PROJECT NO. 12769

REPORT TO

50 STEPHANIE STREET INC.

ON

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

50 STEPHANIE STREET,
TORONTO, ONTARIO

CONDUCTED BY:

S2S Environmental Inc.

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SEPTEMBER 05, 2025

EXECUTIVE SUMMARY

S2S Environmental Inc. (S2S) was retained by 50 Stephanie Street Inc (the Client) to conduct a Phase Two Environmental Site Assessment (ESA) of the multi-tenant residential property located at 50 Stephanie Street in Toronto, Ontario (Phase Two Property). The format for this report is compliant with the format specified for Phase Two ESAs in *Ontario Regulation 153/04 (*including amendments up to *O. Reg. 333-13)* – Records of Site Condition - *Part XV.1 of The of the Environmental Protection Act* (referred to as *O. Reg. 153/04,* as amended). It is understood that this Phase Two ESA is being completed in support of an Official Plan Amendment and Zoning By-law Amendment application with the City of Toronto (the City); therefore, this Phase Two ESA was completed in accordance with *O. Reg. 153/04, as amended*.

At the time of the site reconnaissance, the Phase Two Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and is used as an underground parking garage (Subject Building). The Subject Building was reportedly constructed in approximately 1967 and consists of 284 residential apartment units. Vehicular access to the Phase Two Property was from two asphalt paved driveways off Stephanie Street, located on the southeast and southwest portions of the Phase Two Property; and an asphalt paved driveway off Beverley on the southwest portion of the Phase Two Property, which led to the underground parking garage entrance. Asphalt paved surface parking and driveway areas were present on the north, east, and south sides of the Subject Building. Landscaped areas were generally present on all sides of the Subject Building, the north portion of the Phase Two Property and along all of the property boundaries. The total floor area of the Subject Buildings was reportedly 21,700 m^2 (233, 600 ft^2), and the Phase Two Property has a total area of 0.6 hectare (1.6 acres). The Legal Description for the Phase Two Property is Parcel 13-1 section Y2; Part of Park Lot 13 Concession 1 FTB Township of York; Part of Park Lot 14 Concession 1 FTB Township of York Part 1, R2968; Subject To E248369; Toronto, City of Toronto. At the time of the site reconnaissance, the Phase Two Property was reportedly owned by 50 Stephanie Street Inc.

The purpose of this Phase Two ESA was to assess the site conditions associated with the current/historical land uses at the Phase Two Property and the adjacent properties surrounding the Phase Two Property. It is understood that this Phase Two ESA is being completed in support of an Official Plan Amendment and Zoning By-law Amendment application with the City of Toronto (the City); therefore, this Phase Two ESA was completed in accordance with *O. Reg. 153/04, as amended*. The scope of work for the Phase Two ESA was discussed with and approved by the Client on June 19, 2025.

The following Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern (APECs) were identified as part of the Phase One ESA completed at the Phase Two Property and documented in the S2S Phase One ESA report dated March 14, 2025:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1	Entire Phase Two Property	**PCA 1:** #30 - Importation of Fill Material of Unknown Quality *(Fill materials may have been applied at various locations when the Phase Two Property was in the process of first being developed)*	On-site	PAHs, Metals, As, Sb, Se, Cr(VI), Hg, CN-, B-HWS, EC, SAR[1]	Soil
APEC 2	East, south and west portions of the Phase Two Property	**PCA 2:** Other – Application of Road Salt *(Application of road salt to Beverley Street, Stephanie Street and Grange Road and on the asphalt paved areas of the Phase Two Property)*	On-site	EC, SAR[1]	Soil
APEC 3	Southwest corner of the Phase Two Property	**PCA 3:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel oil tank at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) in 1931 and historical fuel oil tank at 1 Phoebe Street (approximately 45 m southwest of the Phase Two Property) in 1928.)*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater
		PCA 4: #10 – Commercial Autobody Shops *(Historical*	Off-site	PHCs, PAHs, Metals, VOCs	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		(Historical autobody shops located at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) from 1975-1990 and at 20 Beverley Street (approximately 50 m southwest of the Phase Two Property) in 1927.)			
		PCA 5: #35 – Mining, smelting and refining; ore processing; tailings storage *(Historical smelting and refining operations located at 34 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1920 to 1970.)*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater
		PCA 6: #34 – Metal Fabrication *(Historical metal spinning at 6 Phoebe Street (approximately 40 m southwest of the Phase Two Property) in 1960 and historical foundry at 24-28 Beverley Street (approximately 50 m southwest of the Phase Two Property) from 1856 to 1869)*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater
		PCA 7:	Off-site	PHCs, PAHs,	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		#8 – Chemical Manufacturing, Processing and Bulk Storage *(Historical chemical manufacturing at 28-32 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1909 to 1914).*		VOCs, Metals	
APEC 4	West portion of the Phase Two Property	**PCA 8:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel tank at 3 Sullivan Street (approximately 35 m west of the Phase Two Property) in 1923.)*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater

Notes:

1- The acronyms noted above indicate the following contaminants of potential concern: petroleum hydrocarbons (PHCs); benzene, toluene, ethylbenzene and xylene (BTEX); volatile organic compounds (VOCs); polycyclic aromatic hydrocarbons (PAHs); polychlorinated biphenyls (PCBs); arsenic (As), antimony (Sb), selenium (Se), chromium VI (Cr(VI)); mercury (Hg); cyanide (CN-); boron (hot water soluble) (B-HWS); Electrical Conductivity (EC); Sodium Adsorption Ratio (SAR); sodium (Na) and chloride (Cl), chlorophenols, dioxins, and furans.

Based on the above-noted APECs identified during the completion of this Phase One ESA, it was recommended that a Phase Two ESA be completed at the Phase Two Property to assess the quality of the soils in accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) *O. Reg. 153/04, as amended*.

S2S completed a Phase Two ESA for the Phase Two Property to advance six boreholes (BH1 to BH6), of which three out of the six were completed as monitoring wells (BH1, BH2, and BH3). The drilling program was designed to address the above-noted PCAs and APECs from on-site land uses, as identified in the Phase One ESA.

Based on laboratory analyses conducted during this Phase Two ESA, no exceedances were identified in the submitted soil samples relative to the MECP Table 3 Standards, with the following exceptions:

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	LaboratoryAnalysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH2	1, 2, 3	BH2-1	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **5.5** vs 5
		BH100-1 (Dup of BH2-1)	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **5.2** vs 5
BH3	1, 2, 4	BH3-1	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **20** vs 5 EC – **2.6** vs 0.7

The exceedances of EC/SAR in soil are likely related to the application of de-icing and salting substances on the adjacent roadways and parking areas. In accordance with the Paragraph 1 of Section 49.1 "Standards deemed to be met" of the *O. Reg. 153/04, as amended*, the values for SAR and EC in this circumstance (i.e. a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both) are deemed not to be an exceedance of the MECP Table 3 Standards.

Based on the results of groundwater sampling conducted during this Phase Two ESA, no exceedances were identified in the submitted groundwater samples relative to MECP Table 3 Standards, with the following exception:

Borehole ID	Location of APEC Investigated	Sample ID	Date Sampled	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/L)
BH2	Southwest portion of the Phase Two Property	BH2	July 22, 2025	VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.6** vs 1.6
		BH201 (Duplicate of BH2)		VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.4** vs 1.6

Groundwater analytical results from BH2 and the duplicate sample (BH201) identified concentrations of VOCs (Tetrachloroethylene) exceeding applicable regulatory standards. The soil and groundwater investigation at BH2 is associated with APEC-3, and the observed exceedance is likely attributed to historical VOC groundwater contamination originating from off-site PCAs located southwest of the Phase Two ESA Property.

However, Additional confirmatory sampling and delineation are recommended to determine the extent of the VOC impact in groundwater. This will support options for effective risk management and help identify appropriate remedial measures moving forward.

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APPENDICES

1 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by 50 Stephanie Street Inc. (the Client) to conduct a Phase Two Environmental Site Assessment (ESA) of the multi-tenant residential property located at 50 Stephanie Street in Toronto, Ontario (Phase Two Property).

It is understood that this Phase Two ESA is being carried out for redevelopment purposes with the City of Toronto (the City) and that a Record of Site Condition (RSC) for the Phase Two Property pursuant to Ontario Regulation 153/04 – Records of Site Condition – Part XV.1 of The Environmental Protection Act (O. Reg. 153/04, as amended), will not be filed with the Ontario Ministry of the Environment, Conservation and Parks (MECP).

The purpose of the Phase Two ESA was to investigate the Areas of Potential Environmental Concern (APECs) on the Phase Two Property, which resulted from the current and/or historical Potentially Contaminating Activities (PCAs), identified based on the findings from the Phase One ESA by S2S, dated March 14, 2025.

1.1 Site Description

The Phase Two Property was located on the north side of Stephanie Street, at the northeast corner of the intersection of Stephanie Street and Beverley Street. At the time of the site reconnaissance, the Phase Two Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and was used as an underground parking garage (Subject Building). The Subject Building was reportedly constructed in approximately 1967 and consisted of 284 residential apartment units. Vehicular access to the Phase Two Property was from two asphalt paved driveways off Stephanie Street, located on the southeast and southwest portions of the Phase Two Property; and an asphalt paved driveway off Beverley on the southwest portion of the Phase Two Property, which led to the underground parking garage entrance. Asphalt paved surface parking and driveway areas were present on the north, east and south sides of the Subject Building. Landscaped areas were generally present on all sides of the Subject Building, the north portion of the Phase Two Property and along all of the property boundaries. The total floor area of the Subject Buildings was reportedly 21,700 m^2 (233, 600 ft^2), and the Phase Two Property has a total area of 0.6 hectare (1.6 acres). The Legal Description for the Phase Two Property is Parcel 13-1 section Y2; Part of Park Lot 13 Concession 1 FTB Township of York; Part of Park Lot 14 Concession 1 FTB Township of York Part 1, R2968; Subject To E248369; Toronto, City of Toronto. At the time of the site reconnaissance, the Phase Two Property was reportedly owned by 50 Stephanie Street Inc.

The Phase Two Property is situated in a developed portion of the City of Toronto. A site location map for the Phase Two Property is provided as Drawing No. 1.

A summary of information on the Phase Two Property is presented below in Table 1.

Table 1 - Property Details

Phase Two Property	
Legal Description and Property Identification Number (PIN)	Parcel 13-1 section Y2; Part of Park Lot 13 Concession 1 FTB Township of York; Part of Park Lot 14 Concession 1 FTB Township of York Part 1, R2968; Subject To E248369; Toronto, City of Toronto 21207-0030
Max Length, Max Width	93 m, 68 m
Area	0.6 ha (1.6 acres)
Basement or Below Grade Structures	Two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and was used as an underground parking garage.
Utility Services: Sewer, Water, Natural Gas, Electricity	Utility drawings were not available for the Phase Two Property; however, utility lines for Enbridge Gas, Toronto Hydro and Municipal sewer and water lines may traverse the Phase Two Property.
Exit and Entry Points	Vehicular access to the Phase Two Property was from two asphalt paved driveways off Stephanie Street, located on the southeast and southwest portions of the Phase Two Property; and an asphalt paved driveway off Beverley on the southwest portion of the Phase Two Property, which led to the underground parking garage entrance.
Landscaped Areas	Landscaped areas were generally present on all sides of the Subject Building, the north portion of the Phase Two Property and along all of the property boundaries.
Potable/Non-Potable Water Sources	Potable water in the Phase Two Study Area is provided by the City of Toronto which is obtained from Lake Ontario. No potable water wells were identified at the Phase Two Property.

1.2 Property Ownership

The ownership and Client details for the Phase Two Property are shown in Table 2 below.

Table 2 - Client and Property Ownership

Client	
Company Name	50 Stephanie Street Inc.
Company Address	1131A Leslie Street, Suite 500
Company Contact Name	Mr. Benjamin Hung, CFO
Contact Telephone Number	(416) 907-7425
Contact Email Address	benhung@gatewayproperties.ca

1.3 Current and Proposed Future Uses

At the time of the site reconnaissance, the Phase Two Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and was used as an underground parking garage (Subject Building). The Subject Building was reportedly constructed in approximately 1967 and consisted of 284 residential apartment units. The current and past uses of the Phase Two Property were determined from a chain of title, aerial photographs, FIPs, City Directories and other historical records reviewed.

Table 3 - Current and Past Uses of the Phase Two Property

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
21207-0030 (LT)				
2000 to the present	50 Stephanie Street Inc.	Multi-Tenant Residential Building	Residential	Site Reconnaissance: The Subject Building was occupied by 284 residential apartment units. 2002, 2005, 2009, 2014, 2018 and 2023 Aerial Photographs: The Phase Two Property was occupied by a multi-tenant residential building (Subject Building) at those times.
1980 to 2000	Car Allan Investments Limited & Davil Investments Limited	Multi-Tenant Residential Building	Residential	1980, 1985, 1990, 1995 and 2000 City Directories and 1983, 1987 and 1992 Aerial Photographs: The Phase Two Property was occupied by a multi-tenant residential building (Subject Building) at those times.
1966 to 1980	Investment Canada Limited	Multi-Tenant Residential Building	Residential	1968, 1973 and 1977 Aerial Photographs: The Phase Two Property was occupied by a multi-tenant residential building (Subject Building) at those times.
1965 to 1966	Douglas and Ying Ching Eng, Investment Canada Limited, Samuel and Anne Smith, Murray, William, Joseph and Rosie Herman	Single Family Residential	Residential	1965 City Directories: The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1962 to 1965	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Mike Barrow, Alma Beretta, Arnold Klar, Yam Nagn Gung Sit, Martin Schreindorfer, Hildegard Hummel, Rose Zayko, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Samuel and Anne Smith, Rebecca Soloman, Jennie Bukowinski, David and Ann Harris, Jean Steinburg, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Murray, William, Joseph and Rosie Herman, Joseph Benal, Norah and Majorie Welsh	Single Family Residential	Residential	1963 Aerial Photograph: The Phase Two Property was occupied by single family residential dwellings at those times.
1961 to 1962	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Mike Barrow, Alma Beretta, Arnold Klar and Leonard Spear, Yam Nagn Gung Sit, Martin Schreindorfer, Hildegard Hummel, Rose Zayko, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Samuel and Anne Smith, Rebecca Soloman, Jennie Bukowinski, David and Ann Harris, Jean Steinburg, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Murray, William, Joseph and Rosie Herman, Joseph Benal, Norah and Majorie Welsh	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1960 to 1961	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Mike Barrow, Alma Beretta, Arnold Klar and Leonard Spear, Yam Nagn Gung Sit, Martin Schreindorfer, Hildegard Hummel, Rose Zayko, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Samuel and Anne Smith, Rebecca Soloman, Jennie Bukowinski, David and Ann Harris, Jean Steinburg, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Murray, William, Joseph and Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	1960 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1957 to 1960	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Martin Schreindorfer, Hildegard Hummel, Rose Zayko, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Samuel and Anne Smith, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	1957 Aerial Photograph. The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1956 to 1957	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Martin Schreindorfer, Hildegard Hummel, Rose Zayko, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Sarah Smith, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	N/A
1955 to 1956	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Jerry and Eugenia Bobak, Moses Finklestein, Antoni Dmytryazyn, Sarah Smith, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	1955 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1954 to 1955	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, Frano and	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Maira Lupo, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Antoni Dmytryazyn, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Michael and Irmgard Gensiorski, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland			
1953 to 1954	Samuel and Serafina Gallucci, Tranquills and Gilda Musso, Frano and Maira Lupo, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Antoni Dmytryazyn, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Steve and Helen Kordon, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	1953 Aerial Photograph. The Phase Two Property was occupied by single family residential dwellings at those times.
1952 to 1953	Frank and Annie Kue, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Antoni Dmytryazyn, Iwan and Xenia Drobert, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, Steve and Helen Kordon, Stephen and Anna Lazor, Rosie Herman, Joseph Benal, Gordon McCausland			
1951 to 1952	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Antoni Dmytryazyn, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, William and Magda Onyskiw, Mike and Annie Karel, Rosie Herman, Joseph Benal, Gordon McCausland	Single Family Residential	Residential	1951 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1949 to 1951	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Loraine Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, William and Magda Onyskiw, Mike	Single Family Residential	Residential	1950 Aerial Photograph. The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	and Annie Karel, Rosie Herman, Veronika Haverluk, Gordon McCausland			
1948 to 1949	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Rebecca Soloman, Jennie Bukowinski, Yetta Harris, William and Magda Onyskiw, Mike and Annie Karel, Rosie Herman, Veronika Haverluk, Alan and Gordon McCausland	Single Family Residential	Residential	N/A
1946 to 1948	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Abraham and Mollie Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Rebecca Soloman, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Rosie Herman, Veronika Haverluk, Elizabeth Johnstone	Single Family Residential	Residential	1947 Aerial Photograph. The Phase Two Property was occupied by single family residential dwellings at those times.
1944 to 1946	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Abraham and Mollie	Single Family Residential	Residential	1945 City Directories and 1945 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Rosie Herman, Veronika Haverluk, Elizabeth Johnstone			
1943 to 1944	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Abraham and Mollie Brown, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Bell Herman, Veronika Haverluk, Elizabeth Johnstone	Single Family Residential	Residential	N/A
1943	Margaret Bapsty, Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Rose Swartz, Hildegard Hummel, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	and Magda Onyskiw, Mike and Annie Karel, Bell Herman, Veronika Haverluk, Elizabeth Johnstone			
1942 to 1943	Harry Mandel, John and Theresa Kolok, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Bell Herman, Veronika Haverluk, Elizabeth Johnstone	Single Family Residential	Residential	N/A
1941 to 1942	Harry Mandel, Louis and Cyril Campbell, Frank and Fanny Znidarec, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Bell Herman, Veronika Haverluk, Elizabeth Johnstone	Single Family Residential	Residential	N/A
1940 to 1941	The Victoria Trust and Savings Company,	Single Family Residential	Residential	1940 City Directories. The Phase Two Property was

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Mike and Annie Karel, Bell Herman, Ermilie Cavers, Veronika Haverluk, Elizabeth Johnstone			occupied by single family residential dwellings at those times.
1939 to 1940	Harry Mandel, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Sarah Smith, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Bell Herman, Adele and Ellen Keefer, Elizabeth Johnstone	Single Family Residential	Residential	1939 Aerial Photograph. The Phase Two Property was occupied by single family residential dwellings at those times.
1938 to 1939	Harry Mandel, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Timschuk, Sara and Reva Mittel, Edward and Mary Speigelmann, Moses Finklestein, Gertrude Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Bell Herman, Adele and Ellen Keefer, Elizabeth Johnstone			
1937 to 1938	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, The Toronto General Trusts Corporation, Edward and Mary Speigelmann, Moses Finklestein, David Esson, Jennie Bukowinski, Yetta and Harry Harris, William and Magda Onyskiw, Bell Herman, Adele and Ellen Keefer, Elizabeth Johnstone	Single Family Residential	Residential	N/A
1936 to 1937	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, The Toronto General Trusts Corporation, Edward and Mary Speigelmann,	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Moses Finklestein, David Esson, Jennie Bukowinski, Yetta and Harry Harris, Bell Herman, Adele and Ellen Keefer, Elizabeth Johnstone			
1935 to 1936	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Moses Finklestein, David Esson, Jennie Bukowinski, Yetta and Harry Harris, Adele and Ellen Keefer, Elizabeth Johnstone	Single Family Residential	Residential	1935 City Directories and 1935 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1934 to 1935	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, David Esson, Jennie Bukowinski, Yetta and Harry Harris, Adele and Ellen Keefer, Elizabeth Johnstone	Single Family Residential	Residential	N/A
1932 to 1934	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Ruby Esson, Jennie Bukowinski,Yetta and Harry Harris, Mary Kearns, Automatic Corporation of Canada Limited, Elizabeth Johnstone			
1931 to 1932	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Ruby Esson, Jennie Bukowinski,Yetta and Harry Harris, Mary Kearn, Canadian Royalties Limited	Single Family Residential	Residential	N/A
1930 to 1931	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George Jones, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Elsie Cooper, S. Garfinkel, Margaret Bapsty, Samuel King, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Ruby Esson, Jennie Bukowinski,	Single Family Residential	Residential	1930 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Yetta and Harry Harris, Mary Kearns, Canadian Royalties Limited			
1929 to 1930	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, George Jones, George and Eugenia McKenzie, Hyman and Lisa Weinstock, Helen Patton, The Canadian Red Cross Society, Peter Timschuk, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Ruby Esson, Jennie Bukowinski, Yetta and Harry Harris, Mary Kearns, Canadian Royalties Limited,	Single Family Residential	Residential	N/A
1928 to 1929	George and Eugenia McKenzie, Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, Hyman and Lisa Weinstock, Helen Patton, The Canadian Red Cross Society, Daniel and Irene Coffey, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Ruby Esson, Jennie Bukowinski, Joseph and Sadie Shier, Robert Deacon, Canadian Royalties Limited, Eva Brennan	Single Family Residential	Residential	N/A
1926 to 1928	Harry and Sophie Hoffman, Louis and Cyril Campbell, Bella and Samuel Steiner, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Canadian Red Cross Society, Daniel and Irene Coffey, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Rebecca	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Sonshine, Jennie Bukowinski, Joseph and Sadie Shier, Robert Deacon, Canadian Royalties Limited, Eva Brennan			
1925 to 1926	Abraham and Annie Mandel, Louis and Cyril Campbell, Bella and Samuel Steiner, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Canadian Red Cross Society, Mary Kearns, Sara and Reva Mittel, Jacob Singer, Moses Finklestein, Rebecca Sonshine, Phillip and Bella Messenger, Joseph and Sadie Shier, Robert Deacon, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	1925 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1924 to 1925	Abraham and Annie Mandel, Louis and Cyril Campbell, Bella and Samuel Steiner, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Mary Kearns, Louis Mittel, Jacob Singer, Moses Finklestein, Rebecca Sonshine, Phillip and Bella Messenger, Joseph and Sadie Shier, Norman Workman, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	1924 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1922 to 1924	Abraham and Annie Mandel, Soloman and Isaaci Campbell, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Mary	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Kearns, Louis Mittel, Jacob Singer, Moses Finklestein, Rebecca Sonshine, David and Sarah Williams, Phillip and Bella Messenger, Joseph and Sadie Shier, Norman Workman, Edwin and Louisa Law, Eva Brennan			
1922	Abraham and Annie Mandel, Jacob, Cyril and Joseph Campbell, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Mary Kearns, Louis Mittel, Jacob Singer, Moses Finklestein, David and Sarah Williams, Phillip and Bella Messenger, Rebecca Sonshine, Joseph and Sadie Shier, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	N/A
1921 to 1922	Abraham and Annie Mandel, Rachel and Joseph Sonshine, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Mary Kearns, Louis Mittel, Jacob Singer, Moses Finklestein, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, Rebecca Sonshine, Joseph and Sadie Shier, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	N/A
1918 to 1921	James and Bridget Tighe, Rachel and Joseph Sonshine, Nellie Clendenning, Caroline	Single Family Residential	Residential	1920 City Directories. The Phase Two Property was occupied by single family residential dwellings at

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, James Harrison, Alexander Young, Jacob Singer, Moses Finklestein, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, Minnie and Stephen Kearns, Edwin and Louisa Law, Eva Brennan			those times.
1917 to 1918	James and Bridget Tighe, Rachel and Joseph Sonshine, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, James Harrison, Jacob Singer, Moses Finklestein, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, Minnie and Stephen Kearns, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	N/A
1914 to 1917	James and Bridget Tighe, James Hughes, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, James Harrison, Jacob Singer, Moses Finklestein, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, Minnie and Stephen Kearns, Edwin and	Single Family Residential	Residential	1915 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Louisa Law, Eva Brennan			
1913 to 1914	James and Bridget Tighe, James Hughes, Nellie Clendenning, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Moses Finklestein, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, Edwin and Louisa Law, Eva Brennan	Single Family Residential	Residential	1913 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1912 to 1913	James and Bridget Tighe, James Hughes, Lillia and Frank Williamson, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Moses Finklestein, George Beardmore, Rosary Hall Association, David and Sarah Williams, Phillip and Bella Messenger, John and Jessie Alexander, Eva Brennan	Single Family Residential	Residential	N/A
1911 to 1912	James and Bridget Tighe, James Hughes, Lillia and Frank Williamson, Caroline and Robert Williamson, Hyman and Lisa Weinstock, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Moses Finklestein, David and Sarah Williams, Phillip and Bella Messenger,	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Eliza Johnston, Eva Brennan			
1910 to 1911	James and Bridget Tighe, James Hughes, Lillia and Frank Williamson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Moses Finklestein, George Beardmore, David and Sarah Williams, Phillip and Bella Messenger, Eliza Johnston, Albert Fine	Single Family Residential	Residential	1910 City Directories and 1910 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1909 to 1910	Elizabeth Caldluck, James Hughes, Lillia and Frank Williamson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Edward English, George Beardmore, David and Sarah Williams, Phillip and Bella Messenger, Eliza Johnston, Hyman Breslin	Single Family Residential	Residential	N/A
1907 to 1909	Elizabeth Caldluck, James Hughes, Frank and Fanny Znidarec, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Edward English, George Beardmore, David and Sarah Williams, Eliza Johnston, Charles Pifko	Single Family Residential	Residential	N/A
1906 to 1907	Elizabeth Caldluck, James Hughes, Frank and Fanny Znidarec,	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Edward English, George Beardmore, David and Sarah Williams, Catherine Johnston, Charles Pifko			
1904 to 1906	Elizabeth Caldluck, James Hughes, Frank and Fanny Znidarec, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, Stephen and Minnie Kearns, Jacob Singer, Edward English, George Beardmore, David and Sarah Williams, Frank Noverre	Single Family Residential	Residential	1905 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1903 to 1904	Elizabeth Caldluck, James Hughes, Jane Wilson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, James and Stephen Kearns, Jacob Singer, Edward English, George Beardmore, David and Sarah Williams, Frank Noverre	Single Family Residential	Residential	1903 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1902 to 1903	Elizabeth Caldluck, James Hughes, Jane Wilson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, The Nursing Mission of Cornell University, James and Stephen Kearns, Jacob Singer, Thomas MacRae, George Beardmore, David and Sarah	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Williams, Frank Noverre			
1901 to 1902	Elizabeth Caldluck, James Hughes, Jane Wilson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, Goldwin and Harrietta Smith, John Kearns, Peter Bell, Robert Ellison, George Beardmore, David and Sarah Williams, William Morris, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1901	Elizabeth Caldluck, James Hughes, Jane Wilson, Caroline and Robert Williamson, John Manab Wilson, Helen Patton, John and Maggie Marshall, Peter Bell, Robert Ellison, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1899 to 1901	Elizabeth Caldluck, James Hughes, Jane Wilson, William Martin, John Manab Wilson, Martha Miles, Harrietta Smith, Joseph Kearns, Peter Bell, Robert Ellison, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	1900 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1898 to 1899	Roberty and Mary Anne Crashley, James Hughes, Jane Wilson, William Martin, John Manab Wilson, Martha Miles, Harrietta Smith, Joseph Kearns, Peter Bell Robert Ellison, George Beardmore, David and Sarah Williams, George and Sarah Burham,	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Frank Noverre			
1895 to 1898	Roberty and Mary Anne Crashley, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Martha Miles, Harrietta Smith, Joseph Kearns, Peter Bell, Robert Ellison, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	1895 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1894 to 1895	Roberty and Mary Anne Crashley, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Martha Miles, Harrietta Smith, Joseph Kearns, Peter Bell, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	1894 FIP. The Phase Two Property was occupied by single family residential dwellings at those times.
1893 to 1894	Roberty and Mary Anne Crashley, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Georgina McMurrich, Harrietta Smith, Joseph Kearns, Peter Bell, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1892 to 1893	Peter Bell, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Georgina McMurrich, Harrietta Smith, Joseph Kearns, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1892	Peter Bell, James Hughes, Jane Wilson, William Martin,	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Elizabeth McNab, Georgina McMurrich, Harrietta Smith, John Kearns, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre			
1890 to 1892	Peter Bell, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Georgina McMurrich, Harrietta Smith, Robert Brown, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1889 to 1890	Peter Bell, James Hughes, Jane Wilson, William Martin, Elizabeth McNab, Georgina McMurrich, Harrietta Smith, Mary Trebelcock, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	1889 FIP and 1890 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1887 to 1889	Peter Bell, James Hughes, Jane Wilson, Alex and Bella Crombie, Elizabeth McNab, Georgina McMurrich, Harrietta Smith, Mary Trebelcock, George Beardmore, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	N/A
1886 to 1887	Peter Bell, James Hughes, Jane Wilson, Alex and Bella Crombie, Victoria and A.C Anderson, Georgina McMurrich, Merriman Belcher, Mary Trebelcock, George Beardmore, David and Sarah Williams, George	Single Family Residential	Residential	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	and Sarah Burham, Frank Noverre			
1885 to 1886	Georgina McMurrich, Peter Bell, James Hughes, Jane Wilson, Alex and Bella Crombie, Victoria and A.C Anderson, Mary Trebelcock, David and Sarah Williams, George and Sarah Burham, Frank Noverre	Single Family Residential	Residential	1885 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1884 to 1885	Georgina McMurrich, Peter Bell, People's Loan Company, Peter Bell, Jane Wilson, Alex and Bella Crombie, Victoria and A.C Anderson, Louisa and Arthur Farley, George Beardmore, David and Sarah Williams, Marianne and William Hope, Frank Noverre	Single Family Residential	Residential	N/A
1883 to 1884	Trustees of the Bank of Upper Canada, Georgina McMurrich, Peter Bell, Jane Wilson, Alex and Bella Crombie, Victoria and A.C Anderson, George Beardmore, David and Sarah Williams, Marianne and William Hope, Frank Noverre	Single Family Residential	Residential	N/A
1880 to 1883	Trustees of the Bank of Upper Canada, Georgina McMurrich, A and Margaret Duncan, Peter Bell, Adam McKay, Jane Wilson, Victoria and A.C Anderson, George Beardmore, David and Sarah Williams, Marianne and William Hope, Frank Noverre	Single Family Residential	Residential	1880 City Directories. The Phase Two Property was occupied by single family residential dwellings at those times.
1875 to 1880	Trustees of the Bank of Upper Canada, Georgina McMurrich, K.J and Virginia Stewart, A and Margaret Duncan, Peter	Undeveloped	Undeveloped	1875 City Directories. The Phase Two Property was undeveloped at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	Bell, Adam McKay, Jane Wilson, George Beardmore, David and Sarah Williams, Marianne and William Hope, Frank Noverre			
1874 to 1875	Trustees of the Bank of Upper Canada, Georgina McMurrich, K.J and Virginia Stewart, A and Margaret Duncan, Peter Bell, Adam McKay, Jane Wilson, George Beardmore, David and Sarah Williams, Frank Noverre	Undeveloped	Undeveloped	N/A
1874	Trustees of the Bank of Upper Canada, Georgina McMurrich, Frederick Phillips, Peter Bell, Adam McKay, Jane Wilson, A and Margaret Duncan, George Beardmore, David and Sarah Williams	Undeveloped	Undeveloped	N/A
1872 to 1874	HY Bovill Hope, Trustees of the Bank of Upper Canada, Georgina McMurrich, Peter Bell, Adam McKay, Jane Wilson, George Beardmore, David and Sarah Williams	Undeveloped	Undeveloped	N/A
1870 to 1872	Mary and Hudon Murray, Trustees of the Bank of Upper Canada, Georgina McMurrich, Adam McKay, Jane Wilson, George and Elizabeth Beardmore, David and Sarah Williams	Undeveloped	Undeveloped	N/A
1869 to 1870	Mary and Hudson Murray, Thomas Galt, William Cayley and Thomas Patterson, Adam McKay, Jane Wilson	Undeveloped	Undeveloped	1868/1869 City Directories. The Phase Two Property was undeveloped at those times
1867 to 1869	Mary and Hudson Murray, D'Arcy and Sarah Boulton, Thomas Galt, William Cayley	Undeveloped	Undeveloped	1868/1869 City Directories. The Phase Two Property was undeveloped at those times.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
	and Thomas Patterson, Adam McKay, Jane Wilson			
1866 to 1867	Mary and Hudson Murray, D'Arcy and Sarah Boulton, Robert Cassells, Robert Russell, Adam McKay, Jane Wilson	Undeveloped	Undeveloped	N/A
1859 to 1866	Bank of Upper Canada, Mary and Hudson Murray, D'Arcy and Sarah Boulton, Adam McKay, Jane Wilson	Undeveloped	Undeveloped	1861 City Directories. The Phase Two Property was undeveloped at those times.
1859	Bank of Upper Canada, Samuel Zimmerman, Mary and Hudson Murray, D'Arcy and Sarah Boulton, James Zimmerman, County of York, Adam McKay, Jane Wilson	Undeveloped	Undeveloped	N/A
1856 to 1859	Bank of Upper Canada, Samuel Zimmerman, Mary and Hudson Murray, D'Arcy and Sarah Boulton, James Zimmerman, Adam McKay, Jane Wilson	Undeveloped	Undeveloped	1856 City Directories and 1858 FIP. The Phase Two Property was undeveloped at those times.
1855 to 1856	James Zimmerman, Mary and Hudson Murray, D'Arcy and Sarah Boulton, Adam McKay	Undeveloped	Undeveloped	N/A
1855	D'Arcy and Sarah Boulton, Davidson Murray, John and Anne O'Connor	Undeveloped	Undeveloped	N/A
1848 to 1855	D'Arcy and Sarah Boulton, Davidson Murray	Undeveloped	Undeveloped	N/A
1835 to 1848	D'Arcy and Sarah Boulton	Undeveloped	Undeveloped	N/A
1824 to 1835	D'Arcy and Sarah Boulton, William Warren Baldwin	Undeveloped	Undeveloped	N/A
1824	Elizabeth Russell, D'Arcy Boulton, William and Phoebe Baldwin, Maria Willcocks	Undeveloped	Undeveloped	N/A

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1809 to 1824	Elizabeth Russell, D'Arcy Boulton	Undeveloped	Undeveloped	1818 FIP. The Phase Two Property was undeveloped at that time.
1809	Peter Russell, D'Arcy Boulton	Undeveloped	Undeveloped	N/A
1805 to 1808	Peter Russell, Alexander McDonell	Undeveloped	Undeveloped	N/A
1798 to 1805	Robert Gray, Peter Russell	Undeveloped	Undeveloped	N/A
Prior to 1798	Crown Lands	Undeveloped	Undeveloped	N/A

Based on information provided by the Client, S2S understands the Subject Property will be further developed with an infill residential apartment building comprised of an 11-storey mid-rise building. The development retains an existing 24-storey rental apartment building on the Subject Property. The 11-storey building will consist of a gross floor area of 11,198.9 m^2 and 163 residential units.

1.4 Applicable Site Condition Standards

The selection of applicable site condition standards was conducted in accordance with the requirements of the amended *O. Reg. 153/04*. As per Sections 35, 41 and 43.1 of *O. Reg. 153/04,* as amended, the following factors were considered when determining applicable site condition standards:

Environmentally Sensitive Areas

The Phase Two Study Area and the Phase Two Property are situated in a developed and undeveloped portion of the City of Toronto. The City of Toronto Official Plan and the ANSI maps provided on-line (also provided by the MNRF and ERIS) were reviewed to determine if an environmentally sensitive area is located within the Phase Two Study Area. Based on this review of these plans and maps, the following is noted:

- The closest water body to the Phase Two Property, Lake Ontario, is located approximately 1.5 km south of the Phase Two Property;
- No Environmentally Sensitive Areas were identified on the Phase Two Property or in the Phase Two Study Area;
- At the time of the site reconnaissance, there was no evidence of stressed vegetation (potentially associated with PCAs or APECs), pits, potable water wells, standing water, lagoons or watercourses observed on the Phase Two Property. It should be noted that the ground surfaces at the Phase Two Property and surrounding properties were partially snow-covered, and therefore some areas and property features could not be completely assessed;

- No ANSIs were identified on the Phase Two Property or in the Phase Two Study Area.
- S2S completed pH analysis on near surface soil samples BH1-1, BH3-1, BH6-1, and BH996-1 which were retrieved from depths of approximately 0.1 m bgs. The soil pH value was determined to be between 7.76 to 8.47, within the range of 5 to 9 for surficial soils. Subsurficial soil samples BH1-5, BH2-5, BH100-5 and BH6-3, which were retrieved at depths of approximately 2.3 m bgs. The subsurficial soil pH value was determined to be 7.77 to 7.81, within the range of 5 to 11 for subsurface soils; and
- The Phase Two Property is not a "shallow soil property" as the soil thickness is not less than 2 m across the Phase Two Property.

Land Use

As noted in Section 1.1, The Phase Two Property was located on the north side of Stephanie Street, at the northeast corner of the intersection of Stephanie Street and Beverley Street. At the time of the site reconnaissance, the Phase Two Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and was used as an underground parking garage (Subject Building).

Soil Grain Size Analysis

Based on the grain size analyses on one soil sample (BH2-5) grain size analysis resulted as fine textured soils (29%), and coarse textured soils (71%). Thus, coarse textured soil site condition standards were selected for assessing the soil and groundwater quality at the Phase Two Property.

For the purposes of the RSC, the grain size analysis will be based on the predominant soil type observed at the Phase Two Property. Based on subsurface investigation findings, the coarse-grained soil unit covers approximately two-thirds of the property and is considered representative of site conditions. According to O. Reg. 153/04, when multiple soil types are present, the grain size of the most widespread native soil unit is used to determine applicable site condition standards. This approach ensures that the selected soil type reflects the majority of the property and supports appropriate comparison to the relevant MECP standards (e.g., for coarse- or fine-textured soils).

Considering this and the predominance of coarse-grained native soils across the site, it is appropriate and conservative to adopt coarse-textured soil standards for the RSC. Furthermore, as noted in MECP guidance, the criteria for coarse-textured soils are generally more stringent, making this a suitably cautious choice for site assessment.

Thus, coarse-textured soil site condition standards were applied for assessing the soil and groundwater quality at the Phase Two Property. The Selection of Site Condition Standards is included as Appendix B.

Potable Water

Groundwater at the Phase Two Property was considered non-potable based on a search of MECP well records showing no potable drinking water wells within the Phase Two Study Area. Potable water in the Phase Two Study Area is provided by the City of Toronto which is obtained from Lake Ontario. No potable water wells were identified at the Phase Two Property. Therefore, Non-potable Groundwater Site Condition Standards were used when comparing laboratory analytical results of soil and groundwater samples.

Applicable Site Condition Standards

In accordance with the requirements of O. Reg. 153/04, as amended, and based on expected use of the Phase Two Property (residential), laboratory analysis of grain size (as previously discussed), and the non-potable groundwater usage on the Phase Two Property, S2S determined that the appropriate Site Condition Standards for the Phase Two Property would be the *Soil, Ground Water and Sediment Standards* for Use Under Part XV.1 of the Environmental Protection Act, Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition for Residential property use and coarse textured soils (MECP Table 3 Standards).

For comparison of soil and groundwater data, the MECP Table 3 Standards are present on the analytical results tables in Section 9 of this report.

2 BACKGROUND INFORMATION

2.1 Physical Setting

A summary of the site topography, hydrology, and regional geology collected as part of the S2S Phase One ESA dated March 14, 2025 is described in the excerpt below.

Water Bodies and Areas of Natural Significance

The Phase Two Study Area and the Phase Two Property are situated in a developed and undeveloped portion of the City of Toronto. The City of Toronto Official Plan and the ANSI maps provided on-line (also provided by the MNRF and ERIS) were reviewed to determine if an environmentally sensitive area is located within the Phase Two Study Area. Based on this review of these plans and maps, the following is noted:

- The closest water body to the Phase Two Property, Lake Ontario, is located approximately 1.5 km south of the Phase Two Property;
- No Environmentally Sensitive Areas were identified on the Phase Two Property or in the Phase Two Study Area; and
- No ANSIs were identified on the Phase Two Property or in the Phase Two Study Area.

At the time of the site reconnaissance, there was no evidence of stressed vegetation (potentially associated with PCAs or APECs), pits, potable water wells, standing water, lagoons or watercourses observed on the Phase Two Property. It should be noted that the ground surfaces at the Phase Two Property and surrounding properties were partially snow-covered, and therefore some areas and property features could not be completely assessed.

Topography and Surface Water Drainage Features

Topographic information obtained from Google Earth, showed the site elevation to range from approximately 91 m to 94 m above mean sea level (amsl). The ground surface at the Phase Two Property was generally visually noted to be flat, and surface water at the Phase Two Property was assumed to infiltrate into the on-site landscaped areas; and to drain towards on-site and off-site catch basins, which reportedly discharged to the municipal storm sewer system. It should be noted that the immediate adjacent/neighbouring properties located to the north, east, west (across Beverley Street), and south (across Stephanie Street) of the Phase Two Property generally appeared to be at the same elevation as the Phase Two Property.

2.2 Past Investigations

S2S requested from the Client to provide all available information for the Phase Two Property with respect to the current Phase Two ESA. Company records provided by the Client consisted of a report for a previous environmental site assessment of the Phase Two Property. A summary of the previous environmental report is discussed below:

"Phase I Environmental Site Assessment, 50 Stephanie Street, Toronto, Ontario" report, prepared for W.J. Realty Management, prepared by Kodiak Environmental Limited (Kodiak), dated February 18, 2000 (hereinafter referred to as the "2000 Kodiak Phase I ESA Report")

In 2000, Kodiak completed a Phase I ESA for the Phase One Property. Based on the findings of the 2000 Kodiak Phase I ESA Report, Kodiak concluded that *"although there was no evidence that neighbouring properties had caused a contamination problem on the [Phase One Property], the possibility was noted."*

There were no recommendations made for further work at that time.

"Phase I Environmental Site Assessment, 50 Stephanie Street, Toronto, Ontario" report, prepared for Davad Investments Inc. O/A Berneda Properties, prepared by S2S, dated November 2, 2018 (hereinafter referred to as the "2018 S2S Phase I ESA Report")

In 2018, S2S completed a Phase I ESA for the Phase One Property. Based on the findings of the 2018 report, S2S concluded that based on information gathered and observations made to-date, the Phase I ESA has revealed that the likelihood of current significant adverse

environmental contaminant impact to the Phase One Property appeared low and there were no recommendations made for a Phase II ESA at the Phase One Property at that time.

3 SCOPE OF SUBSURFACE INVESTIGATION

3.1 Overview of the Site Investigation

The purpose of this Phase Two ESA was to assess the site conditions associated with the current/historical land uses at the Phase Two Property and the adjacent properties surrounding the Phase Two Property.

A site plan showing neighbouring land uses and an aerial photograph comprising the Phase One Conceptual Site Model (CSM), identifying the locations of potentially contaminating activities (PCAs) and areas of potential environmental concern (APECs) is provided as Drawing No. 3.

The scope of work for the Phase Two ESA was discussed with and approved by the Client on June 19, 2025.

3.2 Media Investigated

Based on the findings of the S2S Phase One ESA, S2S investigated soil and groundwater in the APECs at the Phase Two Property, in accordance with the Sampling and Analysis Plan. As part of this Phase Two ESA, S2S investigated soil via the advancement of six boreholes (BH1 to BH6) and the collection and analysis of soil samples from these borehole locations. Groundwater was investigated through the installation of monitoring wells in three of the six boreholes (BH1 to BH3).

Surface water was not present at the Phase Two Property; therefore, sampling of sediment was not conducted as part of this Phase Two ESA.

3.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is based on the Phase One ESA Report by S2S, dated March 14, 2025. A brief summary of the CSM information relevant to the Phase Two ESA and not otherwise discussed in this report is as follows:

Based on this Phase One ESA, the following comprises the Phase One CSM:

At the time of the site reconnaissance, the Phase One Property was located on the north side of Stephanie Street, at the northeast corner of the intersection of Stephanie Street and Beverley Street. At the time of the site reconnaissance, the Phase One Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and was used as an underground parking garage (Subject

Building). The Subject Building was reportedly constructed in approximately 1967 and consisted of 284 residential apartment units. Vehicular access to the Phase One Property was from two asphalt paved driveways off Stephanie Street, located on the southeast and southwest portions of the Phase One Property; and an asphalt paved driveway off Beverley on the southwest portion of the Phase One Property, which led to the underground parking garage entrance. Asphalt paved surface parking and driveway areas were present on the north, east, and south sides of the Subject Building. Landscaped areas were generally present on all sides of the Subject Building, the north portion of the Phase One Property, and along all of the property boundaries. The total floor area of the Subject Buildings was reportedly 21,700 m^2 (233,600 ft^2), and the Phase One Property has a total area of 0.6 hectare (1.6 acres). At the time of the site reconnaissance, the Phase One Property was reportedly owned by 50 Stephanie Street Inc.

The Phase One Study Area and the Phase One Property are situated in a developed and undeveloped portion of the City of Toronto. The City of Toronto Official Plan and the ANSI maps provided on-line (also provided by the MNRF and ERIS) were reviewed to determine if an environmentally sensitive area is located within the Phase One Study Area. Based on this review of these plans and maps, the following is noted:

- The closest water body to the Phase One Property, Lake Ontario, is located approximately 1.5 km south of the Phase One Property;
- No Environmentally Sensitive Areas were identified on the Phase One Property or in the Phase One Study Area; and
- No ANSIs were identified on the Phase One Property or in the Phase One Study Area.

At the time of the site reconnaissance, there was no evidence of stressed vegetation (potentially associated with PCAs or APECs), pits, potable water wells, standing water, lagoons or watercourses observed on the Phase One Property. It should be noted that the ground surfaces at the Phase One Property and surrounding properties were partially snow-covered, and therefore some areas and property features could not be completely assessed.

The Phase One Property was surrounded by parkland to the north of the Phase One Property; a community and institutional property to the east, and single-family residential dwellings located to the south (across Stephanie Street) and west (across Beverley Street) of the Phase One Property.

Areas Where PCA on or Potentially Affecting the Phase One Property Has Occurred

The following identified PCAs (description based on the *O. Reg. 153/04, as amended* – Table 2: Potentially Contaminating Activities) within the Phase One Study Area contribute to APECs on the Phase One Property:

- PCA 1 - *#30 Importation of Fill Material of Unknown Quality.* Fill materials may have been applied at various locations when the Phase One Property was in the process of first being developed (i.e., construction/development and landscaping) in

approximately the mid 1870s, or during re-configuration of parking or landscaped areas. Based on this information, it is possible that the unknown environmental quality of these fill materials represents an environmental concern to the Phase One Property.

- PCA 2 – *Other (Application of Road Salt).* Due to the common use of road salt during the winter months, it is possible that the application of road salt along Stephanie Street and Beverley Street, and the asphalt paved surface parking and driveway areas of the Phase One Property represents a potential environmental concern to the Phase One Property. However, as road salt on these roads and the Phase One Property was applied for the purposes of keeping these areas safe for traffic/walking under conditions of snow or ice or both, exemptions for the potential road salt impacts to the Phase One Property will be applied and are provided under Paragraph 1 of Section 49.1 of O. Reg. 153/04, as amended.

- PCA 3 - *#28 Gasoline and Associated Products Storage in Fixed Tanks.* Based on the ERIS Report, historical fuel tanks were located at 32 Beverley Street (approximately 30 m southwest of the Phase One Property) and 1 Phoebe Street (approximately 45 m southwest of the Phase One Property) in 1931 and 1928, respectively. Based on the close proximities (approximately 30 to 45 m) to the Phase One Property, it is possible that these historical fuel tanks represent an environmental concern to the Phase One Property.

- PCA 4 - *#10 Commercial Autobody Shops.* Based on City Directories from 1975 to 1990 and 1927, autobody shops were located at 32 Beverley Street (approximately 30 m southwest of the Phase One Property) and 20 Beverley Street (approximately 50 m southwest of the Phase One Property) at those times, respectively. Based on the close proximities (approximately 30 to 50 m) to the Phase One Property, it is possible that these historical autobody shops represent an environmental concern to the Phase One Property.

- PCA 5 - *#35 Mining, smelting and refining; ore processing; tailings storage.* Based on City Directories from 1920 to 1970 and a FIP from 1954, a smelter was located at 34 Beverley Street (approximately 25 m southwest of the Phase One Property) at those times. Based on the close proximity (approximately 25 m) to the Phase One Property, it is possible that this historical smelter represents an environmental concern to the Phase One Property.

- PCA 6 - *#34 Metal Fabrication*. Based on City Directories from 1960, historical metal spinning operations were located at 6 Phoebe Street (approximately 40 m southwest of the Phase One Property) at that time. Based on City Directories from 1856 to 1869, a foundry was located at 24-28 Beverley Street (approximately 50 m southwest of the Phase One Property) at those times. Based on the close proximities (approximately 40 m to 50 m) to the Phase One Property, it is possible that these historical metal fabrication operations represent an environmental concern to the Phase One Property.

- PCA 7 - *#8 Chemical Manufacturing, Processing and Bulk Storage.* Based on City Directories from 1909 to 1914, historical chemical manufacturing operations were located at 28-32 Beverley Street (approximately 25 m southwest of the Phase One Property) at those times. Based on the close proximity (approximately 25 m) to the Phase One Property, it is possible that these historical chemical manufacturing operations represent an environmental concern to the Phase One Property.

- PCA 8: - *#28 Gasoline and Associated Products Storage in Fixed Tanks.* Based on the ERIS Report, a historical fuel tank was located at 3 Sullivan Street (approximately 35 m west of the Phase One Property) in 1923. Based on the close proximity (approximately 35 m) to the Phase One Property, it is possible that this historical fuel tank represents an environmental concern to the Phase One Property.

Contaminants of Potential Concern

APECs associated with the above noted PCAs were determined to be the entire Phase One Property for PCA 1; the east, south, and west portions of the Phase One Property for PCA 2; the southwest corner of the Phase One Property for PCAs 3 to 7; and the west portion of the Phase One Property for PCA 8. The locations of the PCAs and on-site APECs are shown on the attached Drawing No. 3.

Contaminants of Potential Concern (COPCs) identified, based on the APECs include PHCs, BTEX, PAHs, VOCs, and metals As, Sb, Se, B-HWS, Cr(VI), Hg, CN-, EC and SAR.

Potential for Underground Utilities to Affect Contaminant Distribution and Transport

Subsurface utilities identified at the Phase Two Property which could affect contaminant distribution and transport at the time of the subsurface investigation include:

- Municipal water lines, underground municipal sewer lines, natural gas lines and an underground telephone line. The exact location of these services could not be confirmed during the Phase Two investigation.

Regional or Site Specific Geological and Hydrogeological Information

Topographic information obtained from Google Earth, showed the site elevation to range from approximately 91 m to 94 m above mean sea level (amsl). The ground surface at the Phase One Property was generally visually noted to be flat, and surface water at the Phase One Property was assumed to infiltrate into the on-site landscaped areas; and to drain towards on-site and off-site catch basins, which reportedly discharged to the municipal storm sewer system. It should be noted that the immediate adjacent/neighbouring properties located to the north, east, south (across Stephanie Street), and west (across Beverley Street) of the Phase One Property generally appeared to be at the same elevation as the Phase One Property.

The shallow horizontal groundwater flow direction in the area, based on apparent topography,

was likely south towards Lake Ontario, located approximately 1.5 km south of the Phase One Property. It should be noted that the direction of shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of local groundwater flow or a replica of the Phase One Property or area topography. A site-specific determination of groundwater flow would be required to obtain groundwater flow direction information for the Phase One Property.

Based on available surficial geology maps, accessed using Google Earth, the native surficial soils in the vicinity of the Phase One Property, are predominantly undifferentiated older tills, may include stratified deposits. Available geology maps (Ontario Geological Survey (OGS) database "Surface Geology Report") indicated that the Phase One Study Area consisted of undifferentiated older tills, may include stratified deposits.

According to information provided in the reviewed ERIS Report, a search of the WWIS database for the Phase One Property and Phase One Study Area indicated that a total of 115 water well sites were located within 300 m of the Phase One Property. WWIS Well ID No. 7255331, a monitoring well was reportedly advanced on May 1, 2016, on the neighbouring property located at 180 John Street (approximately 35 m south of the Phase One Property) (UTM Zone 17, UTM Co-ordinates Northing 4834335, Easting 629707). In addition, it should be noted that S2S obtained the well record for this monitoring well as part of a provincial online well record search. This monitoring well was reportedly advanced to a depth of 4.9 m bgs and consisted of the following stratigraphy:

- Grey concrete from ground surface (0.0 m) to a reported depth of approximately 0.2 m bgs; and
- Brown silt and clay from a reported depth of 0.2 m bgs to a reported depth of approximately 4.9 m bgs (the maximum extent of the observations/monitoring well).

Furthermore, according to information provided in the reviewed ERIS report, a search of the BORE database for the Phase One Property and Phase One Study Area indicated that a total of 30 boreholes were located within 300 m of the Phase One Property. Borehole ID No. 647751, a geotechnical/geological investigation borehole, was reportedly advanced in March 1966, on the Phase One Property. This borehole was reportedly advanced to a depth 15.3 m bgs and consisted of the following stratigraphy:

- Fill consisting of grey sand, silt and clay from ground surface (0.0 m) to a reported depth of 0.5 m bgs;
- Brown till and clay, age glacial from a reported depth of 0.5 m bgs to a reported depth of 4.6 m bgs;
- Grey till and clay, age glacial from a reported depth of 4.6 m bgs to 8.6 m bgs and 11.3 m bgs to 15.3 m bgs (maximum extent of the borehole); and
- Grey sand, silt and clay from a reported depth of 8.6 m bgs to 11.3 m bgs.

Based on the OGS database "Bedrock Geology of Ontario" (2011), the Phase One Property is assumed to be underlain by shale, limestone, dolostone, siltstone. According to information

provided in the ERIS Report, bedrock was not encountered in any of the boreholes. Depth to bedrock is anticipated to be deeper than the deepest extent (15.3 m bgs) of the boreholes advanced at the Phase One Property and Phase One Study Area.

Uncertainties or Absences of Information That Could Affect the Validity of the Phase One CSM

There were no material deviations to the Phase One ESA requirements set out in *O. Reg. 153/04, as amended* that would cause uncertainty or absence of information that would affect the validity of the findings of this assessment.

3.4 Deviations from Sampling and Analysis Plan

The Sampling and Analysis Plan (SAP) provided by S2S is included in Appendix B. There were no deviations from the approved SAP.

4 INVESTIGATION METHOD

4.1 General

The investigation methodology was conducted in general accordance with the *O. Reg. 153/04* Records of Site Condition, Part XV.1 of the *Environmental Protection Act, as amended*, the MECP *Guide for completing Phase Two Environmental Site Assessments under Ontario Regulation 153/04*, May 23, 2019, and S2S standard operating procedures (collectively referred to as SOPs).

4.2 Drilling

4.2.1 *Utility Locates*

Prior to the commencement of any subsurface investigations as part of the Phase Two ESA, S2S contacted Ontario One Call to obtain clearances for public utility services traversing the Phase Two Property. In addition, S2S retained All Clear Locates of Mississauga, Ontario on July 2, 2025 to clear the proposed locations of each borehole for the Phase Two ESA. All Clear Locates used electromagnetic scanning and Ground Penetrating Radar (GPR) Scanning equipment to identify locations of the underground utilities in the vicinity of each proposed borehole location.

4.2.2 *Drilling*

The drilling work for this Phase Two ESA was completed during one drilling event:

- S2S retained Landshark Drilling Inc. of Brantford, Ontario to advance three boreholes (BH1 to BH3) at the Phase Two Property. The three boreholes were drilled using a Limited Access Drill Rig on July 7 to July 16, 2025. The boreholes were drilled to

depths ranging between approximately 4.6 m to 6.5 m bgs, and were subsequently completed as monitoring wells.

- S2S retained Sonic Soil Limited of Etobicoke, Ontario to advance three boreholes (BH4 to BH6) at the Phase Two Property. The boreholes were drilled using a Pionjar Drilling System on July 16, 2025, and were advanced to depths ranging between approximately 1.5 m to 2.3 m bgs.

Surface and subsurface conditions encountered in the boreholes were logged by S2S personnel at the time of drilling. The approximate borehole locations are shown on Drawing No. 4 and borehole logs can be found in Appendix C.

Soil samples were obtained at regular depth intervals using 0.6 m split spoon soil sampling equipment. The split spoon samplers were washed with Alconox detergent and rinsed with water before each use. Surface and subsurface conditions encountered in the boreholes were logged by S2S personnel at the time of drilling. Soil samples were recovered from the boreholes at regular intervals, visually classified, and collected in laboratory prepared bottles, preserved at less than 5.0°C and submitted for laboratory analyses. A portion of each soil sample was placed in a disposable plastic bag and analyzed in the field for petroleum derived headspace vapour concentrations (where possible) using an RKI Model Eagle 2 portable gas monitor equipped with a dual sensor for hydrocarbons (i.e. in the parts per million (ppm) and lower explosive limit (LEL) range) and for volatile compounds (i.e. photo-ionization detector [PID] sensor in the ppm range). The hydrocarbon sensor was set to methane elimination mode and calibrated with hexane (for petroleum-derived vapours), and the PID sensor was calibrated with isobutylene (for solvent-derived vapours). Borehole logs are included in Appendix C.

4.3 Soil: Sampling

Soil samples were recovered, classified, collected, and preserved in accordance with Standard Protocols to minimize the potential for cross-contamination. Disposable nitrile gloves were worn and changed between samples, and sampling tools were washed with Alconox detergent and rinsed with deionized water prior to use and between samples. Soil samples were recovered from the boreholes at regular intervals, visually classified, and collected in laboratory prepared bottles, preserved at less than 5.0°C and submitted for laboratory analyses.

The subsoils at the Phase Two Property were found to generally consist of fill material that were composed of sand and clay or sand and silt to a depth ranging between 0.1 m bgs to 0.6 m bgs, overlying with clay, silt and sand to a maximum drilling depth of 6.6 m bgs at BH1. Bedrock was not encountered during this investigation.

A geologic description of the subsurface soils encountered at the Phase Two Property is described in Section 5.1; the borehole logs are included in Appendix C.

Following the collection of soil samples, boreholes (BH1, BH2, and BH3) were completed as monitoring wells.

4.4 Field Screening Measurements

A portion of each soil sample was placed in a disposable plastic bag and analyzed the same day of collection for petroleum derived headspace vapour concentrations (where possible) using an RKI Model Eagle 2 portable gas monitor equipped with a dual sensor for hydrocarbons (i.e. in the parts-per-million (ppm) and lower explosive limit (LEL) range) and for volatile compounds (i.e. photo-ionization detector [PID] sensor in the ppm range). The hydrocarbon sensor was set to methane elimination mode and calibrated with hexane (for petroleum-derived vapours), and the PID sensor was calibrated with isobutylene (for solvent-derived vapours).

The RKI Eagle 2 was equipped with PID detector with a 10.6 eV standard lamp and calibrated prior to sample analysis with 100 ppm isobutylene gas for detection of solvent-derived vapours, as well as an infrared sensor (IRS) calibrated prior to sample analysis with 15% LEL hexane for detection of petroleum-derived vapours. The Eagle 2 was selected for field screening purposes since it can be used to field screen for solvent derived headspace vapour concentrations from chlorinated hydrocarbons, chlorofluorocarbons, and some semi-volatiles, as well as petroleum-derived vapours from PHCs and BTEX. The RKI Eagle 2 is according its manual accurate to within 5% of the displayed reading or 25 ppm whichever is greater.

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

4.5 Ground Water: Monitoring Well Installation

As part of the Phase Two ESA, boreholes BH1, BH2, and BH3 were completed as monitoring wells to facilitate groundwater monitoring. Monitoring wells were installed by Landshark Drilling Inc. and well materials were dedicated to their respective monitoring wells to prevent cross-contamination. The monitoring wells consisted of a 38 mm diameter PVC riser pipe fitted with a 38 mm diameter threaded PVC well screen which was 10 slotted and 3.05 m in length. The annuli of all the monitoring wells were filled with silica sand around the well screen (to approximately 0.6 m above the top of the well screen), while all wells were sealed with hydrated Bentonite pellets around the riser. The wells were completed with a metal casing with cover, flush with existing grade. The three newly installed monitoring wells (BH1, BH2, and BH3) were installed from depths of approximately 4.6 m bgs (BH2) to 6.6 m bgs (BH1).

4.6 Ground Water: Field Measurement of Water Quality Parameters and Sampling

Groundwater samples from BH1, BH2, and BH3 (including one duplicate) were collected using low-flow (typically less than 200 millilitres per minute [ml/min]) sampling procedures, periodically monitoring both drawdown and the water quality indicator parameters during the well purge. Groundwater from the monitoring wells was discharged through a flow-through cell equipped with a YSI 556 Multi-parameter Water Quality Meter and probes to measure indicator parameters, i.e., pH, oxidation-reduction potential (ORP), electrical conductivity (EC), dissolved oxygen (DO), and water temperature. After drawdown and/or the field indicator parameters had stabilized, indicating that the well was recharging with formation water, groundwater samples were collected in laboratory-supplied sample containers.

Groundwater samples were collected from the monitoring wells using in BH1, BH2, and BH3 following purging of the monitoring wells and recovery of groundwater to at least 80 percent of static levels, indicating that the observed groundwater was likely to be the formation groundwater. Samples were collected using low-flow sampling procedures.

Samples of groundwater were submitted for laboratory analyses of concentrations of selected VOCs, PHCs, PAHs, selected metals and inorganic parameters, and ABNs were collected under zero headspace conditions, while other samples were collected under minimal headspace conditions. Groundwater samples submitted for analysis of dissolved metals, chromium VI, and mercury were passed through a 0.45-micron filter before entering the sampling containers. The groundwater samples were collected in accordance with Standard Protocols, placed in laboratory prepared bottles, preserved on ice, and submitted for laboratory analyses on the day of sampling.

Groundwater samples were collected and preserved in accordance with Standard Protocols to minimize the potential for cross-contamination. Disposable nitrile gloves were worn and changed between samples, and sampling equipment was washed with Alconox detergent and rinsed with deionized water prior to use and between samples.

4.7 Sediment: Sampling

Surface water was not present at the Phase Two Property; therefore, sampling of sediment was not conducted as part of this Phase Two ESA.

4.8 Analytical Testing

As discussed in Section 1.4 of this report, the soil grain size analysis was conducted by Bureau Veritas (BV Labs), of Mississauga, Ontario. The analyses of the soil samples included selected VOCs, PHCs, PAHs, metals and inorganic parameters, and ABNs. The analyses of groundwater samples submitted was conducted by BV Labs of Mississauga, Ontario. BV Labs is accredited by the Standards Council of Canada.

4.9 Residue Management Procedures

Soil cuttings, fluids from equipment cleaning, and purged groundwater were collected in 205 L steel drums and retained at the Phase Two Property for subsequent offsite disposal by a MECP approved waste hauler, as per the scope of work.

4.10 Elevation Surveying

The elevations of monitoring wells and boreholes (BH1 to BH6) were determined using a laser level survey.

4.11 Quality Assurance and Quality Control Measures

Sampling Container Quality Assurance

Soil and groundwater samples were collected in laboratory prepared bottles and jars. A summary of the bottles and jars used for the collection of the soil samples are presented below:

Table 4 - Sample Containers and Preservation

Sample Matrix	Analyses Required	Sample Container	Preservatives Used	Sampling and Handling
Soil	BTEX and PHC F1 and/or selected VOCs	40 mL clear glass septum vial	Methanol (10 mL)	Field preservation with Methanol
Soil	PHC F2 to F4, selected ABNs and selected PAHs	120 mL clear glass jar, Teflon lined lid	None	Minimal headspace
Groundwater	BTEX and PHC F1 and/or selected VOCs	40 mL clear glass septum vial	Sodium Bisulphate	No headspace
Soil/ Groundwater	Selected Metals and Inorganics	250 mL clear glass jar	None	Minimal headspace
Groundwater	Selected Metals and Inorganics	100 m to 120 mL clear plastic bottles	Sodium hydroxide, Nitric acid, Hydrochloric acid, (NH4)2SO4/NAOH	Field Preserved & Filtered
Groundwater	ABNs	1 L amber glass bottles	None	Minimal headspace

The soil and groundwater containers were labelled with the following details: Company Name, Project ID, Sample ID, Analysis Requested, Date and Time of sampling, and Preservatives. To minimize transcription errors, pre-labelled jars (including the Company Name, Project ID and Preservatives) prepared by the lab were used. Soil and groundwater samples were sealed in airtight jars or vials, placed in bubble wrap bags and transported in laboratory-supplied coolers, surrounded by ice. Where samples were delivered to the laboratory by a laboratory

courier, custody seals were placed over the seal of the cooler by S2S personnel and remained intact until delivered to the lab.

Equipment Cleaning Procedures

Soil sampling equipment and the Solinst Model 122 Interface Probe were cleaned using a solution of Alconox (or phosphate-free detergent) and distilled water before each use. Excess soil from the sampling equipment was removed using a scrub brush. The soil sampling equipment (split spoons, augers) was either placed into a container with a solution of Alconox and water or sprayed with the solution. A rinse solution was subsequently applied to the sampling equipment, and the sampling equipment was either allowed to air dry or wiped dry with a clean paper towel.

Application of Field Quality Control Measures

Laboratory-prepared and sealed trip blanks were brought to the Phase Two Property and maintained in accordance with standard field practices, preserved at less than 5.0°C and submitted for laboratory analyses. Field duplicate soil samples were collected for each sampled parameter at a frequency of at least one duplicate per ten submitted samples.

In the case of the RKI Eagle 2, calibration with reference gases of 15% LEL Hexane and 100 ppm Isobutylene was performed at the start of each day it was expected to be used.

Deviations from Quality Assurance Procedures

Deviations from quality assurance procedures were noted in Section 5.9.

5 REVIEW AND EVALUATION

5.1 Geology

The stratigraphic information recorded during the investigation is presented on the borehole logs included in Appendix C and the subsurface profiles (Drawing No. 9 to 29).

The subsoils at the Phase Two Property were found to generally consist of fill material that were composed of silt and clay or sand and silt to a depth ranging between 0.1 m bgs to 0.6 m bgs, overlying with clay, silt and sand to a maximum drilling depth of 6.6 m bgs at BH1. Bedrock was not encountered during this investigation.

5.2 Ground Water: Elevations and Flow Direction

Groundwater flow direction was determined using the monitoring wells (BH1, BH2, and BH3) as these three provided appropriate lateral coverage of the Phase Two Property. No free-flowing product was detected in the monitoring wells at the Phase Two Property during the

monitoring event conducted on July 22, 2025.

Based on the groundwater level data obtained on July 22, 2025, the elevation of the groundwater table ranged from approximately 84.31 m asl (BH1) to 84.67 m asl (BH3). Fluctuations were minimal. A drawing showing local groundwater contours based on groundwater elevation data collected on July 22, 2025, is shown as Drawing No. 5. Based on this drawing, local groundwater appears to be flowing in the southeast direction.

The groundwater levels measured at the Phase Two Property are presented in Table 5:

Table 5 - Groundwater Elevations and Monitoring Well Installation Details

Monitoring Well ID	Approximate elevation (m asl)			Length of screen (m)	Groundwater (m bgs)	Groundwater (m asl) elevation
	Grade	Bottom of well	Top of Screen		July 22-25	July 22-25
BH1	87.19	81.09	84.14	3.05	2.88	84.31
BH2	86.51	81.91	84.96	3.05	2.03	84.48
BH3	87.87	82.57	85.62	3.05	3.20	84.67

5.3 Ground Water: Hydraulic Gradients

The horizontal hydraulic gradient for the Phase Two Property, based on groundwater levels measured on March 20, 2025, was approximately 0.039 (calculated from groundwater elevations in BH1 and BH3. There was only one hydrogeological unit identified as part of the Phase Two ESA at the Phase Two Property; therefore, the vertical hydraulic gradient was not determined.

5.4 Coarse Soil Texture

As further detailed in Section 1.4, the soils on the Phase Two Property are classified as coarse-grained, based on the grain size analyses on one soil sample from (BH2-5). Grain size analysis of the sample submitted from BH2-5 resulted as 29% fine-textured, and 71% coarse textured.

For the purposes of the RSC, the grain size analysis will be based on the predominant soil type observed at the Phase Two Property. Based on subsurface investigation findings, the coarse-grained soil unit covers approximately two-thirds of the Subject Property and is considered representative of site conditions. According to O. Reg. 153/04, when multiple soil types are present, the grain size of the most widespread native soil unit is used to determine applicable site condition standards. This approach ensures that the selected soil type reflects the majority of the property and supports appropriate comparison to the relevant MECP standards (e.g., for coarse- or fine-textured soils).

Grain size analysis of the sample submitted from BH2-5 resulted as 29% fine-textured, and 71% coarse. Considering this and the predominance of coarse-grained native soils across the site, it is appropriate and conservative to adopt coarse-textured soil standards for the RSC. Furthermore, as noted in MECP guidance, the criteria for coarse-textured soils are generally more stringent, making this a suitably cautious choice for site assessment.

Thus, coarse-textured soil site condition standards were applied for assessing the soil and groundwater quality at the Phase Two Property.

5.5 Soil: Field Screening

Headspace vapour concentrations measured in the soil samples recovered during drilling are presented on the borehole logs in Appendix C. As shown, soil headspace vapour concentrations (HSVCs) in the soil samples recovered from the boreholes at the Phase Two Property were relatively low and did not exceed 1 ppm by Isobutylene or 25 ppm Hexane.

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

5.6 Soil Quality

Between July 7 and July 16, 2025, S2S collected 25 soil samples (including four duplicate samples), based on headspace vapour concentrations, visual and/or olfactory considerations and relative location to the expected shallow groundwater table, that were recovered from boreholes (BH1 to BH6) and submitted for laboratory analyses for concentrations of selected selected VOCs, PHCs, selected PAHs, metals and inorganic parameters, and ABNs. A sampling and analysis plan is provided in Appendix B.

The laboratory analytical results for selected VOCs for the submitted soil samples from BH2-6, BH100-6 (Duplicate of BH2-6), and BH3-4 are presented in Section 7.3. As indicated, all reported concentrations were below the applicable MECP Standards.

The laboratory analytical results for selected PHCs for the submitted soil samples from BH2-5, BH100-5 (duplicate sample of BH2-5) and BH3-4 are presented in Section 7.3. As indicated, all reported concentrations were below the applicable MECP Standards.

The laboratory analytical results for selected PAHs for the submitted soil samples from BH1-1, BH2-1, BH100-1 (duplicate sample of BH2-1), BH3-1, BH3-4 and BH6-1, BH996

(duplicate sample of BH6-1), BH4-1 and BH5-1 are presented in Section 7.3. As indicated, all reported concentrations were below the applicable MECP Standards.

The laboratory analytical results for selected metals and inorganic parameters for the submitted soil samples from BH1-1, BH2-1, BH100-1(duplicate sample of BH2-1), BH3-1, and BH6-1, BH996 (duplicate sample of BH6-1), BH5-1, and BH4-1 are presented in Section 7.3 and Appendix D. As indicated, all reported concentrations were below the applicable MECP Standards for selected metals and inorganics with the exception of Sodium Adsorption Ratio (SAR) in BH2-1, BH100-1 and BH3-1 and Electrical Conductivity (EC) in BH3-1.

The laboratory analytical results for selected ABNs for the submitted soil samples from BH2-1 and BH100-1 (duplicate sample of BH2-1) are presented in Section 7.3. As indicated, all reported concentrations were below the applicable MECP Standards.

Table 6 - Soil Sample Parameters and Exceedances

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH1	1, 2	BH1-1	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
		BH1-5	3.0 to 3.6	pH	No Exceedances
BH2	1, 2, 3	BH2-1	0.1 to 0.6	PAHs, Metals and Inorganics, ABNs	Sodium Adsorption Ratio – **5.5** vs 5 (unitless)
		BH100-1 (Dup of BH2-1)	0.1 to 0.6	PAHs, Metals and Inorganics, ABNs	Sodium Adsorption Ratio – **5.2** vs 5 (unitless)
		BH2-5	3.0 to 3.6	PHCs/BTEX, Grain Size	No Exceedances
		BH100-5 (Dup of BH2-5)	3.0 to 3.6	PHCs/BTEX, Grain Size	No Exceedances
		BH2-6	3.8 to 4.4	VOCs	No Exceedances
		BH100-6 (Dup of BH2-1)	3.8 to 4.4	VOCs	No Exceedances
BH3	1, 2, 4	BH3-1	0.1 to 0.6	PAHs, Metals and Inorganics	Sodium Adsorption Ratio – **20** vs 5 (unitless) EC – **2.6** vs 0.7 mS/cm
		BH3-4	2.2 to 2.8	VOCs, PHCs and PAHs	No Exceedances
BH4	1, 2	BH4-1	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH5	1	BH5-1	0.8 to 1.5	PAHs, Metals and Inorganics	No Exceedances
BH6	1,2	BH6-1	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
		BH996 (Dup of BH6-1)	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
		BH6-3	1.5 to 2.1	pH	No Exceedance

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition (for Residential Property Use, coarse textured soils).

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

5.7 Groundwater Quality

On July 22, 2025, a total of four groundwater samples were recovered from the three newly installed environmental monitoring wells (BH1, BH2, and BH3), including one duplicate sample from BH2. Groundwater samples were submitted for laboratory analyses for concentrations of selected VOCs, PHCs, PAHs, selected metals and inorganic parameters, and ABNs in accordance with the sampling and analysis plan in Appendix B.

As indicated, none of the measured concentrations of concentrations of selected VOCs, PHCs, PAHs, selected metals and inorganic parameters, and ABNs in the submitted groundwater samples exceeded the applicable MECP Standards with the exception of BH2 which exceeded the applicable site standards for VOCs during the groundwater sampling event.

Table 7 - Groundwater Sample Parameters and Exceedances

Borehole ID	Location of APEC Investigated	Sample ID	Date Sampled	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/L)
BH1	Southeast portion of the Phase Two Property	BH1	July 22, 2025	PAHs and M&I	No Exceedances
BH2	Southwest portion of the Phase Two Property	BH2	July 22, 2025	VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.6** vs 1.6
		BH201 (Duplicate of BH2)		VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.4** vs 1.6
BH3	Northwest portion of the Phase Two Property	BH3	July 22, 2025	PHCs and PAHs	No Exceedances

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Full Depth Generic Site Condition Standards In a Non-Potable Ground Water Condition (for All Types of Property Use, coarse textured soils).

The laboratory certificate for the groundwater analytical results is included in Appendix D.

5.8 Sediment Quality

Sediment was not sampled as part of this Phase Two ESA.

5.9 Quality Assurance and Quality Control Results

S2S standard field procedures were developed in compliance with *O. Reg. 153/04*, as amended, for borehole drilling, soil sampling, and field screening measurements. The Standard Protocols were adhered to in completing the field activities for this Phase Two ESA.

S2S staff with experience in both intrusive field investigation techniques and COCs encountered at the Phase Two Property either performed or supervised the soil sampling under the guidance of the QP_{ESA}. As mentioned throughout this report, the field program-maintained QA/QC using appropriate equipment-cleaning procedures and duplicate sampling. Appropriate measures (such as field staff wearing disposable gloves, using dedicated sampling equipment, decontaminating non-dedicated sampling equipment, using pre-cleaned laboratory-supplied sample containers, labelling samples, and completing laboratory-supplied, chain-of-custody records) were used to ensure data quality. S2S collected soil samples in conformance with S2S' Standard Operating Procedures (SOPs) and field forms, which were developed in accordance with O. Reg. 153/04, as amended.

Samples were shipped in ice-filled coolers (to maintain temperatures at less than 10°C), along with a chain of custody record, to BV Labs. BV Labs performed the chemical analysis in compliance with the MECP Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, as amended (MECP, 2011c).

To evaluate sample precision related to the analysis of all submitted soil samples, field duplicate samples were collected for a minimum of 10% of the submitted samples. Relative Percent Differences (RPDs) were calculated for each compound detected if it was present in both samples of the duplicate pair, at concentrations above 5 times of the method detection limits of each parameter.

Certificates of analysis and analytical reports have been received in full for each sample submitted for laboratory analysis and have been verified to comply with *O.Reg 153/04*, subsection 47 (3). Certificates of analysis and analytical reports are included in Appendix C.

Results of Field Duplicates

Field duplicate samples were collected to evaluate sample precision related to the analysis of all submitted soil and groundwater samples. Relative Percent Difference (RPD) calculations were determined for each compound if it was measured in both the result of the submitted sample and the corresponding duplicate sample, and it was more than 5 times the method

detection limit for the respective parameter. The RPD results were compared to the recommended alert criteria used by BV Labs for all calculable parameters for the submitted soil samples. All calculable RPDs for the soil and groundwater duplicate pairs were within the recommended alert criteria, and therefore, no quality control issues were identified with respect to the calculable RPDs in soil and groundwater.

The laboratory certificate for the field quality assurance/quality control analytical results is included in Appendix D.

Data Quality Objectives

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

- To verify that samples were analyzed for the methods requested in the Chain of Custody (COC);
- To verify that the requested analyses were conducted as outlined in Protocol for Analytical Methods Used in the Assessment of Properties under Past XV.1 of the Environmental Protection Act, as amended;
- To review any laboratory quality assurance/quality control (QA/QC) issues with respect to laboratory duplicates, matrix spikes, spiked blanks, method blanks, or surrogate; and
- Comparability of the data. Standard analytical procedures and standard units for reporting were used for ensuring comparability of the data. Results obtained are comparable to industry standards in that the collection and analytical techniques that followed approved, documented procedures.

BV Labs did not identify any QA/QC issues with respect to submitted soil and groundwater samples except for the following:

- The weight of soil samples BH2-5 and BH100-5 for F1/BTEX analysis in BV Job# C583807exceed the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.
- The matrix spike recovery for dichlorodifluoromethane (FREON 12) (156%) is above the upper control limit (60-140%) in BV Job# C583807. This may represent high bias in some results for this specific analyte. Considering that the groundwater sample concentrations for this parameter were all non-detectable, this possible high bias of the results for this sample does not affect the conclusions derived from this data.
- The matrix spike recovery for Chromium (VI) (41%) is below the lower control limit (70-130%) in BV Job# C583807. This could be due to the reducing environment of the sample. The sample was reanalyzed with the same results.
- Recovery was outside the control limit (49%) for Method Blank. The overall quality control for this analysis meets acceptability criteria.
- The surrogate recovery for 2,3,6-Tribromophenol (40%) is outside control limits in BV Job# C583807. The overall quality control for this analysis meets acceptability criteria.

- The matrix spike recoveries for 1,2,4-trichlorobenzene (46%), phenol (28%), and

dissolved sodium (71%) are below the lower control limits (50-130%, 30-130%, and 80-120%, respectively) in BV Job#C589070. The overall quality control for this analysis meets acceptability criteria.

- The spiked blank percent recoveries for 1,2,4-trichlorobenzene (37%), 1-methylnaphthalene (43%), 2-methylnaphthalene (41%), naphthalene (38%), and phenol (28%) are below the lower control limits (50-130% for 1,2,4-trichlorobenzene 1-methylnaphthalene, 2-methylnaphthalene, and naphthalene, and 30-130% for phenol) in BV Job# C589070. The overall quality control for this analysis meets acceptability criteria.
- The method blank recovery or RPD value for 2-florobiphenyl (41%) is outside the control limits in BV Job# C589070. The overall quality control for this analysis meets acceptability criteria.

The laboratory certificates for the field quality assurance/quality control analytical results are included in Appendix D.

In consultation with S2S field staff, other S2S team members, and BV Labs, the QP_{ESA} concluded that the data met the data quality objectives of this investigation, and the overall objectives of the Phase Two ESA investigation and assessment were met.

5.10 Phase Two Conceptual Site Model

The Phase Two Conceptual Site Model can be found in Appendix A.

6 CONCLUSIONS AND DISCUSSIONS

1. The drilling of six boreholes was completed between July 7 to July 16, 2025, on the Phase Two Property. Three of the six boreholes were completed as groundwater monitoring wells.

2. Based on conditions encountered in the boreholes advanced during the Phase Two ESA, visual observations and the results of laboratory grain size analyses, the subsoils at the Phase Two Property were found to generally consist of fill material that were composed of silt and clay or sand and silt to a depth ranging between 0.1 m bgs to 0.6 m bgs, overlying with clay, silt and sand to a maximum drilling depth of 6.6 m bgs at BH1. Bedrock was not encountered during this investigation.

3. In accordance with the requirements of *O. Reg. 153/04*, as amended, based on the most sensitive expected use (residential) of the Phase Two Property, laboratory analysis of grain size on one soil sample, satisfactory soil pH analyses within the required range by *O. Reg. 153/04* (as previously discussed), the shallow soils, and the non-potable groundwater usage on the Phase Two Property, S2S determined that the appropriate standards for the Phase Two Property would be the *Soil, Ground Water and Sediment Standards* for Use Under Part XV.1 of the EPA dated April 15, 2011, Table 3 Generic Site Conditions Standards for Shallow Soils in a Non-Potable Ground Water Condition

(for residential property use and coarse textured soils – MECP Table 3 Standards);

4. Soil samples from the boreholes were collected and submitted for laboratory analyses of concentrations of selected VOCs, PHCs, PAHs, metals and inorganic parameters, and ABNs. Groundwater samples from the boreholes were submitted for selected VOCs, PHCs, PAHs, metals and inorganic parameters, and ABNs.

5. Based on the results of laboratory analyses conducted by S2S as part of this investigation, exceedances were noted in one of the submitted groundwater samples for tetrachloroethylene. No other exceedances were observed in groundwater samples submitted to the laboratory.

Based on laboratory analyses conducted during this Phase Two ESA, no exceedances were identified in the submitted soil samples relative to the MECP Table 3 Standards, with the following exceptions:

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH2	1, 2, 3	BH2-1	0.1 to 0.6	Metals and Inorganics	SAR – **5.5** vs 5 (unitless)
		BH100-1 (Dup of BH2-1)	0.1 to 0.6	Metals and Inorganics	SAR – **5.2** vs 5 (unitless)
BH3	1, 2, 4	BH3-1	0.1 to 0.6	Metals and Inorganics	SAR – **20** vs 5 (unitless) EC – **2.6** vs. 0.7

The exceedances of EC and/or SAR in soil are likely related to the application of de-icing and salting substances in the adjacent roadways and parking areas. In accordance with the Paragraph 1 of Section 49.1 "Standards deemed to be met" of the *O. Reg. 153/04, as amended*, the values for SAR and EC in this circumstance (i.e. a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both) are deemed not to be an exceedance of the MECP Table 3 Standards.

Based on the results of groundwater sampling conducted during this Phase Two ESA, no exceedances were identified in the submitted groundwater samples relative to MECP Table 3 Standards, with the following exception:

Borehole ID	Location of APEC Investigated	Sample ID	Date Sampled	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/L)
BH2	Southwest portion of the Phase Two Property	BH2	July 22-25	VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.6** vs 1.6
		BH201 (Duplicate of BH2)		VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.4** vs 1.6

Groundwater analytical results from BH2 and the duplicate sample (BH201) identified concentrations of VOCs (Tetrachloroethylene) exceeding applicable regulatory standards. The soil and groundwater investigation at BH2 is associated with APEC-3, and the observed exceedance is likely attributed to historical VOC groundwater contamination originating from off-site PCAs located southwest of the Phase Two ESA Property.

However, Additional confirmatory sampling and delineation are recommended to determine the extent of the VOC impact in groundwater. This will support options for effective risk management and help identify appropriate remedial measures moving forward.

6.1 Signatures

This report has been prepared for the sole benefit of 50 Stephanie Street Inc. (Client).

The report may not be relied upon by any other person or entity without the express written consent of S2S Environmental Inc. and the Client. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus the Client should review such issues with appropriate legal counsel.

An environmental site characterization is a limited sampling of a site. The conclusions given herein are based on information gathered at the specific borehole locations and can only be extrapolated to an undefined limited area around these locations. The extent of the limited area depends on the soil and groundwater conditions, as well as the history of the site reflecting natural, construction, and other activities. In addition, analyses have been carried out for a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, S2S Environmental Inc. cannot warrant against undiscovered environmental liabilities. No other warranty or representation, either expressed or implied, is included or intended in this report.

Should any conditions at the site be encountered which differ from those at the borehole locations and/or additional site information become available, S2S request that this information be brought to our attention so that we may re-assess the conclusions presented herein. 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.

Respectfully submitted,

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7 TABLES

7.1 Monitoring Well Installation and Water Levels

Table 7 - Monitoring Well Installation Details and Groundwater Elevations

Monitoring Well ID	Approximate elevation (m asl)			Length of screen (m)	Groundwater (m bgs)	Groundwater (m asl) elevation
	Grade	Bottom of well	Top of Screen		July 22-25	July 22-25
BH1	87.19	81.09	84.14	3.05	2.88	84.31
BH2	86.51	81.91	84.96	3.05	2.03	84.48
BH3	87.87	82.57	85.62	3.05	3.20	84.67

7.2 LNAPLs and DNAPLs

LNAPL/DNAPLs were not encountered in the boreholes during drilling between July 7 to July 16, 2025, and evidence of LNAPL/DNAPLs were not encountered during well development and monitoring on July 21, 2025.

7.3 Soil Data

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Volatile Organic Compounds in Soil Samples
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	Multiple
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE	50 STEPHANIE	50 STEPHANIE ST.
Project #	12769	12769	12769
Site #			
PO #	12769-2	12769-2	12769-2
COC#	N/A	N/A	C#1052083-02-01
Bureau Veritas Job #	C583807	C583807	C586463
Sample ID	BH2-6	BH100-6	BH3-4
Bureau Veritas Sample ID	ASXK77	ASXK78	ATCF85
Matrix	Soil	Soil	Soil
Sampled By	MP	MP	ML
Sampling Date	Jul 10, 2025	Jul 10, 2025	Jul 14, 2025
Sampling Time	3:51 PM	3:51 PM	9:25 AM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*Result*	*DL*
Volatile Organics by GC/MS	1,3-Dichloropropene (cis+trans)	0.05	ug/g	<0.050	0.05	<0.050	0.05	<0.050	0.05
Volatile Organics by GC/MS	Acetone (2-Propanone)	16	ug/g	<0.49	0.49	<0.49	0.49	<0.49	0.49
Volatile Organics by GC/MS	Benzene	0.21	ug/g	<0.0060	0.006	<0.0060	0.006	<0.0060	0.006
Volatile Organics by GC/MS	Bromodichloromethane	13	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Bromoform	0.27	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Bromomethane	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Carbon Tetrachloride	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Chlorobenzene	2.4	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Chloroform	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Dibromochloromethane	9.4	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,2-Dichlorobenzene	3.4	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,3-Dichlorobenzene	4.8	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,4-Dichlorobenzene	0.083	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Dichlorodifluoromethane (FREON 12)	16	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,1-Dichloroethane	3.5	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,2-Dichloroethane	0.05	ug/g	<0.049	0.049	<0.049	0.049	<0.049	0.049
Volatile Organics by GC/MS	1,1-Dichloroethylene	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	cis-1,2-Dichloroethylene	3.4	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	trans-1,2-Dichloroethylene	0.084	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,2-Dichloropropane	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	cis-1,3-Dichloropropene	0.05	ug/g	<0.030	0.03	<0.030	0.03	<0.030	0.03
Volatile Organics by GC/MS	trans-1,3-Dichloropropene	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Ethylbenzene	2	ug/g	<0.010	0.01	<0.010	0.01	<0.010	0.01
Volatile Organics by GC/MS	Ethylene Dibromide	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Hexane	2.8	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Methylene Chloride(Dichloromethane)	0.1	ug/g	<0.049	0.049	<0.049	0.049	<0.049	0.049
Volatile Organics by GC/MS	Methyl Ethyl Ketone (2-Butanone)	16	ug/g	<0.40	0.4	<0.40	0.4	<0.40	0.4
Volatile Organics by GC/MS	Methyl Isobutyl Ketone	1.7	ug/g	<0.40	0.4	<0.40	0.4	<0.40	0.4
Volatile Organics by GC/MS	Methyl t-butyl ether (MTBE)	0.75	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Styrene	0.7	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,1,1,2-Tetrachloroethane	0.058	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,1,2,2-Tetrachloroethane	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Tetrachloroethylene	0.28	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Toluene	2.3	ug/g	<0.020	0.02	<0.020	0.02	<0.020	0.02
Volatile Organics by GC/MS	1,1,1-Trichloroethane	0.38	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	1,1,2-Trichloroethane	0.05	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Trichloroethylene	0.061	ug/g	<0.010	0.01	<0.010	0.01	<0.010	0.01
Volatile Organics by GC/MS	Trichlorofluoromethane (FREON 11)	4	ug/g	<0.040	0.04	<0.040	0.04	<0.040	0.04
Volatile Organics by GC/MS	Vinyl Chloride	0.02	ug/g	<0.019	0.019	<0.019	0.019	<0.019	0.019
Volatile Organics by GC/MS	p+m-Xylene		ug/g	<0.020	0.02	<0.020	0.02	<0.020	0.02
Volatile Organics by GC/MS	o-Xylene		ug/g	<0.020	0.02	<0.020	0.02	<0.020	0.02
Volatile Organics by GC/MS	Total Xylenes	3.1	ug/g	<0.020	0.02	<0.020	0.02	<0.020	0.02
Volatile Organics by GC/MS	F1 (C6-C10)	55	ug/g					<10	10
Volatile Organics by GC/MS	F1 (C6-C10) - BTEX	55	ug/g					<10	10

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

Disclaimer: This is not an official certficate of analysis. For QC data and comments, please refer to the original reports issued by Bureau Veritas.

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Petroleum Hydrocarbons in Soil Samples
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE STREET	50 STEPHANIE
Project #	12769	12769
Site #	50 STEPHANIE STREET	50 STEPHANIE
PO #	12769-2	12769-2
COC#	N/A	N/A
Bureau Veritas Job #	C583807	C583807
Sample ID	BH2-5	BH100-5
Bureau Veritas Sample ID	ASXK75	ASXK76
Matrix	Soil	Soil
Sampled By	MP	MP
Sampling Date	Jul 10, 2025	Jul 10, 2025
Sampling Time	2:34 PM	2:34 PM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*
Petroleum Hydrocarbons (CCME)	F2 (C10-C16 Hydrocarbons)	98	ug/g	<7.0	7	<7.0	7
Petroleum Hydrocarbons (CCME)	F3 (C16-C34 Hydrocarbons)	300	ug/g	<50	50	<50	50
Petroleum Hydrocarbons (CCME)	F4 (C34-C50 Hydrocarbons)	2800	ug/g	<50	50	<50	50
Petroleum Hydrocarbons (CCME)	Reached Baseline at C50		ug/g	YES	N/A	YES	N/A
Petroleum Hydrocarbons (CCME)	Hydrocarbon Resemblance		ug/g	NA	N/A	NA	N/A
Petroleum Hydrocarbons (CCME)	Benzene	0.21	ug/g	<0.020	0.02	<0.020	0.02
Petroleum Hydrocarbons (CCME)	Toluene	2.3	ug/g	<0.020	0.02	<0.020	0.02
Petroleum Hydrocarbons (CCME)	Ethylbenzene	2	ug/g	<0.020	0.02	<0.020	0.02
Petroleum Hydrocarbons (CCME)	o-Xylene		ug/g	<0.020	0.02	<0.020	0.02
Petroleum Hydrocarbons (CCME)	p+m-Xylene		ug/g	<0.040	0.04	<0.040	0.04
Petroleum Hydrocarbons (CCME)	Total Xylenes	3.1	ug/g	<0.040	0.04	<0.040	0.04
Petroleum Hydrocarbons (CCME)	F1 (C6-C10)	55	ug/g	<10	10	<10	10
Petroleum Hydrocarbons (CCME)	F1 (C6-C10) - BTEX	55	ug/g	<10	10	<10	10

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

Disclaimer: This is not an official certficate of analysis. For QC data and comments, please refer to the original reports issued by Bureau Veritas.

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Polycyclic Aromatic Hydrcarbons in Soil Samples
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE STREET		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE ST.		50 STEPHANIE ST.		50 STEPHANIE ST.			
Project #	12769		12769		12769		12769		12769		12769			
Site #	50 STEPHANIE STREET		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE			
PO #	12769-2		12769-2		12769-2		12769-2		12769-2		12769-2			
COC#	N/A		N/A		N/A		C#1052083-02-01		C#1052083-02-01		C#1052083-01-01			
Bureau Veritas Job #	C583807		C583807		C583807		C586463		C586463		C586457			
Sample ID	BH1-1		BH2-1		BH100-1		BH3-1		BH3-4		BH06-1			
Bureau Veritas Sample ID	ASXK69		ASXK72		ASXK73		ATCF84		ATCF85		ATCF71			
Matrix	Soil		Soil		Soil		Soil		Soil		Soil			
Sampled By	MP		MP		MP		ML		ML		ML			
Sampling Date	Jul 08, 2025		Jul 10, 2025		Jul 10, 2025		Jul 11, 2025		Jul 14, 2025		Jul 16, 2025			
Sampling Time	9:15 AM		9:30 AM		9:30 AM		10:23 AM		9:25 AM		12:16 PM			
Report Group	***Parameter Name***	***Criteria 1***	***Units***	***Result***	***DL***	***Result***	***DL***	***Result***	***DL***	***Result***	***DL***	***Result***	***DL***	***Result***	***DL***
Semi-Volatile Organics by GC-MS	Methylnaphthalene, 2-(1-)	0.99	ug/g	0.013	0.0071	<0.042	0.042	<0.042	0.042	<0.0071	0.0071	<0.0071	0.0071	<0.0071	0.0071
Semi-Volatile Organics by GC-MS	Acenaphthene	7.9	ug/g	0.027	0.005	<0.03	0.03	<0.03	0.03	0.0094	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Acenaphthylene	0.15	ug/g	0.0052	0.005	<0.05	0.05	<0.05	0.05	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Anthracene	0.67	ug/g	0.069	0.005	<0.03	0.03	<0.03	0.03	0.014	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(a)anthracene	0.5	ug/g	0.12	0.005					0.021	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(a)pyrene	0.3	ug/g	0.12	0.005	<0.05	0.05	<0.05	0.05	0.02	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(b/j)fluoranthene	0.78	ug/g	0.16	0.005	<0.1	0.1	<0.1	0.1	0.028	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(g,h,i)perylene	6.6	ug/g	0.06	0.005	<0.1	0.1	<0.1	0.1	0.018	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(k)fluoranthene	0.78	ug/g	0.054	0.005	<0.03	0.03	<0.03	0.03	0.0092	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Chrysene	7	ug/g	0.11	0.005	<0.05	0.05	<0.05	0.05	0.023	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Dibenzo(a,h)anthracene	0.1	ug/g	0.015	0.005	<0.05	0.05	<0.05	0.05	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Fluoranthene	0.69	ug/g	0.33	0.005	<0.05	0.05	<0.05	0.05	0.054	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Fluorene	62	ug/g	0.023	0.005	<0.03	0.03	<0.03	0.03	0.01	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Indeno(1,2,3-cd)pyrene	0.38	ug/g	0.069	0.005	<0.08	0.08	<0.08	0.08	0.018	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	1-Methylnaphthalene	0.99	ug/g	0.0057	0.005	<0.03	0.03	<0.03	0.03	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	2-Methylnaphthalene	0.99	ug/g	0.0077	0.005	<0.03	0.03	<0.03	0.03	0.0062	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Naphthalene	0.6	ug/g	0.01	0.005	<0.03	0.03	<0.03	0.03	0.0058	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Phenanthrene	6.2	ug/g	0.22	0.005	<0.05	0.05	<0.05	0.05	0.05	0.005	<0.0050	0.005	0.006	0.005
Semi-Volatile Organics by GC-MS	Pyrene	78	ug/g	0.27	0.005	<0.05	0.05	<0.05	0.05	0.046	0.005	<0.0050	0.005	<0.0050	0.005

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

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S2S Environmental Inc.

REPORT FILTERS	Concentrations of Polycyclic Aromatic Hydrcarbons in Soil Samples
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE ST.	50 STEPHANIE ST.	50 STEPHANIE ST.
Project #	12769	12769	12769
Site #	50 STEPHANIE	50 STEPHANIE	50 STEPHANIE
PO #	12769-2	12769-2	12769-2
COC#	C#1052083-01-01	C#1052083-01-01	C#1052083-01-01
Bureau Veritas Job #	C586457	C586457	C586457
Sample ID	BH996	BH05-1	BH04-1
Bureau Veritas Sample ID	ATCF74	ATCF69	ATCF67
Matrix	Soil	Soil	Soil
Sampled By	ML	ML	ML
Sampling Date	Jul 16, 2025	Jul 16, 2025	Jul 16, 2025
Sampling Time	12:16 PM	1:27 PM	2:12 PM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*Result*	*DL*
Semi-Volatile Organics by GC-MS	Methylnaphthalene, 2-(1-)	0.99	ug/g	<0.0071	0.0071	<0.0071	0.0071	<0.0071	0.0071
Semi-Volatile Organics by GC-MS	Acenaphthene	7.9	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Acenaphthylene	0.15	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Anthracene	0.67	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(a)anthracene	0.5	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(a)pyrene	0.3	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(b/j)fluoranthene	0.78	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(g,h,i)perylene	6.6	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Benzo(k)fluoranthene	0.78	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Chrysene	7	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Dibenzo(a,h)anthracene	0.1	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Fluoranthene	0.69	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Fluorene	62	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Indeno(1,2,3-cd)pyrene	0.38	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	1-Methylnaphthalene	0.99	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	2-Methylnaphthalene	0.99	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Naphthalene	0.6	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Phenanthrene	6.2	ug/g	0.0057	0.005	<0.0050	0.005	<0.0050	0.005
Semi-Volatile Organics by GC-MS	Pyrene	78	ug/g	<0.0050	0.005	<0.0050	0.005	<0.0050	0.005

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

REPORT FILTERS	Concentrations of Metals & Inorganics in Soil Samples
Received Date From	Jul 24, 2024
Received Date To	Jul 24, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE STREET		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE		50 STEPHANIE ST.		50 STEPHANIE ST.		50 STEPHANIE ST.		50 STEPHANIE ST.		50 STEPHANIE ST.	
Project #	12769		12769		12769		12769		12769		12769		12769		12769		12769		12769		12769	
Site #	50 STEPHANIE STREET		50 STEPHANIE ST		50 STEPHANIE ST		50 STEPHANIE ST		50 STEPHANIE ST		50 STEPHANIE ST											
PO #	12769-2		12769-2		12769-2		12769-2		12769-2		12769-2		12769-2		12769-2		12769-2		12769-2		12769-2	
COC#	N/A		N/A		N/A		N/A		N/A		N/A		C#1052083-02-01		C#1052083-01-01		C#1052083-01-01		C#1052083-01-01		C#1052083-01-01	
Bureau Veritas Job #	C583807		C583807		C583807		C583807		C583807		C583807		C586463		C586457		C586457		C586457		C586457	
Sample ID	BH1-1		BH1-5		BH2-1		BH100-1		BH2-5		BH100-5		BH3-1		BH06-1		BH96		BH06-3		BH05-1	
Bureau Veritas Sample ID	ASXK69		ASXK71		ASXK72		ASXK73		ASXK75		ASXK76		ATCF84		ATCF71		ATCF74		ATCF73		ATCF69	
Matrix	Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil		Soil	
Sampled By	MP		MP		MP		MP		MP		MP		ML		ML		ML		ML		ML	
Sampling Date	Jul 08, 2025		Jul 08, 2025		Jul 10, 2025		Jul 10, 2025		Jul 10, 2025		Jul 10, 2025		Jul 11, 2025		Jul 16, 2025		Jul 16, 2025		Jul 16, 2025		Jul 16, 2025	
Sampling Time	9:15 AM		3:25 PM		9:30 AM		9:30 AM		2:34 PM		2:34 PM		10:23 AM		12:16 PM		12:16 PM		12:55 PM		1:27 PM		2:12 PM	

Report Group	Parameter Name	Criteria 1	Units	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL	Result	DL
	Sodium Adsorption Ratio	5.0	N/A	2.9	N/A			5.5	N/A	5.2	N/A					20	N/A	1.6	N/A	1.5	N/A			0.94	N/A	1.4	N/A
	Conductivity	0.7	mS/cm	0.69	0.002			0.61	0.002	0.57	0.002					2.6	0.002	0.58	0.002	0.69	0.002			0.6	0.002	0.62	0.002
	Available (CaCl2) pH		pH	8.26	N/A	7.78	N/A	7.93	N/A	8.03	N/A	7.77	N/A	7.81	N/A	8.47	N/A	7.78	N/A	7.76	N/A	7.77	N/A	7.7	N/A	7.83	N/A
	WAD Cyanide (Free)	0.051	ug/g	<0.01	0.01			<0.01	0.01	<0.01	0.01					<0.01	0.01	<0.01	0.01	<0.01	0.01			<0.01	0.01	<0.01	0.01
Elements by Atomic Spectroscopy	Chromium (VI)	8	ug/g	<0.18	0.18			<0.18	0.18	<0.18	0.18					<0.18	0.18	<0.18	0.18	<0.18	0.18			<0.18	0.18	<0.18	0.18
Elements by Atomic Spectroscopy	Hot Water Ext. Boron (B)	1.5	ug/g	0.61	0.05			0.23	0.05	0.25	0.05					0.39	0.05	0.43	0.05	0.39	0.05			0.36	0.05	0.32	0.05
Elements by Atomic Spectroscopy	Acid Extractable Antimony (Sb)	7.5	ug/g	<0.20	0.2			<0.20	0.2	<0.20	0.2					0.23	0.2	<0.20	0.2	<0.20	0.2			<0.20	0.2	<0.20	0.2
Elements by Atomic Spectroscopy	Acid Extractable Arsenic (As)	18	ug/g	2.3	1			2.5	1	2.7	1					2.8	1	2.2	1	2.4	1			2.4	1	2.2	1
Elements by Atomic Spectroscopy	Acid Extractable Barium (Ba)	390	ug/g	94	0.5			53	0.5	54	0.5					100	0.5	97	0.5	110	0.5			140	0.5	100	0.5
Elements by Atomic Spectroscopy	Acid Extractable Beryllium (Be)	4	ug/g	0.52	0.2			0.33	0.2	0.34	0.2					0.59	0.2	0.59	0.2	0.63	0.2			0.63	0.2	0.6	0.2
Elements by Atomic Spectroscopy	Acid Extractable Boron (B)	120	ug/g	7.1	5			<5.0	5	<5.0	5					7.5	5	8.6	5	8.9	5			8.4	5	8.9	5
Elements by Atomic Spectroscopy	Acid Extractable Cadmium (Cd)	1.2	ug/g	0.11	0.1			0.14	0.1	0.12	0.1					0.12	0.1	<0.10	0.1	<0.10	0.1			<0.10	0.1	<0.10	0.1
Elements by Atomic Spectroscopy	Acid Extractable Chromium (Cr)	160	ug/g	31	1			20	1	20	1					30	1	32	1	31	1			30	1	29	1
Elements by Atomic Spectroscopy	Acid Extractable Cobalt (Co)	22	ug/g	13	0.1			8	0.1	7.5	0.1					9.4	0.1	9.4	0.1	11	0.1			9.8	0.1	9.8	0.1
Elements by Atomic Spectroscopy	Acid Extractable Copper (Cu)	140	ug/g	20	0.5			11	0.5	11	0.5					20	0.5	19	0.5	20	0.5			19	0.5	20	0.5
Elements by Atomic Spectroscopy	Acid Extractable Lead (Pb)	120	ug/g	8.8	1			7.5	1	7.7	1					48	1	7.5	1	7.6	1			7.8	1	7.7	1
Elements by Atomic Spectroscopy	Acid Extractable Molybdenum (Mo)	6.9	ug/g	<0.50	0.5			0.55	0.5	0.63	0.5					<0.50	0.5	<0.50	0.5	<0.50	0.5			<0.50	0.5	<0.50	0.5
Elements by Atomic Spectroscopy	Acid Extractable Nickel (Ni)	100	ug/g	21	0.5			17	0.5	16	0.5					22	0.5	24	0.5	24	0.5			23	0.5	23	0.5
Elements by Atomic Spectroscopy	Acid Extractable Selenium (Se)	2.4	ug/g	<0.50	0.5			<0.50	0.5	<0.50	0.5					<0.50	0.5	<0.50	0.5	<0.50	0.5			<0.50	0.5	<0.50	0.5
Elements by Atomic Spectroscopy	Acid Extractable Silver (Ag)	20	ug/g	<0.20	0.2			<0.20	0.2	<0.20	0.2					<0.20	0.2	<0.20	0.2	<0.20	0.2			<0.20	0.2	<0.20	0.2
Elements by Atomic Spectroscopy	Acid Extractable Thallium (Tl)	1	ug/g	0.12	0.05			0.097	0.05	0.1	0.05					0.15	0.05	0.14	0.05	0.15	0.05			0.13	0.05	0.14	0.05
Elements by Atomic Spectroscopy	Acid Extractable Uranium (U)	23	ug/g	0.62	0.05			0.47	0.05	0.53	0.05					0.65	0.05	0.72	0.05	0.72	0.05			0.66	0.05	0.67	0.05
Elements by Atomic Spectroscopy	Acid Extractable Vanadium (V)	86	ug/g	33	5			25	5	25	5					32	5	35	5	34	5			34	5	33	5
Elements by Atomic Spectroscopy	Acid Extractable Zinc (Zn)	340	ug/g	46	5			31	5	30	5					58	5	47	5	48	5			48	5	49	5
Elements by Atomic Spectroscopy	Acid Extractable Mercury (Hg)	0.27	ug/g	<0.050	0.05			<0.050	0.05	<0.050	0.05					<0.050	0.05	<0.050	0.05	<0.050	0.05			<0.050	0.05	<0.050	0.05
	Moisture		%	17	1			12	1	12	1	20	1	17	1	16	1	16	1	16	1			17	1	19	1
	Grain Size		%									COARSE	N/A	COARSE	N/A												
	Sieve - #200 (<0.075mm)		%									29	1	30	1												
	Sieve - #200 (>0.075mm)		%									71	1	70	1												

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

REPORT FILTERS	Concentrations of ABN in Soil Samples
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-Soil/Res-C

Site Location	50 STEPHANIE	50 STEPHANIE
Project #	12769	12769
Site #	50 STEPHANIE	50 STEPHANIE
PO #	12769-2	12769-2
COC#	N/A	N/A
Bureau Veritas Job #	C583807	C583807
Sample ID	BH2-1	BH100-1
Bureau Veritas Sample ID	ASXK72	ASXK73
Matrix	Soil	Soil
Sampled By	MP	MP
Sampling Date	Jul 10, 2025	Jul 10, 2025
Sampling Time	9:30 AM	9:30 AM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*
Semi-Volatile Organics by GC-MS	1,2,4-Trichlorobenzene	0.36	ug/g	<0.05	0.05	<0.05	0.05
Semi-Volatile Organics by GC-MS	2,4,5-Trichlorophenol	4.4	ug/g	<0.08	0.08	<0.08	0.08
Semi-Volatile Organics by GC-MS	2,4,6-Trichlorophenol	3.8	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2,4-Dichlorophenol	1.7	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2,4-Dimethylphenol	390	ug/g	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	2,4-Dinitrophenol	38	ug/g	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	2,4-Dinitrotoluene	0.92	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2,6-Dinitrotoluene	0.92	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2-Chlorophenol	1.6	ug/g	<0.08	0.08	<0.08	0.08
Semi-Volatile Organics by GC-MS	3,3'-Dichlorobenzidine	1	ug/g	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	Benzo(a)anthracene	0.5	ug/g	<0.05	0.05	<0.05	0.05
Semi-Volatile Organics by GC-MS	Biphenyl	0.31	ug/g	<0.05	0.05	<0.05	0.05
Semi-Volatile Organics by GC-MS	Bis(2-chloroethyl)ether	0.5	ug/g	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	Bis(2-chloroisopropyl)ether	0.67	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	Bis(2-ethylhexyl)phthalate	5	ug/g	<1	1	<1	1
Semi-Volatile Organics by GC-MS	Diethyl phthalate	0.5	ug/g	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	Dimethyl phthalate	0.5	ug/g	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	p-Chloroaniline	0.5	ug/g	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	Pentachlorophenol	0.1	ug/g	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	Phenol	9.4	ug/g	<0.09	0.09	<0.09	0.09
Semi-Volatile Organics by GC-MS	2,4- & 2,6-Dinitrotoluene		ug/g	<0.14	0.14	<0.14	0.14

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

Disclaimer: This is not an official certficate of analysis. For QC data and comments, please refer to the original reports issued by Bureau Veritas.

7.4 Groundwater Data

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Volatile Organic Compounds in Groundwater
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-GW-C

Site Location	50 STEPHANIE STREET	50 STEPHANIE	50 STEPHANIE
Project #	12769	12769	12769
Site #	50 STEPHANIE STREET	50 STEPHANIE	50 STEPHANIE
PO #	12769-3	12769-3	12769-3
COC#	N/A	N/A	N/A
Bureau Veritas Job #	C589070	C589070	C589070
Sample ID	TRIP BLANK	BH2	BH201
Bureau Veritas Sample ID	ATHL16	ATHL13	ATHL15
Matrix	Water	Water	Water
Sampled By	MP	MP	MP
Sampling Date		Jul 22, 2025	Jul 22, 2025
Sampling Time		11:18 AM	11:18 AM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*Result*	*DL*
Volatile Organics by GC/MS	1,3-Dichloropropene (cis+trans)	5.2	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Acetone (2-Propanone)	130000	ug/L	<10	10	<10	10	<10	10
Volatile Organics by GC/MS	Benzene	44	ug/L	<0.20	0.2	<0.17	0.17	<0.17	0.17
Volatile Organics by GC/MS	Bromodichloromethane	85000	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Bromoform	380	ug/L	<1.0	1	<1.0	1	<1.0	1
Volatile Organics by GC/MS	Bromomethane	5.6	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Carbon Tetrachloride	0.79	ug/L	<0.19	0.19	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Chlorobenzene	630	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Chloroform	2.4	ug/L	<0.20	0.2	0.29	0.2	0.3	0.2
Volatile Organics by GC/MS	Dibromochloromethane	82000	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,2-Dichlorobenzene	4600	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,3-Dichlorobenzene	9600	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,4-Dichlorobenzene	8	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Dichlorodifluoromethane (FREON 12)	4400	ug/L	<1.0	1	<1.0	1	<1.0	1
Volatile Organics by GC/MS	1,1-Dichloroethane	320	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	1,2-Dichloroethane	1.6	ug/L	<0.49	0.49	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,1-Dichloroethylene	1.6	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	cis-1,2-Dichloroethylene	1.6	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	trans-1,2-Dichloroethylene	1.6	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,2-Dichloropropane	16	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	cis-1,3-Dichloropropene	5.2	ug/L	<0.30	0.3	<0.30	0.3	<0.30	0.3
Volatile Organics by GC/MS	trans-1,3-Dichloropropene	5.2	ug/L	<0.40	0.4	<0.40	0.4	<0.40	0.4
Volatile Organics by GC/MS	Ethylbenzene	2300	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Ethylene Dibromide	0.25	ug/L	<0.19	0.19	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Hexane	51	ug/L	<1.0	1	<1.0	1	<1.0	1
Volatile Organics by GC/MS	Methylene Chloride(Dichloromethane)	610	ug/L	<2.0	2	<2.0	2	<2.0	2
Volatile Organics by GC/MS	Methyl Ethyl Ketone (2-Butanone)	470000	ug/L	<10	10	<10	10	<10	10
Volatile Organics by GC/MS	Methyl Isobutyl Ketone	140000	ug/L	<5.0	5	<5.0	5	<5.0	5
Volatile Organics by GC/MS	Methyl t-butyl ether (MTBE)	190	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Styrene	1300	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,1,1,2-Tetrachloroethane	3.3	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	1,1,2,2-Tetrachloroethane	3.2	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Tetrachloroethylene	1.6	ug/L	<0.20	0.2	**6.6**	0.2	**6.4**	0.2
Volatile Organics by GC/MS	Toluene	18000	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	1,1,1-Trichloroethane	640	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	1,1,2-Trichloroethane	4.7	ug/L	<0.40	0.4	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Trichloroethylene	1.6	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Trichlorofluoromethane (FREON 11)	2500	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Volatile Organics by GC/MS	Vinyl Chloride	0.5	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	p+m-Xylene		ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	o-Xylene		ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	Total Xylenes	4200	ug/L	<0.20	0.2	<0.20	0.2	<0.20	0.2
Volatile Organics by GC/MS	F1 (C6-C10)	750	ug/L			<25	25	<25	25
Volatile Organics by GC/MS	F1 (C6-C10) - BTEX	750	ug/L			<25	25	<25	25

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Petroleum Hydrcarbons in Groundwater
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-GW-C

Site Location	50 STEPHANIE	50 STEPHANIE	50 STEPHANIE
Project #	12769	12769	12769
Site #	50 STEPHANIE	50 STEPHANIE	50 STEPHANIE
PO #	12769-3	12769-3	12769-3
COC#	N/A	N/A	N/A
Bureau Veritas Job #	C589070	C589070	C589070
Sample ID	BH2	BH201	BH3
Bureau Veritas Sample ID	ATHL13	ATHL15	ATHL14
Matrix	Water	Water	Water
Sampled By	MP	MP	MP
Sampling Date	Jul 22, 2025	Jul 22, 2025	Jul 22, 2025
Sampling Time	11:18 AM	11:18 AM	2:51 PM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*Result*	*DL*
Petroleum Hydrocarbons (CCME)	F2 (C10-C16 Hydrocarbons)	150	ug/L	<90	90	<90	90	<90	90
Petroleum Hydrocarbons (CCME)	F3 (C16-C34 Hydrocarbons)	500	ug/L	<200	200	<200	200	<200	200
Petroleum Hydrocarbons (CCME)	F4 (C34-C50 Hydrocarbons)	500	ug/L	<200	200	<200	200	<200	200
Petroleum Hydrocarbons (CCME)	Reached Baseline at C50		ug/L	YES	N/A	YES	N/A	YES	N/A
Petroleum Hydrocarbons (CCME)	Hydrocarbon Resemblance		ug/L	NA	N/A	NA	N/A	NA	N/A
Petroleum Hydrocarbons (CCME)	Benzene	44	ug/L					<0.20	0.2
Petroleum Hydrocarbons (CCME)	Toluene	18000	ug/L					<0.20	0.2
Petroleum Hydrocarbons (CCME)	Ethylbenzene	2300	ug/L					<0.20	0.2
Petroleum Hydrocarbons (CCME)	o-Xylene		ug/L					<0.20	0.2
Petroleum Hydrocarbons (CCME)	p+m-Xylene		ug/L					<0.40	0.4
Petroleum Hydrocarbons (CCME)	Total Xylenes	4200	ug/L					<0.40	0.4
Petroleum Hydrocarbons (CCME)	F1 (C6-C10)	750	ug/L					<25	25
Petroleum Hydrocarbons (CCME)	F1 (C6-C10) - BTEX	750	ug/L					<25	25

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

Disclaimer: This is not an official certficate of analysis. For QC data and comments, please refer to the original reports issued by Bureau Veritas.

S2S Environmental Inc.

REPORT FILTERS	Concentration of Polyaromatic Hydrocarbon in Groundwater
Received Date From	Aug 24, 2024
Received Date To	Aug 24, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-GW-C

Site Location	50 STEPHANIE STREET	50 STEPHANIE	50 STEPHANIE
Project #	12769	12769	12769
Site #	12769	12769	12769
PO #	12769-3	12769-3	12769-3
COC#	N/A	N/A	N/A
Bureau Veritas Job #	C589070	C589070	C589070
Sample ID	BH2	BH201	BH3
Bureau Veritas Sample ID	ATHL13	ATHL15	ATHL14
Matrix	Water	Water	Water
Sampled By	MP	MP	MP
Sampling Date	Jul 22, 2025	Jul 22, 2025	Jul 22, 2025
Sampling Time	11:18 AM	11:18 AM	2:51 PM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*DL*
Semi-Volatile Organics by GC-MS	Methylnaphthalene, 2-(1-)	1800	ug/L	<0.28	0.28	<0.28	0.28	0.071
Semi-Volatile Organics by GC-MS	Acenaphthene	600	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Acenaphthylene	1.8	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Anthracene	2.4	ug/L	<0.05	0.05	<0.05	0.05	0.05
Semi-Volatile Organics by GC-MS	Benzo(a)anthracene	4.7	ug/L					0.05
Semi-Volatile Organics by GC-MS	Benzo(a)pyrene	0.81	ug/L	<0.01	0.01	<0.01	0.01	0.009
Semi-Volatile Organics by GC-MS	Benzo(b/j)fluoranthene	0.75	ug/L	<0.05	0.05	<0.05	0.05	0.05
Semi-Volatile Organics by GC-MS	Benzo(g,h,i)perylene	0.2	ug/L	<0.05	0.05	<0.05	0.05	0.05
Semi-Volatile Organics by GC-MS	Benzo(k)fluoranthene	0.4	ug/L	<0.05	0.05	<0.05	0.05	0.05
Semi-Volatile Organics by GC-MS	Chrysene	1	ug/L	<0.05	0.05	<0.05	0.05	0.05
Semi-Volatile Organics by GC-MS	Dibenzo(a,h)anthracene	0.52	ug/L	<0.1	0.1	<0.1	0.1	0.05
Semi-Volatile Organics by GC-MS	Fluoranthene	130	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Fluorene	400	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Indeno(1,2,3-cd)pyrene	0.2	ug/L	<0.1	0.1	<0.1	0.1	0.05
Semi-Volatile Organics by GC-MS	1-Methylnaphthalene	1800	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	2-Methylnaphthalene	1800	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Naphthalene	1400	ug/L	<0.2	0.2	<0.2	0.2	0.05
Semi-Volatile Organics by GC-MS	Phenanthrene	580	ug/L	<0.1	0.1	<0.1	0.1	0.03
Semi-Volatile Organics by GC-MS	Pyrene	68	ug/L	<0.05	0.05	<0.05	0.05	0.05

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

S2S Environmental Inc.

REPORT FILTERS	Concentrations of Metals & Inorganics in Groundwater
Received Date From	Jul 30, 2024
Received Date To	Jul 30, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-GW-C

Site Location	50 STEPHANIE STREET	50 STEPHANIE	50 STEPHANIE
Project #	12769	12769	12769
Site #	50 STEPHANIE STREET	50 STEPHANIE	50 STEPHANIE
PO #	12769-3	12769-3	12769-3
COC#	N/A	N/A	N/A
Bureau Veritas Job #	C589070	C589070	C589070
Sample ID	BH2	BH201	BH1
Bureau Veritas Sample ID	ATHL13	ATHL15	ATHL12
Matrix	Water	Water	Water
Sampled By	MP	MP	MP
Sampling Date	Jul 22, 2025	Jul 22, 2025	Jul 22, 2025
Sampling Time	11:18 AM	11:18 AM	1:45 PM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*	*Result*	*DL*
Elements by Atomic Spectroscopy	Dissolved Antimony (Sb)	20000	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Elements by Atomic Spectroscopy	Dissolved Arsenic (As)	1900	ug/L	1.8	1	1.7	1	3.7	1
Elements by Atomic Spectroscopy	Dissolved Barium (Ba)	29000	ug/L	460	2	460	2	360	2
Elements by Atomic Spectroscopy	Dissolved Beryllium (Be)	67	ug/L	<0.40	0.4	<0.40	0.4	<0.40	0.4
Elements by Atomic Spectroscopy	Dissolved Boron (B)	45000	ug/L	260	10	260	10	260	10
Elements by Atomic Spectroscopy	Dissolved Cadmium (Cd)	2.7	ug/L	<0.090	0.09	<0.090	0.09	<0.090	0.09
Elements by Atomic Spectroscopy	Dissolved Chromium (Cr)	810	ug/L	<5.0	5	<5.0	5	<5.0	5
Elements by Atomic Spectroscopy	Dissolved Cobalt (Co)	66	ug/L	0.54	0.5	0.57	0.5	<0.50	0.5
Elements by Atomic Spectroscopy	Dissolved Copper (Cu)	87	ug/L	<0.90	0.9	<0.90	0.9	<0.90	0.9
Elements by Atomic Spectroscopy	Dissolved Lead (Pb)	25	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
Elements by Atomic Spectroscopy	Dissolved Molybdenum (Mo)	9200	ug/L	27	0.5	26	0.5	30	0.5
Elements by Atomic Spectroscopy	Dissolved Nickel (Ni)	490	ug/L	5.8	1	6	1	1.6	1
Elements by Atomic Spectroscopy	Dissolved Selenium (Se)	63	ug/L	<2.0	2	<2.0	2	<2.0	2
Elements by Atomic Spectroscopy	Dissolved Silver (Ag)	1.5	ug/L	<0.090	0.09	<0.090	0.09	<0.090	0.09
Elements by Atomic Spectroscopy	Dissolved Sodium (Na)	2300000	ug/L	160000	100	170000	100	200000	100
Elements by Atomic Spectroscopy	Dissolved Thallium (Tl)	510	ug/L	<0.050	0.05	<0.050	0.05	<0.050	0.05
Elements by Atomic Spectroscopy	Dissolved Uranium (U)	420	ug/L	1.8	0.1	1.8	0.1	0.52	0.1
Elements by Atomic Spectroscopy	Dissolved Vanadium (V)	250	ug/L	1.3	0.5	1.3	0.5	0.53	0.5
Elements by Atomic Spectroscopy	Dissolved Zinc (Zn)	1100	ug/L	<5.0	5	<5.0	5	<5.0	5
Elements by Atomic Spectroscopy	Chromium (VI)	140	ug/L	<0.50	0.5	<0.50	0.5	<0.50	0.5
	WAD Cyanide (Free)	66	ug/L	<1	1	<1	1	<1	1
	Dissolved Chloride (Cl-)	2300	mg/L	190	1	190	1	270	2
Elements by Atomic Spectroscopy	Mercury (Hg)	0.29	ug/L	<0.10	0.1	<0.10	0.1	<0.10	0.1

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

REPORT FILTERS	Concentration of ABN in Groundwater
Received Date From	Aug 24, 2024
Received Date To	Aug 24, 2025
Projects	12769
Jobs	Multiple
Samples	Multiple
Analytes	Multiple
Criteria 1	Reg153/04 T3-GW-C

Site Location	50 STEPHANIE STREET	50 STEPHANIE
Project #	12769	12769
Site #	12769	12769
PO #	12769-3	12769-3
COC#	N/A	N/A
Bureau Veritas Job #	C589070	C589070
Sample ID	BH2	BH201
Bureau Veritas Sample ID	ATHL13	ATHL15
Matrix	Water	Water
Sampled By	MP	MP
Sampling Date	Jul 22, 2025	Jul 22, 2025
Sampling Time	11:18 AM	11:18 AM

Report Group	*Parameter Name*	*Criteria 1*	*Units*	*Result*	*DL*	*Result*	*DL*
Semi-Volatile Organics by GC-MS	1,2,4-Trichlorobenzene	180	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2,4,5-Trichlorophenol	1600	ug/L	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	2,4,6-Trichlorophenol	230	ug/L	<0.2	0.2	<0.2	0.2
Semi-Volatile Organics by GC-MS	2,4-Dichlorophenol	4600	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	2,4-Dimethylphenol	39000	ug/L	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	2,4-Dinitrophenol	11000	ug/L	<2	2	<2	2
Semi-Volatile Organics by GC-MS	2,4-Dinitrotoluene	2900	ug/L	<0.3	0.3	<0.3	0.3
Semi-Volatile Organics by GC-MS	2,6-Dinitrotoluene	2900	ug/L	<0.3	0.3	<0.3	0.3
Semi-Volatile Organics by GC-MS	2-Chlorophenol	3300	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	3,3'-Dichlorobenzidine	640	ug/L	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	Benzo(a)anthracene	4.7	ug/L	<0.05	0.05	<0.05	0.05
Semi-Volatile Organics by GC-MS	Biphenyl	1000	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	Bis(2-chloroethyl)ether	300000	ug/L	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	Bis(2-chloroisopropyl)ether	20000	ug/L	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	Bis(2-ethylhexyl)phthalate	140	ug/L	<1	1	<1	1
Semi-Volatile Organics by GC-MS	Diethyl phthalate	38	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	Dimethyl phthalate	38	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	p-Chloroaniline	400	ug/L	<1	1	<1	1
Semi-Volatile Organics by GC-MS	Pentachlorophenol	62	ug/L	<0.1	0.1	<0.1	0.1
Semi-Volatile Organics by GC-MS	Phenol	12000	ug/L	<0.5	0.5	<0.5	0.5
Semi-Volatile Organics by GC-MS	2,3,4,6 + 2,3,4,5-Tetrachlorophenol		ug/L	<1	1	<1	1
Semi-Volatile Organics by GC-MS	2,4- & 2,6-Dinitrotoluene		ug/L	<0.35	0.35	<0.35	0.35

LEGEND	
Bold & Red	Exceedance
Highlighted	DL > Criteria

7.5 Sediment Data

No sediment was sampled as part of this investigation.

7.6 Soil: Maximum Concentration Data

S2S Environmental Inc.

Maximum Values Summary Table

Sample ID	Project	Site	Bureau Veritas Sample ID	Bureau Veritas Job ID	Parameter	Matrix	Criteria[1]	Result	Units
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	F1 (C6-C10)	Soil	55	<10	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	F1 (C6-C10) - BTEX	Soil	55	<10	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	F2 (C10-C16)	Soil	98	<7.0	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	F3 (C16-C34)	Soil	300	<50	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	F4 (C34-C50)	Soil	2800	<50	ug/g
BH100-5	12769	50 STEPHANIE STREET TORONTC	ASXK76	C583807	Benzene	Soil	0.21	<0.020	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Toluene	Soil	2.3	<0.020	ug/g
BH100-5	12769	50 STEPHANIE STREET TORONTC	ASXK76	C583807	Ethylbenzene	Soil	2	<0.020	ug/g
BH100-5	12769	50 STEPHANIE STREET TORONTC	ASXK76	C583807	m+p-Xylene	Soil		<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	o-Xylene	Soil		<0.020	ug/g
BH100-5	12769	50 STEPHANIE STREET TORONTC	ASXK76	C583807	Xylenes, Total	Soil	3.1	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Acetone	Soil	16	<0.49	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Bromodichloromethane	Soil	13	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Bromoform	Soil	0.27	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Bromomethane	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Carbon Tetrachloride	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Chlorobenzene	Soil	2.4	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Chloroform	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Dibromochloromethane	Soil	9.4	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,2-Dichlorobenzene	Soil	3.4	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,3-Dichlorobenzene	Soil	4.8	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,4-Dichlorobenzene	Soil	0.083	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Dichlorodifluoromethane	Soil	16	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1-Dichloroethane	Soil	3.5	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,2-Dichloroethane	Soil	0.05	<0.049	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1-Dichloroethylene	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	cis-1,2-Dichloroethylene	Soil	3.4	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	trans-1,2-Dichloroethylene	Soil	0.084	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,2-Dichloropropane	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	cis-1,3-Dichloropropene	Soil	0.05	<0.030	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	trans-1,3-Dichloropropene	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,3-Dichloropropene (cis+trans)	Soil	0.05	<0.050	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Ethylene Dibromide	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Hexane (n-Hexane)	Soil	2.8	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Methyl Ethyl Ketone (MEK)	Soil	16	<0.40	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Methyl Isobutyl Ketone (MIBK)	Soil	1.7	<0.40	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Methyl tert-butyl ether (MTBE)	Soil	0.75	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Methylene Chloride (Dichlorometh	Soil	0.1	<0.049	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Styrene	Soil	0.7	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1,1,2-Tetrachloroethane	Soil	0.058	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1,2,2-Tetrachloroethane	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Tetrachloroethylene	Soil	0.28	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1,1-Trichloroethane	Soil	0.38	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	1,1,2-Trichloroethane	Soil	0.05	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Trichloroethylene	Soil	0.061	<0.010	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Trichlorofluoromethane	Soil	4	<0.040	ug/g
BH3-4	12769	50 STEPHANIE ST.	ATCF8S	C586463	Vinyl Chloride	Soil	0.02	<0.019	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	1,1-Biphenyl	Soil	0.31	<0.05	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Bis(2-chloroethyl)ether	Soil	0.5	<0.2	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Bis(2-chloroisopropyl)ether	Soil	0.67	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Bis(2-ethylhexyl)phthalate	Soil	5	<1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	p-Chloroaniline	Soil	0.5	<0.2	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	3,3'-Dichlorobenzidine	Soil	1	<0.5	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Diethyl phthalate	Soil	0.5	<0.2	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Dimethyl phthalate	Soil	0.5	<0.2	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4-Dimethylphenol	Soil	390	<0.2	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4-Dinitrophenol	Soil	38	<0.5	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4-Dinitrotoluene	Soil	0.92	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,6-Dinitrotoluene	Soil	0.92	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4- & 2,6-Dinitrotoluene	Soil		<0.14	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Phenol	Soil	9.4	<0.09	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	1,2,4-Trichlorobenzene	Soil	0.36	<0.05	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2-Chlorophenol	Soil	1.6	<0.08	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4-Dichlorophenol	Soil	1.7	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Pentachlorophenol	Soil	0.1	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4,5-Trichlorophenol	Soil	4.4	<0.08	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2,4,6-Trichlorophenol	Soil	3.8	<0.1	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Acenaphthene	Soil	7.9	<0.03	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Acenaphthylene	Soil	0.15	<0.05	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Anthracene	Soil	0.67	0.069	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Benzo(a)anthracene	Soil	0.5	0.12	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Benzo(a)pyrene	Soil	0.3	0.12	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Benzo(b/j)fluoranthene	Soil	0.78	0.16	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Benzo(g,h,i)perylene	Soil	6.6	<0.1	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Benzo(k)fluoranthene	Soil	0.78	0.054	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Chrysene	Soil	7	0.11	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Dibenzo(a,h)anthracene	Soil	0.1	<0.05	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Fluoranthene	Soil	0.69	0.33	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Fluorene	Soil	62	<0.03	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Indeno(1,2,3-cd)pyrene	Soil	0.38	<0.08	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	1-Methylnaphthalene	Soil	0.99	<0.03	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	2-Methylnaphthalene	Soil	0.99	<0.03	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	1+2-Methylnaphthalene	Soil	0.99	<0.042	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Naphthalene	Soil	0.6	<0.03	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Phenanthrene	Soil	6.2	0.22	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Pyrene	Soil	78	0.27	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Acid Extractable Antimony (Sb)	Soil	7.5	0.23	ug/g
BH2-1 Lab-Dup	12769	50 STEPHANIE STREET TORONTC	ASXK72	C583807	Acid Extractable Arsenic (As)	Soil	18	2.9	ug/g
BH05-1	12769	50 STEPHANIE ST.	ATCF69	C586457	Acid Extractable Barium (Ba)	Soil	390	140	ug/g
BH996	12769	50 STEPHANIE ST.	ATCF74	C586457	Acid Extractable Beryllium (Be)	Soil	4	0.63	ug/g
BH996	12769	50 STEPHANIE ST.	ATCF74	C586457	Acid Extractable Boron (B)	Soil	120	8.9	ug/g
BH2-1 Lab-Dup	12769	50 STEPHANIE STREET TORONTC	ASXK72	C583807	Acid Extractable Cadmium (Cd)	Soil	1.2	0.15	ug/g
BH06-1	12769	50 STEPHANIE ST.	ATCF71	C586457	Acid Extractable Chromium (Cr)	Soil	160	32	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Acid Extractable Cobalt (Co)	Soil	22	13	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Acid Extractable Copper (Cu)	Soil	140	20	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Acid Extractable Lead (Pb)	Soil	120	48	ug/g
BH100-1	12769	50 STEPHANIE STREET TORONTC	ASXK73	C583807	Acid Extractable Molybdenum (Mo)	Soil	6.9	0.63	ug/g
BH06-1	12769	50 STEPHANIE ST.	ATCF71	C586457	Acid Extractable Nickel (Ni)	Soil	100	24	ug/g
BH04-1	12769	50 STEPHANIE ST.	ATCF67	C586457	Acid Extractable Selenium (Se)	Soil	2.4	<0.50	ug/g
BH04-1	12769	50 STEPHANIE ST.	ATCF67	C586457	Acid Extractable Silver (Ag)	Soil	20	<0.20	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Acid Extractable Thallium (Tl)	Soil	1	0.15	ug/g
BH06-1	12769	50 STEPHANIE ST.	ATCF71	C586457	Acid Extractable Uranium (U)	Soil	23	0.72	ug/g
BH06-1	12769	50 STEPHANIE ST.	ATCF71	C586457	Acid Extractable Vanadium (V)	Soil	86	35	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Acid Extractable Zinc (Zn)	Soil	340	58	ug/g
BH1-1	12769	50 STEPHANIE STREET TORONTC	ASXK69	C583807	Hot Water Extractable Boron	Soil	1.5	0.61	ug/g
BH04-1	12769	50 STEPHANIE ST.	ATCF67	C586457	WAD Cyanide (Free)	Soil	0.051	<0.01	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Electrical Conductivity	Soil	0.7	**2.6**	mS/cm
BH04-1	12769	50 STEPHANIE ST.	ATCF67	C586457	Hexavalent Chromium (CrVI)	Soil	8	<0.18	ug/g
BH04-1	12769	50 STEPHANIE ST.	ATCF67	C586457	Acid Extractable Mercury (Hg)	Soil	0.27	<0.050	ug/g
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Available (CaCl2) pH	Soil		8.47	pH
BH3-1	12769	50 STEPHANIE ST.	ATCF84	C586463	Sodium Adsorption Ratio	Soil	5	**20**	N/A
BH2-5	12769	50 STEPHANIE STREET TORONTC	ASXK75	C583807	Moisture	Soil		20	%
BH2-5	12769	50 STEPHANIE STREET TORONTC	ASXK75	C583807	Sieve - #200 (>0.075mm)	Soil		71	%
BH100-5	12769	50 STEPHANIE STREET TORONTC	ASXK76	C583807	Sieve - #200 (<0.075mm)	Soil		30	%

Legend	
Exceeds one Criteria	Result
DL > Criteria	Result
Criteria 1	Reg153/04 T3-Soil/Res-C

7.7 Groundwater: Maximum Concentration Data

S2S Environmental Inc.

Maximum Values Summary Table

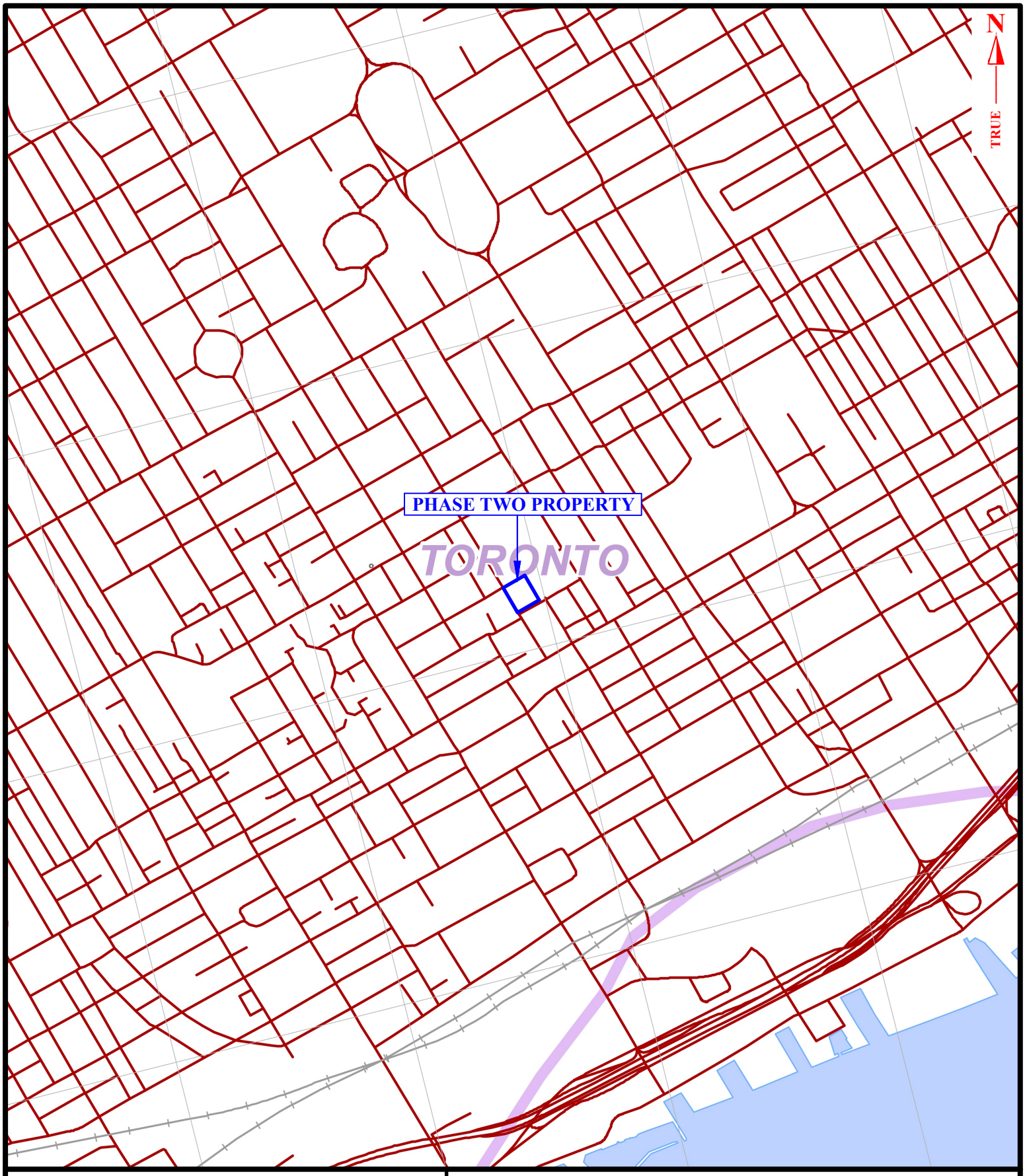
Sample ID	Project	Site	Bureau Veritas Sample ID	Bureau Veritas Job ID	Parameter	Matrix	Criteria[1]	Result	Units
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	F1 (C6-C10)	Water	750	<25	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	F1 (C6-C10) - BTEX	Water	750	<25	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	F2 (C10-C16)	Water	150	<90	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	F3 (C16-C34)	Water	500	<200	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	F4 (C34-C50)	Water	500	<200	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Benzene	Water	44	<0.20	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Toluene	Water	18000	<0.20	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Ethylbenzene	Water	2300	<0.20	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	m+p-Xylene	Water		<0.40	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	o-Xylene	Water		<0.20	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Xylenes, Total	Water	4200	<0.40	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Acetone	Water	130000	<10	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bromodichloromethane	Water	85000	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bromoform	Water	380	<1.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bromomethane	Water	5.6	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Carbon Tetrachloride	Water	0.79	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Chlorobenzene	Water	630	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Chloroform	Water	2.4	0.3	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dibromochloromethane	Water	82000	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,2-Dichlorobenzene	Water	4600	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,3-Dichlorobenzene	Water	9600	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,4-Dichlorobenzene	Water	8	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dichlorodifluoromethane	Water	4400	<1.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1-Dichloroethane	Water	320	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,2-Dichloroethane	Water	1.6	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1-Dichloroethylene	Water	1.6	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	cis-1,2-Dichloroethylene	Water	1.6	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	trans-1,2-Dichloroethylene	Water	1.6	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,2-Dichloropropane	Water	16	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	cis-1,3-Dichloropropene	Water	5.2	<0.30	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	trans-1,3-Dichloropropene	Water	5.2	<0.40	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,3-Dichloropropene (cis+trans)	Water	5.2	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Ethylene Dibromide	Water	0.25	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Hexane	Water	51	<1.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Methyl Ethyl Ketone (MEK)	Water	470000	<10	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Methyl Isobutyl Ketone (MIBK)	Water	140000	<5.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Methyl tert-butyl ether (MTBE)	Water	190	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Methylene Chloride (Dichlorometh	Water	610	<2.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Styrene	Water	1300	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1,1,2-Tetrachloroethane	Water	3.3	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1,2,2-Tetrachloroethane	Water	3.2	<0.50	ug/L
BH2	12769	50 STEPHANIE STREET TORONTC	ATHL13	C589070	Tetrachloroethylene	Water	1.6	6.6	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1,1-Trichloroethane	Water	640	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1,2-Trichloroethane	Water	4.7	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Trichloroethylene	Water	1.6	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Trichlorofluoromethane	Water	2500	<0.50	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Vinyl Chloride	Water	0.5	<0.20	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,1-Biphenyl	Water	1000	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bis(2-chloroethyl)ether	Water	300000	<0.5	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bis(2-chloroisopropyl)ether	Water	20000	<0.5	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Bis(2-ethylhexyl)phthalate	Water	140	<1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	p-Chloroaniline	Water	400	<1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	3,3'-Dichlorobenzidine	Water	640	<0.5	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Diethyl phthalate	Water	38	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dimethyl phthalate	Water	38	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4-Dimethylphenol	Water	39000	<0.5	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4-Dinitrophenol	Water	11000	<2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4-Dinitrotoluene	Water	2900	<0.3	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,6-Dinitrotoluene	Water	2900	<0.3	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4- & 2,6-Dinitrotoluene	Water		<0.35	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Phenol	Water	12000	<0.5	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1,2,4-Trichlorobenzene	Water	180	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2-Chlorophenol	Water	3300	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4-Dichlorophenol	Water	4600	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Pentachlorophenol	Water	62	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4,5-Trichlorophenol	Water	1600	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,4,6-Trichlorophenol	Water	230	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Acenaphthene	Water	600	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Acenaphthylene	Water	1.8	<0.2	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Anthracene	Water	2.4	<0.050	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Benzo(a)anthracene	Water	4.7	<0.050	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Benzo(a)pyrene	Water	0.81	<0.01	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Benzo(b/j)fluoranthene	Water	0.75	<0.050	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Benzo(g,h,i)perylene	Water	0.2	<0.050	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Benzo(k)fluoranthene	Water	0.4	<0.050	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Chrysene	Water	1	<0.050	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dibenzo(a,h)anthracene	Water	0.52	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Fluoranthene	Water	130	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Fluorene	Water	400	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Indeno(1,2,3-cd)pyrene	Water	0.2	<0.1	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1-Methylnaphthalene	Water	1800	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2-Methylnaphthalene	Water	1800	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	1+2-Methylnaphthalene	Water	1800	<0.28	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Naphthalene	Water	1400	<0.2	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Phenanthrene	Water	580	<0.1	ug/L
BH3	12769	50 STEPHANIE STREET TORONTC	ATHL14	C589070	Pyrene	Water	68	<0.050	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Antimony (Sb)	Water	20000	<0.50	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Arsenic (As)	Water	1900	3.7	ug/L
BH2	12769	50 STEPHANIE STREET TORONTC	ATHL13	C589070	Dissolved Barium (Ba)	Water	29000	460	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Beryllium (Be)	Water	67	<0.40	ug/L
BH2	12769	50 STEPHANIE STREET TORONTC	ATHL13	C589070	Dissolved Boron (B)	Water	45000	260	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Cadmium (Cd)	Water	2.7	<0.090	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Chromium (Cr)	Water	810	<5.0	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dissolved Cobalt (Co)	Water	66	0.57	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Copper (Cu)	Water	87	<0.90	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Lead (Pb)	Water	25	<0.50	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Molybdenum (Mo)	Water	9200	30	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	Dissolved Nickel (Ni)	Water	490	6	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Selenium (Se)	Water	63	<2.0	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Silver (Ag)	Water	1.5	<0.090	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Thallium (Tl)	Water	510	<0.050	ug/L
BH2	12769	50 STEPHANIE STREET TORONTC	ATHL13	C589070	Dissolved Uranium (U)	Water	420	1.8	ug/L
BH2	12769	50 STEPHANIE STREET TORONTC	ATHL13	C589070	Dissolved Vanadium (V)	Water	250	1.3	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Zinc (Zn)	Water	1100	<5.0	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Sodium (Na)	Water	2300000	200000	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Dissolved Chloride (Cl-)	Water	2300	270	mg/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	WAD Cyanide (Free)	Water	66	<1	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Hexavalent Chromium (CrVI)	Water	140	<0.50	ug/L
BH1	12769	50 STEPHANIE STREET TORONTC	ATHL12	C589070	Mercury (Hg)	Water	0.29	<0.10	ug/L
BH201	12769	50 STEPHANIE STREET TORONTC	ATHL15	C589070	2,3,4,6 + 2,3,4,5-Tetrachlorophenol	Water		<1	ug/L

Legend	
Exceeds one Criteria	Result
DL > Criteria	Result
Criteria 1	Reg153/04 T3-GW-C

8 DRAWINGS

The following drawings are attached to this report on the following pages

Drawing No. 1: Site Location Map
Drawing No. 2: Phase Two ESA Conceptual Model
Drawing No. 3: Site Plan Showing Areas of Potential Environmental Concerns (APECs)
Drawing No. 4: Site Plan Showing Approximate Location of Boreholes and Monitoring Wells
Drawing No. 5: Site Plan Showing Groundwater Elevations, Contours, and Calculated Groundwater Flow Direction
Drawing No. 6: Site Plan Showing Soil Exceedances for Metals and Inorganics
Drawing No. 7: Site Plan Showing Groundwater Exceedances for Volate Organic Compounds
Drawing No. 8: Site Plan Showing Location of Cross Sections
Drawing No. 9: Cross Section – Soil Stratigraphy for A-A'
Drawing No. 10: Cross Section – VOC Concentration in Soil for A-A'
Drawing No. 11: Cross Section – PAH Concentration in Soil for A-A'
Drawing No. 12: Cross Section – Metals Concentration in Soil for A-A'
Drawing No. 13: Cross Section – PHC Concentration in Groundwater for A-A'
Drawing No. 14: Cross Section – PAH Concentration in Groundwater for A-A'
Drawing No. 15: Cross Section – Metals Concentration in Groundwater for A-A'
Drawing No. 16: Cross Section – Soil Stratigraphy for B-B'
Drawing No. 17: Cross Section – VOC Concentration in Soil for B-B'
Drawing No. 18: Cross Section – PHC Concentration in Soil for B-B'
Drawing No. 19: Cross Section – PAH Concentration in Soil for B-B'
Drawing No. 20: Cross Section – Metals Concentration in Soil for B-B'
Drawing No. 21: Cross Section – ABN Concentration in Soil for B-B'
Drawing No. 22: Cross Section – VOC Concentration in Groundwater for B-B'
Drawing No. 23: Cross Section – PHC Concentration in Groundwater for B-B'
Drawing No. 24: Cross Section – PAH Concentration in Groundwater for B-B'
Drawing No. 25: Cross Section – Metals Concentration in Groundwater for B-B'
Drawing No. 26: Cross Section – ABN Concentration in Groundwater for B-B'
Drawing No. 27: Cross Section – Soil Stratigraphy for C-C'
Drawing No. 28: Cross Section – PAH Concentration in Soil for C-C'
Drawing No. 29: Cross Section – Metals Concentration in Soil for C-C'



0 m 200 m 400 m

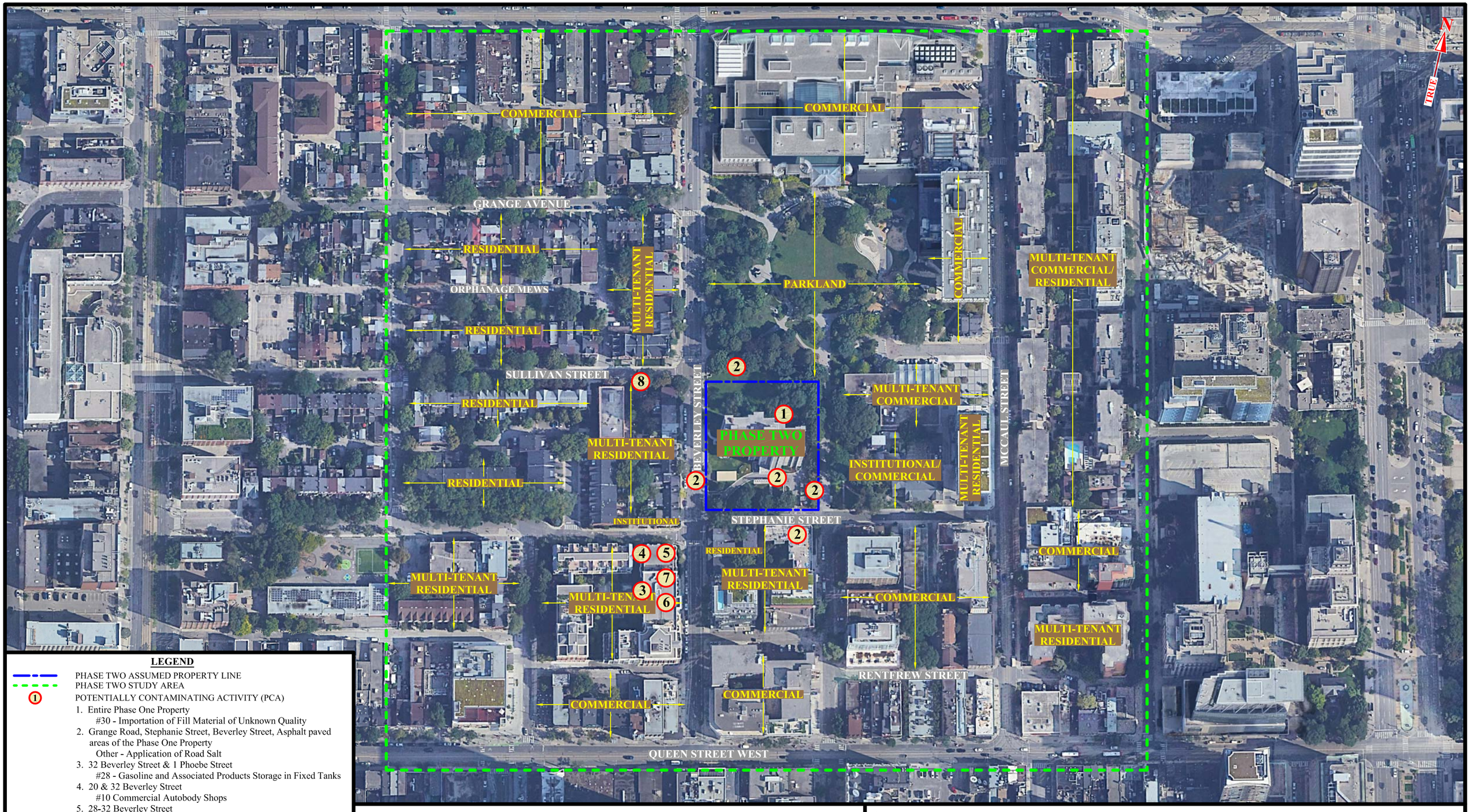
DRAWN BY: BM	DATE: JUL 24, 2025	SCALE : 1:22,000

SITE LOCATION MAP

Ontario Base Mapping (OBM), 2010,
Ontario Ministry of Natural Resources

S2S Environmental Inc.

PROJECT NO:	SITE LOCATION:	DRAWING NO:
12769	50 STEPHANIE STREET TORONTO, ONTARIO	1



LEGEND

PHASE TWO ASSUMED PROPERTY LINE
PHASE TWO STUDY AREA
1 POTENTIALLY CONTAMINATING ACTIVITY (PCA)

1. Entire Phase One Property
   #30 - Importation of Fill Material of Unknown Quality
2. Grange Road, Stephanie Street, Beverley Street, Asphalt paved areas of the Phase One Property
   Other - Application of Road Salt
3. 32 Beverley Street & 1 Phoebe Street
   #28 - Gasoline and Associated Products Storage in Fixed Tanks
4. 20 & 32 Beverley Street
   #10 Commercial Autobody Shops
5. 28-32 Beverley Street
   #28 - Mining, Smelting and Refining; Ore Processing; Tailings Storage
6. 24-28 Beverley Street & 6 Phoebe Street
   #34 - Metal fabrication
7. 28-32 Beverley Street
   #8 Chemical Manufacturing, Processing and Bulk Storage
8. 3 Sullivan Street
   #28 - Gasoline and Associated Products Storage in Fixed Tanks

NOTE: IMAGERY DATE: JULY 2024, GOOGLE EARTH

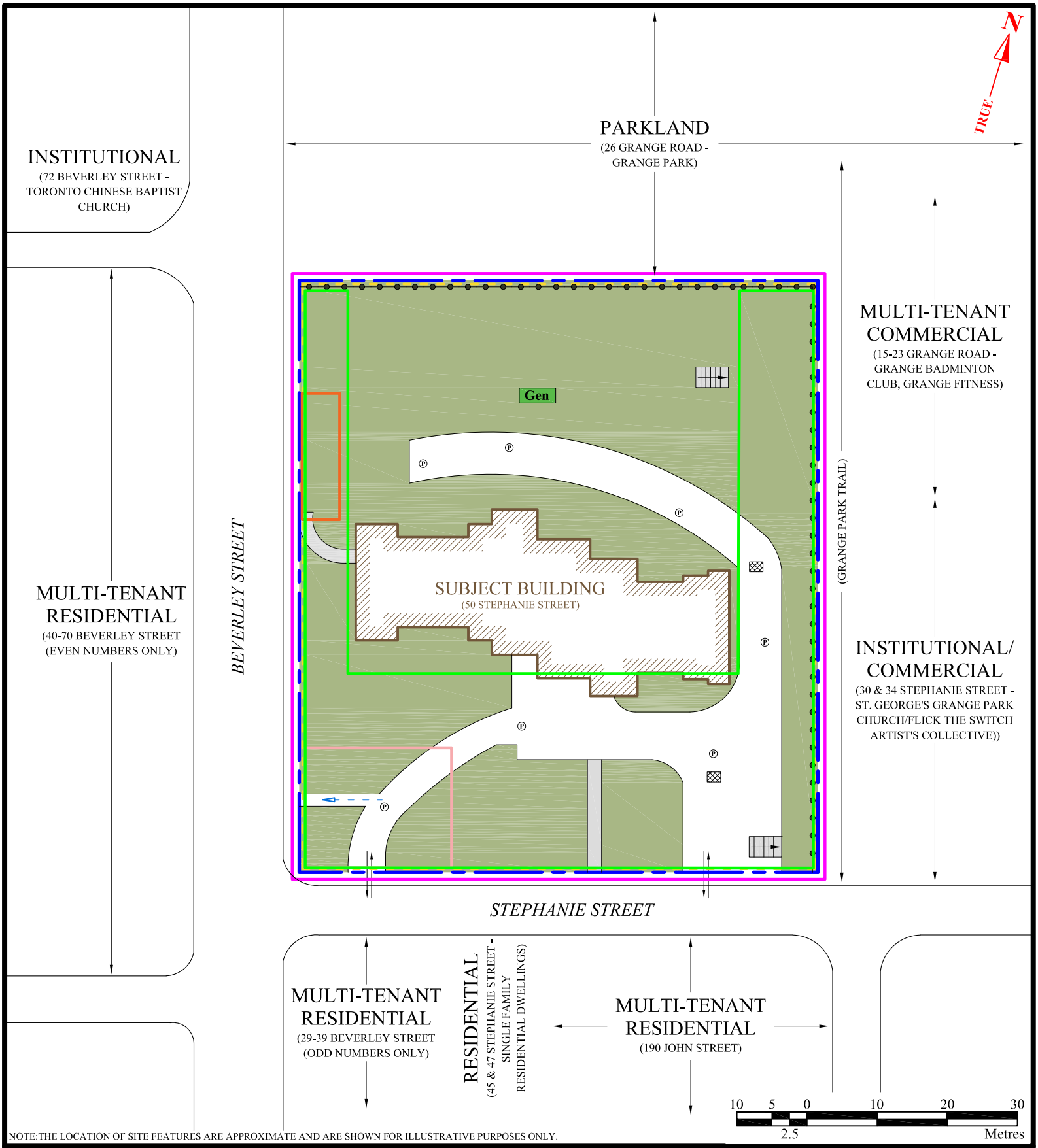
PHASE TWO ESA CONCEPTUAL SITE MODEL

DATE: JUL 25, 2025	DRAWN BY: BM

S2S Environmental Inc.

SCALE: 0m 50m

PROJECT NO:	SITE LOCATION:	DRAWING NO:
12769	50 STEPHANIE STREET TORONRO, ONTARIO	2



NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- Ⓟ ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY

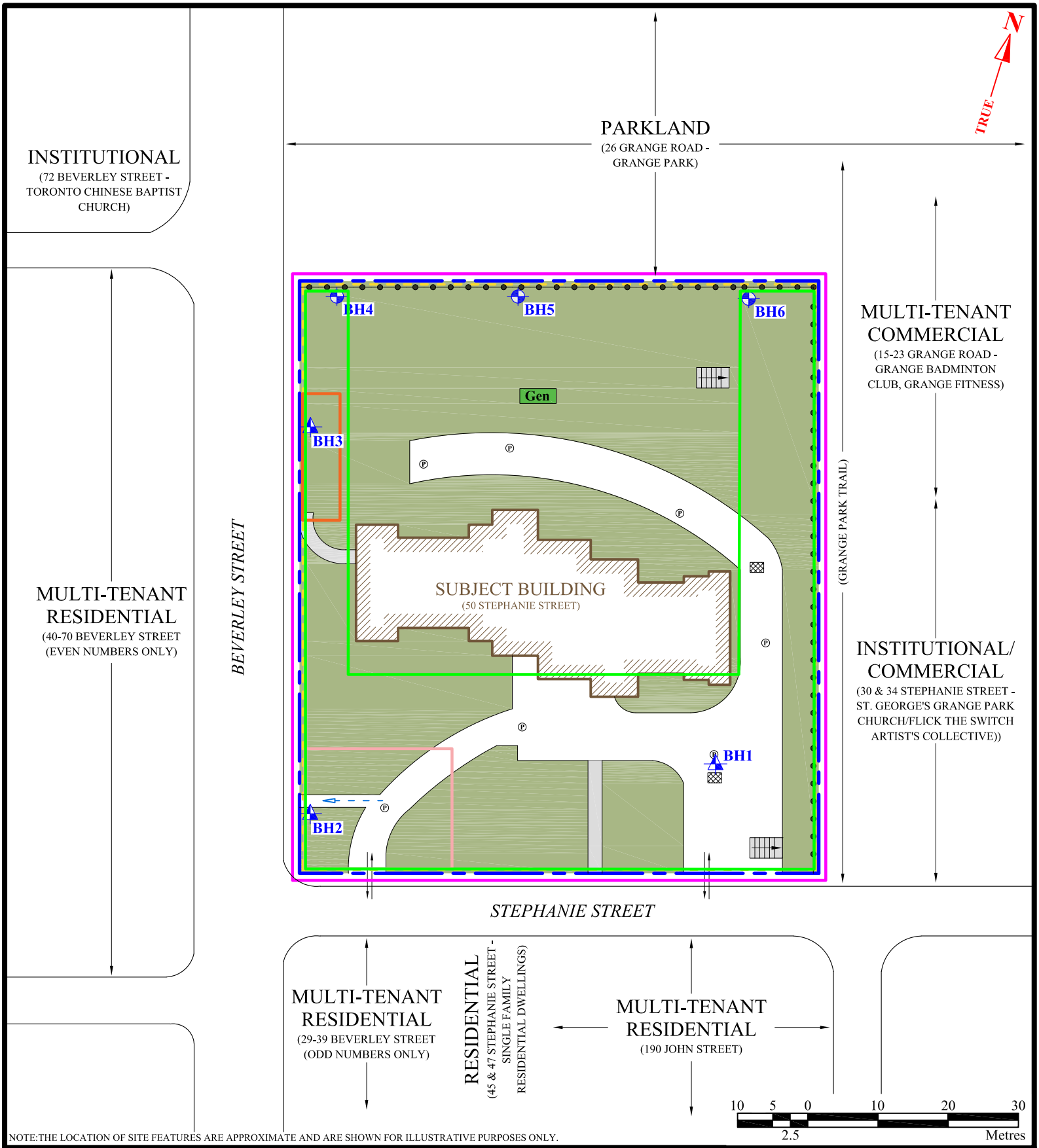
AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

S2S Environmental Inc.

SCALE:	
AS SHOWN	
PROJECT NO:	SITE LOCATION:
12769	50 STEPHANIE STREET TORONTO, ONTARIO
DRAWING NO:	
3	

SITE PLAN SHOWING AREAS OF POTENTIAL ENVIRONMENTAL CONCERNS (APECs)

DATE: JUL 25, 2025 | DRAWN BY: BM



NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- Ⓟ ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY
- APPROXIMATE LOCATION OF MONITORING WELLS (S2S, 2025)
- APPROXIMATE LOCATION OF BOREHOLES (S2S, 2025)

AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

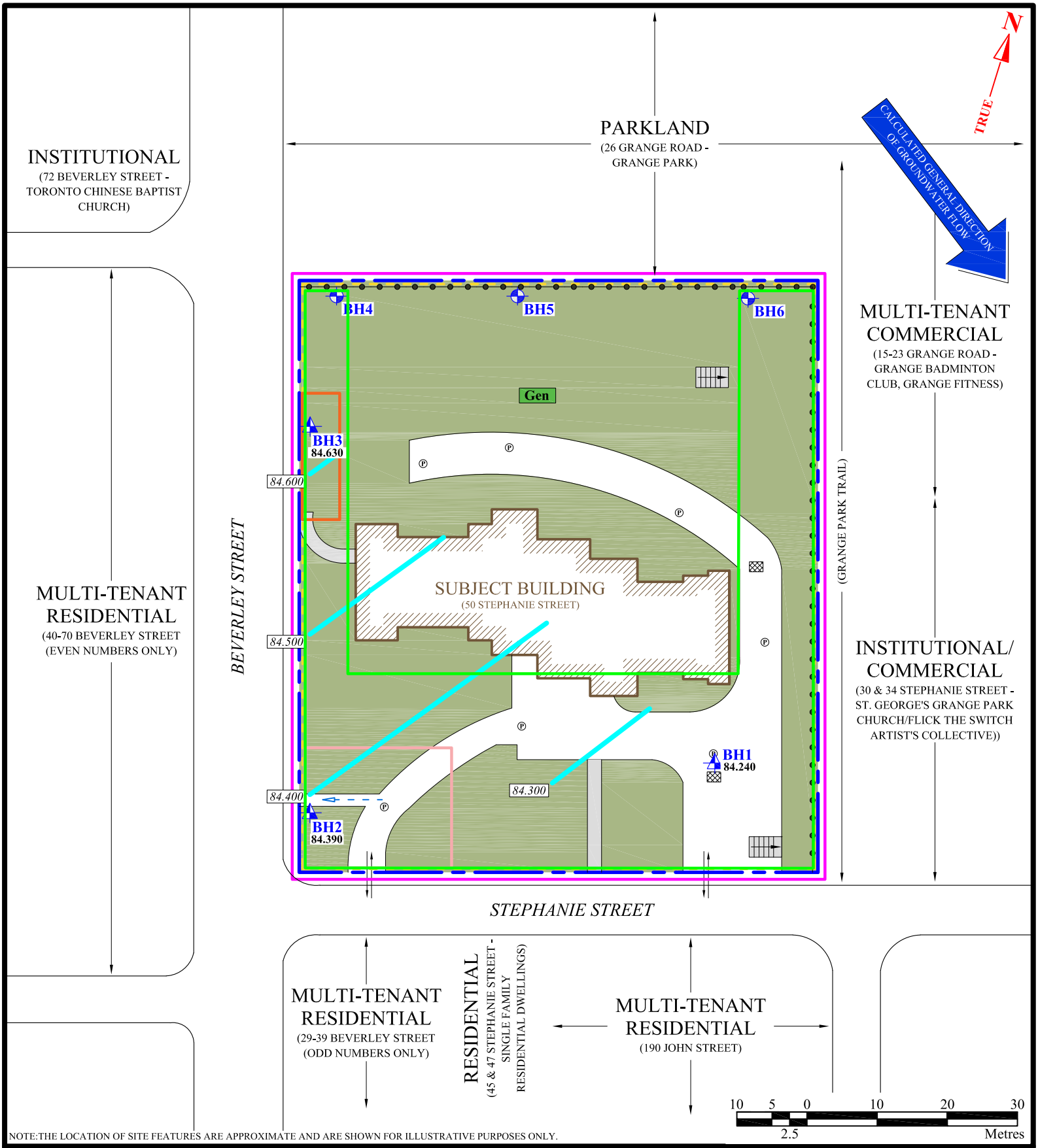
S2S Environmental Inc.

SCALE:	
AS SHOWN	

PROJECT NO:	SITE LOCATION:	DRAWING NO:
12769	50 STEPHANIE STREET TORONTO, ONTARIO	4

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF BOREHOLES AND MONITORING WELLS

DATE: JUL 25, 2025	DRAWN BY: BM



NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- (P) ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY
- APPROXIMATE LOCATION OF MONITORING WELLS (S2S, 2025)
- APPROXIMATE LOCATION OF BOREHOLES (S2S, 2025)
- 84.390 ESTIMATED CONTOUR LINE FOR GROUNDWATER ELEVATION (m asl)
- 84.400 GROUNDWATER ELEVATION (m asl) MEASURED ON JUL 23, 2025

AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

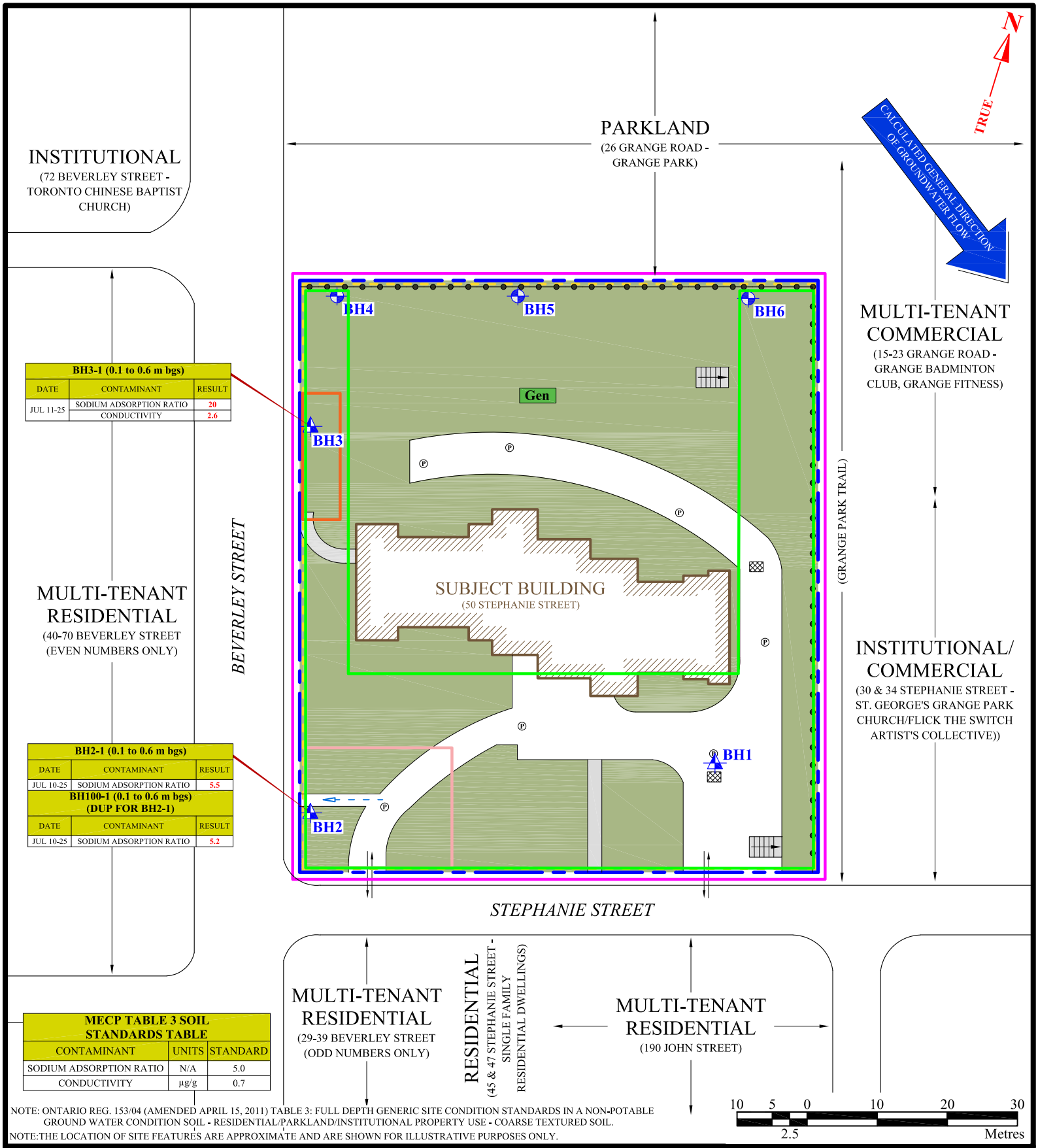
S2S Environmental Inc.

SCALE:	
AS SHOWN	

PROJECT NO:	SITE LOCATION:	DRAWING NO:
12769	50 STEPHANIE STREET TORONTO, ONTARIO	5

SITE PLAN SHOWING GROUNDWATER ELEVATIONS, CONTOUR MAP AND CALCULATED GROUNDWATER FLOW DIRECTION

DATE: AUG 1, 2025	DRAWN BY: BM



BH3-1 (0.1 to 0.6 m bgs)		
DATE	CONTAMINANT	RESULT
JUL 11-25	SODIUM ADSORPTION RATIO	20
	CONDUCTIVITY	2.6

BH2-1 (0.1 to 0.6 m bgs)		
DATE	CONTAMINANT	RESULT
JUL 10-25	SODIUM ADSORPTION RATIO	5.5
BH100-1 (0.1 to 0.6 m bgs) (DUP FOR BH2-1)		
DATE	CONTAMINANT	RESULT
JUL 10-25	SODIUM ADSORPTION RATIO	5.2

MECP TABLE 3 SOIL STANDARDS TABLE		
CONTAMINANT	UNITS	STANDARD
SODIUM ADSORPTION RATIO	N/A	5.0
CONDUCTIVITY	µg/g	0.7

NOTE: ONTARIO REG. 153/04 (AMENDED APRIL 15, 2011) TABLE 3: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A NON-POTABLE GROUND WATER CONDITION SOIL - RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY USE - COARSE TEXTURED SOIL.

NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- (P) ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY
- APPROXIMATE LOCATION OF MONITORING WELLS (S2S, 2025)
- APPROXIMATE LOCATION OF BOREHOLES (S2S, 2025)

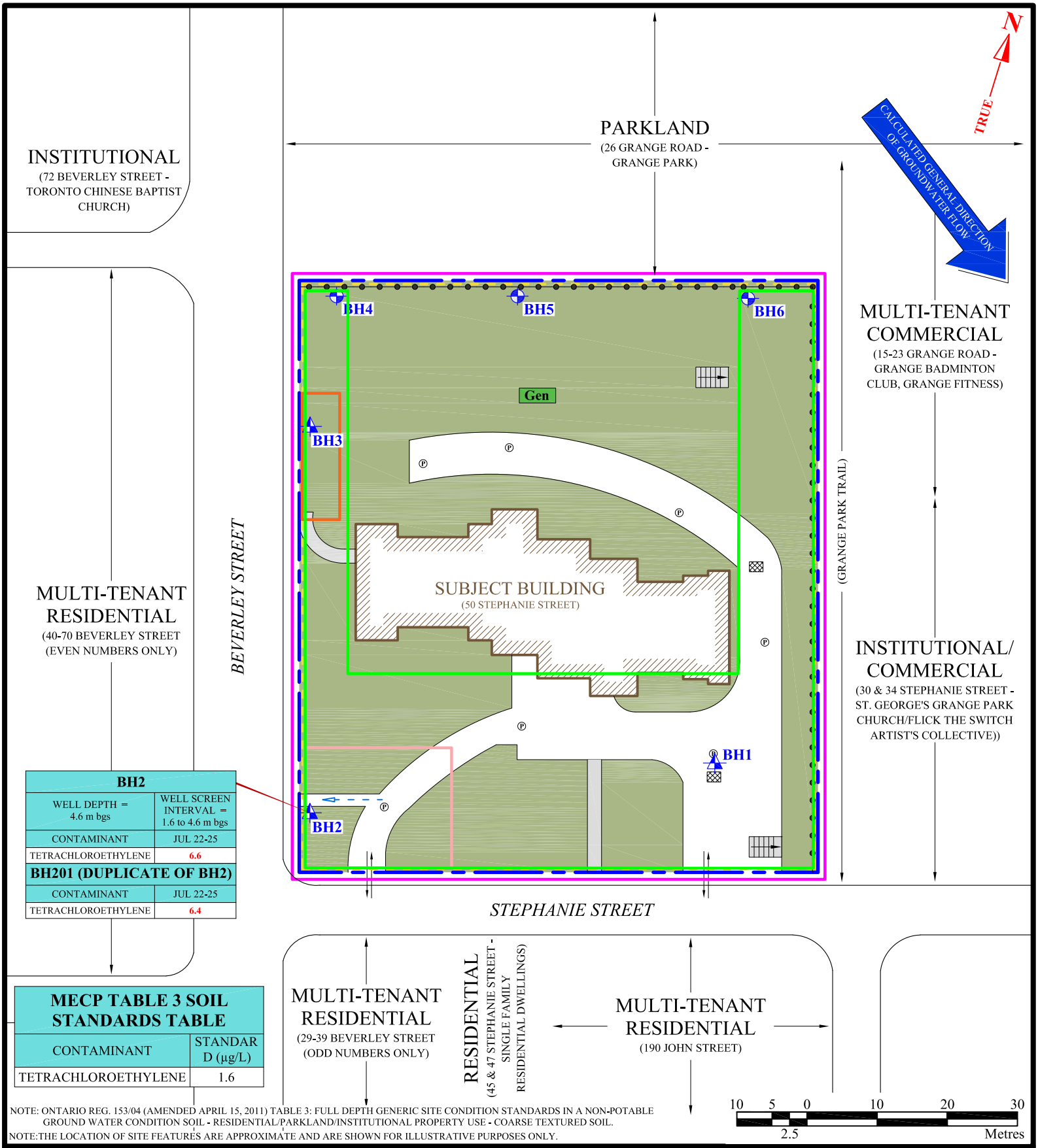
AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

S2S Environmental Inc.

SCALE:	
AS SHOWN	
PROJECT NO:	SITE LOCATION:
12769	50 STEPHANIE STREET TORONTO, ONTARIO
DRAWING NO:	
6	

SITE PLAN SHOWING SOIL EXCEEDANCES FOR METALS AND INORGANIC PARAMETERS

DATE: AUG 1, 2025 | DRAWN BY: BM



BH2	
WELL DEPTH = 4.6 m bgs	WELL SCREEN INTERVAL = 1.6 to 4.6 m bgs
CONTAMINANT	JUL 22-25
TETRACHLOROETHYLENE	6.6
BH201 (DUPLICATE OF BH2)	
CONTAMINANT	JUL 22-25
TETRACHLOROETHYLENE	6.4

MECP TABLE 3 SOIL STANDARDS TABLE	
CONTAMINANT	STANDARD (µg/L)
TETRACHLOROETHYLENE	1.6

NOTE: ONTARIO REG. 153/04 (AMENDED APRIL 15, 2011) TABLE 3: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A NON-POTABLE GROUND WATER CONDITION SOIL - RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY USE - COARSE TEXTURED SOIL.

NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- (P) ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY
- APPROXIMATE LOCATION OF MONITORING WELLS (S2S, 2025)
- APPROXIMATE LOCATION OF BOREHOLES (S2S, 2025)

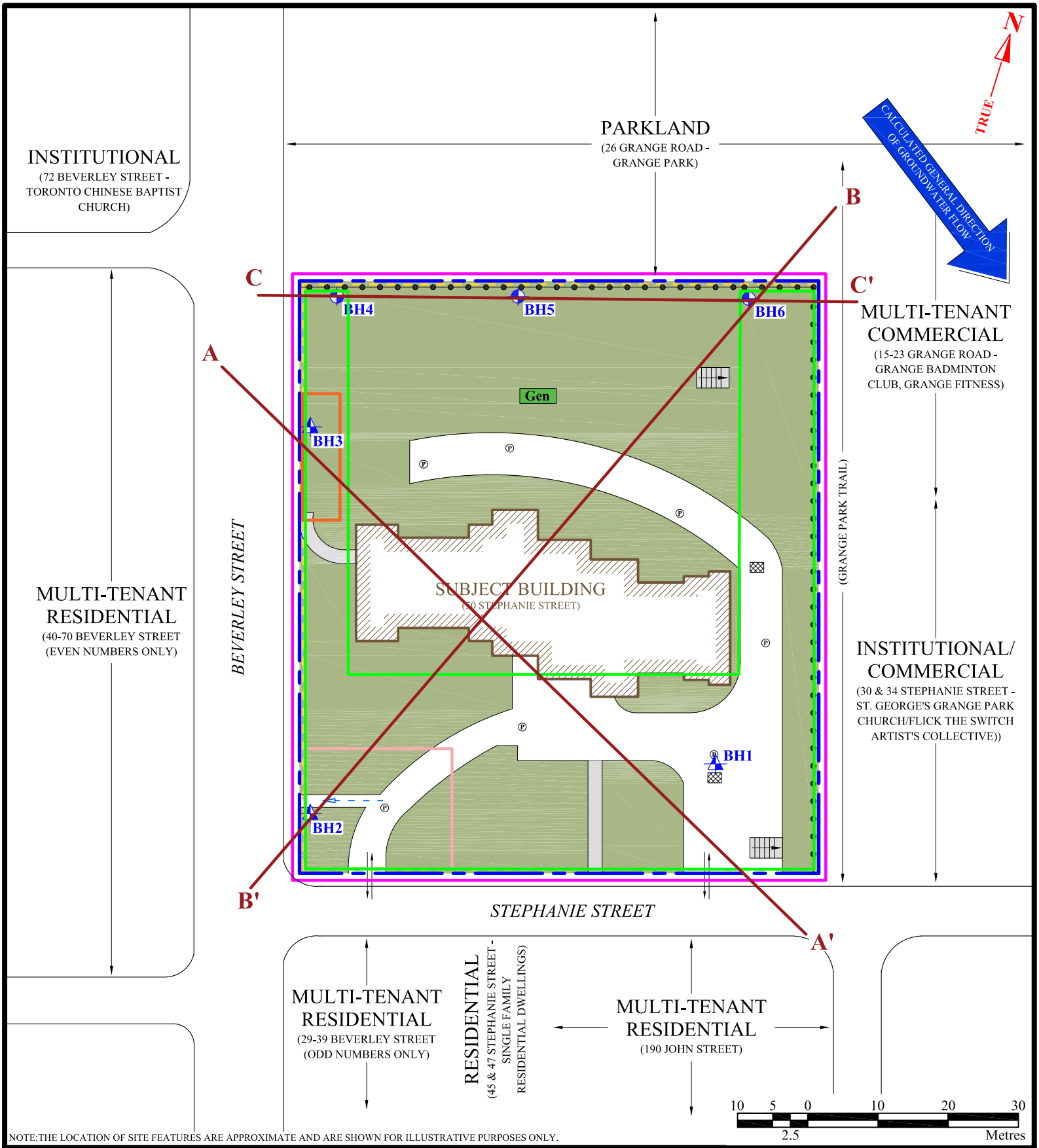
AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

S2S Environmental Inc.

SCALE:	
AS SHOWN	
PROJECT NO:	SITE LOCATION: / DRAWING NO:
12769	50 STEPHANIE STREET TORONTO, ONTARIO / 7

SITE PLAN SHOWING GROUNDWATER EXCEEDANCES FOR VOLATILE ORGANIC COMPOUNDS (VOCs)

DATE: AUG 1, 2025 | DRAWN BY: BM



NOTE:THE LOCATION OF SITE FEATURES ARE APPROXIMATE AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND

- ASSUMED PROPERTY LINE
- SITE ACCESS
- ACCESS TO UNDERGROUND PARKING
- METAL BAR FENCE
- EXTERIOR CONCRETE STAIRS
- (P) ASPHALT PAVED PARKING AND DRIVEWAY
- CATCH BASIN
- APPROXIMATE EXTENT OF UNDERGROUND PARKING
- Gen NATURAL GAS-FIRED GENERATOR
- CROSS-SECTION LINE
- SUBJECT BUILDING
- LANDSCAPED AREA
- CONCRETE WALKWAY
- APPROXIMATE LOCATION OF MONITORING WELLS (S2S, 2025)
- APPROXIMATE LOCATION OF BOREHOLES (S2S, 2025)

AREA OF POTENTIAL ENVIRONMENTAL CONCERN
1 2 3 4

S2S Environmental Inc.

SCALE:	
AS SHOWN	
PROJECT NO:	SITE LOCATION:
12769	50 STEPHANIE STREET TORONTO, ONTARIO
DRAWING NO:	
8	

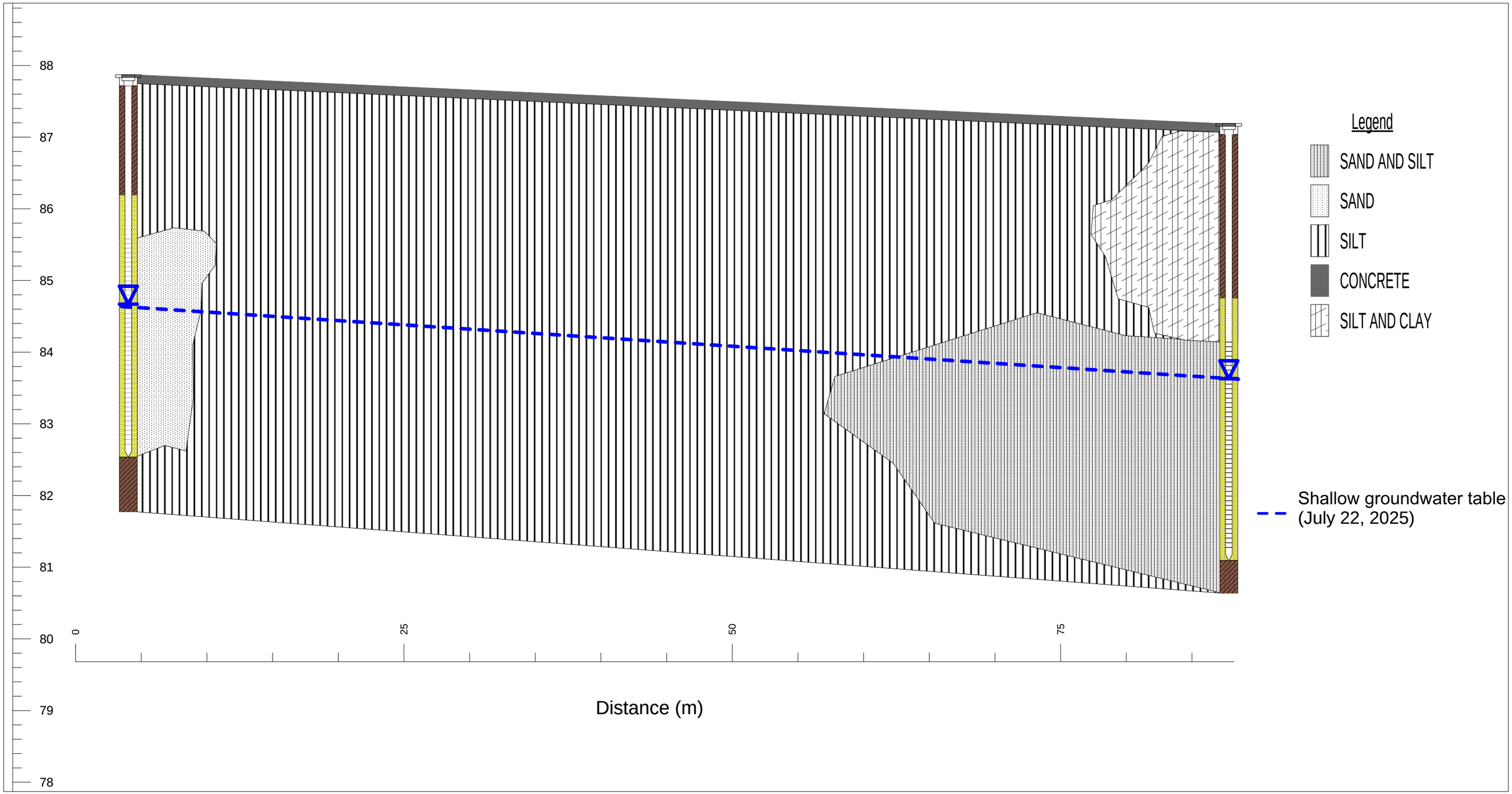
SITE PLAN SHOWING CROSS SECTIONS

DATE: AUG 1, 2025 | DRAWN BY: BM

S2S Environmental Inc.

Project Number: 12769
Drawing Number: 9
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'
(Showing Soil Stratigraphy)

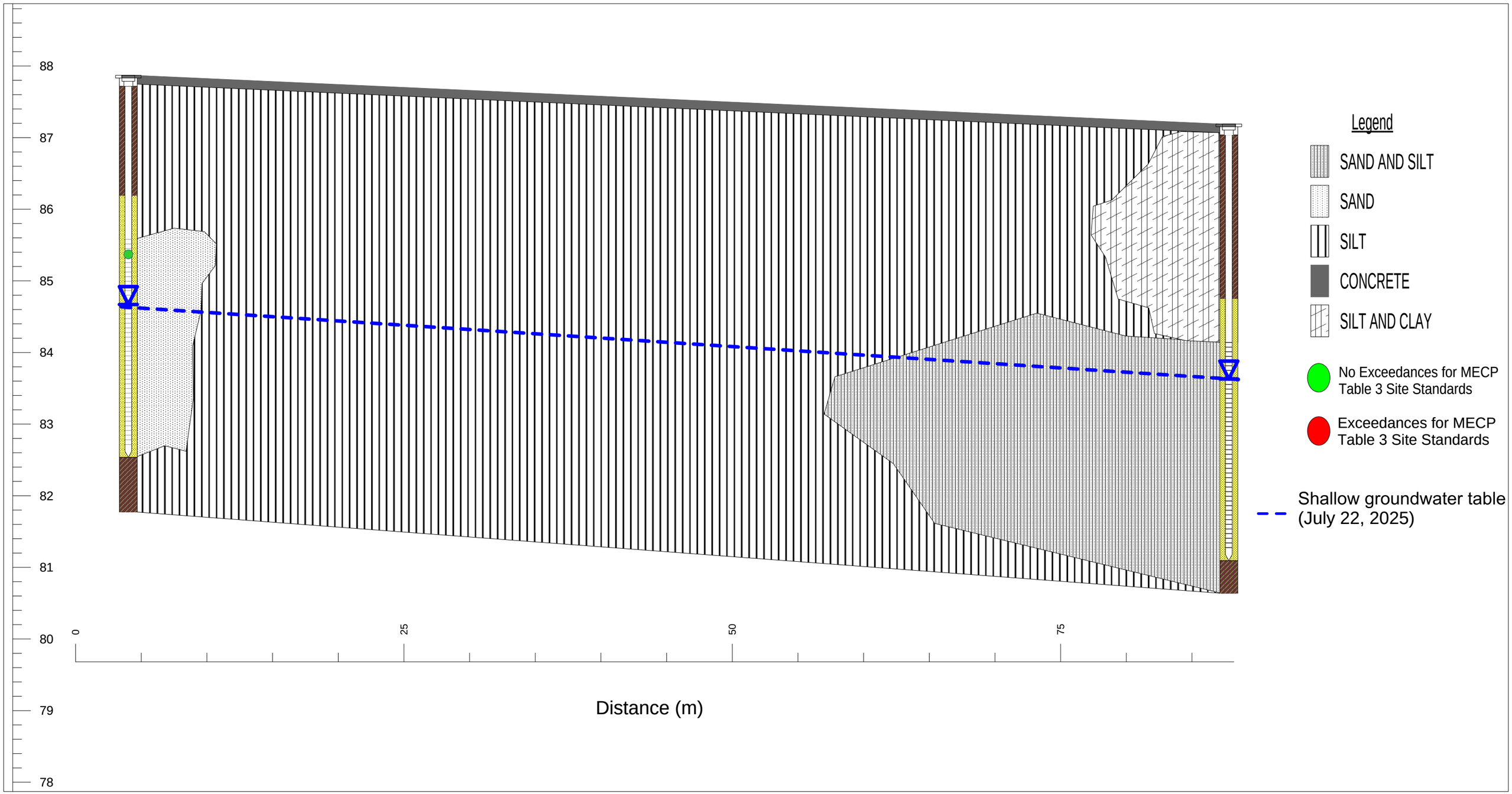


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 10
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing VOC Concentration in Soil)

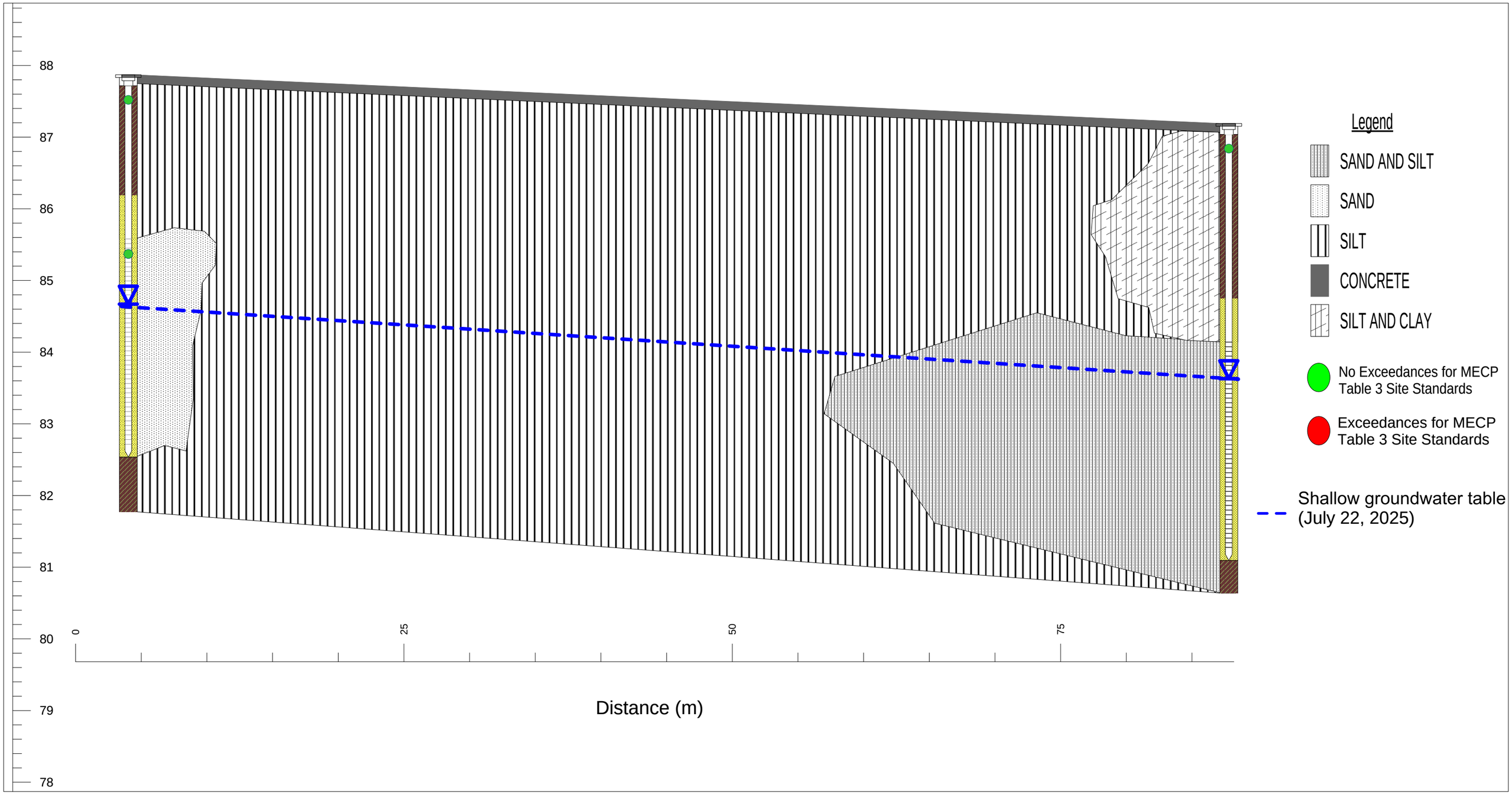


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 11
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing PAH Concentration in Soil)

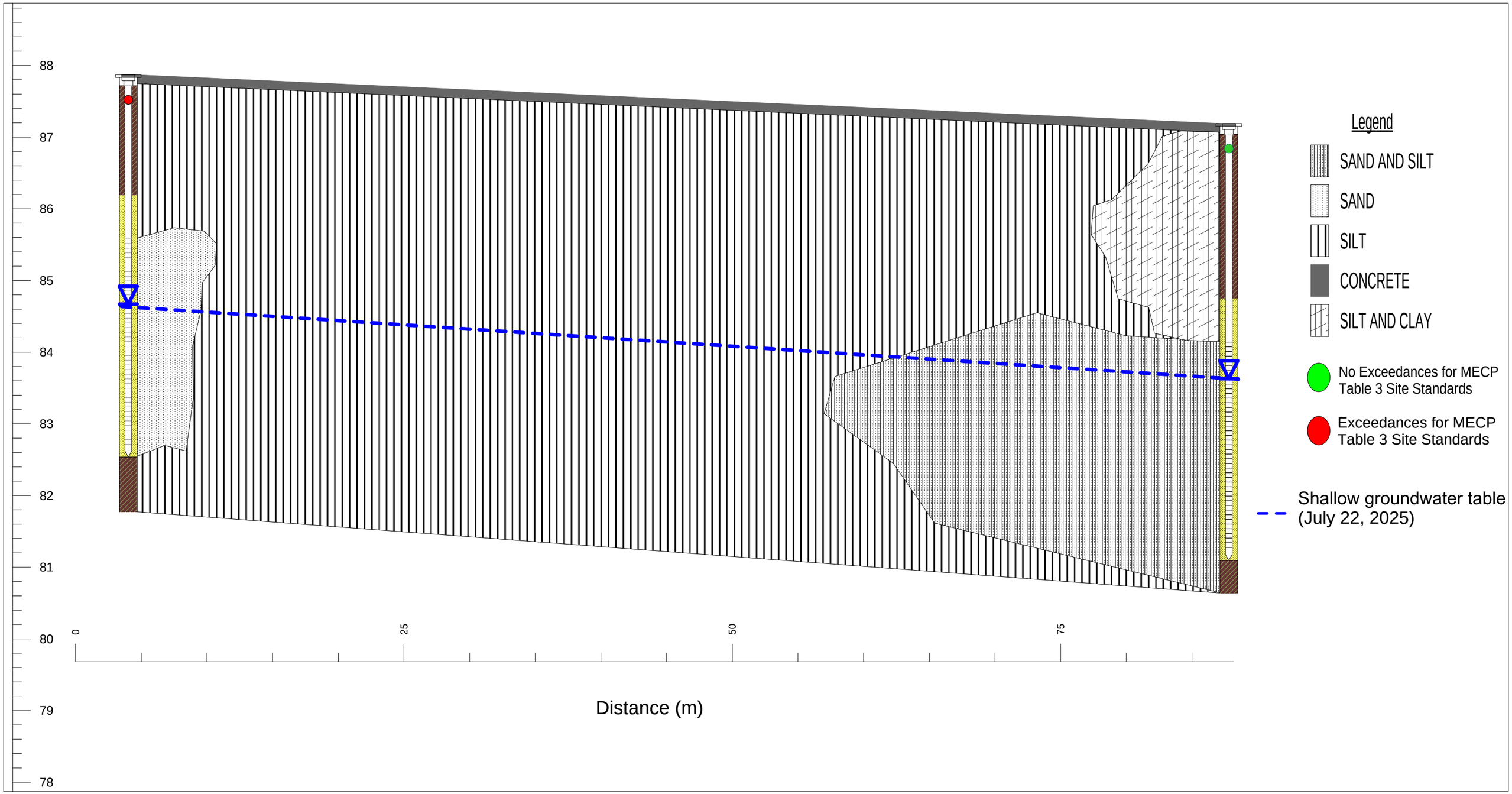


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 12
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing Metals Concentration in Soil)

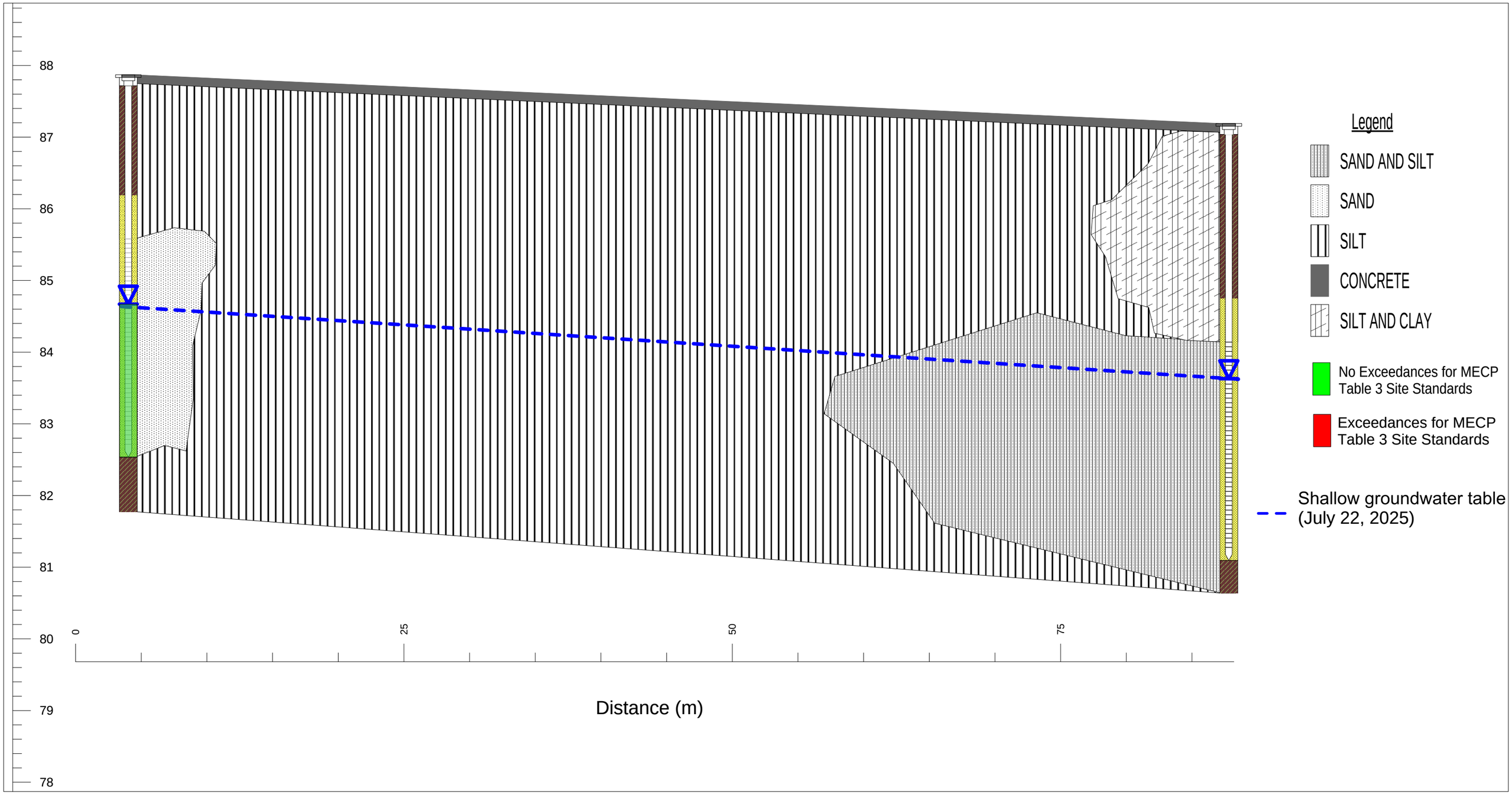


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 13
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing PHC Concentration in Groundwater)

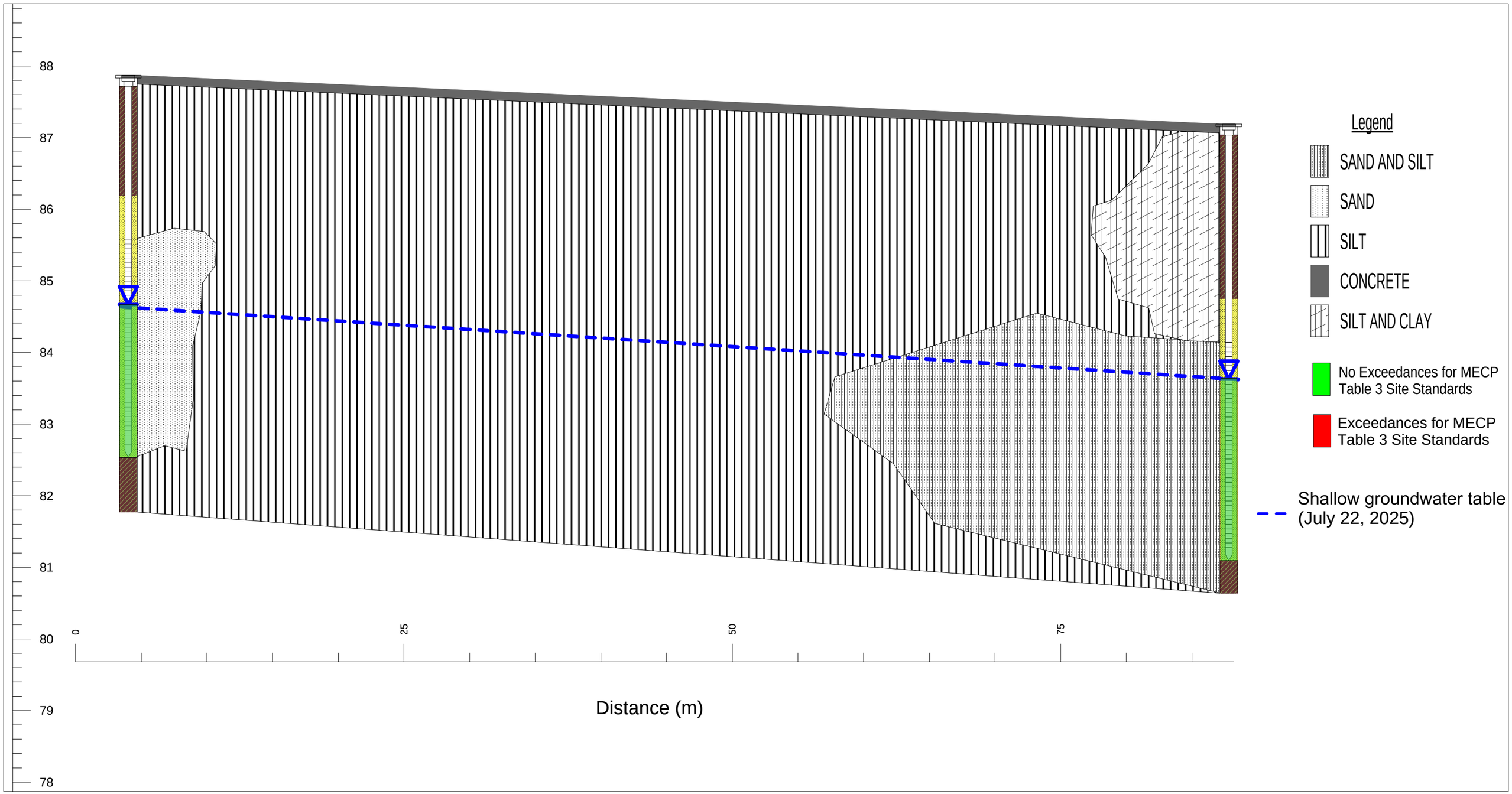


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 14
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing PAH Concentration in Groundwater)

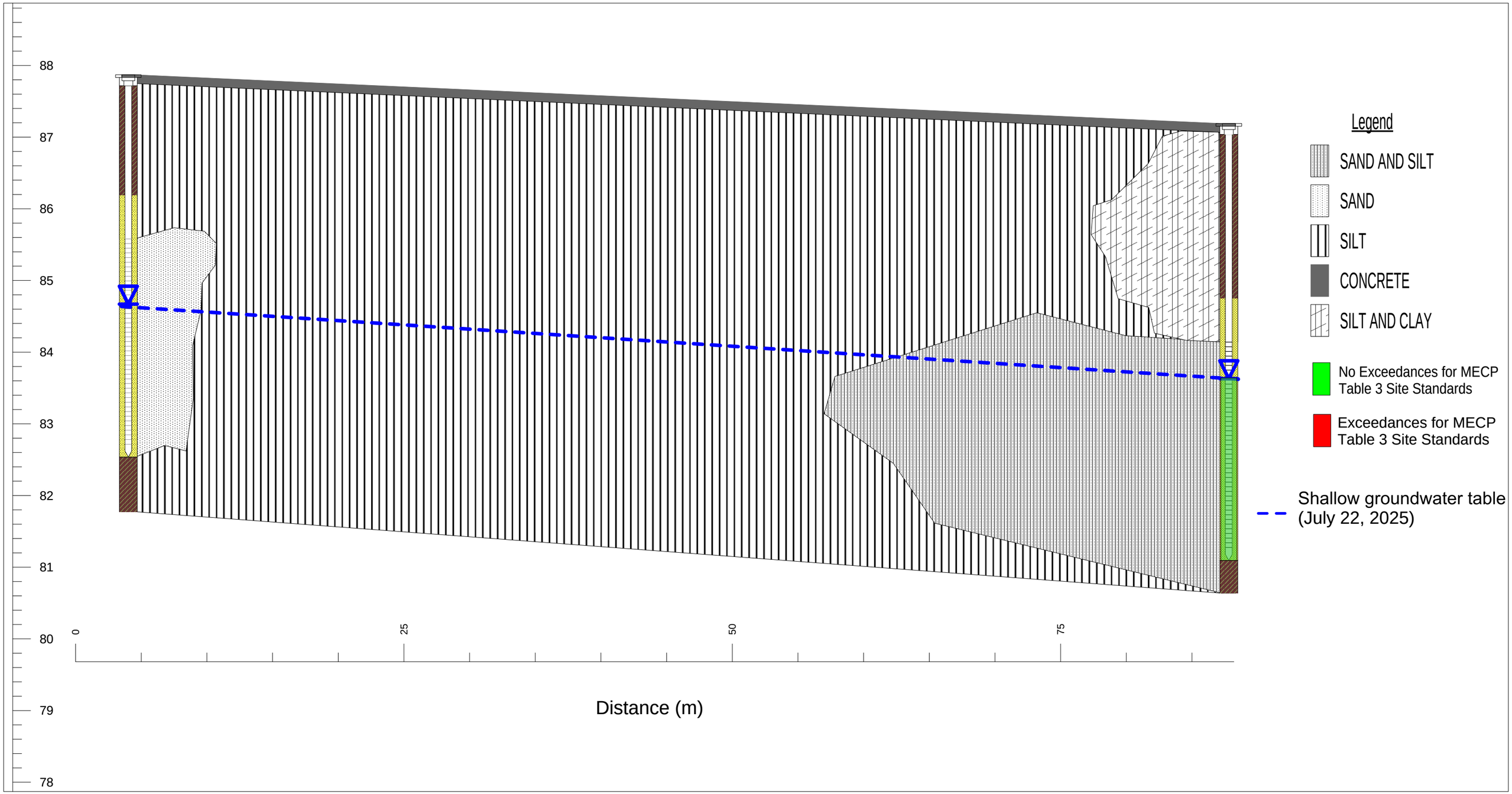


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 15
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section A to A'

(Showing Metals Concentration in Groundwater)

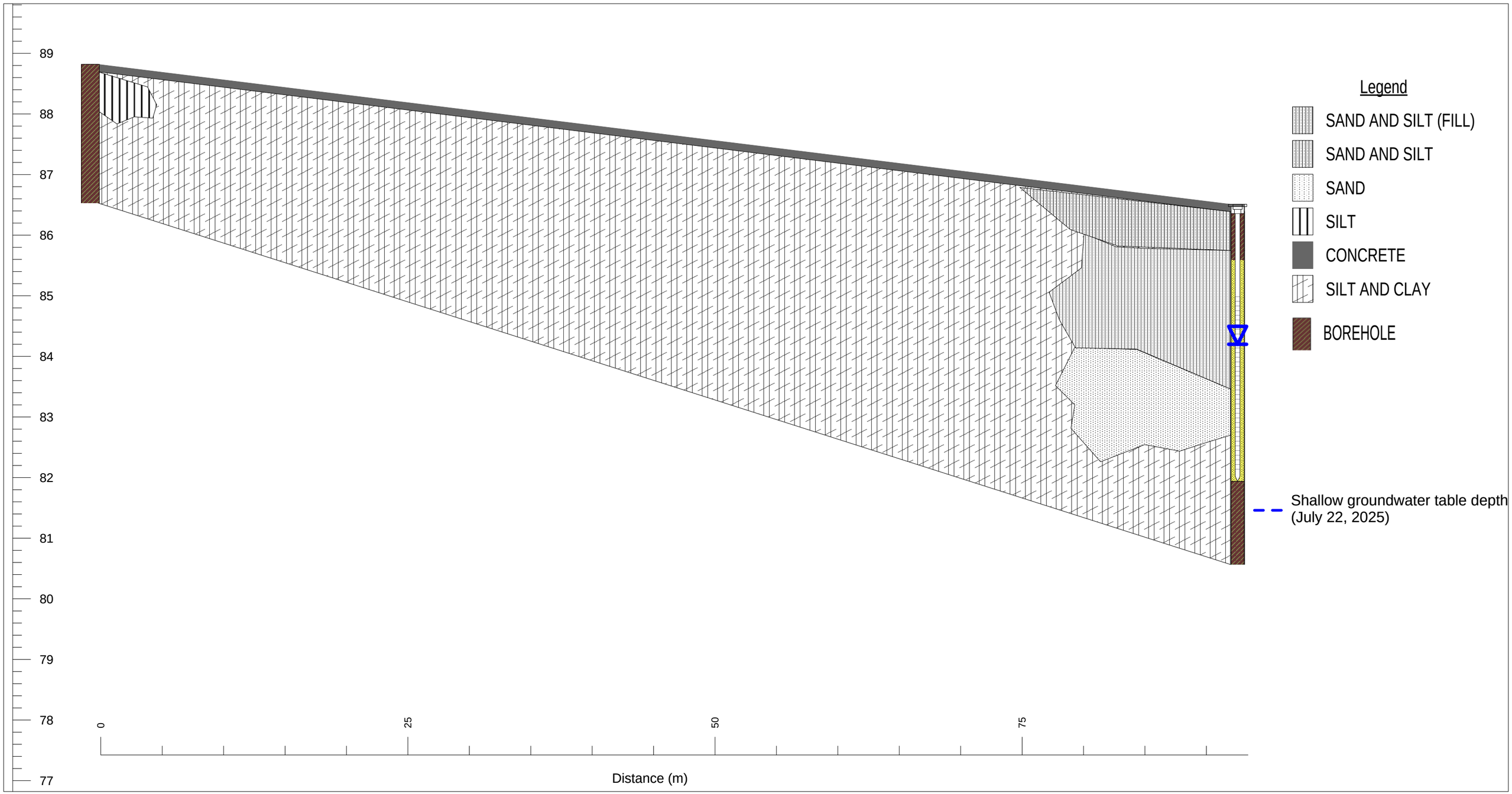


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 16
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing Soil Stratigraphy)

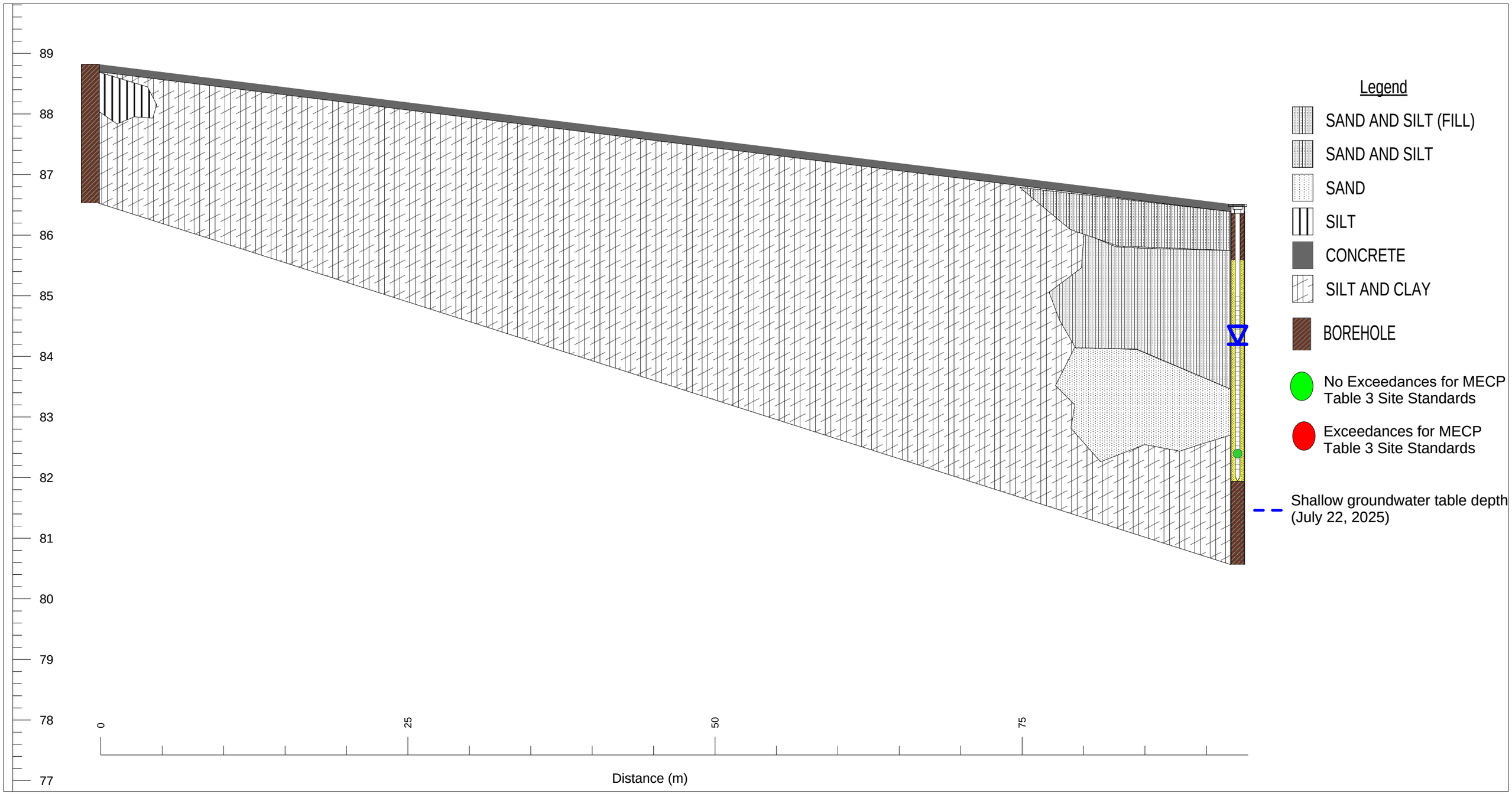


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 17
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing VOC Concentration in Soil)

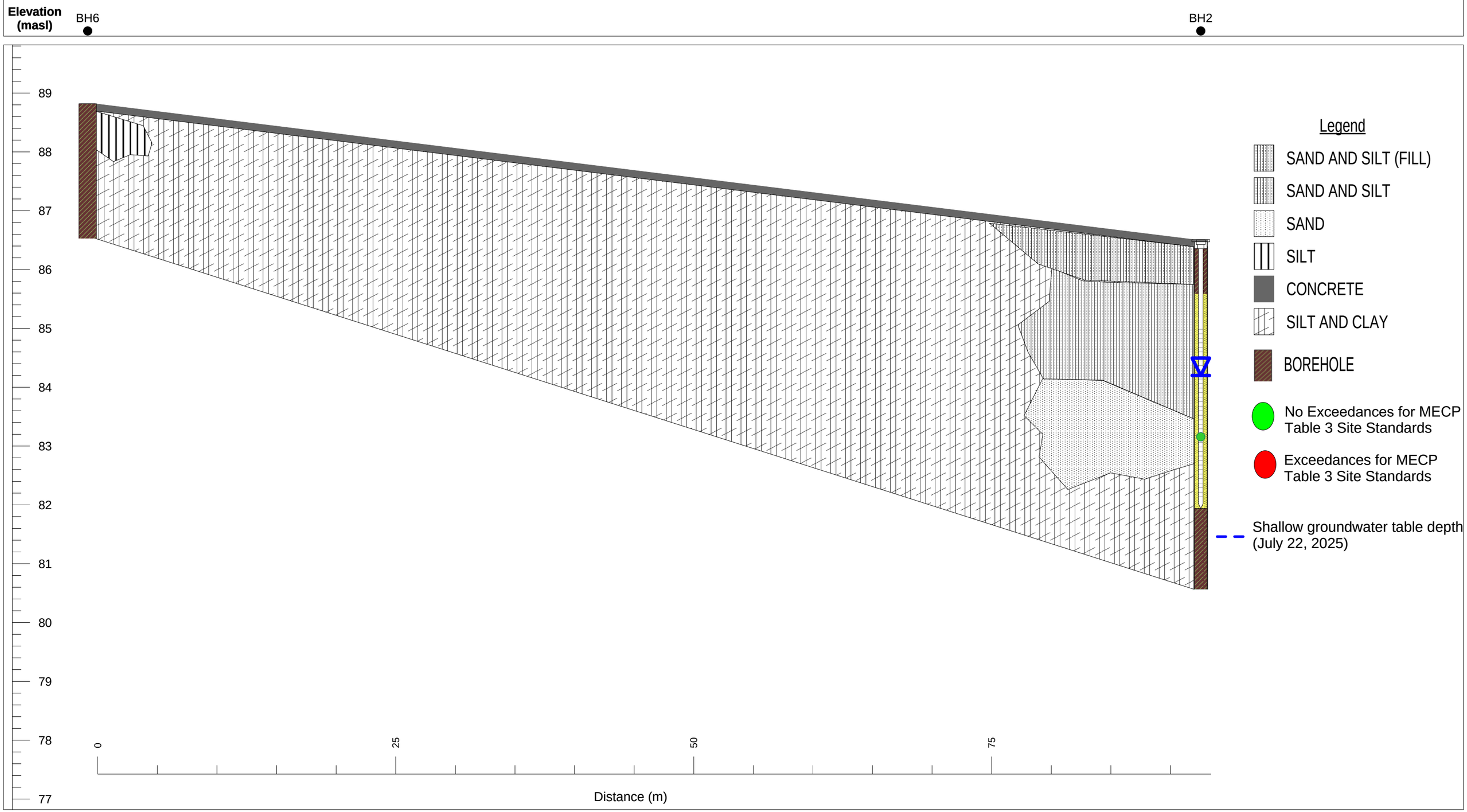


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 18
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing PHC Concentration in Soil)

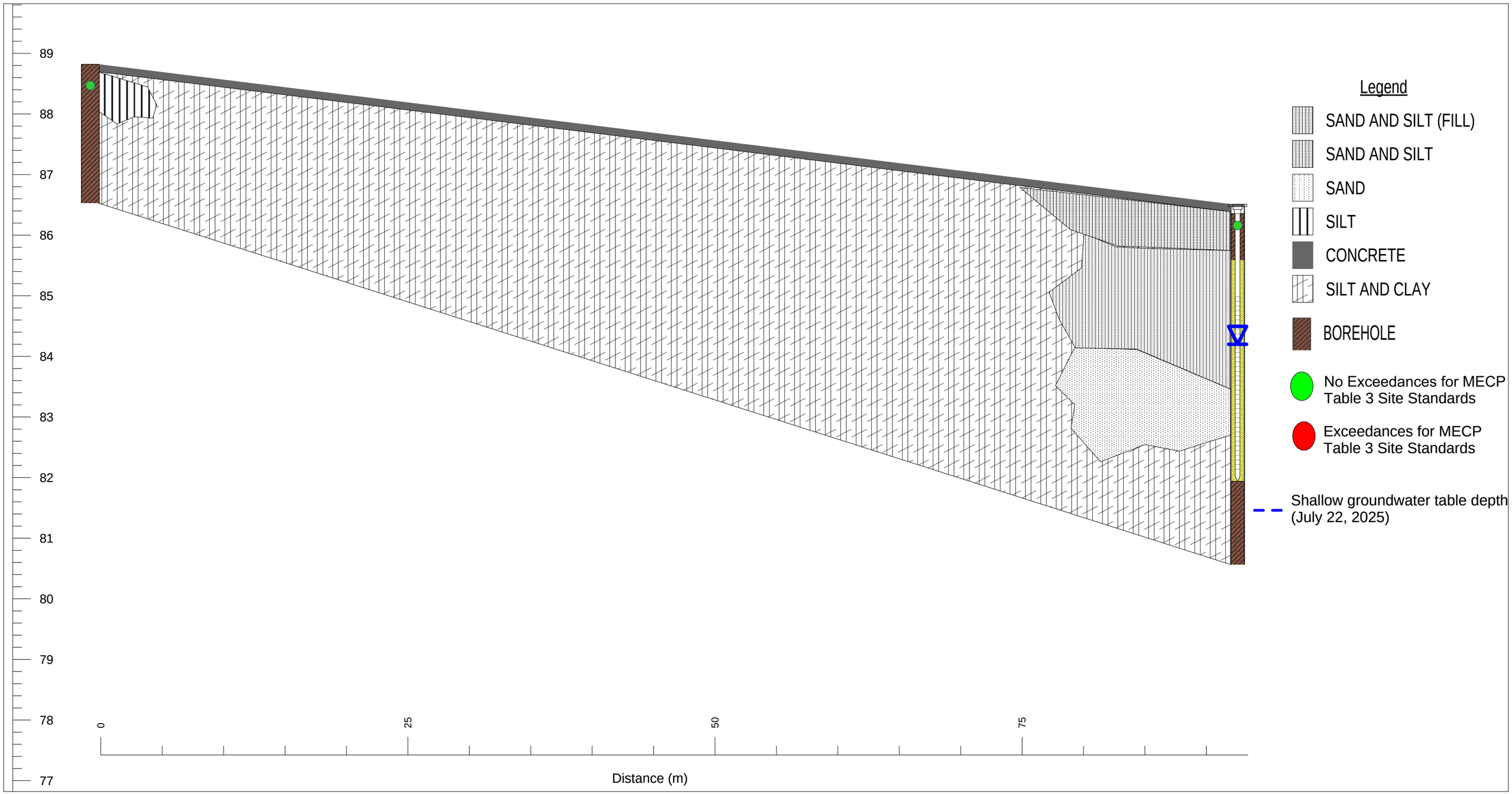


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 19
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing PAH Concentration in Soil)

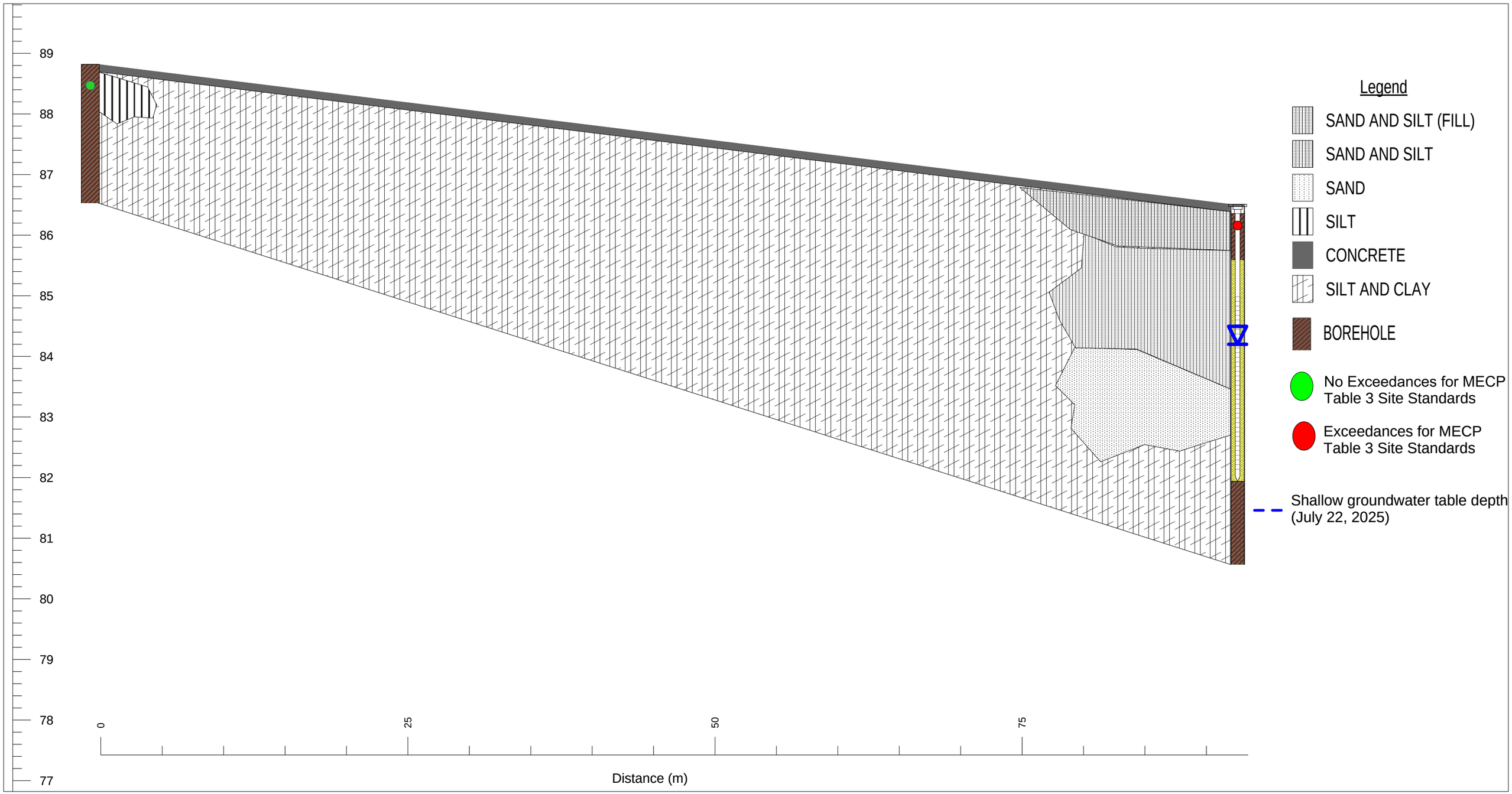


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 20
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing Metals Concentration in Soil)

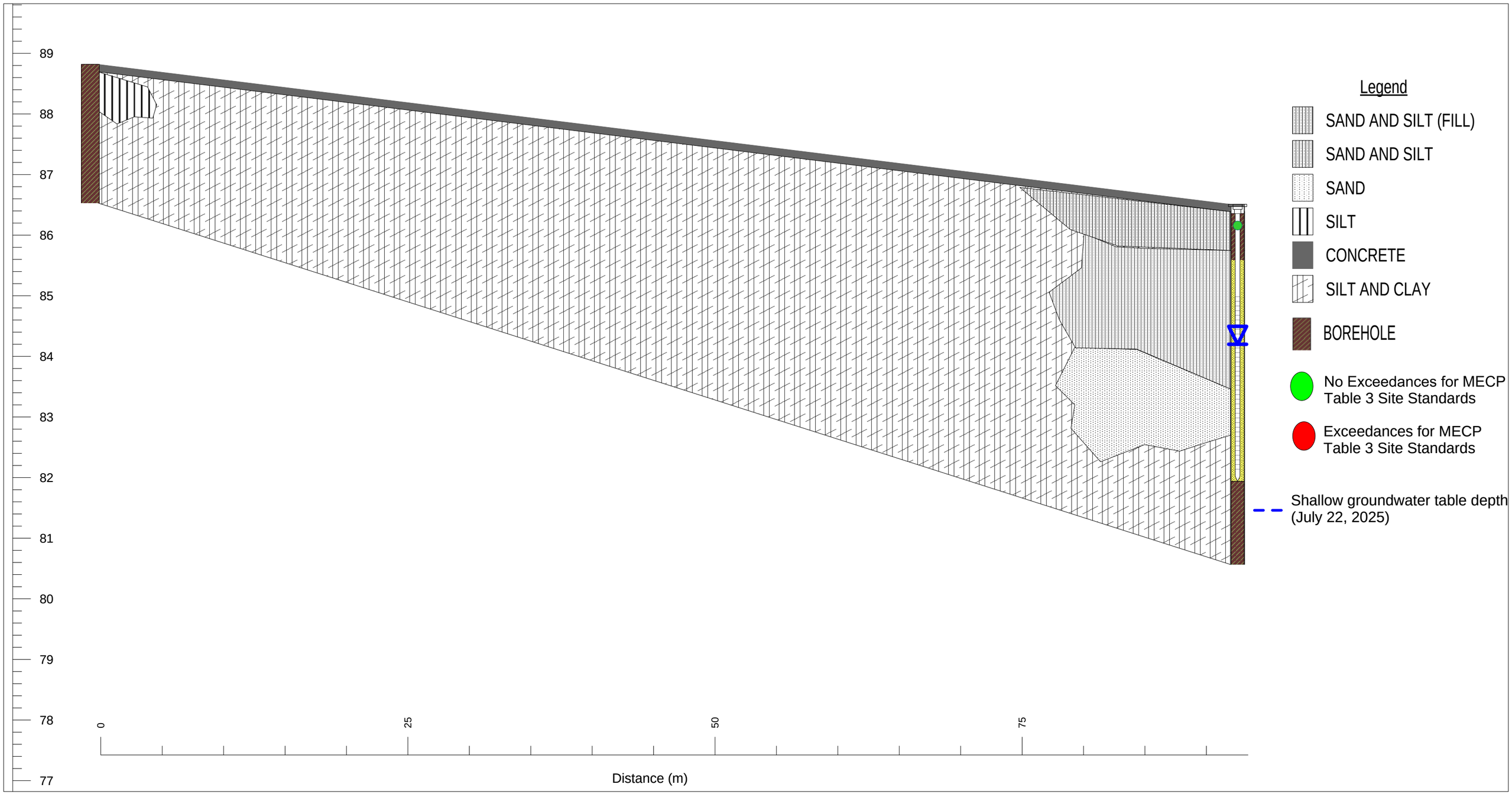


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 21
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing ABN Concentration in Soil)

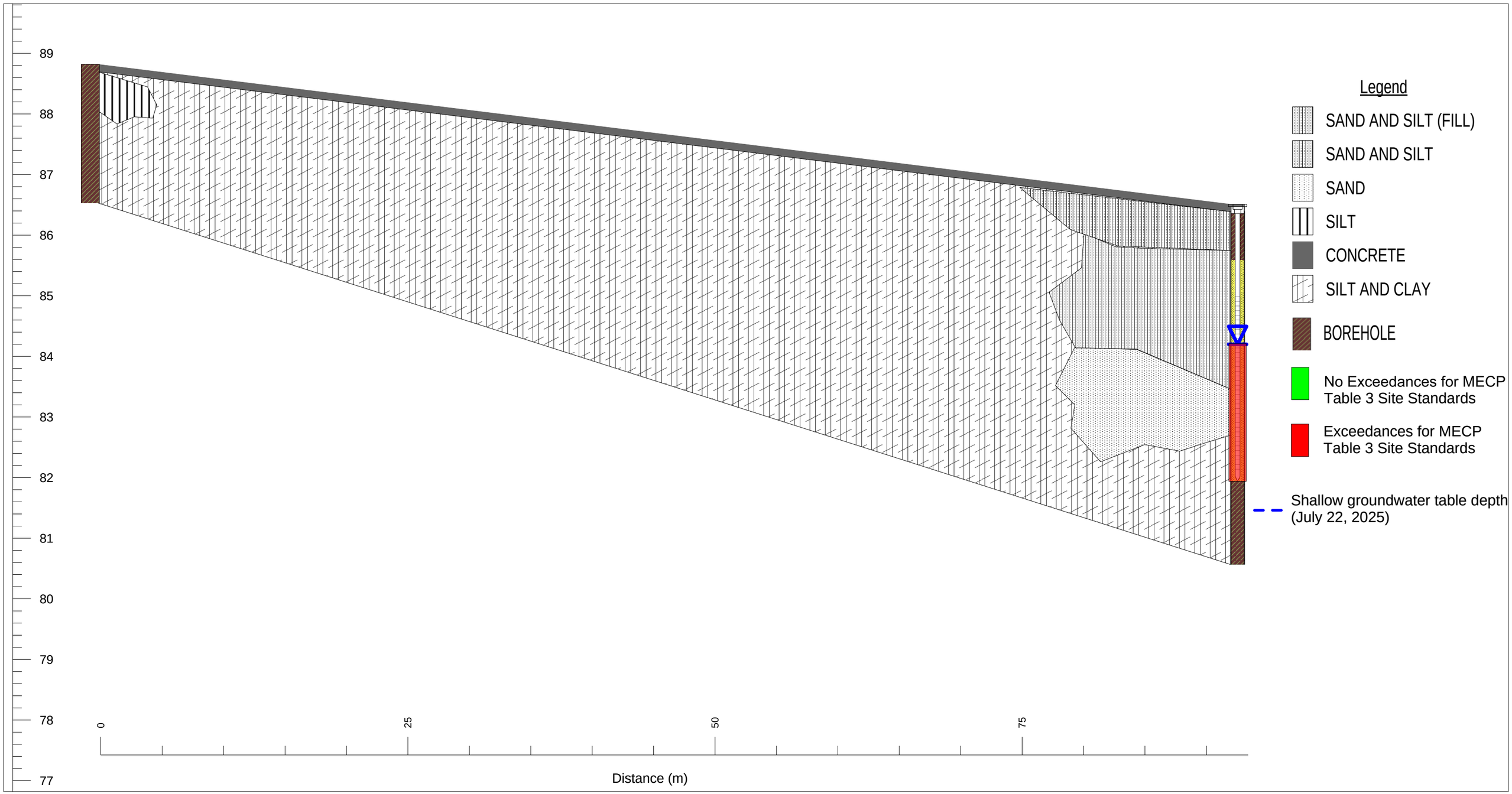


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 22
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing VOC Concentration in Groundwater)

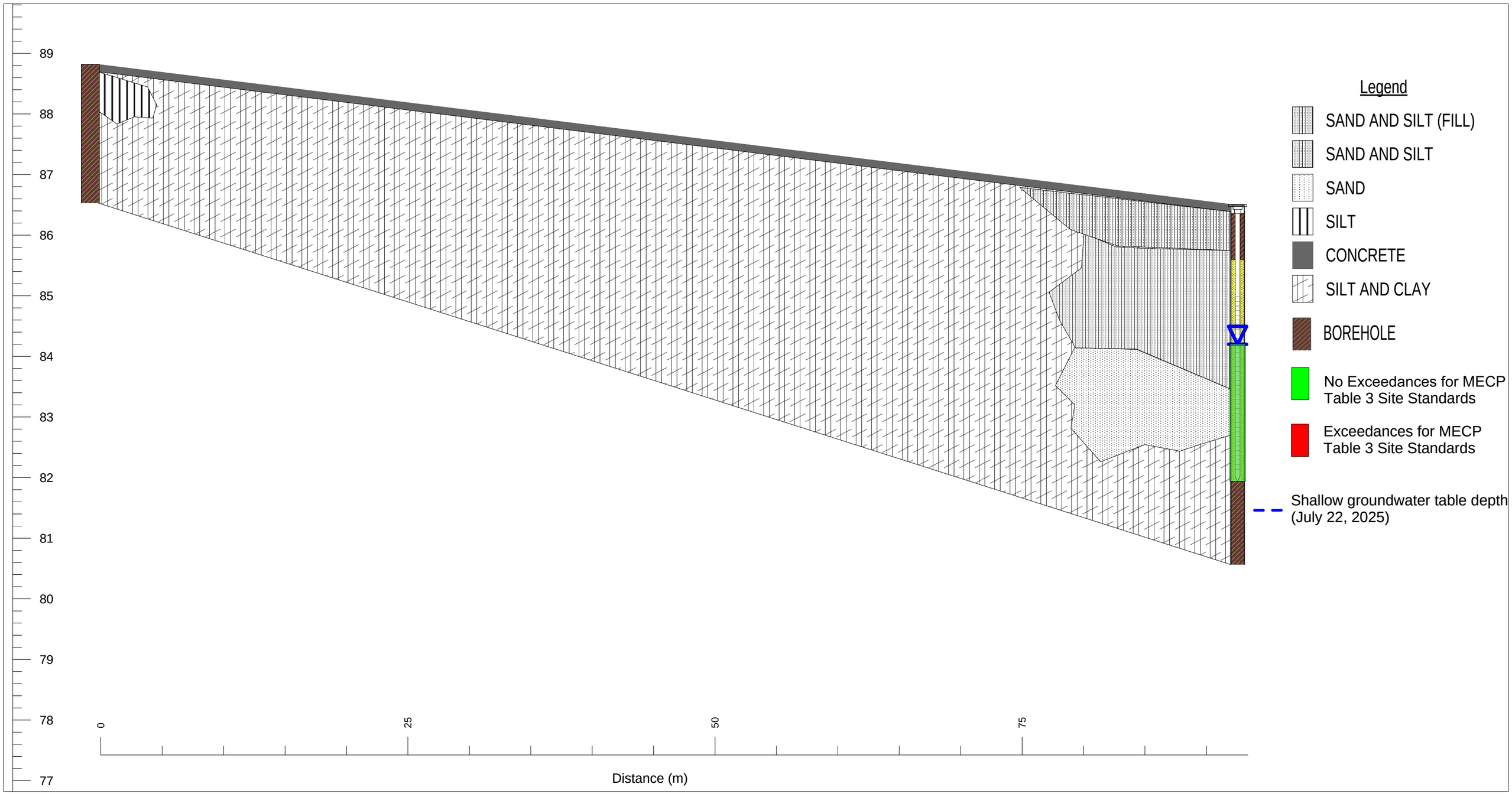


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 23
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing PHC Concentration in Groundwater)

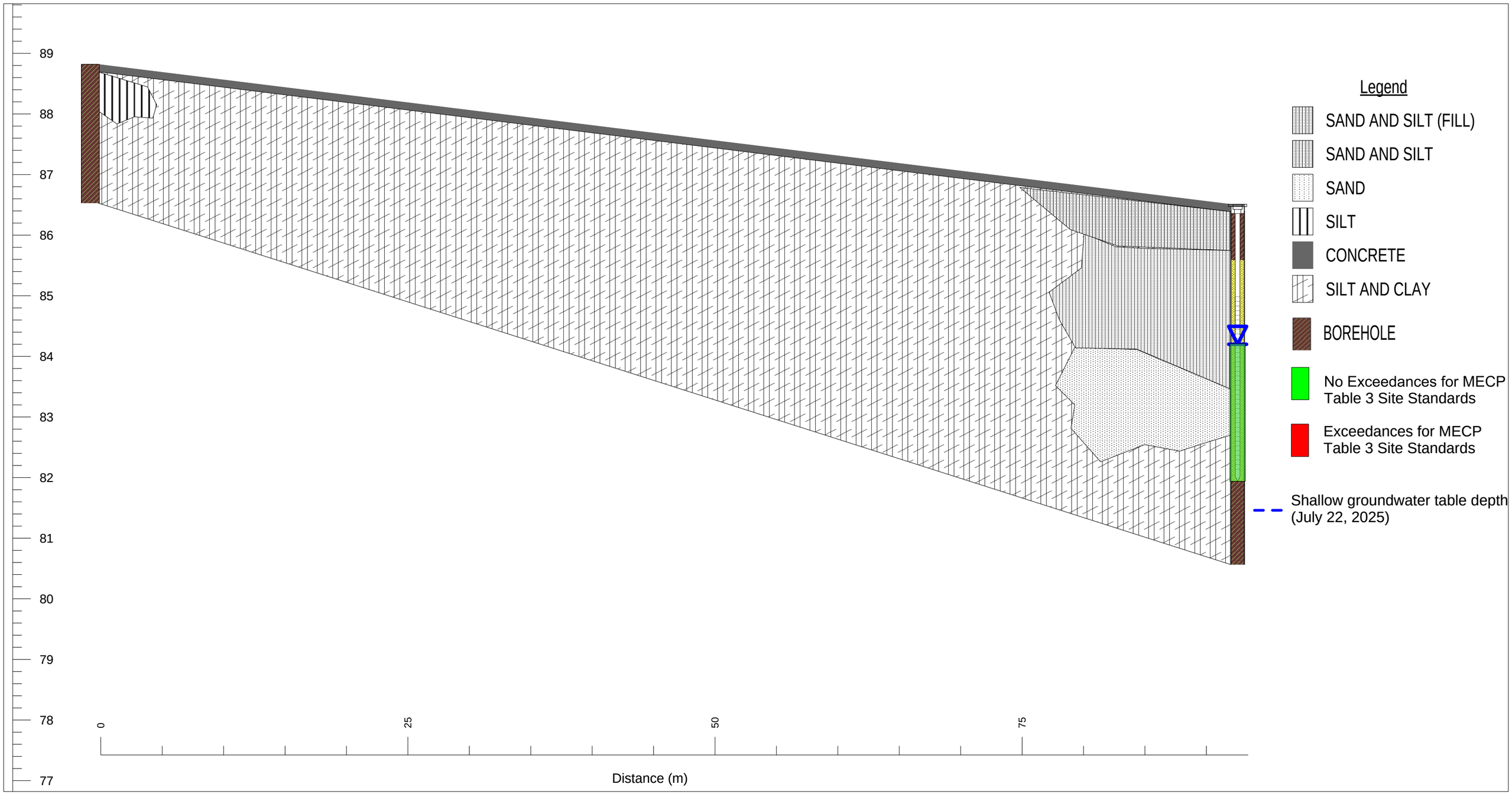


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 24
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing PAH Concentration in Groundwater)

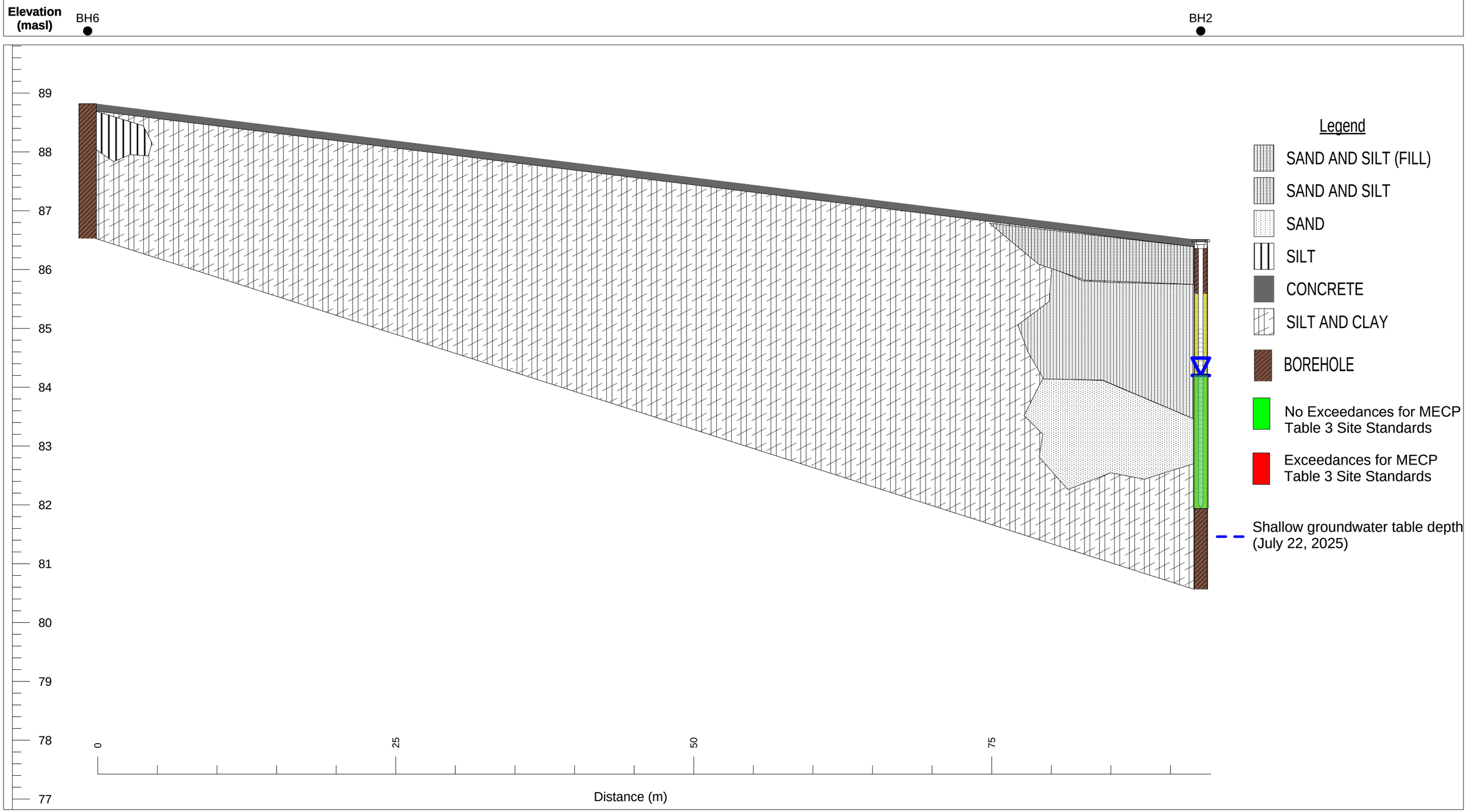


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 25
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

(Showing Metals Concentration in Groundwater)

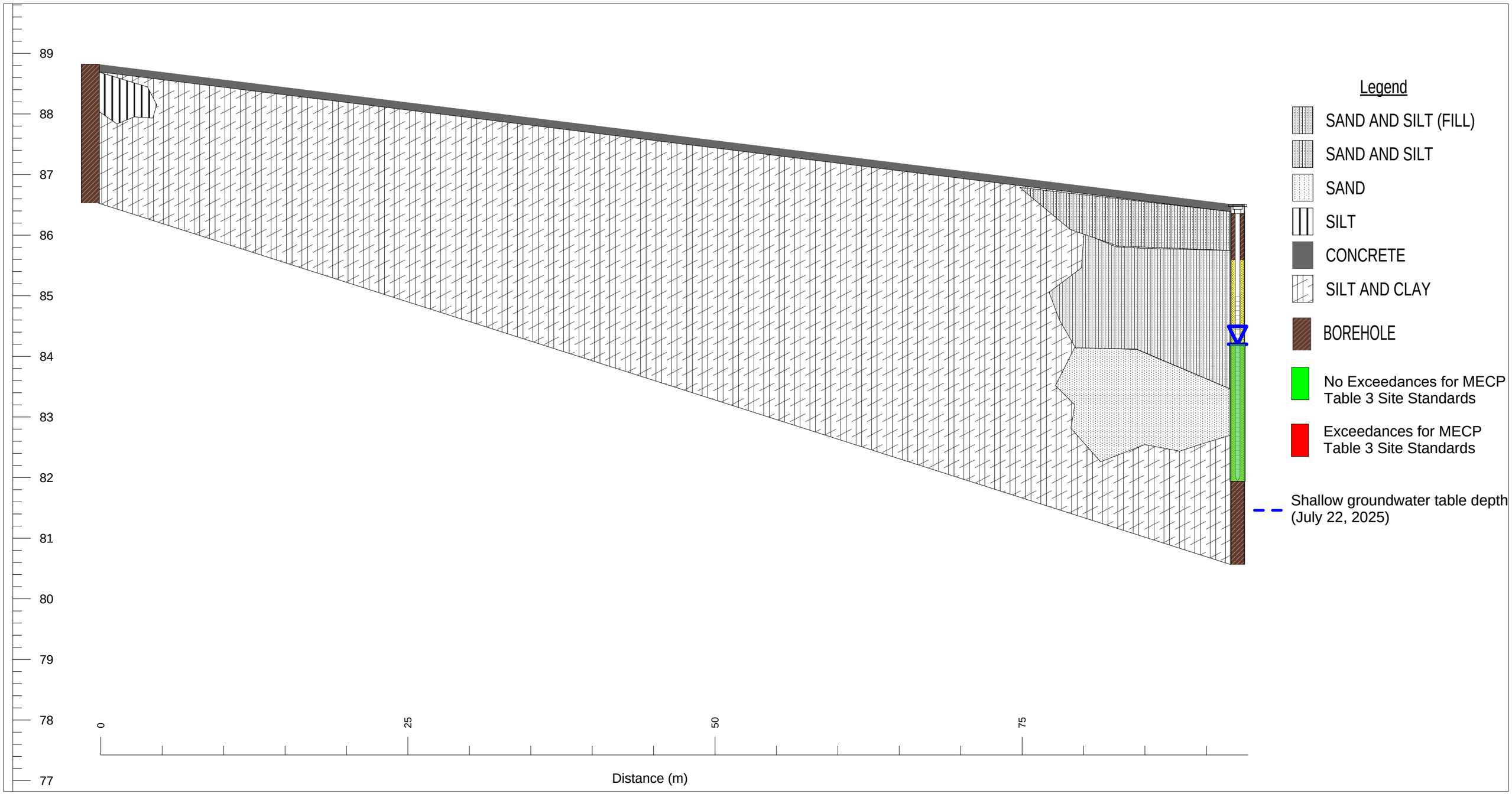


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 26
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section B to B'

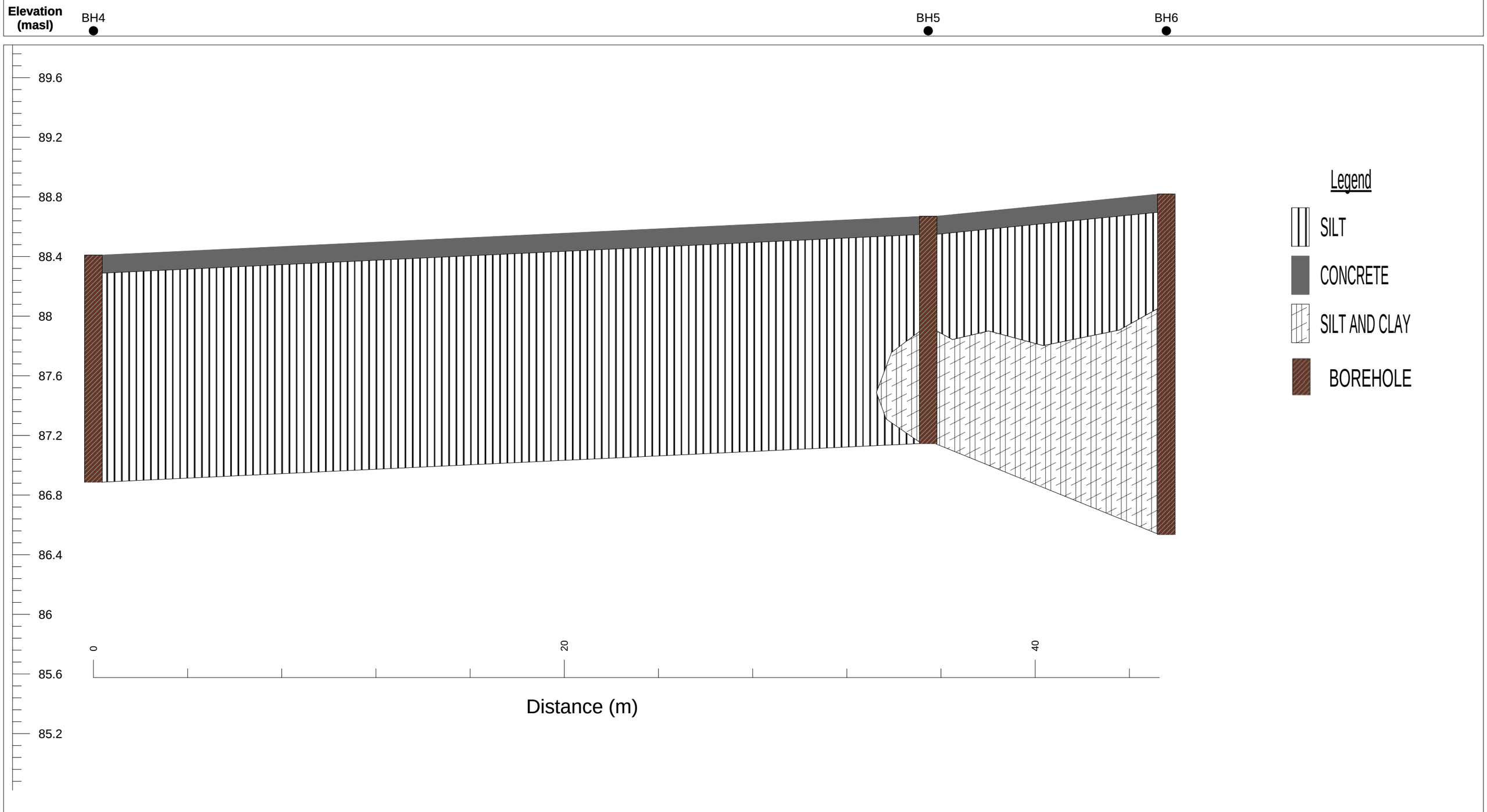
(Showing ABN Concentration in Groundwater)



S2S Environmental Inc.

Project Number: 12769
Drawing Number: 27
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section C to C'
(Showing Soil Stratigraphy)

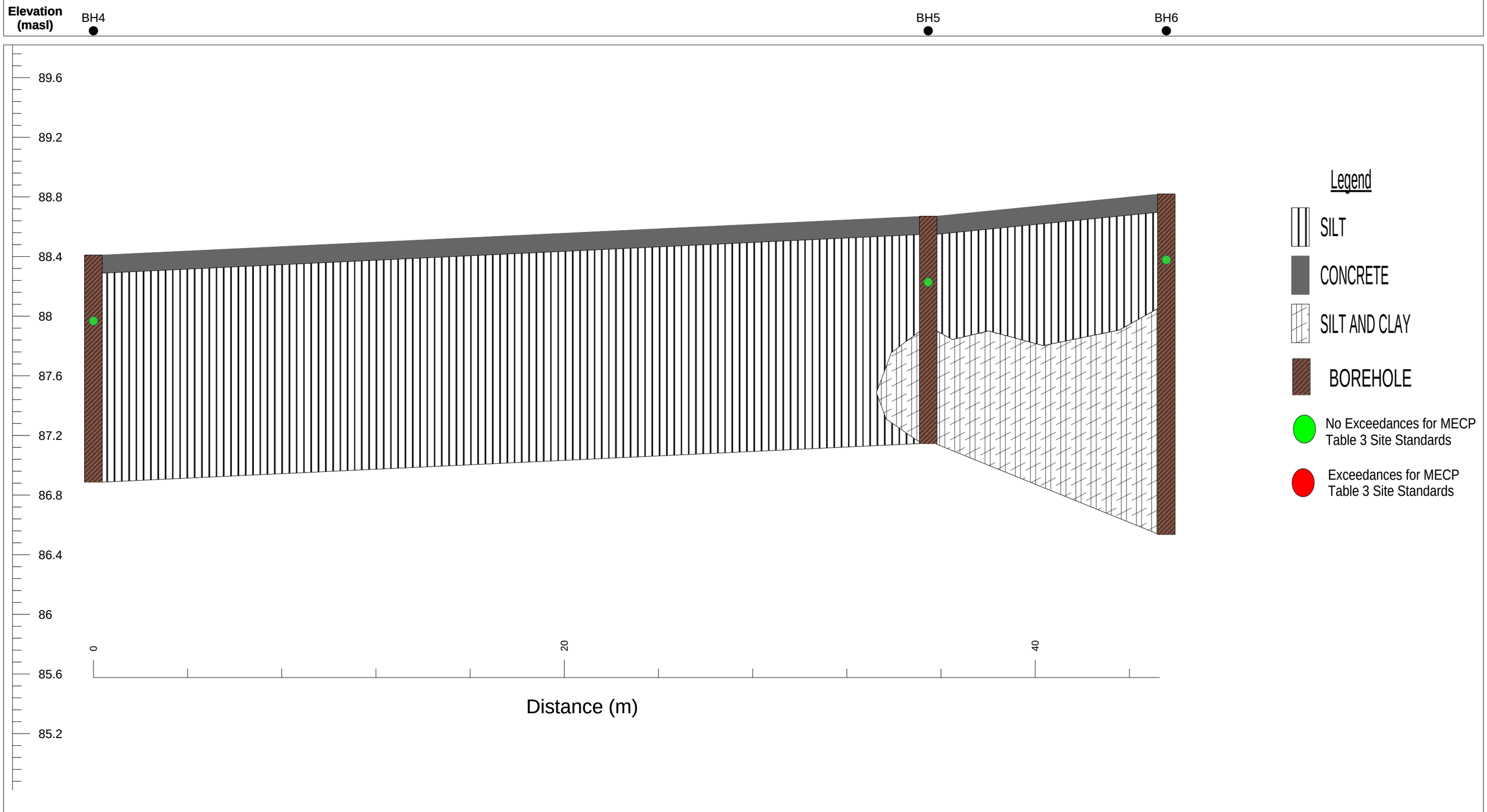


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 28
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section C to C'

(Showing PAH Concentration in Soil)

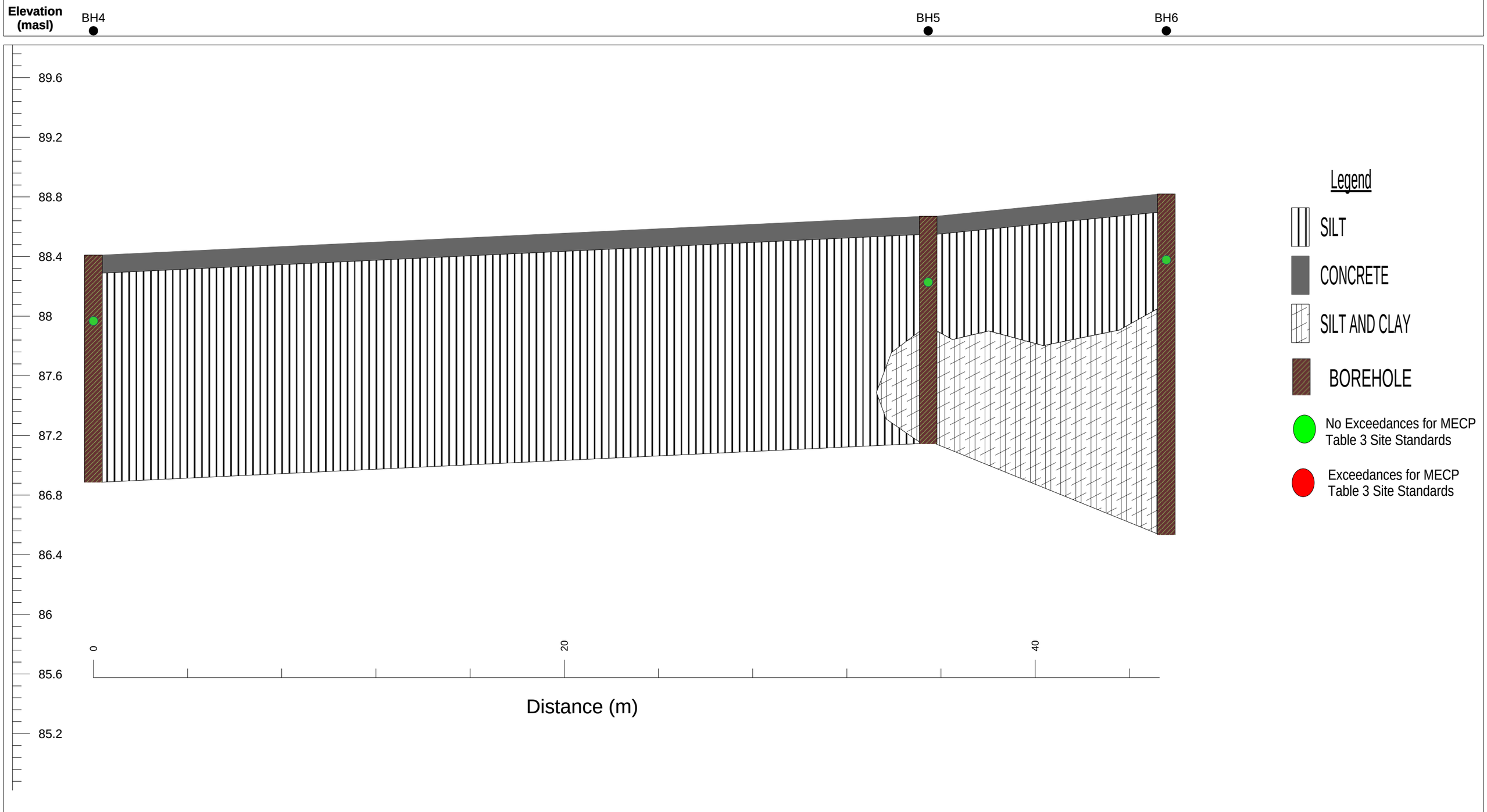


S2S Environmental Inc.

Project Number: 12769
Drawing Number: 29
Client: S2S Environmental Inc.
Location: 50 Stephanie Street, Toronto, Ontario

Cross Section C to C'

(Showing Metals Concentration in Soil)



9 APPENDICES

APPENDIX A: PHASE TWO CONCEPTUAL SITE MODEL

S2S Environmental Inc. (S2S) was retained by 50 Stephanie Street Inc. (the Client) to conduct a Phase Two Environmental Site Assessment (ESA) of the multi-tenant residential property located at 50 Stephanie Street in Toronto, Ontario (Phase Two Property).

The format for this report is compliant with Schedule E – Phase Two Environmental Site Assessments of *Ontario Regulation 153/04 (*including amendments up to *O. Reg. 333-13)* – Records of Site Condition - *Part XV.1 of the Environmental Protection Act* (EPA) (referred to as *O. Reg. 153/04,* as amended). It is understood that this Phase Two ESA is being completed in support of an Official Plan Amendment and Zoning By-law Amendment application with the City of Toronto (the City); therefore, this Phase Two ESA was completed in accordance with *O. Reg. 153/04, as amended*.

Section X.1 Description and Assessment

At the time of the site reconnaissance, the Phase Two Property was located on the north side of Stephanie Street, at the northeast corner of the intersection of Stephanie Street and Beverley Street. At the time of the site reconnaissance, the Phase Two Property was occupied by a 24-storey residential apartment building with two basement levels; the upper basement level (B) extended underneath the entire building footprint, and the lower basement level (B1) extended beyond the building footprint and is used as an underground parking garage (Subject Building). The Subject Building was reportedly constructed in approximately 1967 and consists of 284 residential apartment units. Vehicular access to the Phase Two Property was from two asphalt paved driveways off Stephanie Street, located on the southeast and southwest portions of the Phase Two Property; and an asphalt paved driveway off Beverley on the southwest portion of the Phase Two Property, which led to the underground parking garage entrance. Asphalt paved surface parking and driveway areas were present on the north, east and south sides of the Subject Building. Landscaped areas were generally present on all sides of the Subject Building, the north portion of the Phase Two Property and along all of the property boundaries. The total floor area of the Subject Buildings was reportedly 21,700 m^2 (233,600 ft^2), and the Phase Two Property has a total area of 0.6 hectare (1.6 acres). At the time of the site reconnaissance, the Phase Two Property was reportedly owned by 50 Stephanie Street Inc.

The Phase Two Study Area and the Phase Two Property are situated in a developed and undeveloped portion of the City of Toronto. The City of Toronto Official Plan and the ANSI maps provided on-line (also provided by the MNRF and ERIS) were reviewed to determine if an environmentally sensitive area is located within the Phase Two Study Area. Based on this review of these plans and maps, the following is noted:

- The closest water body to the Phase Two Property, Lake Ontario, is located approximately 1.5 km south of the Phase Two Property;
- No Environmentally Sensitive Areas were identified on the Phase Two Property or in the Phase Two Study Area; and
- No ANSIs were identified on the Phase Two Property or in the Phase Two Study Area.

At the time of the site reconnaissance, there was no evidence of stressed vegetation (potentially associated with PCAs or APECs), pits, potable water wells, standing water, lagoons or

watercourses observed on the Phase Two Property. It should be noted that the ground surfaces at the Phase Two Property and surrounding properties were partially snow-covered and therefore some areas and property features could not be completely assessed.

The Phase Two Property was surrounded by parkland to the north of the Phase Two Property; a community and institutional property to the east and single-family residential dwellings located to the south (across Stephanie Street) and west (across Beverley Street) of the Phase Two Property.

Areas Where PCA on or Potentially Affecting the Phase Two Property Has Occurred

The following identified PCAs (description based on the *O. Reg. 153/04, as amended* – Table 2: Potentially Contaminating Activities) within the Phase Two Study Area contribute to APECs on the Phase Two Property:

- PCA 1 - *#30 Importation of Fill Material of Unknown Quality.* Fill materials may have been applied at various locations when the Phase Two Property was in the process of first being developed (i.e., construction/development and landscaping) in approximately the mid 1870s, or during re-configuration of parking or landscaped areas. Based on this information, it is possible that the unknown environmental quality of these fill materials represents an environmental concern to the Phase Two Property.

- PCA 2 – *Other (Application of Road Salt).* Due to the common use of road salt during the winter months, it is possible that the application of road salt along Stephanie Street and Beverley Street and the asphalt paved surface parking and driveway areas of the Phase Two Property represents a potential environmental concern to the Phase Two Property. However, as road salt on these roads and the Phase Two Property was applied for the purposes of keeping these areas safe for traffic/walking under conditions of snow or ice or both, exemptions for the potential road salt impacts to the Phase Two Property will be applied and are provided under Paragraph 1 of Section 49.1 of O. Reg. 153/04, as amended.

- PCA 3 - #28 Gasoline and Associated Products Storage in Fixed Tanks. Based on the ERIS Report, historical fuel tanks were located at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) and 1 Phoebe Street (approximately 45 m southwest of the Phase Two Property) in 1931 and 1928, respectively. Based on the close proximities (approximately 30 to 45 m) to the Phase Two Property, it is possible that these historical fuel tanks represent an environmental concern to the Phase Two Property.

- PCA 4 - *#10 Commercial Autobody Shops.* Based on City Directories from 1975 to 1990 and 1927, autobody shops were located at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) and 20 Beverley Street (approximately 50 m southwest of the Phase Two Property) at those times, respectively. Based on the close proximities (approximately 30 to 50 m) to the Phase Two Property, it is possible that

these historical autobody shops represent an environmental concern to the Phase Two Property.

- PCA 5 - *#35 Mining, smelting and refining; ore processing; tailings storage.* Based on City Directories from 1920 to 1970 and a FIP from 1954, a smelter was located at 34 Beverley Street (approximately 25 m southwest of the Phase Two Property) at those times. Based on the close proximity (approximately 25 m) to the Phase Two Property, it is possible that this historical smelter represents an environmental concern to the Phase Two Property.

- PCA 6 - *#34 Metal Fabrication*. Based on City Directories from 1960, historical metal spinning operations were located at 6 Phoebe Street (approximately 40 m southwest of the Phase Two Property) at that time. Based on City Directories from 1856 to 1869, a foundry was located at 24-28 Beverley Street (approximately 50 m southwest of the Phase Two Property) at those times. Based on the close proximities (approximately 40 m to 50 m) to the Phase Two Property, it is possible that these historical metal fabrication operations represent an environmental concern to the Phase Two Property.

- PCA 7 - *#8 Chemical Manufacturing, Processing and Bulk Storage.* Based on City Directories from 1909 to 1914, historical chemical manufacturing operations were located at 28-32 Beverley Street (approximately 25 m southwest of the Phase Two Property) at those times. Based on the close proximity (approximately 25 m) to the Phase Two Property, it is possible that these historical chemical manufacturing operations represent an environmental concern to the Phase Two Property.

- PCA 8: - *28 Gasoline and Associated Products Storage in Fixed Tanks.* Based on the ERIS Report, a historical fuel tank was located at 3 Sullivan Street (approximately 35 m west of the Phase Two Property) in 1923. Based on the close proximity (approximately 35 m) to the Phase Two Property, it is possible that this historical fuel tank represents an environmental concern to the Phase Two Property.

APECs associated with the above noted PCAs were determined to be the entire Phase Two Property. The locations of the PCAs and on-site APECs are shown on the attached Drawing No. 3.

Section X.1.ii Areas of Potential Environmental Concern (APECs)

The following Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern (APECs) were identified as part of the Phase One ESA completed at the Phase Two Property and documented in the S2S Phase One ESA report:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1	Entire Phase Two Property	**PCA 1:** #30 - Importation of Fill Material of Unknown Quality *(Fill materials may have been applied at various locations when the Phase Two Property was in the process of first being developed)*	On-site	PAHs, Metals, As, Sb, Se, Cr(VI), Hg, CN-, B-HWS, EC, SAR[1]	Soil
APEC 2	East, south and west portions of the Phase Two Property	**PCA 2:** Other – Application of Road Salt *(Application of road salt to Beverley Street, Stephanie Street and Grange Road and on the asphalt paved areas of the Phase Two Property)*	On-site	EC, SAR[1]	Soil
APEC 3	Southwest corner of the Phase Two Property	**PCA 3:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel oil tank at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) in 1931 and historical fuel oil tank at 1 Phoebe Street (approximately 45 m southwest of the Phase Two Property) in 1928.)*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater
		PCA 4: #10 – Commercial	Off-site	PHCs, PAHs, Metals, VOCs	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Autobody Shops *(Historical autobody shops located at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) from 1975-1990 and at 20 Beverley Street (approximately 50 m southwest of the Phase Two Property) in 1927.)*			
		PCA 5: #35 – Mining, smelting and refining; ore processing; tailings storage *(Historical smelting and refining operations located at 34 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1920 to 1970.)*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater
		PCA 6: #34 – Metal Fabrication *(Historical metal spinning at 6 Phoebe Street (approximately 40 m southwest of the Phase Two Property) in 1960 and historical foundry at 24-28 Beverley Street (approximately 50 m southwest of the*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Phase Two Property) from 1856 to 1869)			
		PCA 7: #8 – Chemical Manufacturing, Processing and Bulk Storage *(Historical chemical manufacturing at 28-32 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1909 to 1914).*	Off-site	PHCs, PAHs, VOCs, Metals	Soil, Groundwater
APEC 4	West portion of the Phase Two Property	**PCA 8:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel tank at 3 Sullivan Street (approximately 35 m west of the Phase Two Property) in 1923.)*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater

Notes:

1- The acronyms noted above indicate the following contaminants of potential concern: petroleum hydrocarbons (PHCs); benzene, toluene, ethylbenzene and xylene (BTEX); volatile organic compounds (VOCs); polycyclic aromatic hydrocarbons (PAHs); polychlorinated biphenyls (PCBs); arsenic (As), antimony (Sb), selenium (Se), chromium VI (Cr(VI)); mercury (Hg); cyanide (CN-); boron (hot water soluble) (B-HWS); Electrical Conductivity (EC); Sodium Adsorption Ratio (SAR); sodium (Na) and chloride (Cl).

The approximate locations of the PCAs and on-site APECs are shown on the attached Drawing No. 3.

Section X.1.iii Subsurface Structures and Utilities On, In, or Under the Phase Two Property that May Affect Contamination Distribution and Transport

Subsurface utilities identified at the Phase Two Property which could affect contaminant distribution and transport at the time of the subsurface investigation include:

- Municipal water lines, underground municipal sewer lines, natural gas lines and an underground telephone line. The exact location of these services could not be confirmed during the Phase Two investigation.

Section X.2 A Description of an, as Appropriate, Figured Illustrating, the Physical Setting of the Phase Two Property and Any Areas Under it

Section X.2.i Stratigraphy from ground surface to the deepest aquifer or aquitard investigated

Topographic information obtained from Google Earth, showed the site elevation to range from approximately 91 m to 94 m above mean sea level (amsl). The ground surface at the Phase Two Property was generally visually noted to be flat, and surface water at the Phase Two Property was assumed to infiltrate into the on-site landscaped areas; and to drain towards on-site and off-site catch basins, which reportedly discharged to the municipal storm sewer system. It should be noted that the immediate adjacent/neighbouring properties located to the north, east, south (across Stephanie Street) and west (across Beverley Street) of the Phase Two Property generally appeared to be at the same elevation as the Phase Two Property.

The shallow horizontal groundwater flow direction in the area, based on apparent topography, was likely south towards Lake Ontario, located approximately 1.5 km south of the Phase Two Property. It should be noted that the direction of shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of local groundwater flow or a replica of the Phase Two Property or area topography. A site-specific determination of groundwater flow would be required to obtain groundwater flow direction information for the Phase Two Property.

Based on available surficial geology maps, accessed using Google Earth, the native surficial soils in the vicinity of the Phase Two Property, are predominantly undifferentiated older tills, may include stratified deposits. Available geology maps (Ontario Geological Survey (OGS) database "Surface Geology Report") indicated that the Phase Two Study Area consisted of undifferentiated older tills, may include stratified deposits.

According to information provided in the reviewed ERIS Report, a search of the WWIS database for the Phase Two Property and Phase Two Study Area indicated that a total of 115 water well sites were located within 300 m of the Phase Two Property. WWIS Well ID No. 7255331, a monitoring well was reportedly advanced on May 1, 2016, on the neighbouring property located at 180 John Street (approximately 35 m south of the Phase Two Property) (UTM Zone 17, UTM Co-ordinates Northing 4834335, Easting 629707). In addition, it should be noted that S2S obtained the well record for this monitoring well as part of a provincial online well record search. This monitoring well was reportedly advanced to a depth of 4.9 m bgs and consisted of the following stratigraphy:

- Grey concrete from ground surface (0.0 m) to a reported depth of approximately 0.2 m bgs; and

- Brown silt and clay from a reported depth of 0.2 m bgs to a reported depth of approximately 4.9 m bgs (the maximum extent of the observations/monitoring well).

Furthermore, according to information provided in the reviewed ERIS report, a search of the BORE database for the Phase Two Property and Phase Two Study Area indicated that a total of 30 boreholes were located within 300 m of the Phase Two Property. Borehole ID No. 647751, a geotechnical/geological investigation borehole, was reportedly advanced in March 1966, on the Phase Two Property. This borehole was reportedly advanced to a depth 15.3 m bgs and consisted of the following stratigraphy:

- Fill consisting of grey sand, silt and clay from ground surface (0.0 m) to a reported depth of 0.5 m bgs;
- Brown till and clay, age glacial from a reported depth of 0.5 m bgs to a reported depth of 4.6 m bgs;
- Grey till and clay, age glacial from a reported depth of 4.6 m bgs to 8.6 m bgs and 11.3 m bgs to 15.3 m bgs (maximum extent of the borehole); and
- Grey sand, silt and clay from a reported depth of 8.6 m bgs to 11.3 m bgs.

Section X.2.ii Hydrogeological Characteristics

Based on the groundwater level data obtained on July 22, 2025, the depth to water table ranged from approximately 2.03 m bgs (BH2) to 3.20 m bgs (BH3). A drawing showing local groundwater contours based on groundwater elevation data collected on July 22, 2025, is shown as Drawing No. 4. Based on this drawing, local groundwater appears to be flowing in the southeast direction. Cross-sections (A-A', B-B' and C-C') showing soil stratigraphy is included as Drawing Nos. 9 to 29.

The horizontal hydraulic gradient for the Phase Two Property, based on groundwater levels measured on July 22, 2025, was approximately 0.39 (calculated from groundwater elevations in BH1 and BH3). There was only one hydrogeological unit identified as part of the Phase Two ESA at the Phase Two Property; therefore, the vertical hydraulic gradient was not determined.

Section X.2.iii Approximate Depth to Bedrock

Based on the OGS database "Bedrock Geology of Ontario" (2011), the Phase One Property is assumed to be underlain by shale, limestone, dolostone, siltstone. According to information provided in the ERIS Report, bedrock was not encountered in any of the boreholes. Depth to bedrock is anticipated to be deeper than the deepest extent (15.3 m bgs) of the boreholes advanced at the Phase One Property and Phase One Study Area.

Section X.2.iv Approximate Depth to Water Table

Based on the groundwater level data obtained on July 22, 2025, the depth to water table ranged from 2.03 m bgs (BH2) to 3.20 m bgs (BH3). The elevation of the groundwater table ranged

from approximately 84.240 m asl (BH1) to 84.630 m asl (BH3). Groundwater table fluctuations were minimal.

Section X.2.v Areas where soil has been brought from another property and placed on, in or under the Phase Two Property

At the time of the site reconnaissance, fill materials were not observed at the Phase Two Property. However, it appears that fill materials may have been applied at various locations when the Phase Two Property was in the process of being developed (i.e., construction/development). Furthermore, the surrounding areas of the Phase Two Property have been redeveloped since their initial development, and fill material of unknown environmental quality may have been imported as part of the redevelopment. It is possible that the unknown environmental quality of these fill materials represents an environmental concern to the Phase Two Property.

Due to the nature of properties immediately adjacent to roadways and the common use of road salt during the winter months, it is possible that the application of road salt along Stephanie Street and Beverley Street, and on the asphalt paved surface parking and driveway areas of the Phase Two Property represents an environmental concern to the Phase Two Property. However, as road salt on these roads was applied for the purposes of keeping these streets safe for traffic under conditions of snow or ice, exemptions for potential road salt impacts to the Phase Two Property are provided for under Paragraph 1 of Section 49.1 of *O. Reg. 153/04, as amended*.

Section X.2.vi Approximate Locations, if known, of any proposed buildings or other structures

Based on information provided by the Client, S2S understands the Subject Property will be further developed with an infill residential apartment building comprised of an 11-storey mid-rise building. The development retains an existing 24-storey rental apartment building on the Subject Property. The 11-storey building will consist of a gross floor area of 11,198.9 m2 and 163 residential units.

Section X.3 If the exception set out in Paragraph 1 or 2 of Section 49.1 of the Regulation is being relied upon, provide a statement as to the reliance upon the exception and a narrative description of the rationale for relying upon the exception, which may be based on information gathered during the Site investigation

Due to the nature of properties immediately adjacent to roadways and the common use of road salt during the winter months, it is possible that the application of road salt along Stephanie Street and Beverley Street, and on the asphalt paved surface parking and driveway areas of the Phase Two Property represents an environmental concern to the Phase Two Property. However, as road salt on these roads was applied for the purposes of keeping these streets safe for traffic under conditions of snow or ice, exemptions for potential road salt impacts to the Phase Two Property are provided for under Paragraph 1 of Section 49.1 of *O. Reg. 153/04, as amended*.

S2S does not intend to rely upon the exemption set out in Paragraph 2 of Section 49.1 of *O. Reg. 153/04, as amended*, as S2S is not aware of any previously identified exceedances in groundwater to which this exemption would apply.

S2S does not intend to rely upon the exemption set out in Paragraph 3 of Section 49.1 of *O. Reg. 153/04, as amended*, as S2S is not aware of any previously identified exceedances in fill materials to which this exemption would apply.

Section X.3.i Provide, where a contaminant is present on, in or under the phase Two Property at a concentration greater than the applicable site condition standard

Detected concentrations in soil were below the applicable site condition standards except for the following:

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH2	1, 2, 3	BH2-1	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **5.5** vs 5 (unitless)
		BH100-1 (Dup of BH2-1)	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **5.2** vs 5 (unitless)
BH3	1, 2, 4	BH3-1	0.1 to 0.6	Metals and Inorganics	Sodium Adsorption Ratio – **20** vs 5 (unitless) EC – **2.6** vs 0.7 mS/cm

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition (for Residential Property Use, coarse textured soils).

Detected concentrations in groundwater were below the applicable site condition standards except for the following:

Borehole ID	Location of APEC Investigated	Sample ID	Date Sampled	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/L)
BH2	Southwestern portion of the Phase Two Property	BH2	July 22, 2025	VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.6** vs 1.6
		BH201 (Duplicate of BH2)		VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.4** vs 1.6

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Full Depth Generic Site Condition Standards In a Non-Potable Ground Water Condition (for All Types of Property Use, coarse textured soils).

Section X.3.ii Where a contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable Site Condition Standard

A site plan showing the location of boreholes and monitoring wells advanced at the Phase two Property is included as Drawing No. 4. The following borehole and monitoring well locations at the Phase Two Property exceeded the applicable Site Condition Standards: BH2 and BH3 for soil and BH2 for groundwater. The locations of the soil and groundwater exceedances are shown on the attached Drawing Nos. 5 and 6.

Section X.3.iii The contaminants associated with each of the areas referred to in Subparagraph i

Detected concentrations in a soil sample from BH2 for Sodium Adsorption Ratio were above the applicable Site Condition Standards . Detected concentrations in a soil sample from BH3 for Sodium Adsorption Ratio and Conductivity were above the applicable Site Condition Standards.

The detected concentration of tetrachloroethylene in a groundwater sample from BH2 and BH201 (Duplicate of BH2) was above the applicable Site Condition Standards for tetrachloroethylene. The distribution of these contaminants can be seen on Drawing No. 7.

Section X.3.iv Climatic and meteorological conditions that may have influence on distribution and migration of the contaminant, such as temporal fluctuations in groundwater levels

No climatic condition was identified which would have any influence on the migration of contaminants.

Section X.4 Where contaminants on, in or under the Phase Two Property are present at a concentration greater than the Applicable Site Condition Standard, one or more cross-sections showing

Contaminants above the applicable MECP Table 3 Standards were detected in soil at the Phase Two Property. The Cross-Sections include soil stratigraphy, and groundwater levels are shown (see Drawing Nos. 9 to 29). The Borehole logs for detailed soil stratigraphy are shown in Appendix C of this report.

Section X.5 For each area where contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable Site Condition Standard for the contaminant, a diagram identifying, with narrative explanatory notes

Section X.5.i The Release Mechanisms

With respect to pre-remediation conditions, it is likely that select VOC, contamination in groundwater is a result of historical on-site and off-site activities i.e., manufacturing,

processing, storage, and use). Contaminants were likely released via historical spills and/or leaks.

Section X.5.ii Contaminants Transport Pathway

Based on the findings of the Phase Two ESA, it appears that the EC and/or SAR contamination in the soil were present at the Phase Two Property through on-site road salt usage.

Section X.5.iii The human and ecological receptors located on, in, or under the Phase Two Property

With respect to the contaminants identified in soil at the Phase Two Property, potential human receptors located on, in or under the Phase Two Property are residents via dermal contact who utilize the parking space located near BH2 and BH3. However, the exposure is expected to be minimal, and therefore, the fill material will be undisturbed below the asphalt-paved parking lot.

Ecological receptors include plants and soil invertebrates, birds, mammals, and aquatic life. It should be noted that the Phase Two Property was not identified as a habitat for any species considered “threatened” or “endangered”. Furthermore, at the time of the site reconnaissance, there was no evidence of stressed vegetation (potentially associated with the APECs), pits, potable water wells, standing water, lagoons or watercourses observed on the Phase Two Property.

Section X.5.iv Receptor Exposure Points

Exposure points for human receptors include the metal contaminated soil the Phase Two Property. The exposure point for ecological receptors is the subsurface soil does not contain contaminant vapours from the contaminant.

APPENDIX B: SAMPLING AND ANALYSIS PLAN

The following Potentially Contaminating Activities (PCAs) resulting in Areas of Potential Environmental Concern (APECs) were identified as part of the Phase One ESA completed at the Phase Two Property and documented in the S2S Phase One ESA report:

Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1	Entire Phase Two Property	**PCA 1:** #30 - Importation of Fill Material of Unknown Quality *(Fill materials may have been applied at various locations when the Phase Two Property was in the process of first being developed)*	On-site	PAHs, Metals, As, Sb, Se, Cr(VI), Hg, CN-, B-HWS, EC, SAR[1]	Soil
APEC 2	East, south and west portions of the Phase Two Property	**PCA 2:** Other – Application of Road Salt *(Application of road salt to Beverley Street, Stephanie Street and Grange Road and on the asphalt paved areas of the Phase Two Property)*	On-site	EC, SAR[1]	Soil
APEC 3	Southwest corner of the Phase Two Property	**PCA 3:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel oil tank at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) in 1931 and historical fuel oil tank at 1*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Phoebe Street (approximately 45 m southwest of the Phase Two Property) in 1928.)			
		PCA 4: #10 – Commercial Autobody Shops *(Historical autobody shops located at 32 Beverley Street (approximately 30 m southwest of the Phase Two Property) from 1975-1990 and at 20 Beverley Street (approximately 50 m southwest of the Phase Two Property) in 1927.)*	Off-site	PHCs, PAHs, Metals, VOCs	Soil, Groundwater
		PCA 5: #35 – Mining, smelting and refining; ore processing; tailings storage *(Historical smelting and refining operations located at 34 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1920 to 1970.)*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater
		PCA 6: #34 – Metal Fabrication *(Historical metal spinning at 6 Phoebe Street (approximately 40 m southwest of the*	Off-site	PHCs, PAHs, VOCs, Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, CN-, ABNs	Soil, Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase Two Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		Phase Two Property) in 1960 and historical foundry at 24-28 Beverley Street (approximately 50 m southwest of the Phase Two Property) from 1856 to 1869)			
		PCA 7: #8 – Chemical Manufacturing, Processing and Bulk Storage *(Historical chemical manufacturing at 28-32 Beverley Street (approximately 25 m southwest of the Phase Two Property) from 1909 to 1914).*	Off-site	PHCs, PAHs, VOCs, Metals	Soil, Groundwater
APEC 4	West portion of the Phase Two Property	**PCA 8:** #28 – Gasoline and Associated Products Storage in Fixed Tanks *(Historical fuel tank at 3 Sullivan Street (approximately 35 m west of the Phase Two Property) in 1923.)*	Off-site	PHCs, PAHs, BTEX	Soil, Groundwater

Notes:

1- The acronyms noted above indicate the following contaminants of potential concern: petroleum hydrocarbons (PHCs); benzene, toluene, ethylbenzene and xylene (BTEX); volatile organic compounds (VOCs); polycyclic aromatic hydrocarbons (PAHs); polychlorinated biphenyls (PCBs); arsenic (As), antimony (Sb), selenium (Se), chromium VI (Cr(VI)); mercury (Hg); cyanide (CN-); boron (hot water soluble) (B-HWS); Electrical Conductivity (EC); Sodium Adsorption Ratio (SAR); sodium (Na) and chloride (Cl).

The sampling and analysis plan included the following:

- Six boreholes were drilled in the APECs to collect soil samples for laboratory analyses to determine contaminant concentrations across the investigated areas; and

- Monitoring wells were installed in three out of the six boreholes (BH1, BH2, and BH3) to collect groundwater samples for laboratory analyses to determine contaminant concentrations across the investigated areas.

The following sampling and analyses rationale table summarises the location of the boreholes, and monitoring wells, and sampling and analyses conducted.

Soil Sampling and Analysis Plan

Borehole ID	APEC Investigated	Sample ID	Sample Depth (metres below grade surface)	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/g, unless noted)
BH1	1, 2	BH1-1	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
		BH1-5	3.0 to 3.6	pH	No Exceedances
BH2	1, 2, 3	BH2-1	0.1 to 0.6	PAHs, Metals and Inorganics, ABNs	Sodium Adsorption Ratio – **5.5** vs 5 (unitless)
		BH100-1 (Dup of BH2-1)	0.1 to 0.6	PAHs, Metals and Inorganics, ABNs	Sodium Adsorption Ratio – **5.2** vs 5 (unitless)
		BH2-5	3.0 to 3.6	PHCs/BTEX, Grain Size	No Exceedances
		BH100-5	3.0 to 3.6	PHCs/BTEX, Grain Size	No Exceedances
		BH2-6	3.8 to 4.4	VOCs	No Exceedances
		BH100-6 (Dup of BH2-1)	3.8 to 4.4	VOCs	No Exceedances
BH3	1, 2, 4	BH3-1	0.1 to 0.6	PAHs, Metals and Inorganics	Sodium Adsorption Ratio – **20** vs 5 (unitless) EC – **2.6** vs 0.7 mS/cm
		BH3-4	2.2 to 2.8	VOCs, PHCs, and PAHs	No Exceedances
BH4	1, 2	BH4-1	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
BH5	1	BH5-1	0.8 to 1.5	PAHs, Metals and Inorganics	No Exceedances
BH6	1,2	BH6-1	0.1 to 0.6	PAHs,Metals and Inorganics, pH	No Exceedances
		BH996 (Dup of BH6-1)	0.1 to 0.6	PAHs, Metals and Inorganics	No Exceedances
		BH6-3	1.5 to 2.1	pH	No Exceedances

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition (for Residential Property Use, coarse textured soils).

Groundwater Sampling and Analysis Plan

Borehole ID	Location of APEC Investigated	Sample ID	Date Sampled	Laboratory Analysis Conducted	Analyzed Concentration versus MECP Standard[1] (µg/L)
BH1	Southeast portion of the Phase Two Property	BH1	July 22, 2025	PAHs and M&I	No Exceedances
BH2	Southwest portion of the Phase Two Property	BH2	July 22, 2025	VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.6** vs 1.6
		BH201 (Duplicate of BH2)		VOCs, PHCs, PAHs, M&I, and ABNs	Tetrachloroethylene – **6.4** vs 1.6
BH3	Northwest portion of the Phase Two Property	BH3	July 22, 2025	PHCs and PAHs	No Exceedances

1 – Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the EPA, published April 15, 2011, Table 3 Full Depth Generic Site Condition Standards In a Non-Potable Ground Water Condition (for All Types of Property Use, coarse textured soils).

APPENDIX C: BOREHOLE LOGS

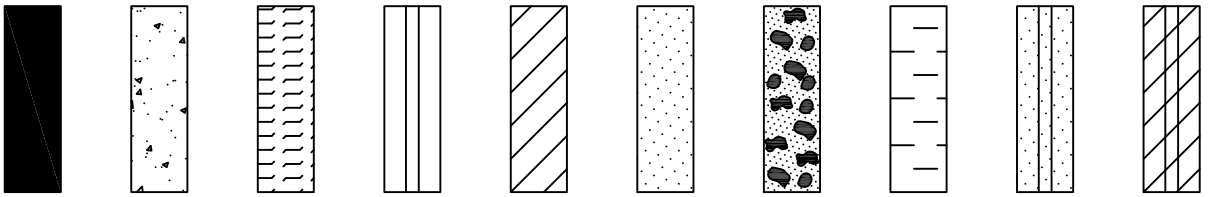
S2S Environmental Inc.

1099 Kingston Road, Suite 260, Pickering, Ontario, L1V 1B5
Telephone: (416) 410–4333 Facsimile: (416) 410–4088
www.s2se.com

BOREHOLE LOG / TEST PIT LOG INTERPRETATION GUIDE

STRATA PLOT

Strata plot symbolize the soil or bedrock description. They are combinations of the following basic symbols:



Asphalt | Concrete | Top Soil/ organics | Silt | Clay | Sand | Sand and Gravel | Bedrock | Sand and Silt | Silt and Clay

SYMBOLS AND TERMS USED ON BOREHOLE AND TEST PIT LOGS

WATER LEVEL MEASUREMENT

Water Level, Piezometer or Standpipe

SAMPLE TYPE

SS	Split spoon sample
CS	Continuous Sampling
GS	Grab Sample
AS	Auger Sample

ABBREVIATIONS / TERMINOLOGY

Fill:	Materials not identified as deposited by natural geological processes
Topsoil:	Mixture of soil and humus capable supporting good vegetative growth
ppm:	Parts-per-million
LEL:	Lower explosive limit
HSVC:	Headspace vapour concentration
SSA:	Solid stem auger
HSA:	Hollow stem auger

SOIL DESCRIPTION AND DEFINITIONS

Soil description and classification are based on the Unified Soil Classification System (USCS) (ASTM D-2488), which classifies soils on the basis of engineering properties. The system divides soil into three major categories: (1) coarse grained, (2) fine-grained, and (3) highly organic. The soil is then subdivided based on either gradation or plasticity characteristics. This system provides a group symbol (e.g. SM) and group name (e.g. silty sand) for identification. The classification excludes particles larger than 76 mm.

Terminology describing materials outside the USCS, (e.g. particles larger than 75 nm, visible organic matter, construction debris), is based upon the proportion of these materials present and as described below in accordance with the standard of the Ministry of Transportation of Ontario:

Trace:	Less than 10%
Some:	10-20%
y:	21-35%
and:	36-50%

GPS co-ordinates are referenced in the universal transverse mercator (UTM) coordinate system, unless otherwise noted.

Northing:	seven digit number
Easting:	six digit number

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: July 7, 2025

Log of Borehole: BH1

SOIL PROFILE					SAMPLE						Well Completion Details
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses	Hex (%LEL) 0–100 / Hex (ppm) 0–500	IBL (ppm) 0.01–1000	
0	0		CONCRETE	87.19							
1			SILTY CLAY (FILL), trace sand, trace gravel, grey, moist		1		50%	PAHs, M&I	<25	<1	
2			SILTY CLAY, trace sand, trace gravel, grey, moist	87.07							
3	1				2		80%		<25	<1	
4											
5					3		75%		<25	<1	
6	2										
7											
8					4		40%		<25	<1	
9											'22 July 2025
10	3		SANDY SILT, trace gravel, grey, moist - wet in the sandy portion at approximately 3.4 m bgs	84.14	5		70%	pH	<25	<1	
11											
12											
13	4				6		60%		<25	<1	
14											
15			- wet from approximately 4.6 m bgs								
16					7		70%		<25	<1	
17	5										
18					8		50%		<25	<1	
19											Monitoring well installed to approximately 6.1 m bgs
20	6				9		60%		<25	<1	
21											
22			End of Borehole								
23	7										
24											

Flush Mount Casing
J-Plug
1.5" Riser
1.5" x 10' #10 Slot Screen
End Cap
Silica Sand
Bentonite Seal

Drill Rig: Limited Access Rig
Hole Size/Drill Method: 98 mm/HSA
Easting: 626200 E
Northing: 4834150 N
Datum: Local

Logged by: MP
Checked by: RRP
Sheet: 1 of 1

Notes: One groundwater sample (BH1) was collected on July 22, 2025 and submitted for laboratory analyses of PAHs and M&I.

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: July 10, 2025

Log of Borehole: BH2

SOIL PROFILE					SAMPLE				Hex (%LEL) / IBL (ppm)	Hex (ppm)	Well Completion Details
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses	0 – 100	0 – 500 (0.01 – 1000)	
0	0		CONCRETE	86.51							
1			SANDY SILT (FILL), trace gravel, trace clay, grey, moist	86.39	1		75%	PAHs, M&I, ABN	<25	<1	
2											
3	1		SANDY SILT, trace clay, grey, moist	85.75	2		40%		<25	<1	
4											
5					3		70%		<25	<1	
6	2										'22 July 2025
7											
8					4		60%		<25	<1	
9											
10	3		SAND, trace silt, grey, wet	83.46	5		70%	PHCs BTEX, grain size	<25	<1	
11											
12											
13	4		CLAYEY SILT, trace sand, grey, moist	82.70	6		60%	VOCs	<25	<1	
14											
15					7		75%		<25	<1	
16	5										
17											
18					8		60%		<25	<1	
19											
20	6		End of Borehole								
21											

Flush Mount Casing
J-Plug
1.5" Riser
1.5" x 10' #10 Slot Screen
End Cap
Silica Sand
Bentonite Seal

Monitoring well installed to approximately 4.6 m bgs

Drill Rig: Limited Access Rig
Hole Size/Drill Method: 98 mm/HSA
Easting: 626260 E
Northing: 4834170 N
Datum: Local

Logged by: MP
Checked by: RRP
Sheet: 1 of 1

Notes: One groundwater sample (BH2) was collected on 22 July 2025 and submitted for laboratory analyses of VOCs, PHCs, PAHs, M&I and ABNs.One Duplicate Groundwater sample (BH201) was also collected on 22 July 2025 and submitted for laboratory analyses of PHCs/BTEX, VOCs,PAHs, M&I and ABNs

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: July 7, 2025

Log of Borehole: BH3

Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Sample Number	Sample Type	Recovery	Laboratory Analyses	Hex (%LEL)	IBL (ppm)	Hex (ppm)	Well Completion Details
0	0		CONCRETE	87.87								
1			CLAYEY SILT (FILL), trace sand, trace gravel, grey, moist	87.75	1		60%	PAHs, M&i	<25	<1		
2			CLAYEY SILT, trace sand, grey, moist		2		70%		<25	<1		
3	1											
4												
5					3		50%		<25	<1		
6	2											
7												
8			SILTY SAND, grey, moist	85.58	4		80%	VOCs PHCs PAHs	85	<1		
9												
10	3				5		75%		55	<1		'22 July 2025
11												
12												
13	4				6		40%		<25	<1		
14												
15			SILTY SAND, trace clay, grey, moist	83.30	7		70%		<25	<1		
16	5											Monitoring well installed to approximately 5.3 m bgs
17												
18			SILT, some clay, grey, moist	82.54	8		80%		<25	<1		
19	6											
20			End of Borehole									
21												

Flush Mount Casing
J-Plug
1.5" Riser
1.5" x 10' #10 Slot Screen
End Cap
Silica Sand
Bentonite Seal

Drill Rig: Limited Access Rig
Hole Size/Drill Method: 98 mm/HSA
Easting: 629613.2 E
Northing: 4834422 N
Datum: Local
Logged by: MP/ML
Checked by: RRP
Sheet: 1 of 1

Notes: One groundwater sample (BH3) was collected on 22 July 2025 and submitted for laboratory analyses of PHCs and PAHs,

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: July 16,2025

Log of Borehole: BH4

SOIL PROFILE					SAMPLE					
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses	Hex (%LEL) / IBL (ppm) / Hex (ppm)	Well Completion Details
0	0		CONCRETE	88.41						
1			CLAYEY SILT (FILL), trace gravel, trace sand, grey, moist		1		40%	M&I, PAH	<25 ■ <1 ●	Bentonite Seal
2										
3	1		CLAYEY SILT, trace sand, grey, moist	88.29	2		60%		<25 ■ <1 ●	
4										
5			End of Borehole							
6	2									
7										
8										
9										
10	3									
11										
12										
13	4									
14										
15										
16	5									
17										
18										
19										
20	6									

Hex (%LEL): 0 — 100
IBL (ppm)
Hex (ppm): 0 — 500
0.01 — 1000

Drill Rig: Jack Hammer
Hole Size/Drill Method: 102 mm
Easting: 629619.6 E
Northing: 4834426 N
Datum: Local
Logged by: ML
Checked by: RRP
Sheet: 1 of 1

Notes: No Monitoring well was installed. Borehole backfilled with bentonite till grade and grouted with concrete.

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: July 16, 2025

Log of Borehole: BH5

SOIL PROFILE					SAMPLE					
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses	Hex (%LEL) / IBL (ppm) / Hex (ppm)	Well Completion Details
0	0		CONCRETE	88.67						
1			CLAYEY SILT (FILL), trace sand, grey, moist	88.55	1		50%	M&I, PAH	<25 ■ <1 ●	
2										
3	1		SILTY CLAY, grey, moist	87.91	2		50%		<25 ■ <1 ●	Bentonite Seal
5			End of Borehole							
6	2									
7										
8										
9										
10	3									
11										
12										
13	4									
14										
15										
16	5									
17										
18										
19										
20	6									

Hex (%LEL): 0 — 100
IBL (ppm)
Hex (ppm): 0 — 500
0.01 — 1000

Drill Rig: Jack Hammer
Hole Size/Drill Method: 102 mm
Easting: 629638.4 E
Northing: 4834439 N
Datum: Local

Logged by: ML
Checked by: RRP
Sheet: 1 of 1

Notes: No Monitoring well was installed. Borehole backfilled with bentonite till grade and grouted with concrete.

S2S Environmental Inc.

Project Number: 12769
Client: Davad Investments Inc.
Location: 50 Stephanie Street, Toronto, Ontario
Drill Date: 'July16, 2025

Log of Borehole: BH6

SOIL PROFILE					SAMPLE				Hex (%LEL) 0 100 IBL (ppm) Hex (ppm) 0.01 1000 0 500	Well Completion Details
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses		
0	0		CONCRETE	88.82						
1			CLAYEY SILT (FILL), trace sand, grey, moist	88.70	1		60%	M&I, PAHs, pH	<25 ■ <1 ●	
2										
3	1		SILTY CLAY, trace sand, grey, moist	88.06	2		40%		<25 ■ <1 ●	
4										
5			SILTY CLAY, grey, moist	87.30						
6	2				3		50%	pH	<25 ■ <1 ●	
7										
8			End of Borehole							
9										
10	3									
11										
12										
13	4									
14										
15										
16	5									
17										
18										
19										
20	6									

Bentonite Seal

Drill Rig: Jack Hammer
Hole Size/Drill Method: 102 mm
Easting: 629660.5 E
Northing: 4834447 N
Datum: Local
Logged by: ML
Checked by: RRP
Sheet: 1 of 1

Notes: No Monitoring well was installed. Borehole backfilled with bentonite till grade and grouted with concrete.

APPENDIX D: LABORATORY CERTIFICATES OF ANALYSIS

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your C.O.C. #: N/A

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/22
Report #: R8580408
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C583807
Received: 2025/07/11, 19:36

Sample Matrix: Soil
Samples Received: 8

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	1	N/A	2025/07/17	CAM SOP-00301	EPA 8270D m
Methylnaphthalene Sum	2	N/A	2025/07/22	CAM SOP-00301	EPA 8270D m
ABN Compounds in soil by GC/MS	2	2025/07/19	2025/07/21	CAM SOP-00301	EPA 8270E m
Hot Water Extractable Boron	3	2025/07/18	2025/07/18	CAM SOP-00408	R153 Ana. Prot. 2011
1,3-Dichloropropene Sum	2	N/A	2025/07/17		EPA 8260C m
Free (WAD) Cyanide	3	2025/07/18	2025/07/18	CAM SOP-00457	OMOE E3015 m
Conductivity	3	2025/07/18	2025/07/18	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	3	2025/07/18	2025/07/18	CAM SOP-00436	EPA 3060A/7199 m
Dinitrotoluene Sum	2	2025/07/13	2025/07/22	CAM SOP - 00301	EPA 8270
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	2	N/A	2025/07/18	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	1	2025/07/17	2025/07/17	CAM SOP-00316	CCME CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	1	2025/07/17	2025/07/19	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	3	2025/07/18	2025/07/18	CAM SOP-00447	EPA 6020B m
Moisture	3	N/A	2025/07/14	CAM SOP-00445	Carter 2nd ed 70.2 m
Moisture	4	N/A	2025/07/16	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	1	2025/07/17	2025/07/17	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	6	2025/07/18	2025/07/18	CAM SOP-00413	EPA 9045 D m
Sieve, 75um	2	N/A	2025/07/17	CAM SOP-00467	ASTM D1140 -17 m
Sodium Adsorption Ratio (SAR)	3	N/A	2025/07/19	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds in Soil	2	N/A	2025/07/16	CAM SOP-00228	EPA 8260D

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your C.O.C. #: N/A

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/22
Report #: R8580408
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C583807
Received: 2025/07/11, 19:36

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) Soils are reported on a dry weight basis unless otherwise specified.
(2) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
(3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following “Alberta Environment’s Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003”. Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Bureau Veritas
22 Jul 2025 15:48:54

Please direct all questions regarding this Certificate of Analysis to:
Deepthi Shaji, Project Manager
Email: Deepthi.Shaji@bureauveritas.com
Phone# (905)817-5700 Ext:7065843

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This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID		ASXK69	ASXK72			ASXK72			ASXK73		
Sampling Date		2025/07/08 09:15	2025/07/10 09:30			2025/07/10 09:30			2025/07/10 09:30		
COC Number		N/A	N/A			N/A			N/A		
	UNITS	BH1-1	BH2-1	RDL	QC Batch	BH2-1 Lab-Dup	RDL	QC Batch	BH100-1	RDL	QC Batch
Calculated Parameters											
Sodium Adsorption Ratio	N/A	2.9	5.5		9968676				5.2		9968676
Inorganics											
Conductivity	mS/cm	0.69	0.61	0.002	9972593				0.57	0.002	9972593
Available (CaCl2) pH	pH	8.26	7.93		9972365				8.03		9972365
WAD Cyanide (Free)	ug/g	<0.01	<0.01	0.01	9972159				<0.01	0.01	9972159
Chromium (VI)	ug/g	<0.18	<0.18	0.18	9972114				<0.18	0.18	9972114
Metals											
Hot Water Ext. Boron (B)	ug/g	0.61	0.23	0.050	9972659				0.25	0.050	9972659
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	0.20	9972632	<0.20	0.20	9972632	<0.20	0.20	9972632
Acid Extractable Arsenic (As)	ug/g	2.3	2.5	1.0	9972632	2.9	1.0	9972632	2.7	1.0	9972632
Acid Extractable Barium (Ba)	ug/g	94	53	0.50	9972632	56	0.50	9972632	54	0.50	9972632
Acid Extractable Beryllium (Be)	ug/g	0.52	0.33	0.20	9972632	0.32	0.20	9972632	0.34	0.20	9972632
Acid Extractable Boron (B)	ug/g	7.1	<5.0	5.0	9972632	<5.0	5.0	9972632	<5.0	5.0	9972632
Acid Extractable Cadmium (Cd)	ug/g	0.11	0.14	0.10	9972632	0.15	0.10	9972632	0.12	0.10	9972632
Acid Extractable Chromium (Cr)	ug/g	31	20	1.0	9972632	20	1.0	9972632	20	1.0	9972632
Acid Extractable Cobalt (Co)	ug/g	13	8.0	0.10	9972632	8.1	0.10	9972632	7.5	0.10	9972632
Acid Extractable Copper (Cu)	ug/g	20	11	0.50	9972632	11	0.50	9972632	11	0.50	9972632
Acid Extractable Lead (Pb)	ug/g	8.8	7.5	1.0	9972632	7.2	1.0	9972632	7.7	1.0	9972632
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.55	0.50	9972632	0.61	0.50	9972632	0.63	0.50	9972632
Acid Extractable Nickel (Ni)	ug/g	21	17	0.50	9972632	17	0.50	9972632	16	0.50	9972632
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	9972632	<0.50	0.50	9972632	<0.50	0.50	9972632
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	9972632	<0.20	0.20	9972632	<0.20	0.20	9972632
Acid Extractable Thallium (Tl)	ug/g	0.12	0.097	0.050	9972632	0.10	0.050	9972632	0.10	0.050	9972632
Acid Extractable Uranium (U)	ug/g	0.62	0.47	0.050	9972632	0.47	0.050	9972632	0.53	0.050	9972632
Acid Extractable Vanadium (V)	ug/g	33	25	5.0	9972632	26	5.0	9972632	25	5.0	9972632
Acid Extractable Zinc (Zn)	ug/g	46	31	5.0	9972632	32	5.0	9972632	30	5.0	9972632
Acid Extractable Mercury (Hg)	ug/g	<0.050	<0.050	0.050	9972632	<0.050	0.050	9972632	<0.050	0.050	9972632

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID		ASXK73		
Sampling Date		2025/07/10 09:30		
COC Number		N/A		
	UNITS	BH100-1 Lab-Dup	RDL	QC Batch
Metals				
Hot Water Ext. Boron (B)	ug/g	0.23	0.050	9972659

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ASXK69		
Sampling Date		2025/07/08 09:15		
COC Number		N/A		
	UNITS	BH1-1	RDL	QC Batch
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	0.013	0.0071	9968674
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	0.027	0.0050	9971242
Acenaphthylene	ug/g	0.0052	0.0050	9971242
Anthracene	ug/g	0.069	0.0050	9971242
Benzo(a)anthracene	ug/g	0.12	0.0050	9971242
Benzo(a)pyrene	ug/g	0.12	0.0050	9971242
Benzo(b/j)fluoranthene	ug/g	0.16	0.0050	9971242
Benzo(g,h,i)perylene	ug/g	0.060	0.0050	9971242
Benzo(k)fluoranthene	ug/g	0.054	0.0050	9971242
Chrysene	ug/g	0.11	0.0050	9971242
Dibenzo(a,h)anthracene	ug/g	0.015	0.0050	9971242
Fluoranthene	ug/g	0.33	0.0050	9971242
Fluorene	ug/g	0.023	0.0050	9971242
Indeno(1,2,3-cd)pyrene	ug/g	0.069	0.0050	9971242
1-Methylnaphthalene	ug/g	0.0057	0.0050	9971242
2-Methylnaphthalene	ug/g	0.0077	0.0050	9971242
Naphthalene	ug/g	0.010	0.0050	9971242
Phenanthrene	ug/g	0.22	0.0050	9971242
Pyrene	ug/g	0.27	0.0050	9971242
Surrogate Recovery (%)				
D10-Anthracene	%	95		9971242
D14-Terphenyl (FS)	%	103		9971242
D8-Acenaphthylene	%	102		9971242

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		ASXK75	ASXK76		
Sampling Date		2025/07/10 14:34	2025/07/10 14:34		
COC Number		N/A	N/A		
	UNITS	BH2-5	BH100-5	RDL	QC Batch
BTEX & F1 Hydrocarbons					
Benzene	ug/g	<0.020	<0.020	0.020	9972194
Toluene	ug/g	<0.020	<0.020	0.020	9972194
Ethylbenzene	ug/g	<0.020	<0.020	0.020	9972194
o-Xylene	ug/g	<0.020	<0.020	0.020	9972194
p+m-Xylene	ug/g	<0.040	<0.040	0.040	9972194
Total Xylenes	ug/g	<0.040	<0.040	0.040	9972194
F1 (C6-C10)	ug/g	<10	<10	10	9972194
F1 (C6-C10) - BTEX	ug/g	<10	<10	10	9972194
F2-F4 Hydrocarbons					
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	<7.0	7.0	9971226
F3 (C16-C34 Hydrocarbons)	ug/g	<50	<50	50	9971226
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	50	9971226
Reached Baseline at C50	ug/g	Yes	Yes		9971226
Hydrocarbon Resemblance	ug/g	NA (1)	NA (1)	N/A	9971226
Surrogate Recovery (%)					
1,4-Difluorobenzene	%	99	96		9972194
4-Bromofluorobenzene	%	104	105		9972194
D10-o-Xylene	%	103	95		9972194
D4-1,2-Dichloroethane	%	97	100		9972194
o-Terphenyl	%	105	109		9971226

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
N/A = Not Applicable
(1) NA: Not Applicable

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

O.REG 153 SEMIVOLATILES PACKAGE (SOIL)

Bureau Veritas ID		ASXK72		ASXK73		
Sampling Date		2025/07/10 09:30		2025/07/10 09:30		
COC Number		N/A		N/A		
	UNITS	BH2-1	QC Batch	BH100-1	RDL	QC Batch
Semivolatile Organics						
1,2,4-Trichlorobenzene	ug/g	<0.05	9972990	<0.05	0.05	9972990
1-Methylnaphthalene	ug/g	<0.03	9972990	<0.03	0.03	9972990
2,4,5-Trichlorophenol	ug/g	<0.08	9972990	<0.08	0.08	9972990
2,4,6-Trichlorophenol	ug/g	<0.1	9972990	<0.1	0.1	9972990
2,4-Dichlorophenol	ug/g	<0.1	9972990	<0.1	0.1	9972990
2,4-Dimethylphenol	ug/g	<0.2	9972990	<0.2	0.2	9972990
2,4-Dinitrophenol	ug/g	<0.5	9972990	<0.5	0.5	9972990
2,4-Dinitrotoluene	ug/g	<0.1	9972990	<0.1	0.1	9972990
2,6-Dinitrotoluene	ug/g	<0.1	9972990	<0.1	0.1	9972990
2-Chlorophenol	ug/g	<0.08	9972990	<0.08	0.08	9972990
2-Methylnaphthalene	ug/g	<0.03	9972990	<0.03	0.03	9972990
3,3'-Dichlorobenzidine	ug/g	<0.5	9972990	<0.5	0.5	9972990
Acenaphthene	ug/g	<0.03	9972990	<0.03	0.03	9972990
Acenaphthylene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Anthracene	ug/g	<0.03	9972990	<0.03	0.03	9972990
Benzo(a)anthracene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Benzo(a)pyrene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Benzo(b/j)fluoranthene	ug/g	<0.1	9972990	<0.1	0.1	9972990
Benzo(g,h,i)perylene	ug/g	<0.1	9972990	<0.1	0.1	9972990
Benzo(k)fluoranthene	ug/g	<0.03	9972990	<0.03	0.03	9972990
Biphenyl	ug/g	<0.05	9972990	<0.05	0.05	9972990
Bis(2-chloroethyl)ether	ug/g	<0.2	9972990	<0.2	0.2	9972990
Bis(2-chloroisopropyl)ether	ug/g	<0.1	9972990	<0.1	0.1	9972990
Bis(2-ethylhexyl)phthalate	ug/g	<1	9972990	<1	1	9972990
Chrysene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Dibenzo(a,h)anthracene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Diethyl phthalate	ug/g	<0.2	9972990	<0.2	0.2	9972990
Dimethyl phthalate	ug/g	<0.2	9972990	<0.2	0.2	9972990
Fluoranthene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Fluorene	ug/g	<0.03	9972990	<0.03	0.03	9972990

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 SEMIVOLATILES PACKAGE (SOIL)

Bureau Veritas ID		ASXK72		ASXK73		
Sampling Date		2025/07/10 09:30		2025/07/10 09:30		
COC Number		N/A		N/A		
	UNITS	BH2-1	QC Batch	BH100-1	RDL	QC Batch
Indeno(1,2,3-cd)pyrene	ug/g	<0.08	9972990	<0.08	0.08	9972990
Naphthalene	ug/g	<0.03	9972990	<0.03	0.03	9972990
p-Chloroaniline	ug/g	<0.2	9972990	<0.2	0.2	9972990
Pentachlorophenol	ug/g	<0.1	9972990	<0.1	0.1	9972990
Phenanthrene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Phenol	ug/g	<0.09	9972990	<0.09	0.09	9972990
Pyrene	ug/g	<0.05	9972990	<0.05	0.05	9972990
Calculated Parameters						
2,4- & 2,6-Dinitrotoluene	ug/g	<0.14	9968678	<0.14	0.14	9968679
Methylnaphthalene, 2-(1-)	ug/g	<0.042	9968674	<0.042	0.042	9968674
Surrogate Recovery (%)						
2,4,6-Tribromophenol	%	40 (1)	9972990	59		9972990
2-Fluorobiphenyl	%	64	9972990	60		9972990
D14-Terphenyl (FS)	%	89	9972990	85		9972990
D5-Nitrobenzene	%	73	9972990	71		9972990

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

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O.REG 153 VOCS BY HS (SOIL)

Bureau Veritas ID		ASXK77	ASXK78		
Sampling Date		2025/07/10 15:51	2025/07/10 15:51		
COC Number		N/A	N/A		
	UNITS	BH2-6	BH100-6	RDL	QC Batch
Calculated Parameters					
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	<0.050	0.050	9968673
Volatile Organics					
Acetone (2-Propanone)	ug/g	<0.49	<0.49	0.49	9970582
Benzene	ug/g	<0.0060	<0.0060	0.0060	9970582
Bromodichloromethane	ug/g	<0.040	<0.040	0.040	9970582
Bromoform	ug/g	<0.040	<0.040	0.040	9970582
Bromomethane	ug/g	<0.040	<0.040	0.040	9970582
Carbon Tetrachloride	ug/g	<0.040	<0.040	0.040	9970582
Chlorobenzene	ug/g	<0.040	<0.040	0.040	9970582
Chloroform	ug/g	<0.040	<0.040	0.040	9970582
Dibromochloromethane	ug/g	<0.040	<0.040	0.040	9970582
1,2-Dichlorobenzene	ug/g	<0.040	<0.040	0.040	9970582
1,3-Dichlorobenzene	ug/g	<0.040	<0.040	0.040	9970582
1,4-Dichlorobenzene	ug/g	<0.040	<0.040	0.040	9970582
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	<0.040	0.040	9970582
1,1-Dichloroethane	ug/g	<0.040	<0.040	0.040	9970582
1,2-Dichloroethane	ug/g	<0.049	<0.049	0.049	9970582
1,1-Dichloroethylene	ug/g	<0.040	<0.040	0.040	9970582
cis-1,2-Dichloroethylene	ug/g	<0.040	<0.040	0.040	9970582
trans-1,2-Dichloroethylene	ug/g	<0.040	<0.040	0.040	9970582
1,2-Dichloropropane	ug/g	<0.040	<0.040	0.040	9970582
cis-1,3-Dichloropropene	ug/g	<0.030	<0.030	0.030	9970582
trans-1,3-Dichloropropene	ug/g	<0.040	<0.040	0.040	9970582
Ethylbenzene	ug/g	<0.010	<0.010	0.010	9970582
Ethylene Dibromide	ug/g	<0.040	<0.040	0.040	9970582
Hexane	ug/g	<0.040	<0.040	0.040	9970582
Methylene Chloride(Dichloromethane)	ug/g	<0.049	<0.049	0.049	9970582
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	<0.40	0.40	9970582
Methyl Isobutyl Ketone	ug/g	<0.40	<0.40	0.40	9970582
Methyl t-butyl ether (MTBE)	ug/g	<0.040	<0.040	0.040	9970582

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 VOCS BY HS (SOIL)

Bureau Veritas ID		ASXK77	ASXK78		
Sampling Date		2025/07/10 15:51	2025/07/10 15:51		
COC Number		N/A	N/A		
	UNITS	BH2-6	BH100-6	RDL	QC Batch
Styrene	ug/g	<0.040	<0.040	0.040	9970582
1,1,1,2-Tetrachloroethane	ug/g	<0.040	<0.040	0.040	9970582
1,1,2,2-Tetrachloroethane	ug/g	<0.040	<0.040	0.040	9970582
Tetrachloroethylene	ug/g	<0.040	<0.040	0.040	9970582
Toluene	ug/g	<0.020	<0.020	0.020	9970582
1,1,1-Trichloroethane	ug/g	<0.040	<0.040	0.040	9970582
1,1,2-Trichloroethane	ug/g	<0.040	<0.040	0.040	9970582
Trichloroethylene	ug/g	<0.010	<0.010	0.010	9970582
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	<0.040	0.040	9970582
Vinyl Chloride	ug/g	<0.019	<0.019	0.019	9970582
p+m-Xylene	ug/g	<0.020	<0.020	0.020	9970582
o-Xylene	ug/g	<0.020	<0.020	0.020	9970582
Total Xylenes	ug/g	<0.020	<0.020	0.020	9970582
Surrogate Recovery (%)					
4-Bromofluorobenzene	%	112	113		9970582
D10-o-Xylene	%	113	117		9970582
D4-1,2-Dichloroethane	%	118	121		9970582
D8-Toluene	%	101	100		9970582

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		ASXK69			ASXK71		ASXK72	ASXK73		
Sampling Date		2025/07/08 09:15			2025/07/08 15:25		2025/07/10 09:30	2025/07/10 09:30		
COC Number		N/A			N/A		N/A	N/A		
	UNITS	BH1-1	RDL	QC Batch	BH1-5	QC Batch	BH2-1	BH100-1	RDL	QC Batch
Inorganics										
Moisture	%	17	1.0	9968917			12	12	1.0	9970815
Available (CaCl2) pH	pH				7.78	9972365				

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		ASXK75		ASXK76			ASXK77	ASXK78		
Sampling Date		2025/07/10 14:34		2025/07/10 14:34			2025/07/10 15:51	2025/07/10 15:51		
COC Number		N/A		N/A			N/A	N/A		
	UNITS	BH2-5	QC Batch	BH100-5	RDL	QC Batch	BH2-6	BH100-6	RDL	QC Batch
Inorganics										
Moisture	%	20	9968917	17	1.0	9968917	15	16	1.0	9970815
Available (CaCl2) pH	pH	7.77	9972390	7.81		9972388				
Miscellaneous Parameters										
Grain Size	%	COARSE	9970757	COARSE	N/A	9970757				
Sieve - #200 (<0.075mm)	%	29	9970757	30	1	9970757				
Sieve - #200 (>0.075mm)	%	71	9970757	70	1	9970757				

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
N/A = Not Applicable

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Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

TEST SUMMARY

Bureau Veritas ID: ASXK69
Sample ID: BH1-1
Matrix: Soil

Collected: 2025/07/08
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9968674	N/A	2025/07/17	Automated Statchk
Hot Water Extractable Boron	ICP	9972659	2025/07/18	2025/07/18	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9972159	2025/07/18	2025/07/18	Prgya Panchal
Conductivity	AT	9972593	2025/07/18	2025/07/18	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9972114	2025/07/18	2025/07/18	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	9972632	2025/07/18	2025/07/18	Daniel Teclu
Moisture	BAL	9968917	N/A	2025/07/14	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9971242	2025/07/17	2025/07/17	Jett Wu
pH CaCl2 EXTRACT	AT	9972365	2025/07/18	2025/07/18	Sreena Thekkoot
Sodium Adsorption Ratio (SAR)	CALC/MET	9968676	N/A	2025/07/19	Automated Statchk

Bureau Veritas ID: ASXK71
Sample ID: BH1-5
Matrix: Soil

Collected: 2025/07/08
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9972365	2025/07/18	2025/07/18	Sreena Thekkoot

Bureau Veritas ID: ASXK72
Sample ID: BH2-1
Matrix: Soil

Collected: 2025/07/10
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9968674	N/A	2025/07/22	Automated Statchk
ABN Compounds in soil by GC/MS	GC/MS	9972990	2025/07/19	2025/07/21	Adriana Zurita
Hot Water Extractable Boron	ICP	9972659	2025/07/18	2025/07/18	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9972159	2025/07/18	2025/07/18	Prgya Panchal
Conductivity	AT	9972593	2025/07/18	2025/07/18	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9972114	2025/07/18	2025/07/18	Sousan Besharatlou
Dinitrotoluene Sum	CALC	9968678	2025/07/22	2025/07/22	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	9972632	2025/07/18	2025/07/18	Daniel Teclu
Moisture	BAL	9970815	N/A	2025/07/16	Simranjit KAUR
pH CaCl2 EXTRACT	AT	9972365	2025/07/18	2025/07/18	Sreena Thekkoot
Sodium Adsorption Ratio (SAR)	CALC/MET	9968676	N/A	2025/07/19	Automated Statchk

Bureau Veritas ID: ASXK72 Dup
Sample ID: BH2-1
Matrix: Soil

Collected: 2025/07/10
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	9972632	2025/07/18	2025/07/18	Daniel Teclu

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TEST SUMMARY

Bureau Veritas ID: ASXK73 **Collected:** 2025/07/10
Sample ID: BH100-1 **Shipped:**
Matrix: Soil **Received:** 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9968674	N/A	2025/07/22	Automated Statchk
ABN Compounds in soil by GC/MS	GC/MS	9972990	2025/07/19	2025/07/21	Adriana Zurita
Hot Water Extractable Boron	ICP	9972659	2025/07/18	2025/07/18	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9972159	2025/07/18	2025/07/18	Prgya Panchal
Conductivity	AT	9972593	2025/07/18	2025/07/18	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9972114	2025/07/18	2025/07/18	Sousan Besharatlou
Dinitrotoluene Sum	CALC	9968679	2025/07/22	2025/07/22	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	9972632	2025/07/18	2025/07/18	Daniel Teclu
Moisture	BAL	9970815	N/A	2025/07/16	Simranjit KAUR
pH CaCl2 EXTRACT	AT	9972365	2025/07/18	2025/07/18	Sreena Thekkoot
Sodium Adsorption Ratio (SAR)	CALC/MET	9968676	N/A	2025/07/19	Automated Statchk

Bureau Veritas ID: ASXK73 Dup **Collected:** 2025/07/10
Sample ID: BH100-1 **Shipped:**
Matrix: Soil **Received:** 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	9972659	2025/07/18	2025/07/18	Jaswinder Kaur

Bureau Veritas ID: ASXK75 **Collected:** 2025/07/10
Sample ID: BH2-5 **Shipped:**
Matrix: Soil **Received:** 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	9972194	N/A	2025/07/18	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	9971226	2025/07/17	2025/07/17	Dennis Ngondu
Moisture	BAL	9968917	N/A	2025/07/14	Joe Thomas
pH CaCl2 EXTRACT	AT	9972390	2025/07/18	2025/07/18	Sreena Thekkoot
Sieve, 75um	SIEV	9970757	N/A	2025/07/17	Simranjit KAUR

Bureau Veritas ID: ASXK76 **Collected:** 2025/07/10
Sample ID: BH100-5 **Shipped:**
Matrix: Soil **Received:** 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	9972194	N/A	2025/07/18	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	9971226	2025/07/17	2025/07/19	Dennis Ngondu
Moisture	BAL	9968917	N/A	2025/07/14	Joe Thomas
pH CaCl2 EXTRACT	AT	9972388	2025/07/18	2025/07/18	Sreena Thekkoot
Sieve, 75um	SIEV	9970757	N/A	2025/07/17	Simranjit KAUR

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Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

TEST SUMMARY

Bureau Veritas ID: ASXK77
Sample ID: BH2-6
Matrix: Soil

Collected: 2025/07/10
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	9968673	N/A	2025/07/17	Automated Statchk
Moisture	BAL	9970815	N/A	2025/07/16	Simranjit KAUR
Volatile Organic Compounds in Soil	GC/MS	9970582	N/A	2025/07/16	Noel Ramos

Bureau Veritas ID: ASXK78
Sample ID: BH100-6
Matrix: Soil

Collected: 2025/07/10
Shipped:
Received: 2025/07/11

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	9968673	N/A	2025/07/17	Automated Statchk
Moisture	BAL	9970815	N/A	2025/07/16	Simranjit KAUR
Volatile Organic Compounds in Soil	GC/MS	9970582	N/A	2025/07/16	Noel Ramos

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GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	1.3°C

Sample ASXK75 [BH2-5] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Sample ASXK76 [BH100-5] : F1/BTEX Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9970582	4-Bromofluorobenzene	2025/07/16	112	60 - 140	117	60 - 140	111	%				
9970582	D10-o-Xylene	2025/07/16	124	60 - 130	112	60 - 130	118	%				
9970582	D4-1,2-Dichloroethane	2025/07/16	114	60 - 140	123	60 - 140	113	%				
9970582	D8-Toluene	2025/07/16	106	60 - 140	102	60 - 140	102	%				
9971226	o-Terphenyl	2025/07/17	101	60 - 140	100	60 - 140	105	%				
9971242	D10-Anthracene	2025/07/17	99	50 - 130	102	50 - 130	104	%				
9971242	D14-Terphenyl (FS)	2025/07/17	105	50 - 130	107	50 - 130	108	%				
9971242	D8-Acenaphthylene	2025/07/17	106	50 - 130	112	50 - 130	110	%				
9972194	1,4-Difluorobenzene	2025/07/18	97	60 - 140	95	60 - 140	96	%				
9972194	4-Bromofluorobenzene	2025/07/18	104	60 - 140	104	60 - 140	105	%				
9972194	D10-o-Xylene	2025/07/18	98	60 - 140	102	60 - 140	97	%				
9972194	D4-1,2-Dichloroethane	2025/07/18	99	60 - 140	98	60 - 140	101	%				
9972990	2,4,6-Tribromophenol	2025/07/21	93	50 - 130	90	50 - 130	49 (3)	%				
9972990	2-Fluorobiphenyl	2025/07/21	79	50 - 130	85	50 - 130	82	%				
9972990	D14-Terphenyl (FS)	2025/07/21	86	50 - 130	87	50 - 130	93	%				
9972990	D5-Nitrobenzene	2025/07/21	81	50 - 130	90	50 - 130	91	%				
9968917	Moisture	2025/07/14							0.65	20		
9970582	1,1,1,2-Tetrachloroethane	2025/07/16	136	60 - 140	125	60 - 130	<0.040	ug/g	NC	50		
9970582	1,1,1-Trichloroethane	2025/07/16	122	60 - 140	111	60 - 130	<0.040	ug/g	NC	50		
9970582	1,1,2,2-Tetrachloroethane	2025/07/16	103	60 - 140	100	60 - 130	<0.040	ug/g	NC	50		
9970582	1,1,2-Trichloroethane	2025/07/16	124	60 - 140	115	60 - 130	<0.040	ug/g	NC	50		
9970582	1,1-Dichloroethane	2025/07/16	111	60 - 140	102	60 - 130	<0.040	ug/g	NC	50		
9970582	1,1-Dichloroethylene	2025/07/16	113	60 - 140	100	60 - 130	<0.040	ug/g	NC	50		
9970582	1,2-Dichlorobenzene	2025/07/16	110	60 - 140	97	60 - 130	<0.040	ug/g	NC	50		
9970582	1,2-Dichloroethane	2025/07/16	129	60 - 140	124	60 - 130	<0.049	ug/g	NC	50		
9970582	1,2-Dichloropropane	2025/07/16	110	60 - 140	103	60 - 130	<0.040	ug/g	NC	50		
9970582	1,3-Dichlorobenzene	2025/07/16	114	60 - 140	98	60 - 130	<0.040	ug/g	NC	50		
9970582	1,4-Dichlorobenzene	2025/07/16	113	60 - 140	98	60 - 130	<0.040	ug/g	NC	50		
9970582	Acetone (2-Propanone)	2025/07/16	115	60 - 140	108	60 - 140	<0.49	ug/g	NC	50		
9970582	Benzene	2025/07/16	109	60 - 140	100	60 - 130	<0.0060	ug/g	NC	50		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9970582	Bromodichloromethane	2025/07/16	117	60 - 140	113	60 - 130	<0.040	ug/g	NC	50		
9970582	Bromoform	2025/07/16	114	60 - 140	110	60 - 130	<0.040	ug/g	NC	50		
9970582	Bromomethane	2025/07/16	105	60 - 140	94	60 - 140	<0.040	ug/g	NC	50		
9970582	Carbon Tetrachloride	2025/07/16	140	60 - 140	129	60 - 130	<0.040	ug/g	NC	50		
9970582	Chlorobenzene	2025/07/16	104	60 - 140	92	60 - 130	<0.040	ug/g	NC	50		
9970582	Chloroform	2025/07/16	117	60 - 140	110	60 - 130	<0.040	ug/g	NC	50		
9970582	cis-1,2-Dichloroethylene	2025/07/16	118	60 - 140	111	60 - 130	<0.040	ug/g	NC	50		
9970582	cis-1,3-Dichloropropene	2025/07/16	104	60 - 140	100	60 - 130	<0.030	ug/g	NC	50		
9970582	Dibromochloromethane	2025/07/16	123	60 - 140	117	60 - 130	<0.040	ug/g	NC	50		
9970582	Dichlorodifluoromethane (FREON 12)	2025/07/16	156 (1)	60 - 140	114	60 - 140	<0.040	ug/g	NC	50		
9970582	Ethylbenzene	2025/07/16	111	60 - 140	96	60 - 130	<0.010	ug/g	NC	50		
9970582	Ethylene Dibromide	2025/07/16	114	60 - 140	107	60 - 130	<0.040	ug/g	NC	50		
9970582	Hexane	2025/07/16	130	60 - 140	115	60 - 130	<0.040	ug/g	NC	50		
9970582	Methyl Ethyl Ketone (2-Butanone)	2025/07/16	109	60 - 140	105	60 - 140	<0.40	ug/g	NC	50		
9970582	Methyl Isobutyl Ketone	2025/07/16	116	60 - 140	115	60 - 130	<0.40	ug/g	NC	50		
9970582	Methyl t-butyl ether (MTBE)	2025/07/16	107	60 - 140	100	60 - 130	<0.040	ug/g	NC	50		
9970582	Methylene Chloride(Dichloromethane)	2025/07/16	104	60 - 140	97	60 - 130	<0.049	ug/g	NC	50		
9970582	o-Xylene	2025/07/16	118	60 - 140	103	60 - 130	<0.020	ug/g	NC	50		
9970582	p+m-Xylene	2025/07/16	113	60 - 140	97	60 - 130	<0.020	ug/g	NC	50		
9970582	Styrene	2025/07/16	105	60 - 140	93	60 - 130	<0.040	ug/g	NC	50		
9970582	Tetrachloroethylene	2025/07/16	125	60 - 140	109	60 - 130	<0.040	ug/g	NC	50		
9970582	Toluene	2025/07/16	113	60 - 140	98	60 - 130	<0.020	ug/g	NC	50		
9970582	Total Xylenes	2025/07/16					<0.020	ug/g	NC	50		
9970582	trans-1,2-Dichloroethylene	2025/07/16	122	60 - 140	112	60 - 130	<0.040	ug/g	NC	50		
9970582	trans-1,3-Dichloropropene	2025/07/16	121	60 - 140	113	60 - 130	<0.040	ug/g	NC	50		
9970582	Trichloroethylene	2025/07/16	124	60 - 140	115	60 - 130	<0.010	ug/g	NC	50		
9970582	Trichlorofluoromethane (FREON 11)	2025/07/16	113	60 - 140	100	60 - 130	<0.040	ug/g	NC	50		
9970582	Vinyl Chloride	2025/07/16	120	60 - 140	102	60 - 130	<0.019	ug/g	NC	50		
9970757	Sieve - #200 (<0.075mm)	2025/07/17							3.9	20	55	53 - 58
9970757	Sieve - #200 (>0.075mm)	2025/07/17							5.5	20	45	42 - 47

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9970815	Moisture	2025/07/16							1.0	20		
9971226	F2 (C10-C16 Hydrocarbons)	2025/07/19	101	60 - 140	101	80 - 120	<7.0	ug/g	NC	30		
9971226	F3 (C16-C34 Hydrocarbons)	2025/07/19	104	60 - 140	103	80 - 120	<50	ug/g	NC	30		
9971226	F4 (C34-C50 Hydrocarbons)	2025/07/19	104	60 - 140	103	80 - 120	<50	ug/g	NC	30		
9971242	1-Methylnaphthalene	2025/07/17	101	50 - 130	107	50 - 130	<0.0050	ug/g	NC	40		
9971242	2-Methylnaphthalene	2025/07/17	105	50 - 130	111	50 - 130	<0.0050	ug/g	NC	40		
9971242	Acenaphthene	2025/07/17	105	50 - 130	108	50 - 130	<0.0050	ug/g	NC	40		
9971242	Acenaphthylene	2025/07/17	112	50 - 130	116	50 - 130	<0.0050	ug/g	NC	40		
9971242	Anthracene	2025/07/17	123	50 - 130	123	50 - 130	<0.0050	ug/g	NC	40		
9971242	Benzo(a)anthracene	2025/07/17	114	50 - 130	116	50 - 130	<0.0050	ug/g	NC	40		
9971242	Benzo(a)pyrene	2025/07/17	115	50 - 130	115	50 - 130	<0.0050	ug/g	NC	40		
9971242	Benzo(b/j)fluoranthene	2025/07/17	118	50 - 130	121	50 - 130	<0.0050	ug/g	NC	40		
9971242	Benzo(g,h,i)perylene	2025/07/17	101	50 - 130	104	50 - 130	<0.0050	ug/g	NC	40		
9971242	Benzo(k)fluoranthene	2025/07/17	123	50 - 130	124	50 - 130	<0.0050	ug/g	NC	40		
9971242	Chrysene	2025/07/17	111	50 - 130	113	50 - 130	<0.0050	ug/g	NC	40		
9971242	Dibenzo(a,h)anthracene	2025/07/17	90	50 - 130	92	50 - 130	<0.0050	ug/g	NC	40		
9971242	Fluoranthene	2025/07/17	116	50 - 130	119	50 - 130	<0.0050	ug/g	NC	40		
9971242	Fluorene	2025/07/17	116	50 - 130	119	50 - 130	<0.0050	ug/g	NC	40		
9971242	Indeno(1,2,3-cd)pyrene	2025/07/17	107	50 - 130	106	50 - 130	<0.0050	ug/g	NC	40		
9971242	Naphthalene	2025/07/17	92	50 - 130	104	50 - 130	<0.0050	ug/g	NC	40		
9971242	Phenanthrene	2025/07/17	106	50 - 130	108	50 - 130	<0.0050	ug/g	NC	40		
9971242	Pyrene	2025/07/17	118	50 - 130	119	50 - 130	<0.0050	ug/g	NC	40		
9972114	Chromium (VI)	2025/07/18	41 (2)	70 - 130	87	80 - 120	<0.18	ug/g	NC	35		
9972159	WAD Cyanide (Free)	2025/07/18	98	75 - 125	113	80 - 120	<0.01	ug/g	NC	35		
9972194	Benzene	2025/07/18	95	50 - 140	94	50 - 140	<0.020	ug/g				
9972194	Ethylbenzene	2025/07/18	100	50 - 140	96	50 - 140	<0.020	ug/g				
9972194	F1 (C6-C10) - BTEX	2025/07/18					<10	ug/g	NC	30		
9972194	F1 (C6-C10)	2025/07/18	107	60 - 140	100	80 - 120	<10	ug/g	NC	30		
9972194	o-Xylene	2025/07/18	99	50 - 140	95	50 - 140	<0.020	ug/g				
9972194	p+m-Xylene	2025/07/18	94	50 - 140	90	50 - 140	<0.040	ug/g				

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9972194	Toluene	2025/07/18	91	50 - 140	88	50 - 140	<0.020	ug/g				
9972194	Total Xylenes	2025/07/18					<0.040	ug/g				
9972365	Available (CaCl2) pH	2025/07/18			100	97 - 103			0.15	N/A		
9972388	Available (CaCl2) pH	2025/07/18			100	97 - 103			1.5	N/A		
9972390	Available (CaCl2) pH	2025/07/18			100	97 - 103			0.28	N/A		
9972593	Conductivity	2025/07/18			103	90 - 110	<0.002	mS/cm	1.4	10		
9972632	Acid Extractable Antimony (Sb)	2025/07/18	91	75 - 125	101	80 - 120	<0.20	ug/g	NC	30		
9972632	Acid Extractable Arsenic (As)	2025/07/18	99	75 - 125	100	80 - 120	<1.0	ug/g	13	30		
9972632	Acid Extractable Barium (Ba)	2025/07/18	103	75 - 125	98	80 - 120	<0.50	ug/g	4.2	30		
9972632	Acid Extractable Beryllium (Be)	2025/07/18	95	75 - 125	95	80 - 120	<0.20	ug/g	1.5	30		
9972632	Acid Extractable Boron (B)	2025/07/18	91	75 - 125	98	80 - 120	<5.0	ug/g	NC	30		
9972632	Acid Extractable Cadmium (Cd)	2025/07/18	98	75 - 125	99	80 - 120	<0.10	ug/g	7.7	30		
9972632	Acid Extractable Chromium (Cr)	2025/07/18	95	75 - 125	95	80 - 120	<1.0	ug/g	0.84	30		
9972632	Acid Extractable Cobalt (Co)	2025/07/18	94	75 - 125	96	80 - 120	<0.10	ug/g	0.48	30		
9972632	Acid Extractable Copper (Cu)	2025/07/18	95	75 - 125	99	80 - 120	<0.50	ug/g	3.2	30		
9972632	Acid Extractable Lead (Pb)	2025/07/18	92	75 - 125	97	80 - 120	<1.0	ug/g	3.1	30		
9972632	Acid Extractable Mercury (Hg)	2025/07/18	96	75 - 125	104	80 - 120	<0.050	ug/g	NC	30		
9972632	Acid Extractable Molybdenum (Mo)	2025/07/18	92	75 - 125	95	80 - 120	<0.50	ug/g	11	30		
9972632	Acid Extractable Nickel (Ni)	2025/07/18	94	75 - 125	98	80 - 120	<0.50	ug/g	0.54	30		
9972632	Acid Extractable Selenium (Se)	2025/07/18	98	75 - 125	101	80 - 120	<0.50	ug/g	NC	30		
9972632	Acid Extractable Silver (Ag)	2025/07/18	93	75 - 125	96	80 - 120	<0.20	ug/g	NC	30		
9972632	Acid Extractable Thallium (Tl)	2025/07/18	94	75 - 125	97	80 - 120	<0.050	ug/g	7.4	30		
9972632	Acid Extractable Uranium (U)	2025/07/18	96	75 - 125	99	80 - 120	<0.050	ug/g	0.62	30		
9972632	Acid Extractable Vanadium (V)	2025/07/18	101	75 - 125	98	80 - 120	<5.0	ug/g	3.2	30		
9972632	Acid Extractable Zinc (Zn)	2025/07/18	97	75 - 125	99	80 - 120	<5.0	ug/g	2.9	30		
9972659	Hot Water Ext. Boron (B)	2025/07/18	103	75 - 125	100	75 - 125	<0.050	ug/g	10	40		
9972990	1,2,4-Trichlorobenzene	2025/07/21	79	50 - 130	90	50 - 130	<0.05	ug/g	NC	40		
9972990	1-Methylnaphthalene	2025/07/21	73	50 - 130	81	50 - 130	<0.03	ug/g	NC	40		
9972990	2,4,5-Trichlorophenol	2025/07/21	75	50 - 130	77	50 - 130	<0.08	ug/g	NC	40		
9972990	2,4,6-Trichlorophenol	2025/07/21	74	50 - 130	75	50 - 130	<0.1	ug/g	NC	40		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9972990	2,4-Dichlorophenol	2025/07/21	69	50 - 130	82	50 - 130	<0.1	ug/g	NC	40		
9972990	2,4-Dimethylphenol	2025/07/21	96	30 - 130	92	30 - 130	<0.2	ug/g	NC	40		
9972990	2,4-Dinitrophenol	2025/07/21	60	30 - 130	37	30 - 130	<0.5	ug/g	NC	40		
9972990	2,4-Dinitrotoluene	2025/07/21	64	50 - 130	64	50 - 130	<0.1	ug/g	NC	40		
9972990	2,6-Dinitrotoluene	2025/07/21	73	50 - 130	92	50 - 130	<0.1	ug/g	NC	40		
9972990	2-Chlorophenol	2025/07/21	93	50 - 130	88	50 - 130	<0.08	ug/g	NC	40		
9972990	2-Methylnaphthalene	2025/07/21	71	50 - 130	79	50 - 130	<0.03	ug/g	NC	40		
9972990	3,3'-Dichlorobenzidine	2025/07/21	81	30 - 130	54	30 - 130	<0.5	ug/g	NC	40		
9972990	Acenaphthene	2025/07/21	84	50 - 130	87	50 - 130	<0.03	ug/g	NC	40		
9972990	Acenaphthylene	2025/07/21	82	50 - 130	86	50 - 130	<0.05	ug/g	NC	40		
9972990	Anthracene	2025/07/21	93	50 - 130	90	50 - 130	<0.03	ug/g	NC	40		
9972990	Benzo(a)anthracene	2025/07/21	82	50 - 130	75	50 - 130	<0.05	ug/g	NC	40		
9972990	Benzo(a)pyrene	2025/07/21	89	50 - 130	97	50 - 130	<0.05	ug/g	NC	40		
9972990	Benzo(b/j)fluoranthene	2025/07/21	89	50 - 130	82	50 - 130	<0.1	ug/g	NC	40		
9972990	Benzo(g,h,i)perylene	2025/07/21	76	50 - 130	69	50 - 130	<0.1	ug/g	NC	40		
9972990	Benzo(k)fluoranthene	2025/07/21	89	50 - 130	89	50 - 130	<0.03	ug/g	NC	40		
9972990	Biphenyl	2025/07/21	59	50 - 130	62	50 - 130	<0.05	ug/g	NC	40		
9972990	Bis(2-chloroethyl)ether	2025/07/21	86	50 - 130	93	50 - 130	<0.2	ug/g	NC	40		
9972990	Bis(2-chloroisopropyl)ether	2025/07/21	73	50 - 130	81	50 - 130	<0.1	ug/g	NC	40		
9972990	Bis(2-ethylhexyl)phthalate	2025/07/21	105	50 - 130	90	50 - 130	<1	ug/g	NC	40		
9972990	Chrysene	2025/07/21	107	50 - 130	97	50 - 130	<0.05	ug/g	NC	40		
9972990	Dibenzo(a,h)anthracene	2025/07/21	75	50 - 130	67	50 - 130	<0.05	ug/g	NC	40		
9972990	Diethyl phthalate	2025/07/21	84	50 - 130	82	50 - 130	<0.2	ug/g	NC	40		
9972990	Dimethyl phthalate	2025/07/21	82	50 - 130	82	50 - 130	<0.2	ug/g	NC	40		
9972990	Fluoranthene	2025/07/21	75	50 - 130	65	50 - 130	<0.05	ug/g	NC	40		
9972990	Fluorene	2025/07/21	66	50 - 130	65	50 - 130	<0.03	ug/g	NC	40		
9972990	Indeno(1,2,3-cd)pyrene	2025/07/21	73	50 - 130	65	50 - 130	<0.08	ug/g	NC	40		
9972990	Naphthalene	2025/07/21	73	50 - 130	82	50 - 130	<0.03	ug/g	NC	40		
9972990	p-Chloroaniline	2025/07/21	80	30 - 130	87	30 - 130	<0.2	ug/g	NC	40		
9972990	Pentachlorophenol	2025/07/21	70	50 - 130	60	50 - 130	<0.1	ug/g	NC	40		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		QC Standard	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	% Recovery	QC Limits
9972990	Phenanthrene	2025/07/21	90	50 - 130	87	50 - 130	<0.05	ug/g	NC	40		
9972990	Phenol	2025/07/21	87	30 - 130	92	30 - 130	<0.09	ug/g	NC	40		
9972990	Pyrene	2025/07/21	99	50 - 130	99	50 - 130	<0.05	ug/g	NC	40		

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) The recovery was above the upper control limit. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.

(2) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The sample was reanalyzed with the same results.

(3) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

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Bureau Veritas Job #: C583807
Report Date: 2025/07/22

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-2
Sampler Initials: MP

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

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CHAIN OF CUSTODY RECORD
ENV COC - 00014v6

Page 1 of 1

NONT-2025-07-2564

Invoice Information	Invoice to (requires report) ☐	Report Information (if differs from invoice)		Project Information	
Company:	#12599 S2S Environmental	Company:	S2S Environmental Inc	Quotation #:	
Contact Name:	Invoices	Contact Name:	Ravi Patel	P.O. #/ AFE#:	12769-[illegible]2
Street Address:	1099 kingston Rd, suite 260	Street Address:	1099 kingston Rd, suite 260	Project #:	12769
City: / Prov: / Postal Code:	pickering / ON / L1V1B5	City: / Prov: / Postal Code:	pickering / ON / L1V1B5	Site #:	50 Stephanie Street
Phone:	416-410-4333	Phone:	416-709-1552	Site Location:	Toronto
Email:	invoices@s2se.com	Email:	rpatel@s2se.com, jbrigioni@s2se.com	Site Location Province:	Ontario
Copies:		Copies:	mpatel@s2se.com	Sampled By:	MP

Regulatory Criteria

REG 153: ☐ Table 1 ☒ Table 3 ☐ Table ☒ Res/Park ☐ Ind/Comm ☐ Agri/other ☐ Med/Fine ☐ Coarse ☒ For RSC

OTHER: ☐ CCME ☐ Reg 558* ☐ MISA ☐ PWQO ☐ Reg 406, Table: ☐ Sanitary Sewer Bylaw ☐ Storm Sewer Bylaw Municipality ☐ Other: *min 3 day TAT

Include Criteria on Certificate of Analysis (check if yes): ☐ N

SAMPLES MUST BE KEPT COOL (<10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

	Sample Identification (Please print or Type)	Date Sampled YYYY	MM	DD	Time (24hr) HH	MM	Matrix	FIELD FILTERED	FIELD PRESERVED	LAB FILTRATION REQUIRED	BTEX/ F1	F2 - F4	VOCs	Reg 153 metals and inorganics	Reg 153 ICPMS metals	Reg 153 metals (Hg, Cr VI, ICPMS metals, HWS - B)	PAHs	pH	sieve 75 um	ABNs	# OF CONTAINERS SUBMITTED	HOLD - DO NOT ANALYZE	Comments
1	BH1-1	2025	07	08	09	15	soil							X			X	X			2		
2	BH1-2	2025	07	08	09	42	soil							X			X				1		Hold
3	BH1-5	2025	07	08	15	25	soil											X	X		1		Hold for sieve 75um
4	BH2-1	2025	07	10	09	30	soil							X			X			X	2		
5	BH100-1	2025	07	10	09	30	soil							X			X			X	2		
6	BH2-2	2025	07	10	11	26	soil							X			X			X	2		Hold
7	BH2-5	2025	07	10	14	34	soil				X	X						X	X		3		
8	BH100-5	2025	07	10	14	37	soil				X	X						X	X		3		
9	BH2-6	2025	07	10	15	51	soil						X								3		
10	BH100-6	2025	07	10	15	51	soil						X								3		
11	BH2-8	2025	07	11	09	17	soil				X	X	X								3		Hold
12																							

Regular Turnaround Time (TAT)
☒ 5 to 7 Day ☐ 10 Day

Rush Turnaround Time (TAT) Surcharges apply
☐ Same Day ☐ 1 Day ☐ 2 Day ☐ 3 Day ☐ 4 Day
Date Required: YYYY MM DD

*UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS AND CONDITIONS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/TERMS-AND-CONDITIONS OR BY CALLING THE LABORATORY LISTED ABOVE TO OBTAIN A COPY

LAB USE ONLY	Yes	No	°C	1	2	3
Seal present	✓					
Seal intact	✓					
Cooling media present						

LAB USE ONLY	Yes	No	°C	1	2	3
Seal present						
Seal intact						
Cooling media present						

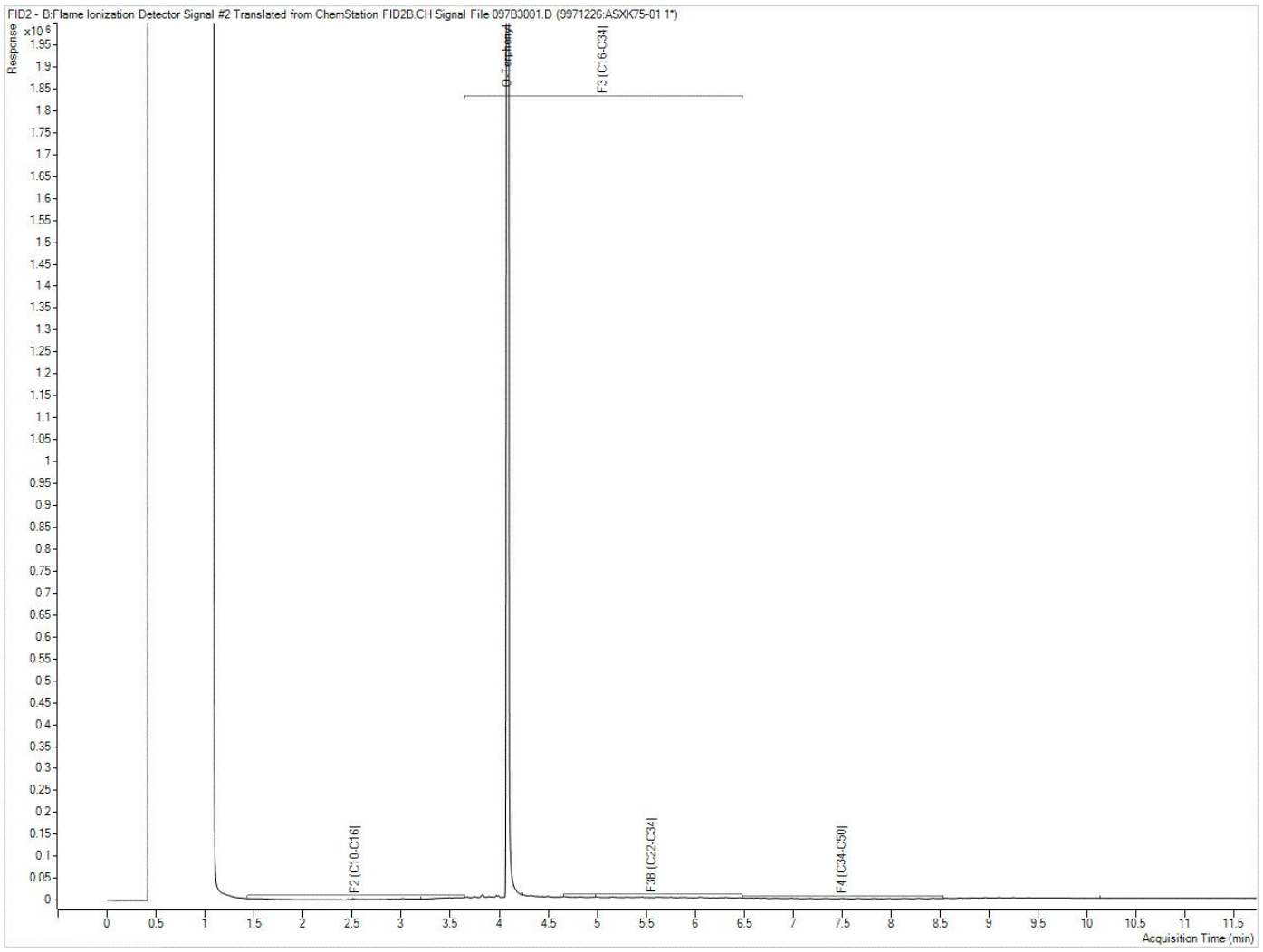
LAB USE ONLY	Yes	No	°C	1	2	3	Temperature reading by:
Seal present							
Seal intact							
Cooling media present							

	Relinquished by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM	Received by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM	Special instructions
1	Mayur Patel	2025	07	11			1 Sugan Selvan	2025	07	11	14	36	
2							2						

Bureau Veritas Job #: C583807
Report Date: 2025/07/22
Bureau Veritas Sample: ASXK75

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE STREET TORONTO
Client ID: BH2-5

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

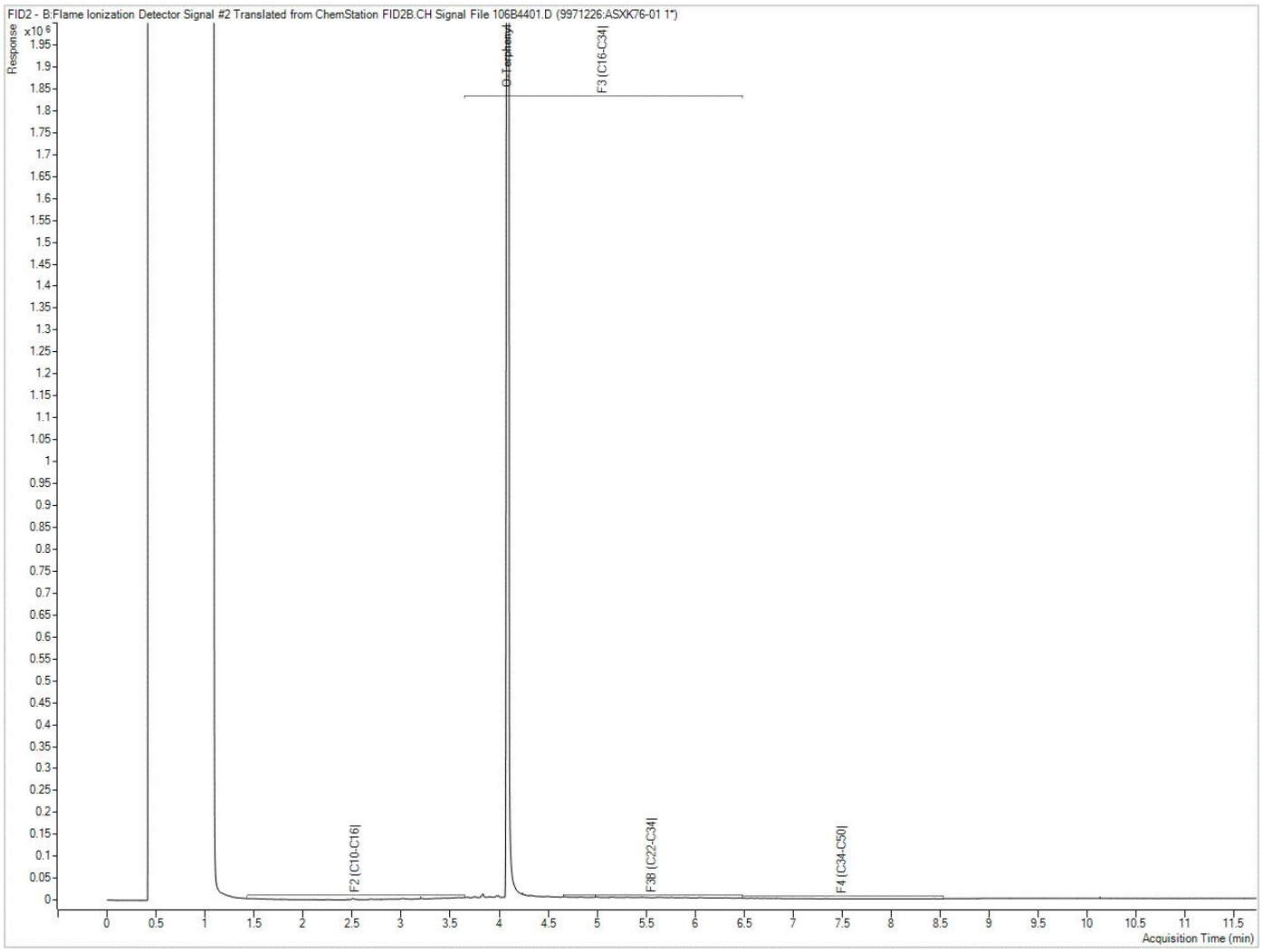


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C583807
Report Date: 2025/07/22
Bureau Veritas Sample: ASXK76

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE STREET TORONTO
Client ID: BH100-5

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE ST.
Your C.O.C. #: C#1052083-01-01

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/24
Report #: R8582382
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C586457
Received: 2025/07/16, 17:24

Sample Matrix: Soil
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	4	N/A	2025/07/24	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	4	2025/07/23	2025/07/23	CAM SOP-00408	R153 Ana. Prot. 2011
Free (WAD) Cyanide	4	2025/07/23	2025/07/23	CAM SOP-00457	OMOE E3015 m
Conductivity	4	2025/07/23	2025/07/23	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	4	2025/07/23	2025/07/23	CAM SOP-00436	EPA 3060A/7199 m
Acid Extractable Metals by ICPMS	4	2025/07/23	2025/07/23	CAM SOP-00447	EPA 6020B m
Moisture	4	N/A	2025/07/19	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	4	2025/07/23	2025/07/24	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	5	2025/07/23	2025/07/23	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	4	N/A	2025/07/23	CAM SOP-00102	EPA 6010C

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE ST.
Your C.O.C. #: C#1052083-01-01

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/24
Report #: R8582382
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C586457

Received: 2025/07/16, 17:24

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) Soils are reported on a dry weight basis unless otherwise specified.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Deepthi Shaji, Project Manager
Email: Deepthi.Shaji@bureauveritas.com
Phone# (905)817-5700 Ext:7065843

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This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID		ATCF67	ATCF69		ATCF71	ATCF74		
Sampling Date		2025/07/16 14:12	2025/07/16 13:27		2025/07/16 12:16	2025/07/16 12:16		
COC Number		C#1052083-01-01	C#1052083-01-01		C#1052083-01-01	C#1052083-01-01		
	UNITS	BH04-1	BH05-1	QC Batch	BH06-1	BH996	RDL	QC Batch
Calculated Parameters								
Sodium Adsorption Ratio	N/A	1.4	0.94	9972033	1.6	1.5		9972033
Inorganics								
Conductivity	mS/cm	0.62	0.60	9975045	0.58	0.69	0.002	9975045
Available (CaCl2) pH	pH	7.83	7.70	9975181	7.78	7.76		9975221
WAD Cyanide (Free)	ug/g	<0.01	<0.01	9974987	<0.01	<0.01	0.01	9974959
Chromium (VI)	ug/g	<0.18	<0.18	9975100	<0.18	<0.18	0.18	9974965
Metals								
Hot Water Ext. Boron (B)	ug/g	0.32	0.36	9975409	0.43	0.39	0.050	9975248
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	9975114	<0.20	<0.20	0.20	9975114
Acid Extractable Arsenic (As)	ug/g	2.2	2.4	9975114	2.2	2.4	1.0	9975114
Acid Extractable Barium (Ba)	ug/g	100	140	9975114	97	110	0.50	9975114
Acid Extractable Beryllium (Be)	ug/g	0.60	0.63	9975114	0.59	0.63	0.20	9975114
Acid Extractable Boron (B)	ug/g	8.9	8.4	9975114	8.6	8.9	5.0	9975114
Acid Extractable Cadmium (Cd)	ug/g	<0.10	<0.10	9975114	<0.10	<0.10	0.10	9975114
Acid Extractable Chromium (Cr)	ug/g	29	30	9975114	32	31	1.0	9975114
Acid Extractable Cobalt (Co)	ug/g	9.8	9.8	9975114	9.4	11	0.10	9975114
Acid Extractable Copper (Cu)	ug/g	20	19	9975114	19	20	0.50	9975114
Acid Extractable Lead (Pb)	ug/g	7.7	7.8	9975114	7.5	7.6	1.0	9975114
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	<0.50	9975114	<0.50	<0.50	0.50	9975114
Acid Extractable Nickel (Ni)	ug/g	23	23	9975114	24	24	0.50	9975114
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	9975114	<0.50	<0.50	0.50	9975114
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	9975114	<0.20	<0.20	0.20	9975114
Acid Extractable Thallium (Tl)	ug/g	0.14	0.13	9975114	0.14	0.15	0.050	9975114
Acid Extractable Uranium (U)	ug/g	0.67	0.66	9975114	0.72	0.72	0.050	9975114
Acid Extractable Vanadium (V)	ug/g	33	34	9975114	35	34	5.0	9975114
Acid Extractable Zinc (Zn)	ug/g	49	48	9975114	47	48	5.0	9975114
Acid Extractable Mercury (Hg)	ug/g	<0.050	<0.050	9975114	<0.050	<0.050	0.050	9975114

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ATCF67			ATCF67			ATCF69		
Sampling Date		2025/07/16 14:12			2025/07/16 14:12			2025/07/16 13:27		
COC Number		C#1052083-01-01			C#1052083-01-01			C#1052083-01-01		
	UNITS	BH04-1	RDL	QC Batch	BH04-1 Lab-Dup	RDL	QC Batch	BH05-1	RDL	QC Batch
Calculated Parameters										
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	9972031				<0.0071	0.0071	9972031
Polyaromatic Hydrocarbons										
Acenaphthene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Acenaphthylene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Anthracene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Benzo(a)anthracene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Benzo(a)pyrene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	9975479	0.0067	0.0050	9975479	<0.0050	0.0050	9975479
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Chrysene	ug/g	<0.0050	0.0050	9975479	0.0062	0.0050	9975479	<0.0050	0.0050	9975479
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Fluoranthene	ug/g	<0.0050	0.0050	9975479	0.0098	0.0050	9975479	<0.0050	0.0050	9975479
Fluorene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
1-Methylnaphthalene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
2-Methylnaphthalene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Naphthalene	ug/g	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479	<0.0050	0.0050	9975479
Phenanthrene	ug/g	<0.0050	0.0050	9975479	0.0098	0.0050	9975479	<0.0050	0.0050	9975479
Pyrene	ug/g	<0.0050	0.0050	9975479	0.0093	0.0050	9975479	<0.0050	0.0050	9975479
Surrogate Recovery (%)										
D10-Anthracene	%	90		9975479	86		9975479	91		9975479
D14-Terphenyl (FS)	%	94		9975479	90		9975479	95		9975479
D8-Acenaphthylene	%	75		9975479	77		9975479	78		9975479

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ATCF71	ATCF74		
Sampling Date		2025/07/16 12:16	2025/07/16 12:16		
COC Number		C#1052083-01-01	C#1052083-01-01		
	UNITS	BH06-1	BH996	RDL	QC Batch
Calculated Parameters					
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	9972031
Polyaromatic Hydrocarbons					
Acenaphthene	ug/g	<0.0050	<0.0050	0.0050	9975479
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	9975479
Anthracene	ug/g	<0.0050	<0.0050	0.0050	9975479
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.0050	9975479
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.0050	9975479
Benzo(b/j)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9975479
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.0050	9975479
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9975479
Chrysene	ug/g	<0.0050	<0.0050	0.0050	9975479
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	9975479
Fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9975479
Fluorene	ug/g	<0.0050	<0.0050	0.0050	9975479
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.0050	9975479
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9975479
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9975479
Naphthalene	ug/g	<0.0050	<0.0050	0.0050	9975479
Phenanthrene	ug/g	0.0060	0.0057	0.0050	9975479
Pyrene	ug/g	<0.0050	<0.0050	0.0050	9975479
Surrogate Recovery (%)					
D10-Anthracene	%	90	92		9975479
D14-Terphenyl (FS)	%	94	96		9975479
D8-Acenaphthylene	%	81	82		9975479

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		ATCF67	ATCF69	ATCF71			ATCF73	
Sampling Date		2025/07/16 14:12	2025/07/16 13:27	2025/07/16 12:16			2025/07/16 12:55	
COC Number		C#1052083-01-01	C#1052083-01-01	C#1052083-01-01			C#1052083-01-01	
	UNITS	BH04-1	BH05-1	BH06-1	RDL	QC Batch	BH06-3	QC Batch
Inorganics								
Moisture	%	19	17	16	1.0	9973093		
Available (CaCl2) pH	pH						7.77	9975178

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		ATCF74		
Sampling Date		2025/07/16 12:16		
COC Number		C#1052083-01-01		
	UNITS	BH996	RDL	QC Batch
Inorganics				
Moisture	%	16	1.0	9973093

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

TEST SUMMARY

Bureau Veritas ID: ATCF67
Sample ID: BH04-1
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
Hot Water Extractable Boron	ICP	9975409	2025/07/23	2025/07/23	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9974987	2025/07/23	2025/07/23	Prgya Panchal
Conductivity	AT	9975045	2025/07/23	2025/07/23	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9975100	2025/07/23	2025/07/23	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	9975114	2025/07/23	2025/07/23	Gagandeep Rai
Moisture	BAL	9973093	N/A	2025/07/19	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975479	2025/07/23	2025/07/24	Jonghan Yoon
pH CaCl2 EXTRACT	AT	9975181	2025/07/23	2025/07/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	9972033	N/A	2025/07/23	Automated Statchk

Bureau Veritas ID: ATCF67 Dup
Sample ID: BH04-1
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975479	2025/07/23	2025/07/24	Jonghan Yoon

Bureau Veritas ID: ATCF69
Sample ID: BH05-1
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
Hot Water Extractable Boron	ICP	9975409	2025/07/23	2025/07/23	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9974987	2025/07/23	2025/07/23	Prgya Panchal
Conductivity	AT	9975045	2025/07/23	2025/07/23	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9975100	2025/07/23	2025/07/23	Sousan Besharatlou
Acid Extractable Metals by ICPMS	ICP/MS	9975114	2025/07/23	2025/07/23	Gagandeep Rai
Moisture	BAL	9973093	N/A	2025/07/19	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975479	2025/07/23	2025/07/24	Jonghan Yoon
pH CaCl2 EXTRACT	AT	9975181	2025/07/23	2025/07/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	9972033	N/A	2025/07/23	Automated Statchk

Bureau Veritas ID: ATCF71
Sample ID: BH06-1
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
Hot Water Extractable Boron	ICP	9975248	2025/07/23	2025/07/23	Indira HarryPaul
Free (WAD) Cyanide	TECH	9974959	2025/07/23	2025/07/23	Prgya Panchal
Conductivity	AT	9975045	2025/07/23	2025/07/23	Gurparteek KAUR

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Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

TEST SUMMARY

Bureau Veritas ID: ATCF71
Sample ID: BH06-1
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hexavalent Chromium in Soil by IC	IC/SPEC	9974965	2025/07/23	2025/07/23	Rupinder Sihota
Acid Extractable Metals by ICPMS	ICP/MS	9975114	2025/07/23	2025/07/23	Gagandeep Rai
Moisture	BAL	9973093	N/A	2025/07/19	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975479	2025/07/23	2025/07/24	Jonghan Yoon
pH CaCl2 EXTRACT	AT	9975221	2025/07/23	2025/07/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	9972033	N/A	2025/07/23	Automated Statchk

Bureau Veritas ID: ATCF73
Sample ID: BH06-3
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
pH CaCl2 EXTRACT	AT	9975178	2025/07/23	2025/07/23	Surinder Rai

Bureau Veritas ID: ATCF74
Sample ID: BH996
Matrix: Soil

Collected: 2025/07/16
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
Hot Water Extractable Boron	ICP	9975248	2025/07/23	2025/07/23	Indira HarryPaul
Free (WAD) Cyanide	TECH	9974959	2025/07/23	2025/07/23	Prgya Panchal
Conductivity	AT	9975045	2025/07/23	2025/07/23	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9974965	2025/07/23	2025/07/23	Rupinder Sihota
Acid Extractable Metals by ICPMS	ICP/MS	9975114	2025/07/23	2025/07/23	Gagandeep Rai
Moisture	BAL	9973093	N/A	2025/07/19	Kamaldeep KAUR
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975479	2025/07/23	2025/07/24	Jonghan Yoon
pH CaCl2 EXTRACT	AT	9975221	2025/07/23	2025/07/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	9972033	N/A	2025/07/23	Automated Statchk

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	3.7°C

Results relate only to the items tested.

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Bureau Veritas Job #: C586457
Report Date: 2025/07/24

QUALITY ASSURANCE REPORT

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9975479	D10-Anthracene	2025/07/24	91	50 - 130	87	50 - 130	90	%		
9975479	D14-Terphenyl (FS)	2025/07/24	92	50 - 130	86	50 - 130	96	%		
9975479	D8-Acenaphthylene	2025/07/24	81	50 - 130	74	50 - 130	79	%		
9973093	Moisture	2025/07/19							2.0	20
9974959	WAD Cyanide (Free)	2025/07/23	95	75 - 125	99	80 - 120	<0.01	ug/g	NC	35
9974965	Chromium (VI)	2025/07/23	76	70 - 130	90	80 - 120	<0.18	ug/g	NC	35
9974987	WAD Cyanide (Free)	2025/07/23	101	75 - 125	105	80 - 120	<0.01	ug/g	NC	35
9975045	Conductivity	2025/07/23			103	90 - 110	<0.002	mS/cm	1.3	10
9975100	Chromium (VI)	2025/07/23	86	70 - 130	90	80 - 120	<0.18	ug/g	NC	35
9975114	Acid Extractable Antimony (Sb)	2025/07/23	83	75 - 125	105	80 - 120	<0.20	ug/g	NC	30
9975114	Acid Extractable Arsenic (As)	2025/07/23	94	75 - 125	104	80 - 120	<1.0	ug/g	10	30
9975114	Acid Extractable Barium (Ba)	2025/07/23	90	75 - 125	106	80 - 120	<0.50	ug/g	0.15	30
9975114	Acid Extractable Beryllium (Be)	2025/07/23	96	75 - 125	100	80 - 120	<0.20	ug/g	2.7	30
9975114	Acid Extractable Boron (B)	2025/07/23	88	75 - 125	99	80 - 120	<5.0	ug/g	10	30
9975114	Acid Extractable Cadmium (Cd)	2025/07/23	93	75 - 125	102	80 - 120	<0.10	ug/g	2.3	30
9975114	Acid Extractable Chromium (Cr)	2025/07/23	90	75 - 125	98	80 - 120	<1.0	ug/g	0.46	30
9975114	Acid Extractable Cobalt (Co)	2025/07/23	91	75 - 125	100	80 - 120	<0.10	ug/g	2.3	30
9975114	Acid Extractable Copper (Cu)	2025/07/23	89	75 - 125	102	80 - 120	<0.50	ug/g	2.2	30
9975114	Acid Extractable Lead (Pb)	2025/07/23	94	75 - 125	100	80 - 120	<1.0	ug/g	2.8	30
9975114	Acid Extractable Mercury (Hg)	2025/07/23	95	75 - 125	101	80 - 120	<0.050	ug/g	9.2	30
9975114	Acid Extractable Molybdenum (Mo)	2025/07/23	90	75 - 125	100	80 - 120	<0.50	ug/g	NC	30
9975114	Acid Extractable Nickel (Ni)	2025/07/23	92	75 - 125	100	80 - 120	<0.50	ug/g	1.7	30
9975114	Acid Extractable Selenium (Se)	2025/07/23	94	75 - 125	101	80 - 120	<0.50	ug/g	NC	30
9975114	Acid Extractable Silver (Ag)	2025/07/23	93	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
9975114	Acid Extractable Thallium (Tl)	2025/07/23	96	75 - 125	103	80 - 120	<0.050	ug/g	0.55	30
9975114	Acid Extractable Uranium (U)	2025/07/23	96	75 - 125	101	80 - 120	<0.050	ug/g	3.4	30
9975114	Acid Extractable Vanadium (V)	2025/07/23	88	75 - 125	99	80 - 120	<5.0	ug/g	0.059	30
9975114	Acid Extractable Zinc (Zn)	2025/07/23	93	75 - 125	104	80 - 120	<5.0	ug/g	1.9	30
9975178	Available (CaCl2) pH	2025/07/23			100	97 - 103			0.25	N/A
9975181	Available (CaCl2) pH	2025/07/23			100	97 - 103			0.95	N/A

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9975221	Available (CaCl2) pH	2025/07/23			100	97 - 103			0.72	N/A
9975248	Hot Water Ext. Boron (B)	2025/07/23	97	75 - 125	103	75 - 125	<0.050	ug/g	4.1	40
9975409	Hot Water Ext. Boron (B)	2025/07/23	104	75 - 125	105	75 - 125	<0.050	ug/g	7.3	40
9975479	1-Methylnaphthalene	2025/07/24	85	50 - 130	84	50 - 130	<0.0050	ug/g	NC	40
9975479	2-Methylnaphthalene	2025/07/24	86	50 - 130	83	50 - 130	<0.0050	ug/g	NC	40
9975479	Acenaphthene	2025/07/24	87	50 - 130	80	50 - 130	<0.0050	ug/g	NC	40
9975479	Acenaphthylene	2025/07/24	79	50 - 130	74	50 - 130	<0.0050	ug/g	NC	40
9975479	Anthracene	2025/07/24	93	50 - 130	84	50 - 130	<0.0050	ug/g	NC	40
9975479	Benzo(a)anthracene	2025/07/24	88	50 - 130	79	50 - 130	<0.0050	ug/g	NC	40
9975479	Benzo(a)pyrene	2025/07/24	86	50 - 130	80	50 - 130	<0.0050	ug/g	NC	40
9975479	Benzo(b/j)fluoranthene	2025/07/24	88	50 - 130	85	50 - 130	<0.0050	ug/g	28	40
9975479	Benzo(g,h,i)perylene	2025/07/24	92	50 - 130	85	50 - 130	<0.0050	ug/g	NC	40
9975479	Benzo(k)fluoranthene	2025/07/24	89	50 - 130	83	50 - 130	<0.0050	ug/g	NC	40
9975479	Chrysene	2025/07/24	91	50 - 130	82	50 - 130	<0.0050	ug/g	21	40
9975479	Dibenzo(a,h)anthracene	2025/07/24	95	50 - 130	78	50 - 130	<0.0050	ug/g	NC	40
9975479	Fluoranthene	2025/07/24	93	50 - 130	85	50 - 130	<0.0050	ug/g	NC	40
9975479	Fluorene	2025/07/24	86	50 - 130	78	50 - 130	<0.0050	ug/g	NC	40
9975479	Indeno(1,2,3-cd)pyrene	2025/07/24	95	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40
9975479	Naphthalene	2025/07/24	81	50 - 130	84	50 - 130	<0.0050	ug/g	NC	40
9975479	Phenanthrene	2025/07/24	88	50 - 130	81	50 - 130	<0.0050	ug/g	NC	40
9975479	Pyrene	2025/07/24	91	50 - 130	84	50 - 130	<0.0050	ug/g	NC	40

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

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Bureau Veritas Job #: C586457
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere, Senior Scientific Specialist

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

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C586457
2025/07/16 17:24

Page 1 of 1

Bureau Veritas
6740 Campobello Road, Mississauga, Ontario Canada L5N 2L8 Tel:(905) 817-5700 Toll-free:800-563-6266 Fax:(905) 817-5777 www.bvna.com

NONT-2025-07-3615

Bottle Order #: 1052083

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:			
Company Name:	#12599 S2S Environmental Inc	Company Name:	S2S Environmental Inc	Quotation #:	C35795	COC #:	Project Manager:
Attention:	INVOICES	Attention:	Ravi Patel, Josh Bigioni	P.O. #:	12769-2	C#1052083-01-01	Deepthi Shaji
Address:	1099 Kingston Rd Suite 260 Pickering ON L1V 1B5	Address:	Same As Invoice	Project:	12769		
Tel:	(416) 410-4333 Fax: (416) 410-4088	Tel:	(416) 709-1552 Fax:	Project Name:	80 Stephanie St		
Email:	invoices@s2se.com	Email:	rpatel@s2se.com, jbigioni@s2se.com	Site #:			
				Sampled By:	ML		

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)
☐ Table 1 ☐ Res/Park ☐ Medium/Fine
☐ Table 2 ☐ Ind/Comm ☐ Coarse
☐ Table 3 ☐ Agri/Other ☐ For RSC
☐ Table ___

Other Regulations
☐ CCME ☐ Sanitary Sewer Bylaw
☐ Reg 558. ☐ Storm Sewer Bylaw
☐ MISA Municipality ___
☐ PWQO ☐ Reg 406 Table ___
☐ Other ___

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? N

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests..
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	O.Reg 153 VOCs by HS & F1-F4	O.Reg 153 Metals & Inorganics Pkg	O.Reg 153 PAHs	pH							# of Bottles	Comments
1		BH04-1	16/07/25	14:12	Soil			X	X								1	
2		BH04-2		14:35				X	X								1	HOLD
3		BH05-1		13:27				X	X								1	
4		BH05-2		13:33				X	X								1	HOLD
5		BH06-1		12:16				X	X	X							1	
6		BH06-2		12:37				X	X								1	HOLD
7		BH06-3		12:55				ML	ML	X							1	
8		BH996		12:16				X	X	X							1	
9																		
10																		

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
	25/07/16			2025/07/16	17:24	

Laboratory Use Only
Time Sensitive
Temperature (°C) on Recei: 2 / 4 / 5
Custody Seal Present ☐ Intact ☐ Yes ☐ No ☑

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client

Bureau Veritas Canada (2019) Inc.

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE ST.
Your C.O.C. #: C#1052083-02-01

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/24
Report #: R8582149
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C586463
Received: 2025/07/16, 17:24

Sample Matrix: Soil
Samples Received: 2

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2025/07/24	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	1	2025/07/23	2025/07/23	CAM SOP-00408	R153 Ana. Prot. 2011
1,3-Dichloropropene Sum	1	N/A	2025/07/22		EPA 8260C m
Free (WAD) Cyanide	1	2025/07/23	2025/07/23	CAM SOP-00457	OMOE E3015 m
Conductivity	1	2025/07/23	2025/07/23	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	1	2025/07/23	2025/07/23	CAM SOP-00436	EPA 3060A/7199 m
Petroleum Hydrocarbons F2-F4 in Soil (2)	1	2025/07/23	2025/07/23	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	1	2025/07/23	2025/07/23	CAM SOP-00447	EPA 6020B m
Moisture	2	N/A	2025/07/21	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM)	2	2025/07/23	2025/07/23	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT	1	2025/07/23	2025/07/23	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	1	N/A	2025/07/23	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds and F1 PHCs	1	N/A	2025/07/22	CAM SOP-00230	EPA 8260C m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Your P.O. #: 12769-2
Your Project #: 12769
Site Location: 50 STEPHANIE ST.
Your C.O.C. #: C#1052083-02-01

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/24
Report #: R8582149
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C586463

Received: 2025/07/16, 17:24

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) Soils are reported on a dry weight basis unless otherwise specified.

(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Deepthi Shaji, Project Manager
Email: Deepthi.Shaji@bureauveritas.com
Phone# (905)817-5700 Ext:7065843

==========

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Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID		ATCF84		
Sampling Date		2025/07/11 10:23		
COC Number		C#1052083-02-01		
	UNITS	**BH3-1**	**RDL**	**QC Batch**
Calculated Parameters				
Sodium Adsorption Ratio	N/A	20		9972033
Inorganics				
Conductivity	mS/cm	2.6	0.002	9975045
Available (CaCl2) pH	pH	8.47		9975178
WAD Cyanide (Free)	ug/g	<0.01	0.01	9974984
Chromium (VI)	ug/g	<0.18	0.18	9974965
Metals				
Hot Water Ext. Boron (B)	ug/g	0.39	0.050	9975409
Acid Extractable Antimony (Sb)	ug/g	0.23	0.20	9975114
Acid Extractable Arsenic (As)	ug/g	2.8	1.0	9975114
Acid Extractable Barium (Ba)	ug/g	100	0.50	9975114
Acid Extractable Beryllium (Be)	ug/g	0.59	0.20	9975114
Acid Extractable Boron (B)	ug/g	7.5	5.0	9975114
Acid Extractable Cadmium (Cd)	ug/g	0.12	0.10	9975114
Acid Extractable Chromium (Cr)	ug/g	30	1.0	9975114
Acid Extractable Cobalt (Co)	ug/g	9.4	0.10	9975114
Acid Extractable Copper (Cu)	ug/g	20	0.50	9975114
Acid Extractable Lead (Pb)	ug/g	48	1.0	9975114
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.50	9975114
Acid Extractable Nickel (Ni)	ug/g	22	0.50	9975114
Acid Extractable Selenium (Se)	ug/g	<0.50	0.50	9975114
Acid Extractable Silver (Ag)	ug/g	<0.20	0.20	9975114
Acid Extractable Thallium (Tl)	ug/g	0.15	0.050	9975114
Acid Extractable Uranium (U)	ug/g	0.65	0.050	9975114
Acid Extractable Vanadium (V)	ug/g	32	5.0	9975114
Acid Extractable Zinc (Zn)	ug/g	58	5.0	9975114
Acid Extractable Mercury (Hg)	ug/g	<0.050	0.050	9975114

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ATCF84	ATCF85		
Sampling Date		2025/07/11 10:23	2025/07/14 09:25		
COC Number		C#1052083-02-01	C#1052083-02-01		
	UNITS	BH3-1	BH3-4	RDL	QC Batch
Calculated Parameters					
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	9972031
Polyaromatic Hydrocarbons					
Acenaphthene	ug/g	0.0094	<0.0050	0.0050	9975096
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	9975096
Anthracene	ug/g	0.014	<0.0050	0.0050	9975096
Benzo(a)anthracene	ug/g	0.021	<0.0050	0.0050	9975096
Benzo(a)pyrene	ug/g	0.020	<0.0050	0.0050	9975096
Benzo(b/j)fluoranthene	ug/g	0.028	<0.0050	0.0050	9975096
Benzo(g,h,i)perylene	ug/g	0.018	<0.0050	0.0050	9975096
Benzo(k)fluoranthene	ug/g	0.0092	<0.0050	0.0050	9975096
Chrysene	ug/g	0.023	<0.0050	0.0050	9975096
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	9975096
Fluoranthene	ug/g	0.054	<0.0050	0.0050	9975096
Fluorene	ug/g	0.010	<0.0050	0.0050	9975096
Indeno(1,2,3-cd)pyrene	ug/g	0.018	<0.0050	0.0050	9975096
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9975096
2-Methylnaphthalene	ug/g	0.0062	<0.0050	0.0050	9975096
Naphthalene	ug/g	0.0058	<0.0050	0.0050	9975096
Phenanthrene	ug/g	0.050	<0.0050	0.0050	9975096
Pyrene	ug/g	0.046	<0.0050	0.0050	9975096
Surrogate Recovery (%)					
D10-Anthracene	%	85	90		9975096
D14-Terphenyl (FS)	%	83	86		9975096
D8-Acenaphthylene	%	95	98		9975096

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		ATCF85		
Sampling Date		2025/07/14 09:25		
COC Number		C#1052083-02-01		
	UNITS	BH3-4	RDL	QC Batch
Calculated Parameters				
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	0.050	9972036
Volatile Organics				
Acetone (2-Propanone)	ug/g	<0.49	0.49	9972641
Benzene	ug/g	<0.0060	0.0060	9972641
Bromodichloromethane	ug/g	<0.040	0.040	9972641
Bromoform	ug/g	<0.040	0.040	9972641
Bromomethane	ug/g	<0.040	0.040	9972641
Carbon Tetrachloride	ug/g	<0.040	0.040	9972641
Chlorobenzene	ug/g	<0.040	0.040	9972641
Chloroform	ug/g	<0.040	0.040	9972641
Dibromochloromethane	ug/g	<0.040	0.040	9972641
1,2-Dichlorobenzene	ug/g	<0.040	0.040	9972641
1,3-Dichlorobenzene	ug/g	<0.040	0.040	9972641
1,4-Dichlorobenzene	ug/g	<0.040	0.040	9972641
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	0.040	9972641
1,1-Dichloroethane	ug/g	<0.040	0.040	9972641
1,2-Dichloroethane	ug/g	<0.049	0.049	9972641
1,1-Dichloroethylene	ug/g	<0.040	0.040	9972641
cis-1,2-Dichloroethylene	ug/g	<0.040	0.040	9972641
trans-1,2-Dichloroethylene	ug/g	<0.040	0.040	9972641
1,2-Dichloropropane	ug/g	<0.040	0.040	9972641
cis-1,3-Dichloropropene	ug/g	<0.030	0.030	9972641
trans-1,3-Dichloropropene	ug/g	<0.040	0.040	9972641
Ethylbenzene	ug/g	<0.010	0.010	9972641
Ethylene Dibromide	ug/g	<0.040	0.040	9972641
Hexane	ug/g	<0.040	0.040	9972641
Methylene Chloride(Dichloromethane)	ug/g	<0.049	0.049	9972641
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	0.40	9972641
Methyl Isobutyl Ketone	ug/g	<0.40	0.40	9972641
Methyl t-butyl ether (MTBE)	ug/g	<0.040	0.040	9972641

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		ATCF85		
Sampling Date		2025/07/14 09:25		
COC Number		C#1052083-02-01		
	UNITS	BH3-4	RDL	QC Batch
Styrene	ug/g	<0.040	0.040	9972641
1,1,1,2-Tetrachloroethane	ug/g	<0.040	0.040	9972641
1,1,2,2-Tetrachloroethane	ug/g	<0.040	0.040	9972641
Tetrachloroethylene	ug/g	<0.040	0.040	9972641
Toluene	ug/g	<0.020	0.020	9972641
1,1,1-Trichloroethane	ug/g	<0.040	0.040	9972641
1,1,2-Trichloroethane	ug/g	<0.040	0.040	9972641
Trichloroethylene	ug/g	<0.010	0.010	9972641
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	0.040	9972641
Vinyl Chloride	ug/g	<0.019	0.019	9972641
p+m-Xylene	ug/g	<0.020	0.020	9972641
o-Xylene	ug/g	<0.020	0.020	9972641
Total Xylenes	ug/g	<0.020	0.020	9972641
F1 (C6-C10)	ug/g	<10	10	9972641
F1 (C6-C10) - BTEX	ug/g	<10	10	9972641
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	<7.0	7.0	9974931
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	9974931
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	9974931
Reached Baseline at C50	ug/g	Yes		9974931
Hydrocarbon Resemblance	ug/g	NA (1)	N/A	9974931
Surrogate Recovery (%)				
o-Terphenyl	%	97		9974931
4-Bromofluorobenzene	%	103		9972641
D10-o-Xylene	%	90		9972641
D4-1,2-Dichloroethane	%	109		9972641
D8-Toluene	%	87		9972641

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
N/A = Not Applicable
(1) NA=Not Applicable

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Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		ATCF84	ATCF85		
Sampling Date		2025/07/11 10:23	2025/07/14 09:25		
COC Number		C#1052083-02-01	C#1052083-02-01		
	UNITS	**BH3-1**	**BH3-4**	**RDL**	**QC Batch**
Inorganics					
Moisture	%	16	12	1.0	9973719

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

TEST SUMMARY

Bureau Veritas ID: ATCF84
Sample ID: BH3-1
Matrix: Soil

Collected: 2025/07/11
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
Hot Water Extractable Boron	ICP	9975409	2025/07/23	2025/07/23	Jaswinder Kaur
Free (WAD) Cyanide	TECH	9974984	2025/07/23	2025/07/23	Prgya Panchal
Conductivity	AT	9975045	2025/07/23	2025/07/23	Gurparteek KAUR
Hexavalent Chromium in Soil by IC	IC/SPEC	9974965	2025/07/23	2025/07/23	Rupinder Sihota
Acid Extractable Metals by ICPMS	ICP/MS	9975114	2025/07/23	2025/07/23	Gagandeep Rai
Moisture	BAL	9973719	N/A	2025/07/21	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975096	2025/07/23	2025/07/23	Jett Wu
pH CaCl2 EXTRACT	AT	9975178	2025/07/23	2025/07/23	Surinder Rai
Sodium Adsorption Ratio (SAR)	CALC/MET	9972033	N/A	2025/07/23	Automated Statchk

Bureau Veritas ID: ATCF85
Sample ID: BH3-4
Matrix: Soil

Collected: 2025/07/14
Shipped:
Received: 2025/07/16

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9972031	N/A	2025/07/24	Automated Statchk
1,3-Dichloropropene Sum	CALC	9972036	N/A	2025/07/22	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	9974931	2025/07/23	2025/07/23	Suleeqa Nurr
Moisture	BAL	9973719	N/A	2025/07/21	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	9975096	2025/07/23	2025/07/23	Jett Wu
Volatile Organic Compounds and F1 PHCs	GC/MSFD	9972641	N/A	2025/07/22	Juan Pangilinan

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Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	7.3°C

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9972641	4-Bromofluorobenzene	2025/07/21	102	60 - 140	107	60 - 140	101	%		
9972641	D10-o-Xylene	2025/07/21	107	60 - 130	110	60 - 130	88	%		
9972641	D4-1,2-Dichloroethane	2025/07/21	112	60 - 140	113	60 - 140	108	%		
9972641	D8-Toluene	2025/07/21	105	60 - 140	104	60 - 140	88	%		
9974931	o-Terphenyl	2025/07/23	96	60 - 140	94	60 - 140	97	%		
9975096	D10-Anthracene	2025/07/23	82	50 - 130	89	50 - 130	91	%		
9975096	D14-Terphenyl (FS)	2025/07/23	82	50 - 130	86	50 - 130	85	%		
9975096	D8-Acenaphthylene	2025/07/23	110	50 - 130	97	50 - 130	95	%		
9972641	1,1,1,2-Tetrachloroethane	2025/07/21	112	60 - 140	116	60 - 130	<0.040	ug/g	NC	50
9972641	1,1,1-Trichloroethane	2025/07/21	102	60 - 140	107	60 - 130	<0.040	ug/g	NC	50
9972641	1,1,2,2-Tetrachloroethane	2025/07/21	98	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
9972641	1,1,2-Trichloroethane	2025/07/21	101	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
9972641	1,1-Dichloroethane	2025/07/21	102	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
9972641	1,1-Dichloroethylene	2025/07/21	108	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
9972641	1,2-Dichlorobenzene	2025/07/21	105	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
9972641	1,2-Dichloroethane	2025/07/21	111	60 - 140	111	60 - 130	<0.049	ug/g	NC	50
9972641	1,2-Dichloropropane	2025/07/21	101	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
9972641	1,3-Dichlorobenzene	2025/07/21	105	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
9972641	1,4-Dichlorobenzene	2025/07/21	104	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
9972641	Acetone (2-Propanone)	2025/07/21	110	60 - 140	94	60 - 140	<0.49	ug/g	NC	50
9972641	Benzene	2025/07/21	107	60 - 140	102	60 - 130	<0.0060	ug/g	1.7	50
9972641	Bromodichloromethane	2025/07/21	103	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
9972641	Bromoform	2025/07/21	103	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
9972641	Bromomethane	2025/07/21	102	60 - 140	86	60 - 140	<0.040	ug/g	NC	50
9972641	Carbon Tetrachloride	2025/07/21	110	60 - 140	114	60 - 130	<0.040	ug/g	NC	50
9972641	Chlorobenzene	2025/07/21	95	60 - 140	96	60 - 130	<0.040	ug/g	NC	50
9972641	Chloroform	2025/07/21	106	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
9972641	cis-1,2-Dichloroethylene	2025/07/21	112	60 - 140	115	60 - 130	<0.040	ug/g	NC	50
9972641	cis-1,3-Dichloropropene	2025/07/21	92	60 - 140	93	60 - 130	<0.030	ug/g	NC	50
9972641	Dibromochloromethane	2025/07/21	106	60 - 140	108	60 - 130	<0.040	ug/g	NC	50

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9972641	Dichlorodifluoromethane (FREON 12)	2025/07/21	115	60 - 140	110	60 - 140	<0.040	ug/g	NC	50
9972641	Ethylbenzene	2025/07/21	102	60 - 140	105	60 - 130	<0.010	ug/g	0.72	50
9972641	Ethylene Dibromide	2025/07/21	102	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
9972641	F1 (C6-C10) - BTEX	2025/07/21					<10	ug/g	NC	30
9972641	F1 (C6-C10)	2025/07/21	99	60 - 140	95	80 - 120	<10	ug/g	NC	30
9972641	Hexane	2025/07/21	127	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
9972641	Methyl Ethyl Ketone (2-Butanone)	2025/07/21	106	60 - 140	105	60 - 140	<0.40	ug/g	NC	50
9972641	Methyl Isobutyl Ketone	2025/07/21	112	60 - 140	110	60 - 130	<0.40	ug/g	NC	50
9972641	Methyl t-butyl ether (MTBE)	2025/07/21	103	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
9972641	Methylene Chloride(Dichloromethane)	2025/07/21	107	60 - 140	90	60 - 130	<0.049	ug/g	NC	50
9972641	o-Xylene	2025/07/21	112	60 - 140	116	60 - 130	<0.020	ug/g	1.9	50
9972641	p+m-Xylene	2025/07/21	103	60 - 140	105	60 - 130	<0.020	ug/g	1.2	50
9972641	Styrene	2025/07/21	113	60 - 140	116	60 - 130	<0.040	ug/g	NC	50
9972641	Tetrachloroethylene	2025/07/21	102	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
9972641	Toluene	2025/07/21	103	60 - 140	103	60 - 130	<0.020	ug/g	1.2	50
9972641	Total Xylenes	2025/07/21					<0.020	ug/g	1.4	50
9972641	trans-1,2-Dichloroethylene	2025/07/21	111	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
9972641	trans-1,3-Dichloropropene	2025/07/21	103	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
9972641	Trichloroethylene	2025/07/21	105	60 - 140	108	60 - 130	<0.010	ug/g	NC	50
9972641	Trichlorofluoromethane (FREON 11)	2025/07/21	105	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
9972641	Vinyl Chloride	2025/07/21	104	60 - 140	90	60 - 130	<0.019	ug/g	NC	50
9973719	Moisture	2025/07/21							1.2	20
9974931	F2 (C10-C16 Hydrocarbons)	2025/07/23	96	60 - 140	97	80 - 120	<7.0	ug/g	NC	30
9974931	F3 (C16-C34 Hydrocarbons)	2025/07/23	101	60 - 140	102	80 - 120	<50	ug/g	NC	30
9974931	F4 (C34-C50 Hydrocarbons)	2025/07/23	101	60 - 140	101	80 - 120	<50	ug/g	NC	30
9974965	Chromium (VI)	2025/07/23	76	70 - 130	90	80 - 120	<0.18	ug/g	NC	35
9974984	WAD Cyanide (Free)	2025/07/23	106	75 - 125	113	80 - 120	<0.01	ug/g	NC	35
9975045	Conductivity	2025/07/23			103	90 - 110	<0.002	mS/cm	1.3	10
9975096	1-Methylnaphthalene	2025/07/23	NC	50 - 130	81	50 - 130	<0.0050	ug/g	0.64	40
9975096	2-Methylnaphthalene	2025/07/23	91	50 - 130	83	50 - 130	<0.0050	ug/g	19	40

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9975096	Acenaphthene	2025/07/23	NC	50 - 130	80	50 - 130	<0.0050	ug/g	17	40
9975096	Acenaphthylene	2025/07/23	68	50 - 130	89	50 - 130	<0.0050	ug/g	25	40
9975096	Anthracene	2025/07/23	89	50 - 130	89	50 - 130	<0.0050	ug/g	25	40
9975096	Benzo(a)anthracene	2025/07/23	NC	50 - 130	84	50 - 130	<0.0050	ug/g	16	40
9975096	Benzo(a)pyrene	2025/07/23	NC	50 - 130	80	50 - 130	<0.0050	ug/g	12	40
9975096	Benzo(b/j)fluoranthene	2025/07/23	NC	50 - 130	79	50 - 130	<0.0050	ug/g	7.9	40
9975096	Benzo(g,h,i)perylene	2025/07/23	NC	50 - 130	101	50 - 130	<0.0050	ug/g	8.5	40
9975096	Benzo(k)fluoranthene	2025/07/23	98	50 - 130	82	50 - 130	<0.0050	ug/g	1.3	40
9975096	Chrysene	2025/07/23	NC	50 - 130	86	50 - 130	<0.0050	ug/g	14	40
9975096	Dibenzo(a,h)anthracene	2025/07/23	NC	50 - 130	96	50 - 130	<0.0050	ug/g	15	40
9975096	Fluoranthene	2025/07/23	NC	50 - 130	82	50 - 130	<0.0050	ug/g	5.3	40
9975096	Fluorene	2025/07/23	71	50 - 130	88	50 - 130	<0.0050	ug/g	NC (1)	40
9975096	Indeno(1,2,3-cd)pyrene	2025/07/23	NC	50 - 130	105	50 - 130	<0.0050	ug/g	4.2	40
9975096	Naphthalene	2025/07/23	78	50 - 130	78	50 - 130	<0.0050	ug/g	25	40
9975096	Phenanthrene	2025/07/23	NC	50 - 130	84	50 - 130	<0.0050	ug/g	19	40
9975096	Pyrene	2025/07/23	NC	50 - 130	83	50 - 130	<0.0050	ug/g	10	40
9975114	Acid Extractable Antimony (Sb)	2025/07/23	83	75 - 125	105	80 - 120	<0.20	ug/g	NC	30
9975114	Acid Extractable Arsenic (As)	2025/07/23	94	75 - 125	104	80 - 120	<1.0	ug/g	10	30
9975114	Acid Extractable Barium (Ba)	2025/07/23	90	75 - 125	106	80 - 120	<0.50	ug/g	0.15	30
9975114	Acid Extractable Beryllium (Be)	2025/07/23	96	75 - 125	100	80 - 120	<0.20	ug/g	2.7	30
9975114	Acid Extractable Boron (B)	2025/07/23	88	75 - 125	99	80 - 120	<5.0	ug/g	10	30
9975114	Acid Extractable Cadmium (Cd)	2025/07/23	93	75 - 125	102	80 - 120	<0.10	ug/g	2.3	30
9975114	Acid Extractable Chromium (Cr)	2025/07/23	90	75 - 125	98	80 - 120	<1.0	ug/g	0.46	30
9975114	Acid Extractable Cobalt (Co)	2025/07/23	91	75 - 125	100	80 - 120	<0.10	ug/g	2.3	30
9975114	Acid Extractable Copper (Cu)	2025/07/23	89	75 - 125	102	80 - 120	<0.50	ug/g	2.2	30
9975114	Acid Extractable Lead (Pb)	2025/07/23	94	75 - 125	100	80 - 120	<1.0	ug/g	2.8	30
9975114	Acid Extractable Mercury (Hg)	2025/07/23	95	75 - 125	101	80 - 120	<0.050	ug/g	9.2	30
9975114	Acid Extractable Molybdenum (Mo)	2025/07/23	90	75 - 125	100	80 - 120	<0.50	ug/g	NC	30
9975114	Acid Extractable Nickel (Ni)	2025/07/23	92	75 - 125	100	80 - 120	<0.50	ug/g	1.7	30
9975114	Acid Extractable Selenium (Se)	2025/07/23	94	75 - 125	101	80 - 120	<0.50	ug/g	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9975114	Acid Extractable Silver (Ag)	2025/07/23	93	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
9975114	Acid Extractable Thallium (Tl)	2025/07/23	96	75 - 125	103	80 - 120	<0.050	ug/g	0.55	30
9975114	Acid Extractable Uranium (U)	2025/07/23	96	75 - 125	101	80 - 120	<0.050	ug/g	3.4	30
9975114	Acid Extractable Vanadium (V)	2025/07/23	88	75 - 125	99	80 - 120	<5.0	ug/g	0.059	30
9975114	Acid Extractable Zinc (Zn)	2025/07/23	93	75 - 125	104	80 - 120	<5.0	ug/g	1.9	30
9975178	Available (CaCl2) pH	2025/07/23			100	97 - 103			0.25	N/A
9975409	Hot Water Ext. Boron (B)	2025/07/23	104	75 - 125	105	75 - 125	<0.050	ug/g	7.3	40

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Detection Limit was raised due to matrix interferences.

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C586463
Report Date: 2025/07/24

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE ST.
Your P.O. #: 12769-2
Sampler Initials: ML

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

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C586463
2025/07/16 17:24

Bureau Veritas
6740 Campobello Road, Mississauga, Ontario Canada L5N 2L8 Tel:(905) 817-5700 Toll-free:800-563-6266 Fax:(905) 817-5777 www.bvna.com

C

NONT-2025-07-3596

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name:	#12599 S2S Environmental Inc	Company Name:	S2S Environmental Inc	Quotation #:	C35795
Attention:	INVOICES	Attention:	Ravi Patel, Josh Bigioni	P.O. #:	12769-2
Address:	1099 Kingston Rd Suite 260 Pickering ON L1V 1B5	Address:	Save As Invoice	Project:	12769
Tel:	(416) 410-4333 Fax: (416) 410-4088	Tel:	(416) 709-1552 Fax:	Project Name:	50 Stechanie St
Email:	invoices@s2se.com	Email:	rpatel@s2se.com, jbigioni@s2se.com	Site #:	
				Sampled By:	TCL

Bottle Order #: 1052083

COC #: C#1052083-02-01

Project Manager: Deepthi Shaji

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)
- ☐ Table 1 ☐ Res/Park ☐ Medium/Fine
- ☐ Table 2 ☐ Ind/Comm ☐ Coarse
- ☐ Table 3 ☐ Agri/Other ☐ For RSC
- ☐ Table ___

Other Regulations
- ☐ CCME ☐ Sanitary Sewer Bylaw
- ☐ Reg 558. ☐ Storm Sewer Bylaw
- ☐ MISA Municipality ___
- ☐ PWQO ☐ Reg 406 Table ___
- ☐ Other ___

Special Instructions

Include Criteria on Certificate of Analysis (Y/N)? N

Field Filtered (please circle): Metals / Hg / Cr VI

ANALYSIS REQUESTED (PLEASE BE SPECIFIC)

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☒
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests..
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ___ Time Required: ___ ☐
Rush Confirmation Number: ___ *(call lab for #)*

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	O.Reg 153 VOCs by HS & F1-F4	O.Reg 153 Metals & Inorganics Pkg	O.Reg 153 PAHs	# of Bottles	Comments
1		BH3-1	14/07/25	10:23	Soil		X	X	1	
2		BH3-4	14/07/25	9:25	↓	X		X	4	
3		BH3-5	↓	9:50	↓	X		X	4	HOLD
4		BH3-8	↓	12:10	↓	X		X	4	HOLD
5										
6										
7										
8										
9										
10										

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
	25/07/16			2025/07/16	17:24	

Laboratory Use Only
Time Sensitive
Temperature (°C) on Recei: 9.5 18

Custody Seal	Yes	No
Present		
Intact		✓

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

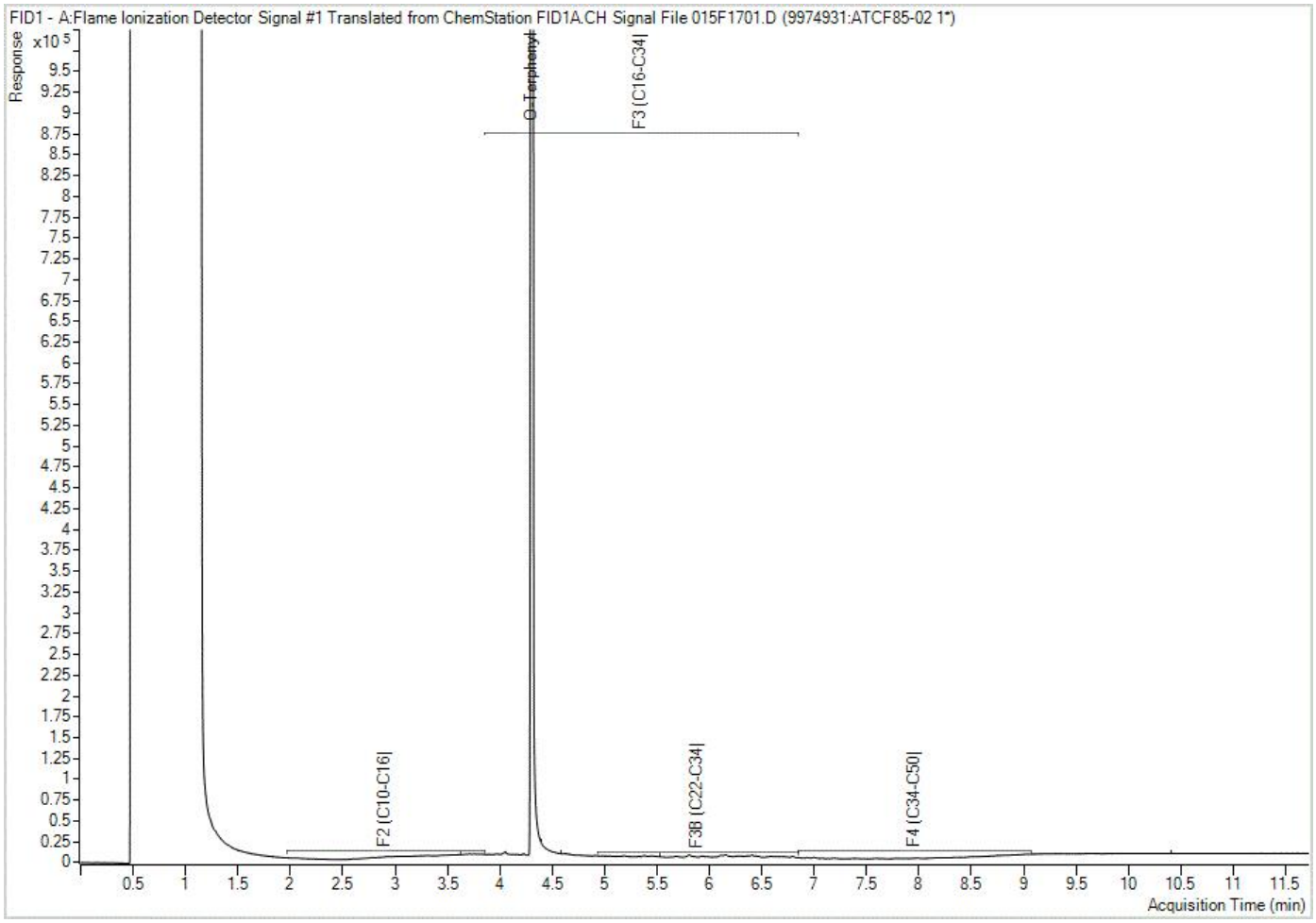
SAMPLES MUST BE KEPT COOL (< 10° C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

White: Bureau Veritas Yellow: Client
dN
TCL

Bureau Veritas Job #: C586463
Report Date: 2025/07/24
Bureau Veritas Sample: ATCF85

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE ST.
Client ID: BH3-4

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Your P.O. #: 12769-3
Your Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your C.O.C. #: N/A

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/30
Report #: R8585079
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C589070
Received: 2025/07/22, 19:13

Sample Matrix: Water
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	4	N/A	2025/07/28	CAM SOP-00301	EPA 8270D m
ABN Compounds in Water by SIM GC/MS	2	2025/07/25	2025/07/25	CAM SOP-00301	EPA 8270E m
1,3-Dichloropropene Sum	2	N/A	2025/07/28		EPA 8260C m
1,3-Dichloropropene Sum	1	N/A	2025/07/30		EPA 8260C m
Chloride by Automated Colourimetry	3	N/A	2025/07/28	CAM SOP-00463	SM 24 4500-Cl E m
Chromium (VI) in Water	3	N/A	2025/07/25	CAM SOP-00436	EPA 7199 m
Free (WAD) Cyanide	3	N/A	2025/07/25	CAM SOP-00457	OMOE E3015 m
Dinitrotoluene Sum	2	N/A	2025/07/28	CAM SOP - 00301	EPA 8270
Petroleum Hydro. CCME F1 & BTEX in Water	1	N/A	2025/07/27	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	3	2025/07/25	2025/07/27	CAM SOP-00316	CCME PHC-CWS m
Mercury	3	2025/07/25	2025/07/25	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	3	N/A	2025/07/25	CAM SOP-00447	EPA 6020B m
PAH Compounds in Water by GC/MS (SIM)	2	2025/07/25	2025/07/26	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs	2	N/A	2025/07/25	CAM SOP-00230	EPA 8260C m
Volatile Organic Compounds in Water	1	N/A	2025/07/29	CAM SOP-00228	EPA 8260D

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Your P.O. #: 12769-3
Your Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your C.O.C. #: N/A

Attention: Ravi Patel

S2S Environmental Inc
1099 Kingston Rd
Suite 260
Pickering, ON
CANADA L1V 1B5

Report Date: 2025/07/30
Report #: R8585079
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C589070

Received: 2025/07/22, 19:13

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Deepthi Shaji, Project Manager
Email: Deepthi.Shaji@bureauveritas.com
Phone# (905)817-5700 Ext:7065843

==========

This report has been generated and distributed using a secure automated process.

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Bureau Veritas Job #: C589070
Report Date: 2025/07/30

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-3
Sampler Initials: MP

VOLATILE ORGANICS BY GC/MS (WATER)

Bureau Veritas ID		ATHL16		
Sampling Date				
COC Number		N/A		
	UNITS	TRIP BLANK	RDL	QC Batch
Calculated Parameters				
1,3-Dichloropropene (cis+trans)	ug/L	<0.50	0.50	9975333

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 METALS & INORGANICS PKG (WTR)

Bureau Veritas ID		ATHL12		ATHL13	ATHL15		
Sampling Date		2025/07/22 13:45		2025/07/22 11:18	2025/07/22 11:18		
COC Number		N/A		N/A	N/A		
	UNITS	BH1	RDL	BH2	BH201	RDL	QC Batch
Inorganics							
WAD Cyanide (Free)	ug/L	<1	1	<1	<1	1	9977100
Dissolved Chloride (Cl-)	mg/L	270	2.0	190	190	1.0	9977238
Metals							
Chromium (VI)	ug/L	<0.50	0.50	<0.50	<0.50	0.50	9977319
Mercury (Hg)	ug/L	<0.10	0.10	<0.10	<0.10	0.10	9976957
Dissolved Antimony (Sb)	ug/L	<0.50	0.50	<0.50	<0.50	0.50	9976709
Dissolved Arsenic (As)	ug/L	3.7	1.0	1.8	1.7	1.0	9976709
Dissolved Barium (Ba)	ug/L	360	2.0	460	460	2.0	9976709
Dissolved Beryllium (Be)	ug/L	<0.40	0.40	<0.40	<0.40	0.40	9976709
Dissolved Boron (B)	ug/L	260	10	260	260	10	9976709
Dissolved Cadmium (Cd)	ug/L	<0.090	0.090	<0.090	<0.090	0.090	9976709
Dissolved Chromium (Cr)	ug/L	<5.0	5.0	<5.0	<5.0	5.0	9976709
Dissolved Cobalt (Co)	ug/L	<0.50	0.50	0.54	0.57	0.50	9976709
Dissolved Copper (Cu)	ug/L	<0.90	0.90	<0.90	<0.90	0.90	9976709
Dissolved Lead (Pb)	ug/L	<0.50	0.50	<0.50	<0.50	0.50	9976709
Dissolved Molybdenum (Mo)	ug/L	30	0.50	27	26	0.50	9976709
Dissolved Nickel (Ni)	ug/L	1.6	1.0	5.8	6.0	1.0	9976709
Dissolved Selenium (Se)	ug/L	<2.0	2.0	<2.0	<2.0	2.0	9976709
Dissolved Silver (Ag)	ug/L	<0.090	0.090	<0.090	<0.090	0.090	9976709
Dissolved Sodium (Na)	ug/L	200000	100	160000	170000	100	9976709
Dissolved Thallium (Tl)	ug/L	<0.050	0.050	<0.050	<0.050	0.050	9976709
Dissolved Uranium (U)	ug/L	0.52	0.10	1.8	1.8	0.10	9976709
Dissolved Vanadium (V)	ug/L	0.53	0.50	1.3	1.3	0.50	9976709
Dissolved Zinc (Zn)	ug/L	<5.0	5.0	<5.0	<5.0	5.0	9976709

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 PAHS (WATER)

Bureau Veritas ID		ATHL12	ATHL14		
Sampling Date		2025/07/22 13:45	2025/07/22 14:51		
COC Number		N/A	N/A		
	UNITS	BH1	BH3	RDL	QC Batch
Calculated Parameters					
Methylnaphthalene, 2-(1-)	ug/L	<0.071	<0.071	0.071	9975674
Polyaromatic Hydrocarbons					
Acenaphthene	ug/L	<0.050	<0.050	0.050	9977037
Acenaphthylene	ug/L	<0.050	<0.050	0.050	9977037
Anthracene	ug/L	<0.050	<0.050	0.050	9977037
Benzo(a)anthracene	ug/L	<0.050	<0.050	0.050	9977037
Benzo(a)pyrene	ug/L	<0.0090	<0.0090	0.0090	9977037
Benzo(b/j)fluoranthene	ug/L	<0.050	<0.050	0.050	9977037
Benzo(g,h,i)perylene	ug/L	<0.050	<0.050	0.050	9977037
Benzo(k)fluoranthene	ug/L	<0.050	<0.050	0.050	9977037
Chrysene	ug/L	<0.050	<0.050	0.050	9977037
Dibenzo(a,h)anthracene	ug/L	<0.050	<0.050	0.050	9977037
Fluoranthene	ug/L	<0.050	<0.050	0.050	9977037
Fluorene	ug/L	<0.050	<0.050	0.050	9977037
Indeno(1,2,3-cd)pyrene	ug/L	<0.050	<0.050	0.050	9977037
1-Methylnaphthalene	ug/L	<0.050	<0.050	0.050	9977037
2-Methylnaphthalene	ug/L	<0.050	<0.050	0.050	9977037
Naphthalene	ug/L	<0.050	<0.050	0.050	9977037
Phenanthrene	ug/L	<0.030	<0.030	0.030	9977037
Pyrene	ug/L	<0.050	<0.050	0.050	9977037
Surrogate Recovery (%)					
D10-Anthracene	%	107	111		9977037
D14-Terphenyl (FS)	%	98	97		9977037
D8-Acenaphthylene	%	83	83		9977037

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 PHCS, BTEX/F1-F4 (WATER)

Bureau Veritas ID		ATHL14		
Sampling Date		2025/07/22 14:51		
COC Number		N/A		
	UNITS	BH3	RDL	QC Batch
BTEX & F1 Hydrocarbons				
Benzene	ug/L	<0.20	0.20	9977243
Toluene	ug/L	<0.20	0.20	9977243
Ethylbenzene	ug/L	<0.20	0.20	9977243
o-Xylene	ug/L	<0.20	0.20	9977243
p+m-Xylene	ug/L	<0.40	0.40	9977243
Total Xylenes	ug/L	<0.40	0.40	9977243
F1 (C6-C10)	ug/L	<25	25	9977243
F1 (C6-C10) - BTEX	ug/L	<25	25	9977243
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/L	<90	90	9977047
F3 (C16-C34 Hydrocarbons)	ug/L	<200	200	9977047
F4 (C34-C50 Hydrocarbons)	ug/L	<200	200	9977047
Reached Baseline at C50	ug/L	Yes		9977047
Hydrocarbon Resemblance	ug/L	NA (1)		9977047
Surrogate Recovery (%)				
1,4-Difluorobenzene	%	99		9977243
4-Bromofluorobenzene	%	100		9977243
D10-o-Xylene	%	99		9977243
D4-1,2-Dichloroethane	%	107		9977243
o-Terphenyl	%	97		9977047

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
(1) NA: Not Applicable

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID		ATHL13	ATHL15		
Sampling Date		2025/07/22 11:18	2025/07/22 11:18		
COC Number		N/A	N/A		
	UNITS	BH2	BH201	RDL	QC Batch
Calculated Parameters					
1,3-Dichloropropene (cis+trans)	ug/L	<0.50	<0.50	0.50	9975333
Volatile Organics					
Acetone (2-Propanone)	ug/L	<10	<10	10	9976346
Benzene	ug/L	<0.17	<0.17	0.17	9976346
Bromodichloromethane	ug/L	<0.50	<0.50	0.50	9976346
Bromoform	ug/L	<1.0	<1.0	1.0	9976346
Bromomethane	ug/L	<0.50	<0.50	0.50	9976346
Carbon Tetrachloride	ug/L	<0.20	<0.20	0.20	9976346
Chlorobenzene	ug/L	<0.20	<0.20	0.20	9976346
Chloroform	ug/L	0.29	0.30	0.20	9976346
Dibromochloromethane	ug/L	<0.50	<0.50	0.50	9976346
1,2-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	9976346
1,3-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	9976346
1,4-Dichlorobenzene	ug/L	<0.50	<0.50	0.50	9976346
Dichlorodifluoromethane (FREON 12)	ug/L	<1.0	<1.0	1.0	9976346
1,1-Dichloroethane	ug/L	<0.20	<0.20	0.20	9976346
1,2-Dichloroethane	ug/L	<0.50	<0.50	0.50	9976346
1,1-Dichloroethylene	ug/L	<0.20	<0.20	0.20	9976346
cis-1,2-Dichloroethylene	ug/L	<0.50	<0.50	0.50	9976346
trans-1,2-Dichloroethylene	ug/L	<0.50	<0.50	0.50	9976346
1,2-Dichloropropane	ug/L	<0.20	<0.20	0.20	9976346
cis-1,3-Dichloropropene	ug/L	<0.30	<0.30	0.30	9976346
trans-1,3-Dichloropropene	ug/L	<0.40	<0.40	0.40	9976346
Ethylbenzene	ug/L	<0.20	<0.20	0.20	9976346
Ethylene Dibromide	ug/L	<0.20	<0.20	0.20	9976346
Hexane	ug/L	<1.0	<1.0	1.0	9976346
Methylene Chloride(Dichloromethane)	ug/L	<2.0	<2.0	2.0	9976346
Methyl Ethyl Ketone (2-Butanone)	ug/L	<10	<10	10	9976346
Methyl Isobutyl Ketone	ug/L	<5.0	<5.0	5.0	9976346
Methyl t-butyl ether (MTBE)	ug/L	<0.50	<0.50	0.50	9976346

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID		ATHL13	ATHL15		
Sampling Date		2025/07/22 11:18	2025/07/22 11:18		
COC Number		N/A	N/A		
	UNITS	BH2	BH201	RDL	QC Batch
Styrene	ug/L	<0.50	<0.50	0.50	9976346
1,1,1,2-Tetrachloroethane	ug/L	<0.50	<0.50	0.50	9976346
1,1,2,2-Tetrachloroethane	ug/L	<0.50	<0.50	0.50	9976346
Tetrachloroethylene	ug/L	6.6	6.4	0.20	9976346
Toluene	ug/L	<0.20	<0.20	0.20	9976346
1,1,1-Trichloroethane	ug/L	<0.20	<0.20	0.20	9976346
1,1,2-Trichloroethane	ug/L	<0.50	<0.50	0.50	9976346
Trichloroethylene	ug/L	<0.20	<0.20	0.20	9976346
Trichlorofluoromethane (FREON 11)	ug/L	<0.50	<0.50	0.50	9976346
Vinyl Chloride	ug/L	<0.20	<0.20	0.20	9976346
p+m-Xylene	ug/L	<0.20	<0.20	0.20	9976346
o-Xylene	ug/L	<0.20	<0.20	0.20	9976346
Total Xylenes	ug/L	<0.20	<0.20	0.20	9976346
F1 (C6-C10)	ug/L	<25	<25	25	9976346
F1 (C6-C10) - BTEX	ug/L	<25	<25	25	9976346
F2-F4 Hydrocarbons					
F2 (C10-C16 Hydrocarbons)	ug/L	<90	<90	90	9977047
F3 (C16-C34 Hydrocarbons)	ug/L	<200	<200	200	9977047
F4 (C34-C50 Hydrocarbons)	ug/L	<200	<200	200	9977047
Reached Baseline at C50	ug/L	Yes	Yes		9977047
Hydrocarbon Resemblance	ug/L	NA (1)	NA (1)		9977047
Surrogate Recovery (%)					
o-Terphenyl	%	106	109		9977047
4-Bromofluorobenzene	%	100	100		9976346
D4-1,2-Dichloroethane	%	91	92		9976346
D8-Toluene	%	95	94		9976346

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
(1) NA: Not Applicable

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O.REG 153 SEMIVOLATILES PACKAGE (WATER)

Bureau Veritas ID		ATHL13	ATHL15		
Sampling Date		2025/07/22 11:18	2025/07/22 11:18		
COC Number		N/A	N/A		
	UNITS	BH2	BH201	RDL	QC Batch
Semivolatile Organics					
1,2,4-Trichlorobenzene	ug/L	<0.1	<0.1	0.1	9976650
1-Methylnaphthalene	ug/L	<0.2	<0.2	0.2	9976650
2,4,5-Trichlorophenol	ug/L	<0.2	<0.2	0.2	9976650
2,4,6-Trichlorophenol	ug/L	<0.2	<0.2	0.2	9976650
2,4-Dichlorophenol	ug/L	<0.1	<0.1	0.1	9976650
2,4-Dimethylphenol	ug/L	<0.5	<0.5	0.5	9976650
2,4-Dinitrophenol	ug/L	<2	<2	2	9976650
2,4-Dinitrotoluene	ug/L	<0.3	<0.3	0.3	9976650
2,6-Dinitrotoluene	ug/L	<0.3	<0.3	0.3	9976650
2-Chlorophenol	ug/L	<0.1	<0.1	0.1	9976650
2-Methylnaphthalene	ug/L	<0.2	<0.2	0.2	9976650
3,3'-Dichlorobenzidine	ug/L	<0.5	<0.5	0.5	9976650
Acenaphthene	ug/L	<0.2	<0.2	0.2	9976650
Acenaphthylene	ug/L	<0.2	<0.2	0.2	9976650
Anthracene	ug/L	<0.05	<0.05	0.05	9976650
Benzo(a)anthracene	ug/L	<0.05	<0.05	0.05	9976650
Benzo(a)pyrene	ug/L	<0.01	<0.01	0.01	9976650
Benzo(b/j)fluoranthene	ug/L	<0.05	<0.05	0.05	9976650
Benzo(g,h,i)perylene	ug/L	<0.05	<0.05	0.05	9976650
Benzo(k)fluoranthene	ug/L	<0.05	<0.05	0.05	9976650
Biphenyl	ug/L	<0.1	<0.1	0.1	9976650
Bis(2-chloroethyl)ether	ug/L	<0.5	<0.5	0.5	9976650
Bis(2-chloroisopropyl)ether	ug/L	<0.5	<0.5	0.5	9976650
Bis(2-ethylhexyl)phthalate	ug/L	<1	<1	1	9976650
Chrysene	ug/L	<0.05	<0.05	0.05	9976650
Dibenzo(a,h)anthracene	ug/L	<0.1	<0.1	0.1	9976650
Diethyl phthalate	ug/L	<0.1	<0.1	0.1	9976650
Dimethyl phthalate	ug/L	<0.1	<0.1	0.1	9976650
Fluoranthene	ug/L	<0.2	<0.2	0.2	9976650
Fluorene	ug/L	<0.2	<0.2	0.2	9976650

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 SEMIVOLATILES PACKAGE (WATER)

Bureau Veritas ID		ATHL13	ATHL15		
Sampling Date		2025/07/22 11:18	2025/07/22 11:18		
COC Number		N/A	N/A		
	UNITS	**BH2**	**BH201**	**RDL**	**QC Batch**
Indeno(1,2,3-cd)pyrene	ug/L	<0.1	<0.1	0.1	9976650
Naphthalene	ug/L	<0.2	<0.2	0.2	9976650
p-Chloroaniline	ug/L	<1	<1	1	9976650
Pentachlorophenol	ug/L	<0.1	<0.1	0.1	9976650
Phenanthrene	ug/L	<0.1	<0.1	0.1	9976650
Phenol	ug/L	<0.5	<0.5	0.5	9976650
Pyrene	ug/L	<0.05	<0.05	0.05	9976650
2,3,4,6 + 2,3,4,5-Tetrachlorophenol	ug/L	<1	<1	1	9976650
Calculated Parameters					
2,4- & 2,6-Dinitrotoluene	ug/L	<0.35	<0.35	0.35	9975679
Methylnaphthalene, 2-(1-)	ug/L	<0.28	<0.28	0.28	9975674
Surrogate Recovery (%)					
2,4,6-Tribromophenol	%	77	85		9976650
2-Fluorobiphenyl	%	51	57		9976650
D14-Terphenyl (FS)	%	117	122		9976650
D5-Nitrobenzene	%	64	70		9976650

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID		ATHL16		
Sampling Date				
COC Number		N/A		
	UNITS	TRIP BLANK	RDL	QC Batch
Volatile Organics				
Acetone (2-Propanone)	ug/L	<10	10	9978307
Benzene	ug/L	<0.20	0.20	9978307
Bromodichloromethane	ug/L	<0.50	0.50	9978307
Bromoform	ug/L	<1.0	1.0	9978307
Bromomethane	ug/L	<0.50	0.50	9978307
Carbon Tetrachloride	ug/L	<0.19	0.19	9978307
Chlorobenzene	ug/L	<0.20	0.20	9978307
Chloroform	ug/L	<0.20	0.20	9978307
Dibromochloromethane	ug/L	<0.50	0.50	9978307
1,2-Dichlorobenzene	ug/L	<0.40	0.40	9978307
1,3-Dichlorobenzene	ug/L	<0.40	0.40	9978307
1,4-Dichlorobenzene	ug/L	<0.40	0.40	9978307
Dichlorodifluoromethane (FREON 12)	ug/L	<1.0	1.0	9978307
1,1-Dichloroethane	ug/L	<0.20	0.20	9978307
1,2-Dichloroethane	ug/L	<0.49	0.49	9978307
1,1-Dichloroethylene	ug/L	<0.20	0.20	9978307
cis-1,2-Dichloroethylene	ug/L	<0.50	0.50	9978307
trans-1,2-Dichloroethylene	ug/L	<0.50	0.50	9978307
1,2-Dichloropropane	ug/L	<0.20	0.20	9978307
cis-1,3-Dichloropropene	ug/L	<0.30	0.30	9978307
trans-1,3-Dichloropropene	ug/L	<0.40	0.40	9978307
Ethylbenzene	ug/L	<0.20	0.20	9978307
Ethylene Dibromide	ug/L	<0.19	0.19	9978307
Hexane	ug/L	<1.0	1.0	9978307
Methylene Chloride(Dichloromethane)	ug/L	<2.0	2.0	9978307
Methyl Ethyl Ketone (2-Butanone)	ug/L	<10	10	9978307
Methyl Isobutyl Ketone	ug/L	<5.0	5.0	9978307
Methyl t-butyl ether (MTBE)	ug/L	<0.50	0.50	9978307
Styrene	ug/L	<0.40	0.40	9978307
1,1,1,2-Tetrachloroethane	ug/L	<0.50	0.50	9978307
1,1,2,2-Tetrachloroethane	ug/L	<0.40	0.40	9978307

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 VOCS BY HS (WATER)

Bureau Veritas ID		ATHL16		
Sampling Date				
COC Number		N/A		
	UNITS	TRIP BLANK	RDL	QC Batch
Tetrachloroethylene	ug/L	<0.20	0.20	9978307
Toluene	ug/L	<0.20	0.20	9978307
1,1,1-Trichloroethane	ug/L	<0.20	0.20	9978307
1,1,2-Trichloroethane	ug/L	<0.40	0.40	9978307
Trichloroethylene	ug/L	<0.20	0.20	9978307
Trichlorofluoromethane (FREON 11)	ug/L	<0.50	0.50	9978307
Vinyl Chloride	ug/L	<0.20	0.20	9978307
p+m-Xylene	ug/L	<0.20	0.20	9978307
o-Xylene	ug/L	<0.20	0.20	9978307
Total Xylenes	ug/L	<0.20	0.20	9978307
Surrogate Recovery (%)				
4-Bromofluorobenzene	%	102		9978307
D4-1,2-Dichloroethane	%	103		9978307
D8-Toluene	%	98		9978307

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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TEST SUMMARY

Bureau Veritas ID: ATHL12 **Collected:** 2025/07/22
Sample ID: BH1 **Shipped:**
Matrix: Water **Received:** 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9975674	N/A	2025/07/28	Automated Statchk
Chloride by Automated Colourimetry	SKAL	9977238	N/A	2025/07/28	Alina Dobreanu
Chromium (VI) in Water	IC	9977319	N/A	2025/07/25	Sousan Besharatlou
Free (WAD) Cyanide	SKAL/CN	9977100	N/A	2025/07/25	Prgya Panchal
Mercury	CV/AA	9976957	2025/07/25	2025/07/25	Maitri PATIL
Dissolved Metals by ICPMS	ICP/MS	9976709	N/A	2025/07/25	Nan Raykha
PAH Compounds in Water by GC/MS (SIM)	GC/MS	9977037	2025/07/25	2025/07/26	Mitesh Raj

Bureau Veritas ID: ATHL13 **Collected:** 2025/07/22
Sample ID: BH2 **Shipped:**
Matrix: Water **Received:** 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9975674	N/A	2025/07/28	Automated Statchk
ABN Compounds in Water by SIM GC/MS	GC/MS	9976650	2025/07/25	2025/07/25	Ahmed Ismail
1,3-Dichloropropene Sum	CALC	9975333	N/A	2025/07/28	Automated Statchk
Chloride by Automated Colourimetry	SKAL	9977238	N/A	2025/07/28	Alina Dobreanu
Chromium (VI) in Water	IC	9977319	N/A	2025/07/25	Sousan Besharatlou
Free (WAD) Cyanide	SKAL/CN	9977100	N/A	2025/07/25	Prgya Panchal
Dinitrotoluene Sum	CALC	9975679	N/A	2025/07/28	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9977047	2025/07/25	2025/07/27	Mohammed Abdul Nafay Shoeb
Mercury	CV/AA	9976957	2025/07/25	2025/07/25	Maitri PATIL
Dissolved Metals by ICPMS	ICP/MS	9976709	N/A	2025/07/25	Nan Raykha
Volatile Organic Compounds and F1 PHCs	GC/MSFD	9976346	N/A	2025/07/25	Juan Pangilinan

Bureau Veritas ID: ATHL14 **Collected:** 2025/07/22
Sample ID: BH3 **Shipped:**
Matrix: Water **Received:** 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9975674	N/A	2025/07/28	Automated Statchk
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	9977243	N/A	2025/07/27	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9977047	2025/07/25	2025/07/27	Mohammed Abdul Nafay Shoeb
PAH Compounds in Water by GC/MS (SIM)	GC/MS	9977037	2025/07/25	2025/07/26	Mitesh Raj

Bureau Veritas ID: ATHL15 **Collected:** 2025/07/22
Sample ID: BH201 **Shipped:**
Matrix: Water **Received:** 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	9975674	N/A	2025/07/28	Automated Statchk
ABN Compounds in Water by SIM GC/MS	GC/MS	9976650	2025/07/25	2025/07/25	Ahmed Ismail
1,3-Dichloropropene Sum	CALC	9975333	N/A	2025/07/28	Automated Statchk

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Bureau Veritas Job #: C589070
Report Date: 2025/07/30

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-3
Sampler Initials: MP

TEST SUMMARY

Bureau Veritas ID: ATHL15
Sample ID: BH201
Matrix: Water

Collected: 2025/07/22
Shipped:
Received: 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chloride by Automated Colourimetry	SKAL	9977238	N/A	2025/07/28	Alina Dobreanu
Chromium (VI) in Water	IC	9977319	N/A	2025/07/25	Sousan Besharatlou
Free (WAD) Cyanide	SKAL/CN	9977100	N/A	2025/07/25	Prgya Panchal
Dinitrotoluene Sum	CALC	9975679	N/A	2025/07/28	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	9977047	2025/07/25	2025/07/27	Mohammed Abdul Nafay Shoeb
Mercury	CV/AA	9976957	2025/07/25	2025/07/25	Maitri PATIL
Dissolved Metals by ICPMS	ICP/MS	9976709	N/A	2025/07/25	Nan Raykha
Volatile Organic Compounds and F1 PHCs	GC/MSFD	9976346	N/A	2025/07/25	Juan Pangilinan

Bureau Veritas ID: ATHL16
Sample ID: TRIP BLANK
Matrix: Water

Collected:
Shipped:
Received: 2025/07/22

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	9975333	N/A	2025/07/30	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	9978307	N/A	2025/07/29	Manpreet Sarao

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GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	16.0°C

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9976346	4-Bromofluorobenzene	2025/07/25	102	70 - 130	101	70 - 130	99	%		
9976346	D4-1,2-Dichloroethane	2025/07/25	95	70 - 130	96	70 - 130	91	%		
9976346	D8-Toluene	2025/07/25	98	70 - 130	102	70 - 130	96	%		
9976650	2,4,6-Tribromophenol	2025/07/25	85	50 - 130	85	50 - 130	59	%		
9976650	2-Fluorobiphenyl	2025/07/25	54	50 - 130	55	50 - 130	41 (1)	%		
9976650	D14-Terphenyl (FS)	2025/07/25	109	50 - 130	101	50 - 130	120	%		
9976650	D5-Nitrobenzene	2025/07/25	59	50 - 130	61	50 - 130	51	%		
9977037	D10-Anthracene	2025/07/25	84	50 - 130	105	50 - 130	119	%		
9977037	D14-Terphenyl (FS)	2025/07/25	79	50 - 130	94	50 - 130	101	%		
9977037	D8-Acenaphthylene	2025/07/25	71	50 - 130	87	50 - 130	86	%		
9977047	o-Terphenyl	2025/07/27	109	60 - 140	107	60 - 140	108	%		
9977243	1,4-Difluorobenzene	2025/07/27	97	70 - 130	98	70 - 130	99	%		
9977243	4-Bromofluorobenzene	2025/07/27	99	70 - 130	99	70 - 130	100	%		
9977243	D10-o-Xylene	2025/07/27	100	70 - 130	95	70 - 130	109	%		
9977243	D4-1,2-Dichloroethane	2025/07/27	103	70 - 130	106	70 - 130	108	%		
9978307	4-Bromofluorobenzene	2025/07/29	103	70 - 130	102	70 - 130	103	%		
9978307	D4-1,2-Dichloroethane	2025/07/29	102	70 - 130	101	70 - 130	102	%		
9978307	D8-Toluene	2025/07/29	99	70 - 130	98	70 - 130	98	%		
9976346	1,1,1,2-Tetrachloroethane	2025/07/25	104	70 - 130	106	70 - 130	<0.50	ug/L		
9976346	1,1,1-Trichloroethane	2025/07/25	96	70 - 130	99	70 - 130	<0.20	ug/L		
9976346	1,1,2,2-Tetrachloroethane	2025/07/25	85	70 - 130	85	70 - 130	<0.50	ug/L		
9976346	1,1,2-Trichloroethane	2025/07/25	93	70 - 130	93	70 - 130	<0.50	ug/L		
9976346	1,1-Dichloroethane	2025/07/25	91	70 - 130	95	70 - 130	<0.20	ug/L		
9976346	1,1-Dichloroethylene	2025/07/25	101	70 - 130	107	70 - 130	<0.20	ug/L	NC	30
9976346	1,2-Dichlorobenzene	2025/07/25	103	70 - 130	103	70 - 130	<0.50	ug/L		
9976346	1,2-Dichloroethane	2025/07/25	96	70 - 130	98	70 - 130	<0.50	ug/L		
9976346	1,2-Dichloropropane	2025/07/25	90	70 - 130	93	70 - 130	<0.20	ug/L		
9976346	1,3-Dichlorobenzene	2025/07/25	106	70 - 130	105	70 - 130	<0.50	ug/L		
9976346	1,4-Dichlorobenzene	2025/07/25	107	70 - 130	109	70 - 130	<0.50	ug/L		
9976346	Acetone (2-Propanone)	2025/07/25	80	60 - 140	87	60 - 140	<10	ug/L		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9976346	Benzene	2025/07/25	95	70 - 130	97	70 - 130	<0.17	ug/L	NC	30
9976346	Bromodichloromethane	2025/07/25	92	70 - 130	92	70 - 130	<0.50	ug/L		
9976346	Bromoform	2025/07/25	93	70 - 130	93	70 - 130	<1.0	ug/L		
9976346	Bromomethane	2025/07/25	96	60 - 140	96	60 - 140	<0.50	ug/L		
9976346	Carbon Tetrachloride	2025/07/25	106	70 - 130	107	70 - 130	<0.20	ug/L		
9976346	Chlorobenzene	2025/07/25	92	70 - 130	93	70 - 130	<0.20	ug/L		
9976346	Chloroform	2025/07/25	97	70 - 130	97	70 - 130	<0.20	ug/L		
9976346	cis-1,2-Dichloroethylene	2025/07/25	103	70 - 130	102	70 - 130	<0.50	ug/L		
9976346	cis-1,3-Dichloropropene	2025/07/25	85	70 - 130	86	70 - 130	<0.30	ug/L		
9976346	Dibromochloromethane	2025/07/25	96	70 - 130	97	70 - 130	<0.50	ug/L		
9976346	Dichlorodifluoromethane (FREON 12)	2025/07/25	103	60 - 140	108	60 - 140	<1.0	ug/L		
9976346	Ethylbenzene	2025/07/25	90	70 - 130	94	70 - 130	<0.20	ug/L		
9976346	Ethylene Dibromide	2025/07/25	91	70 - 130	91	70 - 130	<0.20	ug/L		
9976346	F1 (C6-C10) - BTEX	2025/07/25					<25	ug/L		
9976346	F1 (C6-C10)	2025/07/25	99	60 - 140	92	60 - 140	<25	ug/L		
9976346	Hexane	2025/07/25	106	70 - 130	113	70 - 130	<1.0	ug/L		
9976346	Methyl Ethyl Ketone (2-Butanone)	2025/07/25	78	60 - 140	83	60 - 140	<10	ug/L		
9976346	Methyl Isobutyl Ketone	2025/07/25	79	70 - 130	83	70 - 130	<5.0	ug/L		
9976346	Methyl t-butyl ether (MTBE)	2025/07/25	86	70 - 130	93	70 - 130	<0.50	ug/L		
9976346	Methylene Chloride(Dichloromethane)	2025/07/25	101	70 - 130	102	70 - 130	<2.0	ug/L		
9976346	o-Xylene	2025/07/25	103	70 - 130	107	70 - 130	<0.20	ug/L		
9976346	p+m-Xylene	2025/07/25	96	70 - 130	99	70 - 130	<0.20	ug/L		
9976346	Styrene	2025/07/25	96	70 - 130	98	70 - 130	<0.50	ug/L		
9976346	Tetrachloroethylene	2025/07/25	103	70 - 130	104	70 - 130	<0.20	ug/L		
9976346	Toluene	2025/07/25	98	70 - 130	102	70 - 130	<0.20	ug/L		
9976346	Total Xylenes	2025/07/25					<0.20	ug/L		
9976346	trans-1,2-Dichloroethylene	2025/07/25	108	70 - 130	108	70 - 130	<0.50	ug/L		
9976346	trans-1,3-Dichloropropene	2025/07/25	92	70 - 130	94	70 - 130	<0.40	ug/L		
9976346	Trichloroethylene	2025/07/25	105	70 - 130	105	70 - 130	<0.20	ug/L		
9976346	Trichlorofluoromethane (FREON 11)	2025/07/25	102	70 - 130	105	70 - 130	<0.50	ug/L		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9976346	Vinyl Chloride	2025/07/25	96	70 - 130	101	70 - 130	<0.20	ug/L	NC	30
9976650	1,2,4-Trichlorobenzene	2025/07/25	46 (1)	50 - 130	37 (1)	50 - 130	<0.1	ug/L	NC	30
9976650	1-Methylnaphthalene	2025/07/25	52	50 - 130	43 (1)	50 - 130	<0.2	ug/L	NC	30
9976650	2,3,4,6 + 2,3,4,5-Tetrachlorophenol	2025/07/25	78	30 - 130	80	30 - 130	<1	ug/L	NC	40
9976650	2,4,5-Trichlorophenol	2025/07/25	70	50 - 130	74	50 - 130	<0.2	ug/L	NC	30
9976650	2,4,6-Trichlorophenol	2025/07/25	66	50 - 130	68	50 - 130	<0.2	ug/L	NC	30
9976650	2,4-Dichlorophenol	2025/07/25	54	50 - 130	62	50 - 130	<0.1	ug/L	NC	30
9976650	2,4-Dimethylphenol	2025/07/25	33	30 - 130	34	30 - 130	<0.5	ug/L	NC	30
9976650	2,4-Dinitrophenol	2025/07/25	82	30 - 130	86	30 - 130	<2	ug/L	NC	30
9976650	2,4-Dinitrotoluene	2025/07/25	63	50 - 130	63	50 - 130	<0.3	ug/L	NC	30
9976650	2,6-Dinitrotoluene	2025/07/25	67	50 - 130	80	50 - 130	<0.3	ug/L	NC	30
9976650	2-Chlorophenol	2025/07/25	68	50 - 130	67	50 - 130	<0.1	ug/L	NC	30
9976650	2-Methylnaphthalene	2025/07/25	50	50 - 130	41 (1)	50 - 130	<0.2	ug/L	NC	30
9976650	3,3'-Dichlorobenzidine	2025/07/25	41	30 - 130	44	30 - 130	<0.5	ug/L	NC	30
9976650	Acenaphthene	2025/07/25	65	50 - 130	63	50 - 130	<0.2	ug/L	NC	30
9976650	Acenaphthylene	2025/07/25	63	50 - 130	62	50 - 130	<0.2	ug/L	NC	30
9976650	Anthracene	2025/07/25	85	50 - 130	83	50 - 130	<0.05	ug/L	NC	30
9976650	Benzo(a)anthracene	2025/07/25	76	50 - 130	75	50 - 130	<0.05	ug/L	NC	30
9976650	Benzo(a)pyrene	2025/07/25	84	50 - 130	93	50 - 130	<0.01	ug/L	NC	30
9976650	Benzo(b/j)fluoranthene	2025/07/25	97	50 - 130	90	50 - 130	<0.05	ug/L	NC	30
9976650	Benzo(g,h,i)perylene	2025/07/25	87	50 - 130	60	50 - 130	<0.05	ug/L	NC	30
9976650	Benzo(k)fluoranthene	2025/07/25	88	50 - 130	93	50 - 130	<0.05	ug/L	NC	30
9976650	Biphenyl	2025/07/25	57	50 - 130	51	50 - 130	<0.1	ug/L	NC	30
9976650	Bis(2-chloroethyl)ether	2025/07/25	67	50 - 130	66	50 - 130	<0.5	ug/L	NC	30
9976650	Bis(2-chloroisopropyl)ether	2025/07/25	55	50 - 130	54	50 - 130	<0.5	ug/L	NC	30
9976650	Bis(2-ethylhexyl)phthalate	2025/07/25	84	50 - 130	85	50 - 130	<1	ug/L	NC	30
9976650	Chrysene	2025/07/25	98	50 - 130	96	50 - 130	<0.05	ug/L	NC	30
9976650	Dibenzo(a,h)anthracene	2025/07/25	88	50 - 130	92	50 - 130	<0.1	ug/L	NC	30
9976650	Diethyl phthalate	2025/07/25	81	50 - 130	82	50 - 130	<0.1	ug/L	NC	30
9976650	Dimethyl phthalate	2025/07/25	77	50 - 130	78	50 - 130	<0.1	ug/L	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9976650	Fluoranthene	2025/07/25	64	50 - 130	67	50 - 130	<0.2	ug/L	NC	30
9976650	Fluorene	2025/07/25	59	50 - 130	57	50 - 130	<0.2	ug/L	NC	30
9976650	Indeno(1,2,3-cd)pyrene	2025/07/25	90	50 - 130	89	50 - 130	<0.1	ug/L	NC	30
9976650	Naphthalene	2025/07/25	53	50 - 130	38 (1)	50 - 130	<0.2	ug/L	NC	30
9976650	p-Chloroaniline	2025/07/25	59	30 - 130	62	30 - 130	<1	ug/L	NC	30
9976650	Pentachlorophenol	2025/07/25	79	50 - 130	80	50 - 130	<0.1	ug/L	NC	30
9976650	Phenanthrene	2025/07/25	81	50 - 130	79	50 - 130	<0.1	ug/L	NC	30
9976650	Phenol	2025/07/25	28 (1)	30 - 130	28 (1)	30 - 130	<0.5	ug/L	NC	30
9976650	Pyrene	2025/07/25	125	50 - 130	111	50 - 130	<0.05	ug/L	NC	30
9976709	Dissolved Antimony (Sb)	2025/07/25	100	80 - 120	97	80 - 120	<0.50	ug/L	NC	20
9976709	Dissolved Arsenic (As)	2025/07/25	98	80 - 120	99	80 - 120	<1.0	ug/L	NC	20
9976709	Dissolved Barium (Ba)	2025/07/25	95	80 - 120	98	80 - 120	<2.0	ug/L	3.8	20
9976709	Dissolved Beryllium (Be)	2025/07/25	101	80 - 120	101	80 - 120	<0.40	ug/L	NC	20
9976709	Dissolved Boron (B)	2025/07/25	97	80 - 120	94	80 - 120	<10	ug/L	0.055	20
9976709	Dissolved Cadmium (Cd)	2025/07/25	99	80 - 120	99	80 - 120	<0.090	ug/L	NC	20
9976709	Dissolved Chromium (Cr)	2025/07/25	94	80 - 120	96	80 - 120	<5.0	ug/L	NC	20
9976709	Dissolved Cobalt (Co)	2025/07/25	96	80 - 120	100	80 - 120	<0.50	ug/L	NC	20
9976709	Dissolved Copper (Cu)	2025/07/25	97	80 - 120	96	80 - 120	<0.90	ug/L	3.6	20
9976709	Dissolved Lead (Pb)	2025/07/25	95	80 - 120	100	80 - 120	<0.50	ug/L	NC	20
9976709	Dissolved Molybdenum (Mo)	2025/07/25	97	80 - 120	95	80 - 120	<0.50	ug/L	1.2	20
9976709	Dissolved Nickel (Ni)	2025/07/25	92	80 - 120	97	80 - 120	<1.0	ug/L	5.1	20
9976709	Dissolved Selenium (Se)	2025/07/25	97	80 - 120	100	80 - 120	<2.0	ug/L	NC	20
9976709	Dissolved Silver (Ag)	2025/07/25	87	80 - 120	99	80 - 120	<0.090	ug/L	NC	20
9976709	Dissolved Sodium (Na)	2025/07/25	71 (1)	80 - 120	96	80 - 120	<100	ug/L		
9976709	Dissolved Thallium (Tl)	2025/07/25	96	80 - 120	100	80 - 120	<0.050	ug/L	NC	20
9976709	Dissolved Uranium (U)	2025/07/25	98	80 - 120	101	80 - 120	<0.10	ug/L	0.71	20
9976709	Dissolved Vanadium (V)	2025/07/25	93	80 - 120	95	80 - 120	<0.50	ug/L	7.3	20
9976709	Dissolved Zinc (Zn)	2025/07/25	95	80 - 120	99	80 - 120	<5.0	ug/L	NC	20
9976957	Mercury (Hg)	2025/07/25	98	75 - 125	98	80 - 120	<0.10	ug/L	NC	20
9977037	1-Methylnaphthalene	2025/07/25	80	50 - 130	73	50 - 130	<0.050	ug/L	11	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9977037	2-Methylnaphthalene	2025/07/25	74	50 - 130	69	50 - 130	<0.050	ug/L	10	30
9977037	Acenaphthene	2025/07/25	82	50 - 130	80	50 - 130	<0.050	ug/L	NC	30
9977037	Acenaphthylene	2025/07/25	80	50 - 130	78	50 - 130	<0.050	ug/L	NC	30
9977037	Anthracene	2025/07/25	102	50 - 130	100	50 - 130	<0.050	ug/L	NC	30
9977037	Benzo(a)anthracene	2025/07/25	96	50 - 130	95	50 - 130	<0.050	ug/L	NC	30
9977037	Benzo(a)pyrene	2025/07/25	94	50 - 130	93	50 - 130	<0.0090	ug/L	NC	30
9977037	Benzo(b/j)fluoranthene	2025/07/25	98	50 - 130	99	50 - 130	<0.050	ug/L	NC	30
9977037	Benzo(g,h,i)perylene	2025/07/25	95	50 - 130	96	50 - 130	<0.050	ug/L	NC	30
9977037	Benzo(k)fluoranthene	2025/07/25	99	50 - 130	94	50 - 130	<0.050	ug/L	NC	30
9977037	Chrysene	2025/07/25	98	50 - 130	97	50 - 130	<0.050	ug/L	NC	30
9977037	Dibenzo(a,h)anthracene	2025/07/25	81	50 - 130	85	50 - 130	<0.050	ug/L	NC	30
9977037	Fluoranthene	2025/07/25	108	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
9977037	Fluorene	2025/07/25	86	50 - 130	84	50 - 130	<0.050	ug/L	NC	30
9977037	Indeno(1,2,3-cd)pyrene	2025/07/25	96	50 - 130	97	50 - 130	<0.050	ug/L	NC	30
9977037	Naphthalene	2025/07/25	71	50 - 130	69	50 - 130	<0.050	ug/L	10	30
9977037	Phenanthrene	2025/07/25	94	50 - 130	93	50 - 130	<0.030	ug/L	NC	30
9977037	Pyrene	2025/07/25	107	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
9977047	F2 (C10-C16 Hydrocarbons)	2025/07/27	102	60 - 140	96	60 - 140	<90	ug/L	3.4	30
9977047	F3 (C16-C34 Hydrocarbons)	2025/07/27	105	60 - 140	101	60 - 140	<200	ug/L	NC	30
9977047	F4 (C34-C50 Hydrocarbons)	2025/07/27	99	60 - 140	94	60 - 140	<200	ug/L	NC	30
9977100	WAD Cyanide (Free)	2025/07/25	95	80 - 120	98	80 - 120	<1	ug/L	NC	20
9977238	Dissolved Chloride (Cl-)	2025/07/28	NC	80 - 120	97	80 - 120	<1.0	mg/L	3.7	20
9977243	Benzene	2025/07/27	91	50 - 140	91	50 - 140	<0.20	ug/L	1.3	30
9977243	Ethylbenzene	2025/07/27	97	50 - 140	97	50 - 140	<0.20	ug/L	3.5	30
9977243	F1 (C6-C10) - BTEX	2025/07/27					<25	ug/L	18	30
9977243	F1 (C6-C10)	2025/07/27	101	60 - 140	100	60 - 140	<25	ug/L	18	30
9977243	o-Xylene	2025/07/27	95	50 - 140	95	50 - 140	<0.20	ug/L	NC	30
9977243	p+m-Xylene	2025/07/27	91	50 - 140	91	50 - 140	<0.40	ug/L	NC	30
9977243	Toluene	2025/07/27	87	50 - 140	87	50 - 140	<0.20	ug/L	NC	30
9977243	Total Xylenes	2025/07/27					<0.40	ug/L	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9977319	Chromium (VI)	2025/07/25	101	80 - 120	97	80 - 120	<0.50	ug/L	NC	20
9978307	1,1,1,2-Tetrachloroethane	2025/07/29	107	70 - 130	103	70 - 130	<0.50	ug/L		
9978307	1,1,1-Trichloroethane	2025/07/29	102	70 - 130	99	70 - 130	<0.20	ug/L		
9978307	1,1,2,2-Tetrachloroethane	2025/07/29	99	70 - 130	96	70 - 130	<0.40	ug/L	NC	30
9978307	1,1,2-Trichloroethane	2025/07/29	105	70 - 130	102	70 - 130	<0.40	ug/L		
9978307	1,1-Dichloroethane	2025/07/29	103	70 - 130	102	70 - 130	<0.20	ug/L		
9978307	1,1-Dichloroethylene	2025/07/29	113	70 - 130	110	70 - 130	<0.20	ug/L		
9978307	1,2-Dichlorobenzene	2025/07/29	108	70 - 130	105	70 - 130	<0.40	ug/L	NC	30
9978307	1,2-Dichloroethane	2025/07/29	110	70 - 130	108	70 - 130	<0.49	ug/L		
9978307	1,2-Dichloropropane	2025/07/29	106	70 - 130	104	70 - 130	<0.20	ug/L		
9978307	1,3-Dichlorobenzene	2025/07/29	109	70 - 130	106	70 - 130	<0.40	ug/L		
9978307	1,4-Dichlorobenzene	2025/07/29	109	70 - 130	106	70 - 130	<0.40	ug/L	NC	30
9978307	Acetone (2-Propanone)	2025/07/29	98	60 - 140	98	60 - 140	<10	ug/L		
9978307	Benzene	2025/07/29	107	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
9978307	Bromodichloromethane	2025/07/29	102	70 - 130	99	70 - 130	<0.50	ug/L		
9978307	Bromoform	2025/07/29	94	70 - 130	91	70 - 130	<1.0	ug/L		
9978307	Bromomethane	2025/07/29	108	60 - 140	110	60 - 140	<0.50	ug/L		
9978307	Carbon Tetrachloride	2025/07/29	107	70 - 130	104	70 - 130	<0.19	ug/L		
9978307	Chlorobenzene	2025/07/29	101	70 - 130	99	70 - 130	<0.20	ug/L		
9978307	Chloroform	2025/07/29	108	70 - 130	106	70 - 130	<0.20	ug/L	NC	30
9978307	cis-1,2-Dichloroethylene	2025/07/29	115	70 - 130	113	70 - 130	<0.50	ug/L	NC	30
9978307	cis-1,3-Dichloropropene	2025/07/29	107	70 - 130	108	70 - 130	<0.30	ug/L		
9978307	Dibromochloromethane	2025/07/29	100	70 - 130	96	70 - 130	<0.50	ug/L		
9978307	Dichlorodifluoromethane (FREON 12)	2025/07/29	118	60 - 140	115	60 - 140	<1.0	ug/L		
9978307	Ethylbenzene	2025/07/29	104	70 - 130	101	70 - 130	<0.20	ug/L	NC	30
9978307	Ethylene Dibromide	2025/07/29	102	70 - 130	97	70 - 130	<0.19	ug/L		
9978307	Hexane	2025/07/29	121	70 - 130	119	70 - 130	<1.0	ug/L		
9978307	Methyl Ethyl Ketone (2-Butanone)	2025/07/29	101	60 - 140	99	60 - 140	<10	ug/L	NC	30
9978307	Methyl Isobutyl Ketone	2025/07/29	103	70 - 130	100	70 - 130	<5.0	ug/L		
9978307	Methyl t-butyl ether (MTBE)	2025/07/29	101	70 - 130	99	70 - 130	<0.50	ug/L		

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QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9978307	Methylene Chloride(Dichloromethane)	2025/07/29	106	70 - 130	104	70 - 130	<2.0	ug/L	NC	30
9978307	o-Xylene	2025/07/29	112	70 - 130	109	70 - 130	<0.20	ug/L	NC	30
9978307	p+m-Xylene	2025/07/29	102	70 - 130	100	70 - 130	<0.20	ug/L	NC	30
9978307	Styrene	2025/07/29	105	70 - 130	101	70 - 130	<0.40	ug/L	NC	30
9978307	Tetrachloroethylene	2025/07/29	106	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
9978307	Toluene	2025/07/29	107	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
9978307	Total Xylenes	2025/07/29					<0.20	ug/L	NC	30
9978307	trans-1,2-Dichloroethylene	2025/07/29	116	70 - 130	114	70 - 130	<0.50	ug/L		
9978307	trans-1,3-Dichloropropene	2025/07/29	114	70 - 130	116	70 - 130	<0.40	ug/L	NC	30
9978307	Trichloroethylene	2025/07/29	110	70 - 130	110	70 - 130	<0.20	ug/L	NC	30
9978307	Trichlorofluoromethane (FREON 11)	2025/07/29	107	70 - 130	105	70 - 130	<0.50	ug/L		
9978307	Vinyl Chloride	2025/07/29	108	70 - 130	106	70 - 130	<0.20	ug/L		

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.

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Bureau Veritas Job #: C589070
Report Date: 2025/07/30

S2S Environmental Inc
Client Project #: 12769
Site Location: 50 STEPHANIE STREET TORONTO
Your P.O. #: 12769-3
Sampler Initials: MP

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere, Senior Scientific Specialist

Louise Harding, Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

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CHAIN OF CUSTODY RECORD

ENV COC - 00014v6

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Invoice Information	Invoice to (requires report) ☐	Report Information (if differs from invoice)		Project Information	
Company:	#12599 S2S Environmental Inc	Company:	S2S Environmental Inc	Quotation #:	
Contact Name:	INVOICES	Contact Name:	Ravi Patel	P.O. #/ AFE#:	12769-3
Street Address:	1099 kingston Rd suite 260	Street Address:	1099 kingston Rd suite 260	Project #:	12769
City:	pickering Prov: ON Postal Code: L1V1B5	City:	pickering Prov: ON Postal Code: L1V1B5	Site #:	50 Stephanie Street
Phone:	416-410-4333	Phone:	416-709-1552	Site Location:	Toronto
Email:	invoices@s2se.com	Email:	Rpatel@s2se.com	Site Location Province:	Ontario
Copies:		Copies:	mpatel@s2se.com	Sampled By:	MP

LAB USE ONLY - PLACE STICKER HERE

Rush Confirmation #:

Regulatory Criteria

REG 153: ☐ Table 1 ☒ Res/Park ☒ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☒ Table 3 ☐ Agri/other ☒ For RSC ☐ Table _____

OTHER: ☐ CCME ☐ Reg 406, Table: _____ ☐ Reg 558* ☐ Sanitary Sewer Bylaw *min 3 day TAT ☐ Storm Sewer Bylaw ☐ MISA Municipality _____ ☐ PWQO ☐ Other:

Include Criteria on Certificate of Analysis (check if yes): ☐ N

SAMPLES MUST BE KEPT COOL (<10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

	Sample Identification (Please print or Type)	Date Sampled YYYY	MM	DD	Time (24hr) HH	MM	Matrix	1 FIELD FILTERED	2 FIELD PRESERVED	3 LAB FILTRATION REQUIRED	4 BTEX/ F1	5 F2 - F4	6 VOCs	7 Reg 153 metals and inorganics	8 Reg 153 ICPMS metals	9 Reg 153 metals (Hg, Cr VI, ICPMS metals, HWS - B)	10 PAHs	11 ABN	12	13	14	15	16	17	18	19	20	21 # OF CONTAINERS SUBMITTED	22 HOLD - DO NOT ANALYZE	Comments
1	BH1	2025	07	22	01	45	water	X	X					X			X											7		
2	BH2	2025	07	22	11	18	water	X	X		X	X	X	X			X	X										11		
3	BH3	2025	07	22	02	51	water		X		X	X					X											4		
4	BH201	2025	07	22	11	18	water	X	X		X	X	X	X			X	X										11		
5	TRIP BLANK												X															2		VOC F1
6																														
7																														
8																														
9																														
10																														
11																														
12																														

NONT-2025-07-4767

Regular Turnaround Time (TAT)

☒ 5 to 7 Day ☐ 10 Day

Rush Turnaround Time (TAT) Surcharges apply

☐ Same Day ☐ 1 Day ☐ 2 Day ☐ 3 Day ☐ 4 Day

Date Required: YYYY MM DD

*UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS AND CONDITIONS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/TERMS-AND-CONDITIONS OR BY CALLING THE LABORATORY LISTED ABOVE TO OBTAIN A COPY

LAB USE ONLY	Yes	No	°C	1	2	3
Seal present	✓					
Seal intact	✓					
Cooling media present	✓			15	17	16

LAB USE ONLY	Yes	No	°C	1	2	3
Seal present						
Seal intact						
Cooling media present						

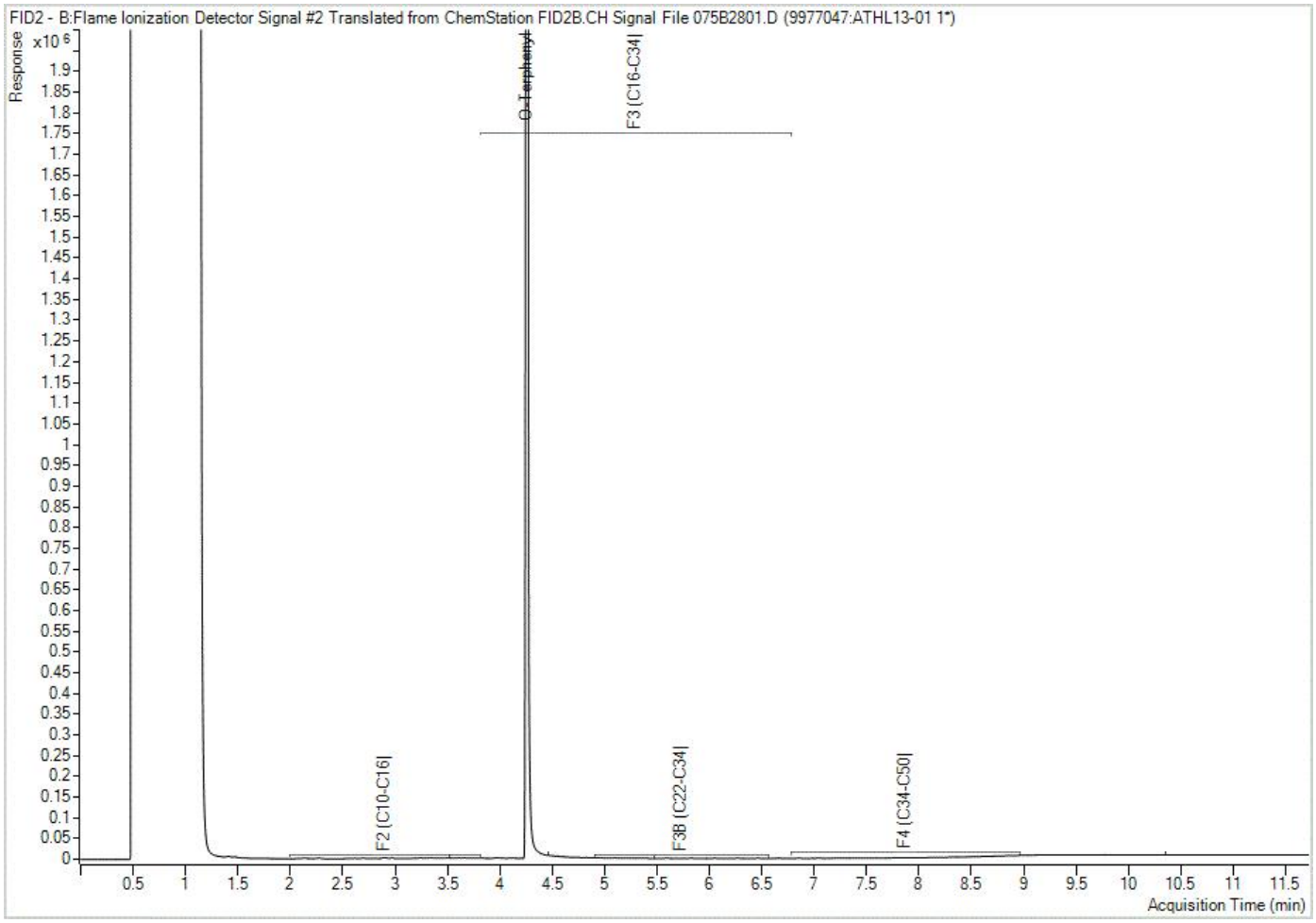
LAB USE ONLY	Yes	No	°C	1	2	3	Temperature reading by:
Seal present							
Seal intact							
Cooling media present							

	Relinquished by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM	Received by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM	Special instructions
1	Mayur Patel	2025	07	22	07	30	1 Sivan Selvan	2025	07	22	19	13	
2							2						

Bureau Veritas Job #: C589070
Report Date: 2025/07/30
Bureau Veritas Sample: ATHL13

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE STREET TORONTO
Client ID: BH2

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

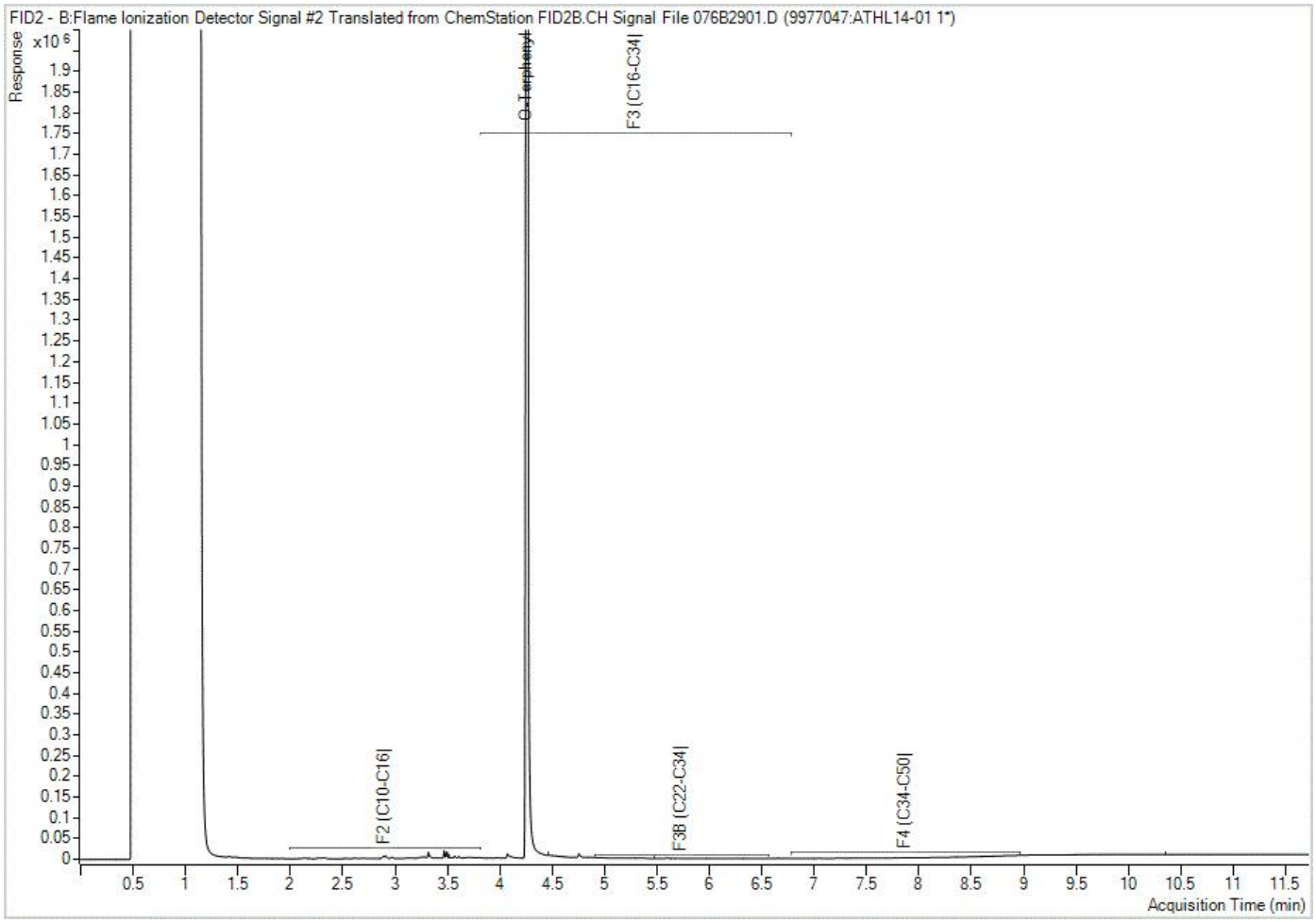


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C589070
Report Date: 2025/07/30
Bureau Veritas Sample: ATHL14

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE STREET TORONTO
Client ID: BH3

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

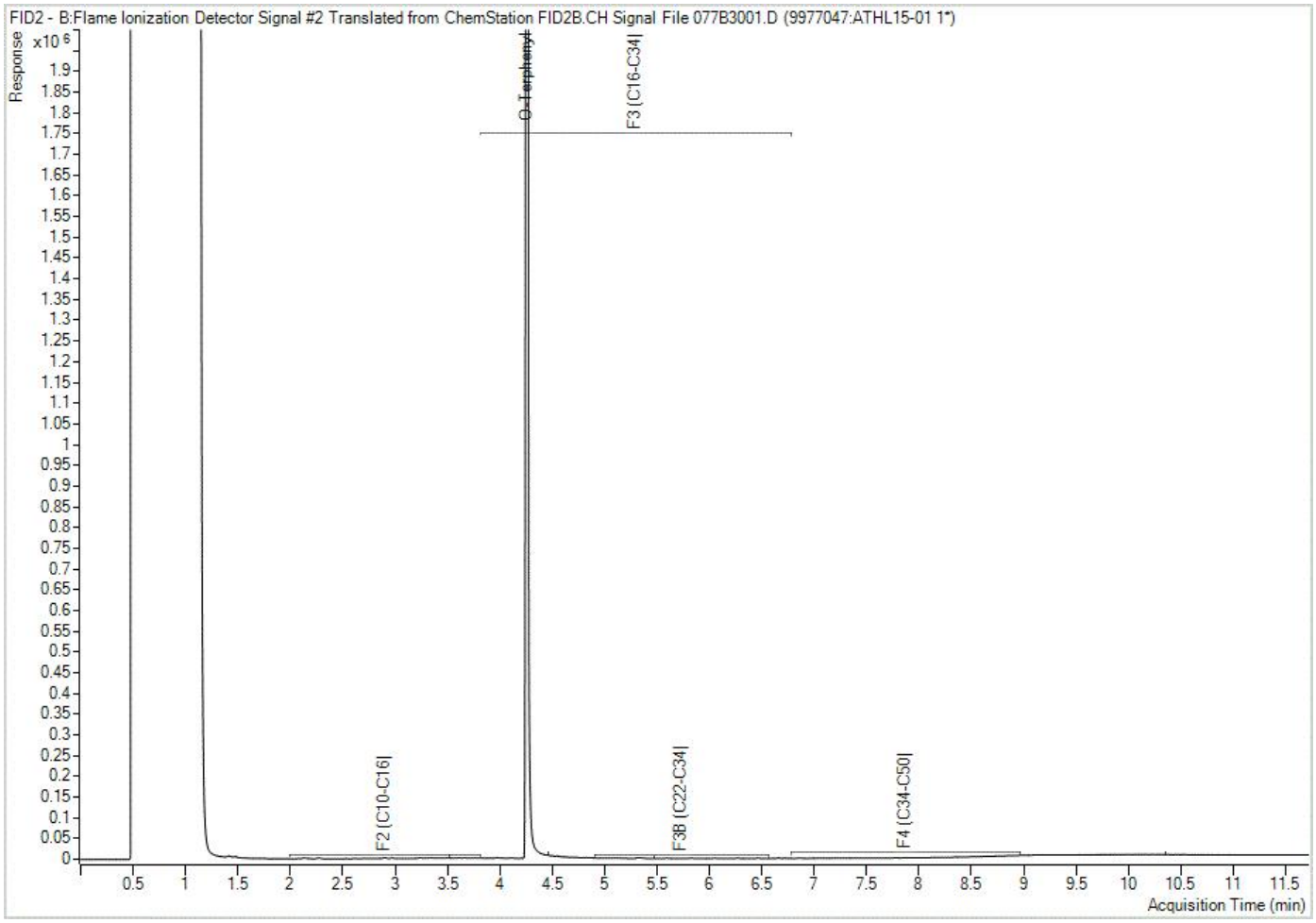


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C589070
Report Date: 2025/07/30
Bureau Veritas Sample: ATHL15

S2S Environmental Inc
Client Project #: 12769
Project name: 50 STEPHANIE STREET TORONTO
Client ID: BH201

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.