value is the sum of Aroclor 1242, Aroclor 1248, Aroclor 1254 and Aroclor 1260.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T202565

PROJECT: GTR-23014306-B0

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<http://www.agatlabs.com>

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5688 Main St. Stouffville

ATTENTION TO: Danika Durish

SAMPLED BY: TM

O. Reg. 558 - VOCs

DATE RECEIVED: 2024-09-27

DATE REPORTED: 2024-10-07

		SAMPLE DESCRIPTION:		TCLP - VOC
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-09-26
Parameter	Unit	G / S	RDL	6182258
Vinyl Chloride Leachate	mg/L	0.2	0.030	<0.030
1,1 Dichloroethene Leachate	mg/L	1.4	0.020	<0.020
Dichloromethane Leachate	mg/L	5.0	0.030	<0.030
Methyl Ethyl Ketone Leachate	mg/L	200	0.090	<0.090
Chloroform Leachate	mg/L	10.0	0.020	<0.020
1,2-Dichloroethane Leachate	mg/L	0.5	0.020	<0.020
Carbon Tetrachloride Leachate	mg/L	0.5	0.020	<0.020
Benzene Leachate	mg/L	0.5	0.020	<0.020
Trichloroethene Leachate	mg/L	5.0	0.020	<0.020
Tetrachloroethene Leachate	mg/L	3.0	0.050	<0.050
Chlorobenzene Leachate	mg/L	8.0	0.010	<0.010
1,2-Dichlorobenzene Leachate	mg/L	20.0	0.010	<0.010
1,4-Dichlorobenzene Leachate	mg/L	0.5	0.010	<0.010
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140	103	
4-Bromofluorobenzene	% Recovery	50-140	86	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to O. Reg. 558 - Schedule IV Leachate Quality Criteria
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.

6182258 Sample was prepared using Regulation 558 protocol and a zero headspace extractor.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T202565

ATTENTION TO: Danika Durish

SAMPLED BY:TM

Soil Analysis

RPT Date: Oct 07, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 558 - Metals & Inorganics

Arsenic Leachate	6182254	6182254	<0.010	<0.010	NA	< 0.010	98%	70%	130%	118%	80%	120%	105%	70%	130%
Barium Leachate	6182254	6182254	0.175	0.160	8.4%	< 0.020	109%	70%	130%	112%	80%	120%	79%	70%	130%
Boron Leachate	6182254	6182254	<0.050	<0.050	NA	< 0.050	95%	70%	130%	107%	80%	120%	107%	70%	130%
Cadmium Leachate	6182254	6182254	<0.010	<0.010	NA	< 0.010	96%	70%	130%	104%	80%	120%	129%	70%	130%
Chromium Leachate	6182254	6182254	<0.050	<0.050	NA	< 0.050	102%	70%	130%	83%	80%	120%	122%	70%	130%
Lead Leachate	6182254	6182254	<0.010	<0.010	NA	< 0.010	101%	70%	130%	109%	80%	120%	120%	70%	130%
Mercury Leachate	6182254	6182254	<0.01	<0.01	NA	< 0.01	97%	70%	130%	97%	80%	120%	118%	70%	130%
Selenium Leachate	6182254	6182254	<0.020	<0.020	NA	< 0.020	94%	70%	130%	94%	80%	120%	70%	70%	130%
Silver Leachate	6182254	6182254	<0.010	<0.010	NA	< 0.010	97%	70%	130%	114%	80%	120%	117%	70%	130%
Uranium Leachate	6182254	6182254	<0.050	<0.050	NA	< 0.050	108%	70%	130%	112%	80%	120%	112%	70%	130%
Fluoride Leachate	6182254	6182254	0.41	0.40	NA	< 0.10	97%	90%	110%	100%	90%	110%	99%	70%	130%
Cyanide Leachate	6182254	6182254	<0.05	<0.05	NA	< 0.05	93%	70%	130%	102%	80%	120%	107%	70%	130%
(Nitrate + Nitrite) as N Leachate	6182254	6182254	<0.70	<0.70	NA	< 0.70	102%	80%	120%	93%	80%	120%	110%	70%	130%

Comments: NA signifies Not Applicable.

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

Ignitability in Soil

Ignitability	6182254	6182254	N	N	NA

Comments: N = Non-Flammable Solid

NA = Not Applicable

Certified By:


Nivine Basily

Quality Assurance

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE: 5688 Main St. Stouffville

AGAT WORK ORDER: 24T202565

ATTENTION TO: Danika Durish

SAMPLED BY: TM

Trace Organics Analysis

RPT Date: Oct 07, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 558 - Benzo(a)pyrene															
Benzo(a)pyrene Leachate	6188163		<0.001	<0.001	NA	< 0.001	98%	50%	140%	105%	50%	140%	103%	50%	140%
O. Reg. 558 - PCBs															
PCB's Leachate	6172975		< 0.005	< 0.005	NA	< 0.005	106%	50%	140%	89%	50%	140%	106%	50%	140%
O. Reg. 558 - VOCs															
Vinyl Chloride Leachate	6168894		<0.030	<0.030	NA	< 0.030	105%	50%	140%	112%	50%	140%	113%	50%	140%
1,1 Dichloroethene Leachate	6168894		<0.020	<0.020	NA	< 0.020	67%	50%	140%	69%	60%	130%	89%	50%	140%
Dichloromethane Leachate	6168894		<0.030	<0.030	NA	< 0.030	95%	50%	140%	90%	60%	130%	98%	50%	140%
Methyl Ethyl Ketone Leachate	6168894		<0.090	<0.090	NA	< 0.090	100%	50%	140%	111%	50%	140%	96%	50%	140%
Chloroform Leachate	6168894		<0.020	<0.020	NA	< 0.020	83%	50%	140%	108%	60%	130%	72%	50%	140%
1,2-Dichloroethane Leachate	6168894		<0.020	<0.020	NA	< 0.020	72%	50%	140%	97%	60%	130%	110%	50%	140%
Carbon Tetrachloride Leachate	6168894		<0.020	<0.020	NA	< 0.020	88%	50%	140%	91%	60%	130%	93%	50%	140%
Benzene Leachate	6168894		<0.020	<0.020	NA	< 0.020	89%	50%	140%	111%	60%	130%	112%	50%	140%
Trichloroethene Leachate	6168894		<0.020	<0.020	NA	< 0.020	85%	50%	140%	107%	60%	130%	107%	50%	140%
Tetrachloroethene Leachate	6168894		<0.050	<0.050	NA	< 0.050	102%	50%	140%	102%	60%	130%	100%	50%	140%
Chlorobenzene Leachate	6168894		<0.010	<0.010	NA	< 0.010	100%	50%	140%	106%	60%	130%	100%	50%	140%
1,2-Dichlorobenzene Leachate	6168894		<0.010	<0.010	NA	< 0.010	102%	50%	140%	86%	60%	130%	102%	50%	140%
1,4-Dichlorobenzene Leachate	6168894		<0.010	<0.010	NA	< 0.010	106%	50%	140%	82%	60%	130%	99%	50%	140%

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

Certified By:



Method Summary

CLIENT NAME: EXP SERVICES INC

AGAT WORK ORDER: 24T202565

PROJECT: GTR-23014306-B0

ATTENTION TO: Danika Durish

SAMPLING SITE: 5688 Main St. Stouffville

SAMPLED BY: TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Ignitability	INOR-93-6063	EPA SW-846 1030	BURN MOLD
Arsenic Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Barium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Boron Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Cadmium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Chromium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Lead Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Mercury Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Selenium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Silver Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Uranium Leachate	MET-93-6103	EPA 1311 & modified from EPA 6020B ICP-MS	
Fluoride Leachate	INOR-93-6000	EPA SW 846-1311; SM 4500F-C	ION SELECTIVE ELECTRODE
Cyanide Leachate	INOR-93-6052	EPA 1311 modified from MOE 3015 SM 4500 CN-I, G387	SEGMENTED FLOW ANALYSIS
(Nitrate + Nitrite) as N Leachate	INOR-93-6053	EPA SW 846-1311 & modified from SM 4500 - NO3- I	LACHAT FIA

Method Summary

CLIENT NAME: EXP SERVICES INC

PROJECT: GTR-23014306-B0

SAMPLING SITE:5688 Main St. Stouffville

AGAT WORK ORDER: 24T202565

ATTENTION TO: Danika Durish

SAMPLED BY:TM

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzo(a)pyrene Leachate	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
Naphthalene-d8	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
PCB's Leachate	ORG-91-5112	Regulation 558, EPA SW846 3510C/8082	GC/ECD
Decachlorobiphenyl	ORG-91-5112	EPA SW846 3510C/8082	GC/ECD
Vinyl Chloride Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,1 Dichloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Dichloromethane Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Chloroform Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Benzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Trichloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Tetrachloroethene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
Chlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene Leachate	VOL-91-5001	EPA 1311, modified from EPA 5030C & 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



Laboratory Use Only

Work Order #: 24T 202565

Cooler Quantity: Temp sheet

Arrival Temperatures: _____

Depot Temperatures: _____

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: F/I

Chain of Custody Record

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

Report Information:

Company: Exp Services Inc.
Contact: Danika Danish
Address: 1585 Clark Blvd, Brampton, ON
L6T 4V1
Phone: 905 438 8000 Fax: _____
Reports to be sent to:
1. Email: Danika.Danish@exp.com
2. Email: Tyler.McKay@exp.com

Regulatory Requirements:

(Please check all applicable boxes)

☐ Regulation 153/04

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☐ Fine

☐ Regulation 406

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

☒ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record
of Site Condition (RSC)?

☒ Yes

☐ No

Report Guideline on
Certificate of Analysis

☒ Yes

☐ No

Project Information:

Project: GTR-23014306-B01
Site Location: 5688 Main St. Brampton
Sampled By: DM
AGAT Quote #: Exp Competitive Rate PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: Exp Services Inc.
Contact: _____
Address: _____
Email: AP@exp.com

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX F	VOC	PAHs	PCBs Ar	Regulation pH, Metals	EC, SAR	Regulation mSPLP:	Landfill TCLP:	Corrosive	TCLP	Ign	Potential
1. <u>TCLP</u>	<u>Sept 26/24</u>	AM	<u>4</u>	<u>S</u>												☒		☒	☒	
2. <u>TCLP-VOC</u>		AM	<u>1</u>															☒	☒	
3.		AM																		
4.		AM																		
5.		AM																		
6.		AM																		
7.		AM																		
8.		AM																		
9.		AM																		
10.		AM																		
11.		AM																		

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Samples Relinquished By (Print Name and Sign):

Date

Date

Date

Time

Time

Time

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Samples Received By (Print Name and Sign):

Date

Date

Date

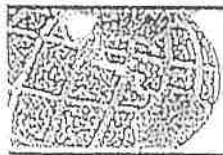
Time

Time

Time

Page 1 of 1

Nº: T-155129



AGAT

Laboratories

Sample Temperature Log

Client: EXP

COC# or Work Order #: 24T202565

of Coolers: 4 Orange

of Submissions: 4

Arrival Temperatures - Branch/Driver

Arrival Temperatures - Laboratory

Cooler #1: / /

Cooler #1: 0.8 / 0.1 / 1.1

Cooler #2: / /

Cooler #2: 0.3 / 0.6 / 1.3

Cooler #3: / /

Cooler #3: 1.3 / 1.4 / 1.9

Cooler #4: / /

Cooler #4: 2.1 / 0.9 / 1.7

Cooler #5: / /

Cooler #5: / /

Cooler #6: / /

Cooler #6: / /

Cooler #7: / /

Cooler #7: / /

Cooler #8: / /

Cooler #8: / /

Cooler #9: / /

Cooler #9: / /

Cooler #10: / /

Cooler #10: / /

IR Gun ID:

IR Gun ID:

Taken By:

Taken By:

Date (yyyy/mm/dd): Time: : AM / PM

Date (yyyy/mm/dd): 07-09 Time: 16:34 AM / PM

Instructions for use of this form: 1) complete all fields of info including total # of coolers and # of submissions rec'd; 2) photocopy and place in each submission prior to giving a WOH; 3) Proceed as normal, write the WOH and scan. (please make sure to scan along with the COC)

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
January 17, 2025*

Appendix F – Phase Two Conceptual Site Model (CSM)

Phase Two Conceptual Site Model (CSM) – 5688 Main Street, Whitchurch-Stouffville, Ontario

This section presents the Phase Two Conceptual Site Model (CSM), as it relates to a property located at 5688 Main Street in Whitchurch-Stouffville, Ontario identified (herein referred to as the 'Site'). The Phase Two CSM has been developed from observations made during the Phase Two ESA. The Phase Two CSM provides a narrative and graphical interpretation of the RSC property surface features, near surface geologic and hydrogeological conditions, potential contaminants of concern, contaminant fate and transport mechanisms and relevant receptors and exposure pathways. These components are discussed in the following sections.

1 Introduction

For east of reference, the alignment of Main Street is assumed to be oriented in an east-west direction, with the Site being located at the northwest corner of Main Street and Palmwood Gate.

The Site has an area of approximately 0.4 hectares (1.0 acres) and is currently occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site is developed with a single storey L-shaped building that is located in the southwest portion of the Site. This building is a slab-on grade structure that has a footprint of approximately 625.30 m² (6,730.7 ft²). There is a trailer and a shed structure located north of the L-shaped building. In addition, there are two (2) smaller buildings (shed-like structures) located along the north Site boundary. The area immediately surrounding the Site consists of residential properties (578 Rupert Avenue and 42 Palmwood Gate) to the north, Palmwood Gate Road to the east, Main Street to the south, and a vacant property (5676 Main Street) to the west.

A Site Location Plan is shown on Figure 1, and a Phase One Study Area, Surrounding Land Use and Potentially Contaminating Activities plan is shown on Figure 2.

It is EXP's understanding that the Client is redeveloping the Site for residential use. The proposed development will comprise of a thirteen (13)-storey tower with a six (6)-storey podium over two (2) levels of underground parking. As the redevelopment would result in a change in land use (from industrial/commercial to residential use), the filing of a Record of Site Condition (RSC) will be required.

Based on the records review in the Phase One ESA (EXP, dated September 27, 2024), the Site was first developed with the existing buildings circa 1972. Prior to development, the Site was likely vacant or used for agricultural purposes. Since development in 1972, the Site has been tenanted by Betz Pools Ltd., a designer and contractor of pools and spas. The Site has been used as a retail space, and to warehouse construction equipment and chemicals. A Site plan is shown on Figure 3.

Table 1: Site Identification Information

Municipal Address	5688 Main Street, Whitechurch-Stouffville, Ontario, L4A 2T1
Current Land Use	Commercial (retail) and light industrial (warehousing) use by Betz Pools Ltd
Proposed Land Use	Residential Use
Legal Description	Part Lot 1, Concession 8, Whitchurch, As In R357656, Except the Easement therein; Whitchurch-Stouffville
Property Identification Number (PIN)	03718-0088 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 639083 m E 4869746 m N
Accuracy Estimate of UTM	10 - 15 m
Measurement Method	Global Positioning System (GPS)

Approximate Site Area	0.4 hectares (1.0 acres)
Client Contact and Address	Hyson Developments Inc. 5964 Main Street Whitchurch-Stouffville, ON L4A 3A1 Mr. Tom Zheng
Property Owners, Owner Contact and Address	Hyson Developments Inc. 5964 Main Street Whitchurch-Stouffville, ON L4A 3A1 Mr. Tom Zheng
Name of Any Other Person Who Engaged the Qualified Person (QP)	Not Applicable (NA)

2. Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs)

2.1 Potentially Contaminating Activities (PCAs)

A Phase One ESA, in accordance with O. Reg. 153/04, has been conducted by EXP (dated September 27, 2024) for the Site. Several potentially contaminating activities (PCAs) were identified on-Site and within 250 m from the Site boundaries. Each PCA was further evaluated to determine if the activity may be contributing to an area of potential environmental concern (APEC) at the Site.

The QP determined that select PCAs may contribute to an APEC for the Site, while several PCAs were determined to not contribute to an APEC at the Site due to various factors including, but not limited to, relative distance to the Site, orientation to the Site, degree and nature of PCA operations, potentially impacted media, etc. Refer to Table 2 for the evaluation of the PCAs in the Phase One Study Area.

Table 2: Potentially Contaminating Activities

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1A	5688 Main Street	On-Site	PCA #30- Importation of Fill Material of Unknown Quality	In the reviewed 1970 aerial photograph, disturbed ground cover and possible soil piles were observed in the eastern portion of the Site. Also, based on a previous geotechnical report (EXP, 2024), fill material was encountered at various locations across the Site, extending to depths ranging from 1.8-3.0 m bgs.	Yes, due to the PCA occurring on-Site
1B			PCA 'Other' – Application of De-icing salt	De-icing salt would have been applied to the paved areas of the Site during the winter months to remove ice and snow.	Yes, due to the PCA occurring on-Site

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
1C			PCA 'Other' - Waste spill discharge area	Based on information from the reviewed King report from 2023, on-Site small chemical spills are diluted and discharged to the rear of the Site.	Yes, due to the PCA occurring on-Site
1D			PCA #8 - Chemical Manufacturing, Processing and Bulk Storage	Based on the information from the records review and information from the Site reconnaissance, the Site has stored chemicals used in the design and maintenance of pools and spas since the Site was developed in 1972.	Yes, due to the PCA occurring on-Site
1E			PCA 'Other' - Presence of a belowground holding tank for wastewater	At the time of the Site reconnaissance, a below grade tank with two (2) vent pipes were observed west exterior adjacent to the Site building. According to the Site representative the tanks are holding tanks for wastewater collected from the warehouse portion of the Site building.	Yes, due to the PCA occurring on-Site
1F			PCA 'Other' - Known impacts in groundwater	During the previous subsurface investigations, metal and PAH impacts were identified in the groundwater in the northern portion of the Site by XCG. These exceedances are associated with PCA 'Other' - Known impacts in groundwater	Yes, due to the PCA occurring on-Site
1G			PCA 'Other' - Diesel Spill	Based on the reviewed ERIS report, a 190 Litres (L) spill of diesel fuel was recorded from punctured diesel tank on garbage truck in 2006 that resulted in contamination.	No, based on interviews completed at the time of this investigation and given that the exact location of this spill could not be identified, it is unlikely that it took place on-Site. It is assumed it took place on the adjacent roadway.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Study Area					
2A	5676 Main Street	~West adjacent	PCA 'Other' - Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance.	Based on the reviewed RSC records, this property operated a sales centre for farm equipment from the 1970s; the sales centre had a room for maintenance operations for the farming equipment. The record also stated that there was a shed on this property, and a 900 L AST diesel fuel was located exterior to the shed.	No, due to the small scale of the servicing operations. Furthermore, the sales centre where the servicing operations took place was located approximately 55 m west of the Site. As such, based on the separation distance and the inferred trans gradient location relative to the direction of groundwater flow, it was not identified to be an issue of concern for the Site
2B			PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks		No, as the AST was located exterior to the shed that was located approximately 55 m west of the Site. Based on the separation distance and the inferred transgradient/downgradient location relative to the direction of groundwater

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
					flow it was not identified to be an issue of concern for the Site
3A	5691 Main Street	~40 m south	PCA #8 - Chemical Manufacturing, Processing and Bulk Storage	Based on the reviewed city directories, the property was occupied by Novopharm Ltd from 1995-2000. Based on the reviewed ERIS report, the property was registered for Pharmaceutical and Medicine Manufacturing and other basic organic chemical manufacturing.	No, based on the separation distance and the inferred downgradient location relative to the direction of groundwater flow.
3B			PCA #42- Pharmaceutical Manufacturing and Processing		
3C			PCA 'Other' - Generation/ storage of Halogenated Solvent wastes	Based on the reviewed ERIS report, the property was registered for the generation of wastes including halogenated solvents from 1992-2021 and waste oils & lubricants from 1992-2022.	
3D			PCA 'Other' - Spill	Based on the reviewed ERIS report, a spill of 170-L glycol was recorded in 2016 followed by a spill of 2000-L brine water in 2017. Another spill was recorded in 1993 when a leak of 135 L of hydraulic fluid was recorded at this property from a truck. A spill of 2,000 L of brine water was recorded at this property from an aboveground tank in 2017.	
4A	5769 Main Street	~50 m southeast	PCA #19 - Electronic and Computer Equipment Manufacturing	Based on the reviewed city directories, the property was occupied by wire manufacturing companies from 1995-2017. Based on the reviewed ERIS report, the property listed as being occupied by the "Stouffville Plant" was registered for	No, based on the separation distance and the inferred downgradient location relative to the direction of groundwater flow.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
4B			PCA #34 - Metal fabrication	communication and Energy wire and cable manufacturing". According to the SCT database, tenants of the property were registered for operations including other fabricated wire product manufacturing, and motor vehicle electrical and electronic equipment manufacturing.	
4C			PCA #57 - Vehicles and Associated Parts Manufacturing	In the CA database, the property was described as manufacturing copper wire	
4D			PCA 'Other' - Generation/storage of Halogenated solvent wastes	The industrial tenants of this property were listed for the generation of halogenated solvents in 1990, and waste oils and lubricants from 1990-2010.	
4E			PCA #55 - Transformer Manufacturing, Processing and Use	Based on the reviewed ERIS report, a leak of 40 L of transformer oil (non-PCB oil) was recorded in 2002. A leak of plasticizer was recorded in 2009. The spill was twenty-five (25)-L. In the records, soil contamination was listed as a possible outcome of these spills.	
4F			PCA 'Other' - Spills		
5	5827 Main Street	~230 m southeast	PCA 'Other' - Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance	Based on the reviewed ERIS report, the property described as commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance was registered for generating oil skimmings and sludges in 2011-2013.	No, based on the separation distance and the inferred downgradient location relative to the direction of groundwater flow.
6A	5758 Main Street	~120 m east	PCA #52- Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on the reviewed city directories, the property was occupied by Bruce's Auto SVC in 201 and Stouffville Chrysler Inc., in 2000.	No, based on the separation distance and the inferred transgradient/downgradient location relative to the direction of groundwater flow.
6B			PCA #55 - Transformer Manufacturing,	Based on the reviewed ERIS report, a leak of 100-L transformer oil (non-PCB oil) was released in 2017 due to a leak.	

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			Processing and Use		
7	5710 Main Street	~30 m east	PCA #31 - Ink Manufacturing, Processing and Bulk Storage	Based on the reviewed city directories, the property was occupied by Allegra Marketing Print Design (commercial printing Nec, (manufacturers)) in 2021.	No, based on the separation distance and the inferred transgradient location relative to the direction of groundwater flow. In addition, this tenant is not registered for generating wastes that would be associated with manufacturing operations as such it is unlikely that any significant manufacturing operations take place at this property.
8	5612 Main Street	~140 m west	PCA #37 - Operation of Dry-Cleaning Equipment (where chemicals are used)	Based on the reviewed city directories, the property was occupied by cleaners (drycleaning and laundry services) in 2008 and 2012.	No, based on the separation distance and the inferred transgradient/downgradient location relative to the direction of groundwater flow.
9	5788 Main Street	~185 m east	PCA #52 - Storage, maintenance, fueling and repair of equipment, vehicles, and	Based on the reviewed city directories, the property was occupied by Dean Myers Motors Ltd in 1995.	No, based on the separation distance and the inferred transgradient location relative

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			material used to maintain transportation systems		to the direction of groundwater flow.

(1) Distances are approximate. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses.

(2) Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D (O. Reg 153/04, as amended) that is occurring or has occurred in a Phase One Study Area.

2.2 Areas of Potential Environmental Concern (APECs)

Based on the evaluation of the PCAs located within the Phase One Study Area, areas of potential environmental concern (APECs) were identified, as presented in Figure 4, and summarized in Table 3 below.

Table 3: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern (APEC) ⁽¹⁾	Location of APEC on Site	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 1: Presence of fill material	Entire Site	PCA#30- Importation of Fill Material of Unknown Quality	On-Site	Metals, petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs)	Soil
APEC 2: Application of de-icing salt on paved areas	Paved areas on-Site	PCA 'Other' – Application of De-icing salt	On-Site	Electrical conductivity (EC) and sodium adsorption ratio (SAR)	Soil
APEC 3: Waste spill discharge area	Northern portion of the Site	PCA 'Other' - Waste Spill Discharge area	On-Site	Metals, HFMs, other regulated parameters (ORPs), volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, xylenes (BTEX)	Soil and Groundwater
APEC 4: Bulk storage of equipment and chemicals	Northern portion of the Site including the warehouse portion of the Site building	PCA #8 - Chemical Manufacturing, Processing and Bulk Storage	On-Site	Metals, hydride forming metals (HFMs), PHCs including BTEX, VOCs, PAHs	Soil and Groundwater

Area of Potential Environmental Concern (APEC) ⁽¹⁾	Location of APEC on Site	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC 5: Presence of a belowground holding tank for wastewater from the warehouse	Area to the west of the Site building	PCA 'Other' - Presence of a Belowground Holding Tank for Wastewater	On-Site	Metals, HFMs, VOCs including BTEX	Soil and Groundwater
APEC 6: Known impacts in groundwater	Northern portion of the Site	PCA 'Other' - Known Impacts in Groundwater	On-Site	Metals, PAHs	Groundwater

(1) Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D (O. Reg. 153/04, as amended) that is occurring or has occurred in the Phase One Study Area.

Boreholes and monitoring wells were advanced on-Site to investigate the identified APECs are shown on Figures 5A and 5B.

2.3 Underground Utilities

The Site utilities and services were identified at the Site based on relevant utility infrastructure observed during the Site reconnaissance, and the information from the locates that were completed for the Site. The Site utilities are summarized as follows and noted on Figure 3, where available. The Site is serviced by the following:

Table 4: Underground Utilities

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	A natural gas meter is located on the west wall of the Site building. The natural gas is expected to enter the Site from the Main Street.
Sanitary Sewer	Town of Whitchurch-Stouffville	Underground	Unknown
Storm Sewer	Town of Whitchurch-Stouffville	Underground	Unknown
Water	York Region	Underground	Water service lines enter the Site from Palmwood to the eastern side of the Site building.
Electricity	Just Energy	Underground	Overhead powerlines were observed on Palmwood Gate. The power to the Site is likely drawn from these lines. Electricity meters were observed on the eastern wall of the Site building.

Utility	Source	Location	Site Entry
Telecommunications	Bell/Rogers	Underground	A Bell Telecommunications underground cable enters the Site from Palmwood gate to the eastern side of the Site building.

Given no contamination was identified in the Phase Two ESA, there is no risk of contaminant migration via subsurface structure or underground utilities.

3. Physical Site Description

3.1 Stratigraphy

The soil investigation conducted at the Site consisted of the advancement of eleven (11) boreholes into the overburden materials to a maximum depth of 7.62 m bgs. The borehole logs describing geologic details of the soil cores recovered during the Site drilling activities. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the 200 Series environmental boreholes, generally consisted of a surficial layer of asphalt or sand and gravel fill over a fill stratum overlying a native sandy silt to silty sand deposit. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy which includes EXP's geotechnical boreholes (1 Series) and XCG's environmental boreholes (100 Series).

3.1.1. Surface Material

Asphalt with a thickness of approximately 75mm was encountered at the surface of BH-203, BH-206 and BH-209. The asphalt was underlain by sand and gravel fill with thickness ranging from approximately 150 to 485 mm.

At the surface of BH/MW-201, BH/MW-202, and BH/MW-205 sand and gravel fill with thickness ranging from approximately 50 to 155 mm was measured. Some topsoil and organic material were in the fill at the location of BH/MW-204.

At BH-207 and BH-208 topsoil fill approximately 75 mm thick was measured.

3.1.2. Fill Material

Fill materials were encountered below the surficial material at each borehole location. The fill extended to depths ranging from approximately 0.1 to 1.7 m bgs. The fill materials consisted of sandy silt with some clay, trace gravel, and occasional red brick fragments. The fill materials were light brown to brown and moist.

3.1.3. Native Soils

Native sandy silt to silty sand was encountered underlying the fill layer and extended to the maximum termination depths of all borehole locations. This native material was brown to grey with some clay and trace gravel and was moist to wet.

All boreholes were terminated in the native material at a maximum depth of 4.6 to 7.6 m bgs.

3.1.4 Bedrock

Bedrock was not encountered to the maximum depth of the investigation at 7.62 m bgs.

3.2 Hydrogeology

Based on the groundwater contour map delineated for the Site, the overall groundwater is anticipated to flow in a southwest direction based on the measured groundwater elevation. Refer to Table 5 for the Site hydrogeology characteristics based on groundwater monitoring observations.

Table 5: Site Hydrogeology Characteristics

Location	Observation
Depth to Groundwater	1.99 m bgs to 2.56 m bgs
Groundwater Elevation	260.03 to 259.57 m asl
Direction of Groundwater Flow	Southwest
Horizontal Hydraulic Gradient	0.008 m/m (between BH/MW-201 and BH/MW-207)

3.3 Site Sensitivity

The Site Sensitivity classification with respect to the conditions set out under Sections 35, 41 and 43.1 of O. Reg. 153/04 were evaluated to determine if the Site is sensitive, as presented in Table 6.

Table 6: Site Sensitivity

Sensitivity	Classification	Does Sensitivity Apply to Site?
Section 35 applies if	(i) The full depth generic Site Condition Standards (SCSs) in a non-potable groundwater condition.	Yes
	(ii) The stratified SCSs in a non-potable groundwater condition.	No
	(iii) The Site, and all other properties located, in whole or in part, within 250 metres of the boundaries of the Site, are supplied by a municipal drinking water system.	No
	(iv) The Record of Site Condition (RSC) does not specify agricultural or other use as the type of property use	No
	(v) The Site is located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater.	No
	(vi) The Site or one of the properties in the Phase One Study Area has a well used or intended for use as a source of water for human consumption or agriculture.	No
	(vii) A person authorized by the owner of a Site has given the clerk of the municipality a written notice of intention to apply the standards in preparing an RSC for the Site: A. The single tier municipality has given written notice that it does not object to the application of the standards	No
Section 41 applies if	(i) The Site is within an Area of Natural Significance.	No
	(ii) The Site includes or is adjacent to an Area of Natural Significance or part of such an area.	No
	(iii) The Site includes land that is within 30 m of an Area of Natural Significance or part of such an area.	No
	(iv) The soil at the Site has a pH value for surface soil less than 5 or greater than 9.	No
	(v) The soil at the Site has a pH value for sub-surface soil less than 5 or greater than 11.	No
	(vi) A Qualified Person (QP) is of the opinion that, given the characteristics of the Site and the certifications the QP would be required to make in a Record of Site Condition (RSC) in relation to the property as specified in Schedule A, it is appropriate to apply this section to the Site.	No
Section 43.1 applies if	(i) The Site is a shallow soil property.	No
	(ii) The Site includes all or part of a water body or is adjacent to a water body or includes land that is within 30 m of a water body.	No

3.3.1 Soil Importation

No excess soil has been brought to the Site during the Phase Two ESA.

3.4 Land Use

At the time of the Phase Two ESA, the Site was occupied by Betz Pools Ltd., a designer and contractor of pools and spas. The Site has been used as a retail space, and to warehouse construction equipment and chemicals. It is understood that the Site is

proposed to be redeveloped with a thirteen (13)-storey tower with a six (6)-storey podium over two (2) levels of underground parking.

4 Contaminants of Potential Concern (COPCs)

For assessment purposes, EXP selected the MECP (2011) Table 2 SCS for residential/parkland/institutional (RPI) property use and medium to fine textured soil conditions was considered applicable for determining contaminants of potential concern (COPCs), based on the rationale presented in Table 7.

Table 7: Site Condition Standards

Description	Site Specific Condition
Section 35 Site Sensitivity	Applicable
Section 41 Site Sensitivity	Not applicable
Section 43.1 Site Sensitivity	Not applicable
Ground Water	Potable
Land Use	Residential/Parkland/Institutional (RPI) The proposed future use of the Site is for residential use.
Soil Texture	Fine to medium The predominant texture of soils at the Site is considered to be medium to fine textured based on the Geotechnical Investigation (EXP, dated April 1, 2024).

4.1 Soil

A chemical constituent was selected as a COPC if it was detected in soil samples obtained from the Site at a concentration in excess of the applicable Table 2 SCS.

Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene, xylenes (BTEX), metals (including hydride-forming metals (HFM)), other regulated parameters (ORPs), electrical conductivity (EC), sodium absorption ratio (SAR), pH, polycyclic aromatic hydrocarbons (PAHs) and/or volatile organic compounds (VOCs). All soil parameters, with the exception of EC and SAR, were either non-detected or detected below their applicable MECP (2011) Table 2 SCS with the exception of EC and/or SAR.

Based on the reported analytical results, EC and/or SAR were detected at concentrations above the applicable MECP Table 2 SCS in soil; however, it is the QP's opinion that the elevated levels of salt-related parameters (EC and SAR) are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended, therefore, no COPCs were identified in soil.

Analytical results of soil samples collected on the Site are presented in a plan view on Figures 7 through 12.

4.2 Groundwater

A chemical constituent was selected as a COPC if it was detected in groundwater samples obtained from the Site at a concentration in excess of the applicable Table 2 SCS.

Groundwater samples were submitted for the analysis of VOCs, PAHs, metals (including HFMs), and ORPs. All groundwater parameters were either non-detected or detected below their applicable MECP (2011) Table 2 SCS with the exception of the following:

- Cobalt: BH/MW-204, MW-23-101A and MW-23-102A. Based on the two additional rounds of groundwater sampling completed at BH/MW-204, MW-23-101A and MW-23-102A, the originally exceeding samples are deemed to not be representative of the groundwater quality and are subsequently rejected.
- Vinyl Chloride: BH/MW-205. Based on the two additional rounds of groundwater sampling completed at BH/MW-205, the originally exceeding sample is deemed to not be representative of the groundwater quality and is subsequently rejected.
- Sodium: BH/MW-205. Based on the reported analytical results, sodium was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of sodium are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.
- Chloride: BH/MW-205 and BH/MW-207. Based on the reported analytical results, chloride was detected at concentrations above the applicable MECP Table 2 SCS in groundwater; however, it is the QP's opinion that the elevated levels of chloride are likely associated with the application of de-icing materials for the purpose of snow and ice removal in the winter months and as such are not considered to be in excess of the SCS for the purposes of filing an RSC, based on the exemption outlined in Section 49.1 of O. Reg. 153/04, as amended.

No COPCs were identified in groundwater.

Analytical results of groundwater samples collected on the Site are presented in a plan view on Figures 13 through 17.

Based on the findings of the Phase Two ESA investigation, no further environmental work is required, and an RSC can be filed for the Site.

4.3 Sediment

Sediment sampling was not considered as part of the Phase Two ESA scope as sediment was not identified as a media of concern in the Phase One ESA. Furthermore, no water bodies are located on-Site.

4.4 Areas Where Contaminants are Present

No soil exceedances of the MECP Table 2 SCSs are present at the Site.

5 Exposure Pathways

The selection of human receptors is based on the intended residential use of the Site therefore, the potential on-site receptors include child and adult residents and visitors, trespassers, and maintenance workers. Construction/utility workers may also be present during construction. Based on the residential and commercial uses of the surrounding lands, off-site human receptors consist of child and adult residents, child and adult visitors.

Exposure routes for humans include soil particulate inhalation, direct contact with soil and groundwater, and incidental ingestion; however, as there are no soil or groundwater COPCs identified on-Site, there are no potential on- or off-Site exposure pathways for human receptors.

Given the intended residential use of the Site, the potential ecological receptors that may be present on-site comprise terrestrial vegetation, soil invertebrates, mammals and birds. Off-site ecological receptors consist of the same as those found on-site. On-Site exposure routes include direct contact with soil and uptake of soil COPCs by inhalation, ingestion and dermal contact, in addition to plant root uptake. Groundwater on-site is found beyond the depth at which plant root uptake is considered to be likely. As no COPCs were identified, there are no relevant on- or off-site exposure pathways for ecological receptors.

6. Uncertainty in the Phase Two Investigation

The investigation undertaken by EXP, and any conclusions or recommendations resulting from the work, reflect EXP's judgment based on the Site conditions observed at the time of EXP's site inspections and on information available at the time of preparation of the work. EXP has confirmed neither the completeness nor the accuracy of the records that were provided by others; as such, the historical records review is identified as a potential source of uncertainty during the investigation. The CSM is developed using multiple lines of evidence, searches and source information to make every reasonable attempt to ensure that findings of environmental significance are captured.

Any uncertainty or absence of information in the records review, interviews, and site reconnaissance components of the Phase One investigation, or any uncertainty or absence of information within the Phase Two or subsequent investigations, are not anticipated to materially affect the validity of the Phase Two CSM.

EXP Services Inc.

*Phase Two Environmental Site Assessment
5688 Main Street, Whitchurch-Stouffville, Ontario
GTR-23014306-B0
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Appendix G – Limitations and Use of Report



LIMITATIONS AND USE OF REPORT

BASIS OF REPORT

The report ('Report') is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and EXP's recommendations. Any reduction in the level of services recommended will result in EXP providing qualified opinions regarding the adequacy of the work. EXP can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to EXP.

STANDARD OF CARE

This Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.



USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorized use of the Report.

REPORT FORMAT

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.