November 9, 2023

1370443 Ontario Limited c/o RSM LLP
11 King Street West, Suite 700
Toronto, Ontario

Attn: John Regan

Re: Limited Soil Investigation
1543 – 1551 The Queensway and 66 & 76 Fordhouse Boulevard
Toronto (Etobicoke), Ontario
Project No. 18494

1. INTRODUCTION

Keystone Environmental Ltd. (Keystone Environmental) is pleased to provide 1370443 Ontario Limited c/o RSM LLP (the Client) with this technical letter summarizing the results of the limited soil investigation program completed by Keystone Environmental during the geotechnical investigation conducted by Sola Engineering (Sola) at the properties referred to as 1543, 1545, 1547, 1549, 1551 The Queensway and 66 & 76 Fordhouse Boulevard, Toronto (Etobicoke), Ontario (collectively referred to as "the Site").

2. BACKGROUND INFORMATION, SITE SETTING AND OBJECTIVE

The Site is located in Toronto, Ontario (Etobicoke) and comprises seven municipal lots described as follows:

- 1543 The Queensway – single-storey detached residential building
- 1545 The Queensway – two-storey detached commercial building
- 1547 the Queensway – two-storey detached residential building
- 1549 The Queensway – single-storey commercial / industrial building
- 1551 the Queensway – two-storey detached residential building
- 66 Fordhouse Boulevard – occupied commercial building (Hello Fresh)
- 76 Fordhouse Boulevard – vacant commercial / industrial building

The seven lots which form the Site are located between The Queensway and Fordhouse Boulevard, slightly west of Algie Avenue. Currently, the buildings appear vacant with the exception of 1545 The Queensway and 66 Fordhouse Boulevard which is occupied by a commercial food preparation and distribution

operation (Hello Fresh). The portions of the Site which are not occupied by the Site buildings are primarily occupied by asphalt parking with some limited gravel surface treatments and landscaped areas.

It is understood by Keystone Environmental that the Client is considering a future residential development for the Site, which would include the demolition of the existing buildings and the construction of one 11-storey mid-rise building and upwards of three residential condominium towers, ranging in height between 30 to 50 stories. The development concept would also include three-levels of underground parking under each building; vehicular pick-up and drop-off spaces; and greenspaces, including a parkette and a park. As part of future site plan agreement provisions with the City of Toronto for the proposed development, the Client engaged Sola Engineering of Vaughan, Ontario to conduct a geotechnical investigation. As part of the geotechnical investigations, the Client requested that Keystone Environmental coordinate the collection of a select number of soil samples from select geotechnical boreholes to gather a baseline understanding of the soil conditions at the Site with regards to select chemical parameters and applicable Site Condition Standards (SCS) provided under the Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation (O. Reg.) 153/04 (as amended) supporting document, titled Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", dated April 15, 2011.

It should be noted that this limited soil investigation is intended to provide a baseline assessment of soil conditions at the Site with respect to select potential contaminants of concern (PCOCs) at select borehole locations which were advanced at the Site as part of Sola's geotechnical investigation. This report is not intended to serve as a comprehensive Phase II / Two Environmental Site Assessment (ESA) for the assessment of areas of potential environmental concern (APECs), typically identified as part of a Phase I / One ESA. In the event a comprehensive Phase II / Two ESA is required by the Client at a later date to support either due diligence processes or regulatory processes such as a Record of Site Condition (RSC) under Ontario Regulation (O. Reg.) 153/04 (as amended), it is recommended that the Client engage a qualified consultant to perform a Phase I / One ESA prior to proceeding with a detailed Phase II / Two ESA.

2.1 General Limitations

Findings presented in this report are based on Keystone Environmental's Site Investigation. Consequently, while findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by other members of the environmental science and engineering profession practising under similar circumstances in the area at the time of the performance of the work, this report is not intended nor is it able to provide a totally comprehensive review of past or present Site environmental conditions. This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property. Where this potential has been identified, the further reduction of uncertainty requires the performance of supplemental soil and /or groundwater investigations.

This report has been prepared solely for the internal use of 1370443 Ontario Limited c/o RSM LLP, pursuant with the Consultant Service Agreement between 1370443 Ontario Limited c/o RSM LLP and Keystone Environmental Ltd., dated September 1, 2023. By using the report, 1370443 Ontario Limited c/o RSM LLP agrees that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on or decisions made based on it, are the responsibility of such parties. Keystone

Environmental Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

3. SCOPE OF WORK

To meet the objective of the Limited Soil Investigation Program, Keystone Environmental developed the following scope of work.

- Review the public and private utility clearances for the work area retained by Sola.
- Observe the advancement of select boreholes advanced at the Site by Sola's drilling contractor.
- Collect at least one "worst case" soil sample from select boreholes advanced at the Site and submit to the project laboratory for analysis of select potential contaminants of concern (PCOCs) on a regular five-day turnaround time (TAT).
- Prepare a Limited Soil Investigation Report, including the following:
    - Site Plan showing the borehole locations;
    - Sampling methodology summary;
    - Summary of general soil observations and analytical results; and
    - Certificates of Analysis.

4. INVESTIGATIVE PROGRAM

The following sections describe the investigation methodologies employed by Keystone Environmental during the Limited Soil Investigation Program. The field investigation methods were conducted in general accordance with O. Reg. 153/04 (as amended), Keystone Environmental's standard operating procedures (SOPs), and industry standard practices.

4.1 Applicable Site Condition Standards

The applicable provincial soil and groundwater standards applied for comparison of soil and groundwater analytical results are contained in the MECP document titled "Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", dated April 15, 2011[1].

Based on the selection process conducted in accordance with O. Reg. 153/04 (as amended), the applicable SCS are the Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, with Residential / Parkland / Institutional (RPI) property use and coarse textured soil conditions.

The rationale for the selection of the Table 3 SCS is further described below.

- **Environmentally Sensitive Areas**:
    - The Site is not located within an area of natural significance;

[1] https://www.ontario.ca/page/soil-ground-water-and-sediment-standards-use-under-part-xv1-environmental-protection-act

- The Site does not include land that is within 30 m of an area of natural significance or part of such an area; and
- The pH of soils is assumed to be within the acceptable range of 5 to 9 for surface soils (< 1.5 metres below ground surface [mbgs]) and 5 to 11 for sub-surface soils (> 1.5 mbgs).

- **Water Bodies**: The Site does not include land that is within 30 m of a permanent water body.
- **Non-Potable / Potable Groundwater Conditions**: No potable water wells were observed on the Site at the time of the Site reconnaissance; potable water is supplied to the Site by the City of Toronto municipal system which obtains water from Lake Ontario.
- **Current and Proposed Future Property Uses**: The current property use of the Site is commercial / industrial and the future property use as part of future Site redevelopment is residential.
- **Soil Texture:** Observations of soil type made during Sola's investigation indicated that more than 1/3 of the soil at the Site would consist of medium and fine textured soil (i.e., clayey silt till, silt till).
- **Shallow Soil Property**: The Site is not considered a shallow soil property as defined by O. Reg. 153/04 (as amended). Based on available borehole stratigraphy information provided by Sola, more than 2/3 of the Site has more than 2 m of overburden above bedrock.

4.2 Utility Clearances

Sola contacted Ontario One Call to initiate utility clearances with all public utility providers of the Site. In addition, Sola retained the services of a private utility locator to clear services within the proposed work areas. Keystone Environmental reviewed the utility locates with Sola on September 12, 2023. Copies of the public and private utility clearance documents are retained on file by Sola.

4.3 Borehole Drilling

As per Sola's geotechnical investigation scope of work, a total of 12 boreholes were advanced at the Site (see Attachment A) between September 11 – 15, 2023 by Terra Firma Environmental Services Ltd. All boreholes advanced at the Site were completed under full-time supervision of a qualified Sola Technician. A truck mounted drill rig, equipped with auguring and spilt spoon sampling capabilities was used to advance the 12 boreholes. The boreholes were advanced through the existing ground surface to depths ranging from approximately1.5 m to 12.9 m below the ground surface. In support of the limited soil sampling activities performed by Keystone Environmental, a Keystone Environmental representative was present on the Site on September 12, 13 and 15, 2023, to observe the advancement of boreholes BH1, BH2, BH3, BH5, BH6 BH8, BH9, BH10, and BH12 and collect soil samples from select boreholes for laboratory analysis of select parameters.

The borehole logs for the subject boreholes observed by Keystone Environmental are provided under separate cover within Sola's Geotechnical Investigation report, titled "*Geotechnical Investigation, QEW + 427 Development, 1543, 1545, 1547, 1549, 1551 The Queensway & 66 And 76 Fordhouse Boulevard Etobicoke, Ontario*", dated October 13, 2023.

4.4 Soil Sample Collection

Soil samples were collected from the boreholes in semi-continuous intervals *via* stainless steel spilt spoon samplers. Upon advancement of the sampler at each sampling interval, the sampler was removed from the borehole and opened to enable the logging of soil characteristics and sample collection. Specifically, soil conditions were logged by Sola and Keystone Environmental personnel for soil characteristics (soil type, colour, moisture, etc.) and where any discernable olfactory and physical evidence of contamination (e.g., staining, sheens, etc.) was present.

Following the logging of the soil conditions, soil samples selected for analysis by Keystone Environmental were placed in laboratory supplied glass containers and were placed immediately in coolers equipped with ice to initiate cooling. Samples were maintained in a cold state until submitted to the project laboratory.

4.5 Soil Laboratory Analysis

A summary of the soil samples collected by Keystone Environmental for laboratory analysis of select parameters is provided in the following table.

Location	Sample ID	Approximate Depth (mbg)	PHC F1 – F4 & BTEX	VOCs (incl. BTEX)	Metals	PAHs
BH1	BH1-SS2	0.1 – 0.8	-	-	√	√
	BH1-SS4	2.3 – 3.0	√	√	-	-
BH2	BH2-SS2	0.8 – 1.2	-	-	√	√
BH3	BH3-SS2	0.8 – 1.2	-	-	√	√
	BH3-SS4	2.2 – 2.6	√	√	-	-
BH5	BH5-SS2	0.8 – 1.2	-	-	√	√
	BH5-SS4	2.3 – 2.7	√	√	-	-
BH6	BH6-SS1	0.1 – 0.5	-	-	√	√
	BH6-SS4	2.0 – 2.1	√	√	-	-
BH8	BH8-SS2	0.7 – 1.2	-	-	√	√
	BH8-SS4	2.2 – 2.5	√	√	-	-
BH9	BH9-SS1	0.1 – 0.6	-	-	√	√
	BH9-SS3	1.5 – 1.8	√	√	-	-
BH10	BH10-SS1	0.5 – 0.8	-	-	√	√
	BH10-SS3	1.5 – 2.0	√	√	-	-
BH12	BH12-SS1	0.5 – 0.8	-	-	√	√
	BH12-SS3	1.5 – 2.0	√	√	-	-

Location	Sample ID	Approximate Depth (mbg)	PHC F1 – F4 & BTEX	VOCs (incl. BTEX)	Metals	PAHs
Notes & Abbreviations:						
Metres below grade (mbg)						
Petroleum Hydrocarbon (PHC)						
Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)						
Volatile Organic Compounds (VOCs)						
Polycyclic Aromatic Hydrocarbons (PAHs)						

All samples were submitted to Bureau Veritas Canada Inc. (Bureau Veritas), a Standards Council of Canada (SCC) accredited laboratory located in Mississauga, Ontario, under signed chain-of-custody.

4.6 Quality Assurance/Quality Control

4.6.1 Field QA/QC

Keystone Environmental employed the following field measures as part of their quality assurance and quality control (QA/QC) program to ensure sample integrity and reduce the potential for cross-contamination of samples.

- New nitrile gloves were used for each sample collected.
- Sampling equipment was cleaned between sampling points.
- Sampling tools were cleaned with Alconox™ soap and distilled water between samples.
- Samples were placed in laboratory-supplied containers with preservatives (as applicable) suitable for the analysis.
- Samples were labelled and stored in a cooler with ice while in the field and during transport to the laboratory.
- Samples were submitted for analyses under chain of custody documentation to Bureau Veritas, a SCC accredited laboratory located in Mississauga, Ontario.

4.6.2 Laboratory QA/QC

QA/QC measures performed by BV included the analysis of laboratory duplicate samples (DUP), laboratory control samples (LCS), matrix spikes (MS), method blanks (MB), internal reference material (IRM), surrogate recoveries (SR), and the use of analytical methods in accordance with SCC accreditation standards. Laboratory QA/QC is documented in the Certificates of Analysis provided in Attachment B. A review of the laboratory QA/QC data was performed by Keystone Environmental upon receipt of the Certificates of Analysis.

5. INVESTIGATIVE RESULTS

5.1 Surficial Geology and Field Observations

The following is a general description of the soil stratigraphy observed in the boreholes advanced at the Site and supervised by Keystone Environmental. Note, the borehole logs for the subject boreholes observed by Keystone Environmental are under separate cover within Sola's Geotechnical Investigation report, titled "*Geotechnical Investigation, QEW + 427 Development, 1543, 1545, 1547, 1549, 1551 The Queensway & 66 And 76 Fordhouse Boulevard Etobicoke, Ontario*", dated October 13, 2023.

- Groundcover was generally comprised of asphalt.
- A granular fill material (i.e., gravel sub-base), ranging is thickness between 380 millimetres (mm) to 690 mm, was observed beneath the asphalt.
- Fill material, comprising a sandy silt, clayey silt and silty clay, was encountered at most borehole locations and extended to depths between 1.5 to 2.3 m.
- Native material (i.e., clayey silt / silty clay till) was encountered beneath the fill in all boreholes advanced past the fill material. This native material extended to the shale bedrock which was generally encountered at depths between 2.3 – 4.6 m.
- Weathered shale was encountered within the Project Area at select borehole locations at depths ranging between 1.5 and 3.0 mbgs.
- No visual or olfactory evidence of impact was observed in any of the soil samples collected from any of the sampling locations observed by Keystone Environmental.

5.2 Soil Analytical Results

A total of 17 soil samples were collected from boreholes BH1, BH2, BH3, BH5, BH6 BH8, BH9, BH10, and BH12 and were analysed for select parameters including PHCs F1 – F4, BTEX, VOCs, metals, and / or PAHs (see table above for analysis schedule). The analytical results are provided within the laboratory certificates of analysis attached to this letter report (see Attachment B).

In summary, the analytical results for the soil samples collected indicate that all parameters analyzed meet the MECP Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, with Residential / Parkland / Institutional property use and coarse textured soil conditions.

5.3 Laboratory QA/QC Results

Samples were submitted for analyses under chain of custody documentation to Bureau Veritas in Mississauga, Ontario. Bureau Veritas is a Standards Council of Canada certified laboratory. In addition to field QC samples, the laboratory conducted their own internal QA/QC measures. The laboratory QA/QC measures included method blanks, duplicate analysis, and spike and matrix spike recoveries which were reviewed.

In summary, the method blanks, duplicate analysis, and spike and matrix spike recoveries were all within the acceptable limits. Based on the laboratory QA/QC results, the data is considered reliable. The laboratory completed QA/QC is provided in the Certificates of Analysis in Attachment B.

6. CONCLUSIONS AND RECOMMENDATIONS

Based on the analytical results it is concluded that the samples analysed meet the MECP's Table 3 SCS for residential property use and coarse textured soil conditions for the specific parameters analysed. As such, there does not appear to be any environmental concerns within the assessed areas as it relates to the applicable MECP Table 3 SCS and the analysed PCOCs.

As stated within Section 2 of this report, this report is not intended to serve as a comprehensive Phase II / Two ESA and is not sufficient for the purposes of supporting a RSC submission under O. Reg. 153/04 (as amended). In the event a comprehensive Phase II / Two ESA is required by the Client at a later date to support either due diligence processes or regulatory processes, such as a RSC submission under O. Reg. 153/04 (as amended), the following is recommended:

- Engage a qualified consultant to perform a Phase I / One ESA prior to proceeding with a detailed Phase II / Two ESA.
- Based on the findings of the Phase I / One ESA, and if required, engage a qualified consultant to develop a detailed Phase II / Two ESA work plan, complete with a sampling and analysis plan (SAP) which details the methods and plan to assess any identified APECs at the Site.
- Engage a qualified consultant to perform a Phase II / Two ESA in accordance with the work plan and the SAP and prepare a Phase II / Two ESA report in accordance with either the Canadian Standard Association (CSA) Z769-00 (R2023) Phase II Environmental Site Assessment standards or O. Reg. 153/04 (as amended), which ever is deemed necessary to meet the project objectives.

7. CLOSURE

We trust the information provided within this report meets your current requirements. If you require clarification of any part of this work plan, please do not hesitate to contact the undersigned.

Sincerely,

DRAFT

Jeff Muir, P.Geo. (Ltd.), QP_{ESA}
Director, Ontario Operations

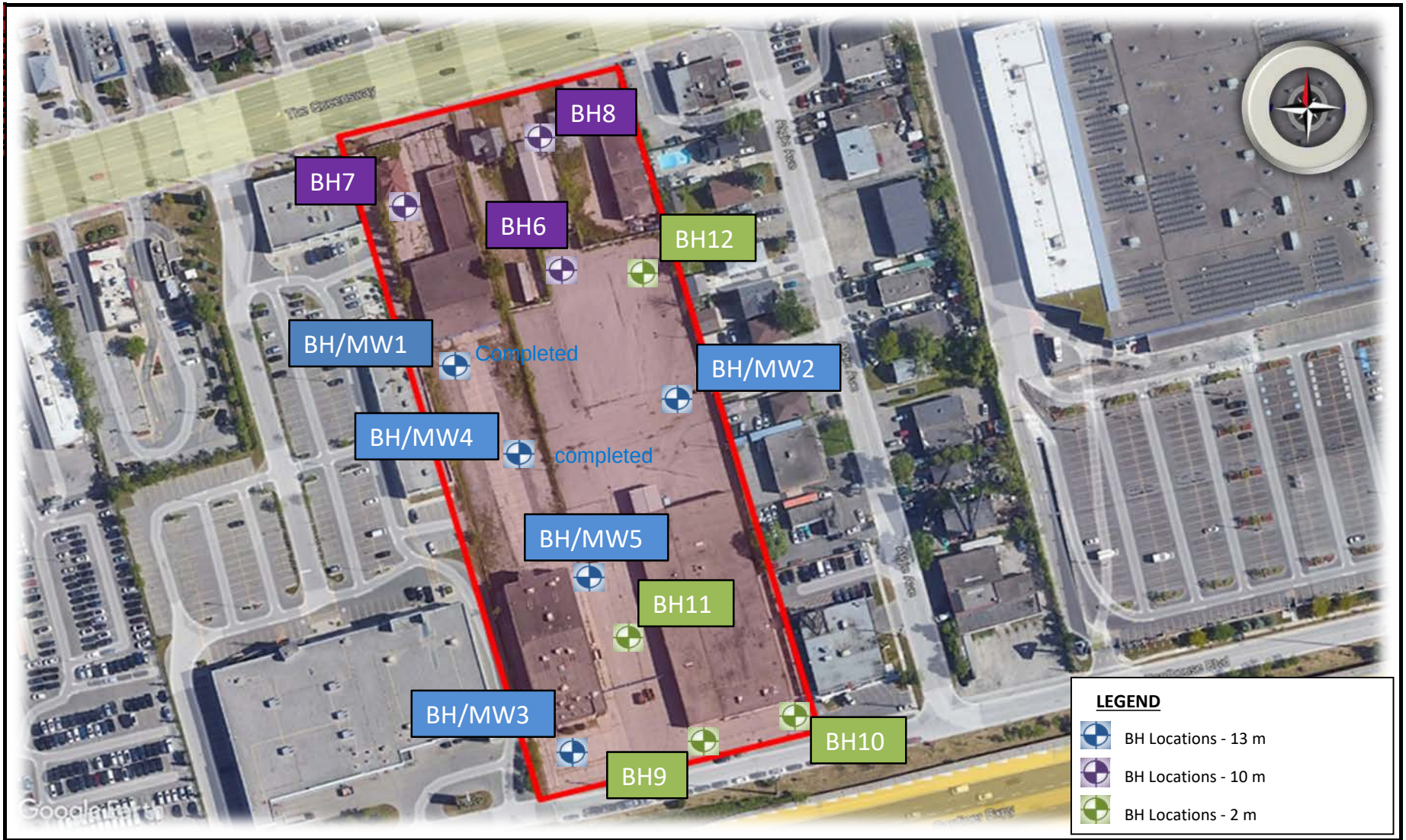
ATTACHMENTS:

- Sola Borehole Location Plan
- Certificates of Analysis

8. REFERENCES

- Geotechnical Investigation, QEW + 427 Development, 1543, 1545, 1547, 1549, 1551 The Queensway & 66 And 76 Fordhouse Boulevard Etobicoke, Ontario, prepared by Sola Engineering, dated October 13, 2023
- Canadian Standard Association (CSA)-Z769-00 (R2023) - Phase II Environmental Site Assessment Standard.
- Ontario Regulation 153/04 (as amended), Record of Site Condition, Part XV.1 of the Act, under *Environmental Protection Act*, R.S.O. 1990, c. E.19. Ontario Ministry of the Environment, Conservation and Parks, April 2011 (MECP, 2011).
- Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*, Ministry of the Environment, Conservation and Parks, dated April 15, 2011.

ATTACHMENT A
SOLA BOREHOLE PLAN



SOLA ENGINEERING	Proposal No.: 2023-3464	**BH Location Plan**	The figure provided is for the intended purpose of presenting the approximate borehole locations. This figure should not be used for any other purposes including construction, architecture or for accuracy of dimensions and orientation of objects.	Enclosure No.: **1**
	Report Number: N/A	**Proposed Residential Development The Queensway and Fordhouse Boulevard, Etobicoke, Ontario**		
	Date: July 20, 2023	**1370443 Ontario Limited**		Not to Scale

ATTACHMENT B
CERTIFICATES OF ANALYSIS

Your Project #: 18494
Site#: TORONTO
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/19
Report #: R7820718
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3R9861
Received: 2023/09/12, 18:03

Sample Matrix: Soil
Samples Received: 6

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	3	N/A	2023/09/15	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum	3	N/A	2023/09/18		EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Soil (1)	3	2023/09/14	2023/09/15	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	3	2023/09/15	2023/09/15	CAM SOP-00447	EPA 6020B m
Moisture	6	N/A	2023/09/14	CAM SOP-00445	Carter 2nd ed 51.2 m
PAH Compounds in Soil by GC/MS (SIM)	1	2023/09/14	2023/09/14	CAM SOP-00318	EPA 8270E
PAH Compounds in Soil by GC/MS (SIM)	2	2023/09/14	2023/09/15	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs	3	N/A	2023/09/17	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, MELCCFP, EPA, APHA.

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.
* 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

Your Project #: 18494
Site#: TORONTO
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/19
Report #: R7820718
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3R9861

Received: 2023/09/12, 18:03

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:
Kudrat Bajwa, B.Sc., Project Manager
Email: Kudrat.Bajwa@bureauveritas.com
Phone# (905)817-5755

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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.

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID		WYT844	WYT846	WYT846	WYT848		
Sampling Date		2023/09/12 15:00	2023/09/12 15:30	2023/09/12 15:30	2023/09/12 16:00		
COC Number		n/a	n/a	n/a	n/a		
	UNITS	BH3-SS2	BH9-SS1	BH9-SS1 Lab-Dup	BH10-SS1	RDL	QC Batch
Metals							
Acid Extractable Antimony (Sb)	ug/g	<0.20	<0.20	<0.20	<0.20	0.20	8918742
Acid Extractable Arsenic (As)	ug/g	2.1	4.7	4.7	3.8	1.0	8918742
Acid Extractable Barium (Ba)	ug/g	31	87	85	61	0.50	8918742
Acid Extractable Beryllium (Be)	ug/g	<0.20	0.49	0.48	0.66	0.20	8918742
Acid Extractable Boron (B)	ug/g	<5.0	6.4	6.4	5.4	5.0	8918742
Acid Extractable Cadmium (Cd)	ug/g	<0.10	0.14	0.13	<0.10	0.10	8918742
Acid Extractable Chromium (Cr)	ug/g	5.0	18	17	22	1.0	8918742
Acid Extractable Cobalt (Co)	ug/g	1.6	7.8	7.7	11	0.10	8918742
Acid Extractable Copper (Cu)	ug/g	6.9	36	34	23	0.50	8918742
Acid Extractable Lead (Pb)	ug/g	4.9	17	16	12	1.0	8918742
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	0.52	0.53	<0.50	0.50	8918742
Acid Extractable Nickel (Ni)	ug/g	3.5	17	17	23	0.50	8918742
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	<0.50	<0.50	0.50	8918742
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	<0.20	<0.20	0.20	8918742
Acid Extractable Thallium (Tl)	ug/g	<0.050	0.11	0.10	0.16	0.050	8918742
Acid Extractable Uranium (U)	ug/g	0.70	0.45	0.46	0.49	0.050	8918742
Acid Extractable Vanadium (V)	ug/g	9.3	25	25	32	5.0	8918742
Acid Extractable Zinc (Zn)	ug/g	18	57	56	52	5.0	8918742

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

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		WYT844	WYT846	WYT848		
Sampling Date		2023/09/12 15:00	2023/09/12 15:30	2023/09/12 16:00		
COC Number		n/a	n/a	n/a		
	UNITS	BH3-SS2	BH9-SS1	BH10-SS1	RDL	QC Batch
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	<0.0071	0.0071	8912430
Polyaromatic Hydrocarbons						
Acenaphthene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Acenaphthylene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Anthracene	ug/g	<0.0050	0.0078	<0.0050	0.0050	8915775
Benzo(a)anthracene	ug/g	<0.0050	0.028	0.010	0.0050	8915775
Benzo(a)pyrene	ug/g	<0.0050	0.027	0.012	0.0050	8915775
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.037	0.015	0.0050	8915775
Benzo(g,h,i)perylene	ug/g	<0.0050	0.026	0.019	0.0050	8915775
Benzo(k)fluoranthene	ug/g	<0.0050	0.014	0.0052	0.0050	8915775
Chrysene	ug/g	<0.0050	0.024	0.0087	0.0050	8915775
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Fluoranthene	ug/g	<0.0050	0.062	0.019	0.0050	8915775
Fluorene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.021	0.011	0.0050	8915775
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Naphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0050	8915775
Phenanthrene	ug/g	<0.0050	0.037	0.0086	0.0050	8915775
Pyrene	ug/g	<0.0050	0.056	0.018	0.0050	8915775
Surrogate Recovery (%)						
D10-Anthracene	%	88	87	89		8915775
D14-Terphenyl (FS)	%	95	94	96		8915775
D8-Acenaphthylene	%	76	76	77		8915775

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WYT845	WYT847	WYT849		
Sampling Date		2023/09/12 15:00	2023/09/12 15:30	2023/09/12 16:00		
COC Number		n/a	n/a	n/a		
	UNITS	BH3-SS4	BH9-SS3	BH10-SS3	RDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	<0.050	<0.050	0.050	8912431
Volatile Organics						
Acetone (2-Propanone)	ug/g	<0.49	<0.49	<0.49	0.49	8919789
Benzene	ug/g	<0.0060	<0.0060	<0.0060	0.0060	8919789
Bromodichloromethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Bromoform	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Bromomethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Carbon Tetrachloride	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Chlorobenzene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Chloroform	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Dibromochloromethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,2-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,3-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,4-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,1-Dichloroethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,2-Dichloroethane	ug/g	<0.049	<0.049	<0.049	0.049	8919789
1,1-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
cis-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
trans-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,2-Dichloropropane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
cis-1,3-Dichloropropene	ug/g	<0.030	<0.030	<0.030	0.030	8919789
trans-1,3-Dichloropropene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Ethylbenzene	ug/g	<0.010	<0.010	<0.010	0.010	8919789
Ethylene Dibromide	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Hexane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Methylene Chloride(Dichloromethane)	ug/g	<0.049	<0.049	<0.049	0.049	8919789
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	<0.40	<0.40	0.40	8919789
Methyl Isobutyl Ketone	ug/g	<0.40	<0.40	<0.40	0.40	8919789
Methyl t-butyl ether (MTBE)	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Styrene	ug/g	<0.040	<0.040	<0.040	0.040	8919789

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WYT845	WYT847	WYT849		
Sampling Date		2023/09/12 15:00	2023/09/12 15:30	2023/09/12 16:00		
COC Number		n/a	n/a	n/a		
	UNITS	BH3-SS4	BH9-SS3	BH10-SS3	RDL	QC Batch
1,1,1,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,1,2,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Tetrachloroethylene	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Toluene	ug/g	<0.020	<0.020	<0.020	0.020	8919789
1,1,1-Trichloroethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
1,1,2-Trichloroethane	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Trichloroethylene	ug/g	<0.010	<0.010	<0.010	0.010	8919789
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	<0.040	<0.040	0.040	8919789
Vinyl Chloride	ug/g	<0.019	<0.019	<0.019	0.019	8919789
p+m-Xylene	ug/g	<0.020	<0.020	<0.020	0.020	8919789
o-Xylene	ug/g	<0.020	<0.020	<0.020	0.020	8919789
Total Xylenes	ug/g	<0.020	<0.020	<0.020	0.020	8919789
F1 (C6-C10)	ug/g	<10	<10	<10	10	8919789
F1 (C6-C10) - BTEX	ug/g	<10	<10	<10	10	8919789
F2-F4 Hydrocarbons						
F2 (C10-C16 Hydrocarbons)	ug/g	<10	<10	<10	10	8915777
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	95	50	8915777
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	140	50	8915777
Reached Baseline at C50	ug/g	Yes	Yes	Yes		8915777
Surrogate Recovery (%)						
o-Terphenyl	%	90	90	101		8915777
4-Bromofluorobenzene	%	101	102	99		8919789
D10-o-Xylene	%	87	86	84		8919789
D4-1,2-Dichloroethane	%	91	92	93		8919789
D8-Toluene	%	92	92	92		8919789

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		WYT844	WYT845	WYT846	WYT847	WYT848	WYT849		
Sampling Date		2023/09/12 15:00	2023/09/12 15:00	2023/09/12 15:30	2023/09/12 15:30	2023/09/12 16:00	2023/09/12 16:00		
COC Number		n/a	n/a	n/a	n/a	n/a	n/a		
	UNITS	BH3-SS2	BH3-SS4	BH9-SS1	BH9-SS3	BH10-SS1	BH10-SS3	RDL	QC Batch
Inorganics									
Moisture	%	16	9.1	12	9.9	14	13	1.0	8916052

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

TEST SUMMARY

Bureau Veritas ID: WYT844
Sample ID: BH3-SS2
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8912430	N/A	2023/09/15	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8918742	2023/09/15	2023/09/15	Daniel Teclu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8915775	2023/09/14	2023/09/14	Jonghan Yoon

Bureau Veritas ID: WYT845
Sample ID: BH3-SS4
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8912431	N/A	2023/09/18	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8915777	2023/09/14	2023/09/15	Dennis Ngondu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8919789	N/A	2023/09/17	Gladys Guerrero

Bureau Veritas ID: WYT846
Sample ID: BH9-SS1
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8912430	N/A	2023/09/15	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8918742	2023/09/15	2023/09/15	Daniel Teclu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8915775	2023/09/14	2023/09/15	Jonghan Yoon

Bureau Veritas ID: WYT846 Dup
Sample ID: BH9-SS1
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8918742	2023/09/15	2023/09/15	Daniel Teclu

Bureau Veritas ID: WYT847
Sample ID: BH9-SS3
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8912431	N/A	2023/09/18	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8915777	2023/09/14	2023/09/15	Dennis Ngondu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8919789	N/A	2023/09/17	Gladys Guerrero

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Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

TEST SUMMARY

Bureau Veritas ID: WYT848
Sample ID: BH10-SS1
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8912430	N/A	2023/09/15	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8918742	2023/09/15	2023/09/15	Daniel Teclu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8915775	2023/09/14	2023/09/15	Jonghan Yoon

Bureau Veritas ID: WYT849
Sample ID: BH10-SS3
Matrix: Soil

Collected: 2023/09/12
Shipped:
Received: 2023/09/12

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8912431	N/A	2023/09/18	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8915777	2023/09/14	2023/09/15	Dennis Ngondu
Moisture	BAL	8916052	N/A	2023/09/14	Simrat Bhathal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8919789	N/A	2023/09/17	Gladys Guerrero

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GENERAL COMMENTS

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

Package 1	16.7°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
8915775	D10-Anthracene	2023/09/14	67	50 - 130	90	50 - 130	88	%		
8915775	D14-Terphenyl (FS)	2023/09/14	74	50 - 130	98	50 - 130	92	%		
8915775	D8-Acenaphthylene	2023/09/14	61	50 - 130	73	50 - 130	63	%		
8915777	o-Terphenyl	2023/09/15	96	60 - 130	94	60 - 130	97	%		
8919789	4-Bromofluorobenzene	2023/09/17	102	60 - 140	103	60 - 140	101	%		
8919789	D10-o-Xylene	2023/09/17	88	60 - 130	94	60 - 130	85	%		
8919789	D4-1,2-Dichloroethane	2023/09/17	92	60 - 140	91	60 - 140	90	%		
8919789	D8-Toluene	2023/09/17	100	60 - 140	99	60 - 140	95	%		
8915775	1-Methylnaphthalene	2023/09/14	100	50 - 130	100	50 - 130	<0.0050	ug/g	NC (1)	40
8915775	2-Methylnaphthalene	2023/09/14	91	50 - 130	91	50 - 130	<0.0050	ug/g	39 (1)	40
8915775	Acenaphthene	2023/09/14	92	50 - 130	92	50 - 130	<0.0050	ug/g	NC (1)	40
8915775	Acenaphthylene	2023/09/14	85	50 - 130	80	50 - 130	<0.0050	ug/g	NC (1)	40
8915775	Anthracene	2023/09/14	93	50 - 130	93	50 - 130	<0.0050	ug/g	29 (1)	40
8915775	Benzo(a)anthracene	2023/09/14	104	50 - 130	92	50 - 130	<0.0050	ug/g	36 (1)	40
8915775	Benzo(a)pyrene	2023/09/14	94	50 - 130	91	50 - 130	<0.0050	ug/g	35 (1)	40
8915775	Benzo(b/j)fluoranthene	2023/09/14	88	50 - 130	94	50 - 130	<0.0050	ug/g	31 (1)	40
8915775	Benzo(g,h,i)perylene	2023/09/14	98	50 - 130	101	50 - 130	<0.0050	ug/g	28 (1)	40
8915775	Benzo(k)fluoranthene	2023/09/14	95	50 - 130	94	50 - 130	<0.0050	ug/g	27 (1)	40
8915775	Chrysene	2023/09/14	97	50 - 130	96	50 - 130	<0.0050	ug/g	28 (1)	40
8915775	Dibenzo(a,h)anthracene	2023/09/14	103	50 - 130	95	50 - 130	<0.0050	ug/g	31 (1)	40
8915775	Fluoranthene	2023/09/14	99	50 - 130	96	50 - 130	<0.0050	ug/g	38 (1)	40
8915775	Fluorene	2023/09/14	96	50 - 130	93	50 - 130	<0.0050	ug/g	NC (1)	40
8915775	Indeno(1,2,3-cd)pyrene	2023/09/14	93	50 - 130	94	50 - 130	<0.0050	ug/g	31 (1)	40
8915775	Naphthalene	2023/09/14	83	50 - 130	85	50 - 130	<0.0050	ug/g	32 (1)	40
8915775	Phenanthrene	2023/09/14	91	50 - 130	91	50 - 130	<0.0050	ug/g	NC (1)	40
8915775	Pyrene	2023/09/14	100	50 - 130	96	50 - 130	<0.0050	ug/g	38 (1)	40
8915777	F2 (C10-C16 Hydrocarbons)	2023/09/15	98	60 - 130	98	80 - 120	<10	ug/g	NC (1)	30
8915777	F3 (C16-C34 Hydrocarbons)	2023/09/15	91	60 - 130	99	80 - 120	<50	ug/g	6.9 (1)	30
8915777	F4 (C34-C50 Hydrocarbons)	2023/09/15	88	60 - 130	99	80 - 120	<50	ug/g	NC (1)	30
8916052	Moisture	2023/09/14							6.1 (1)	20
8918742	Acid Extractable Antimony (Sb)	2023/09/15	89 (2)	75 - 125	102	80 - 120	<0.20	ug/g	NC (3)	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
8918742	Acid Extractable Arsenic (As)	2023/09/15	98 (2)	75 - 125	101	80 - 120	<1.0	ug/g	0.25 (3)	30
8918742	Acid Extractable Barium (Ba)	2023/09/15	NC (2)	75 - 125	100	80 - 120	<0.50	ug/g	3.2 (3)	30
8918742	Acid Extractable Beryllium (Be)	2023/09/15	95 (2)	75 - 125	96	80 - 120	<0.20	ug/g	1.6 (3)	30
8918742	Acid Extractable Boron (B)	2023/09/15	94 (2)	75 - 125	96	80 - 120	<5.0	ug/g	0.027 (3)	30
8918742	Acid Extractable Cadmium (Cd)	2023/09/15	98 (2)	75 - 125	98	80 - 120	<0.10	ug/g	4.1 (3)	30
8918742	Acid Extractable Chromium (Cr)	2023/09/15	97 (2)	75 - 125	98	80 - 120	<1.0	ug/g	1.8 (3)	30
8918742	Acid Extractable Cobalt (Co)	2023/09/15	93 (2)	75 - 125	97	80 - 120	<0.10	ug/g	1.2 (3)	30
8918742	Acid Extractable Copper (Cu)	2023/09/15	NC (2)	75 - 125	99	80 - 120	<0.50	ug/g	3.2 (3)	30
8918742	Acid Extractable Lead (Pb)	2023/09/15	97 (2)	75 - 125	103	80 - 120	<1.0	ug/g	8.6 (3)	30
8918742	Acid Extractable Molybdenum (Mo)	2023/09/15	100 (2)	75 - 125	102	80 - 120	<0.50	ug/g	1.7 (3)	30
8918742	Acid Extractable Nickel (Ni)	2023/09/15	97 (2)	75 - 125	100	80 - 120	<0.50	ug/g	1.9 (3)	30
8918742	Acid Extractable Selenium (Se)	2023/09/15	98 (2)	75 - 125	102	80 - 120	<0.50	ug/g	NC (3)	30
8918742	Acid Extractable Silver (Ag)	2023/09/15	102 (2)	75 - 125	105	80 - 120	<0.20	ug/g	NC (3)	30
8918742	Acid Extractable Thallium (Tl)	2023/09/15	99 (2)	75 - 125	104	80 - 120	<0.050	ug/g	4.3 (3)	30
8918742	Acid Extractable Uranium (U)	2023/09/15	101 (2)	75 - 125	104	80 - 120	<0.050	ug/g	1.5 (3)	30
8918742	Acid Extractable Vanadium (V)	2023/09/15	NC (2)	75 - 125	97	80 - 120	<5.0	ug/g	0.11 (3)	30
8918742	Acid Extractable Zinc (Zn)	2023/09/15	NC (2)	75 - 125	99	80 - 120	<5.0	ug/g	2.5 (3)	30
8919789	1,1,1,2-Tetrachloroethane	2023/09/17	96	60 - 140	104	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1,1-Trichloroethane	2023/09/17	88	60 - 140	95	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1,2,2-Tetrachloroethane	2023/09/17	94	60 - 140	100	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1,2-Trichloroethane	2023/09/17	81	60 - 140	86	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1-Dichloroethane	2023/09/17	84	60 - 140	90	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1-Dichloroethylene	2023/09/17	79	60 - 140	85	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,2-Dichlorobenzene	2023/09/17	92	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,2-Dichloroethane	2023/09/17	78	60 - 140	84	60 - 130	<0.049	ug/g	NC (1)	50
8919789	1,2-Dichloropropane	2023/09/17	85	60 - 140	91	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,3-Dichlorobenzene	2023/09/17	90	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,4-Dichlorobenzene	2023/09/17	98	60 - 140	109	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Acetone (2-Propanone)	2023/09/17	81	60 - 140	84	60 - 140	<0.49	ug/g	NC (1)	50
8919789	Benzene	2023/09/17	82	60 - 140	89	60 - 130	<0.0060	ug/g	NC (1)	50
8919789	Bromodichloromethane	2023/09/17	94	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	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
8919789	Bromoform	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Bromomethane	2023/09/17	86	60 - 140	93	60 - 140	<0.040	ug/g	NC (1)	50
8919789	Carbon Tetrachloride	2023/09/17	88	60 - 140	96	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Chlorobenzene	2023/09/17	94	60 - 140	103	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Chloroform	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	cis-1,2-Dichloroethylene	2023/09/17	89	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	cis-1,3-Dichloropropene	2023/09/17	85	60 - 140	93	60 - 130	<0.030	ug/g	NC (1)	50
8919789	Dibromochloromethane	2023/09/17	95	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Dichlorodifluoromethane (FREON 12)	2023/09/17	74	60 - 140	76	60 - 140	<0.040	ug/g	NC (1)	50
8919789	Ethylbenzene	2023/09/17	80	60 - 140	89	60 - 130	<0.010	ug/g	NC (1)	50
8919789	Ethylene Dibromide	2023/09/17	95	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	F1 (C6-C10) - BTEX	2023/09/17					<10	ug/g	NC (1)	30
8919789	F1 (C6-C10)	2023/09/17	95	60 - 140	91	80 - 120	<10	ug/g	NC (1)	30
8919789	Hexane	2023/09/17	73	60 - 140	81	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Methyl Ethyl Ketone (2-Butanone)	2023/09/17	87	60 - 140	91	60 - 140	<0.40	ug/g	NC (1)	50
8919789	Methyl Isobutyl Ketone	2023/09/17	84	60 - 140	90	60 - 130	<0.40	ug/g	NC (1)	50
8919789	Methyl t-butyl ether (MTBE)	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Methylene Chloride(Dichloromethane)	2023/09/17	89	60 - 140	96	60 - 130	<0.049	ug/g	NC (1)	50
8919789	o-Xylene	2023/09/17	75	60 - 140	84	60 - 130	<0.020	ug/g	NC (1)	50
8919789	p+m-Xylene	2023/09/17	83	60 - 140	93	60 - 130	<0.020	ug/g	NC (1)	50
8919789	Styrene	2023/09/17	92	60 - 140	103	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Tetrachloroethylene	2023/09/17	91	60 - 140	102	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Toluene	2023/09/17	81	60 - 140	88	60 - 130	<0.020	ug/g	NC (1)	50
8919789	Total Xylenes	2023/09/17					<0.020	ug/g	NC (1)	50
8919789	trans-1,2-Dichloroethylene	2023/09/17	83	60 - 140	93	60 - 130	<0.040	ug/g	NC (1)	50
8919789	trans-1,3-Dichloropropene	2023/09/17	85	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Trichloroethylene	2023/09/17	94	60 - 140	103	60 - 130	<0.010	ug/g	7.7 (1)	50
8919789	Trichlorofluoromethane (FREON 11)	2023/09/17	87	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	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
8919789	Vinyl Chloride	2023/09/17	93	60 - 140	102	60 - 130	<0.019	ug/g	NC (1)	50

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) Duplicate Parent ID

(2) Matrix Spike Parent ID [WYT846-02]

(3) Duplicate Parent ID [WYT846-02]

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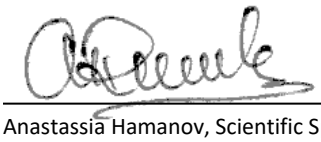
Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, Scientific Specialist

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Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266

CHAIN OF CUSTODY RECORD

ENV COC - 00014v3

12-Sep-23 18:03
Kudrat Bajwa
C3R9861
RUK ENV-1997

Invoice Information	Invoice to (requires report) ☐	Report Information (if differs from invoice)		Project Information	
Company:	Keystone Environmental	Company:		Quotation #:	
Contact Name:	Jeff Muir	Contact Name:		P.O. #/ AFE#:	
Street Address:	6733 Mississauga Rd	Street Address:		Project #:	18494
City:	Mississauga Prov: ON Postal Code: L5N 6J	City: Prov: Postal Code:		Site #:	66 Foodmarket Blvd
Phone:	647-234-7241	Phone:		Site Location:	Toronto
Email:	jmuir@keystoneenvironmental.ca	Email:		Site Location Province:	ON
Copies:		Copies:		Sampled By:	AK

Regulatory Criteria

REG 153: ☐ Table 1 ☐ Table 2 ☒ Table 3 ☐ Table ____ | ☒ Res/Park ☐ Ind/Comm ☐ Agri/other | ☐ Med/Fine ☒ Course ☐ For RSC

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

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

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

	Sample Identification	Date Sampled YY	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 PAH	11	12	13	14	15	16	17	18	19	20	21 # OF CONTAINERS SUBMITTED	22 HOLD - DO NOT ANALYZE
1	BH3 - SS2	2023	09	12	3	00	Soil								X		X												
2	BH3 - SS4				3	00					X	X	X																
3	BH9 - SS1				3	30									X		X												
4	BH9 - SS3				3	30					X	X	X																
5	BH10 - SS1				4	00									X		X												
6	BH10 - SS3				4	00					X	X	X																
7																													
8																													
9																													
10																													
11																													
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: YY MM DD

Comments

*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		☐	17	15	18	
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
Seal present						
Seal intact						
Cooling media present						

Temperature reading by:

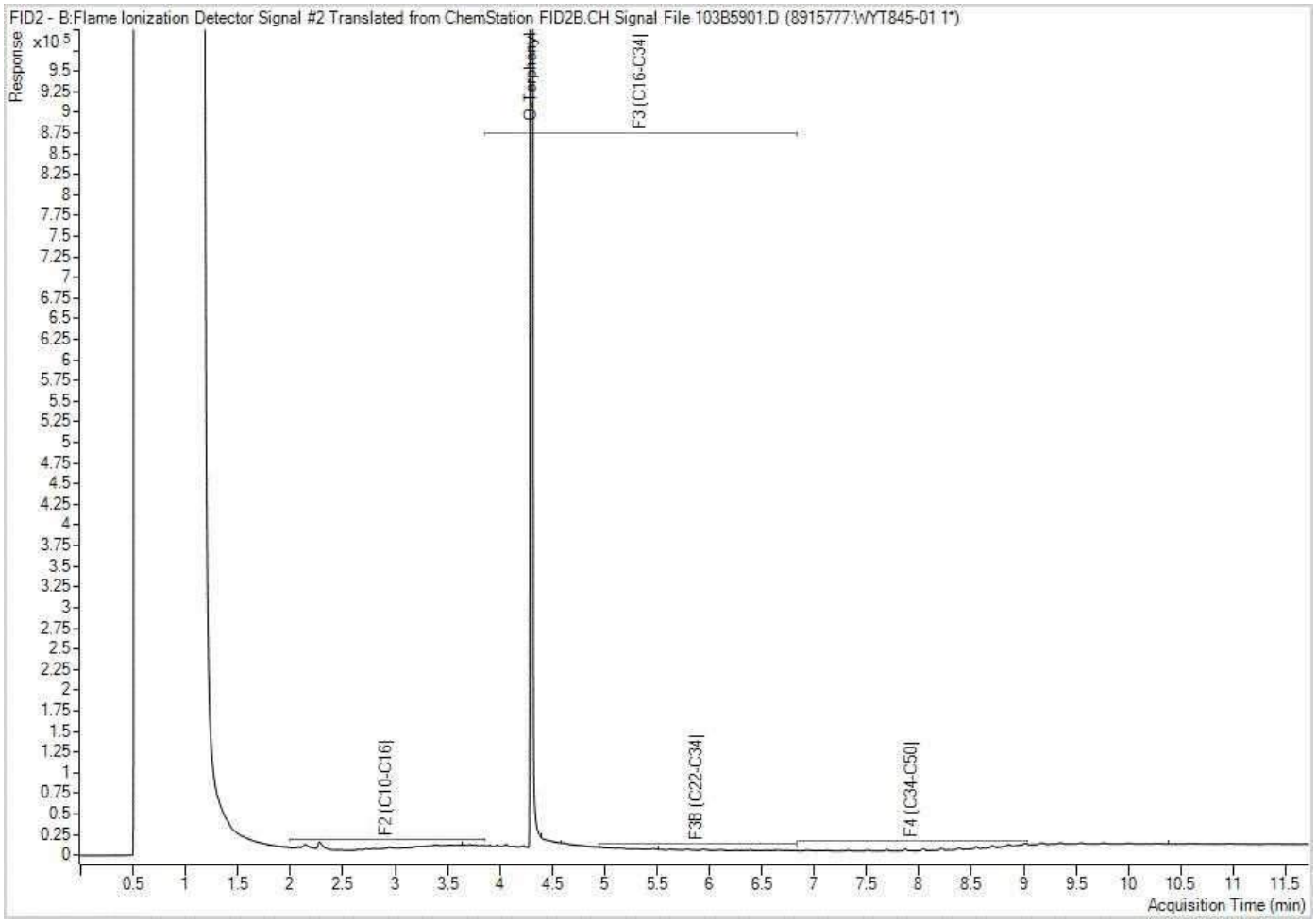
Relinquished by: (Signature/ Print)	Date YY	MM	DD	Time HH	MM	Received by: (Signature/ Print)	Date YY	MM	DD	Time HH	MM
1 Akshay	2023	09	12	6	00	1	23	09	12	18	03
2						2					

Special Instructions

Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19
Bureau Veritas Sample: WYT845

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH3-SS4

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

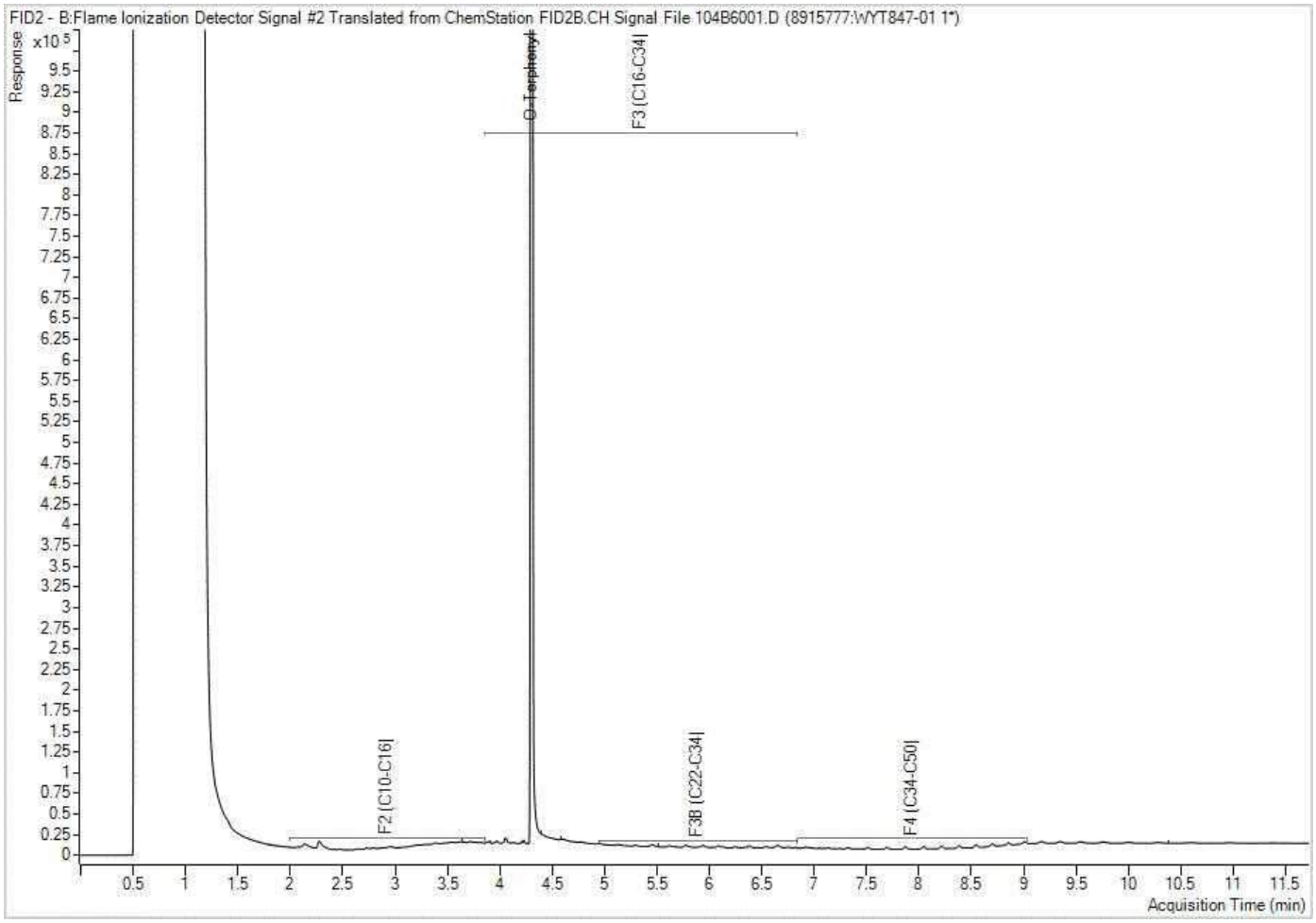


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19
Bureau Veritas Sample: WYT847

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH9-SS3

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

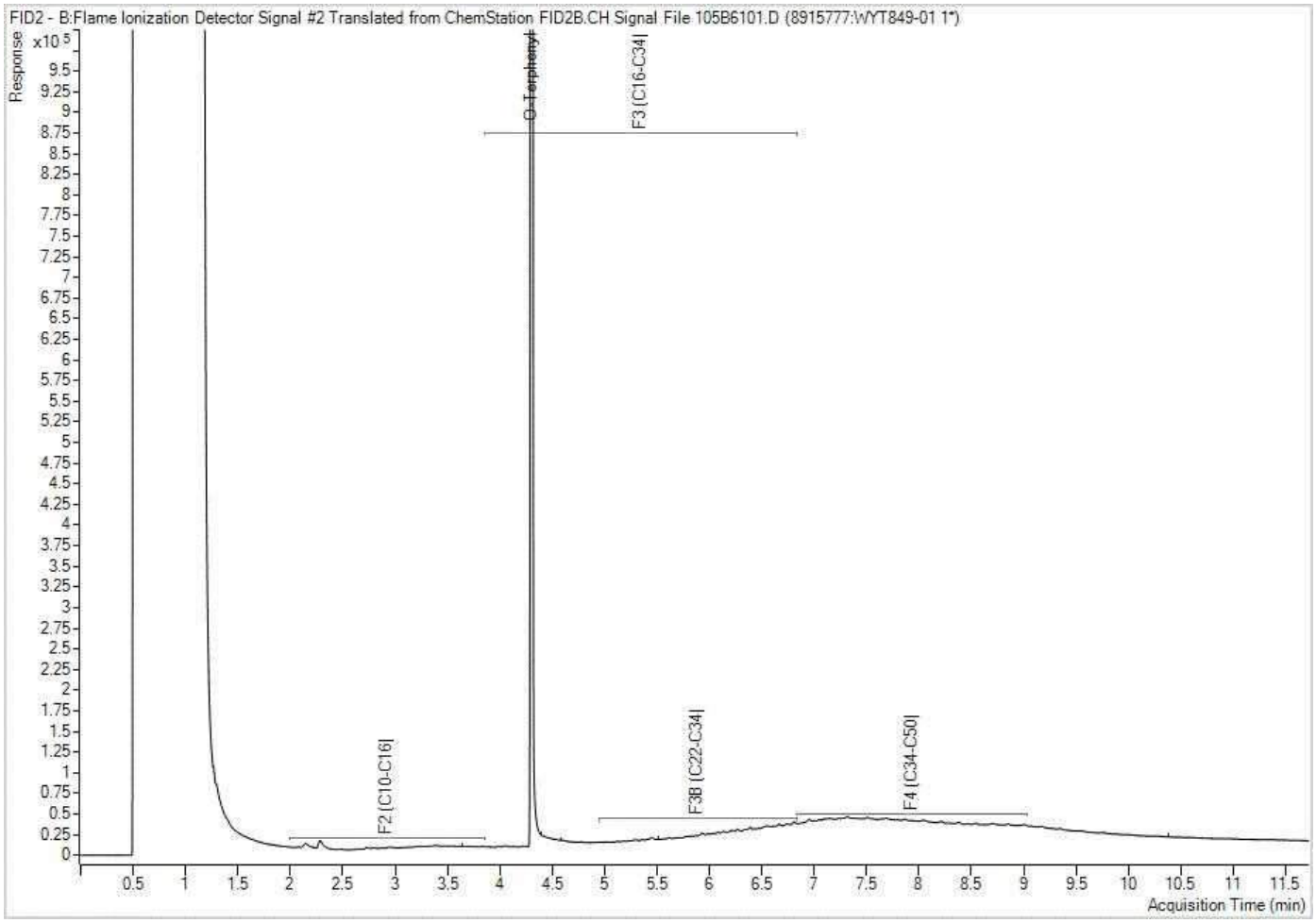


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C3R9861
Report Date: 2023/09/19
Bureau Veritas Sample: WYT849

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH10-SS3

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 Project #: 18494
Site#: TORONTO
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/20
Report #: R7822467
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3S1596
Received: 2023/09/13, 17:53

Sample Matrix: Soil
Samples Received: 3

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2023/09/20	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum	1	N/A	2023/09/18		EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Soil (1)	1	2023/09/15	2023/09/16	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	2	2023/09/18	2023/09/18	CAM SOP-00447	EPA 6020B m
Moisture	3	N/A	2023/09/16	CAM SOP-00445	Carter 2nd ed 51.2 m
PAH Compounds in Soil by GC/MS (SIM)	2	2023/09/15	2023/09/16	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs	1	N/A	2023/09/18	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, MELCCFP, EPA, APHA.

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.
* 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”.

Your Project #: 18494
Site#: TORONTO
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/20
Report #: R7822467
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3S1596

Received: 2023/09/13, 17:53

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:
Kudrat Bajwa, B.Sc., Project Manager
Email: Kudrat.Bajwa@bureauveritas.com
Phone# (905)817-5755

==========

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Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID		WZC999	WZD000		
Sampling Date		2023/09/13 03:30	2023/09/13 04:00		
COC Number		n/a	n/a		
	UNITS	BH2-SS2	BH5-SS2	RDL	QC Batch
Metals					
Acid Extractable Antimony (Sb)	ug/g	0.23	<0.20	0.20	8922840
Acid Extractable Arsenic (As)	ug/g	6.6	4.8	1.0	8922840
Acid Extractable Barium (Ba)	ug/g	62	94	0.50	8922840
Acid Extractable Beryllium (Be)	ug/g	0.90	0.69	0.20	8922840
Acid Extractable Boron (B)	ug/g	13	8.3	5.0	8922840
Acid Extractable Cadmium (Cd)	ug/g	<0.10	<0.10	0.10	8922840
Acid Extractable Chromium (Cr)	ug/g	25	22	1.0	8922840
Acid Extractable Cobalt (Co)	ug/g	16	11	0.10	8922840
Acid Extractable Copper (Cu)	ug/g	25	32	0.50	8922840
Acid Extractable Lead (Pb)	ug/g	4.5	13	1.0	8922840
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	<0.50	0.50	8922840
Acid Extractable Nickel (Ni)	ug/g	32	25	0.50	8922840
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	0.50	8922840
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	0.20	8922840
Acid Extractable Thallium (Tl)	ug/g	0.13	0.14	0.050	8922840
Acid Extractable Uranium (U)	ug/g	0.57	0.79	0.050	8922840
Acid Extractable Vanadium (V)	ug/g	32	31	5.0	8922840
Acid Extractable Zinc (Zn)	ug/g	63	57	5.0	8922840

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		WZC999	WZD000		
Sampling Date		2023/09/13 03:30	2023/09/13 04:00		
COC Number		n/a	n/a		
	UNITS	BH2-SS2	BH5-SS2	RDL	QC Batch
Calculated Parameters					
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	8915638
Polyaromatic Hydrocarbons					
Acenaphthene	ug/g	<0.0050	<0.0050	0.0050	8918731
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	8918731
Anthracene	ug/g	<0.0050	<0.0050	0.0050	8918731
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.0050	8918731
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.0050	8918731
Benzo(b/j)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	8918731
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.0050	8918731
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	8918731
Chrysene	ug/g	<0.0050	<0.0050	0.0050	8918731
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	8918731
Fluoranthene	ug/g	<0.0050	<0.0050	0.0050	8918731
Fluorene	ug/g	<0.0050	<0.0050	0.0050	8918731
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.0050	8918731
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	8918731
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	8918731
Naphthalene	ug/g	<0.0050	<0.0050	0.0050	8918731
Phenanthrene	ug/g	<0.0050	<0.0050	0.0050	8918731
Pyrene	ug/g	<0.0050	<0.0050	0.0050	8918731
Surrogate Recovery (%)					
D10-Anthracene	%	89	92		8918731
D14-Terphenyl (FS)	%	89	88		8918731
D8-Acenaphthylene	%	94	93		8918731

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WZD001		
Sampling Date		2023/09/13 04:00		
COC Number		n/a		
	UNITS	BH5-SS4	RDL	QC Batch
Calculated Parameters				
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	0.050	8914134
Volatile Organics				
Acetone (2-Propanone)	ug/g	<0.49	0.49	8919789
Benzene	ug/g	<0.0060	0.0060	8919789
Bromodichloromethane	ug/g	<0.040	0.040	8919789
Bromoform	ug/g	<0.040	0.040	8919789
Bromomethane	ug/g	<0.040	0.040	8919789
Carbon Tetrachloride	ug/g	<0.040	0.040	8919789
Chlorobenzene	ug/g	<0.040	0.040	8919789
Chloroform	ug/g	<0.040	0.040	8919789
Dibromochloromethane	ug/g	<0.040	0.040	8919789
1,2-Dichlorobenzene	ug/g	<0.040	0.040	8919789
1,3-Dichlorobenzene	ug/g	<0.040	0.040	8919789
1,4-Dichlorobenzene	ug/g	<0.040	0.040	8919789
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	0.040	8919789
1,1-Dichloroethane	ug/g	<0.040	0.040	8919789
1,2-Dichloroethane	ug/g	<0.049	0.049	8919789
1,1-Dichloroethylene	ug/g	<0.040	0.040	8919789
cis-1,2-Dichloroethylene	ug/g	<0.040	0.040	8919789
trans-1,2-Dichloroethylene	ug/g	<0.040	0.040	8919789
1,2-Dichloropropane	ug/g	<0.040	0.040	8919789
cis-1,3-Dichloropropene	ug/g	<0.030	0.030	8919789
trans-1,3-Dichloropropene	ug/g	<0.040	0.040	8919789
Ethylbenzene	ug/g	<0.010	0.010	8919789
Ethylene Dibromide	ug/g	<0.040	0.040	8919789
Hexane	ug/g	<0.040	0.040	8919789
Methylene Chloride(Dichloromethane)	ug/g	<0.049	0.049	8919789
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	0.40	8919789
Methyl Isobutyl Ketone	ug/g	<0.40	0.40	8919789
Methyl t-butyl ether (MTBE)	ug/g	<0.040	0.040	8919789
Styrene	ug/g	<0.040	0.040	8919789

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WZD001		
Sampling Date		2023/09/13 04:00		
COC Number		n/a		
	UNITS	BH5-SS4	RDL	QC Batch
1,1,1,2-Tetrachloroethane	ug/g	<0.040	0.040	8919789
1,1,2,2-Tetrachloroethane	ug/g	<0.040	0.040	8919789
Tetrachloroethylene	ug/g	<0.040	0.040	8919789
Toluene	ug/g	<0.020	0.020	8919789
1,1,1-Trichloroethane	ug/g	<0.040	0.040	8919789
1,1,2-Trichloroethane	ug/g	<0.040	0.040	8919789
Trichloroethylene	ug/g	<0.010	0.010	8919789
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	0.040	8919789
Vinyl Chloride	ug/g	<0.019	0.019	8919789
p+m-Xylene	ug/g	<0.020	0.020	8919789
o-Xylene	ug/g	<0.020	0.020	8919789
Total Xylenes	ug/g	<0.020	0.020	8919789
F1 (C6-C10)	ug/g	<10	10	8919789
F1 (C6-C10) - BTEX	ug/g	<10	10	8919789
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	<10	10	8918743
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	8918743
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	8918743
Reached Baseline at C50	ug/g	Yes		8918743
Surrogate Recovery (%)				
o-Terphenyl	%	98		8918743
4-Bromofluorobenzene	%	100		8919789
D10-o-Xylene	%	79		8919789
D4-1,2-Dichloroethane	%	93		8919789
D8-Toluene	%	93		8919789

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		WZC999	WZD000	WZD001		
Sampling Date		2023/09/13 03:30	2023/09/13 04:00	2023/09/13 04:00		
COC Number		n/a	n/a	n/a		
	UNITS	BH2-SS2	BH5-SS2	BH5-SS4	RDL	QC Batch
Inorganics						
Moisture	%	12	12	9.6	1.0	8921687

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

TEST SUMMARY

Bureau Veritas ID: WZC999
Sample ID: BH2-SS2
Matrix: Soil

Collected: 2023/09/13
Shipped:
Received: 2023/09/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8915638	N/A	2023/09/20	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8922840	2023/09/18	2023/09/18	Gagandeep Rai
Moisture	BAL	8921687	N/A	2023/09/16	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8918731	2023/09/15	2023/09/16	Mitesh Raj

Bureau Veritas ID: WZD000
Sample ID: BH5-SS2
Matrix: Soil

Collected: 2023/09/13
Shipped:
Received: 2023/09/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8915638	N/A	2023/09/20	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8922840	2023/09/18	2023/09/18	Gagandeep Rai
Moisture	BAL	8921687	N/A	2023/09/16	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8918731	2023/09/15	2023/09/16	Mitesh Raj

Bureau Veritas ID: WZD001
Sample ID: BH5-SS4
Matrix: Soil

Collected: 2023/09/13
Shipped:
Received: 2023/09/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8914134	N/A	2023/09/18	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8918743	2023/09/15	2023/09/16	Jeevaraj Jeevaratrnam
Moisture	BAL	8921687	N/A	2023/09/16	Shivani Desai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8919789	N/A	2023/09/18	Gladys Guerrero

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Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

GENERAL COMMENTS

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

Package 1	21.7°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
8918731	D10-Anthracene	2023/09/15	97	50 - 130	94	50 - 130	94	%		
8918731	D14-Terphenyl (FS)	2023/09/15	91	50 - 130	90	50 - 130	89	%		
8918731	D8-Acenaphthylene	2023/09/15	101	50 - 130	100	50 - 130	94	%		
8918743	o-Terphenyl	2023/09/15	100	60 - 130	99	60 - 130	99	%		
8919789	4-Bromofluorobenzene	2023/09/17	102	60 - 140	103	60 - 140	101	%		
8919789	D10-o-Xylene	2023/09/17	88	60 - 130	94	60 - 130	85	%		
8919789	D4-1,2-Dichloroethane	2023/09/17	92	60 - 140	91	60 - 140	90	%		
8919789	D8-Toluene	2023/09/17	100	60 - 140	99	60 - 140	95	%		
8918731	1-Methylnaphthalene	2023/09/15	95	50 - 130	105	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	2-Methylnaphthalene	2023/09/15	85	50 - 130	91	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Acenaphthene	2023/09/15	89	50 - 130	96	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Acenaphthylene	2023/09/15	109	50 - 130	111	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Anthracene	2023/09/15	102	50 - 130	107	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Benzo(a)anthracene	2023/09/15	101	50 - 130	104	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Benzo(a)pyrene	2023/09/15	84	50 - 130	95	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Benzo(b/j)fluoranthene	2023/09/15	87	50 - 130	93	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Benzo(g,h,i)perylene	2023/09/15	92	50 - 130	99	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Benzo(k)fluoranthene	2023/09/15	80	50 - 130	88	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Chrysene	2023/09/15	92	50 - 130	97	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Dibenzo(a,h)anthracene	2023/09/15	99	50 - 130	101	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Fluoranthene	2023/09/15	97	50 - 130	101	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Fluorene	2023/09/15	99	50 - 130	106	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Indeno(1,2,3-cd)pyrene	2023/09/15	97	50 - 130	103	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Naphthalene	2023/09/15	84	50 - 130	92	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Phenanthrene	2023/09/15	92	50 - 130	95	50 - 130	<0.0050	ug/g	NC (1)	40
8918731	Pyrene	2023/09/15	97	50 - 130	101	50 - 130	<0.0050	ug/g	NC (1)	40
8918743	F2 (C10-C16 Hydrocarbons)	2023/09/15	110	60 - 130	107	80 - 120	<10	ug/g	NC (1)	30
8918743	F3 (C16-C34 Hydrocarbons)	2023/09/15	110	60 - 130	108	80 - 120	<50	ug/g	NC (1)	30
8918743	F4 (C34-C50 Hydrocarbons)	2023/09/15	108	60 - 130	106	80 - 120	<50	ug/g	NC (1)	30
8919789	1,1,1,2-Tetrachloroethane	2023/09/17	96	60 - 140	104	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1,1-Trichloroethane	2023/09/17	88	60 - 140	95	60 - 130	<0.040	ug/g	NC (1)	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
8919789	1,1,2,2-Tetrachloroethane	2023/09/17	94	60 - 140	100	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1,2-Trichloroethane	2023/09/17	81	60 - 140	86	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1-Dichloroethane	2023/09/17	84	60 - 140	90	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,1-Dichloroethylene	2023/09/17	79	60 - 140	85	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,2-Dichlorobenzene	2023/09/17	92	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,2-Dichloroethane	2023/09/17	78	60 - 140	84	60 - 130	<0.049	ug/g	NC (1)	50
8919789	1,2-Dichloropropane	2023/09/17	85	60 - 140	91	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,3-Dichlorobenzene	2023/09/17	90	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	1,4-Dichlorobenzene	2023/09/17	98	60 - 140	109	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Acetone (2-Propanone)	2023/09/17	81	60 - 140	84	60 - 140	<0.49	ug/g	NC (1)	50
8919789	Benzene	2023/09/17	82	60 - 140	89	60 - 130	<0.0060	ug/g	NC (1)	50
8919789	Bromodichloromethane	2023/09/17	94	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Bromoform	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Bromomethane	2023/09/17	86	60 - 140	93	60 - 140	<0.040	ug/g	NC (1)	50
8919789	Carbon Tetrachloride	2023/09/17	88	60 - 140	96	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Chlorobenzene	2023/09/17	94	60 - 140	103	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Chloroform	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	cis-1,2-Dichloroethylene	2023/09/17	89	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	cis-1,3-Dichloropropene	2023/09/17	85	60 - 140	93	60 - 130	<0.030	ug/g	NC (1)	50
8919789	Dibromochloromethane	2023/09/17	95	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Dichlorodifluoromethane (FREON 12)	2023/09/17	74	60 - 140	76	60 - 140	<0.040	ug/g	NC (1)	50
8919789	Ethylbenzene	2023/09/17	80	60 - 140	89	60 - 130	<0.010	ug/g	NC (1)	50
8919789	Ethylene Dibromide	2023/09/17	95	60 - 140	101	60 - 130	<0.040	ug/g	NC (1)	50
8919789	F1 (C6-C10) - BTEX	2023/09/17					<10	ug/g	NC (1)	30
8919789	F1 (C6-C10)	2023/09/17	95	60 - 140	91	80 - 120	<10	ug/g	NC (1)	30
8919789	Hexane	2023/09/17	73	60 - 140	81	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Methyl Ethyl Ketone (2-Butanone)	2023/09/17	87	60 - 140	91	60 - 140	<0.40	ug/g	NC (1)	50
8919789	Methyl Isobutyl Ketone	2023/09/17	84	60 - 140	90	60 - 130	<0.40	ug/g	NC (1)	50
8919789	Methyl t-butyl ether (MTBE)	2023/09/17	90	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Methylene Chloride(Dichloromethane)	2023/09/17	89	60 - 140	96	60 - 130	<0.049	ug/g	NC (1)	50
8919789	o-Xylene	2023/09/17	75	60 - 140	84	60 - 130	<0.020	ug/g	NC (1)	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
8919789	p+m-Xylene	2023/09/17	83	60 - 140	93	60 - 130	<0.020	ug/g	NC (1)	50
8919789	Styrene	2023/09/17	92	60 - 140	103	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Tetrachloroethylene	2023/09/17	91	60 - 140	102	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Toluene	2023/09/17	81	60 - 140	88	60 - 130	<0.020	ug/g	NC (1)	50
8919789	Total Xylenes	2023/09/17					<0.020	ug/g	NC (1)	50
8919789	trans-1,2-Dichloroethylene	2023/09/17	83	60 - 140	93	60 - 130	<0.040	ug/g	NC (1)	50
8919789	trans-1,3-Dichloropropene	2023/09/17	85	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Trichloroethylene	2023/09/17	94	60 - 140	103	60 - 130	<0.010	ug/g	7.7 (1)	50
8919789	Trichlorofluoromethane (FREON 11)	2023/09/17	87	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	50
8919789	Vinyl Chloride	2023/09/17	93	60 - 140	102	60 - 130	<0.019	ug/g	NC (1)	50
8921687	Moisture	2023/09/16							1.2 (1)	20
8922840	Acid Extractable Antimony (Sb)	2023/09/18	95	75 - 125	98	80 - 120	<0.20	ug/g		
8922840	Acid Extractable Arsenic (As)	2023/09/18	100	75 - 125	98	80 - 120	<1.0	ug/g		
8922840	Acid Extractable Barium (Ba)	2023/09/18	NC	75 - 125	96	80 - 120	<0.50	ug/g		
8922840	Acid Extractable Beryllium (Be)	2023/09/18	100	75 - 125	96	80 - 120	<0.20	ug/g		
8922840	Acid Extractable Boron (B)	2023/09/18	97	75 - 125	99	80 - 120	<5.0	ug/g		
8922840	Acid Extractable Cadmium (Cd)	2023/09/18	97	75 - 125	97	80 - 120	<0.10	ug/g		
8922840	Acid Extractable Chromium (Cr)	2023/09/18	105	75 - 125	97	80 - 120	<1.0	ug/g		
8922840	Acid Extractable Cobalt (Co)	2023/09/18	96	75 - 125	98	80 - 120	<0.10	ug/g		
8922840	Acid Extractable Copper (Cu)	2023/09/18	105	75 - 125	97	80 - 120	<0.50	ug/g		
8922840	Acid Extractable Lead (Pb)	2023/09/18	NC	75 - 125	97	80 - 120	<1.0	ug/g	5.3 (1)	30
8922840	Acid Extractable Molybdenum (Mo)	2023/09/18	97	75 - 125	95	80 - 120	<0.50	ug/g		
8922840	Acid Extractable Nickel (Ni)	2023/09/18	99	75 - 125	100	80 - 120	<0.50	ug/g		
8922840	Acid Extractable Selenium (Se)	2023/09/18	99	75 - 125	101	80 - 120	<0.50	ug/g		
8922840	Acid Extractable Silver (Ag)	2023/09/18	102	75 - 125	102	80 - 120	<0.20	ug/g		
8922840	Acid Extractable Thallium (Tl)	2023/09/18	98	75 - 125	100	80 - 120	<0.050	ug/g		
8922840	Acid Extractable Uranium (U)	2023/09/18	97	75 - 125	97	80 - 120	<0.050	ug/g		
8922840	Acid Extractable Vanadium (V)	2023/09/18	NC	75 - 125	96	80 - 120	<5.0	ug/g		

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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
8922840	Acid Extractable Zinc (Zn)	2023/09/18	NC	75 - 125	99	80 - 120	<5.0	ug/g		

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) Duplicate Parent ID

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Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

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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CHAIN OF CUSTODY RECORD

ENV COC - 00014v3

13-Sep-23 17:53
Kudrat Bajwa
C3S1596

JDK ENV-2098

Invoice Information	Invoice to (requires report) ☐	Report Information (if differs from invoice)		Project Information	
Company:	Keystone Environmental	Company:		Quotation #:	
Contact Name:	Jeff Muir	Contact Name:		P.O. #/ AFE#:	
Street Address:	6733 Mississauga Rd	Street Address:		Project #:	18494
City:	Mississauga Prov: ON Postal Code: L5N 6J5	City: Prov: Postal Code:		Site #:	66 Fordhouse Blvd
Phone:	647-234-7241	Phone:		Site Location:	Toronto
Email:	jmuir@keystoneenvironmental.ca	Email:		Site Location Province:	ON
Copies:		Copies:		Sampled By:	AK

Regulatory Criteria

REG 153: ☐ Table 1 ☐ Table 2 ☒ Table 3 ☐ Table _____ | ☒ Res/Park ☐ Ind/Comm ☐ Agri/other | ☐ Med/Fine ☒ Course ☐ For RSC

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

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

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

	Sample Identification	Date Sampled YY	MM	DD	Time (24hr) HH	MM	Matrix	1 FIELD FILTERED	2 FIELD PRESERVED	3 LAB FILTRATION REQUIRED	4 RTEX/ 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 PAH	11	12	13	14	15	16	17	18	19	20	21 # OF CONTAINERS SUBMITTED	22 HOLD - DO NOT ANALYZE
1	BH2-SS2	2023	09	13	3	30	Soil								X		X												
2	BH5-SS2	↓	↓	↓	4	00	↓								X		X												
3	BA5-SS4	↓	↓	↓	1	00	↓				X	X	X																
4																													
5																													
6																													
7																													
8																													
9																													
10																													
11																													
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: YY MM DD

Comments

*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	✓					

23 2022

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

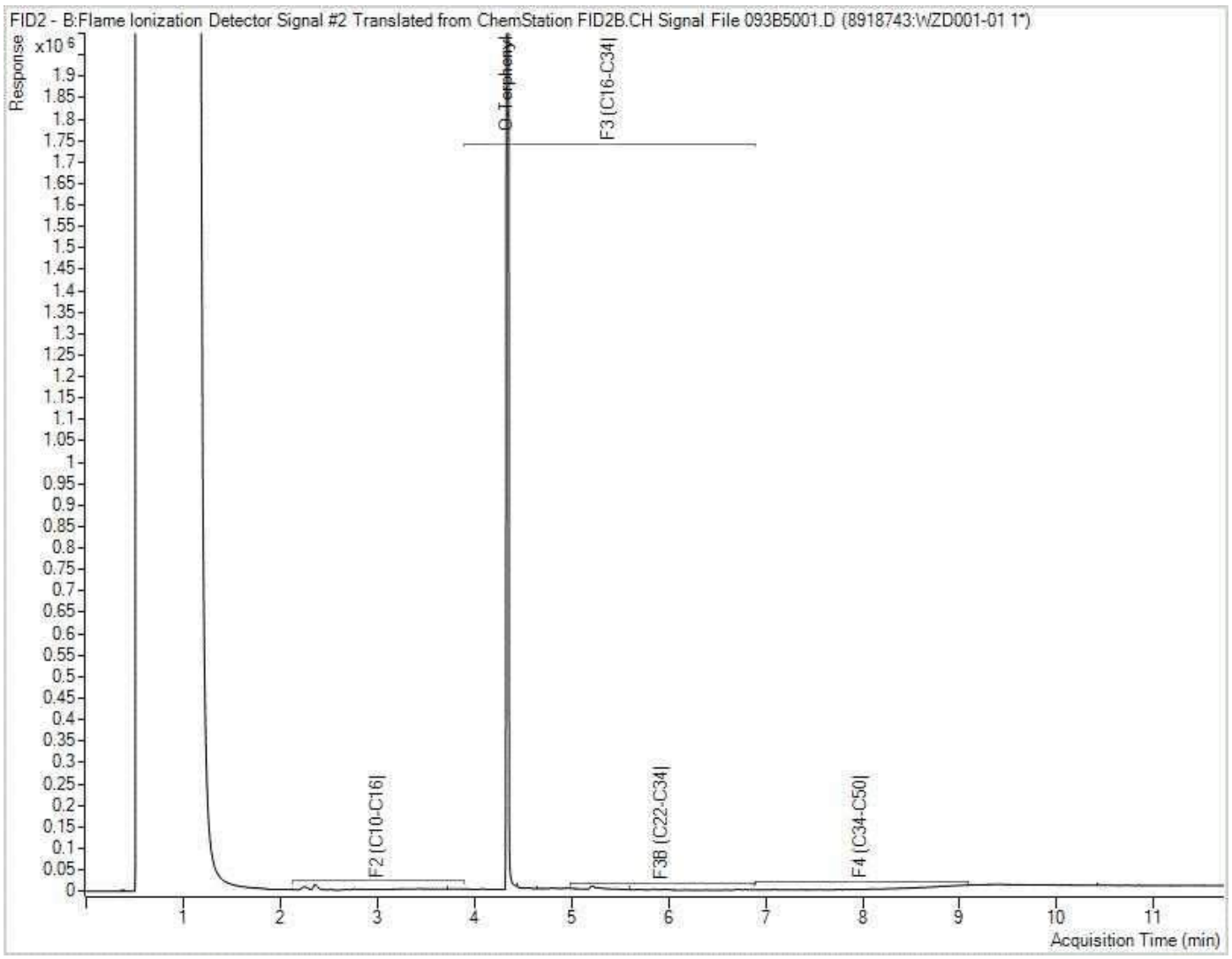
LAB USE ONLY	Yes	No	°C	1	2	3	Temperature reading by:
Seal present							
Seal intact							
Cooling media present							

	Relinquished by: (Signature/ Print)	Date YY	MM	DD	Time HH	MM	Received by: (Signature/ Print)	Date YY	MM	DD	Time HH	MM	Special instructions
1	Alcahay	2023	09	13	5	00	[illegible]	23	09	13	17	53	
2													

Bureau Veritas Job #: C3S1596
Report Date: 2023/09/20
Bureau Veritas Sample: WZD001

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH5-SS4

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 Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/21
Report #: R7824918
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3S5089
Received: 2023/09/15, 13:14

Sample Matrix: Soil
Samples Received: 8

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	4	N/A	2023/09/21	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum	4	N/A	2023/09/19		EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Soil (1)	4	2023/09/18	2023/09/19	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	4	2023/09/19	2023/09/19	CAM SOP-00447	EPA 6020B m
Moisture	8	N/A	2023/09/18	CAM SOP-00445	Carter 2nd ed 51.2 m
PAH Compounds in Soil by GC/MS (SIM)	4	2023/09/17	2023/09/19	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs	4	N/A	2023/09/19	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, MELCCFP, EPA, APHA.

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.
* 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”.

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

Your Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Your C.O.C. #: n/a

Attention: Jeff Muir

Keystone Environmental
6733 Mississauga Road
Suite 700
Mississauga, ON
Canada

Report Date: 2023/09/21
Report #: R7824918
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C3S5089

Received: 2023/09/15, 13:14

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:
Kudrat Bajwa, B.Sc., Project Manager
Email: Kudrat.Bajwa@bureauveritas.com
Phone# (905)817-5755

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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 #: C3S5089
Report Date: 2023/09/21

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID		WZU355	WZU357	WZU359	WZU359	WZU361		
Sampling Date		2023/09/15 10:00	2023/09/15 10:45	2023/09/15 11:30	2023/09/15 11:30	2023/09/15 12:30		
COC Number		n/a	n/a	n/a	n/a	n/a		
	UNITS	BH7-SS2	BH8-SS2	BH6-SS1	BH6-SS1 Lab-Dup	BH12-SS1	RDL	QC Batch
Metals								
Acid Extractable Antimony (Sb)	ug/g	0.22	<0.20	0.42	0.35	0.70	0.20	8925366
Acid Extractable Arsenic (As)	ug/g	14	5.5	4.1	4.0	5.2	1.0	8925366
Acid Extractable Barium (Ba)	ug/g	87	84	73	72	110	0.50	8925366
Acid Extractable Beryllium (Be)	ug/g	1.2	0.85	0.44	0.44	0.38	0.20	8925366
Acid Extractable Boron (B)	ug/g	13	8.8	6.6	6.2	9.2	5.0	8925366
Acid Extractable Cadmium (Cd)	ug/g	<0.10	<0.10	0.46	0.46	0.59	0.10	8925366
Acid Extractable Chromium (Cr)	ug/g	31	23	16	15	18	1.0	8925366
Acid Extractable Cobalt (Co)	ug/g	21	12	6.3	6.2	5.0	0.10	8925366
Acid Extractable Copper (Cu)	ug/g	25	21	27	26	29	0.50	8925366
Acid Extractable Lead (Pb)	ug/g	3.9	3.0	40	39	82	1.0	8925366
Acid Extractable Molybdenum (Mo)	ug/g	<0.50	<0.50	0.82	0.77	1.4	0.50	8925366
Acid Extractable Nickel (Ni)	ug/g	42	25	14	14	13	0.50	8925366
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	<0.50	<0.50	<0.50	0.50	8925366
Acid Extractable Silver (Ag)	ug/g	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	8925366
Acid Extractable Thallium (Tl)	ug/g	0.14	0.097	0.089	0.082	0.085	0.050	8925366
Acid Extractable Uranium (U)	ug/g	0.51	0.37	0.41	0.42	0.47	0.050	8925366
Acid Extractable Vanadium (V)	ug/g	40	30	24	24	21	5.0	8925366
Acid Extractable Zinc (Zn)	ug/g	78	50	98	96	180	5.0	8925366

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		WZU355	WZU357	WZU359	WZU361		
Sampling Date		2023/09/15 10:00	2023/09/15 10:45	2023/09/15 11:30	2023/09/15 12:30		
COC Number		n/a	n/a	n/a	n/a		
	UNITS	BH7-SS2	BH8-SS2	BH6-SS1	BH12-SS1	RDL	QC Batch
Calculated Parameters							
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	<0.0071	0.014	0.0071	8921005
Polyaromatic Hydrocarbons							
Acenaphthene	ug/g	<0.0050	<0.0050	0.012	0.0066	0.0050	8922492
Acenaphthylene	ug/g	<0.0050	<0.0050	<0.0050	0.0081	0.0050	8922492
Anthracene	ug/g	<0.0050	<0.0050	0.023	0.023	0.0050	8922492
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.091	0.089	0.0050	8922492
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.097	0.091	0.0050	8922492
Benzo(b/j)fluoranthene	ug/g	<0.0050	<0.0050	0.13	0.13	0.0050	8922492
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.080	0.069	0.0050	8922492
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.048	0.042	0.0050	8922492
Chrysene	ug/g	<0.0050	<0.0050	0.080	0.076	0.0050	8922492
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.019	0.016	0.0050	8922492
Fluoranthene	ug/g	<0.0050	<0.0050	0.24	0.19	0.0050	8922492
Fluorene	ug/g	<0.0050	<0.0050	0.014	0.0078	0.0050	8922492
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.079	0.069	0.0050	8922492
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0069	0.0050	8922492
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0069	0.0050	8922492
Naphthalene	ug/g	<0.0050	<0.0050	<0.0050	0.0065	0.0050	8922492
Phenanthrene	ug/g	<0.0050	<0.0050	0.13	0.089	0.0050	8922492
Pyrene	ug/g	<0.0050	<0.0050	0.19	0.16	0.0050	8922492
Surrogate Recovery (%)							
D10-Anthracene	%	94	96	94	95		8922492
D14-Terphenyl (FS)	%	97	98	103	105		8922492
D8-Acenaphthylene	%	85	83	87	89		8922492

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WZU356	WZU358	WZU360	WZU362		
Sampling Date		2023/09/15 10:15	2023/09/15 11:00	2023/09/15 11:45	2023/09/15 12:30		
COC Number		n/a	n/a	n/a	n/a		
	UNITS	BH7-SS4	BH8-SS4	BH6-SS4	BH12-SS3	RDL	QC Batch
Calculated Parameters							
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	<0.050	<0.050	<0.050	0.050	8921169
Volatile Organics							
Acetone (2-Propanone)	ug/g	<0.49	<0.49	<0.49	<0.49	0.49	8922601
Benzene	ug/g	<0.0060	<0.0060	<0.0060	<0.0060	0.0060	8922601
Bromodichloromethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Bromoform	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Bromomethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Carbon Tetrachloride	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Chlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Chloroform	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Dibromochloromethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,2-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,3-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,4-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,1-Dichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,2-Dichloroethane	ug/g	<0.049	<0.049	<0.049	<0.049	0.049	8922601
1,1-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
cis-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
trans-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,2-Dichloropropane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
cis-1,3-Dichloropropene	ug/g	<0.030	<0.030	<0.030	<0.030	0.030	8922601
trans-1,3-Dichloropropene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Ethylbenzene	ug/g	<0.010	<0.010	<0.010	<0.010	0.010	8922601
Ethylene Dibromide	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Hexane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Methylene Chloride(Dichloromethane)	ug/g	<0.049	<0.049	<0.049	<0.049	0.049	8922601
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	<0.40	<0.40	<0.40	0.40	8922601
Methyl Isobutyl Ketone	ug/g	<0.40	<0.40	<0.40	<0.40	0.40	8922601
Methyl t-butyl ether (MTBE)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Styrene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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

Bureau Veritas ID		WZU356	WZU358	WZU360	WZU362		
Sampling Date		2023/09/15 10:15	2023/09/15 11:00	2023/09/15 11:45	2023/09/15 12:30		
COC Number		n/a	n/a	n/a	n/a		
	UNITS	BH7-SS4	BH8-SS4	BH6-SS4	BH12-SS3	RDL	QC Batch
1,1,1,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,1,2,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Tetrachloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Toluene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	8922601
1,1,1-Trichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
1,1,2-Trichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Trichloroethylene	ug/g	<0.010	<0.010	<0.010	<0.010	0.010	8922601
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	8922601
Vinyl Chloride	ug/g	<0.019	<0.019	<0.019	<0.019	0.019	8922601
p+m-Xylene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	8922601
o-Xylene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	8922601
Total Xylenes	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	8922601
F1 (C6-C10)	ug/g	<10	<10	<10	<10	10	8922601
F1 (C6-C10) - BTEX	ug/g	<10	<10	<10	<10	10	8922601
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	<10	<10	<10	<10	10	8922837
F3 (C16-C34 Hydrocarbons)	ug/g	<50	<50	<50	<50	50	8922837
F4 (C34-C50 Hydrocarbons)	ug/g	<50	<50	<50	<50	50	8922837
Reached Baseline at C50	ug/g	Yes	Yes	Yes	Yes		8922837
Surrogate Recovery (%)							
o-Terphenyl	%	98	97	99	94		8922837
4-Bromofluorobenzene	%	96	96	98	98		8922601
D10-o-Xylene	%	104	103	96	95		8922601
D4-1,2-Dichloroethane	%	100	101	102	101		8922601
D8-Toluene	%	95	94	93	92		8922601

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		WZU355	WZU356	WZU357	WZU358	WZU359	WZU360	WZU361		
Sampling Date		2023/09/15 10:00	2023/09/15 10:15	2023/09/15 10:45	2023/09/15 11:00	2023/09/15 11:30	2023/09/15 11:45	2023/09/15 12:30		
COC Number		n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	UNITS	BH7-SS2	BH7-SS4	BH8-SS2	BH8-SS4	BH6-SS1	BH6-SS4	BH12-SS1	RDL	QC Batch
Inorganics										
Moisture	%	15	12	17	12	11	12	23	1.0	8923317

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		WZU362		
Sampling Date		2023/09/15 12:30		
COC Number		n/a		
	UNITS	BH12-SS3	RDL	QC Batch
Inorganics				
Moisture	%	12	1.0	8923317

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 #: C3S5089
Report Date: 2023/09/21

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

TEST SUMMARY

Bureau Veritas ID: WZU355 **Collected:** 2023/09/15
Sample ID: BH7-SS2 **Shipped:**
Matrix: Soil **Received:** 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8921005	N/A	2023/09/21	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8925366	2023/09/19	2023/09/19	Prempal Bhatti
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8922492	2023/09/17	2023/09/19	Mitesh Raj

Bureau Veritas ID: WZU356 **Collected:** 2023/09/15
Sample ID: BH7-SS4 **Shipped:**
Matrix: Soil **Received:** 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8921169	N/A	2023/09/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8922837	2023/09/18	2023/09/19	Jeevaraj Jeevaratrnam
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8922601	N/A	2023/09/19	Dina Wang

Bureau Veritas ID: WZU357 **Collected:** 2023/09/15
Sample ID: BH8-SS2 **Shipped:**
Matrix: Soil **Received:** 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8921005	N/A	2023/09/21	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8925366	2023/09/19	2023/09/19	Prempal Bhatti
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8922492	2023/09/17	2023/09/19	Mitesh Raj

Bureau Veritas ID: WZU358 **Collected:** 2023/09/15
Sample ID: BH8-SS4 **Shipped:**
Matrix: Soil **Received:** 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8921169	N/A	2023/09/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8922837	2023/09/18	2023/09/19	Jeevaraj Jeevaratrnam
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8922601	N/A	2023/09/19	Dina Wang

Bureau Veritas ID: WZU359 **Collected:** 2023/09/15
Sample ID: BH6-SS1 **Shipped:**
Matrix: Soil **Received:** 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8921005	N/A	2023/09/21	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8925366	2023/09/19	2023/09/19	Prempal Bhatti
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8922492	2023/09/17	2023/09/19	Mitesh Raj

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Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

TEST SUMMARY

Bureau Veritas ID: WZU359 Dup
Sample ID: BH6-SS1
Matrix: Soil

Collected: 2023/09/15
Shipped:
Received: 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8925366	2023/09/19	2023/09/19	Prempal Bhatti

Bureau Veritas ID: WZU360
Sample ID: BH6-SS4
Matrix: Soil

Collected: 2023/09/15
Shipped:
Received: 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8921169	N/A	2023/09/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8922837	2023/09/18	2023/09/19	Jeevaraj Jeevaratrnam
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8922601	N/A	2023/09/19	Dina Wang

Bureau Veritas ID: WZU361
Sample ID: BH12-SS1
Matrix: Soil

Collected: 2023/09/15
Shipped:
Received: 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	8921005	N/A	2023/09/21	Automated Statchk
Acid Extractable Metals by ICPMS	ICP/MS	8925366	2023/09/19	2023/09/19	Prempal Bhatti
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	8922492	2023/09/17	2023/09/19	Mitesh Raj

Bureau Veritas ID: WZU362
Sample ID: BH12-SS3
Matrix: Soil

Collected: 2023/09/15
Shipped:
Received: 2023/09/15

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	8921169	N/A	2023/09/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	8922837	2023/09/18	2023/09/19	Jeevaraj Jeevaratrnam
Moisture	BAL	8923317	N/A	2023/09/18	Shivani Desai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	8922601	N/A	2023/09/19	Dina Wang

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GENERAL COMMENTS

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

Package 1	21.3°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
8922492	D10-Anthracene	2023/09/18	87	50 - 130	95	50 - 130	98	%		
8922492	D14-Terphenyl (FS)	2023/09/18	98	50 - 130	103	50 - 130	96	%		
8922492	D8-Acenaphthylene	2023/09/18	95	50 - 130	87	50 - 130	82	%		
8922601	4-Bromofluorobenzene	2023/09/18	100	60 - 140	103	60 - 140	97	%		
8922601	D10-o-Xylene	2023/09/18	114	60 - 130	99	60 - 130	101	%		
8922601	D4-1,2-Dichloroethane	2023/09/18	94	60 - 140	93	60 - 140	99	%		
8922601	D8-Toluene	2023/09/18	104	60 - 140	103	60 - 140	94	%		
8922837	o-Terphenyl	2023/09/18	95	60 - 130	94	60 - 130	95	%		
8922492	1-Methylnaphthalene	2023/09/18	109	50 - 130	99	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	2-Methylnaphthalene	2023/09/18	101	50 - 130	91	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Acenaphthene	2023/09/18	93	50 - 130	89	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Acenaphthylene	2023/09/18	89	50 - 130	83	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Anthracene	2023/09/18	95	50 - 130	90	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Benzo(a)anthracene	2023/09/18	93	50 - 130	86	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Benzo(a)pyrene	2023/09/18	86	50 - 130	85	50 - 130	<0.0050	ug/g	5.0 (1)	40
8922492	Benzo(b/j)fluoranthene	2023/09/18	87	50 - 130	91	50 - 130	<0.0050	ug/g	12 (1)	40
8922492	Benzo(g,h,i)perylene	2023/09/18	94	50 - 130	84	50 - 130	<0.0050	ug/g	12 (1)	40
8922492	Benzo(k)fluoranthene	2023/09/18	94	50 - 130	88	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Chrysene	2023/09/18	93	50 - 130	88	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Dibenzo(a,h)anthracene	2023/09/18	92	50 - 130	79	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Fluoranthene	2023/09/18	101	50 - 130	96	50 - 130	<0.0050	ug/g	13 (1)	40
8922492	Fluorene	2023/09/18	90	50 - 130	87	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Indeno(1,2,3-cd)pyrene	2023/09/18	90	50 - 130	86	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Naphthalene	2023/09/18	96	50 - 130	83	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Phenanthrene	2023/09/18	90	50 - 130	86	50 - 130	<0.0050	ug/g	NC (1)	40
8922492	Pyrene	2023/09/18	98	50 - 130	98	50 - 130	<0.0050	ug/g	13 (1)	40
8922601	1,1,1,2-Tetrachloroethane	2023/09/19	97	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,1,1-Trichloroethane	2023/09/19	100	60 - 140	99	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,1,2,2-Tetrachloroethane	2023/09/19	92	60 - 140	94	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,1,2-Trichloroethane	2023/09/19	92	60 - 140	91	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,1-Dichloroethane	2023/09/19	98	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	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
8922601	1,1-Dichloroethylene	2023/09/19	100	60 - 140	96	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,2-Dichlorobenzene	2023/09/19	95	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,2-Dichloroethane	2023/09/19	88	60 - 140	87	60 - 130	<0.049	ug/g	NC (1)	50
8922601	1,2-Dichloropropane	2023/09/19	94	60 - 140	93	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,3-Dichlorobenzene	2023/09/19	102	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8922601	1,4-Dichlorobenzene	2023/09/19	111	60 - 140	106	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Acetone (2-Propanone)	2023/09/19	86	60 - 140	84	60 - 140	<0.49	ug/g	NC (1)	50
8922601	Benzene	2023/09/19	89	60 - 140	88	60 - 130	<0.0060	ug/g	NC (1)	50
8922601	Bromodichloromethane	2023/09/19	97	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Bromoform	2023/09/19	81	60 - 140	81	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Bromomethane	2023/09/19	97	60 - 140	91	60 - 140	<0.040	ug/g	NC (1)	50
8922601	Carbon Tetrachloride	2023/09/19	98	60 - 140	97	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Chlorobenzene	2023/09/19	97	60 - 140	96	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Chloroform	2023/09/19	99	60 - 140	98	60 - 130	<0.040	ug/g	NC (1)	50
8922601	cis-1,2-Dichloroethylene	2023/09/19	97	60 - 140	95	60 - 130	<0.040	ug/g	NC (1)	50
8922601	cis-1,3-Dichloropropene	2023/09/19	85	60 - 140	86	60 - 130	<0.030	ug/g	NC (1)	50
8922601	Dibromochloromethane	2023/09/19	89	60 - 140	88	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Dichlorodifluoromethane (FREON 12)	2023/09/19	105	60 - 140	81	60 - 140	<0.040	ug/g	NC (1)	50
8922601	Ethylbenzene	2023/09/19	91	60 - 140	90	60 - 130	<0.010	ug/g	NC (1)	50
8922601	Ethylene Dibromide	2023/09/19	89	60 - 140	88	60 - 130	<0.040	ug/g	NC (1)	50
8922601	F1 (C6-C10) - BTEX	2023/09/19					<10	ug/g	NC (1)	30
8922601	F1 (C6-C10)	2023/09/19	94	60 - 140	91	80 - 120	<10	ug/g	NC (1)	30
8922601	Hexane	2023/09/19	97	60 - 140	94	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Methyl Ethyl Ketone (2-Butanone)	2023/09/19	86	60 - 140	85	60 - 140	<0.40	ug/g	NC (1)	50
8922601	Methyl Isobutyl Ketone	2023/09/19	84	60 - 140	85	60 - 130	<0.40	ug/g	NC (1)	50
8922601	Methyl t-butyl ether (MTBE)	2023/09/19	93	60 - 140	92	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Methylene Chloride(Dichloromethane)	2023/09/19	95	60 - 140	92	60 - 130	<0.049	ug/g	NC (1)	50
8922601	o-Xylene	2023/09/19	84	60 - 140	83	60 - 130	<0.020	ug/g	NC (1)	50
8922601	p+m-Xylene	2023/09/19	96	60 - 140	94	60 - 130	<0.020	ug/g	NC (1)	50
8922601	Styrene	2023/09/19	80	60 - 140	79	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Tetrachloroethylene	2023/09/19	97	60 - 140	95	60 - 130	<0.040	ug/g	NC (1)	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
8922601	Toluene	2023/09/19	92	60 - 140	90	60 - 130	<0.020	ug/g	NC (1)	50
8922601	Total Xylenes	2023/09/19					<0.020	ug/g	NC (1)	50
8922601	trans-1,2-Dichloroethylene	2023/09/19	96	60 - 140	93	60 - 130	<0.040	ug/g	NC (1)	50
8922601	trans-1,3-Dichloropropene	2023/09/19	89	60 - 140	89	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Trichloroethylene	2023/09/19	96	60 - 140	96	60 - 130	<0.010	ug/g	NC (1)	50
8922601	Trichlorofluoromethane (FREON 11)	2023/09/19	104	60 - 140	99	60 - 130	<0.040	ug/g	NC (1)	50
8922601	Vinyl Chloride	2023/09/19	102	60 - 140	92	60 - 130	<0.019	ug/g	NC (1)	50
8922837	F2 (C10-C16 Hydrocarbons)	2023/09/19	101	60 - 130	99	80 - 120	<10	ug/g	NC (1)	30
8922837	F3 (C16-C34 Hydrocarbons)	2023/09/19	102	60 - 130	101	80 - 120	<50	ug/g	NC (1)	30
8922837	F4 (C34-C50 Hydrocarbons)	2023/09/19	102	60 - 130	100	80 - 120	<50	ug/g	NC (1)	30
8923317	Moisture	2023/09/18							0.55 (1)	20
8925366	Acid Extractable Antimony (Sb)	2023/09/19	102 (2)	75 - 125	101	80 - 120	<0.20	ug/g	19 (3)	30
8925366	Acid Extractable Arsenic (As)	2023/09/19	99 (2)	75 - 125	100	80 - 120	<1.0	ug/g	0.64 (3)	30
8925366	Acid Extractable Barium (Ba)	2023/09/19	NC (2)	75 - 125	97	80 - 120	<0.50	ug/g	1.9 (3)	30
8925366	Acid Extractable Beryllium (Be)	2023/09/19	102 (2)	75 - 125	99	80 - 120	<0.20	ug/g	0.075 (3)	30
8925366	Acid Extractable Boron (B)	2023/09/19	91 (2)	75 - 125	99	80 - 120	<5.0	ug/g	5.4 (3)	30
8925366	Acid Extractable Cadmium (Cd)	2023/09/19	97 (2)	75 - 125	95	80 - 120	<0.10	ug/g	0.51 (3)	30
8925366	Acid Extractable Chromium (Cr)	2023/09/19	99 (2)	75 - 125	101	80 - 120	<1.0	ug/g	4.8 (3)	30
8925366	Acid Extractable Cobalt (Co)	2023/09/19	99 (2)	75 - 125	102	80 - 120	<0.10	ug/g	1.7 (3)	30
8925366	Acid Extractable Copper (Cu)	2023/09/19	NC (2)	75 - 125	101	80 - 120	<0.50	ug/g	2.1 (3)	30
8925366	Acid Extractable Lead (Pb)	2023/09/19	NC (2)	75 - 125	100	80 - 120	<1.0	ug/g	1.7 (3)	30
8925366	Acid Extractable Molybdenum (Mo)	2023/09/19	98 (2)	75 - 125	100	80 - 120	<0.50	ug/g	5.4 (3)	30
8925366	Acid Extractable Nickel (Ni)	2023/09/19	98 (2)	75 - 125	101	80 - 120	<0.50	ug/g	2.3 (3)	30
8925366	Acid Extractable Selenium (Se)	2023/09/19	101 (2)	75 - 125	101	80 - 120	<0.50	ug/g	NC (3)	30
8925366	Acid Extractable Silver (Ag)	2023/09/19	100 (2)	75 - 125	100	80 - 120	<0.20	ug/g	NC (3)	30
8925366	Acid Extractable Thallium (Tl)	2023/09/19	100 (2)	75 - 125	100	80 - 120	<0.050	ug/g	8.6 (3)	30
8925366	Acid Extractable Uranium (U)	2023/09/19	100 (2)	75 - 125	100	80 - 120	<0.050	ug/g	4.3 (3)	30
8925366	Acid Extractable Vanadium (V)	2023/09/19	99 (2)	75 - 125	100	80 - 120	<5.0	ug/g	0.17 (3)	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
8925366	Acid Extractable Zinc (Zn)	2023/09/19	NC (2)	75 - 125	99	80 - 120	<5.0	ug/g	1.6 (3)	30

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) Duplicate Parent ID

(2) Matrix Spike Parent ID [WZU359-02]

(3) Duplicate Parent ID [WZU359-02]

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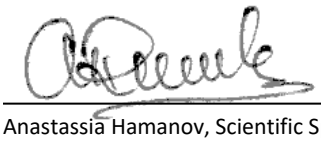
Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21

Keystone Environmental
Client Project #: 18494
Site Location: 66 FORDHOUSE BLVD
Sampler Initials: AK

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, 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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Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266

CHAIN OF CUSTODY RECORD

ENV COC - 00014v3

Invoice Information — Invoice to (requires report) ☐		Report Information (if differs from invoice)		Project Information	
Company:	Keystone Environmental	Company:		Quotation #:	
Contact Name:	Jeff Muir	Contact Name:		P.O. #/ AFE#:	
Street Address:	6733 Mississauga Rd	Street Address:		Project #:	18494
City: Mississauga Prov: ON Postal Code:	L5N 6J5	City: Prov: Postal Code:		Site #:	66 Fordhouse. Blvd
Phone:	647-234-7241	Phone:		Site Location:	
Email:	jmuir@keystoneenvironmental.ca	Email:		Site Location Province:	ON
Copies:	aaryankarna@keystoneenvironmental.ca			Sampled By:	AK

15-Sep-23 13:14
Kudrat Bajwa
C3S5089
JDK ENV-1394

Regulatory Criteria

REG 153: ☐ Table 1 ☐ Table 2 ☒ Table 3 ☐ Table ____ ; ☒ Res/Park ☐ Ind/Comm ☐ Agri/other ; ☐ Med/Fine ☒ Course ☐ For RSC

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

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

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

Analyses: 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 PAH; 11–20 (blank); 21 # of Containers Submitted; 22 Hold - Do Not Analyze

#	Sample Identification	YY	MM	DD	HH	MM	Matrix	1	2	3	4	5	6	7	8	9	10	11–20	21	22	Comments
1	BH7-SS2	2023	09	15	10	00	Soil								X		X				
2	BH7-SS4	↓	↓	↓	10	15	↓				X	X	X								
3	BH8-SS2				10	45									X		X				
4	BH8-SS4				11	00					X	X	X								
5	BH6-SS1				11	30									X		X				
6	BH6-SS4				11	45					X	X	X								
7	BH12-SS1				12	30									X		X				
8	BH12-SS3				12	30					X	X	X								
9																					
10																					
11																					
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: YY MM DD

LAB USE ONLY	Yes	No	°C			
Seal present		✓				
Seal intact		✓				
Cooling media present	✓		1: 21	2: 20	3: 23	

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

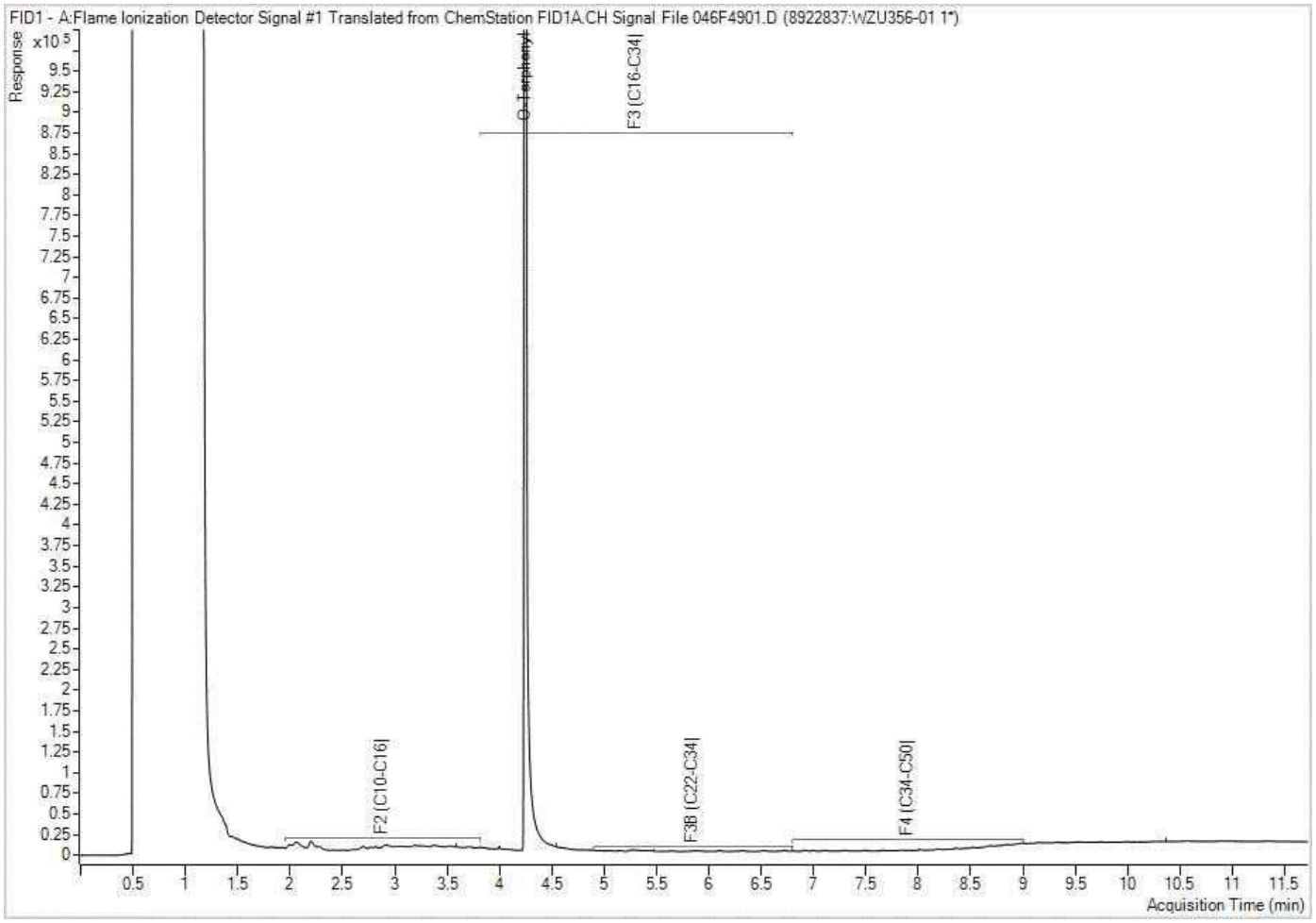
LAB USE ONLY	Yes	No	°C				Temperature reading by:
Seal present							
Seal intact							
Cooling media present			1	2	3		

	Relinquished by: (Signature/ Print)	YY	MM	DD	HH	MM	Received by: (Signature/ Print)	YY	MM	DD	HH	MM	Special instructions
1	Akshay	2023	09	15	1	30	Nyruco ID6/Eurofin	23	09	15	13	14	
2													

Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21
Bureau Veritas Sample: WZU356

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH7-SS4

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

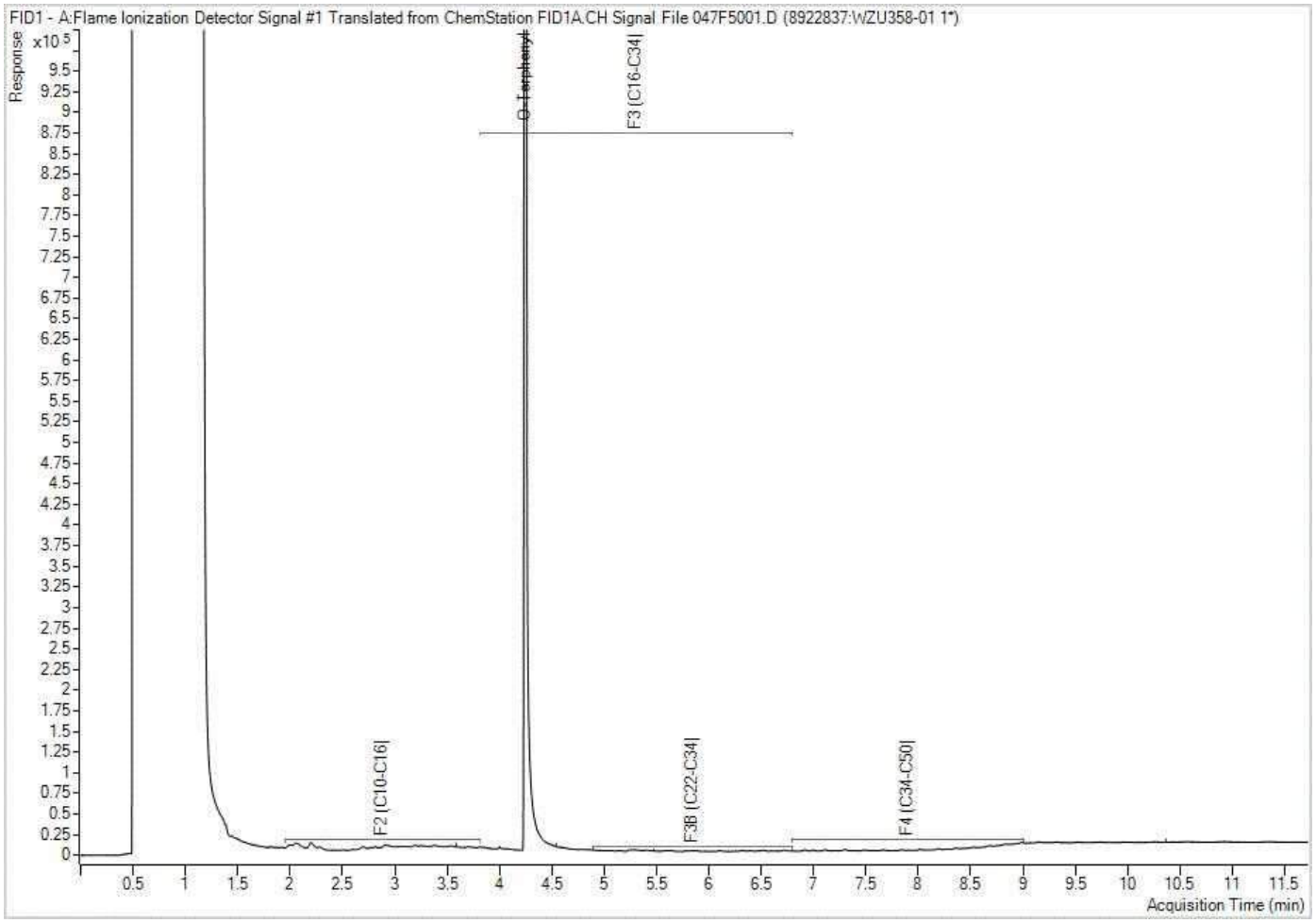


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21
Bureau Veritas Sample: WZU358

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH8-SS4

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

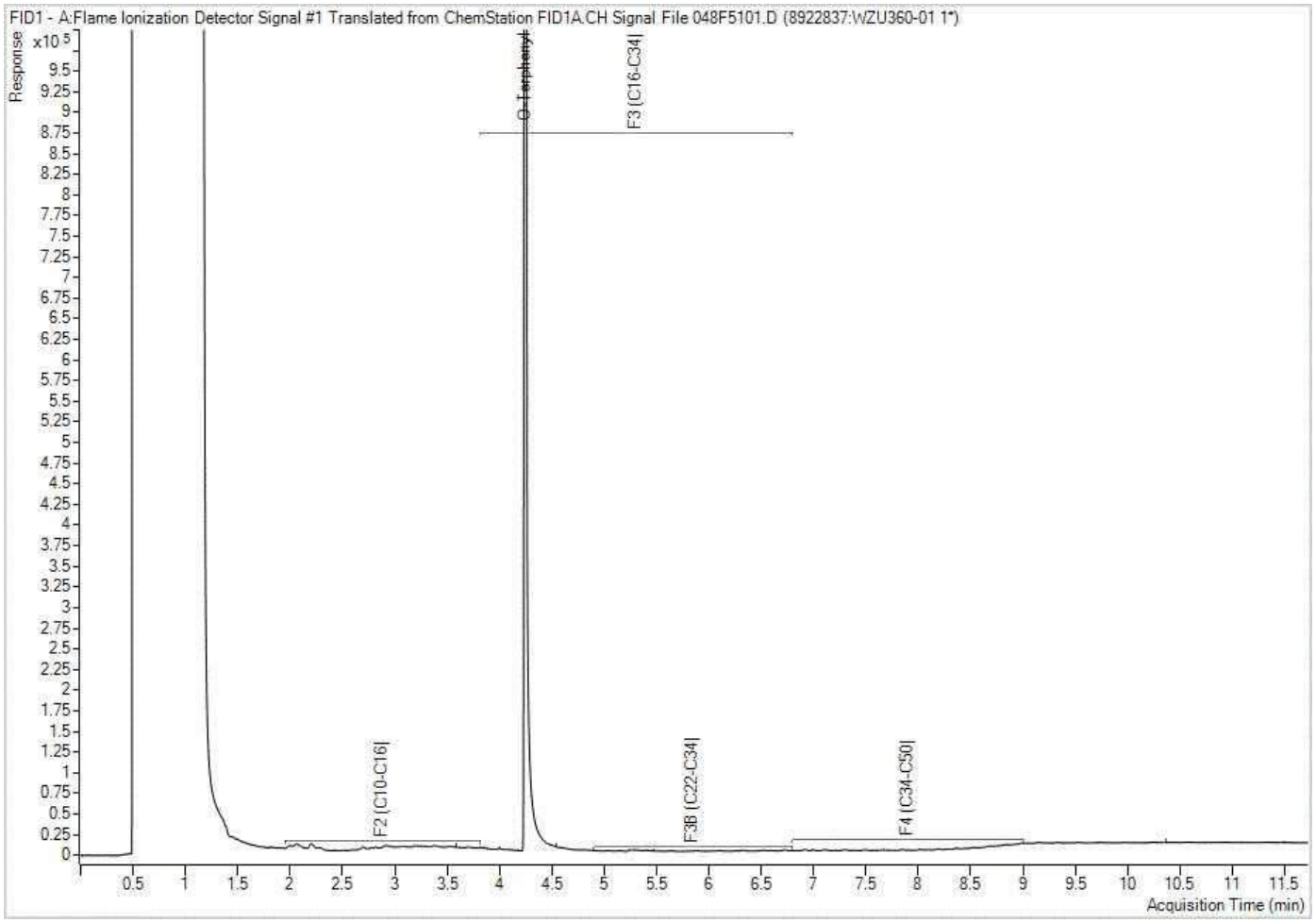


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21
Bureau Veritas Sample: WZU360

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH6-SS4

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

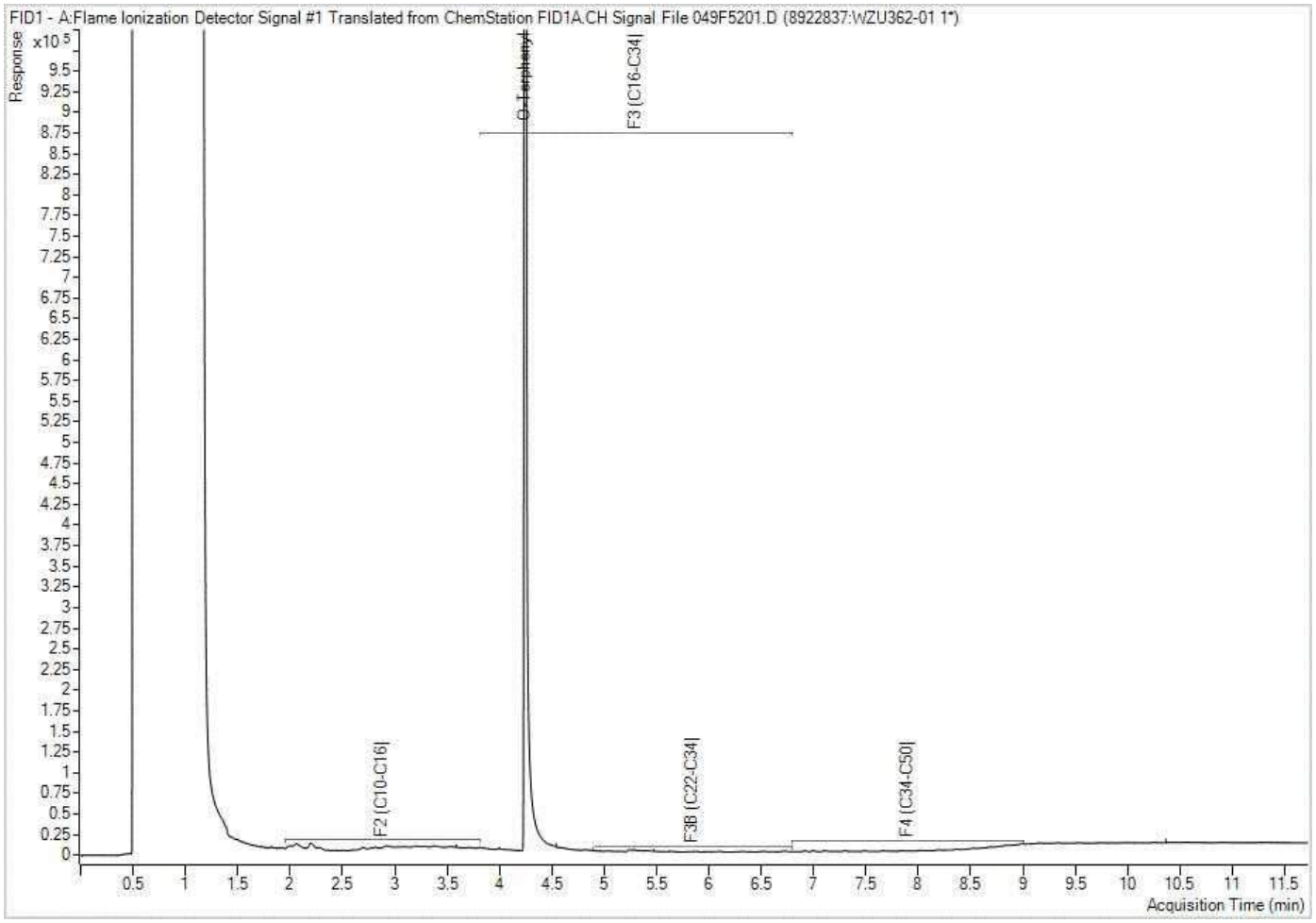


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C3S5089
Report Date: 2023/09/21
Bureau Veritas Sample: WZU362

Keystone Environmental
Client Project #: 18494
Project name: 66 FORDHOUSE BLVD
Client ID: BH12-SS3

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.