



North Shore Farming Co. Ltd.

43502 Sparta Line
St. Thomas, Ontario
N5P 3S8

Attention: Aaron Everatt

**Phase Two Environmental Site Assessment,
Supplementary Subsurface Investigation, &
Preliminary Remedial Works**

Warehouse Street
St. Thomas, Ontario

Project Number

LON-21016021-A0

Prepared By:

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Date Submitted

January 9, 2023

Executive Summary

EXP Services Inc. (EXP) was retained by Northshore Farming Co. Ltd to complete a Phase Two Environmental Site Assessment (ESA) and Remediation Works at the property located on the north side of Warehouse Street, approximately 60 m west of Fairview Avenue, in the City of St. Thomas, Ontario, hereinafter referred to as the “Site”. It is EXP’s understanding that the Phase Two ESA was required for due diligence purposes prior to redevelopment of the Site and that a Record of Site Condition (RSC) will be required due to a change in land use.

The Phase Two ESA was completed in general accordance to CSA Standard Z769-00, November 2001 (R 2018). Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 7 of this report.

The Site is located at the north side of Warehouse Street approximately 60 metres west of Fairview Avenue and extends to Park Avenue (Figure 2 – Site Plan), in the City of St. Thomas, Ontario. The Site is irregular in shape and is 2.78 acres in area with a lot frontage along Warehouse Street of approximately 226 metres. The Site is currently vacant former railway lands is characterized by exposed subsurface and landscaped areas. The Site was relatively flat with a slope at the north portion of the Site. This slope was steep at the eastern side of the Site and became more gradual in the westward direction. Local topography is gently sloping to the southwest towards a tributary of Kettle Creek. A Site location plan is provided in Figure 1 and a Site and Surrounding Property Use plan in Figure 2.

Based on a review of historical aerial photographs, historical maps, and other records review, the Site was occupied by multiple railway lines along the northern property boundary and within the northwestern portion of the Site since at least the 1910s until the late 2000s when there was only one railway line remaining to the north of the Site. By the 1970s, a decrease in railway lines on-Site was noted. In the early 2010s, the remaining railway line north of the Site was removed. The Site may have been used as a possible railway yard use and/or construction material storage was noted on the Site in the late 1970s. Evidence of on-Site ground disturbance was noted in the 1970s and again in the early 2010s, suggesting that fill materials were likely imported onto the Site during these events.

The surrounding study area was observed as largely vacant agricultural land with some residential homes since at least the 1910s. A significant increase in commercial and/or industrial properties to the north of the Site occurred from the 1950s until the 1980s while significant increases in residential land use occurred to the south of the Site from the 1950s until the 1970s. Notable historical and current occupants in the surrounding area include historical railway land use adjacent to the north, northeast, and west of the Site (circa 1910s – 2000s), a former rail yard operations at 1081 Talbot Street (unknown – 2000s) automotive garages at 2 Park Avenue (1990s – Present), 1024 Talbot Street (2000s – 2020s), 1026 Talbot Street (1990s), and 1030 Talbot Street (1960s – 1970s), commercial trucking facilities at 2 Park Avenue (1960s – 1970s) and 48 Steeles Street (1970s), gasoline service stations at 1020 Talbot Street (1990s – 2020s), 1024 Talbot Street (1990s – 2000s), 1026 Talbot Street (1960s – 1990s), 1061 Talbot Street (2000s – Present), and 1089 Talbot Street (2010s – Present), a dry cleaning facility at 1026 Talbot Street (1970s), an auto wrecking facility at 1022 Talbot Street (1950s – 1980s), a marine vehicle servicing facility at 1103-1105 Talbot Street (1970s), a pet food manufacturer and distribution

facility at 1125 Talbot Street (1950s – Present), a corrugated container manufacturer at 1155 Talbot Street (1970s – 1990s), and a welding and repairs shop at 8 Warehouse Street (1960s – 1990s).

A total of twelve (12) Potentially Contaminating Activities (PCAs) were identified on- and off-Site within the Phase One Study area which identified the following four (4) Areas of Potential Environmental Concern (APECs):

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1 - Importation of fill materials for Site grading, railway line removals, and surface material stripping in the early 2010s.	Entire Site (see Figure 2)	Metals and Inorganics, PAHs	Soil
APEC 2 – Former railway lines on-Site and adjacent to the Site, and possible use of Site as a Rail Yard`	Entire Site (see Figure 2)	Metals and Inorganics, PAHs, PHCs, VOCs	Soil and Groundwater
APEC 3 – Former operations of gasoline service stations, automotive repair and maintenance garages, a dry cleaner, and a car sales facility to the north of the Site.	Northern Perimeter of Site (see Figure 2)	PHCs, VOCs	Soil and Groundwater
APEC 4 – Current and former operations of a commercial trucking company and automotive repair and maintenance garage to the southwest of the Site.	Southwest Perimeter of Site (see Figure 2)	PHCs, VOCs	Soil and Groundwater

Based on the review of records and other information pertaining to the Site and observations made during the Site reconnaissance, PCAs were identified on- and off-Site within the Phase One Study Area, which may have contributed to APECs on the Phase One Property. Assessment of Site and general area geologic and hydrogeologic conditions from subsurface investigations and geological mapping identified the Site as fine textured materials on Site with an inferred shallow groundwater flow direction to the west-southwest. Thus, possible preferential flow paths may be present for transport of potential COCs from off-Site PCAs from the north, northeast, and east towards the Phase One ESA property. A Phase Two ESA would be required to delineate the identified COCs at the Site and to further assess the soil and groundwater at the property. This would include the advancement of boreholes and test

The Phase Two ESA was undertaken to assess potential impacts to the soil and groundwater conditions at the Site as a result of former railways operations on and off-Site, fill materials on-Site, and the historical and current presence of gasoline service stations, automotive garages, a car sales facility, a commercial trucking facility, and a dry-cleaning facility up- and trans-gradient, or close in proximity to the Site (see APECs table above).

The fieldwork for the Phase Two ESA was completed on August 19, 2021, September 27, 2021, and September 30, 2021. On August 19, 2021, six (6) boreholes were advanced at the Site by Direct Environmental Drilling under the full-time supervision of EXP staff. A track-mounted Geoprobe® 7782DT drill rig equipped with continuous flight (“standard”) augers with tube samplers and direct push sampling equipment was used to advance both of the boreholes. No petroleum-based greases or solvents were used during drilling activities. Boreholes were advanced to completion depths of approximately 4.6 to 7.0 m (15 to 23 feet) below ground surface (bgs). Monitoring wells were installed in Boreholes 1, 2, 4 and 6 (BH1/MW, BH2/MW, BH4/MW and BH6/MW).

On September 27 and 30, 2021, twenty-seven (27) test pits were advanced at the Site by a private contractor under the full-time supervision of EXP staff. An excavator was used to advance the test pits to completion depths of approximately 1.5 to 3.8 m below ground surface (bgs).

The general stratigraphy at the Site, as observed in the boreholes, consisted of a layer of topsoil, overlying a silt and/or clayey silt fill layer, overlying native sand and gravel and/or clayey silt till.

Thirteen (13) soil samples, including one (1) duplicate, were recovered from Test Pit 1, Test Pit 3, Test Pit 5, Test Pit 7, Test Pit 9, Test Pit 11, Test Pit 13, Test Pit 15, Test Pit 17, Test Pit 19, Test Pit 22, and Test Pit 25 (i.e. TP1 SA2, TP3 SA1, TP5 SA1, TP7 SA2, TP9 SA1, TP11 SA1, TP13 SA1, TP15 SA1, TP17 SA1, TP19 SA1, TP22 SA2, TP25 SA1 and DUP02) were evaluated for metals and inorganics. An exceedance of the 2011 MECP Table 2 SCSs for cyanide was measured in the sample recovered from TP1 SA3. In addition, exceedances of lead were measured in the samples recovered from TP9 SA1, TP25 SA1, and DUP02, and exceedances of arsenic were measured at TP25 SA1 and DUP02. All other metals and inorganics concentrations were measured at levels below the 2011 MECP Table 2 SCSs.

The above noted soil samples were also evaluated for were also evaluated for PAHs. Low concentrations of PAHs were detected at all test pit locations except for TP19 SA1. However, all PAHs concentrations were measured at levels below the 2011 MECP Table 2 SCSs.

Nine (9) soil samples, including one (1) duplicate, recovered from Boreholes 1, 2, 3, 4, 5, 6 and Test Pits 26 and 27 (i.e. BH1/MW SA6, BH2/MW SA4, BH3 SA3, BH4/MW SA3, BH5 SA4, BH6/MW SA2, TP26 SA2, TP27 SA3 and DUP01) were evaluated for VOC, including BTEX. All VOC concentrations were measured at concentrations below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

The above noted soil samples were also evaluated for Petroleum Hydrocarbons (PHCs) Fractions 1-4. PHC Fraction 2 was detected in BH3 SA3 at low concentrations. Elevated concentrations of PHC Fractions 2, 3, and 4 were detected in BH6/MW SA2, but remained below the 2011 MECP Table 2 SCSs for residential land use in fine/medium textured soils. All other PHC concentrations were measured at concentrations below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

Soil/fill samples that exceeded the applicable 2011 MECP Table 2 SCSs are summarized in the table below.

Sample ID	Parameter	Result (ug/g)	Table 2 SCS for Commercial/Industrial/Community Land Use –Medium/Fine Texture (ug/g)
TP1 SA3	WAD Cyanide (free)	0.14	0.051
TP9 SA1	Lead	270	120
TP25 SA1	Arsenic Lead	25 800	18 120
DUP02	Arsenic Lead	21 650	18 120

The monitoring wells installed in Boreholes 1, 2, 4, and 6 (BH1/MW, BH2/MW, BH4/MW, and BH6/MW) were developed on September 9, 2021, and subsequently on October 11, 2021 groundwater samples were recovered from monitoring wells BH2/MW and BH4/MW using low flow sampling technology. Water samples obtained were generally clear, colourless and odourless with no light non-aqueous phase liquid present.

Five (5) groundwater samples, including one (1) duplicate, were recovered from the monitoring wells BH1/MW, BH2/MW, BH4/MW, and BH6/MW were submitted for analysis of VOCs, including BTEX. All VOCs in the samples were measured at levels below the reported detection limit, and hence, the 2011 MECP Table 2 SCSs.

The above noted groundwater sample was also submitted for analysis of PHCs, Fractions 1-4. All PHC fractions in the sample were measured at concentrations below the reported detection limit and hence, below the 2011 MECP Table 2 SCSs

The findings of the Phase Two ESA indicated that the analytical results for the groundwater samples tested were within the Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" ("the SGWS Standards"), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 (Ontario Regulation 153/04 as amended).

However, the analytical results for the soil samples tested indicated two (2) areas where soils exceeded the Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" ("the SGWS Standards"), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 (Ontario Regulation 153/04 as amended). These areas were defined as:

- In the southwest portion of the Site, along the southern property boundary, a cyanide exceedance was detected within the soils of TP1 at a depth of 0.6 to 0.9 m bgs.
- In the eastern portion of the Site, along the eastern property boundary extending the entire north-west direction of the Site, exceedances of lead were detected in TP9 and TP25, and an exceedance of arsenic were detected in TP25, at depths of 0.0 – 0.3 m bgs and 0.0 – 0.4 m bgs, respectively. The spatial extent of the lead and arsenic exceedances is unknown but is expected to be confined to the eastern portion of the Site.

Further investigative work was required to delineate and/or determine if the elevated cyanide identified in Test Pit 1 (TP1) is representative of on-Site conditions in that area or anomalous. Remedial work was recommended and conducted by EXP staff in the eastern portion of the Site to remove the impacted soils containing the arsenic and lead exceedances in the vicinity of TP9 and TP25.

In addition to these two (2) areas of concern, elevated levels of Petroleum Hydrocarbons (PHCs) Fractions 2, 3, and 4 were noted in the soil sample tested at BH6/MW at a depth of 1.1 to 1.5 m bgs. Further investigation was conducted to ensure that PHC concentrations in the area surrounding BH6/MW were within the 2011 MECP Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition.

The fieldwork for the supplementary subsurface investigation was completed on September 27, 2021 and April 11, 2022. On September 27, 2021, two (2) test pits were advanced at the Site for supplementary subsurface investigation purposes by a private contractor under the full-time supervision of EXP staff. An excavator was used to advance the test pits to completion depths of approximately 1.5 to 1.7 m below ground surface (bgs). On April 11, 2022, six (6) test holes were advanced at the Site for supplementary subsurface investigation purposes by EXP staff. A shovel and soil auger was used to advance the test holes to completion depths of approximately 0.5 to 0.9 m bgs.

The impacted soils in the eastern portion of the Site were excavated and removed off the Site by an excavator and bulldozer operated by North Shore Faming Co. Ltd. under the authority of the client in various stages between April and October of 2022. The impacted soils were excavated and transported to a portion of the property within the project area but outside of the RSC boundary. EXP staff visited the Site after each excavation event. Soil samples from bases and walls were recovered at each stage and submitted for analysis of metals.

The final extent of the excavation for the impacted soils remediation was irregular in shape and measured approximately 1020 square metres (10,980 square feet) in area and extended to a depth of between 0.3 to 1.2 metres (1.0 to 4.0 feet) below ground surface (bgs). The approximate footprint of the excavation extended from the Site's eastern property limit to approximately 17 to 33.5 m west of the eastern property limit and terminated at the north and south property limits.

Four (4) soil samples recovered from Test Holes in the vicinity of TP1 (i.e., TP1 – 1 m North, TP1 – 1 m East, TP1 – Adjacent South, and TP1 – 1 m West) were evaluated for cyanide. All cyanide concentrations were measured at levels below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

Two (2) soil samples recovered from Test Holes in the vicinity of BH6/MW (i.e., BH6/MW – 1 m North and BH6/MW – 1 m South) were evaluated for Petroleum Hydrocarbons (PHCs) Fractions 1-4. PHC Fraction 3 and 4 were detected in both BH6/MW – 1 m North and BH6/MW – 1 m South, however, the concentrations were well below the 2011 MECP Table 2 SCSs.

A total of thirty-five (35) bulk samples, including four (4) duplicate samples, from thirty-one (31) locations, including seventeen (17) base and fourteen (14) wall sample locations, were recovered from the excavation area, and submitted for analysis of metals. A description of the soil samples submitted for analysis is provided in Table 5.4b.

Soil samples were submitted for analysis from various sampling events which occurred on April 11, May 4, July 14 and October 4, 2022. Several soil samples submitted during these sampling events contained lead concentrations which exceeded the 2011 MECP Table 2 SCSs, and as such, the excavation was extended where feasible.

Of the thirty-one (31) sampling locations, six (6) base samples and eight (8) wall samples are located at the final extent of the remedial excavation. These samples include Base 104-A, Base 201, Base 202, Base 203, Base 204, Base 405, W1, W2, W3, W4, W7, W8, W405, and W406. All metals concentrations were measured at levels below 2011 MECP Table 2 in all five (5) of the base samples (i.e., Base 201, Base 202, Base 203, and Base 405) and three (3) of the wall samples (i.e., W4, W405, W406). The remaining wall samples (i.e., W1, W2, W3, W7, and W8) had lead concentrations above the 2011 MECP Table 2 SCSs, however, the walls were at the property limit and therefore the remedial excavation could not be advanced further in these directions.

The Phase Two ESA, Supplementary Subsurface Investigation, and Remedial Works programs were completed to identify potential chemicals of concern in relation to the four (4) APECs identified in the Phase One ESA program. The results from the Phase Two ESA identified three (3) areas for further investigation and/or remediation including supplementary subsurface investigations in the vicinity of a cyanide exceedance and elevated PHC concentrations, and a remedial excavation in the eastern portion of the Site where two (2) lead impacts and an arsenic impact were identified.

The observations and analytical results for representative soil samples recovered from the two (2) areas of supplementary subsurface investigations (i.e., the cyanide concentrations in the vicinity of exceedance identified and potential PHC impacts in the vicinity of elevated concentrations identified) indicated that the objectives of the supplementary subsurface investigation and remedial works in these areas had been achieved. The analytical results for the parameters evaluated satisfy the “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” (“the SGWS Standards”), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 – Table 2 Full Depth Background Site Condition Standards (SCS) in a Potable Groundwater Condition for Residential/Parkland/Institutional Property Use with fine/medium textured soils.

In addition, at the time of this report, the observations and analytical results for the representative soil samples recovered from the remedial excavation surrounding lead and arsenic impacts is completed. All impacted soils to date have been excavated and transported to a portion of the property within the project area but outside of the RSC boundary. The limits of the excavation to the north, east, and south have been extended to the property boundary while the limits to the west extended between 17.0 and 33.5 m west of the eastern property boundary. The depth of the excavation ranges from 0.3 to 1.2 m bgs.

At the time of this report, the excavation remains open. Any movement of soils and fill materials brought on-Site must be completed in accordance with Ontario Regulation 347 (as amended), Soil Management Regulation (O. Reg. 406/19)) which will affect the transportation and use of excess soils on-Site and all other applicable regulations.

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1 Introduction

EXP Services Inc. (EXP) was retained by Northshore Farming Co. Ltd to complete a Phase Two Environmental Site Assessment (ESA) and Remediation Works at the property located on the north side of Warehouse Street, approximately 60 m west of Fairview Avenue, in the City of St. Thomas, Ontario, hereinafter referred to as the “Site”. It is EXP’s understanding that the Phase Two ESA was required for due diligence purposes prior to redevelopment of the Site and that a Record of Site Condition (RSC) will be required due to a change in land use.

The Phase Two ESA was completed in general accordance to CSA Standard Z769-00, November 2001 (R 2018). Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 7 of this report.

1.1 Background

The Site is located at the north side of Warehouse Street approximately 60 metres west of Fairview Avenue and extends to Park Avenue (Figure 2 – Site Plan), in the City of St. Thomas, Ontario. The Site is irregular in shape and is 2.78 acres in area with a lot frontage along Warehouse Street of approximately 226 metres. The Site is currently vacant former railway lands is characterized by exposed subsurface and landscaped areas. The Site was relatively flat with a slope at the north portion of the Site. This slope was steep at the eastern side of the Site and became more gradual in the westward direction. Local topography is gently sloping to the southwest towards a tributary of Kettle Creek. A Site location plan is provided in Figure 1 and a Site and Surrounding Property Use plan in Figure 2.

Based on a review of historical aerial photographs, historical maps, and other records review, the Site was occupied by multiple railway lines along the northern property boundary and within the northwestern portion of the Site since at least the 1910s until the late 2000s when there was only one railway line remaining to the north of the Site. By the 1970s, a decrease in railway lines on-Site was noted. In the early 2010s, the remaining railway line north of the Site was removed. The Site may have been used as a possible railway yard use and/or construction material storage was noted on the Site in the late 1970s. Evidence of on-Site ground disturbance was noted in the 1970s and again in the early 2010s, suggesting that fill materials were likely imported onto the Site during these events.

The surrounding study area was observed as largely vacant agricultural land with some residential homes since at least the 1910s. A significant increase in commercial and/or industrial properties to the north of the Site occurred from the 1950s until the 1980s while significant increases in residential land use occurred to the south of the Site from the 1950s until the 1970s. Notable historical and current occupants in the surrounding area include historical railway land use adjacent to the north, northeast, and west of the Site (circa 1910s – 2000s), a former rail yard operations at 1081 Talbot Street (unknown – 2000s) automotive garages at 2 Park Avenue (1990s – Present), 1024 Talbot Street (2000s – 2020s), 1026 Talbot Street (1990s), and 1030 Talbot Street (1960s – 1970s), commercial trucking facilities at 2 Park Avenue (1960s – 1970s) and 48 Steeles Street (1970s), gasoline service stations at 1020 Talbot Street (1990s – 2020s), 1024 Talbot Street (1990s – 2000s), 1026 Talbot Street (1960s – 1990s), 1061 Talbot Street (2000s – Present), and 1089 Talbot Street (2010s – Present), a dry cleaning facility at 1026 Talbot Street (1970s), an auto wrecking facility at 1022 Talbot Street (1950s – 1980s), a marine

vehicle servicing facility at 1103-1105 Talbot Street (1970s), a pet food manufacturer and distribution facility at 1125 Talbot Street (1950s – Present), a corrugated container manufacturer at 1155 Talbot Street (1970s – 1990s), and a welding and repairs shop at 8 Warehouse Street (1960s – 1990s).

A total of twelve (12) Potentially Contaminating Activities (PCAs) were identified on- and off-Site within the Phase One Study area which identified the following four (4) Areas of Potential Environmental Concern (APECs):

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1 - Importation of fill materials for Site grading, railway line removals, and surface material stripping in the early 2010s.	Entire Site (see Figure 2)	Metals and Inorganics, PAHs	Soil
APEC 2 – Former railway lines on-Site and adjacent to the Site, and possible use of Site as a Rail Yard`	Entire Site (see Figure 2)	Metals and Inorganics, PAHs, PHCs, VOCs	Soil and Groundwater
APEC 3 – Former operations of gasoline service stations, automotive repair and maintenance garages, a dry cleaner, and a car sales facility to the north of the Site.	Northern Perimeter of Site (see Figure 2)	PHCs, VOCs	Soil and Groundwater
APEC 4 – Current and former operations of a commercial trucking company and automotive repair and maintenance garage to the southwest of the Site.	Southwest Perimeter of Site (see Figure 2)	PHCs, VOCs	Soil and Groundwater

Based on the review of records and other information pertaining to the Site and observations made during the Site reconnaissance, PCAs were identified on- and off-Site within the Phase One Study Area, which may have contributed to APECs on the Phase One Property. Assessment of Site and general area geologic and hydrogeologic conditions from subsurface investigations and geological mapping identified the Site as fine textured materials on Site with an inferred shallow groundwater flow direction to the west-southwest. Thus, possible preferential flow paths may be present for transport of potential COCs from off-Site PCAs from the north, northeast, and east towards the Phase One ESA property. A Phase Two ESA would be required to delineate the identified COCs at the Site and to further assess the soil and groundwater at the property. This would include the advancement of boreholes and test

The Phase Two ESA was undertaken to assess potential impacts to the soil and groundwater conditions at the Site as a result of former railways operations on and off-Site, fill materials on-Site, and the historical and current presence of gasoline service stations, automotive garages, a car sales facility, a commercial trucking facility, and a dry-cleaning facility up- and trans-gradient, or in close proximity to the Site (see APECs table above).

1.2 Scope of Work

The proposed scope of work for the Phase Two ESA was as follows:

- Request local utility locating companies (cable, telephone, gas, hydro) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the borehole locations and to clear the individual borehole locations;

- Advance a total of six (6) boreholes on the property;
- Advance a total of twenty-seven (27) test pits on the property.
- Collect representative soil samples for analysis of Metals & Inorganics, Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), including Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Petroleum Hydrocarbons (PHCs) Fraction 1-4, and pHs;
- Equip four (4) of the boreholes with groundwater monitoring wells
- Prepare a report of the findings.

It is EXP's understanding that the Phase Two ESA was required for due diligence purposes prior to redevelopment of the Site and that a Record of Site Condition (RSC) will be filed with the Ontario Ministry of the Environment, Conservation and Parks (MECP) due to a change in land use.

1.3 Site Assessment Criteria

The assessment criteria (Site Condition Standards (SCSs) applicable to a given site in Ontario are established under subsection 168.4(1) of the Environmental Protection Act. Tabulated generic criteria are provided in "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" ("the SGWS Standards"), Ministry of the Environment, Conservation and Parks (MECP), effective July 1, 2011. These criteria are based on site sensitivity (sensitive or non-sensitive), ground water use (potable or non-potable), property use (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil type (coarse or medium/fine textured) and restoration depth (full or stratified restoration). In addition, site specific criteria may be established on the basis of the findings of a Risk Assessment carried out in accordance with Part IX and Schedule C of Ontario Regulation 153/04 (O.Reg.) 153/04, as amended.

The SGWS Standards specify SCSs for soil, groundwater and sediment that are tabulated as follows:

- Table 1 - Full Depth Background Site Condition Standards;
- Table 2 - Full Depth Generic Site Condition Standards in a Potable Groundwater Condition;
- Table 3 - Full Depth Generic Site Condition Standards in a Non-potable Groundwater Condition;
- Table 4 - Stratified Site Condition Standards in a Potable Groundwater Condition;
- Table 5 - Stratified Site Condition Standards in a Non-Potable Groundwater Condition;
- Table 6 - Generic Site Condition Standards for Shallow Soils in a Potable Groundwater Condition;
- Table 7 - Generic Site Condition Standards for Shallow Soils in a Non-Potable Groundwater Condition;
- Table 8 - Generic Site Condition Standards for use within 30 m of a Water Body in a Potable Groundwater Condition; and
- Table 9 - Generic Site Condition Standards for use within 30 m of a Water Body in a Non-Potable Groundwater Condition.

For assessment purposes, EXP selected the Table 2 Site Condition Standards (SCSs) for Residential/Parkland/Institutional Property Use with fine/medium textured soils in a potable groundwater condition for the Site.

The selection of this category is based on the following factors:

- The Site is not considered a sensitive site;
- The Site soil is generally considered to have fine/medium grained soils (clayey silt till);
- The Property Use of the Site is industrial (former railway land) with a proposed change in land use planned to a more sensitive residential land use;
- There is no intention to carry out a stratified restoration at the Site.

2 Methodology

2.1 Drilling, Test Pitting and Soil Sampling

Prior to the commencement of drilling and test pitting activities, the locations of underground utilities including telephone, natural gas and electrical lines were marked out by a private utility locating service that also cleared the individual borehole locations. Public utility locates were also marked in the field, with locate documentation forwarded to our London office for reference.

The fieldwork for the Phase Two ESA was completed on August 19, 2021, September 27, 2021, and September 30, 2021. On August 19, 2021, six (6) boreholes were advanced at the Site by Direct Environmental Drilling under the full-time supervision of EXP staff. A track-mounted Geoprobe® 7782DT drill rig equipped with continuous flight (“standard”) augers with tube samplers and direct push sampling equipment was used to advance both of the boreholes. No petroleum-based greases or solvents were used during drilling activities. Boreholes were advanced to completion depths of approximately 4.6 to 7.0 m (15 to 23 feet) below ground surface (bgs). Monitoring wells were installed in Boreholes 1, 2, 4 and 6 (BH1/MW, BH2/MW, BH4/MW and BH6/MW).

On September 27 and 30, 2021, twenty-seven (27) test pits were advanced at the Site by a private contractor under the full-time supervision of EXP staff. An excavator was used to advance the test pits to completion depths of approximately 1.5 to 3.8 m below ground surface (bgs).

The approximate locations of the boreholes, test pits, and monitoring wells are shown on Figure 2 (Borehole, Test Pit, Test Hole, and Monitoring Well Location Plan). The rationale for the selection of boreholes was determined as follows:

- BH1/MW through BH6/MW and TP1 through TP27 were advanced to provide coverage for potential impacts from APECs 1 and 2.
- BH/MW2 through BH6/MW and TP19 through TP27 were advanced to assess potential impacts from APEC 3.
- BH1/MW, TP1, and TP18 were advanced to assess potential impacts from APEC 4.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes. Field observations are summarized on the borehole logs and test pit logs provided in Appendix A and Appendix B. Representative soil samples were recovered in the overburden of the boreholes at regular intervals using a continuous core sampler with PVC liners. No visual or olfactory evidence of environmental impact was noted in any of the Borehole samples.

Dedicated Nitrile gloves (i.e., one pair per sample) were used during sample handling. A portion of each soil core was placed in a sealed plastic bag and allowed to reach ambient temperature prior to field screening using an RKI Eagle II total combustible vapour meter, recently calibrated with hexane. The measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These readings provide a real-time indication of the relative concentration of combustible vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of contamination and the selection of soil samples for analysis. The vapour readings, in parts per million (ppm), are provided on the borehole logs and test pit logs in Appendix A and Appendix B. These samples were subsequently

delivered to EXP's laboratory for visual, textural and olfactory classification. Collected soil samples were stored in laboratory-supplied hermetically sealed, soil core samplers and glass jars.

Soil samples intended for analysis of Volatile Organic Compounds (VOC's), including Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) were collected by means of core samplers. The core samplers provide a soil sample with virtually no head-space thus reducing the potential for induced volatilization during storage and transport to the laboratory. Individual core samplers were used to collect a soil sample at each interval. Samples collected by the core sampler were injected into a vial containing methanol and the vial immediately capped. By being submerged in the methanol, volatilization of VOC's within the soil sample is reduced prior to analysis. Soil samples intended for analysis of non-volatile chemical parameters were placed directly into pre-cleaned, laboratory supplied glass jars. All soil samples were placed in clean ice-packed coolers prior to and during transportation to the subcontract laboratory, Bureau Veritas Laboratories. The samples were transported/submitted under Chain of Custody documentation.

Soil samples were selected for laboratory analysis on the basis of their visual or olfactory evidence of impacts or potential water-bearing zones. The soil samples submitted for laboratory analysis are summarized in the following table:

Table 2.1: Summary of Soil Samples Submitted for Chemical Analyses

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
BH1/MW SA6	3.8 – 4.6	Inferred Water Table Depth	VOCs, PHCs
BH2/MW SA4	2.3 – 3.0	Inferred Water Table Depth	VOCs, PHCs
BH3 SA3	1.5 – 2.3	Inferred Water Table Depth	VOCs, PHCs
BH4/MW SA3	1.5 – 2.3	Inferred Water Table Depth	VOCs, PHCs
BH5 SA4	2.3 – 3.0	Inferred Water Table Depth	VOCs, PHCs, pH
BH6/MW SA2	1.1 – 1.5	Inferred Water Table Depth	VOCs, PHCs
TP1 SA3	0.6 – 0.9	Fill Material	Metals & Inorganics, PAHs
TP3 SA1	0.0 – 0.4	Fill Material	Metals & Inorganics, PAHs
TP5 SA1	0.0 – 0.5	Fill Material	Metals & Inorganics, PAHs
TP7 SA2	0.2 – 0.8	Fill Material	Metals & Inorganics, PAHs

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
TP9 SA1	0.0 – 0.4	Fill Material	Metals & Inorganics, PAHs
TP11 SA1	0.0 – 0.9	Fill Material	Metals & Inorganics, PAHs
TP13 SA1	0.0 – 0.8	Fill Material	Metals & Inorganics, PAHs
TP15 SA1	0.0 – 0.5	Fill Material	Metals & Inorganics, PAHs
TP17 SA1	0.0 – 0.4	Fill Material	Metals & Inorganics, PAHs
TP19 SA1	0.0 – 0.3	Fill Material	Metals & Inorganics, PAHs
TP22 SA2	0.2 – 2.3	Fill Material	Metals & Inorganics, PAHs
TP25 SA1	0.0 – 0.3	Fill Material	Metals & Inorganics, PAHs
TP26 SA2	1.0 – 1.2	Inferred Water Table Depth	VOCs, PHCs
TP27 SA3	1.2 – 1.3	Inferred Water Table Depth	VOCs, PHCs, pH
DUP01	-	QA/QC, Duplicate Sample of TP27 SA3	VOCs, PHCs
DUP02	-	QA/QC, Duplicate Sample of TP25 SA1	Metals & Inorganics, PAHs

Note:

VOCs = Volatile Organic Compounds

PHCs = Petroleum Hydrocarbons

PAHs = Polycyclic Aromatic Hydrocarbons

2.2 Groundwater Sampling

Groundwater monitoring wells were installed in Boreholes 1, 2, 4, and 6 at the Site. The monitoring wells were installed in general accordance with the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - Amended to O. Reg. 128/03 and were installed by a licensed well contractor (“Direct Environmental Drilling”).

The monitoring well installed on-Site was constructed of 50 mm Schedule 40 PVC screen and riser. 3.1m long screens and an appropriate length of riser pipe were used in the well construction. Details of the individual well installation are provided on the borehole logs in Appendix A. The well screen has a

slot size of approximately 0.25 mm (slot 10) and was sealed at the base with a PVC end cap. The annular space around each well screen was backfilled with #3 silica sand to an average height of 0.3 m above the top of the screen. The sand pack was extended above the screen to allow for compaction of the sand pack and expansion of the overlying well seal. A granular Bentonite ("Hole Plug") seal was placed in the borehole annulus from the top of the sand pack to just below ground surface. The well was finished at surface with a flush mount well casing. The void within the casing was also filled with #3 silica sand. Lubricants and adhesives were not used when constructing the monitoring well.

The Site was visited on September 9, 2021 and the monitoring wells were developed, if possible. It is noted that BH4/MW and BH5/MW were dry at the time of this visit. On October 11, 2021, groundwater samples were recovered from all four (4) monitoring wells using low flow sampling technology. Water samples obtained were generally clear, colourless and odourless with no light non-aqueous phase liquid present. Once the geochemical parameters were found to be stabilized (based on electronic multi-meter readings) and/or at a drawdown of greater than 10cm, groundwater samples were collected from the monitoring wells, placed into laboratory-supplied glass jars, immediately placed in a clean ice packed cooler and submitted under chain of custody procedures to Bureau Veritas Laboratories for VOCs and PHCs (Fractions F1-F4).

Details of the analysis performed on the selected groundwater samples are summarized in the following table:

Table 2.2: Groundwater Samples Submitted for Analysis

Sample Identification	Analysis
BH1/MW	VOCs, PHCs
BH2/MW	VOCs, PHCs
BH4/MW	VOCs, PHCs
BH6/MW	VOCs, PHCs
DUP-01 (Duplicate)	VOCs, PHCs

Note:

PHC = Petroleum Hydrocarbons

VOCs = Volatile Organic Compounds

3 Findings

3.1 Subsurface Conditions

The detailed soil profiles encountered in each borehole are provided on the attached borehole logs (Appendix A) and test pit logs (Appendix B). Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change. The general stratigraphy at the Site, as observed in the boreholes, consisted of a layer of topsoil, overlying a silt and/or clayey silt fill layer, overlying native sand and gravel and/or clayey silt till.

3.1.1 Fill Materials

A 50 – 300 mm layer of topsoil was encountered at the surface of BH2/MW, BH3, BH4/MW, BH5/MW, BH6/MW, TP1, TP6, TP7, TP8, TP9, TP10, TP11, TP12, TP13, TP14, TP19, TP20, TP21, TP23, TP24, TP25, and TP26. The topsoil was characterized as either brown or black and moist. Fill materials were encountered beneath the topsoil or at the surface of all boreholes and test pits to a depth of approximately 0.2 to 2.7 m bgs.

A silt fill was encountered at the surface of BH1/MW, TP4, and TP27, and beneath the topsoil in BH2/MW, BH5, TP9, TP24, TP25, and TP26, to a depth of 0.2 to 1.5 m bgs. The silt fill was characterized as brown and moist with various quantities of clay, sand, and gravel. Trace glass and asphalt was encountered in the silt fill materials in BH2/MW. Topsoil was intermixed in this fill layer in BH2/MW, BH5, TP1, TP4, TP9, and TP24.

A silt and clayey silt fill was encountered at the surface of TP3, TP5, TP15, TP16, TP17, TP18, and TP22, and beneath the topsoil in BH3, BH4/MW, TP1, TP6, TP7, TP8, TP10, TP11, TP19, TP21, and TP23, to a depth of 0.3 to 2.7 m bgs. The silt and clayey silt fill material was characterized as brown or brown and grey, and moist with various quantities of sand and gravel. Pieces of asphalt were encountered in the silt and clayey silt fill materials in BH3, TP17, TP18, TP19, and TP23. Trace plastic was encountered in this fill layer in TP23. Topsoil was intermixed in this fill layer in BH4/MW, TP5, TP8, TP15, TP18, and TP22.

A clayey silt fill was encountered at the surface of TP2 and beneath the topsoil of TP12, TP13, TP14, and TP20 to a depth of 1.0 to 2.1 m bgs. The clayey silt fill was characterized as brown and moist with various quantities of sand and gravel. Pieces of asphalt were encountered in this fill layer in TP2, TP14, and TP20. Municipal refuse was encountered in this fill layer in TP2. Concrete was encountered in this fill material in TP20.

Beneath the topsoil in BH6/MW, the silt fill layer in BH5, or the silt and clayey silt fill layer in TP22, a sand fill layer was encountered to a depth of 1.4 to 2.5 m bgs. The sand was generally fine to medium grained, brown, moist to wet, and contained some gravel.

Beneath the silt and clayey silt fill layer in TP10, a sandy silt fill layer was encountered to a depth of 1.7 m bgs. The sandy silt was characterized as brown, moist and containing some gravel.

Water seepage was observed in the fill materials of BH3, BH5, TP22 at depths of approximately 1.1 to 2.3 m bgs.

No petroleum odours were noted in any of the fill samples recovered from the boreholes.

3.1.2 Native Materials

No native materials were encountered in the soils from TP13 and TP22, which were terminated in fill materials.

Underlying the fill materials in BH3, BH4/MW, BH5, TP4, TP10, TP16, TP20, TP23, TP25, and TP27, a native sand and gravel was encountered to a depth of 0.8 to 3.2 m bgs. The sand and gravel layer was brown and moist to wet. The sand and gravel layers were wet at depths of 1.2 to 2.7 m bgs.

Underlying the fill materials in BH1/MW, BH2/MW, BH6/MW, TP1, TP2, TP3, TP5, TP6, TP7, TP8, TP9, TP11, TP12, TP14, TP15, TP17, TP18, TP19, TP21, TP24, and TP26, and the native sand and gravel layer in BH4/MW, BH5, TP4, TP16, and TP25, a native clayey silt till was encountered to a depth of 1.5 m bgs, or termination at 1.5 to 7.0 m bgs. This clayey silt till was brown and/or grey, contained trace gravel, and was moist. The clayey silt till layer turned grey at 0.2 to 5.0 m bgs, which is indicative of water table conditions. A wet sand and gravel seam was encountered in the native clayey silt till in TP9 at a depth of 2.2 to 2.4 m bgs. Thin, wet, intermittent sand layers were encountered in the native clayey silt till layer in TP16 and TP21 at a depth of 2.9 to 3.0 m bgs and 1.7 to 2.3 m bgs, respectively.

Beneath the clayey silt till layer in TP19 and TP21, a native sand and gravel layer was encountered to termination at 2.5 to 2.7 m bgs. The sand and gravel layer was brown and/or grey and wet.

No petroleum odours or staining were noted in any of the native samples recovered from the boreholes.

3.2 Total Combustible Vapour Readings

Field screening involved using an RKI Eagle II total combustible vapour meter to measure the total combustible vapour (TCV) concentrations in part per million (ppm). The headspace readings were obtained by inserting the plastic tube of the device into the soil sample bag and recording the TCV readings. The results are presented on the attached borehole logs. As indicated, vapour concentrations in the soil samples from the boreholes and test pits were between 0 and 30 ppm and are indicative of natural background conditions.

3.3 Groundwater Elevations

The depth to groundwater was measured in the monitoring wells on October 11, 2021 during the water sampling events. Groundwater elevations relative to a temporary benchmark are illustrated on the borehole logs in Appendix A and are summarized in the following table:

Table 3.3: Summary of Ground Water Levels

Well No.	Elevation (m) (Ground Surface)	Water Table Depth (m)	Groundwater Elevation (m)
BH1/MW	99.21	4.17	95.04
BH2/MW	98.96	4.57	94.39
BH4/MW	99.65	1.52	98.13
BH6/MW	98.81	5.22	93.59

The temporary benchmark used for the elevation survey was the fire hydrant located between 8 Warehouse Street and 1 Park Avenue. The benchmark was assigned a relative elevation of 100.00 metres.

Groundwater level measurements were taken on October 11, 2021. It should be noted that only one (1) rounds of measurements were taken and the existence of equilibrium conditions (quasi-static water levels) was not confirmed. It is noted that the water within BH4/MW was located within a different lithological layer than the other three (3) boreholes and may have been a perched condition. Thus, the direction of inferred groundwater flow was determined from BH1/MW, BH2/MW and BH6/MW. The inferred groundwater flow direction would be to the northeast.

4 Soil and Groundwater Quality

4.1 General

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative “worst case” soil samples from each borehole was based on field screening for organic vapours and visual or olfactory evidence of impacts as detailed in Table 2.1.

4.2 Soil/Fill Quality

Copies of the laboratory Certificates of Analysis for the tested soil samples are provided in Appendix C (boreholes) and Appendix D (test pits). The 2011 MECP Table 2 Site Condition Standards (SCSs) for Residential Property Use with fine/medium textured soil in a potable groundwater condition are included on the Certificates of Analysis. Soil sampling analysis plans are included in Figures 3a, 3b, and 3c.

The 2011 MECP Table 2 SCSs are considered suitable for use if soil pH is in the range of 5 to 9 for surface soil (less than 1.5m below soil surface) and 5 to 11 for subsurface soil (greater than 1.5 m below soil surface). The Certificates of Analysis include pH measurements taken on thirteen (13) soil samples, including BH5 SA4 (subsurface), TP1 SA3 (surface), TP3 SA1 (surface), TP5 SA1 (surface), TP7 SA2 (surface), TP9 SA1 (surface), TP11 SA1 (surface), TP13 SA1 (surface), TP15 SA1 (surface), TP17 SA1 (surface), TP19 SA1 (surface), TP25 SA1 (surface), and TP27 SA3 (surface). The reported pH value of 6.37 to 7.97 in the surface soil samples and 7.90 in the subsurface soil sample is within the acceptable range for the use of the Table 2 SCSs.

4.2.1 Metals and Inorganics

Thirteen (13) soil samples, including one (1) duplicate, were recovered from Test Pit 1, Test Pit 3, Test Pit 5, Test Pit 7, Test Pit 9, Test Pit 11, Test Pit 13, Test Pit 15, Test Pit 17, Test Pit 19, Test Pit 22, and Test Pit 25 (i.e. TP1 SA2, TP3 SA1, TP5 SA1, TP7 SA2, TP9 SA1, TP11 SA1, TP13 SA1, TP15 SA1, TP17 SA1, TP19 SA1, TP22 SA2, TP25 SA1 and DUP02) were evaluated for metals and inorganics. An exceedance of the 2011 MECP Table 2 SCSs for cyanide was measured in the sample recovered from TP1 SA3. In addition, exceedances of lead were measured in the samples recovered from TP9 SA1, TP25 SA1, and DUP02, and exceedances of arsenic were measured at TP25 SA1 and DUP02. All other metals and inorganics concentrations were measured at levels below the 2011 MECP Table 2 SCSs.

4.2.2 Polycyclic Aromatic Hydrocarbons

The above noted soil samples were also evaluated for PAHs. Low concentrations of PAHs were detected at all test pit locations except for TP19 SA1. However, all PAHs concentrations were measured at levels below the 2011 MECP Table 2 SCSs.

4.2.3 Volatile Organic Compounds, including Benzene, Toluene, Ethylbenzene and Xylene

Nine (9) soil samples, including one (1) duplicate, recovered from Boreholes 1, 2, 3, 4, 5, 6 and Test Pits 26 and 27 (i.e. BH1/MW SA6, BH2/MW SA4, BH3 SA3, BH4/MW SA3, BH5 SA4, BH6/MW SA2, TP26 SA2, TP27 SA3 and DUP01) were evaluated for VOC, including BTEX. All VOC concentrations were measured at concentrations below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

4.2.4 Petroleum Hydrocarbons (Fractions F1-F4)

The above noted soil samples were also evaluated for Petroleum Hydrocarbons (PHCs) Fractions 1-4. PHC Fraction 2 was detected in BH3 SA3 at low concentrations. Elevated concentrations of PHC Fractions 2, 3, and 4 were detected in BH6/MW SA2, but remained below the 2011 MECP Table 2 SCSs for residential land use in fine/medium textured soils. All other PHC concentrations were measured at concentrations below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

4.2.5 Summary of Soil Sample Parameter Exceedances

Soil/fill samples that exceeded the applicable 2011 MECP Table 2 SCSs are summarized in the table below.

Sample ID	Parameter	Result (ug/g)	Table 2 SCS for Commercial/Industrial/Community Land Use –Medium/Fine Texture (ug/g)
TP1 SA3	WAD Cyanide (free)	0.14	0.051
TP9 SA1	Lead	270	120
TP25 SA1	Arsenic Lead	25 800	18 120
DUP02	Arsenic Lead	21 650	18 120

4.3 Groundwater Quality

Copies of the laboratory Certificates of Analysis for the groundwater samples are provided in Appendix E. The 2011 MECP Table 2 SCSs (all types of property use) with fine/medium textured soils are included on the Certificates of Analysis. A groundwater sampling analysis plan is shown in Figure 4.

The monitoring wells installed in Boreholes 1, 2, 4, and 6 (BH1/MW, BH2/MW, BH4/MW, and BH6/MW) were developed on September 9, 2021, and subsequently on October 11, 2021 groundwater samples were recovered from monitoring wells BH2/MW and BH4/MW using low flow sampling technology. Water samples obtained were generally clear, colourless and odourless with no light non-aqueous phase liquid present.

4.3.1 Benzene, Toluene, Ethylbenzene, Xylene

Five (5) groundwater samples, including one (1) duplicate, were recovered from the monitoring wells BH1/MW, BH2/MW, BH4/MW, and BH6/MW were submitted for analysis of VOCs, including BTEX. All VOCs in the samples were measured at levels below the reported detection limit, and hence, the 2011 MECP Table 2 SCSs.

4.3.2 Petroleum Hydrocarbons (Fractions F1-F4)

The above noted groundwater sample was also submitted for analysis of PHCs, Fractions 1-4. All PHC fractions in the sample were measured at concentrations below the reported detection limit and hence, below the 2011 MECP Table 2 SCSs

4.3.3 Quality Assurance

Details regarding quality assurance measures taken in the field, including instrument calibration, decontamination procedures, use of dedicated equipment, sample storage and Chain of Custody documentation are provided in Section 2, Methodology.

The subcontract laboratory used during this investigation, Bureau Veritas, is accredited by the Standards Council of Canada/Canadian Association of Environmental Analytical Laboratories (Accredited Laboratory No. 97) in accordance with ISO/IEC 17025:2017 – “General Requirements for the Competence of Testing and Calibration Laboratories” for the analysis of all parameters for which SCS have been established under Ontario Regulation 153/04.

The “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” (“the Analytical Protocol”), MECP, March 2004, establishes criteria used in assessing the performance of analytical laboratories. These include maximum hold times for the extraction (where applicable) and analysis of samples, required methods of analysis, Required Detection Limits (RDLs), fixed recovery ranges for spiked samples and surrogates (compounds added to water samples in known concentrations for calibration purposes), quantified precision required when analyzing laboratory duplicate samples (“Between Run Precision”) and the analysis of method blanks.

All samples were extracted, where applicable, and analyzed within the hold times established under the Analytical Protocol. These analytical results comprise portions of the Certificates of Analysis in Appendix C, Appendix D, and Appendix E.

5 Supplementary Subsurface Investigation and Remedial Works

5.1 Background

The findings of the Phase Two ESA indicated that the analytical results for the groundwater samples tested were within the Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” (“the SGWS Standards”), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 (Ontario Regulation 153/04 as amended).

However, the analytical results for the soil samples tested indicated that there were two (2) areas where soils exceeded the Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” (“the SGWS Standards”), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 (Ontario Regulation 153/04 as amended). These areas were defined as:

- In the southwest portion of the Site, along the southern property boundary, a cyanide exceedance was detected within the soils of TP1 at a depth of 0.6 to 0.9 m bgs.
- In the eastern portion of the Site, along the eastern property boundary extending the entire north-west direction of the Site, exceedances of lead were detected in TP9 and TP25, and an exceedance of arsenic were detected in TP25, at depths of 0.0 – 0.3 m bgs and 0.0 – 0.4 m bgs, respectively. The spatial extent of the lead and arsenic exceedances is unknown but is expected to be confined to the eastern portion of the Site.

Further investigative work was required to delineate and/or determine if the elevated cyanide identified in Test Pit 1 (TP1) is representative of on-Site conditions in that area or anomalous. Remedial work was recommended and conducted by EXP staff in the eastern portion of the Site to remove the impacted soils containing the arsenic and lead exceedances in the vicinity of TP9 and TP25.

In addition to these two (2) areas of concern, elevated levels of Petroleum Hydrocarbons (PHCs) Fractions 2, 3, and 4 were noted in the soil sample tested at BH6/MW at a depth of 1.1 to 1.5 m bgs. Further investigation was conducted to ensure that PHC concentrations in the area surrounding BH6/MW were within the 2011 MECP Table 2 SCS criteria for Residential/Parkland/Institutional Property Use with fine/medium textured soil in a Potable groundwater condition.

An outline of the Supplementary Subsurface Investigation and Remediation program is shown in Figure 5.

5.2 Scope of Work for Supplementary Investigation and Remedial Works

The proposed scope of work for the Supplementary Investigation and Remedial Works was as follows:

- Refresh request for local utility locating companies (cable, telephone, gas, hydro) to mark any underground utilities present at the Site;

- Refresh request of private utility locating company to mark any underground utilities present in the vicinity of the borehole locations and to clear the individual borehole locations;
- Advance a total of four (4) test holes on the property in the vicinity of TP1 and collect representative soil samples for analysis of Cyanide;
- Advance a total of two (2) test holes and use previously advanced Test Pits 26 and 27 (i.e., TP26 and TP27) to delineate and assess soils in the vicinity of BH6/MW;
- Collect representative soil samples for analysis of Volatile Organic Compounds (VOCs), including Benzene, Toluene, Ethylbenzene, Xylene (BTEX), and/or Petroleum Hydrocarbons (PHCs) Fraction 1-4 from the above test holes;
- Remove the lead and arsenic impacted soils on-Site from the areas surrounding TP9 and TP25;
- Collect representative verification soil samples for analysis of metals from the base and walls of the impacted soils excavation;
- Prepare a report of the findings.

5.3 Methodology

5.3.1 Fieldwork

The fieldwork for the supplementary subsurface investigation was completed on September 27, 2021 and April 11, 2022. On September 27, 2021, two (2) test pits were advanced at the Site for supplementary subsurface investigation purposes by a private contractor under the full-time supervision of EXP staff. An excavator was used to advance the test pits to completion depths of approximately 1.5 to 1.7 m below ground surface (bgs). On April 11, 2022, six (6) test holes were advanced at the Site for supplementary subsurface investigation purposes by EXP staff. A shovel and soil auger were used to advance the test holes to completion depths of approximately 0.5 to 0.9 m bgs.

The approximate locations of the test pits and test holes are shown on Figure 2 (Borehole, Test Pit, Test Hole, and Monitoring Well Location Plan). The rationale for the selection of boreholes was determined as follows:

- TP26 – Assess potential PHC/VOC impacts east of BH6/MW (7 m east of BH6/MW)
- TP27 – Assess potential PHC/VOC impacts west of BH6/MW (5 m west of BH6/MW)
- BH6/MW - 1 m North – Assess potential PHC/VOC impacts north of BH6/MW (1 m north)
- BH6/MW - 1 m South – Assess potential PHC/VOC impacts south of BH6/MW (1 m south)
- TP1 - 1 m North – Assess potential cyanide impact to north of TP1 (1 m north)
- TP1 - 1 m East – Assess potential cyanide impact to east of TP1 (1 m east)
- TP1 - 1 m West – Assess potential cyanide impact to west of TP1 (1 m west)
- TP1 - Adjacent South – Assess potential cyanide impact to south of TP1 (immediately south)

The fieldwork for the project also involved the excavation of impacted soils in the eastern portion of the Site. The impacted soils exceeding the 2011 Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 2 regulatory limits for Residential/Parkland/Institutional Property Use in a potable groundwater condition were excavated and transported to a portion of the property within the project area but outside of the RSC boundary. After the remedial works, the excavation is expected to be backfilled with acceptable excavated soil and brought up to grade.

Following the removal of the impacted soil, the subsurface conditions at the limits of the excavation were characterized by EXP using physical identification methods (e.g. visual, tactile, odour) and soil gas screening techniques in common use. On April 11, 2022, eleven (11) base samples were collected and screened for sample submission. Five (5) samples were selected based on visual observations as verification soil samples recovered from the base limits of the excavation and analyzed for parameters related to the previously identified exceedance (i.e., Metals). An additional five (5) base and eight (8) wall verification soil samples were recovered from the limits of the extended excavation on May 4, 2022. A further five (5) base and two (2) wall verification samples from the further extended excavation on July 14, 2022, and one (1) base and four (4) wall verification samples from an even further extended excavation were collected and analyzed for metals on October 4, 2022. Analytical work was completed by Bureau Veritas Laboratories, an accredited laboratory.

Dedicated Nitrile gloves (i.e., one pair per sample) were used during sample handling. A portion of each soil sample was placed in a sealed plastic bag and allowed to reach ambient temperature prior to field screening using an RKI Eagle II total combustible vapour meter, recently calibrated with hexane. The measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases (See Section 2.1). All vapour concentrations in the soil samples from the Supplementary Subsurface Investigation and Remedial Works were between 0 and 30 ppm and are indicative of natural background conditions.

Soil samples intended for analysis of Volatile Organic Compounds (VOC's), including Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) were collected by means of core samplers. The core samplers provide a soil sample with virtually no head-space thus reducing the potential for induced volatilization during storage and transport to the laboratory. Soil samples intended for analysis of non-volatile chemical parameters were placed directly into pre-cleaned, laboratory supplied glass jars. All soil samples were placed in clean ice-packed coolers prior to and during transportation to the subcontract laboratory, Bureau Veritas Laboratories. The samples were transported/submitted under Chain of Custody documentation.

The soil samples submitted for laboratory analysis are summarized in the following table:

Table 5.1: Summary of Soil Samples Submitted for Chemical Analyses

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
TP26 SA2	1.0 – 1.2	Inferred Water Table Depth	VOCs, PHCs
TP27 SA3	1.2 – 1.3	Inferred Water Table Depth	VOCs, PHCs, pH
BH6/MW – 1 m North	0.7 – 0.8	Inferred Water Table Depth	PHCs

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
BH6/MW – 1 m South	0.6 – 0.9	Inferred Water Table Depth	PHCs
TP1 – 1 m North	0.5 – 0.7	Approx. stratigraphical layer of Cyanide Impact in TP1 (0.6 – 0.9 m bgs) & Maximum penetration with soil auger	Cyanide
TP1 – 1 m East	0.4 – 0.6	Approx. stratigraphical layer of Cyanide Impact in TP1 (0.6 – 0.9 m bgs) & Maximum penetration with soil auger	Cyanide
TP1 – 1 m West	0.5 – 0.6	Approx. stratigraphical layer of Cyanide Impact in TP1 (0.6 – 0.9 m bgs) & Maximum penetration with soil auger	Cyanide
TP1 – Adjacent South	0.3 – 0.5	Approx. stratigraphical layer of Cyanide Impact in TP1 (0.6 – 0.9 m bgs) & Maximum penetration with soil auger	Cyanide
Ex. 1 Base 1	0.30	Base verification sample.	Metals
Ex. 1 Base 3	0.50	Base verification sample at approximate location of TP25.	Metals
Ex. 1 Base 5	0.30	Base verification sample.	Metals
Ex. 1 Base 8	0.30	Base verification sample.	Metals
Ex. 1 Base 11	0.15	Base verification sample at approximate location of TP9.	Metals
B101-A	0.80	Approx location where Ex. 1 Base 1 exceeded 2011 MECP Table 2 SCSs.	Metals
B102-A	0.80	Approx location where Ex. 1 Base 3 exceeded 2011 MECP Table 2 SCSs.	Metals
B103-A	0.60	Approx location where Ex. 1 Base 15 exceeded 2011 MECP Table 2 SCSs.	Metals
B104-A	0.60	Approx location where Ex. 1 Base 8 exceeded 2011 MECP Table 2 SCSs.	Metals
B105-A	0.30	Approx location where Ex. 1 Base 11 exceeded 2011 MECP Table 2 SCSs.	Metals

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
W1	0.0 – 0.6	East Wall verification sample, east of TP25.	Metals
W2	0.0 – 0.6	East Wall verification sample.	Metals
W3	0.0 – 0.6	South Wall verification sample, southwest of TP9.	Metals
W4	0.0 – 0.6	West (South) Wall verification sample.	Metals
W5	0.0 – 0.6	West (North) Wall verification sample.	Metals
W6	0.0 – 0.6	West (North) Wall verification sample.	Metals
W7	0.0 – 0.6	North Wall verification sample.	Metals
W8	0.0 – 0.6	East Wall verification sample, east of TP9.	Metals
Base 201	0.90	Approx location where B101-A exceeded 2011 MECP Table 2 SCSs	Metals
Base 202	0.90	Approx location where B102-A exceeded 2011 MECP Table 2 SCSs	Metals
Base 203	0.70	Approx location where B103-A exceeded 2011 MECP Table 2 SCSs	Metals
Base 204	0.90	Approx location where B104-A exceeded 2011 MECP Table 2 SCSs	Metals
Base 205	0.35	Approx location where B105-A exceeded 2011 MECP Table 2 SCSs	Metals
W205	0.0 – 0.5	Approx location where W5 exceeded 2011 MECP Table 2 SCSs	Metals
W206	0.0 – 0.3	Approx location where W6 exceeded 2011 MECP Table 2 SCSs	Metals
Base 305	0.7	Approx location where B205 exceeded 2011 MECP Table 2 SCSs	Metals
W305	0.0 – 0.5	Approx location where W205 exceeded 2011 MECP Table 2 SCSs	Metals

Sample Identification	Depth (m bgs)	Rationale for Sample	Analysis
W306	0.0 – 0.3	Approx location where W206 exceeded 2011 MECP Table 2 SCSs	Metals
Base 405	1.0	Approx location where B305 exceeded 2011 MECP Table 2 SCSs	Metals
W405	0.0 – 0.5	Approx location where W305 exceeded 2011 MECP Table 2 SCSs	Metals
W406	0.0 – 0.3	Approx location where W306 exceeded 2011 MECP Table 2 SCSs	Metals
B100(DUP)	-	QA/QC – Duplicate Sample of B104-A	Metals
W100(DUP)	-	QA/QC – Duplicate Sample of W6	Metals
DUP401	-	QA/QC – Duplicate Sample of B405	Metals
DUP402	-	QA/QC – Duplicate Sample of W405	Metals

Note:

VOCs = Volatile Organic Compounds

PHCs = Petroleum Hydrocarbons

5.3.2 Excavation and Disposal

The impacted soils in the eastern portion of the Site were excavated and transported to a portion of the property within the project area but outside of the RSC boundary under the authority of the client in various stages between April and October of 2022. EXP staff visited the Site after each excavation event. Soil samples from bases and walls were recovered at each stage and submitted for analysis of metals.

The final extent of the excavation for the impacted soils remediation was irregular in shape and measured approximately 1020 square metres (10,980 square feet) in area and extended to a depth of between 0.3 to 1.2 metres (1.0 to 4.0 feet) below ground surface (bgs). The approximate footprint of the excavation extended from the Site's eastern property limit to approximately 17 to 33.5 m west of the eastern property limit and terminated at the north and south property limits. The full extent of the current excavation limits, including verification sample locations, are shown in Figures 5 and 6c.

5.4 Subsurface Conditions

Test Holes

The soil samples from the six (6) test holes advanced in the vicinity of TP1 and BH6/MW are summarized in the table below. No staining or petroleum odours were noted in any of the samples.

Table 5.4a: Test Hole Soil Sample Descriptions and Field Observations

Sample Identification	Depth (m bgs)	Lithology	Total Combustible Vapour Reading (ppm)
TP1 – 1 m North	0.5 – 0.7	SILT FILL – brown, trace gravel, trace asphalt, moist	0
TP1 – 1 m East	0.4 – 0.6	SILT FILL – brown, trace gravel, moist	0
TP1 – 1 m West	0.5 – 0.6	CLAYEY SILT FILL – brown, moist	0
TP1 – Adjacent South	0.3 – 0.5	SILT FILL – brown, trace gravel, moist	0
BH6/MW – 1 m North	0.7 – 0.8	SAND FILL – coarse grained, brown, trace to some gravel, wet	0
BH6/MW – 1 m South	0.6 – 0.9	SAND AND GRAVEL FILL – brown, wet	0

Remedial Excavation

The base of excavation in the metal impacted remedial area on Site was within a clayey silt to silt to sandy silt/silty sand fill layer to a depth of approximately 0.3 to 1.2 m bgs. The clayey silt to silt fill layer was characterized as brown with some gravel and various pockets of silty sand to sandy silt, and moist. No staining or petroleum odours were noted at the base of the current extent of excavation.

The soil observed at the walls of the current remedial excavation extent, which consisted of the Site property limits to the north, east, and south, consisted of a mixture of fill materials generally summarized as a thin layer of brown to dark brown topsoil (approximately 100mm) overlying a clayey silt to silt/sandy silt fill layer. The northern half of the east wall contained pockets of black topsoil material consistent. No staining or petroleum odours were noted along the final wall excavation limits.

The soil samples submitted from the remedial excavation are summarized in the table below. No staining or petroleum odours were noted in any of the samples.

Table 5.4b: Remedial Excavation Verification Sample Descriptions and Field Observations

Sample Identification	Depth (m bgs)	Lithology	Total Combustible Vapour Reading (ppm)
Ex. 1 Base 1	0.30	SILT & TOPSOIL – brown, trace clayey silt inclusions, trace organics, moist	0
Ex. 1 Base 3	0.50	SILT & TOPSOIL – brown, trace clayey silt inclusions, trace organics, moist	0
Ex. 1 Base 5	0.25	SILT FILL – brown, some gravel, trace sand, moist	0
Ex. 1 Base 8	0.30	SILT & TOPSOIL – brown, trace clayey silt inclusions, trace organics, moist	0

Sample Identification	Depth (m bgs)	Lithology	Total Combustible Vapour Reading (ppm)
Ex. 1 Base 11	0.10	SILT FILL – brown, some topsoil, some gravel, trace sand, moist	0
B101-A	0.75	SILTY SAND AND CLAY FILL – brown, moist	-
B102-A	0.60	CLAYEY SILT AND SAND FILL – brown, trace topsoil, moist	-
B103-A	0.60	CLAYEY SILT FILL – brown, trace sand, moist	-
B104-A	0.60	SILTY SAND FILL – brown, moist	-
B105-A	0.30	CLAYEY SILT FILL – brown, trace sand, moist	-
W1	0.0 – 0.6	CLAYEY SILT FILL AND TOPSOIL – brown and black, moist	-
W2	0.0 – 0.6	CLAYEY SILT FILL AND TOPSOIL – brown and black, moist	-
W3	0.0 – 0.6	CLAYEY SILT FILL AND TOPSOIL – brown, moist	-
W4	0.0 – 0.6	SANDY SILT FILL AND TOPSOIL – brown, moist	-
W5	0.0 – 0.6	CLAYEY SILT FILL – brown, moist	-
W6	0.0 – 0.6	CLAYEY SILT FILL AND TOPSOIL – brown, moist	-
W7	0.0 – 0.6	SILTY SAND FILL – brown, moist	-
W8	0.0 – 0.6	CLAYEY SILT FILL AND TOPSOIL – brown, moist	-
Base 201	0.80	SILT AND CLAYEY SILT FILL – brown, some sand, some gravel, moist	0
Base 202	0.90	SILT AND CLAYEY SILT FILL – brown, some sand, some gravel, moist	0
Base 203	0.65	SILT AND CLAYEY SILT FILL – brown, some sand, some gravel, moist	0
Base 204	0.90	SILT AND CLAYEY SILT FILL – brown, some sand, some gravel, moist	0
Base 205	0.35	SILT AND CLAYEY SILT FILL – brown, some sand, some gravel, moist	0
W205	0.0 – 0.5	SILT AND CLAYEY SILT FILL – brown, some gravel, trace concrete, moist	0
W206	0.0 – 0.3	SILT AND CLAYEY SILT FILL – brown, some dark brown topsoil intermixed, moist	0
Base 305	0.7	SANDY SILT FILL – brown, moist	0
W305	0.0 – 0.5	SILT FILL AND TOPSOIL – brown, some gravel, moist	0
W306	0.0 – 0.3	TOPSOIL – black, moist	0

Sample Identification	Depth (m bgs)	Lithology	Total Combustible Vapour Reading (ppm)
Base 405	1.0	SANDY SILT FILL – brown, moist	0
W405	0.0 – 0.5	SILTY SAND FILL – brown, some gravel, moist	0
W406	0.3	SILT AND CLAYEY SILT FILL – brown, trace gravel, moist	0

5.5 Soil Analysis

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the test holes and remedial excavation base and walls. The selection of representative “worst case” soil samples from each borehole was based on sample location in relation to previously identified impacts, field screening for organic vapours, and visual or olfactory evidence of impacts as detailed in Table 5.1.

Copies of the laboratory Certificates of Analysis for the tested soil samples are provided in Appendix F. The 2011 MECP Table 2 Site Condition Standards (SCSs) for Residential Property Use with fine/medium textured soil in a potable groundwater condition are included on the Certificates of Analysis. Soil sampling analysis plans are included in 6a, 6b, and 6c.

5.5.1 Cyanide

Four (4) soil samples recovered from Test Holes in the vicinity of TP1 (i.e., TP1 – 1 m North, TP1 – 1 m East, TP1 – Adjacent South, and TP1 – 1 m West) were evaluated for cyanide. All cyanide concentrations were measured at levels below the reported detection limits (RDLs) and hence, below the 2011 MECP Table 2 SCSs.

5.5.2 Petroleum Hydrocarbons (Fractions F1-F4)

Two (2) soil samples recovered from Test Holes in the vicinity of BH6/MW (i.e., BH6/MW – 1 m North and BH6/MW – 1 m South) were evaluated for Petroleum Hydrocarbons (PHCs) Fractions 1-4. PHC Fraction 3 and 4 were detected in both BH6/MW – 1 m North and BH6/MW – 1 m South, however, the concentrations were well below the 2011 MECP Table 2 SCSs.

5.5.3 Metals

A total of thirty-five (35) bulk samples, including four (4) duplicate samples, from thirty-one (31) locations, including seventeen (17) base and fourteen (14) wall sample locations, were recovered from the excavation area, and submitted for analysis of metals. A description of the soil samples submitted for analysis is provided in Table 5.4b.

Soil samples were submitted for analysis from various sampling events which occurred on April 11, May 4, July 14 and October 4, 2022. Several soil samples submitted during these sampling events contained lead concentrations which exceeded the 2011 MECP Table 2 SCSs, and as such, the excavation was extended where feasible.

Of the thirty-one (31) sampling locations, six (6) base samples and eight (8) wall samples are located at the final extent of the remedial excavation. These samples include Base 104-A, Base 201, Base 202, Base 203, Base 204, Base 405, W1, W2, W3, W4, W7, W8, W405, and W406. All metals concentrations were measured at levels below 2011 MECP Table 2 in all five (5) of the base samples (i.e., Base 201, Base 202, Base 203, and Base 405) and three (3) of the wall samples (i.e., W4, W405, W406). The remaining wall samples (i.e., W1, W2, W3, W7, and W8) had lead concentrations above the 2011 MECP Table 2 SCSs, however, the walls were at the property limit and therefore the remedial excavation could not be advanced further in these directions. The verification samples from the final excavation outline are shown in Figure 6c.

6.0 Discussion

6.1 Assessment of Areas of Potential Environmental Concerns (APECs)

Potential chemicals of concern (COCs) in the soil and groundwater within the APECs were assessed as part of EXP's Phase Two ESA soil and groundwater sampling programs. The assessment of potential COCs in soil is discussed in section 6.1.1 below. The assessment of potential COCs in groundwater is discussed in section 6.1.2 below.

6.5.1 Assessment of Soil COCs

Soil at the Phase Two Property within the identified APECs were assessed for the potential presence of COCs that may be associated with PCAs identified both on and off-Site. Many of the boreholes and test pits within the APECs were used for screening purposes to identify potential COCs (i.e., soil hydrocarbon vapour screening, visual and olfactory observations, etc.) prior to selecting samples for analytical testing. Soil samples were collected from twelve (12) test pit locations for the analysis of metals and inorganics and PAHs (refer to Figure 3a and 3b), four (4) test hole locations for the analysis of cyanide (refer to Figure 6a), six (6) borehole locations and two (2) test pit locations for the analysis of PHCs and VOCs (refer to Figure 3c), two (2) test hole locations for the analysis of PHCs (refer to Figure 6b), and thirteen (13) bulk sample locations for the analysis of metals (refer to Figure 6c).

ASSESSMENT OF APEC 1

APEC 1 – Importation of fill materials for Site grading, railway line removals, and surface material stripping in the early 2010s.

- Three (3) distinct fill materials were identified at the Site. It should be noted that none of the fill materials encountered on the Site, other than the material removed during the remedial excavation, exhibited evidence of impact including staining, odour, or elevated soil hydrocarbon vapour concentrations. The fill material is described below:

Topsoil – was identified across the Site at the surface of BH2/MW, BH3, BH4/MW, BH5/MW, BH6/MW, to a depth of approximately 0.05 to 0.3 m bgs. The topsoil was characterized as moist and brown to black. Soil samples were retrieved from the upper fill material (depth interval 0.0 to 0.3 m bgs) at test pit locations TP9, TP19, and TP25 for the analysis of metals and inorganics parameters and PAHs.

Silt and/or Clayey Silt Fill – was identified across the Site at the surface or beneath the topsoil of BH1/MW, BH2/MW, BH3, BH4/MW, BH5, TP1, TP2, TP3, TP4, TP5, TP6, TP7, TP8, TP9, TP10, TP11, TP12, TP13, TP14, TP15, TP16, TP17, TP18, TP19, TP20, TP21, TP23, TP24, TP25, TP26, and TP27 to a depth of 0.3 to 2.7 m bgs. The silt and/or clayey silt fill material was characterized as moist and brown with various components of sand, gravel, and topsoil. Trace glass was encountered in this layer in BH2/MW, trace plastic in TP23, trace garbage in TP2, trace concrete in TP20, and trace asphalt was encountered in BH2/MW, BH3, TP2, TP14, TP17, TP18, TP19, TP20, and TP23. Soil samples were retrieved from the depth interval 0.6 to 0.9 m bgs at TP1, 0.0 to 0.4 at TP3 and TP17, 0.0 to 0.5 at TP5 and TP15, 0.2 to 0.8 at TP7, 0.0 to 0.9 at TP11, and 0.0 to 0.8 at TP13 for the analysis of metals and inorganics parameters and PAHs.

Sand Fill – was identified in the centre of the northern section of the Site near the slope beneath the topsoil or underlying the silt and/or clayey silt Fill materials of BH5, BH6/MW and TP22 to a depth of 1.4 to 2.5 m bgs. The sand fill material was characterized as fine to medium grained, moist to wet, and brown with some gravel. Soil samples were retrieved from a depth interval 1.2 to 2.3 m bgs at TP22 for the analysis of metals and inorganics parameters and PAHs, and from a depth of 1.1 to 1.5 m bgs at Borehole Location BH6/MW for the analysis of PHCs and VOCs.

- TP1 had an exceedance of cyanide at a depth interval of 0.6 to 0.9 m bgs. It was noted that some black colouration was found at this interval depth. Further investigative work was completed wherein four (4) test holes were advanced in all cardinal directions within 1 m of the Test Pit (i.e., TP1 – 1 m North, TP1 – 1 m East, TP1 – Adjacent South, and TP1 – 1 m West). Soil samples retrieved from the depth interval of 0.5 to 0.7 m bgs at TP1 – 1 m North, 0.4 to 0.6 m bgs at TP1 – 1 m East, 0.5 to 0.6 m bgs at TP1 – 1 m West, and 0.3 to 0.5 m bgs at TP1 – Adjacent South were analyzed for cyanide. No black colouration was found at this interval depth in any of the Test Holes.
- No cyanide was detected in any of the four (4) test holes. An average cyanide concentration of 0.036 ug/g was calculated using TP1 and the four (4) test holes (assigned values of reported detection limit, 0.01 ug/g) which is below the MECP 2011 Table 2 SCSs.
- PAH parameters were detected in all sampling locations except for TP19. None of these PAHs were detected at concentrations in excess of the MECP 2011 Table 2 SCSs.
- TP9 and TP25 had exceedances for lead at a depth interval of 0.0 to 0.4 m bgs and 0.0 to 0.3 m bgs, respectively. TP25 had an exceedance for arsenic. Both impacted areas were attributed to former railway lines operation and/or discard rather than poor fill quality (as noted below in APEC 2 discussion).

ASSESSMENT OF APEC 2

APEC 2 – Former railway lines on-Site and adjacent to the Site, and possible use of Site as a Rail Yard

- During the Phase Two ESA completed by EXP in 2021, six (6) boreholes (BH1/MW, BH2/MW, BH3, BH4/MW, BH5, and BH6/MW), four (4) monitoring wells (BH1/MW, BH2/MW, BH4/MW, and BH6/MW), and twenty-seven (27) test pits (TP1, TP2, TP3, TP4, TP5, TP6, TP7, TP8, TP9, TP10, TP11, TP12, TP13, TP14, TP15, TP16, TP17, TP18, TP19, TP20, TP21, TP22, TP23, TP24, TP25, TP26, and TP27) were advanced within the area covered by APEC 2. Samples were submitted from a total of twelve (12) locations across the Site for the analysis of metals and inorganics and PAHs (TP1, TP3, TP5, TP7, TP9, TP11, TP13, TP15, TP17, TP19, TP22, and TP25). In addition, samples from eight (8) locations were submitted for analysis of PHCs and VOCs (BH1/MW, BH2/MW, BH3, BH4/MW, BH5, BH6/MW, TP26, and TP27).
- TP1 had an exceedance of cyanide at a depth interval of 0.6 to 0.9 m bgs. This impact was attributed to poor fill quality rather than former railway lines operations and/or use of the Site as a rail yard.

- PAH parameters were detected in all sampling locations except for TP19. None of these PAHs were detected at concentrations in excess of the MECP 2011 Table 2 SCSs.
- Low concentrations of PHC parameter PHC Fraction 2 was detected in BH3 at a depth of 1.5 to 2.3 m bgs. Elevated concentrations of PHC parameters were detected in BH6/MW at a depth of 1.1 to 1.4 m bgs. It is noted that although the PHC parameters did not exceed the MECP 2011 Table 2 SCSs, however, further investigative work was completed to determine if soils in the vicinity of BH6/MW were impacted with higher concentrations of PHCs.
- No PHC parameters were detected at TP26 which was 7 m east of BH6/MW or TP27 which was 5 m west of BH6/MW. It is noted that TP26 could not be advanced closer to BH6/MW due to an underground clay tile water drain. Further investigative work was completed wherein two (2) test holes were advanced to the north and south of BH6/MW (i.e., BH6/MW – 1 m North and BH6/MW – 1 m South) to determine if elevated concentrations were present in surrounding soils. Low concentrations of PHC parameters PHC Fraction F3 and F4 were present in both of the test holes, which were well below the BH6/MW concentrations, and hence, the MECP 2011 Table 2 SCSs. It is noted that BH6/MW is located within the fill materials surrounding a clay tile water drain and the elevated levels of PHC parameters may be transported through this drain.
- TP9 and TP25 had exceedances for lead concentrations at a depth interval of 0.0 to 0.4 m bgs and 0.0 to 0.3 m bgs, respectively. TP25 also had an exceedance for arsenic. To date, this area was remediated to a depth of 0.3 to 1.2 m bgs. A total of thirty-five (35) confirmatory samples, including four (4) duplicate samples, seventeen (17) base samples, and fourteen (14) wall samples, were recovered from the excavation area and submitted for analysis of metals. Five (5) base (Base 201, Base 202, Base 203, Base 204, and Base 405) and eight (8) wall samples (W1, W2, W3, W4, W405, W406, W7, and W8) are from the current limit of the excavation area. Three (3) of the excavation walls (i.e., North Wall, East Wall, and South Wall) extend to the Site property limit and account for five (5) wall samples (W1, W2, W3, W7, and W8). These wall samples exceed the MECP 2011 Table 2 SCSs for lead. No metal concentrations exceeded the MECP 2011 Table 2 SCSs from any of the five (5) base samples (Base 201, Base 202, Base 203, Base 204, and Base 405) or remaining three (3) wall samples (W4, W405, and W406).

ASSESSMENT OF APEC 3

APEC 3 – Former operations of gasoline service stations, automotive repair and maintenance garages, a dry cleaner, and a car sales facility to the north of the Site.

- During the Phase Two ESA completed by EXP in 2021, five (5) boreholes (BH2/MW, BH3, BH4/MW, BH5, and BH6/MW), three (3) monitoring wells (BH2/MW, BH4/MW, and BH6/MW), and nine (9) test pits (TP19, TP20, TP21, TP22, TP23, TP24, TP25, TP26, and TP27) were advanced within the area covered by APEC 3. Samples from seven (7) locations were submitted for analysis of PHCs and VOCs (BH2/MW, BH3, BH4/MW, BH5, BH6/MW, TP26, and TP27).
- Low concentrations of PHC parameter PHC Fraction 2 was detected in BH3 at a depth of 1.5 to 2.3 m bgs. Elevated concentrations of PHC parameters were detected in BH6/MW at a depth

of 1.1 to 1.4 m bgs. It is noted that the PHC parameters did not exceed the MECP 2011 Table 2 SCSs. The elevated PHC concentrations were attributed to railway lines operations and/or use of the Site as a rail yard rather than former operations of gasoline service stations, automotive repair and maintenance garages, a dry cleaner, and a car sales facility to the north of the Site.

ASSESSMENT OF APEC 4

APEC 4 – Current and former operations of a commercial trucking company and automotive repair and maintenance garage to the southwest of the Site.

- During the Phase Two ESA completed by EXP in 2021, one (1) borehole (BH1/MW) and two (2) (TP1 and TP18) were advanced within the area covered by APEC 4. A sample from BH1/MW was submitted for analysis of PHCs and VOCs. All PHC and VOC parameters were below the reported detection limit and, hence, the MECP 2011 Table 2 SCSs.

6.5.2 Assessment of Groundwater COCs

Groundwater at the Site was assessed for the potential presence of COCs that may be associated with PCA's on-Site. During the Phase Two ESA, groundwater samples were collected from four (4) monitoring wells (BH1/MW, BH2/MW, BH4/MW, and BH6/MW) that were screened within water table/first water bearing unit. It is noted that BH6/MW was advanced through wet fill materials surrounding a cracked clay tile water drain which was not representative of Site groundwater conditions. Thus, the screen was advanced below this wet fill layer. Five (5) groundwater samples, including a duplicate, were collected for the analysis of VOCs and PHCs from BH1/MW, BH2/MW, BH4/MW and BH6/MW. Groundwater samples were collected on October 11, 2021.

- BH1/MW, BH2/MW, BH4/MW and BH6/MW were installed within APEC 2.
- BH2/MW, BH4/MW and BH6/MW were installed within APEC 3
- BH1/MW was installed within APEC 4

All groundwater samples analyzed had concentrations of PHC and VOC parameters below the reported detection limit, and hence, the 2011 MECP Table 2 SCSs. No groundwater COCs were retained.

7.0 Conclusions and Recommendations

The Phase Two ESA, Supplementary Subsurface Investigation, and Remedial Works programs were completed to identify potential chemicals of concern in relation to the four (4) APECs identified in the Phase One ESA program. The results from the Phase Two ESA identified three (3) areas for further investigation and/or remediation including supplementary subsurface investigations in the vicinity of a cyanide exceedance and elevated PHC concentrations, and a remedial excavation in the eastern portion of the Site where two (2) lead impacts and an arsenic impact were identified.

The observations and analytical results for representative soil samples recovered from the two (2) areas of supplementary subsurface investigations (i.e., the cyanide concentrations in the vicinity of exceedance identified and potential PHC impacts in the vicinity of elevated concentrations identified) indicated that the objectives of the supplementary subsurface investigation and remedial works in these areas had been achieved. The analytical results for the parameters evaluated satisfy the “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” (“the SGWS Standards”), Ministry of the Environment, Conservation and Parks (MECP), July 1, 2011 – Table 2 Full Depth Background Site Condition Standards (SCS) in a Potable Groundwater Condition for Residential/Parkland/Institutional Property Use with fine/medium textured soils.

In addition, at the time of this report, the observations and analytical results for the representative soil samples recovered from the remedial excavation surrounding lead and arsenic impacts is completed. All impacted soils to date have been excavated and transported to a portion of the property within the project area but outside of the RSC boundary. The limits of the excavation to the north, east, and south have been extended to the property boundary while the limits to the west extended between 17.0 and 33.5 m west of the eastern property boundary. The depth of the excavation ranges from 0.3 to 1.2 m bgs.

At the time of this report, the excavation remains open. Any movement of soils and fill materials brought on-Site must be completed in accordance with Ontario Regulation 347 (as amended), Soil Management Regulation (O. Reg. 406/19)) which will affect the transportation and use of excess soils on-Site and all other applicable regulations.

8.0 References

This study was conducted in accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

- “Guideline on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario”, Ministry of the Environment of Ontario, December 1996;
- *The Ontario Water Resources Act - R.R.O. 1990, Regulation 903 - Amended to O. Reg. 128/03*, August 2003;
- “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, 2011;
- “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act”, March 2004;
- *Ontario Regulation 153/04 (made under the Environmental Protection Act)*, May 2004 (MECP) amended by Regulation 511/09;
- *Environmental Protection Act*, R.S.O. 1990, Chapter E.19, as amended, September 2004.
- *Phase II Environmental Site Assessment, CSA Group, Document No. Z769-00, November 2001 (Re-affirmed 2018)*;

9.0 General Limitations

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

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

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

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

This report was prepared for the exclusive use of **North Shore Farming Co. Ltd.** and may not be reproduced in whole or in part, without the prior written consent of EXP, or used or relied upon in whole or in part by other parties for any purposes whatsoever. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

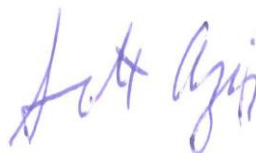
10.0 Closure

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

EXP Services Inc.



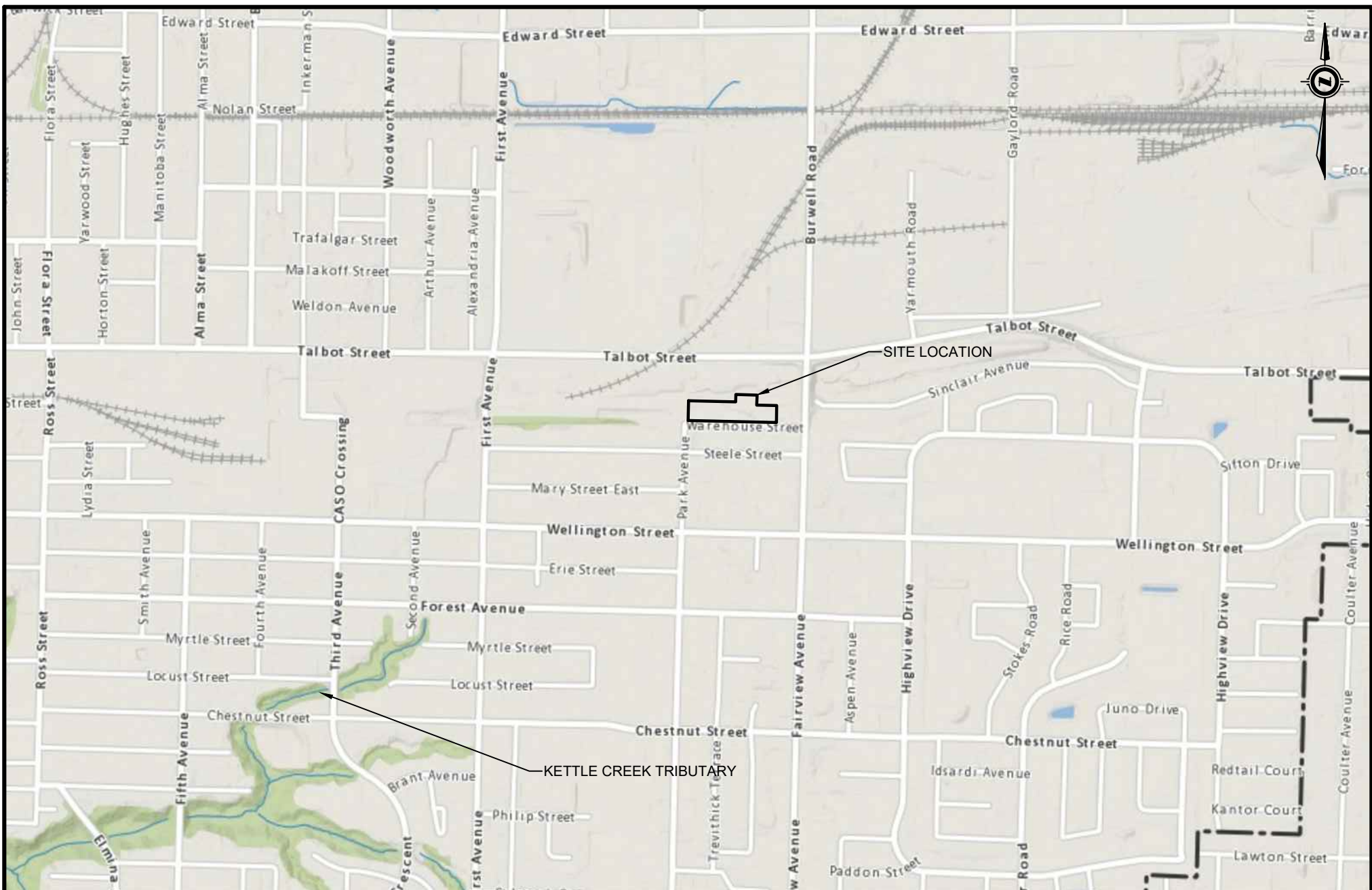
Kevin De Haan, M.Sc, EP_t
Environmental Scientist
Environmental Division



Scott Aziz, P.Eng.
Senior Project Manager, Team Leader
Environmental Division

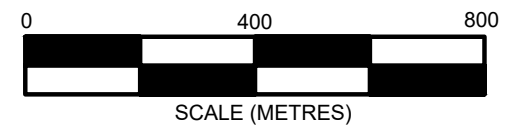


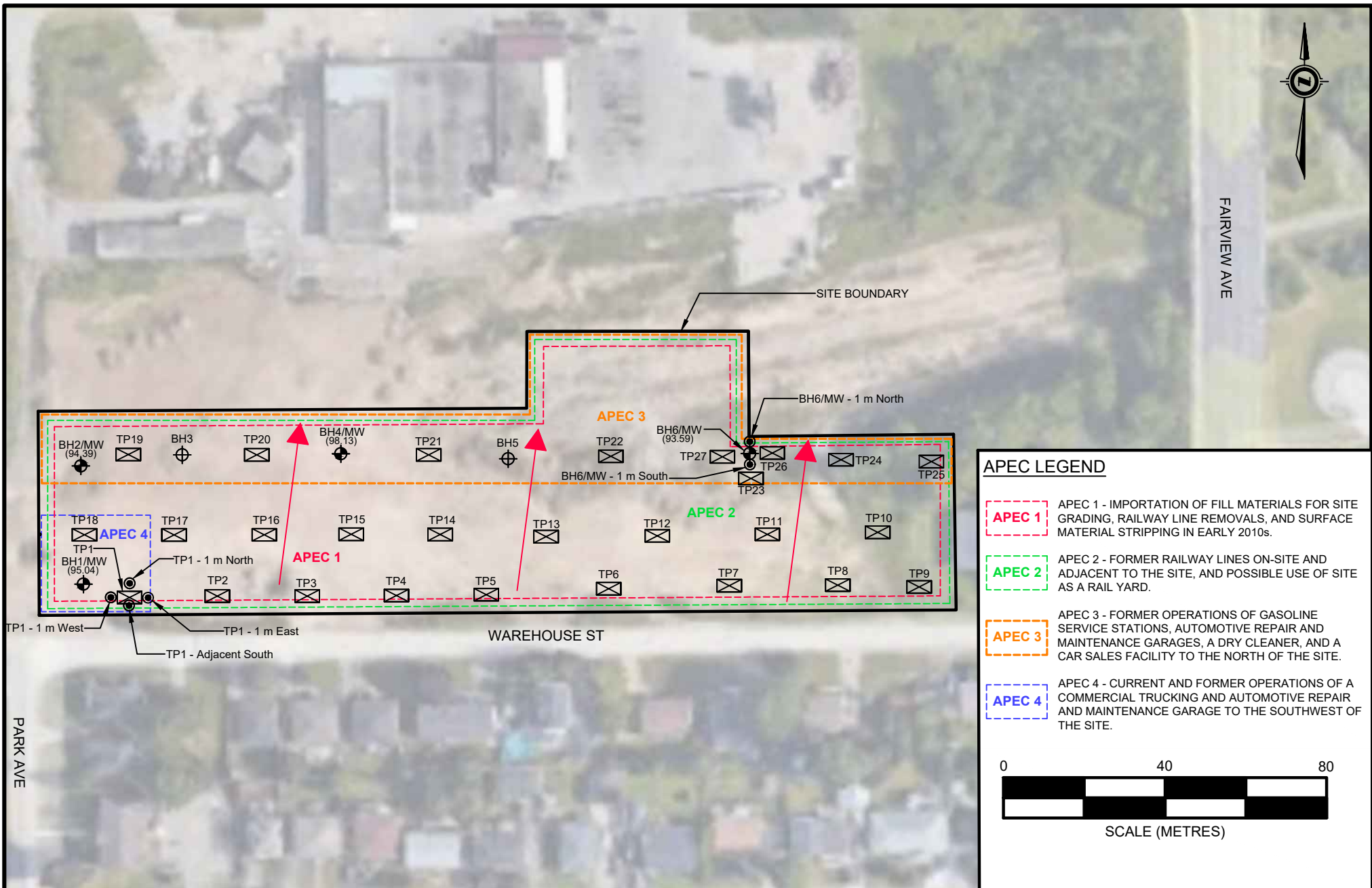
Figures



Exp Services Inc.
15701 Robin's Hill Rd
London, Ontario
N5V 0A5

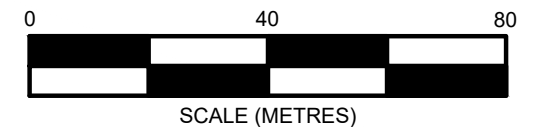
CLIENT: NORTH SHORE FARMING CO. LTD.		
SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO		
TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - SITE LOCATION PLAN		
Date: JANUARY 2023	PROJECT No: LON-21016021-A0	FIG 1





APEC LEGEND

- APEC 1** APEC 1 - IMPORTATION OF FILL MATERIALS FOR SITE GRADING, RAILWAY LINE REMOVALS, AND SURFACE MATERIAL STRIPPING IN EARLY 2010s.
- APEC 2** APEC 2 - FORMER RAILWAY LINES ON-SITE AND ADJACENT TO THE SITE, AND POSSIBLE USE OF SITE AS A RAIL YARD.
- APEC 3** APEC 3 - FORMER OPERATIONS OF GASOLINE SERVICE STATIONS, AUTOMOTIVE REPAIR AND MAINTENANCE GARAGES, A DRY CLEANER, AND A CAR SALES FACILITY TO THE NORTH OF THE SITE.
- APEC 4** APEC 4 - CURRENT AND FORMER OPERATIONS OF A COMMERCIAL TRUCKING AND AUTOMOTIVE REPAIR AND MAINTENANCE GARAGE TO THE SOUTHWEST OF THE SITE.



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SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO		
TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - BOREHOLE, TEST PIT, TEST HOLE, AND MONITORING WELL LOCATION PLAN		
Date: JANUARY 2023	PROJECT No: LON-21016021-A0	FIG 2

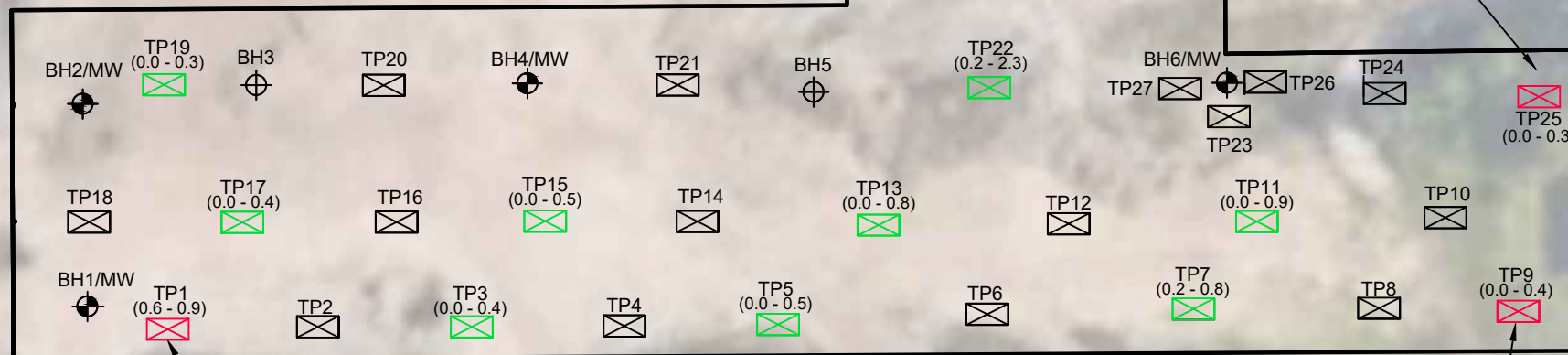
LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT (SEPT 27 & 30, 2021)
- TEST HOLE (APRIL 11, 2022)
- (95.04) GROUNDWATER ELEVATION (METRES): OCTOBER 11, 2021
- INFERRED SHALLOW GROUNDWATER FLOW



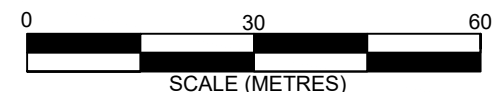
SITE BOUNDARY

TP25 (0.0 - 0.4 m bgs)	
30/09/2021	
Arsenic	25 ug/g
Lead	800 ug/g



TP1 (0.6 - 0.9 m bgs)	
27/09/2021	
Cyanide (Free)	0.14 ug/g

TP9 (0.0 - 0.4 m bgs)	
27/09/2021	
Lead	270 ug/g



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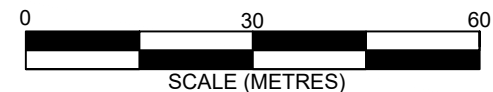
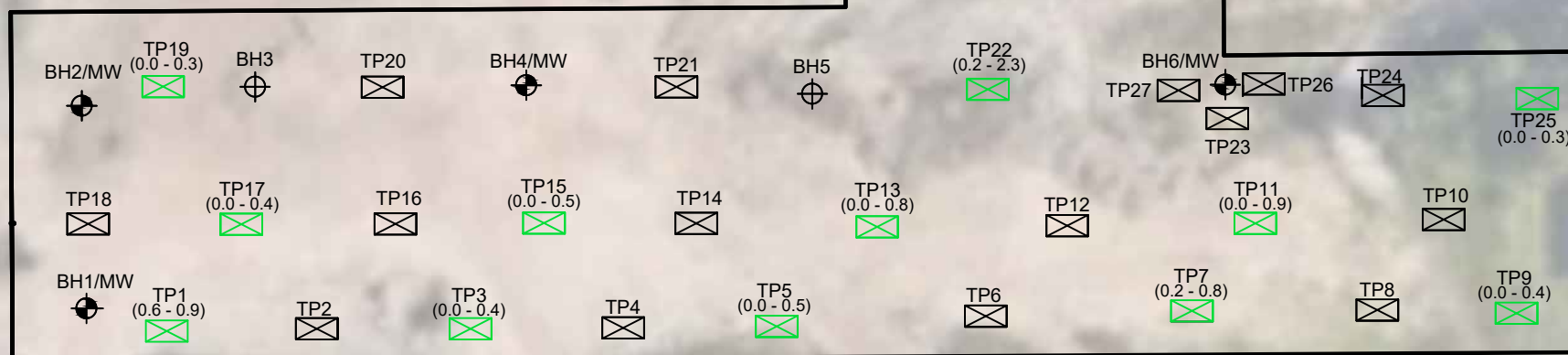
CLIENT: NORTH SHORE FARMING CO. LTD.		
SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO		
TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - SOIL METALS AND INORGANICS SAMPLING PLAN VIEW		
Date: JANUARY 2023	PROJECT No: LON-21016021-A0	FIG 3a

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- SAMPLING LOCATION WHERE METALS AND INORGANICS WERE BELOW MECP (2011) TABLE 2 SCSs
- SAMPLING LOCATION WHERE METALS AND INORGANICS EXCEEDED MECP (2011) TABLE 2 SCSs
- SOIL SAMPLING DEPTH IN METRES BELOW GROUND SURFACE (BGS)



SITE BOUNDARY



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CLIENT: NORTH SHORE FARMING CO. LTD.

SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO

TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS -
SOIL PAHs SAMPLING PLAN VIEW

Date: JANUARY 2023

PROJECT No:
LON-21016021-A0

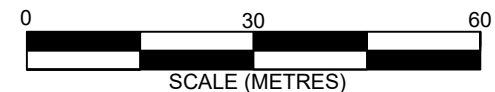
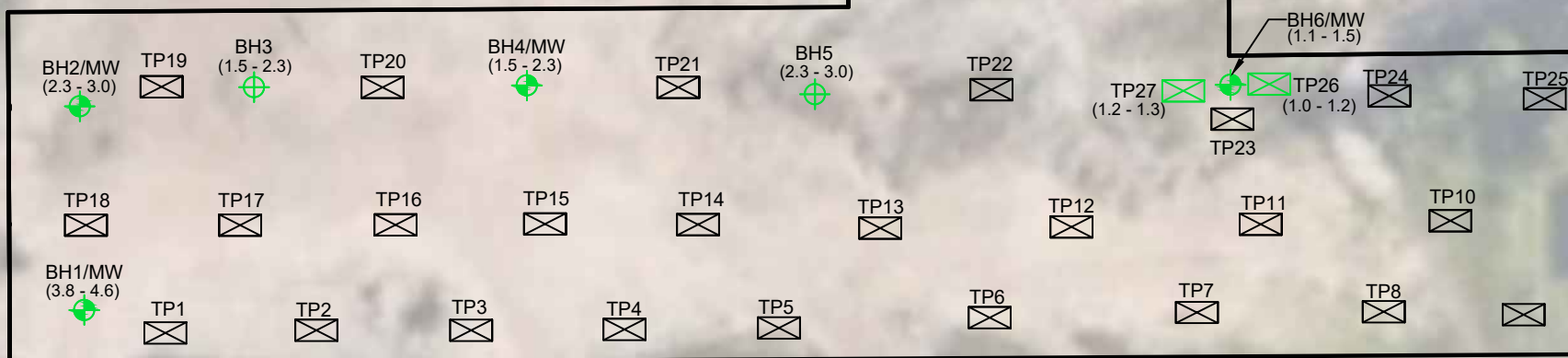
FIG 3b

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- SAMPLING LOCATION WHERE PAHs WERE BELOW MECPS (2011) TABLE 2 SCSs
- SOIL SAMPLING DEPTH IN METRES BELOW GROUND SURFACE (BGS)
(0.0-0.4)



SITE BOUNDARY



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SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO

TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS -
SOIL PHCs & VOCs SAMPLING PLAN VIEW

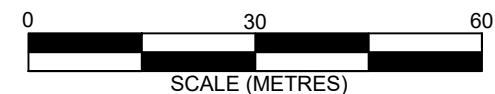
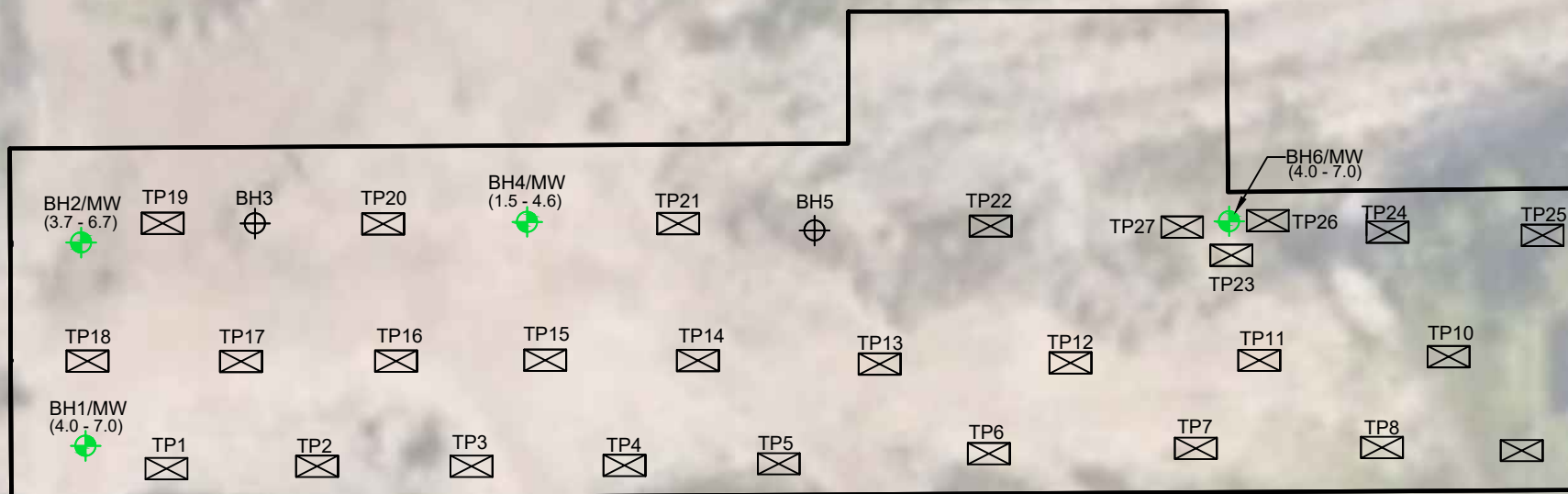
Date: JANUARY 2023

PROJECT No:
LON-21016021-A0

FIG 3c

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- SAMPLING LOCATION WHERE PHCs & VOCs WERE BELOW MECs (2011) TABLE 2 SCSs
- SOIL SAMPLING DEPTH IN METRES BELOW GROUND SURFACE (BGS) (0.0-0.4)



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CLIENT: NORTH SHORE FARMING CO. LTD.

SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO

TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS -
GROUNDWATER PHCs & VOCs SAMPLING PLAN VIEW

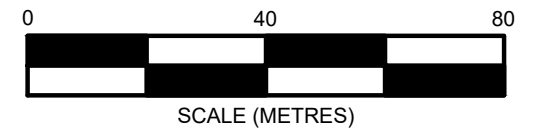
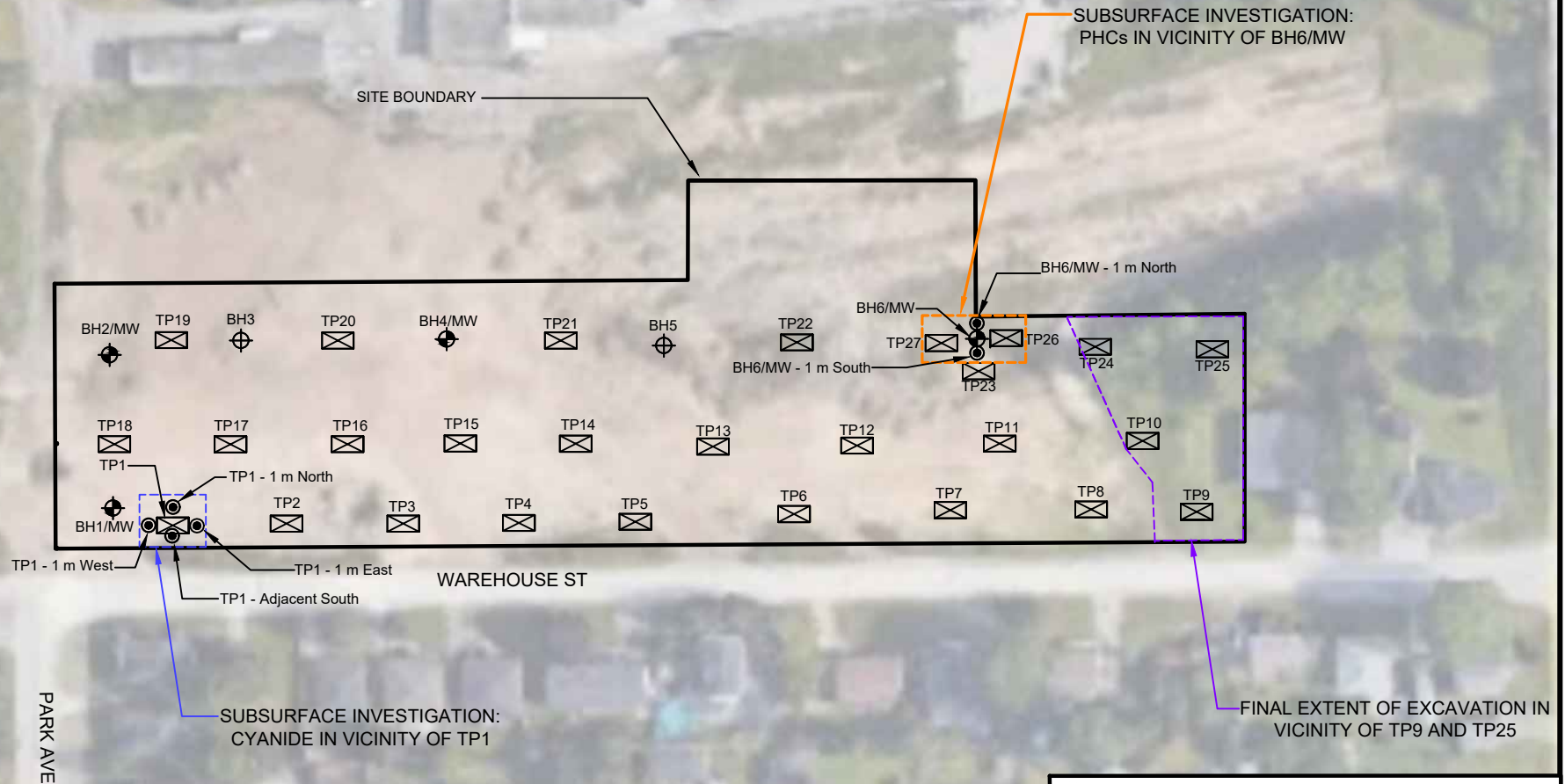
Date: JANUARY 2023

PROJECT No:
LON-21016021-A0

FIG 4

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- SAMPLING LOCATION WHERE PHCs & VOCs WERE
BELOW MECP (2011) TABLE 2 SCSs
- WELL SCREEN DEPTH IN METRES BELOW GROUND
SURFACE (BGS) (4.0-7.0)

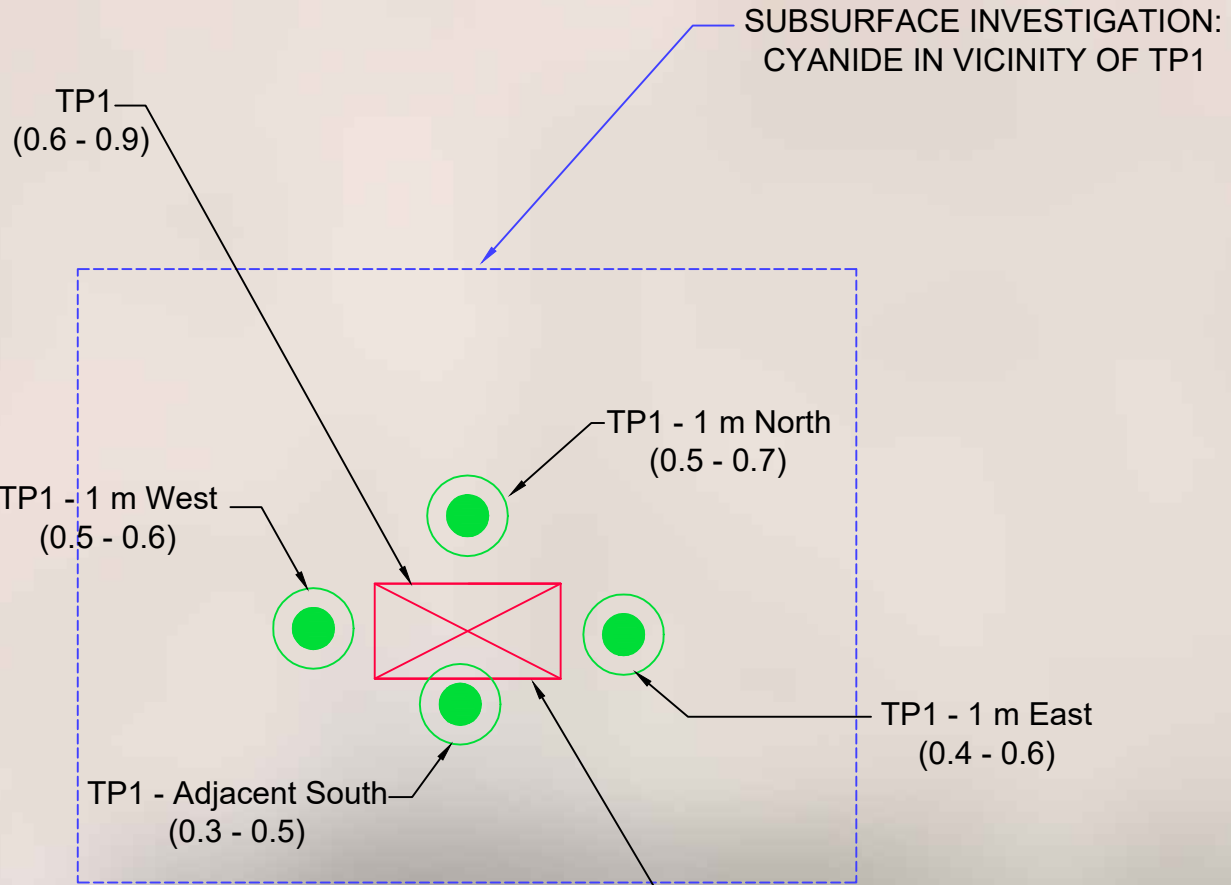


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SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO		
TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - SUPPLEMENTARY SUBSURFACE INVESTIGATION AND REMEDIAL EXCAVATION PLAN		
Date: JANUARY 2023	PROJECT No: LON-21016021-A0	FIG 5

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- BOREHOLE LOCATION (AUG 19, 2021)
- TEST PIT (SEPT 27 & 30, 2021)
- TEST HOLE (APRIL 11, 2022)



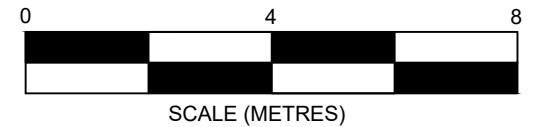
TP1 (0.6 - 0.9 m bgs)

27/09/2021

Cyanide (Free) 0.14 ug/g

SITE BOUNDARY

WAREHOUSE ST



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CLIENT: NORTH SHORE FARMING CO. LTD.		
SITE: WAREHOUSE STREET, ST. THOMAS, ONTARIO		
TITLE: PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - CYANIDE SUPPLEMENTARY SUBSURFACE INVESTIGATION SAMPLING PLAN		
Date: JANUARY 2023	PROJECT No: LON-21016021-A0	FIG 6a

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- TEST HOLE (APRIL 11, 2022)
- SAMPLING LOCATION WHERE CYANIDE WAS BELOW MECP (2011) TABLE 2 SCSs
- SAMPLING LOCATION WHERE CYANIDE EXCEEDED MECP (2011) TABLE 2 SCSs
- SOIL SAMPLING DEPTH IN METRES BELOW GROUND SURFACE (BGS)

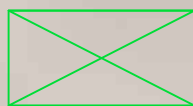
SUBSURFACE INVESTIGATION:
CYANIDE IN VICINITY OF TP1

SITE BOUNDARY

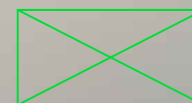


BH6/MW - 1 m North
(0.7 to 0.8)

BH6/MW
(1.1 - 1.5)

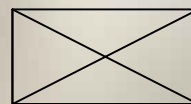


TP27
(1.2 - 1.3)

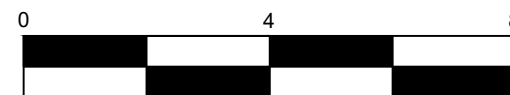


TP27
(1.0 - 1.2)

BH6/MW - 1 m South
(0.6 to 0.9)



TP23



SCALE (METRES)



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TITLE:
PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - PHCs
SUPPLEMENTARY SUBSURFACE INVESTIGATION SAMPLING PLAN

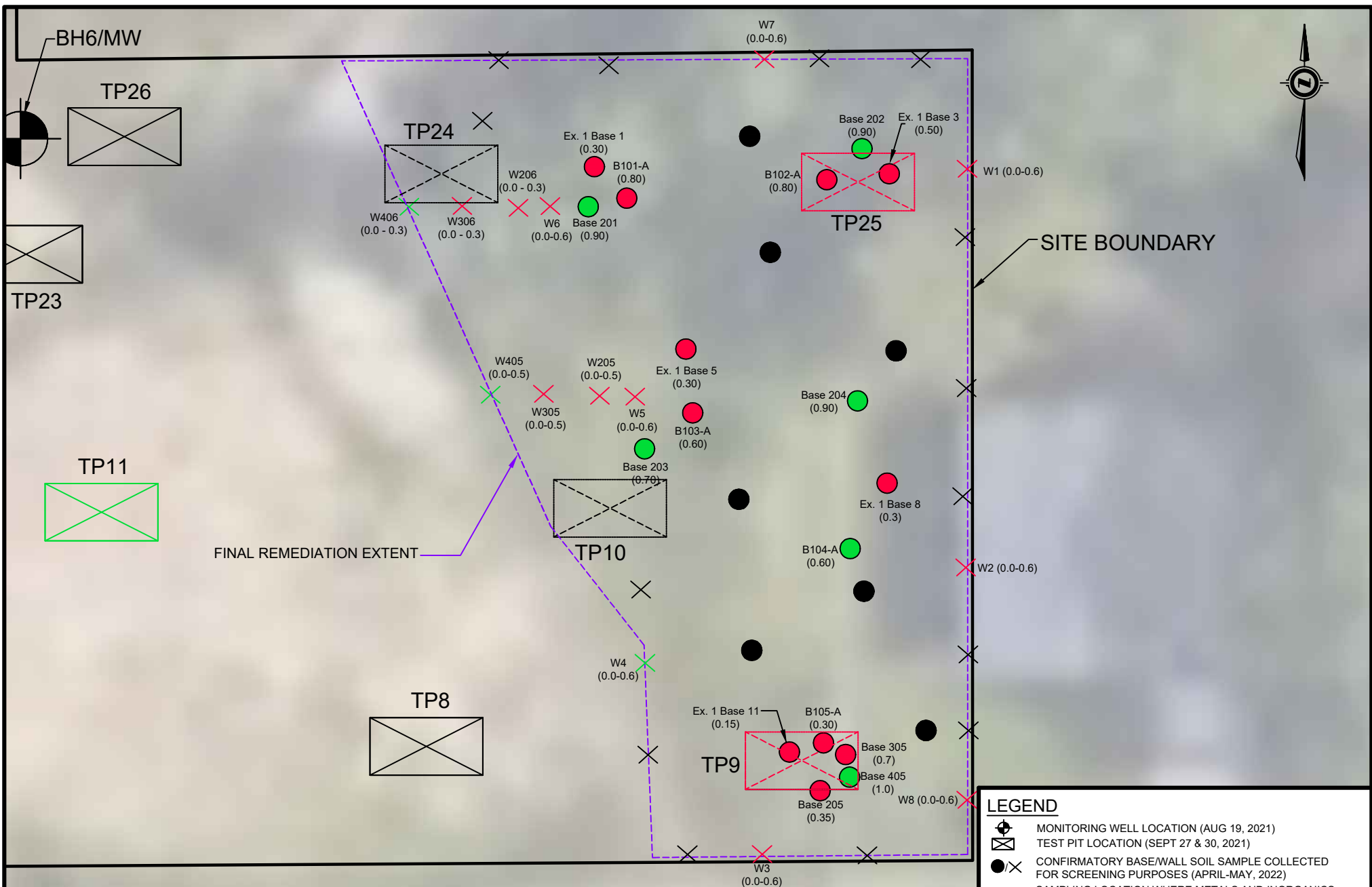
Date:
JANUARY 2023

PROJECT No:
LON-21016021-A0

FIG
6b

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- TEST HOLE (APRIL 11, 2022)
- SAMPLING LOCATION WHERE PHCs WERE BELOW MECp (2011) TABLE 2 SCSs
- SOIL SAMPLING DEPTH IN METRES BELOW GROUND SURFACE (BGS)





Exp Services Inc.

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London, Ontario

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CLIENT:		NORTH SHORE FARMING CO. LTD.	
SITE:		WAREHOUSE STREET, ST. THOMAS, ONTARIO	
TITLE:		PHASE TWO ESA & PRELIMINARY REMEDIAL WORKS - METALS REMEDIAL EXCAVATION SAMPLING PLAN	
Date:	JANUARY 2023	PROJECT No:	LON-21016021-A0
		FIG:	6c

LEGEND

- MONITORING WELL LOCATION (AUG 19, 2021)
- TEST PIT LOCATION (SEPT 27 & 30, 2021)
- CONFIRMATORY BASE/WALL SOIL SAMPLE COLLECTED FOR SCREENING PURPOSES (APRIL-MAY, 2022)
- SAMPLING LOCATION WHERE METALS AND INORGANICS EXCEEDED MECP (2011) TABLE 2 SCSs
- SAMPLING LOCATION WHERE METALS AND INORGANICS PASSED MECP (2011) TABLE 2 SCSs
- CONFIRMATORY BASE / WALL SAMPLING LOCATION WHERE METALS AND INORGANICS EXCEEDED MECP (2011) TABLE 2 SCSs
- CONFIRMATORY BASE / WALL SAMPLING LOCATION WHERE METALS AND INORGANICS PASSED MECP (2011) TABLE 2 SCSs
- FINAL EXTENT OF EXCAVATION



Appendix A:
Borehole Logs

BH1/MW

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum 99.21
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	99.21	FILL - silt, brown, some gravel, trace sand, compact, moist			DP	SA1	0	
1	98.0	CLAYEY SILT TILL - brown, trace gravel, stiff, moist - turning brown and grey mottled at 1.4m bgs			DP	SA2	0	
2					DP	SA3	0	
3					DP	SA4	0	
4		- turning grey 4.1m bgs			DP	SA5	0	
5					DP	SA6	0	Soil - PHCs, VOCs
6					DP	SA7	0	
7	92.2				DP	SA8	0	Groundwater - PHCs, VOCs
		End of Borehole at 7.0m bgs.						

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 7.0 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): 0.3 - 3.7 m
 Monitoring Well Screened From (m): 4.0
 Monitoring Well Screened To (m): 7.0
 Water Level in Well (m): 4.17 m bgs (Elev: 95.04 m)
 Date of Measurement: October 11, 2021
 Site Supervisor: Kevin De Haan & Michael Dqyer

Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum 98.96
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	98.96							
0	98.9	TOPSOIL: 100 mm - brown, moist			DP	SA1	0	
		FILL - silt, brown, some gravel, some clay, trace organics, trace sand, trace glass, trace asphalt, compact, moist						
1	98.2	CLAYEY SILT TILL - brown, trace gravel, very stiff, moist			DP	SA2	0	
2		- turning brown and grey mottled at 1.8m bgs			DP	SA3	0	
		- turning grey at 2.3m bgs			DP	SA4	0	Soil - PHCs, VOCs
3					DP	SA5	0	
4					DP	SA6	0	Groundwater - PHCs, VOCs
5								
6								
7	92.3	End of Borehole at 6.7m bgs.						

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 6.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): 0.3 - 3.4 m
 Monitoring Well Screened From (m): 3.7
 Monitoring Well Screened To (m): 6.7
 Water Level in Well (m): 4.57 m bgs (Elev: 94.39 m)
 Date of Measurement: October 11, 2021
 Site Supervisor: Kevin De Haan & Michael Dqyer

BH3

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
	0.1	TOPSOIL: 120 mm - brown, moist			DP	SA1	0	Soil - PHCs, VOCs
		FILL - silt and clayey silt, brown, some gravel, trace asphalt, compact, moist						
-1					DP	SA2	0	
	1.5	SAND AND GRAVEL brown, some cobbles, wet			DP	SA3	0	
-2								
					DP	SA4	0	
-3					DP	SA5	0	
	3.2	CLAYEY SILT TILL - grey, trace gravel, very stiff, moist			DP	SA6	0	
-4								
					DP	SA7	0	
-5					DP	SA8	0	
-6	6.1	End of Borehole at 6.1m bgs.						
-7								

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 6.1 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum 99.65Site Location Warehouse Street, St. Thomas, OntarioBoring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	99.65							
	99.6	TOPSOIL: 100 mm - brown, moist			DP	SA1	30	Soil - PHCs, VOCs Groundwater - PHCs, VOCs
		FILL - silt and clayey silt, brown, some gravel, trace sand, trace organics, compact, moist						
-1		- becoming soft with black crushed organics at 0.9 m bgs			DP	SA2	20	
	97.8							
-2		SAND AND GRAVEL - brown, wet			DP	SA3	25	
					DP	SA4	20	
-3	96.6							Groundwater - PHCs, VOCs
		CLAYEY SILT TILL - grey, trace gravel, stiff, moist			DP	SA5	25	
-4					DP	SA6	10	
	95.1							
		End of Borehole at 4.6m bgs.						
-5								
-6								
-7								

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 4.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): 0.3 - 1.2 m
 Monitoring Well Screened From (m): 1.5
 Monitoring Well Screened To (m): 4.6
 Water Level in Well (m): 1.52 m bgs (Elev: 98.13 m)
 Date of Measurement: October 11, 2021
 Site Supervisor: Kevin De Haan & Michael Dqyer

BH5

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
	0.2	TOPSOIL: 150 mm - brown, moist			DP	SA1	0	Soil - PHCs, VOCs, pH
		FILL - silt, brown, some gravel, some clay, trace organics, trace tile, compact, moist						
-1					DP	SA2	20	
	1.5							
		FILL - sand, medium grained, brown, some gravel, moist			DP	SA3	0	
-2								
	2.3				DP	SA4	0	
		SAND AND GRAVEL - brown, some cobbles, wet			DP	SA5	0	
-3								
	4.0				DP	SA6	0	
-4		CLAYEY SILT TILL - brown, trace gravel, stiff, moist						
					DP	SA7	0	
-5		- turning grey at 5.0m bgs			DP	SA8	0	
-6	6.1							
		End of Borehole at 6.1m bgs.						
-7								

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 6.1 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

BH6/MW

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum 98.81
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date August 19, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	98.81							
	98.6	TOPSOIL - 220 mm - brown, moist			DP	SA1	0	Soil - PHCs, VOCs
		FILL - sand, fine grained, brown, some gravel, moist						
-1		- becoming wet at 1.1m bgs			DP	SA2	25	
	97.4	CLAYEY SILT TILL - grey, trace gravel, very stiff, moist			DP	SA3	20	
-2					DP	SA4	20	Groundwater - PHCs, VOCs
					DP	SA5	10	
-3					DP	SA6	0	
-4					DP	SA7	0	
-5					DP	SA8	0	Groundwater - PHCs, VOCs
-6								
-7	91.8	End of Borehole at 7.0m bgs.						

NOTES

- 1) Borehole interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Borehole opened to 7.0 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) DP - Direct Push
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): 0.3 - 3.7 m
 Monitoring Well Screened From (m): 4.0
 Monitoring Well Screened To (m): 7.0
 Water Level in Well (m): 5.22 m bgs (93.59 m)
 Date of Measurement: October 11, 2021
 Site Supervisor: Kevin De Haan & Michael Dqyer



Appendix B: Test Pit Logs

TP1

Sheet 1 of 1

BOREHOLE LOG

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum N/ASite Location Warehouse Street, St. Thomas, OntarioBoring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
0.1		TOPSOIL: 50 mm - brown, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
		FILL - silt and clayey silt, brown, some clay, some rootlets, trace gravel, moist			COMP	SA2	0	
		- some black colouration noted from 0.6 - 0.9m bgs			COMP	SA3	0	
0.9		CLAYEY SILT TILL - brown, trace gravel, stiff, moist						
2.7		- turning grey at 2.5m bgs			GRAB	SA4	0	
		End of Test Pit at 2.7m bgs.						
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

TP2

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - clayey silt, brown, trace topsoil, trace gravel, trace rootlets, moist - trace asphalt, trace garbage, and some cobbles from 0.4 - 1.0m bgs			COMP	SA1	0	
					COMP	SA2	0	
1	1.0	CLAYEY SILT TILL - brown and grey mottled, trace gravel, stiff, moist			COMP	SA3	0	
	1.6	End of Test Pit at 1.6m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

TP3

Sheet 1 of 1

BOREHOLE LOG

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum N/ASite Location Warehouse Street, St. Thomas, OntarioBoring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt, brown, trace rootlets, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
		- turning brown and grey with trace gravel at 0.4 m bgs			COMP	SA2	0	
		- turning dark grey at 0.8 m bgs						
1	1.0	CLAYEY SILT TILL - brown and grey mottled, trace gravel, stiff, moist						
2					GRAB	SA3	0	
3								
		- turning grey at 3.7 m bgs						
		End of Test Pit at 3.8 m bgs.						
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 3.8 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

TP4

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt, brown, trace topsoil, trace rootlets, moist			COMP	SA1	0	
0.6		SAND AND GRAVEL - brown and grey, some silt, moist			COMP	SA2	0	
0.8		CLAYEY SILT TILL - brown, trace gravel, stiff, moist			COMP	SA3	0	
1		- turning brown and grey mottled at 1.5m bgs						
1.8		End of Test Pit at 1.8m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.8 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt mixed with topsoil, brown and black, trace gravel, some rootlets, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
0.5		CLAYEY SILT TILL - brown, trace gravel, stiff, moist			COMP	SA2	0	
1		- turning brown and grey mottled at 1.0 m bgs						
2					COMP	SA3	0	
3								
	3.6	- turning grey at 3.4 m bgs			GRAB	SA4	0	
		End of Test Pit at 3.6m bgs.						
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 3.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
0.2		TOPSOIL: 150 mm - black, moist FILL - silt and clayey silt, brown and grey, some sand, trace gravel, moist - turning brown at 0.5 m bgs			COMP	SA1	0	
1					COMP	SA2	0	
1.5								
1.6		CLAYEY SILT TILL - brown, trace gravel, stiff, moist End of Test Pit at 1.6m bgs.			GRAB	SA3	0	
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum N/ASite Location Warehouse Street, St. Thomas, OntarioBoring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		TOPSOIL: 200 mm - brown, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
0.2		FILL - silt and clayey silt, brown, some sand, moist			COMP	SA2	0	
0.8		CLAYEY SILT TILL - brown and grey mottled, trace sand, trace gravel, stiff, moist						
1								
1.6		End of Test Pit at 1.6m bgs.			GRAB	SA3	0	
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		TOPSOIL: 200 mm - brown, moist			 COMP	SA1	0	
0.2		FILL - silt and clayey silt mixed with topsoil, brown and black, trace to some sand, moist			 COMP	SA2	0	
0.8		CLAYEY SILT TILL - brown and grey mottled, trace gravel, stiff, moist						
1.5		End of Test Pit at 1.5m bgs.			 GRAB	SA3	0	
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.5 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

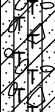
Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum N/ASite Location Warehouse Street, St. Thomas, OntarioBoring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis	
					TYPE	NUMBER			
0		TOPSOIL: 200 mm - black, moist				COMP	SA1	0	Soil - Metals and Inorganics, PAHs
0.2		FILL - silt mixed with topsoil, brown, trace to some sand, moist - no topsoil beginning at 0.4 m bgs				COMP	SA2	0	
1.0		CLAYEY SILT TILL - brown and grey mottled, trace gravel, stiff, moist				COMP	SA3	0	
2		- sand and gravel seam, brown and grey, wet at 2.2 to 2.4 m bgs - turning grey at 2.4 m bgs				GRAB	SA4	0	
						GRAB	SA5	0	
2.8		- standing water in test pit at 2.7m bgs							
		End of Test Pit at 2.8m bgs.							
3									
4									

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.8 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		TOPSOIL: 300 mm - black, moist			COMP	SA1	0	
0.3		FILL - silt and and clayey silt, brown, moist			COMP	SA2	0	
0.6		FILL - sandy silt, brown, trace clay, some gravel, moist			COMP	SA3	0	
1					COMP	SA4	0	
1.7		SAND AND GRAVEL - brown and grey, some silt, wet			GRAB	SA5	0	
2		- standing water in test pit at 2.3m bgs						
2.4		End of Test Pit at 2.4m bgs.						
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.4 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
	0.1	TOPSOIL: 75 mm - brown, moist						
		FILL - silt and clayey silt, brown, trace gravel, moist						
		- turning grey at 0.9 m bgs						
	1.4	CLAYEY SILT TILL - brown, trace gravel, stiff, moist						
	1.9	End of Test Pit at 1.9m bgs.						
-2								
-3								
-4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.9 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	0.1	TOPSOIL: 75 mm - brown, moist FILL - silt, brown, moist			COMP	SA1	0	
	0.5	FILL - clayey silt, brown, trace gravel, stiff, moist						
-1	1.6	- turning grey with some black (organics) at 1.5 m bgs			COMP	SA2	0	
	1.7	CLAYEY SILT TILL - grey, trace gravel, stiff, moist			GRAB	SA3	0	
		End of Test Pit at 1.7m bgs.						
-2								
-3								
-4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
	0.1	TOPSOIL: 50 mm - brown, moist FILL - clayey silt, brown, trace gravel, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
1					COMP	SA2	0	
2	2.1	- turning grey at 2.0m bgs, hit clay tile drain End of Test Pit at 2.1m bgs.			GRAB	SA3	0	
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.1 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

Sheet 1 of 1

Project No. LON-21016021-A0

Datum **N/A**

Boring Date **September 27, 2021**

[illegible]

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt, brown and grey, trace topsoil, some gravel, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
0.5		CLAYEY SILT TILL - brown and grey, trace gravel, stiff, moist			COMP	SA2	0	
1		- turning grey at 1.5m bgs			GRAB	SA3	0	
1.7		End of Test Pit at 1.7m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt, brown and grey, trace to some gravel, moist			COMP	SA1	0	
1					COMP	SA2	0	
1.6		- turning grey at 1.5m bgs						
		SAND AND GRAVEL - brown and grey, some cobbles, moist			COMP	SA3	0	
2								
2.1		CLAYEY SILT TILL - brown, trace gravel, stiff, moist						
3		- thin sand layers from 2.9 - 3.0m bgs, brown and grey, wet			GRAB	SA4	0	
3.3		- turning grey at 3.0m bgs						
		End of Test Pit at 3.3m bgs.						
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 3.3 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

TP17

Sheet 1 of 1

BOREHOLE LOG

Client North Shore Farming Co. Ltd.Project No. LON-21016021-A0Project Name Phase II Environmental Site AssessmentDatum N/ASite Location Warehouse Street, St. Thomas, OntarioBoring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt, brown and grey, some gravel, moist - trace asphalt beginnning at 0.4 m bgs			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
1					COMP	SA2	0	
1.3		CLAYEY SILT TILL - grey, trace gravel, stiff, moist			GRAB	SA3	0	
1.6		End of Test Pit at 1.6m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.6 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL - silt and clayey silt, brown, some gravel, trace asphalt, moist			COMP	SA1	0	
-		- some black topsoil intermixed beginning at 0.5 m bgs			COMP	SA2	0	
-1	1.2	CLAYEY SILT TILL - brown and grey, trace gravel, stiff, moist			COMP	SA3	0	
-1.5		End of Test Pit at 1.5m bgs.						
-2								
-3								
-4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.5 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis	
					TYPE	NUMBER			
0	N/A								
0.1		TOPSOIL: 75 mm - brown, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs	
0.3		FILL - silt and clayey silt, brown and grey, some gravel, some sand, trace asphalt, moist							
		CLAYEY SILT TILL - brown and grey, trace gravel, stiff, moist							
					COMP	SA2	0		
1.5		SAND AND GRAVEL - brown and grey, some silt, wet							
					GRAB	SA3	0		
					GRAB	SA4	0		
2.5		- standing water in test pit at 2.4m bgs							
		End of Test Pit at 2.5m bgs.							
3									
4									

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.5 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
0.1		TOPSOIL: 50 mm - brown, moist FILL - clayey silt, brown and grey, some gravel, some sand, trace asphalt, moist			COMP	SA1	20	
1		- concrete fragments discovered at 1.0 m bgs			COMP	SA2	30	
1.7		FILL - sand and gravel, grey, wet, some clayey silt inclusions, brown and grey, moist			COMP	SA3	25	
2								
2.5		SAND AND GRAVEL - brown, wet - standing water in test pit at 2.5m bgs			GRAB	SA4	25	
2.7		End of Test Pit at 2.7m bgs.						
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	0.1	TOPSOIL: 50 mm - brown, moist FILL - silt and clayey silt, brown, moist			COMP	SA1	0	
	0.5	CLAYEY SILT TILL - brown and grey mottled, trace gravel, stiff, moist			COMP	SA2	15	
-1		- turning grey at 1.7m bgs with intermittent thin sand layers from 1.7 - 2.3m bgs			COMP	SA3	10	
-2	2.3	SAND AND GRAVEL - grey, wet - standing water in test pit at 2.4m bgs			GRAB	SA4	0	
	2.7	End of Test Pit at 2.7m bgs.						
-3								
-4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A	FILL: - silt and clayey silt mixed with topsoil, brown, moist						
1								
1.3		FILL - sand, medium grained, brown, some gravel, moist			COMP	SA1	0	
2					COMP	SA2	0	Soil - Metals and Inorganics, PAHs
2.5		- becoming wet at 2.3 m bgs - standing water in test pit at 2.3 m bgs			GRAB	SA3	0	
		End of Test Pit at 2.5m bgs.						
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.5 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	0.1	TOPSOIL: 75 mm - brown, moist FILL - silt and clayey silt, brown, some sand, some clay, trace to some gravel, moist - some asphalt and trace plastic beginning at 0.6 m bgs			COMP	SA1	0	
1					COMP	SA2	0	
2					GRAB	SA3	0	
3	2.7	SAND AND GRAVEL - brown, some silt, wet - standing water in test pit at 2.7m bgs						
3	3.0	End of Test Pit at 3.0m bgs.						
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 3.0 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		TOPSOIL: 300 mm - black, moist						
0.3		FILL - silt mixed with topsoil, brown and grey, some gravel, some sand, some clayey silt inclusions, moist - no topsoil beginning at 0.6 m bgs			COMP	SA1	0	
1					COMP	SA2	0	
1.5		CLAYEY SILT TILL - grey, trace gravel, stiff, moist			GRAB	SA3	0	
1.8		End of Test Pit at 1.8m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.8 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

TP25

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		TOPSOIL: 300 mm - black, moist			COMP	SA1	0	Soil - Metals and Inorganics, PAHs
0.3		FILL - silt, brown, some gravel, some sand, moist			COMP	SA2	0	
0.9		SAND AND GRAVEL - brown, some silt, moist						
1								
2		- becoming wet at 2.3m bgs			GRAB	SA3	0	
2.5		CLAYEY SILT TILL - grey, trace gravel, stiff, moist			GRAB	SA4	0	
2.7		End of Test Pit at 2.7m bgs.						
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 2.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) PAHs = Polycyclic Aromatic Hydrocarbons
- 7) Duplicate Sample Taken for Metals and Inorganics, PAHs (DUP02) at TP25 SA1

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer

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Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m)	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0	N/A							
0.1		TOPSOIL: 50 mm - brown, moist			COMP	SA1	0	Soil - VOCs, PHCs
0.2		FILL - silt, brown, some clay, moist						
		CLAYEY SILT TILL - grey, trace gravel, stiff, moist						
1					COMP	SA2	0	
1.7		End of Test Pit at 1.7m bgs.			GRAB	SA3	0	
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.7 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons

Bentonite Seal From (m): N/A

Monitoring Well Screened From (m): N/A

Monitoring Well Screened To (m): N/A

Water Level in Well (m): N/A

Date of Measurement: N/A

Site Supervisor: Kevin De Haan & Michael Dqyer

TP27

Sheet 1 of 1

BOREHOLE LOG



Client North Shore Farming Co. Ltd. Project No. LON-21016021-A0
 Project Name Phase II Environmental Site Assessment Datum N/A
 Site Location Warehouse Street, St. Thomas, Ontario Boring Date September 27, 2021

DEPTH (m bgs)	ELEVATION (m) N/A	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	SAMPLES		TCV (ppm)	Lab Analysis
					TYPE	NUMBER		
0		FILL - silt, brown, some clay, moist			COMP	SA1	0	Soil - VOCs, PHCs
0.4		FILL - sand, medium grained, brown, moist			COMP	SA2	0	
1.2		SAND AND GRAVEL - brown, wet - standing water in test pit at 1.2 m bgs			GRAB	SA3	0	
1.5		End of Test Pit at 1.5m bgs.						
2								
3								
4								

NOTES

- 1) Test Pit interpretation requires assistance by EXP before use by others. Borehole Logs must be read in conjunction with EXP report LON-21016021-A0
- 2) Test Pit opened to 1.5 m bgs.
- 3) bgs denotes: below ground surface
- 4) Soil sample headspace: TCV=total combustible vapour level
- 5) COMP = composite sample; GRAB = discrete grab sample
- 6) VOCs = Volatile Organic Compounds; PHCs = Petroleum Hydrocarbons
- 7) Duplicate Sample Taken for VOCs, PHCs (DUP01) at TP27 SA3

Bentonite Seal From (m): N/A
 Monitoring Well Screened From (m): N/A
 Monitoring Well Screened To (m): N/A
 Water Level in Well (m): N/A
 Date of Measurement: N/A
 Site Supervisor: Kevin De Haan & Michael Dqyer



Appendix C:
Laboratory Certificate of Analysis Sheets – Soil (Boreholes)



Your Project #: LON-21016021-A0
Site Location: WAREHOUSE ST, ST. THOMAS
Your C.O.C. #: 752298-02-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336436
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C100127

Received: 2021/08/23, 14:20

Sample Matrix: Soil
Samples Received: 6

Analyses	Date		Laboratory Method	Analytical Method
	Quantity	Date Extracted	Analyzed	
1,3-Dichloropropene Sum	6	N/A	2021/08/30	EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Soil (1)	6	2021/08/25	2021/08/26 CAM SOP-00316	CCME CWS m
F4G (CCME Hydrocarbons Gravimetric)	1	2021/08/27	2021/08/27 CAM SOP-00316	CCME PHC-CWS m
Moisture	6	N/A	2021/08/24 CAM SOP-00445	Carter 2nd ed 51.2 m
pH CaCl2 EXTRACT	1	2021/08/26	2021/08/26 CAM SOP-00413	EPA 9045 D m
Volatile Organic Compounds and F1 PHCs	6	N/A	2021/08/30 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, MELCC, 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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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 #: LON-21016021-A0
Site Location: WAREHOUSE ST,ST.THOMAS
Your C.O.C. #: 752298-02-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336436
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C100127

Received: 2021/08/23, 14:20

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 your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

=====

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 Signature Page.



BUREAU
VERITAS

Bureau Veritas Job #: C100127
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021-A0
Site Location: WAREHOUSE ST,ST.THOMAS
Sampler Initials: KD

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

Bureau Veritas ID				QLM130		QLM131	QLM132		
Sampling Date				2021/08/19		2021/08/19	2021/08/19		
COC Number				752298-02-01		752298-02-01	752298-02-01		
	UNITS	Criteria	Criteria-2	BH1/MW SA6	QC Batch	BH2/MW SA4	BH3 SA3	RDL	QC Batch
Inorganics									
Moisture	%	-	-	18	7537825	20	16	1.0	7537825
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/g	0.081	0.083	<0.050	7537580	<0.050	<0.050	0.050	7537580
Volatile Organics									
Acetone (2-Propanone)	ug/g	28	28	<0.49	7542452	<0.49	<0.49	0.49	7541847
Benzene	ug/g	0.17	0.17	<0.0060	7542452	<0.0060	<0.0060	0.0060	7541847
Bromodichloromethane	ug/g	1.9	13	<0.040	7542452	<0.040	<0.040	0.040	7541847
Bromoform	ug/g	0.26	0.26	<0.040	7542452	<0.040	<0.040	0.040	7541847
Bromomethane	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
Carbon Tetrachloride	ug/g	0.12	0.12	<0.040	7542452	<0.040	<0.040	0.040	7541847
Chlorobenzene	ug/g	2.7	2.7	<0.040	7542452	<0.040	<0.040	0.040	7541847
Chloroform	ug/g	0.17	0.17	<0.040	7542452	<0.040	<0.040	0.040	7541847
Dibromochloromethane	ug/g	2.9	9.4	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,2-Dichlorobenzene	ug/g	1.7	4.3	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,3-Dichlorobenzene	ug/g	6	6	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,4-Dichlorobenzene	ug/g	0.097	0.097	<0.040	7542452	<0.040	<0.040	0.040	7541847
Dichlorodifluoromethane (FREON 12)	ug/g	25	25	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,1-Dichloroethane	ug/g	0.6	11	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,2-Dichloroethane	ug/g	0.05	0.05	<0.049	7542452	<0.049	<0.049	0.049	7541847
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
cis-1,2-Dichloroethylene	ug/g	2.5	30	<0.040	7542452	<0.040	<0.040	0.040	7541847
trans-1,2-Dichloroethylene	ug/g	0.75	0.75	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,2-Dichloropropane	ug/g	0.085	0.085	<0.040	7542452	<0.040	<0.040	0.040	7541847
cis-1,3-Dichloropropene	ug/g	0.081	0.083	<0.030	7542452	<0.030	<0.030	0.030	7541847
trans-1,3-Dichloropropene	ug/g	0.081	0.083	<0.040	7542452	<0.040	<0.040	0.040	7541847
Ethylbenzene	ug/g	1.6	15	<0.010	7542452	<0.010	<0.010	0.010	7541847
Ethylene Dibromide	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
Hexane	ug/g	34	34	<0.040	7542452	<0.040	<0.040	0.040	7541847
Methylene Chloride(Dichloromethane)	ug/g	0.96	0.96	<0.049	7542452	<0.049	<0.049	0.049	7541847
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									



BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST, ST. THOMAS

Sampler Initials: KD

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

Bureau Veritas ID				QLM130		QLM131	QLM132		
Sampling Date				2021/08/19		2021/08/19	2021/08/19		
COC Number				752298-02-01		752298-02-01	752298-02-01		
	UNITS	Criteria	Criteria-2	BH1/MW SA6	QC Batch	BH2/MW SA4	BH3 SA3	RDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/g	44	44	<0.40	7542452	<0.40	<0.40	0.40	7541847
Methyl Isobutyl Ketone	ug/g	4.3	4.3	<0.40	7542452	<0.40	<0.40	0.40	7541847
Methyl t-butyl ether (MTBE)	ug/g	1.4	1.4	<0.040	7542452	<0.040	<0.040	0.040	7541847
Styrene	ug/g	2.2	2.2	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
Tetrachloroethylene	ug/g	2.3	2.3	<0.040	7542452	<0.040	<0.040	0.040	7541847
Toluene	ug/g	6	6	<0.020	7542452	<0.020	<0.020	0.020	7541847
1,1,1-Trichloroethane	ug/g	3.4	3.4	<0.040	7542452	<0.040	<0.040	0.040	7541847
1,1,2-Trichloroethane	ug/g	0.05	0.05	<0.040	7542452	<0.040	<0.040	0.040	7541847
Trichloroethylene	ug/g	0.52	0.52	<0.010	7542452	<0.010	<0.010	0.010	7541847
Trichlorofluoromethane (FREON 11)	ug/g	5.8	5.8	<0.040	7542452	<0.040	<0.040	0.040	7541847
Vinyl Chloride	ug/g	0.022	0.022	<0.019	7542452	<0.019	<0.019	0.019	7541847
p+m-Xylene	ug/g	-	-	<0.020	7542452	<0.020	<0.020	0.020	7541847
o-Xylene	ug/g	-	-	<0.020	7542452	<0.020	<0.020	0.020	7541847
Total Xylenes	ug/g	25	25	<0.020	7542452	<0.020	<0.020	0.020	7541847
F1 (C6-C10)	ug/g	65	65	<10	7542452	<10	<10	10	7541847
F1 (C6-C10) - BTEX	ug/g	65	65	<10	7542452	<10	<10	10	7541847
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	150	150	<10	7541098	<10	<10	10	7541098
F3 (C16-C34 Hydrocarbons)	ug/g	1300	1300	<50	7541098	<50	56	50	7541098
F4 (C34-C50 Hydrocarbons)	ug/g	5600	5600	<50	7541098	<50	<50	50	7541098
Reached Baseline at C50	ug/g	-	-	Yes	7541098	Yes	Yes		7541098
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	97	7541098	97	95		7541098
4-Bromofluorobenzene	%	-	-	97	7542452	89	84		7541847
D10-o-Xylene	%	-	-	115	7542452	87	90		7541847
D4-1,2-Dichloroethane	%	-	-	100	7542452	103	103		7541847
D8-Toluene	%	-	-	101	7542452	101	104		7541847
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									



BUREAU
VERITAS

Bureau Veritas Job #: C100127
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021-A0
Site Location: WAREHOUSE ST,ST.THOMAS
Sampler Initials: KD

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

Bureau Veritas ID				QLM133	QLM134		QLM135		
Sampling Date				2021/08/19	2021/08/19		2021/08/19		
COC Number				752298-02-01	752298-02-01		752298-02-01		
	UNITS	Criteria	Criteria-2	BH4/MW SA3	BH5 SA4	QC Batch	BH6/MW SA2	RDL	QC Batch
Inorganics									
Moisture	%	-	-	12	10	7537825	13	1.0	7537825
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/g	0.081	0.083	<0.050	<0.050	7537580	<0.050	0.050	7537580
Volatile Organics									
Acetone (2-Propanone)	ug/g	28	28	<0.49	<0.49	7541847	<0.49	0.49	7542452
Benzene	ug/g	0.17	0.17	<0.0060	<0.0060	7541847	<0.0060	0.0060	7542452
Bromodichloromethane	ug/g	1.9	13	<0.040	<0.040	7541847	<0.040	0.040	7542452
Bromoform	ug/g	0.26	0.26	<0.040	<0.040	7541847	<0.040	0.040	7542452
Bromomethane	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
Carbon Tetrachloride	ug/g	0.12	0.12	<0.040	<0.040	7541847	<0.040	0.040	7542452
Chlorobenzene	ug/g	2.7	2.7	<0.040	<0.040	7541847	<0.040	0.040	7542452
Chloroform	ug/g	0.17	0.17	<0.040	<0.040	7541847	<0.040	0.040	7542452
Dibromochloromethane	ug/g	2.9	9.4	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,2-Dichlorobenzene	ug/g	1.7	4.3	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,3-Dichlorobenzene	ug/g	6	6	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,4-Dichlorobenzene	ug/g	0.097	0.097	<0.040	<0.040	7541847	<0.040	0.040	7542452
Dichlorodifluoromethane (FREON 12)	ug/g	25	25	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,1-Dichloroethane	ug/g	0.6	11	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,2-Dichloroethane	ug/g	0.05	0.05	<0.049	<0.049	7541847	<0.049	0.049	7542452
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
cis-1,2-Dichloroethylene	ug/g	2.5	30	<0.040	<0.040	7541847	<0.040	0.040	7542452
trans-1,2-Dichloroethylene	ug/g	0.75	0.75	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,2-Dichloropropane	ug/g	0.085	0.085	<0.040	<0.040	7541847	<0.040	0.040	7542452
cis-1,3-Dichloropropene	ug/g	0.081	0.083	<0.030	<0.030	7541847	<0.030	0.030	7542452
trans-1,3-Dichloropropene	ug/g	0.081	0.083	<0.040	<0.040	7541847	<0.040	0.040	7542452
Ethylbenzene	ug/g	1.6	15	<0.010	<0.010	7541847	<0.010	0.010	7542452
Ethylene Dibromide	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
Hexane	ug/g	34	34	<0.040	<0.040	7541847	<0.040	0.040	7542452
Methylene Chloride(Dichloromethane)	ug/g	0.96	0.96	<0.049	<0.049	7541847	<0.049	0.049	7542452
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									

BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

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

Bureau Veritas ID				QLM133	QLM134		QLM135		
Sampling Date				2021/08/19	2021/08/19		2021/08/19		
COC Number				752298-02-01	752298-02-01		752298-02-01		
	UNITS	Criteria	Criteria-2	BH4/MW SA3	BH5 SA4	QC Batch	BH6/MW SA2	RDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/g	44	44	<0.40	<0.40	7541847	<0.40	0.40	7542452
Methyl Isobutyl Ketone	ug/g	4.3	4.3	<0.40	<0.40	7541847	<0.40	0.40	7542452
Methyl t-butyl ether (MTBE)	ug/g	1.4	1.4	<0.040	<0.040	7541847	<0.040	0.040	7542452
Styrene	ug/g	2.2	2.2	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
Tetrachloroethylene	ug/g	2.3	2.3	<0.040	<0.040	7541847	<0.040	0.040	7542452
Toluene	ug/g	6	6	<0.020	<0.020	7541847	<0.020	0.020	7542452
1,1,1-Trichloroethane	ug/g	3.4	3.4	<0.040	<0.040	7541847	<0.040	0.040	7542452
1,1,2-Trichloroethane	ug/g	0.05	0.05	<0.040	<0.040	7541847	<0.040	0.040	7542452
Trichloroethylene	ug/g	0.52	0.52	<0.010	<0.010	7541847	<0.010	0.010	7542452
Trichlorofluoromethane (FREON 11)	ug/g	5.8	5.8	<0.040	<0.040	7541847	<0.040	0.040	7542452
Vinyl Chloride	ug/g	0.022	0.022	<0.019	<0.019	7541847	<0.019	0.019	7542452
p+m-Xylene	ug/g	-	-	<0.020	<0.020	7541847	<0.020	0.020	7542452
o-Xylene	ug/g	-	-	<0.020	<0.020	7541847	<0.020	0.020	7542452
Total Xylenes	ug/g	25	25	<0.020	<0.020	7541847	<0.020	0.020	7542452
F1 (C6-C10)	ug/g	65	65	<10	<10	7541847	<10	10	7542452
F1 (C6-C10) - BTEX	ug/g	65	65	<10	<10	7541847	<10	10	7542452
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	150	150	<10	<10	7541098	83	10	7541098
F3 (C16-C34 Hydrocarbons)	ug/g	1300	1300	<50	<50	7541098	520	50	7541098
F4 (C34-C50 Hydrocarbons)	ug/g	5600	5600	<50	<50	7541098	360	50	7541098
Reached Baseline at C50	ug/g	-	-	Yes	Yes	7541098	No		7541098
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	93	98	7541098	98		7541098
4-Bromofluorobenzene	%	-	-	83	83	7541847	97		7542452
D10-o-Xylene	%	-	-	91	105	7541847	121		7542452
D4-1,2-Dichloroethane	%	-	-	103	105	7541847	103		7542452
D8-Toluene	%	-	-	104	103	7541847	100		7542452
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									



BUREAU
VERITAS

Bureau Veritas Job #: C1O0127

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		QLM134	
Sampling Date		2021/08/19	
COC Number		752298-02-01	
	UNITS	BH5 SA4	QC Batch
Inorganics			
Available (CaCl2) pH	pH	7.90	7542559
QC Batch = Quality Control Batch			



PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID				QLM135		
Sampling Date				2021/08/19		
COC Number				752298-02-01		
	UNITS	Criteria	Criteria-2	BH6/MW SA2	RDL	QC Batch
F2-F4 Hydrocarbons						
F4G-sg (Grav. Heavy Hydrocarbons)	ug/g	5600	5600	1900	100	7544900
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil						



BUREAU
VERITAS

Bureau Veritas Job #: C100127
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021-A0
Site Location: WAREHOUSE ST, ST. THOMAS
Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QLM130
Sample ID: BH1/MW SA6
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7542452	N/A	2021/08/30	Blair Gannon

Bureau Veritas ID: QLM130 Dup
Sample ID: BH1/MW SA6
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal

Bureau Veritas ID: QLM131
Sample ID: BH2/MW SA4
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7541847	N/A	2021/08/30	Xueming Jiang

Bureau Veritas ID: QLM132
Sample ID: BH3 SA3
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7541847	N/A	2021/08/30	Xueming Jiang

Bureau Veritas ID: QLM133
Sample ID: BH4/MW SA3
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7541847	N/A	2021/08/30	Xueming Jiang



BUREAU
VERITAS

Bureau Veritas Job #: C100127
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021-A0
Site Location: WAREHOUSE ST, ST. THOMAS
Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QLM134
Sample ID: BH5 SA4
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
pH CaCl2 EXTRACT	AT	7542559	2021/08/26	2021/08/26	Surinder Rai
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7541847	N/A	2021/08/30	Xueming Jiang

Bureau Veritas ID: QLM135
Sample ID: BH6/MW SA2
Matrix: Soil

Collected: 2021/08/19
Shipped:
Received: 2021/08/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7537580	N/A	2021/08/30	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7541098	2021/08/25	2021/08/26	Ravinder Gaidhu
F4G (CCME Hydrocarbons Gravimetric)	BAL	7544900	2021/08/27	2021/08/27	Jignakumari Mistry
Moisture	BAL	7537825	N/A	2021/08/24	Prgya Panchal
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7542452	N/A	2021/08/30	Blair Gannon



GENERAL COMMENTS

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

Package 1	9.7°C
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Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

Sample QLM131 [BH2/MW SA4] : VOC Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency

Sample QLM132 [BH3 SA3] : VOC Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency

Sample QLM133 [BH4/MW SA3] : VOC Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency

Sample QLM134 [BH5 SA4] : VOC Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional methanol was added to the vial to ensure extraction efficiency

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7541098	o-Terphenyl	2021/08/25	93	60 - 130	95	60 - 130	97	%		
7541847	4-Bromofluorobenzene	2021/08/30	102	60 - 140	102	60 - 140	87	%		
7541847	D10-o-Xylene	2021/08/30	97	60 - 130	93	60 - 130	86	%		
7541847	D4-1,2-Dichloroethane	2021/08/30	102	60 - 140	101	60 - 140	102	%		
7541847	D8-Toluene	2021/08/30	100	60 - 140	101	60 - 140	102	%		
7542452	4-Bromofluorobenzene	2021/08/30	106	60 - 140	105	60 - 140	97	%		
7542452	D10-o-Xylene	2021/08/30	119	60 - 130	113	60 - 130	115	%		
7542452	D4-1,2-Dichloroethane	2021/08/30	104	60 - 140	104	60 - 140	99	%		
7542452	D8-Toluene	2021/08/30	101	60 - 140	101	60 - 140	101	%		
7537825	Moisture	2021/08/24							0.55	20
7541098	F2 (C10-C16 Hydrocarbons)	2021/08/26	82	60 - 130	99	80 - 120	<10	ug/g	3.1	30
7541098	F3 (C16-C34 Hydrocarbons)	2021/08/26	103	60 - 130	103	80 - 120	<50	ug/g	8.1	30
7541098	F4 (C34-C50 Hydrocarbons)	2021/08/26	106	60 - 130	103	80 - 120	<50	ug/g	NC	30
7541847	1,1,1,2-Tetrachloroethane	2021/08/30	99	60 - 140	102	60 - 130	<0.040	ug/g		
7541847	1,1,1-Trichloroethane	2021/08/30	96	60 - 140	99	60 - 130	<0.040	ug/g		
7541847	1,1,2,2-Tetrachloroethane	2021/08/30	95	60 - 140	95	60 - 130	<0.040	ug/g		
7541847	1,1,2-Trichloroethane	2021/08/30	101	60 - 140	102	60 - 130	<0.040	ug/g		
7541847	1,1-Dichloroethane	2021/08/30	87	60 - 140	90	60 - 130	<0.040	ug/g		
7541847	1,1-Dichloroethylene	2021/08/30	87	60 - 140	92	60 - 130	<0.040	ug/g		
7541847	1,2-Dichlorobenzene	2021/08/30	105	60 - 140	109	60 - 130	<0.040	ug/g		
7541847	1,2-Dichloroethane	2021/08/30	90	60 - 140	93	60 - 130	<0.049	ug/g		
7541847	1,2-Dichloropropane	2021/08/30	87	60 - 140	90	60 - 130	<0.040	ug/g		
7541847	1,3-Dichlorobenzene	2021/08/30	113	60 - 140	118	60 - 130	<0.040	ug/g		
7541847	1,4-Dichlorobenzene	2021/08/30	99	60 - 140	102	60 - 130	<0.040	ug/g		
7541847	Acetone (2-Propanone)	2021/08/30	85	60 - 140	85	60 - 140	<0.49	ug/g		
7541847	Benzene	2021/08/30	82	60 - 140	85	60 - 130	<0.0060	ug/g	NC	50
7541847	Bromodichloromethane	2021/08/30	94	60 - 140	96	60 - 130	<0.040	ug/g		
7541847	Bromoform	2021/08/30	95	60 - 140	96	60 - 130	<0.040	ug/g		
7541847	Bromomethane	2021/08/30	86	60 - 140	90	60 - 140	<0.040	ug/g		
7541847	Carbon Tetrachloride	2021/08/30	95	60 - 140	99	60 - 130	<0.040	ug/g		
7541847	Chlorobenzene	2021/08/30	100	60 - 140	104	60 - 130	<0.040	ug/g		

BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7541847	Chloroform	2021/08/30	92	60 - 140	95	60 - 130	<0.040	ug/g		
7541847	cis-1,2-Dichloroethylene	2021/08/30	89	60 - 140	93	60 - 130	<0.040	ug/g		
7541847	cis-1,3-Dichloropropene	2021/08/30	84	60 - 140	88	60 - 130	<0.030	ug/g		
7541847	Dibromochloromethane	2021/08/30	95	60 - 140	97	60 - 130	<0.040	ug/g		
7541847	Dichlorodifluoromethane (FREON 12)	2021/08/30	73	60 - 140	78	60 - 140	<0.040	ug/g		
7541847	Ethylbenzene	2021/08/30	86	60 - 140	91	60 - 130	<0.010	ug/g	NC	50
7541847	Ethylene Dibromide	2021/08/30	95	60 - 140	96	60 - 130	<0.040	ug/g		
7541847	F1 (C6-C10) - BTEX	2021/08/30					<10	ug/g	NC	30
7541847	F1 (C6-C10)	2021/08/30	77	60 - 140	90	80 - 120	<10	ug/g	NC	30
7541847	Hexane	2021/08/30	77	60 - 140	87	60 - 130	<0.040	ug/g		
7541847	Methyl Ethyl Ketone (2-Butanone)	2021/08/30	85	60 - 140	85	60 - 140	<0.40	ug/g		
7541847	Methyl Isobutyl Ketone	2021/08/30	85	60 - 140	85	60 - 130	<0.40	ug/g		
7541847	Methyl t-butyl ether (MTBE)	2021/08/30	82	60 - 140	85	60 - 130	<0.040	ug/g		
7541847	Methylene Chloride(Dichloromethane)	2021/08/30	93	60 - 140	95	60 - 130	<0.049	ug/g		
7541847	o-Xylene	2021/08/30	86	60 - 140	90	60 - 130	<0.020	ug/g	NC	50
7541847	p+m-Xylene	2021/08/30	90	60 - 140	95	60 - 130	<0.020	ug/g	NC	50
7541847	Styrene	2021/08/30	97	60 - 140	102	60 - 130	<0.040	ug/g		
7541847	Tetrachloroethylene	2021/08/30	97	60 - 140	100	60 - 130	<0.040	ug/g		
7541847	Toluene	2021/08/30	93	60 - 140	98	60 - 130	<0.020	ug/g	NC	50
7541847	Total Xylenes	2021/08/30					<0.020	ug/g	NC	50
7541847	trans-1,2-Dichloroethylene	2021/08/30	88	60 - 140	92	60 - 130	<0.040	ug/g		
7541847	trans-1,3-Dichloropropene	2021/08/30	86	60 - 140	90	60 - 130	<0.040	ug/g		
7541847	Trichloroethylene	2021/08/30	101	60 - 140	105	60 - 130	<0.010	ug/g		
7541847	Trichlorofluoromethane (FREON 11)	2021/08/30	93	60 - 140	97	60 - 130	<0.040	ug/g		
7541847	Vinyl Chloride	2021/08/30	81	60 - 140	84	60 - 130	<0.019	ug/g		
7542452	1,1,1,2-Tetrachloroethane	2021/08/30	103	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
7542452	1,1,1-Trichloroethane	2021/08/30	107	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
7542452	1,1,2,2-Tetrachloroethane	2021/08/30	97	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
7542452	1,1,2-Trichloroethane	2021/08/30	107	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
7542452	1,1-Dichloroethane	2021/08/30	96	60 - 140	95	60 - 130	<0.040	ug/g	NC	50
7542452	1,1-Dichloroethylene	2021/08/30	98	60 - 140	97	60 - 130	<0.040	ug/g	NC	50

BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7542452	1,2-Dichlorobenzene	2021/08/30	103	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
7542452	1,2-Dichloroethane	2021/08/30	100	60 - 140	99	60 - 130	<0.049	ug/g	NC	50
7542452	1,2-Dichloropropane	2021/08/30	98	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
7542452	1,3-Dichlorobenzene	2021/08/30	109	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
7542452	1,4-Dichlorobenzene	2021/08/30	113	60 - 140	114	60 - 130	<0.040	ug/g	NC	50
7542452	Acetone (2-Propanone)	2021/08/30	92	60 - 140	92	60 - 140	<0.49	ug/g	NC	50
7542452	Benzene	2021/08/30	91	60 - 140	90	60 - 130	<0.0060	ug/g	NC	50
7542452	Bromodichloromethane	2021/08/30	105	60 - 140	104	60 - 130	<0.040	ug/g	NC	50
7542452	Bromoform	2021/08/30	98	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
7542452	Bromomethane	2021/08/30	92	60 - 140	91	60 - 140	<0.040	ug/g	NC	50
7542452	Carbon Tetrachloride	2021/08/30	103	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
7542452	Chlorobenzene	2021/08/30	103	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
7542452	Chloroform	2021/08/30	102	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
7542452	cis-1,2-Dichloroethylene	2021/08/30	101	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
7542452	cis-1,3-Dichloropropene	2021/08/30	98	60 - 140	94	60 - 130	<0.030	ug/g	NC	50
7542452	Dibromochloromethane	2021/08/30	101	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
7542452	Dichlorodifluoromethane (FREON 12)	2021/08/30	77	60 - 140	80	60 - 140	<0.040	ug/g	NC	50
7542452	Ethylbenzene	2021/08/30	98	60 - 140	95	60 - 130	<0.010	ug/g	NC	50
7542452	Ethylene Dibromide	2021/08/30	99	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
7542452	F1 (C6-C10) - BTEX	2021/08/30					<10	ug/g	NC	30
7542452	F1 (C6-C10)	2021/08/30	101	60 - 140	94	80 - 120	<10	ug/g	NC	30
7542452	Hexane	2021/08/30	95	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
7542452	Methyl Ethyl Ketone (2-Butanone)	2021/08/30	96	60 - 140	97	60 - 140	<0.40	ug/g	NC	50
7542452	Methyl Isobutyl Ketone	2021/08/30	93	60 - 140	94	60 - 130	<0.40	ug/g	NC	50
7542452	Methyl t-butyl ether (MTBE)	2021/08/30	93	60 - 140	93	60 - 130	<0.040	ug/g	NC	50
7542452	Methylene Chloride(Dichloromethane)	2021/08/30	96	60 - 140	95	60 - 130	<0.049	ug/g	NC	50
7542452	o-Xylene	2021/08/30	95	60 - 140	93	60 - 130	<0.020	ug/g	NC	50
7542452	p+m-Xylene	2021/08/30	99	60 - 140	97	60 - 130	<0.020	ug/g	NC	50
7542452	Styrene	2021/08/30	106	60 - 140	104	60 - 130	<0.040	ug/g	NC	50
7542452	Tetrachloroethylene	2021/08/30	100	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
7542452	Toluene	2021/08/30	106	60 - 140	105	60 - 130	<0.020	ug/g	NC	50

BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7542452	Total Xylenes	2021/08/30					<0.020	ug/g	NC	50
7542452	trans-1,2-Dichloroethylene	2021/08/30	103	60 - 140	102	60 - 130	<0.040	ug/g	NC	50
7542452	trans-1,3-Dichloropropene	2021/08/30	97	60 - 140	92	60 - 130	<0.040	ug/g	NC	50
7542452	Trichloroethylene	2021/08/30	111	60 - 140	109	60 - 130	<0.010	ug/g	NC	50
7542452	Trichlorofluoromethane (FREON 11)	2021/08/30	97	60 - 140	96	60 - 130	<0.040	ug/g	NC	50
7542452	Vinyl Chloride	2021/08/30	82	60 - 140	84	60 - 130	<0.019	ug/g	NC	50
7542559	Available (CaCl ₂) pH	2021/08/26			100	97 - 103			0.27	N/A
7544900	F4G-sg (Grav. Heavy Hydrocarbons)	2021/08/27	75	65 - 135	100	65 - 135	<100	ug/g	13	50

N/A = Not Applicable

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

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

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

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

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

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



BUREAU
VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST, ST. THOMAS

Sampler Initials: KD

VALIDATION SIGNATURE PAGE

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

Brad Newman, B.Sc., C.Chem., Scientific Service Specialist

Eva Pranjić, M.Sc., C.Chem, 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 Signature Page.



23-Aug-21 14:20

Page 1 of 1

Christine Gripton

C100127

ottle Order #:



9 780203 011111

Project Manager

Christine Gripton

INVOICE TO:

Company Name: #28124 exp Services Inc

Attention: Jennifer Ellison Scott AZ12

Address: 15701 Robin's Hill Rd Unit 2
London ON N5V 0A5

Tel: (519) 963-3000 -Fax: (519) 963-1152

Email: Jennifer.Ellison@exp.com Scott.AZ12@exp.com

REPORT TO:

Company Name: _____

Attention: Scott A 212

Address: _____

Tel: _____ Fax: _____

_____ Scott. a212 @ exp. ion ! Kevin. de

	PROJECT INFORMATION:
Quotation #	B91748
P.O. #	
Project:	LDN-21016021-A
Project Name:	WAREHOUSE ST, ST
Site #	
Sampled By:	Wong Exp. com / KD

M2K ENV-1253

COC #:

C#752298-02-01

Project Manager

Christine Gripton

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

Regulation 153 (2011)		Other Regulations		Special Instructions
☐ Table 1	☒ Res/Park Medium/Fine	☐ CCME	☐ Sanitary Sewer Bylaw	
☐ Table 2	☐ Ind/Comm Coarse	☐ Reg 558	☐ Storm Sewer Bylaw	
☒ Table 3	☐ Agrl/Other For RSC	☐ MISA	Municipality _____	
☐ Table _____		☐ P-WQO		
		☐ Other _____		

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

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix
1		BH1/MW SA6	19 Aug 2014	AM	Soil
2		BH2/MW SA4		AM	
3		BH3 SA4 SA3		PM	
4		BH4/MW SA3		PM	
5		BH5 SA4		PM	
6		BH6/MW SA2	✓	PM	✓
7					
8					
9					
10					

ANALYSIS REQUESTED (PLEASE BE SPECIFIC)															
Field Filtered (please circle) Metals / Hg / Cr VI															
O Reg 153 CPMS Metals (Soil)															
O Reg 153 PAHs (Soil)															
O Reg 153 VOCs by HS & F1 F4 (Soil)	X	X	X	X	X	X	X								
Sodium Adsorption Ratio (SAR)															
pH							X								

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

Regular (Standard) TAT:
(will be applied if Rush TAT is not specified)

Standard TAT = 5-7 Working days for most tests.

Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)

Date Required: _____ Time Required: _____

Rush Confirmation Number: _____ (call lab for #)

[illegible]

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# Jars used and not submitted	Laboratory Use Only				
						Time Sensitive	Temperature (°C) on Receipt	Custody Seal	Yes	No	
KEVIN DETMERS	21/08/25	14:20	Asylum Seeker in Bari	2021/8/25	14:20			9, 10, 13	Present		
			Asylum Seeker	2021/8/25	14:33				Intact	✓	

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BV LABS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.

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

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.

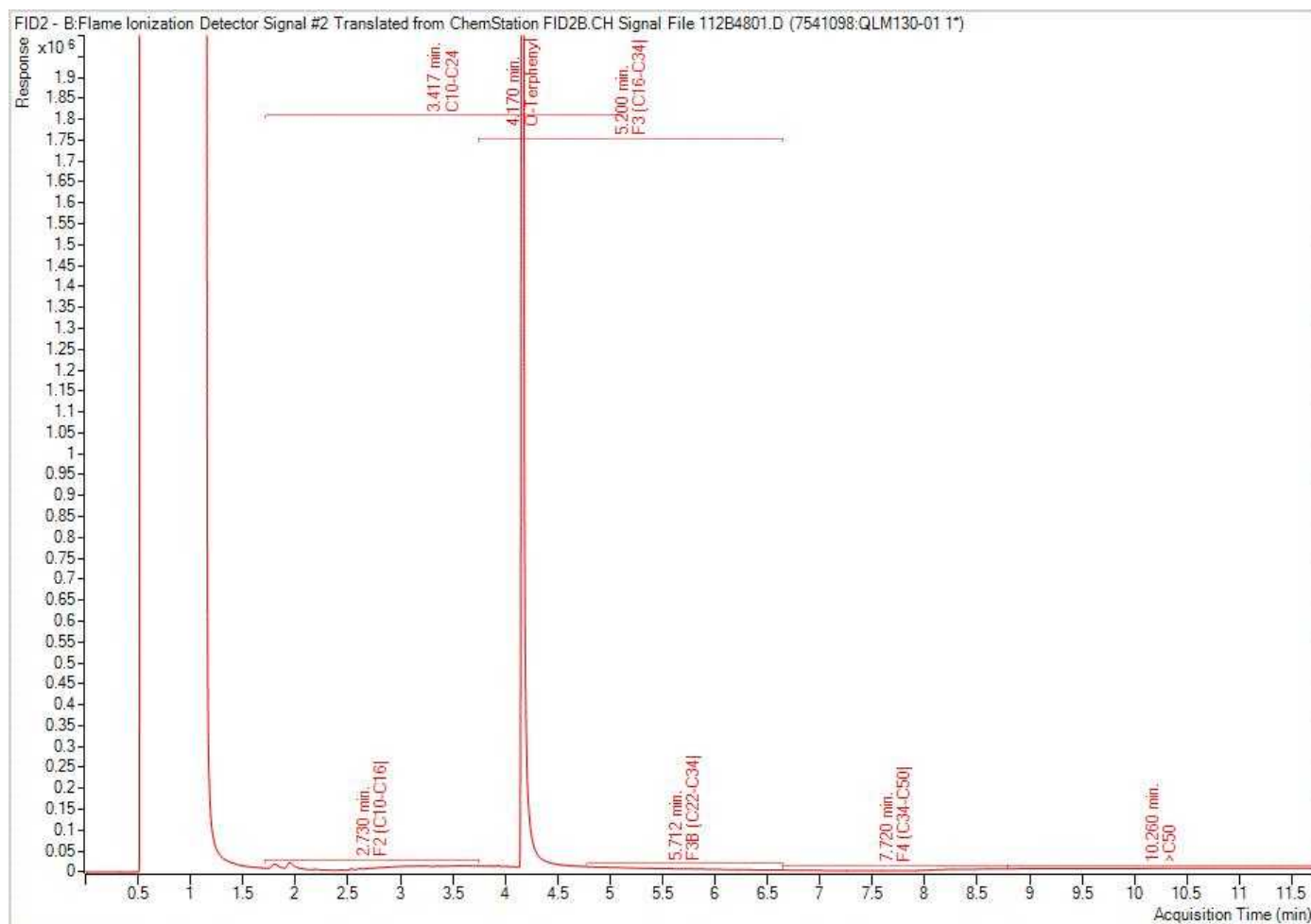
SAMPLES MUST BE KEPT COOL ($< 10^{\circ}\text{C}$) FROM TIME OF SAMPLING
UNTIL DELIVERY TO BV LABS

White: BV Labs Yellow: Client

10/11/10
418522

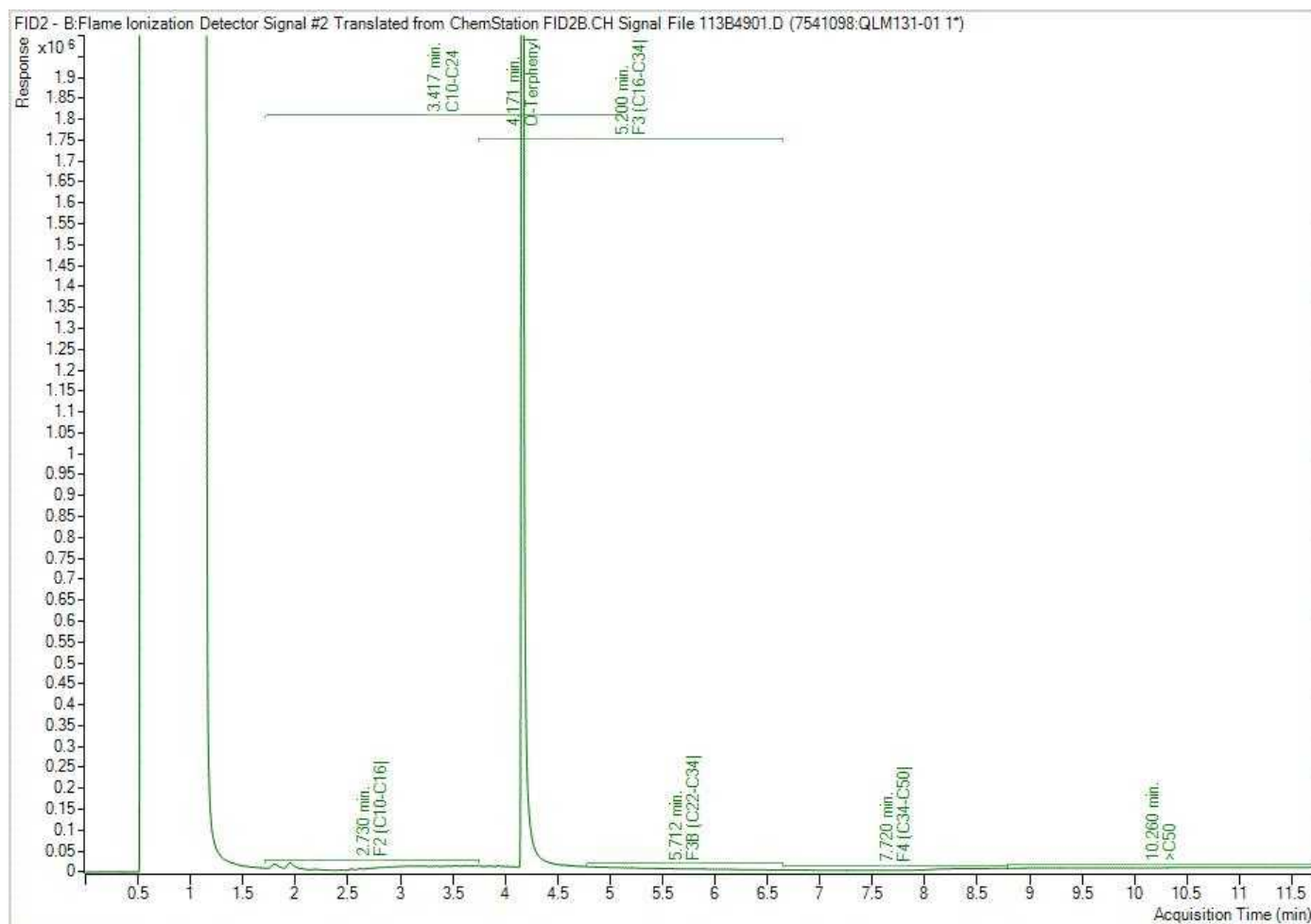
Bureau Veritas Canada (2019) Inc.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



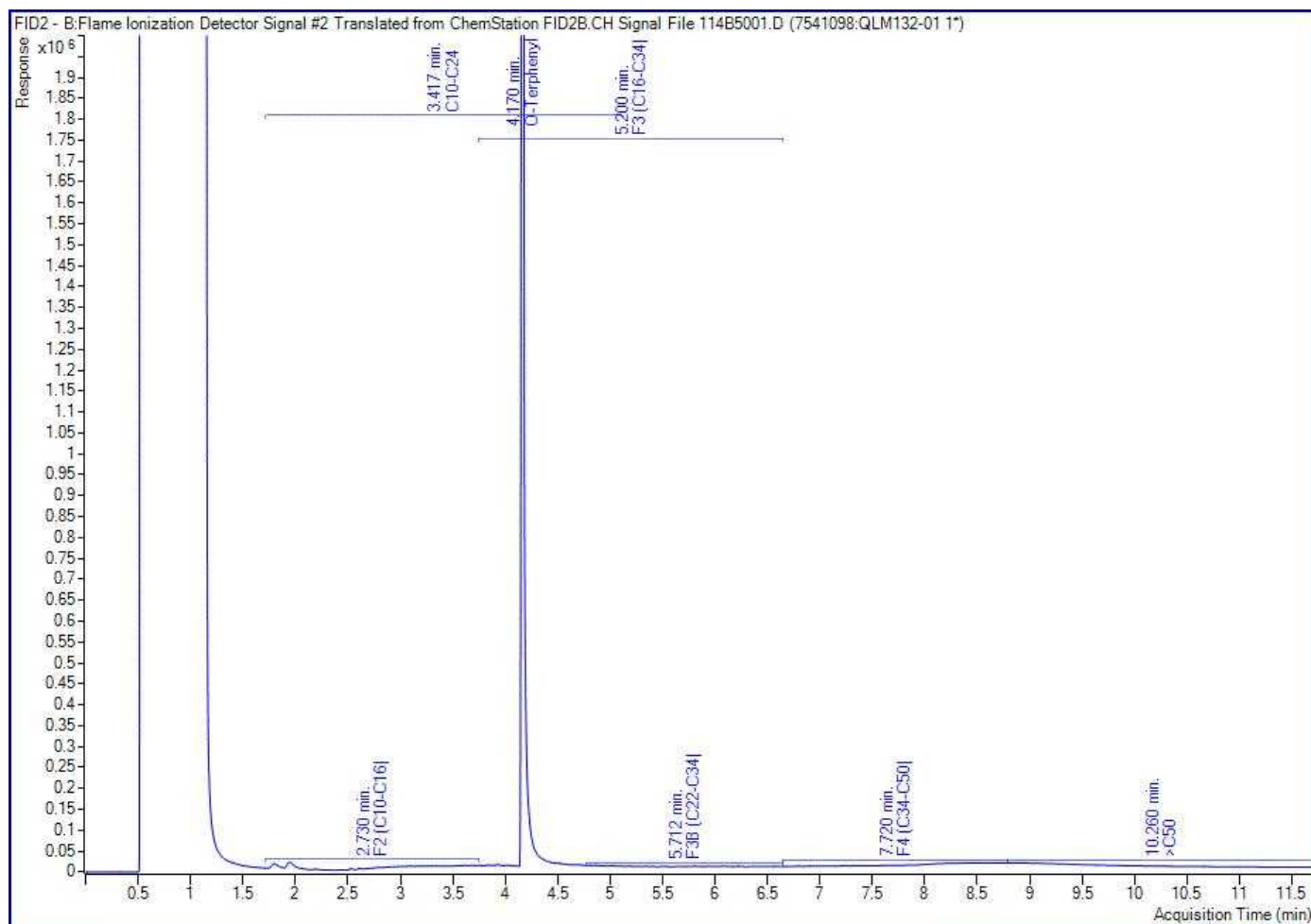
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



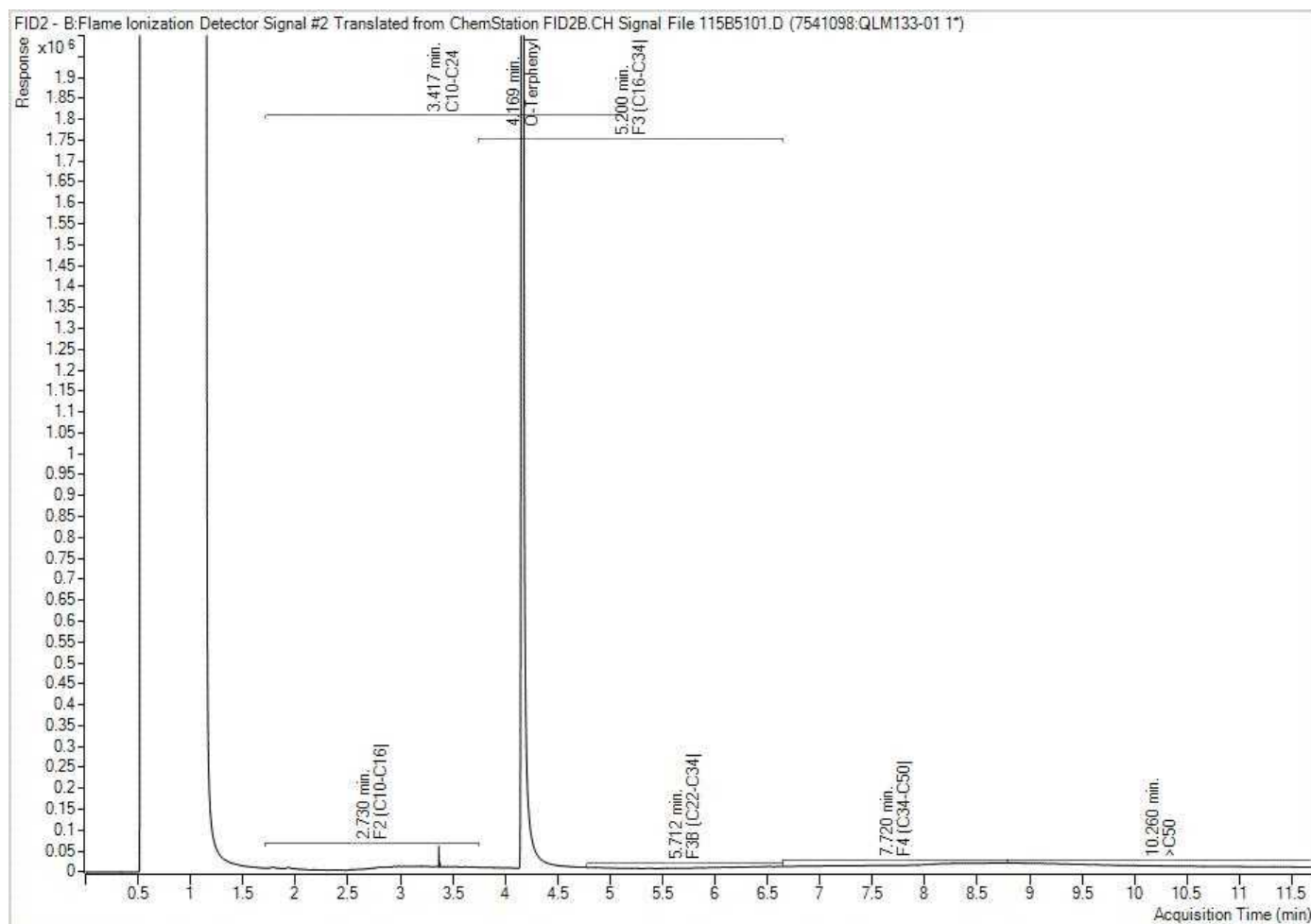
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



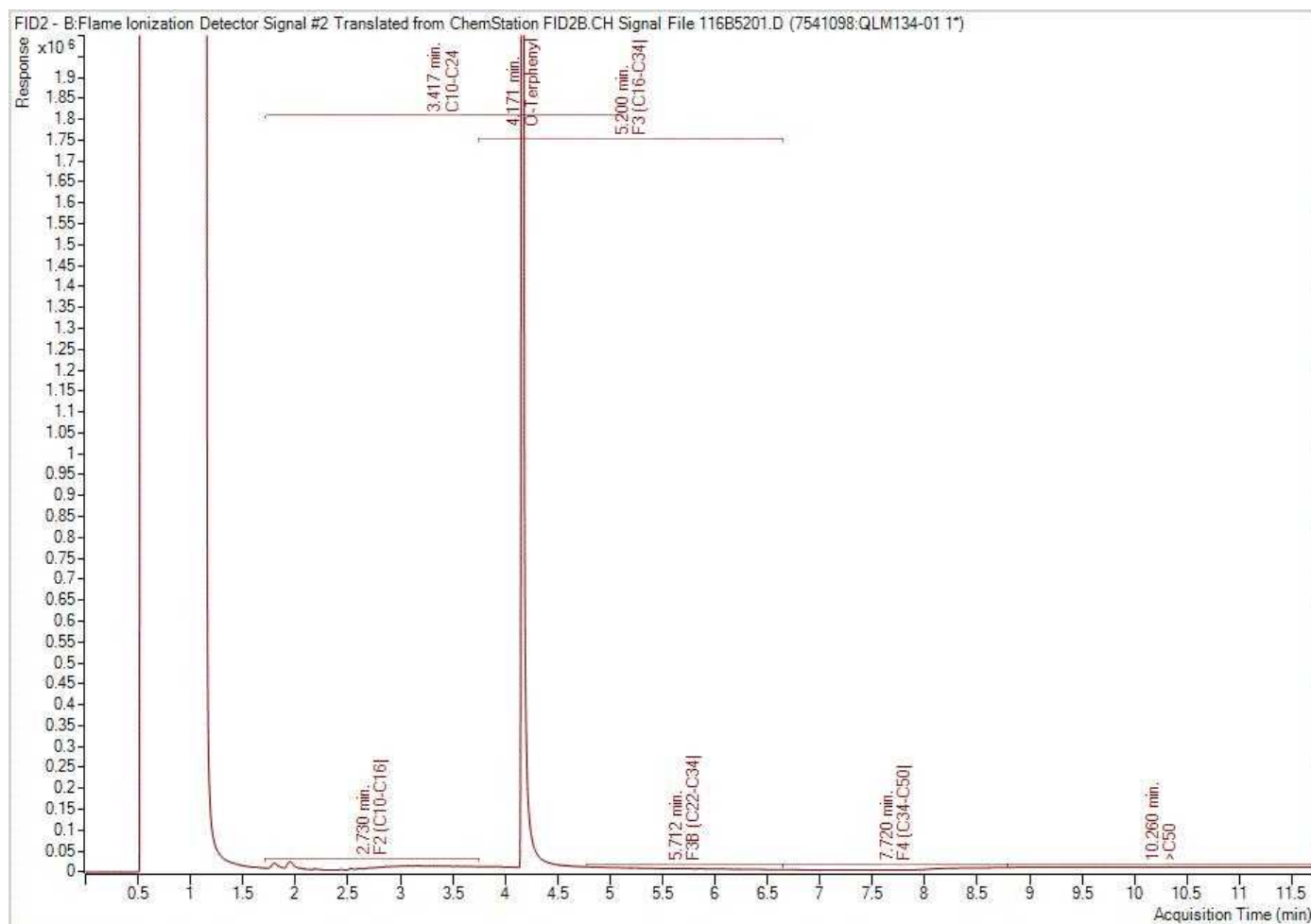
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

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.

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

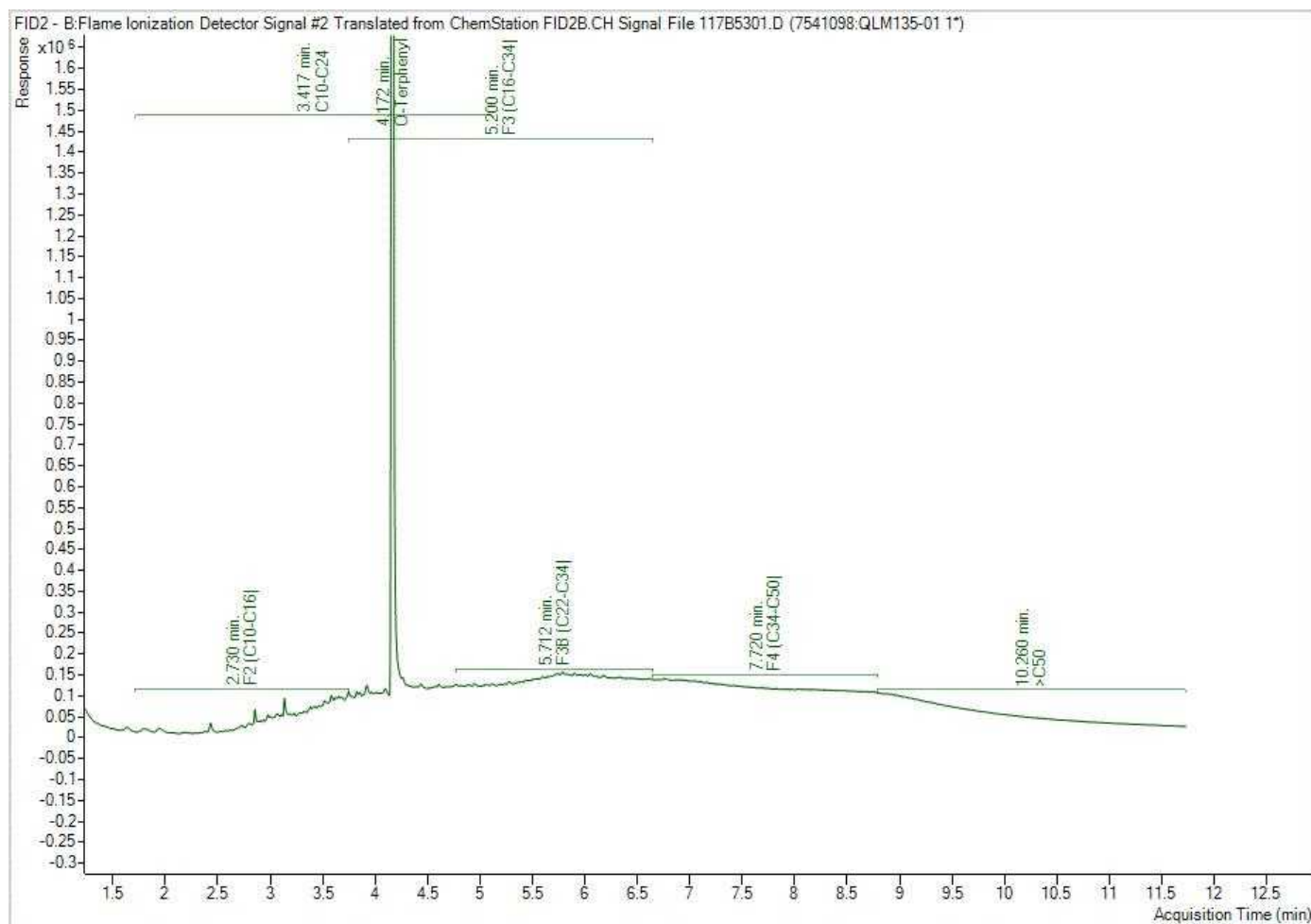


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C100127
Report Date: 2022/10/11
Bureau Veritas Sample: QLM135

exp Services Inc
Client Project #: LON-21016021-A0
Project name: WAREHOUSE ST,ST.THOMAS
Client ID: BH6/MW SA2

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.



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VERITAS

Bureau Veritas Job #: C100127

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: KD

Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						



Appendix D:
Laboratory Certificate of Analysis Sheets – Soil (Test Pits)



Your Project #: LON-21016021-A0
 Site Location: WAREHOUSE SR, ST. THOMAS
 Your C.O.C. #: 763132-01-01, C#763132-01-01

Attention: Scott Aziz

exp Services Inc
 London Branch
 15701 Robin's Hill Rd
 Unit 2
 London, ON
 CANADA N5V 0A5

Report Date: 2022/10/11
 Report #: R7336447
 Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C1T0736

Received: 2021/10/06, 08:30

Sample Matrix: Soil
 # Samples Received: 16

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	8	N/A	2021/10/12	CAM SOP-00301	EPA 8270D m
Methylnaphthalene Sum	5	N/A	2021/10/13	CAM SOP-00301	EPA 8270D m
Hot Water Extractable Boron	8	2021/10/08	2021/10/14	CAM SOP-00408	R153 Ana. Prot. 2011
Hot Water Extractable Boron	5	2021/10/09	2021/10/14	CAM SOP-00408	R153 Ana. Prot. 2011
1,3-Dichloropropene Sum	3	N/A	2021/10/13		EPA 8260C m
Free (WAD) Cyanide	2	2021/10/12	2021/10/12	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	2	2021/10/08	2021/10/12	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	7	2021/10/08	2021/10/13	CAM SOP-00457	OMOE E3015 m
Free (WAD) Cyanide	2	2021/10/08	2021/10/08	CAM SOP-00457	OMOE E3015 m
Conductivity	13	2021/10/12	2021/10/12	CAM SOP-00414	OMOE E3530 v1 m
Hexavalent Chromium in Soil by IC (1)	9	2021/10/08	2021/10/12	CAM SOP-00436	EPA 3060/7199 m
Hexavalent Chromium in Soil by IC (1)	4	2021/10/08	2021/10/08	CAM SOP-00436	EPA 3060/7199 m
Petroleum Hydrocarbons F2-F4 in Soil (2)	3	2021/10/08	2021/10/09	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	8	2021/10/08	2021/10/12	CAM SOP-00447	EPA 6020B m
Acid Extractable Metals by ICPMS	5	2021/10/09	2021/10/13	CAM SOP-00447	EPA 6020B m
Moisture	16	N/A	2021/10/07	CAM SOP-00445	Carter 2nd ed 51.2 m
PAH Compounds in Soil by GC/MS (SIM)	5	2021/10/12	2021/10/13	CAM SOP-00318	EPA 8270D m
PAH Compounds in Soil by GC/MS (SIM)	8	2021/10/09	2021/10/09	CAM SOP-00318	EPA 8270D m
pH CaCl2 EXTRACT	4	2021/10/12	2021/10/12	CAM SOP-00413	EPA 9045 D m
pH CaCl2 EXTRACT	10	2021/10/08	2021/10/08	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR)	13	N/A	2021/10/13	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds and F1 PHCs	3	N/A	2021/10/12	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, MELCC, 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



Your Project #: LON-21016021-A0
Site Location: WAREHOUSE SR, ST. THOMAS
Your C.O.C. #: 763132-01-01, C#763132-01-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336447
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C1T0736

Received: 2021/10/06, 08:30

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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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

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

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

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

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

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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 Signature Page.

BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				QWE087		QWE088	QWE089		
Sampling Date				2021/09/27		2021/09/27	2021/09/27		
COC Number				763132-01-01		763132-01-01	763132-01-01		
	UNITS	Criteria	Criteria-2	TP1 SA3	QC Batch	TP3 SA1	TP5 SA1	RDL	QC Batch
Calculated Parameters									
Sodium Adsorption Ratio	N/A	5.0	5.0	1.2	7623712	0.29 (1)	0.57		7623712
Inorganics									
Conductivity	mS/cm	0.7	0.7	0.23	7631220	0.12	0.17	0.002	7631220
Available (CaCl ₂) pH	pH	-	-	7.60	7631314	7.61	7.60		7626450
WAD Cyanide (Free)	ug/g	0.051	0.051	0.14	7627438	<0.01	0.05	0.01	7626258
Chromium (VI)	ug/g	10	10	<0.18	7627471	<0.18	<0.18	0.18	7626405
Metals									
Hot Water Ext. Boron (B)	ug/g	1.5	1.5	0.24	7628112	0.11	0.39	0.050	7628112
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.30	7629102	<0.20	0.27	0.20	7627906
Acid Extractable Arsenic (As)	ug/g	18	18	4.6	7629102	3.9	5.3	1.0	7627906
Acid Extractable Barium (Ba)	ug/g	390	390	81	7629102	77	120	0.50	7627906
Acid Extractable Beryllium (Be)	ug/g	5	5	0.63	7629102	0.60	0.95	0.20	7627906
Acid Extractable Boron (B)	ug/g	120	120	8.3	7629102	8.7	12	5.0	7627906
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.20	7629102	0.13	0.17	0.10	7627906
Acid Extractable Chromium (Cr)	ug/g	160	160	20	7629102	20	29	1.0	7627906
Acid Extractable Cobalt (Co)	ug/g	22	22	9.5	7629102	8.9	11	0.10	7627906
Acid Extractable Copper (Cu)	ug/g	180	180	23	7629102	19	25	0.50	7627906
Acid Extractable Lead (Pb)	ug/g	120	120	17	7629102	9.9	22	1.0	7627906
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.51	7629102	<0.50	<0.50	0.50	7627906
Acid Extractable Nickel (Ni)	ug/g	130	130	20	7629102	20	26	0.50	7627906
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	7629102	<0.50	<0.50	0.50	7627906
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	7629102	<0.20	<0.20	0.20	7627906
Acid Extractable Thallium (Tl)	ug/g	1	1	0.16	7629102	0.15	0.21	0.050	7627906
Acid Extractable Uranium (U)	ug/g	23	23	0.63	7629102	0.71	0.75	0.050	7627906
Acid Extractable Vanadium (V)	ug/g	86	86	31	7629102	31	43	5.0	7627906
Acid Extractable Zinc (Zn)	ug/g	340	340	57	7629102	50	84	5.0	7627906
Acid Extractable Mercury (Hg)	ug/g	1.8	1.8	<0.050	7629102	<0.050	<0.050	0.050	7627906
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
(1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.									



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				QWE090		QWE091		QWE092		
Sampling Date				2021/09/27		2021/09/27		2021/09/27		
COC Number				763132-01-01		763132-01-01		763132-01-01		
	UNITS	Criteria	Criteria-2	TP7 SA2	QC Batch	TP9 SA1	QC Batch	TP11 SA1	RDL	QC Batch

Calculated Parameters

Sodium Adsorption Ratio	N/A	5.0	5.0	0.46	7623712	0.19 (1)	7623712	0.76		7623712
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Inorganics

Conductivity	mS/cm	0.7	0.7	0.19	7630937	0.25	7631220	0.21	0.002	7631220
Available (CaCl ₂) pH	pH	-	-	7.60	7627456	7.50	7626450	7.68		7627456
WAD Cyanide (Free)	ug/g	0.051	0.051	<0.01	7627438	<0.01	7626258	<0.01	0.01	7627438
Chromium (VI)	ug/g	10	10	<0.18	7627471	<0.18	7626405	<0.18	0.18	7627471

Metals

Hot Water Ext. Boron (B)	ug/g	1.5	1.5	0.26	7629019	0.60	7628112	0.19	0.050	7628112
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.24	7627906	0.38	7627906	<0.20	0.20	7627906
Acid Extractable Arsenic (As)	ug/g	18	18	3.5	7627906	5.2	7627906	3.7	1.0	7627906
Acid Extractable Barium (Ba)	ug/g	390	390	61	7627906	75	7627906	92	0.50	7627906
Acid Extractable Beryllium (Be)	ug/g	5	5	0.52	7627906	0.52	7627906	0.62	0.20	7627906
Acid Extractable Boron (B)	ug/g	120	120	7.2	7627906	8.2	7627906	9.4	5.0	7627906
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.12	7627906	0.18	7627906	0.15	0.10	7627906
Acid Extractable Chromium (Cr)	ug/g	160	160	17	7627906	17	7627906	21	1.0	7627906
Acid Extractable Cobalt (Co)	ug/g	22	22	7.8	7627906	7.3	7627906	8.9	0.10	7627906
Acid Extractable Copper (Cu)	ug/g	180	180	17	7627906	21	7627906	20	0.50	7627906
Acid Extractable Lead (Pb)	ug/g	120	120	18	7627906	270	7627906	11	1.0	7627906
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	7627906	0.61	7627906	<0.50	0.50	7627906
Acid Extractable Nickel (Ni)	ug/g	130	130	17	7627906	18	7627906	21	0.50	7627906
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	7627906	<0.50	7627906	<0.50	0.50	7627906
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	7627906	<0.20	7627906	<0.20	0.20	7627906
Acid Extractable Thallium (Tl)	ug/g	1	1	0.12	7627906	0.15	7627906	0.15	0.050	7627906
Acid Extractable Uranium (U)	ug/g	23	23	0.62	7627906	0.52	7627906	0.69	0.050	7627906
Acid Extractable Vanadium (V)	ug/g	86	86	28	7627906	26	7627906	31	5.0	7627906
Acid Extractable Zinc (Zn)	ug/g	340	340	49	7627906	76	7627906	66	5.0	7627906
Acid Extractable Mercury (Hg)	ug/g	1.8	1.8	0.051	7627906	<0.050	7627906	<0.050	0.050	7627906

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

(1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				QWE093		QWE094		QWE095		
Sampling Date				2021/09/27		2021/09/30		2021/09/30		
COC Number				763132-01-01		763132-01-01		763132-01-01		
	UNITS	Criteria	Criteria-2	TP13 SA1	QC Batch	TP15 SA1	QC Batch	TP17 SA1	RDL	QC Batch

Calculated Parameters

Sodium Adsorption Ratio	N/A	5.0	5.0	0.60	7623712	2.0	7623712	1.5		7623712
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Inorganics

Conductivity	mS/cm	0.7	0.7	0.16	7631220	0.23	7630937	0.32	0.002	7631220
Available (CaCl ₂) pH	pH	-	-	7.67	7626450	7.70	7631314	7.81		7627456
WAD Cyanide (Free)	ug/g	0.051	0.051	0.01	7626258	<0.01	7630378	<0.01	0.01	7627438
Chromium (VI)	ug/g	10	10	<0.18	7626405	<0.18	7627471	<0.18	0.18	7627471

Metals

Hot Water Ext. Boron (B)	ug/g	1.5	1.5	0.15	7628112	0.20	7628112	0.098	0.050	7629019
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.29	7627906	0.22	7629102	<0.20	0.20	7629102
Acid Extractable Arsenic (As)	ug/g	18	18	4.4	7627906	4.2	7629102	3.2	1.0	7629102
Acid Extractable Barium (Ba)	ug/g	390	390	74	7627906	76	7629102	73	0.50	7629102
Acid Extractable Beryllium (Be)	ug/g	5	5	0.51	7627906	0.59	7629102	0.51	0.20	7629102
Acid Extractable Boron (B)	ug/g	120	120	9.0	7627906	7.2	7629102	9.1	5.0	7629102
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.11	7627906	0.20	7629102	0.12	0.10	7629102
Acid Extractable Chromium (Cr)	ug/g	160	160	18	7627906	19	7629102	19	1.0	7629102
Acid Extractable Cobalt (Co)	ug/g	22	22	8.3	7627906	8.6	7629102	8.4	0.10	7629102
Acid Extractable Copper (Cu)	ug/g	180	180	20	7627906	17	7629102	27	0.50	7629102
Acid Extractable Lead (Pb)	ug/g	120	120	13	7627906	12	7629102	9.3	1.0	7629102
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.55	7627906	<0.50	7629102	<0.50	0.50	7629102
Acid Extractable Nickel (Ni)	ug/g	130	130	19	7627906	17	7629102	18	0.50	7629102
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	7627906	<0.50	7629102	<0.50	0.50	7629102
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	7627906	<0.20	7629102	<0.20	0.20	7629102
Acid Extractable Thallium (Tl)	ug/g	1	1	0.14	7627906	0.13	7629102	0.12	0.050	7629102
Acid Extractable Uranium (U)	ug/g	23	23	0.61	7627906	0.62	7629102	0.58	0.050	7629102
Acid Extractable Vanadium (V)	ug/g	86	86	27	7627906	31	7629102	30	5.0	7629102
Acid Extractable Zinc (Zn)	ug/g	340	340	48	7627906	51	7629102	49	5.0	7629102
Acid Extractable Mercury (Hg)	ug/g	1.8	1.8	<0.050	7627906	<0.050	7629102	<0.050	0.050	7629102

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				QWE096		QWE097		
Sampling Date				2021/09/30		2021/09/30		
COC Number				763132-01-01		C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP19 SA1	QC Batch	TP22 SA2	RDL	QC Batch
Calculated Parameters								
Sodium Adsorption Ratio	N/A	5.0	5.0	0.26 (1)	7623712	0.29 (1)		7623712
Inorganics								
Conductivity	mS/cm	0.7	0.7	0.14	7630937	0.13	0.002	7630937
Available (CaCl ₂) pH	pH	-	-	7.44	7631314	7.75		7631314
WAD Cyanide (Free)	ug/g	0.051	0.051	<0.01	7630378	<0.01	0.01	7627438
Chromium (VI)	ug/g	10	10	<0.18	7627745	<0.18	0.18	7627471
Metals								
Hot Water Ext. Boron (B)	ug/g	1.5	1.5	0.12	7629019	0.11	0.050	7629019
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	7629102	1.3	0.20	7627906
Acid Extractable Arsenic (As)	ug/g	18	18	4.2	7629102	11	1.0	7627906
Acid Extractable Barium (Ba)	ug/g	390	390	93	7629102	47	0.50	7627906
Acid Extractable Beryllium (Be)	ug/g	5	5	0.71	7629102	0.47	0.20	7627906
Acid Extractable Boron (B)	ug/g	120	120	8.3	7629102	7.0	5.0	7627906
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.13	7629102	0.12	0.10	7627906
Acid Extractable Chromium (Cr)	ug/g	160	160	23	7629102	15	1.0	7627906
Acid Extractable Cobalt (Co)	ug/g	22	22	9.8	7629102	6.2	0.10	7627906
Acid Extractable Copper (Cu)	ug/g	180	180	21	7629102	25	0.50	7627906
Acid Extractable Lead (Pb)	ug/g	120	120	10	7629102	25	1.0	7627906
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	7629102	0.53	0.50	7627906
Acid Extractable Nickel (Ni)	ug/g	130	130	21	7629102	15	0.50	7627906
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	7629102	<0.50	0.50	7627906
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	7629102	<0.20	0.20	7627906
Acid Extractable Thallium (Tl)	ug/g	1	1	0.13	7629102	0.15	0.050	7627906
Acid Extractable Uranium (U)	ug/g	23	23	0.63	7629102	0.55	0.050	7627906
Acid Extractable Vanadium (V)	ug/g	86	86	35	7629102	23	5.0	7627906
Acid Extractable Zinc (Zn)	ug/g	340	340	55	7629102	52	5.0	7627906
Acid Extractable Mercury (Hg)	ug/g	1.8	1.8	<0.050	7629102	0.073	0.050	7627906
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil (1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.								



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 METALS & INORGANICS PKG (SOIL)

Bureau Veritas ID				QWE098		QWE102		
Sampling Date				2021/09/30		2021/09/30		
COC Number				C#763132-01-01		C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP25 SA1	QC Batch	DUP02	RDL	QC Batch
Calculated Parameters								
Sodium Adsorption Ratio	N/A	5.0	5.0	0.23 (1)	7623712	0.23 (1)		7623712
Inorganics								
Conductivity	mS/cm	0.7	0.7	0.17	7630937	0.17	0.002	7631220
Available (CaCl2) pH	pH	-	-	7.37	7627456	7.35		7627456
WAD Cyanide (Free)	ug/g	0.051	0.051	<0.01	7627438	<0.01	0.01	7627438
Chromium (VI)	ug/g	10	10	<0.18	7627471	<0.18	0.18	7627471
Metals								
Hot Water Ext. Boron (B)	ug/g	1.5	1.5	1.3	7629019	1.3	0.050	7628112
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	1.0	7629102	0.88	0.20	7627906
Acid Extractable Arsenic (As)	ug/g	18	18	25	7629102	21	1.0	7627906
Acid Extractable Barium (Ba)	ug/g	390	390	240	7629102	200	0.50	7627906
Acid Extractable Beryllium (Be)	ug/g	5	5	0.73	7629102	0.71	0.20	7627906
Acid Extractable Boron (B)	ug/g	120	120	9.1	7629102	9.0	5.0	7627906
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.71	7629102	0.62	0.10	7627906
Acid Extractable Chromium (Cr)	ug/g	160	160	19	7629102	18	1.0	7627906
Acid Extractable Cobalt (Co)	ug/g	22	22	8.8	7629102	8.5	0.10	7627906
Acid Extractable Copper (Cu)	ug/g	180	180	28	7629102	26	0.50	7627906
Acid Extractable Lead (Pb)	ug/g	120	120	800	7629102	650	1.0	7627906
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.93	7629102	0.94	0.50	7627906
Acid Extractable Nickel (Ni)	ug/g	130	130	18	7629102	18	0.50	7627906
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	1.1	7629102	1.1	0.50	7627906
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	7629102	<0.20	0.20	7627906
Acid Extractable Thallium (Tl)	ug/g	1	1	0.30	7629102	0.30	0.050	7627906
Acid Extractable Uranium (U)	ug/g	23	23	0.79	7629102	0.76	0.050	7627906
Acid Extractable Vanadium (V)	ug/g	86	86	30	7629102	30	5.0	7627906
Acid Extractable Zinc (Zn)	ug/g	340	340	330	7629102	320	5.0	7627906
Acid Extractable Mercury (Hg)	ug/g	1.8	1.8	0.10	7629102	0.092	0.050	7627906
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil (1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.								



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 PAHS (SOIL)

Bureau Veritas ID				QWE087	QWE088		QWE089	QWE090		
Sampling Date				2021/09/27	2021/09/27		2021/09/27	2021/09/27		
COC Number				763132-01-01	763132-01-01		763132-01-01	763132-01-01		
	UNITS	Criteria	Criteria-2	TP1 SA3	TP3 SA1	QC Batch	TP5 SA1	TP7 SA2	RDL	QC Batch
Inorganics										
Moisture	%	-	-	14	10	7624061	18	13	1.0	7624061
Calculated Parameters										
Methylnaphthalene, 2-(1-)	ug/g	-	3.4	<0.0071	<0.0071	7623708	<0.0071	0.0081	0.0071	7623708
Polyaromatic Hydrocarbons										
Acenaphthene	ug/g	29	58	<0.0050	<0.0050	7630381	<0.0050	<0.0050	0.0050	7629014
Acenaphthylene	ug/g	0.17	0.17	<0.0050	<0.0050	7630381	<0.0050	0.016	0.0050	7629014
Anthracene	ug/g	0.74	0.74	<0.0050	<0.0050	7630381	<0.0050	0.016	0.0050	7629014
Benzo(a)anthracene	ug/g	0.63	0.63	<0.0050	0.012	7630381	0.0082	0.073	0.0050	7629014
Benzo(a)pyrene	ug/g	0.3	0.3	<0.0050	0.017	7630381	0.012	0.13	0.0050	7629014
Benzo(b,j)fluoranthene	ug/g	0.78	0.78	0.0078	0.027	7630381	0.021	0.22	0.0050	7629014
Benzo(g,h,i)perylene	ug/g	7.8	7.8	0.0062	0.015	7630381	0.011	0.050	0.0050	7629014
Benzo(k)fluoranthene	ug/g	0.78	0.78	<0.0050	0.0091	7630381	0.0065	0.077	0.0050	7629014
Chrysene	ug/g	7.8	7.8	<0.0050	0.011	7630381	0.0092	0.052	0.0050	7629014
Dibenzo(a,h)anthracene	ug/g	0.1	0.1	<0.0050	<0.0050	7630381	<0.0050	0.017	0.0050	7629014
Fluoranthene	ug/g	0.69	0.69	0.0069	0.022	7630381	0.017	0.090	0.0050	7629014
Fluorene	ug/g	69	69	<0.0050	<0.0050	7630381	<0.0050	<0.0050	0.0050	7629014
Indeno(1,2,3-cd)pyrene	ug/g	0.48	0.48	<0.0050	0.015	7630381	0.0098	0.057	0.0050	7629014
1-Methylnaphthalene	ug/g	3.4	3.4	<0.0050	<0.0050	7630381	<0.0050	<0.0050	0.0050	7629014
2-Methylnaphthalene	ug/g	3.4	3.4	<0.0050	<0.0050	7630381	<0.0050	0.0081	0.0050	7629014
Naphthalene	ug/g	0.75	0.75	<0.0050	<0.0050	7630381	<0.0050	0.013	0.0050	7629014
Phenanthrene	ug/g	7.8	7.8	<0.0050	0.0087	7630381	0.0069	0.0091	0.0050	7629014
Pyrene	ug/g	78	78	0.0058	0.018	7630381	0.015	0.42	0.0050	7629014
Surrogate Recovery (%)										
D10-Anthracene	%	-	-	93	89	7630381	88	85		7629014
D14-Terphenyl (FS)	%	-	-	92	88	7630381	83	79		7629014
D8-Acenaphthylene	%	-	-	82	75	7630381	75	72		7629014
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil										



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 PAHS (SOIL)

Bureau Veritas ID				QWE091	QWE092		QWE093		QWE094		
Sampling Date				2021/09/27	2021/09/27		2021/09/27		2021/09/30		
COC Number				763132-01-01	763132-01-01		763132-01-01		763132-01-01		
	UNITS	Criteria	Criteria-2	TP9 SA1	TP11 SA1	RDL	TP13 SA1	RDL	TP15 SA1	RDL	QC Batch
Inorganics											
Moisture	%	-	-	15	14	1.0	10	1.0	9.4	1.0	7624061
Calculated Parameters											
Methylnaphthalene, 2-(1-)	ug/g	-	3.4	0.014	<0.0071	0.0071	<0.071	0.071	<0.0071	0.0071	7623708
Polyaromatic Hydrocarbons											
Acenaphthene	ug/g	29	58	<0.0050	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Acenaphthylene	ug/g	0.17	0.17	0.0086	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Anthracene	ug/g	0.74	0.74	0.0061	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Benzo(a)anthracene	ug/g	0.63	0.63	0.028	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Benzo(a)pyrene	ug/g	0.3	0.3	0.037	<0.0050	0.0050	<0.050	0.050	0.0057	0.0050	7629014
Benzo(b,j)fluoranthene	ug/g	0.78	0.78	0.062	0.0074	0.0050	0.062	0.050	0.0095	0.0050	7629014
Benzo(g,h,i)perylene	ug/g	7.8	7.8	0.036	0.0051	0.0050	<0.050	0.050	0.0070	0.0050	7629014
Benzo(k)fluoranthene	ug/g	0.78	0.78	0.021	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Chrysene	ug/g	7.8	7.8	0.033	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Dibenzo(a,h)anthracene	ug/g	0.1	0.1	0.0078	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Fluoranthene	ug/g	0.69	0.69	0.074	0.0078	0.0050	<0.050	0.050	0.0099	0.0050	7629014
Fluorene	ug/g	69	69	<0.0050	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Indeno(1,2,3-cd)pyrene	ug/g	0.48	0.48	0.033	<0.0050	0.0050	<0.050	0.050	0.0051	0.0050	7629014
1-Methylnaphthalene	ug/g	3.4	3.4	0.0070	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
2-Methylnaphthalene	ug/g	3.4	3.4	0.0072	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Naphthalene	ug/g	0.75	0.75	<0.0050	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Phenanthrene	ug/g	7.8	7.8	0.031	<0.0050	0.0050	<0.050	0.050	<0.0050	0.0050	7629014
Pyrene	ug/g	78	78	0.058	0.0068	0.0050	<0.050	0.050	0.0084	0.0050	7629014
Surrogate Recovery (%)											
D10-Anthracene	%	-	-	84	97		112		89		7629014
D14-Terphenyl (FS)	%	-	-	78	91		77		83		7629014
D8-Acenaphthylene	%	-	-	69	83		69		70		7629014
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil											

BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 PAHS (SOIL)

Bureau Veritas ID				QWE095		QWE096		QWE097		
Sampling Date				2021/09/30		2021/09/30		2021/09/30		
COC Number				763132-01-01		763132-01-01		C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP17 SA1	QC Batch	TP19 SA1	QC Batch	TP22 SA2	RDL	QC Batch
Inorganics										
Moisture	%	-	-	6.6	7624061	14	7624061	7.4	1.0	7624061
Calculated Parameters										
Methylnaphthalene, 2-(1-)	ug/g	-	3.4	<0.0071	7623708	<0.0071	7623708	0.052	0.0071	7623708
Polyaromatic Hydrocarbons										
Acenaphthene	ug/g	29	58	0.0080	7630381	<0.0050	7629014	<0.0050	0.0050	7630381
Acenaphthylene	ug/g	0.17	0.17	0.023	7630381	<0.0050	7629014	0.050	0.0050	7630381
Anthracene	ug/g	0.74	0.74	0.023	7630381	<0.0050	7629014	0.028	0.0050	7630381
Benzo(a)anthracene	ug/g	0.63	0.63	0.057	7630381	<0.0050	7629014	0.066	0.0050	7630381
Benzo(a)pyrene	ug/g	0.3	0.3	0.096	7630381	<0.0050	7629014	0.13	0.0050	7630381
Benzo(b,j)fluoranthene	ug/g	0.78	0.78	0.13	7630381	<0.0050	7629014	0.21	0.0050	7630381
Benzo(g,h,i)perylene	ug/g	7.8	7.8	0.075	7630381	<0.0050	7629014	0.11	0.0050	7630381
Benzo(k)fluoranthene	ug/g	0.78	0.78	0.046	7630381	<0.0050	7629014	0.064	0.0050	7630381
Chrysene	ug/g	7.8	7.8	0.049	7630381	<0.0050	7629014	0.058	0.0050	7630381
Dibenzo(a,h)anthracene	ug/g	0.1	0.1	0.019	7630381	<0.0050	7629014	0.028	0.0050	7630381
Fluoranthene	ug/g	0.69	0.69	0.11	7630381	<0.0050	7629014	0.074	0.0050	7630381
Fluorene	ug/g	69	69	0.012	7630381	<0.0050	7629014	<0.0050	0.0050	7630381
Indeno(1,2,3-cd)pyrene	ug/g	0.48	0.48	0.078	7630381	<0.0050	7629014	0.11	0.0050	7630381
1-Methylnaphthalene	ug/g	3.4	3.4	<0.0050	7630381	<0.0050	7629014	0.025	0.0050	7630381
2-Methylnaphthalene	ug/g	3.4	3.4	<0.0050	7630381	<0.0050	7629014	0.028	0.0050	7630381
Naphthalene	ug/g	0.75	0.75	0.011	7630381	<0.0050	7629014	0.018	0.0050	7630381
Phenanthrene	ug/g	7.8	7.8	0.060	7630381	<0.0050	7629014	0.031	0.0050	7630381
Pyrene	ug/g	78	78	0.080	7630381	<0.0050	7629014	0.078	0.0050	7630381
Surrogate Recovery (%)										
D10-Anthracene	%	-	-	90	7630381	82	7629014	85		7630381
D14-Terphenyl (FS)	%	-	-	89	7630381	78	7629014	84		7630381
D8-Acenaphthylene	%	-	-	78	7630381	67	7629014	73		7630381
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil										

BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

O.REG 153 PAHS (SOIL)

Bureau Veritas ID				QWE098		QWE102		
Sampling Date				2021/09/30		2021/09/30		
COC Number				C#763132-01-01		C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP25 SA1	QC Batch	DUP02	RDL	QC Batch
Inorganics								
Moisture	%	-	-	21	7624061	21	1.0	7624061
Calculated Parameters								
Methylnaphthalene, 2-(1-)	ug/g	-	3.4	0.24	7623708	0.24	0.0071	7623708
Polyaromatic Hydrocarbons								
Acenaphthene	ug/g	29	58	0.0056	7630381	<0.0050	0.0050	7629014
Acenaphthylene	ug/g	0.17	0.17	0.017	7630381	0.016	0.0050	7629014
Anthracene	ug/g	0.74	0.74	0.027	7630381	0.025	0.0050	7629014
Benzo(a)anthracene	ug/g	0.63	0.63	0.10	7630381	0.092	0.0050	7629014
Benzo(a)pyrene	ug/g	0.3	0.3	0.10	7630381	0.092	0.0050	7629014
Benzo(b/j)fluoranthene	ug/g	0.78	0.78	0.17	7630381	0.15	0.0050	7629014
Benzo(g,h,i)perylene	ug/g	7.8	7.8	0.080	7630381	0.072	0.0050	7629014
Benzo(k)fluoranthene	ug/g	0.78	0.78	0.054	7630381	0.053	0.0050	7629014
Chrysene	ug/g	7.8	7.8	0.10	7630381	0.090	0.0050	7629014
Dibenzo(a,h)anthracene	ug/g	0.1	0.1	0.021	7630381	0.022	0.0050	7629014
Fluoranthene	ug/g	0.69	0.69	0.18	7630381	0.16	0.0050	7629014
Fluorene	ug/g	69	69	0.0066	7630381	<0.0050	0.0050	7629014
Indeno(1,2,3-cd)pyrene	ug/g	0.48	0.48	0.080	7630381	0.069	0.0050	7629014
1-Methylnaphthalene	ug/g	3.4	3.4	0.12	7630381	0.12	0.0050	7629014
2-Methylnaphthalene	ug/g	3.4	3.4	0.12	7630381	0.12	0.0050	7629014
Naphthalene	ug/g	0.75	0.75	0.061	7630381	0.063	0.0050	7629014
Phenanthrene	ug/g	7.8	7.8	0.14	7630381	0.13	0.0050	7629014
Pyrene	ug/g	78	78	0.15	7630381	0.14	0.0050	7629014
Surrogate Recovery (%)								
D10-Anthracene	%	-	-	88	7630381	85		7629014
D14-Terphenyl (FS)	%	-	-	93	7630381	83		7629014
D8-Acenaphthylene	%	-	-	82	7630381	70		7629014
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								

BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

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

Bureau Veritas ID				QWE099	QWE100	QWE101		
Sampling Date				2021/09/30	2021/09/30	2021/09/30		
COC Number				C#763132-01-01	C#763132-01-01	C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP26 SA2	TP27 SA3	DUP01	RDL	QC Batch
Inorganics								
Moisture	%	-	-	14	13	17	1.0	7624061
Calculated Parameters								
1,3-Dichloropropene (cis+trans)	ug/g	0.081	0.083	<0.050	<0.050	<0.050	0.050	7623710
Volatile Organics								
Acetone (2-Propanone)	ug/g	28	28	<0.49	<0.49	<0.49	0.49	7629293
Benzene	ug/g	0.17	0.17	<0.0060	<0.0060	<0.0060	0.0060	7629293
Bromodichloromethane	ug/g	1.9	13	<0.040	<0.040	<0.040	0.040	7629293
Bromoform	ug/g	0.26	0.26	<0.040	<0.040	<0.040	0.040	7629293
Bromomethane	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
Carbon Tetrachloride	ug/g	0.12	0.12	<0.040	<0.040	<0.040	0.040	7629293
Chlorobenzene	ug/g	2.7	2.7	<0.040	<0.040	<0.040	0.040	7629293
Chloroform	ug/g	0.17	0.17	<0.040	<0.040	<0.040	0.040	7629293
Dibromochloromethane	ug/g	2.9	9.4	<0.040	<0.040	<0.040	0.040	7629293
1,2-Dichlorobenzene	ug/g	1.7	4.3	<0.040	<0.040	<0.040	0.040	7629293
1,3-Dichlorobenzene	ug/g	6	6	<0.040	<0.040	<0.040	0.040	7629293
1,4-Dichlorobenzene	ug/g	0.097	0.097	<0.040	<0.040	<0.040	0.040	7629293
Dichlorodifluoromethane (FREON 12)	ug/g	25	25	<0.040	<0.040	<0.040	0.040	7629293
1,1-Dichloroethane	ug/g	0.6	11	<0.040	<0.040	<0.040	0.040	7629293
1,2-Dichloroethane	ug/g	0.05	0.05	<0.049	<0.049	<0.049	0.049	7629293
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
cis-1,2-Dichloroethylene	ug/g	2.5	30	<0.040	<0.040	<0.040	0.040	7629293
trans-1,2-Dichloroethylene	ug/g	0.75	0.75	<0.040	<0.040	<0.040	0.040	7629293
1,2-Dichloropropane	ug/g	0.085	0.085	<0.040	<0.040	<0.040	0.040	7629293
cis-1,3-Dichloropropene	ug/g	0.081	0.083	<0.030	<0.030	<0.030	0.030	7629293
trans-1,3-Dichloropropene	ug/g	0.081	0.083	<0.040	<0.040	<0.040	0.040	7629293
Ethylbenzene	ug/g	1.6	15	<0.010	<0.010	<0.010	0.010	7629293
Ethylene Dibromide	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
Hexane	ug/g	34	34	<0.040	<0.040	<0.040	0.040	7629293
Methylene Chloride(Dichloromethane)	ug/g	0.96	0.96	<0.049	<0.049	<0.049	0.049	7629293
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

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

Bureau Veritas ID				QWE099	QWE100	QWE101		
Sampling Date				2021/09/30	2021/09/30	2021/09/30		
COC Number				C#763132-01-01	C#763132-01-01	C#763132-01-01		
	UNITS	Criteria	Criteria-2	TP26 SA2	TP27 SA3	DUP01	RDL	QC Batch
Methyl Ethyl Ketone (2-Butanone)	ug/g	44	44	<0.40	<0.40	<0.40	0.40	7629293
Methyl Isobutyl Ketone	ug/g	4.3	4.3	<0.40	<0.40	<0.40	0.40	7629293
Methyl t-butyl ether (MTBE)	ug/g	1.4	1.4	<0.040	<0.040	<0.040	0.040	7629293
Styrene	ug/g	2.2	2.2	<0.040	<0.040	<0.040	0.040	7629293
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
Tetrachloroethylene	ug/g	2.3	2.3	<0.040	<0.040	<0.040	0.040	7629293
Toluene	ug/g	6	6	<0.020	<0.020	<0.020	0.020	7629293
1,1,1-Trichloroethane	ug/g	3.4	3.4	<0.040	<0.040	<0.040	0.040	7629293
1,1,2-Trichloroethane	ug/g	0.05	0.05	<0.040	<0.040	<0.040	0.040	7629293
Trichloroethylene	ug/g	0.52	0.52	<0.010	<0.010	<0.010	0.010	7629293
Trichlorofluoromethane (FREON 11)	ug/g	5.8	5.8	<0.040	<0.040	<0.040	0.040	7629293
Vinyl Chloride	ug/g	0.022	0.022	<0.019	<0.019	<0.019	0.019	7629293
p+m-Xylene	ug/g	-	-	<0.020	<0.020	<0.020	0.020	7629293
o-Xylene	ug/g	-	-	<0.020	<0.020	<0.020	0.020	7629293
Total Xylenes	ug/g	25	25	<0.020	<0.020	<0.020	0.020	7629293
F1 (C6-C10)	ug/g	65	65	<10	<10	<10	10	7629293
F1 (C6-C10) - BTEX	ug/g	65	65	<10	<10	<10	10	7629293
F2-F4 Hydrocarbons								
F2 (C10-C16 Hydrocarbons)	ug/g	150	150	<10	<10	<10	10	7627406
F3 (C16-C34 Hydrocarbons)	ug/g	1300	1300	<50	<50	<50	50	7627406
F4 (C34-C50 Hydrocarbons)	ug/g	5600	5600	<50	<50	<50	50	7627406
Reached Baseline at C50	ug/g	-	-	Yes	Yes	Yes		7627406
Surrogate Recovery (%)								
o-Terphenyl	%	-	-	100	102	97		7627406
4-Bromofluorobenzene	%	-	-	97	97	96		7629293
D10-o-Xylene	%	-	-	94	88	89		7629293
D4-1,2-Dichloroethane	%	-	-	112	113	114		7629293
D8-Toluene	%	-	-	97	97	96		7629293
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		QWE100	
Sampling Date		2021/09/30	
COC Number		C#763132-01-01	
	UNITS	TP27 SA3	QC Batch
Inorganics			
Available (CaCl2) pH	pH	7.97	7627456
QC Batch = Quality Control Batch			



**BUREAU
VERITAS**

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Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE087
Sample ID: TP1 SA3
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/13	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathippilai
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7629102	2021/10/09	2021/10/13	Viviana Canzonieri
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7630381	2021/10/12	2021/10/13	Mitesh Raj
pH CaCl2 EXTRACT	AT	7631314	2021/10/12	2021/10/12	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE088
Sample ID: TP3 SA1
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/13	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathippilai
Free (WAD) Cyanide	TECH	7626258	2021/10/08	2021/10/12	Nimarta Singh
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7626405	2021/10/08	2021/10/08	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7630381	2021/10/12	2021/10/13	Mitesh Raj
pH CaCl2 EXTRACT	AT	7626450	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE089
Sample ID: TP5 SA1
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathippilai
Free (WAD) Cyanide	TECH	7626258	2021/10/08	2021/10/08	Nimarta Singh
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7626405	2021/10/08	2021/10/08	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7626450	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk



**BUREAU
VERITAS**

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE090
Sample ID: TP7 SA2
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7629019	2021/10/09	2021/10/14	Medhat Nasr
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7630937	2021/10/12	2021/10/12	Neil Dassanayake
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE091
Sample ID: TP9 SA1
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathipplai
Free (WAD) Cyanide	TECH	7626258	2021/10/08	2021/10/12	Nimarta Singh
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7626405	2021/10/08	2021/10/08	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7626450	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE092
Sample ID: TP11 SA1
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathipplai
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk



**BUREAU
VERITAS**

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE093
Sample ID: TP13 SA1
Matrix: Soil

Collected: 2021/09/27
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathipplai
Free (WAD) Cyanide	TECH	7626258	2021/10/08	2021/10/08	Nimarta Singh
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7626405	2021/10/08	2021/10/08	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7626450	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE094
Sample ID: TP15 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathipplai
Free (WAD) Cyanide	TECH	7630378	2021/10/12	2021/10/12	Aditiben Patel
Conductivity	AT	7630937	2021/10/12	2021/10/12	Neil Dassanayake
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7629102	2021/10/09	2021/10/13	Viviana Canzonieri
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7631314	2021/10/12	2021/10/12	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE095
Sample ID: TP17 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/13	Automated Statchk
Hot Water Extractable Boron	ICP	7629019	2021/10/09	2021/10/14	Medhat Nasr
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7629102	2021/10/09	2021/10/13	Viviana Canzonieri
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7630381	2021/10/12	2021/10/13	Mitesh Raj
pH CaCl2 EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021-A0
Site Location: WAREHOUSE SR,ST.THOMAS
Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE096
Sample ID: TP19 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7629019	2021/10/09	2021/10/14	Medhat Nasr
Free (WAD) Cyanide	TECH	7630378	2021/10/12	2021/10/12	Aditiben Patel
Conductivity	AT	7630937	2021/10/12	2021/10/12	Neil Dassanayake
Hexavalent Chromium in Soil by IC	IC/SPEC	7627745	2021/10/08	2021/10/12	Violeta Porcila
Acid Extractable Metals by ICPMS	ICP/MS	7629102	2021/10/09	2021/10/13	Viviana Canzonieri
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl2 EXTRACT	AT	7631314	2021/10/12	2021/10/12	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE096 Dup
Sample ID: TP19 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7630378	2021/10/12	2021/10/12	Aditiben Patel
pH CaCl2 EXTRACT	AT	7631314	2021/10/12	2021/10/12	Taslina Aktar

Bureau Veritas ID: QWE097
Sample ID: TP22 SA2
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/13	Automated Statchk
Hot Water Extractable Boron	ICP	7629019	2021/10/09	2021/10/14	Medhat Nasr
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7630937	2021/10/12	2021/10/12	Neil Dassanayake
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7630381	2021/10/12	2021/10/13	Mitesh Raj
pH CaCl2 EXTRACT	AT	7631314	2021/10/12	2021/10/12	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE098
Sample ID: TP25 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/13	Automated Statchk
Hot Water Extractable Boron	ICP	7629019	2021/10/09	2021/10/14	Medhat Nasr
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7630937	2021/10/12	2021/10/12	Neil Dassanayake



**BUREAU
VERITAS**

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE098
Sample ID: TP25 SA1
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7629102	2021/10/09	2021/10/13	Viviana Canzonieri
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7630381	2021/10/12	2021/10/13	Mitesh Raj
pH CaCl2 EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk

Bureau Veritas ID: QWE099
Sample ID: TP26 SA2
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7623710	N/A	2021/10/13	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7627406	2021/10/08	2021/10/09	Anna Stuglik-Rolland
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7629293	N/A	2021/10/12	Rebecca McClean

Bureau Veritas ID: QWE099 Dup
Sample ID: TP26 SA2
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel

Bureau Veritas ID: QWE100
Sample ID: TP27 SA3
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7623710	N/A	2021/10/13	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7627406	2021/10/08	2021/10/09	Anna Stuglik-Rolland
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
pH CaCl2 EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7629293	N/A	2021/10/12	Rebecca McClean

Bureau Veritas ID: QWE101
Sample ID: DUP01
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7623710	N/A	2021/10/13	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7627406	2021/10/08	2021/10/09	Anna Stuglik-Rolland
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7629293	N/A	2021/10/12	Rebecca McClean



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Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: QWE102
Sample ID: DUP02
Matrix: Soil

Collected: 2021/09/30
Shipped:
Received: 2021/10/06

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	7623708	N/A	2021/10/12	Automated Statchk
Hot Water Extractable Boron	ICP	7628112	2021/10/08	2021/10/14	Suban Kanapathippilai
Free (WAD) Cyanide	TECH	7627438	2021/10/08	2021/10/13	Aditiben Patel
Conductivity	AT	7631220	2021/10/12	2021/10/12	Massarat Jan
Hexavalent Chromium in Soil by IC	IC/SPEC	7627471	2021/10/08	2021/10/12	Lusine Khachatryan
Acid Extractable Metals by ICPMS	ICP/MS	7627906	2021/10/08	2021/10/12	Daniel Teclu
Moisture	BAL	7624061	N/A	2021/10/07	Kruti Jitesh Patel
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	7629014	2021/10/09	2021/10/09	Jett Wu
pH CaCl ₂ EXTRACT	AT	7627456	2021/10/08	2021/10/08	Taslina Aktar
Sodium Adsorption Ratio (SAR)	CALC/MET	7623712	N/A	2021/10/13	Automated Statchk



GENERAL COMMENTS

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

Package 1	2.0°C
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Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

Sample QWE093 [TP13 SA1] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7627406	o-Terphenyl	2021/10/09	94	60 - 130	94	60 - 130	98	%		
7629014	D10-Anthracene	2021/10/09	89	50 - 130	93	50 - 130	93	%		
7629014	D14-Terphenyl (FS)	2021/10/09	87	50 - 130	85	50 - 130	82	%		
7629014	D8-Acenaphthylene	2021/10/09	84	50 - 130	88	50 - 130	82	%		
7629293	4-Bromofluorobenzene	2021/10/12	102	60 - 140	103	60 - 140	98	%		
7629293	D10-o-Xylene	2021/10/12	94	60 - 130	97	60 - 130	97	%		
7629293	D4-1,2-Dichloroethane	2021/10/12	116	60 - 140	116	60 - 140	113	%		
7629293	D8-Toluene	2021/10/12	99	60 - 140	100	60 - 140	97	%		
7630381	D10-Anthracene	2021/10/12	95	50 - 130	95	50 - 130	97	%		
7630381	D14-Terphenyl (FS)	2021/10/12	81	50 - 130	97	50 - 130	97	%		
7630381	D8-Acenaphthylene	2021/10/12	74	50 - 130	91	50 - 130	86	%		
7624061	Moisture	2021/10/07							0	20
7626258	WAD Cyanide (Free)	2021/10/08	91	75 - 125	97	80 - 120	<0.01	ug/g	NC	35
7626405	Chromium (VI)	2021/10/08	40 (1)	70 - 130	91 (2)	80 - 120	<0.18	ug/g	NC	35
7626450	Available (CaCl ₂) pH	2021/10/08			100	97 - 103			0.75	N/A
7627406	F2 (C10-C16 Hydrocarbons)	2021/10/09	106	60 - 130	102	80 - 120	<10	ug/g	NC	30
7627406	F3 (C16-C34 Hydrocarbons)	2021/10/09	104	60 - 130	101	80 - 120	<50	ug/g	NC	30
7627406	F4 (C34-C50 Hydrocarbons)	2021/10/09	109	60 - 130	105	80 - 120	<50	ug/g	NC	30
7627438	WAD Cyanide (Free)	2021/10/12	91	75 - 125	97	80 - 120	<0.01	ug/g	NC	35
7627456	Available (CaCl ₂) pH	2021/10/08			100	97 - 103			0.27	N/A
7627471	Chromium (VI)	2021/10/12	25 (2)	70 - 130	90	80 - 120	<0.18	ug/g	NC	35
7627745	Chromium (VI)	2021/10/12	173 (1)	70 - 130	91	80 - 120	<0.18	ug/g	NC	35
7627906	Acid Extractable Antimony (Sb)	2021/10/12	101	75 - 125	95	80 - 120	<0.20	ug/g	NC	30
7627906	Acid Extractable Arsenic (As)	2021/10/12	100	75 - 125	102	80 - 120	<1.0	ug/g	NC	30
7627906	Acid Extractable Barium (Ba)	2021/10/12	100	75 - 125	99	80 - 120	<0.50	ug/g	2.8	30
7627906	Acid Extractable Beryllium (Be)	2021/10/12	102	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
7627906	Acid Extractable Boron (B)	2021/10/12	98	75 - 125	100	80 - 120	<5.0	ug/g	NC	30
7627906	Acid Extractable Cadmium (Cd)	2021/10/12	99	75 - 125	96	80 - 120	<0.10	ug/g	NC	30
7627906	Acid Extractable Chromium (Cr)	2021/10/12	98	75 - 125	97	80 - 120	<1.0	ug/g	1.7	30
7627906	Acid Extractable Cobalt (Co)	2021/10/12	99	75 - 125	97	80 - 120	<0.10	ug/g	0.57	30
7627906	Acid Extractable Copper (Cu)	2021/10/12	93	75 - 125	94	80 - 120	<0.50	ug/g	4.0	30

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QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7627906	Acid Extractable Lead (Pb)	2021/10/12	102	75 - 125	102	80 - 120	<1.0	ug/g	0.90	30
7627906	Acid Extractable Mercury (Hg)	2021/10/12	90	75 - 125	91	80 - 120	<0.050	ug/g	NC	30
7627906	Acid Extractable Molybdenum (Mo)	2021/10/12	99	75 - 125	97	80 - 120	<0.50	ug/g	NC	30
7627906	Acid Extractable Nickel (Ni)	2021/10/12	99	75 - 125	99	80 - 120	<0.50	ug/g	0.24	30
7627906	Acid Extractable Selenium (Se)	2021/10/12	102	75 - 125	102	80 - 120	<0.50	ug/g	NC	30
7627906	Acid Extractable Silver (Ag)	2021/10/12	101	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
7627906	Acid Extractable Thallium (Tl)	2021/10/12	103	75 - 125	103	80 - 120	<0.050	ug/g	NC	30
7627906	Acid Extractable Uranium (U)	2021/10/12	104	75 - 125	103	80 - 120	<0.050	ug/g	4.5	30
7627906	Acid Extractable Vanadium (V)	2021/10/12	108	75 - 125	102	80 - 120	<5.0	ug/g	2.8	30
7627906	Acid Extractable Zinc (Zn)	2021/10/12	98	75 - 125	98	80 - 120	<5.0	ug/g	0.69	30
7628112	Hot Water Ext. Boron (B)	2021/10/14	97	75 - 125	97	75 - 125	<0.050	ug/g	NC	40
7629014	1-Methylnaphthalene	2021/10/09	100	50 - 130	101	50 - 130	<0.0050	ug/g	NC	40
7629014	2-Methylnaphthalene	2021/10/09	96	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7629014	Acenaphthene	2021/10/09	92	50 - 130	93	50 - 130	<0.0050	ug/g	NC	40
7629014	Acenaphthylene	2021/10/09	87	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40
7629014	Anthracene	2021/10/09	93	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
7629014	Benzo(a)anthracene	2021/10/09	96	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
7629014	Benzo(a)pyrene	2021/10/09	81	50 - 130	83	50 - 130	<0.0050	ug/g	NC	40
7629014	Benzo(b,j)fluoranthene	2021/10/09	90	50 - 130	90	50 - 130	<0.0050	ug/g	NC	40
7629014	Benzo(g,h,i)perylene	2021/10/09	95	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
7629014	Benzo(k)fluoranthene	2021/10/09	95	50 - 130	103	50 - 130	<0.0050	ug/g	NC	40
7629014	Chrysene	2021/10/09	95	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7629014	Dibenzo(a,h)anthracene	2021/10/09	107	50 - 130	106	50 - 130	<0.0050	ug/g	NC	40
7629014	Fluoranthene	2021/10/09	95	50 - 130	95	50 - 130	<0.0050	ug/g	NC	40
7629014	Fluorene	2021/10/09	94	50 - 130	94	50 - 130	<0.0050	ug/g	NC	40
7629014	Indeno(1,2,3-cd)pyrene	2021/10/09	92	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
7629014	Naphthalene	2021/10/09	86	50 - 130	88	50 - 130	<0.0050	ug/g	NC	40
7629014	Phenanthrene	2021/10/09	93	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
7629014	Pyrene	2021/10/09	96	50 - 130	94	50 - 130	<0.0050	ug/g	NC	40
7629019	Hot Water Ext. Boron (B)	2021/10/14	98	75 - 125	94	75 - 125	<0.050	ug/g	6.2	40
7629102	Acid Extractable Antimony (Sb)	2021/10/13	101	75 - 125	100	80 - 120	<0.20	ug/g	NC	30

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QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7629102	Acid Extractable Arsenic (As)	2021/10/13	106	75 - 125	106	80 - 120	<1.0	ug/g	NC	30
7629102	Acid Extractable Barium (Ba)	2021/10/13	87	75 - 125	104	80 - 120	<0.50	ug/g	20	30
7629102	Acid Extractable Beryllium (Be)	2021/10/13	102	75 - 125	103	80 - 120	<0.20	ug/g	NC	30
7629102	Acid Extractable Boron (B)	2021/10/13	96	75 - 125	102	80 - 120	<5.0	ug/g	NC	30
7629102	Acid Extractable Cadmium (Cd)	2021/10/13	100	75 - 125	97	80 - 120	<0.10	ug/g	NC	30
7629102	Acid Extractable Chromium (Cr)	2021/10/13	98	75 - 125	103	80 - 120	<1.0	ug/g	2.6	30
7629102	Acid Extractable Cobalt (Co)	2021/10/13	100	75 - 125	102	80 - 120	<0.10	ug/g	1.0	30
7629102	Acid Extractable Copper (Cu)	2021/10/13	97	75 - 125	100	80 - 120	<0.50	ug/g	10	30
7629102	Acid Extractable Lead (Pb)	2021/10/13	100	75 - 125	107	80 - 120	<1.0	ug/g	4.6	30
7629102	Acid Extractable Mercury (Hg)	2021/10/13	86	75 - 125	91	80 - 120	<0.050	ug/g	NC	30
7629102	Acid Extractable Molybdenum (Mo)	2021/10/13	103	75 - 125	99	80 - 120	<0.50	ug/g	NC	30
7629102	Acid Extractable Nickel (Ni)	2021/10/13	99	75 - 125	102	80 - 120	<0.50	ug/g	7.9	30
7629102	Acid Extractable Selenium (Se)	2021/10/13	105	75 - 125	105	80 - 120	<0.50	ug/g	NC	30
7629102	Acid Extractable Silver (Ag)	2021/10/13	103	75 - 125	106	80 - 120	<0.20	ug/g	NC	30
7629102	Acid Extractable Thallium (Tl)	2021/10/13	102	75 - 125	106	80 - 120	<0.050	ug/g	NC	30
7629102	Acid Extractable Uranium (U)	2021/10/13	103	75 - 125	107	80 - 120	<0.050	ug/g	9.7	30
7629102	Acid Extractable Vanadium (V)	2021/10/13	108	75 - 125	106	80 - 120	<5.0	ug/g	6.6	30
7629102	Acid Extractable Zinc (Zn)	2021/10/13	97	75 - 125	96	80 - 120	<5.0	ug/g	5.7	30
7629293	1,1,1,2-Tetrachloroethane	2021/10/12	98	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
7629293	1,1,1-Trichloroethane	2021/10/12	109	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
7629293	1,1,2,2-Tetrachloroethane	2021/10/12	91	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
7629293	1,1,2-Trichloroethane	2021/10/12	110	60 - 140	113	60 - 130	<0.040	ug/g	NC	50
7629293	1,1-Dichloroethane	2021/10/12	101	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
7629293	1,1-Dichloroethylene	2021/10/12	110	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
7629293	1,2-Dichlorobenzene	2021/10/12	99	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
7629293	1,2-Dichloroethane	2021/10/12	113	60 - 140	113	60 - 130	<0.049	ug/g	NC	50
7629293	1,2-Dichloropropane	2021/10/12	104	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
7629293	1,3-Dichlorobenzene	2021/10/12	95	60 - 140	96	60 - 130	<0.040	ug/g	NC	50
7629293	1,4-Dichlorobenzene	2021/10/12	112	60 - 140	113	60 - 130	<0.040	ug/g	NC	50
7629293	Acetone (2-Propanone)	2021/10/12	94	60 - 140	93	60 - 140	<0.49	ug/g	NC	50
7629293	Benzene	2021/10/12	93	60 - 140	92	60 - 130	<0.0060	ug/g	0.66	50

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Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7629293	Bromodichloromethane	2021/10/12	109	60 - 140	110	60 - 130	<0.040	ug/g	NC	50
7629293	Bromoform	2021/10/12	95	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
7629293	Bromomethane	2021/10/12	95	60 - 140	86	60 - 140	<0.040	ug/g	NC	50
7629293	Carbon Tetrachloride	2021/10/12	110	60 - 140	111	60 - 130	<0.040	ug/g	NC	50
7629293	Chlorobenzene	2021/10/12	95	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
7629293	Chloroform	2021/10/12	103	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
7629293	cis-1,2-Dichloroethylene	2021/10/12	101	60 - 140	101	60 - 130	<0.040	ug/g	NC	50
7629293	cis-1,3-Dichloropropene	2021/10/12	98	60 - 140	85	60 - 130	<0.030	ug/g	NC	50
7629293	Dibromochloromethane	2021/10/12	96	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
7629293	Dichlorodifluoromethane (FREON 12)	2021/10/12	98	60 - 140	105	60 - 140	<0.040	ug/g	NC	50
7629293	Ethylbenzene	2021/10/12	92	60 - 140	94	60 - 130	<0.010	ug/g	1.8	50
7629293	Ethylene Dibromide	2021/10/12	92	60 - 140	93	60 - 130	<0.040	ug/g	NC	50
7629293	F1 (C6-C10) - BTEX	2021/10/12					<10	ug/g	2.3	30
7629293	F1 (C6-C10)	2021/10/12	98	60 - 140	93	80 - 120	<10	ug/g	1.6	30
7629293	Hexane	2021/10/12	101	60 - 140	102	60 - 130	<0.040	ug/g	2.3	50
7629293	Methyl Ethyl Ketone (2-Butanone)	2021/10/12	82	60 - 140	82	60 - 140	<0.40	ug/g	NC	50
7629293	Methyl Isobutyl Ketone	2021/10/12	113	60 - 140	115	60 - 130	<0.40	ug/g	NC	50
7629293	Methyl t-butyl ether (MTBE)	2021/10/12	99	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
7629293	Methylene Chloride(Dichloromethane)	2021/10/12	111	60 - 140	109	60 - 130	<0.049	ug/g	NC	50
7629293	o-Xylene	2021/10/12	90	60 - 140	92	60 - 130	<0.020	ug/g	2.1	50
7629293	p+m-Xylene	2021/10/12	97	60 - 140	98	60 - 130	<0.020	ug/g	1.1	50
7629293	Styrene	2021/10/12	99	60 - 140	101	60 - 130	<0.040	ug/g	NC (3)	50
7629293	Tetrachloroethylene	2021/10/12	91	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
7629293	Toluene	2021/10/12	91	60 - 140	92	60 - 130	<0.020	ug/g	1.3	50
7629293	Total Xylenes	2021/10/12					<0.020	ug/g	1.5	50
7629293	trans-1,2-Dichloroethylene	2021/10/12	98	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
7629293	trans-1,3-Dichloropropene	2021/10/12	103	60 - 140	83	60 - 130	<0.040	ug/g	NC	50
7629293	Trichloroethylene	2021/10/12	106	60 - 140	106	60 - 130	<0.010	ug/g	NC	50
7629293	Trichlorofluoromethane (FREON 11)	2021/10/12	112	60 - 140	113	60 - 130	<0.040	ug/g	NC	50
7629293	Vinyl Chloride	2021/10/12	106	60 - 140	107	60 - 130	<0.019	ug/g	NC	50
7630378	WAD Cyanide (Free)	2021/10/12	100	75 - 125	100	80 - 120	<0.01	ug/g	NC	35



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QUALITY ASSURANCE REPORT(CONT'D)

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Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7630381	1-Methylnaphthalene	2021/10/12	90	50 - 130	101	50 - 130	<0.0050	ug/g	NC	40
7630381	2-Methylnaphthalene	2021/10/12	91	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
7630381	Acenaphthene	2021/10/12	102	50 - 130	95	50 - 130	<0.0050	ug/g	NC	40
7630381	Acenaphthylene	2021/10/12	104	50 - 130	92	50 - 130	<0.0050	ug/g	40	40
7630381	Anthracene	2021/10/12	123	50 - 130	98	50 - 130	<0.0050	ug/g	NC	40
7630381	Benzo(a)anthracene	2021/10/12	NC	50 - 130	101	50 - 130	<0.0050	ug/g	37	40
7630381	Benzo(a)pyrene	2021/10/12	NC	50 - 130	85	50 - 130	<0.0050	ug/g	37	40
7630381	Benzo(b/j)fluoranthene	2021/10/12	NC	50 - 130	97	50 - 130	<0.0050	ug/g	32	40
7630381	Benzo(g,h,i)perylene	2021/10/12	NC	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7630381	Benzo(k)fluoranthene	2021/10/12	NC	50 - 130	99	50 - 130	<0.0050	ug/g	NC	40
7630381	Chrysene	2021/10/12	NC	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
7630381	Dibenzo(a,h)anthracene	2021/10/12	115	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
7630381	Fluoranthene	2021/10/12	NC	50 - 130	101	50 - 130	<0.0050	ug/g	44 (1)	40
7630381	Fluorene	2021/10/12	102	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7630381	Indeno(1,2,3-cd)pyrene	2021/10/12	NC	50 - 130	97	50 - 130	<0.0050	ug/g	NC	40
7630381	Naphthalene	2021/10/12	100	50 - 130	93	50 - 130	<0.0050	ug/g	NC	40
7630381	Phenanthrene	2021/10/12	NC	50 - 130	98	50 - 130	<0.0050	ug/g	NC	40
7630381	Pyrene	2021/10/12	NC	50 - 130	101	50 - 130	<0.0050	ug/g	38	40
7630937	Conductivity	2021/10/12			99	90 - 110	<0.002	mS/cm	0.58	10
7631220	Conductivity	2021/10/12			100	90 - 110	<0.002	mS/cm	0.60	10

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exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7631314	Available (CaCl ₂) pH	2021/10/12			100	97 - 103			2.5	N/A
N/A = Not Applicable Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement. Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference. Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy. Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination. Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency. NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration) NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL). (1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria. (2) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The matrix spike was reanalyzed to confirm result. (3) The detection limit was raised due to interference from coeluting benzene.										



BUREAU
VERITAS

Bureau Veritas Job #: C1T0736

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021-A0

Site Location: WAREHOUSE SR,ST.THOMAS

Sampler Initials: KD

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 Signature Page.



REC'D IN LONDON

CHAIN OF CUSTODY RECORD

Page 2 of 2

INVOICE TO:		PROJECT INFORMATION:		Laboratory Use Only:	
Company Name: #28124 exp Services Inc		B91718		BV Labs Job #:	Bottle Order #:
Attention: Accounts Payable		P.O. #:		763132 	
Address: 15701 Robin's Hill Rd Unit 2 London ON N5V 0A5		Project: LON-21016021-AP			
Tel: (519) 963-3000 Fax: (519) 963-1152		Project Name: WAREHOUSE ST., ST. THOMAS, ON		COC #:	Project Manager:
Email: AP@exp.com, karen.Burke@exp.com		Site #: Kevin.dehaan@exp.com / 11 KD		 C#763132-01-01	Christine Gipton
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BV LABS DRINKING WATER CHAIN OF CUSTODY					
Regulation 153 (2011) ☐ Table 1 ☒ Res/Park ☐ Medium/Fine ☐ Table 2 ☐ Ind/Comm ☒ Coarse ☒ Table 3 ☐ Agri/Other ☒ For RSC ☐ Table _____			Other Regulations ☐ CCME ☐ Sanitary Sewer Bylaw ☐ Reg 558 ☐ Storm Sewer Bylaw ☐ MISA Municipality _____ ☐ PIWOO ☐ Other _____		
Special Instructions					
Include Criteria on Certificate of Analysis (Y/N)? ☒					
Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	
1	TP22 SA2	30 Sept 2010	Am	Soil	
2	TP25 SA1	↓	Pm		
3	TP26 SA2		Pm		
4	TP27 SA3		Dm		
5	DUP01				
6	DUP02				
7					
8					
9					
10					
* RELINQUISHED BY: (Signature/Print) KEVIN DEHAAN		Date: (YY/MM/DD) 21/10/05	Time 10:30	RECEIVED BY: (Signature/Print) Kevin de haan	
		Date: (YY/MM/DD) 20/11/06	Time 8:30		
# jars used and not submitted		Laboratory Use Only			
		Time Sensitive	Temperature (°C) on Receipt 3.2, 1		
		Custody Seal Present	Yes ☒	No ☐	
		Intact	Yes ☒	No ☐	

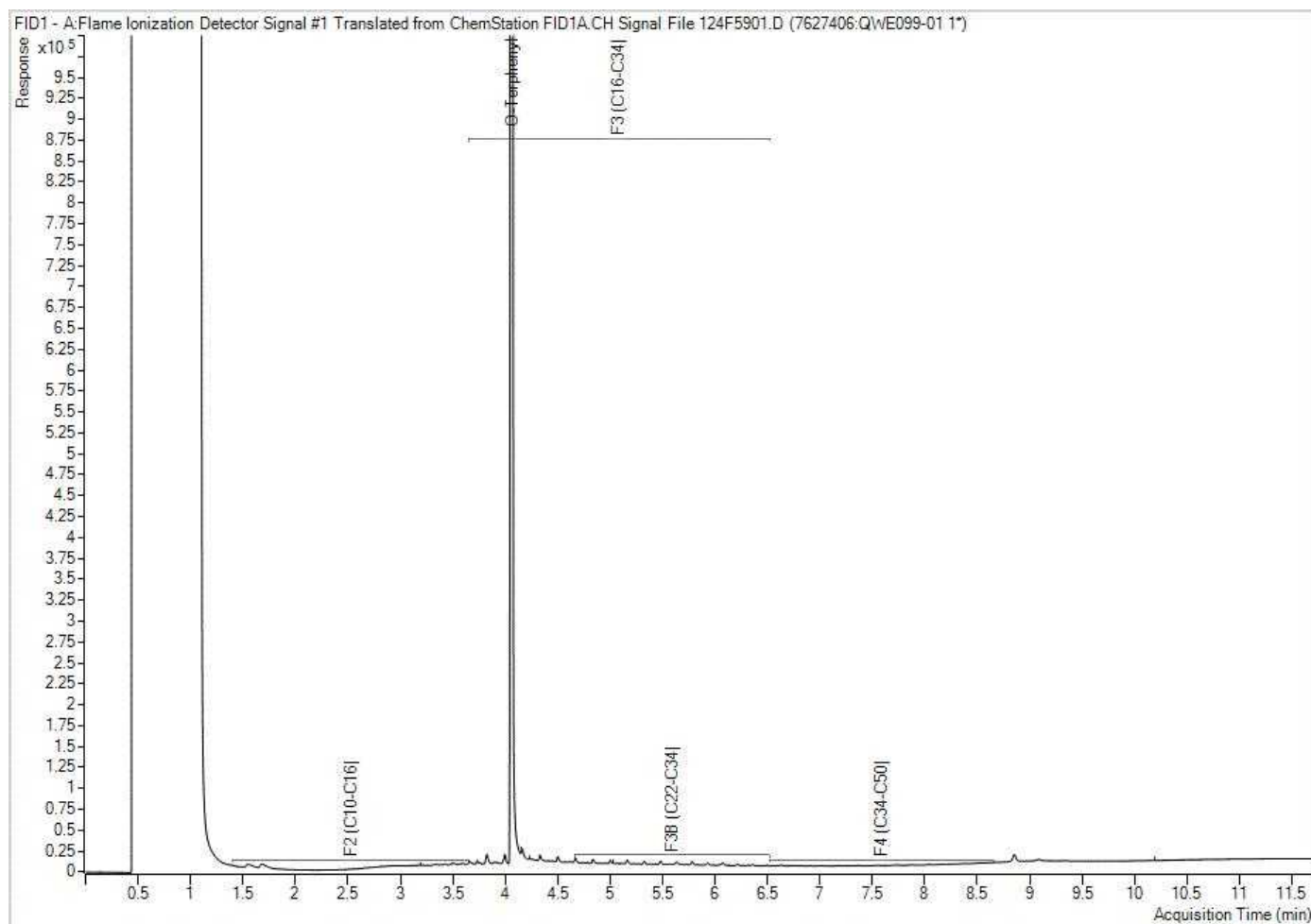
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BV LABS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.

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

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.

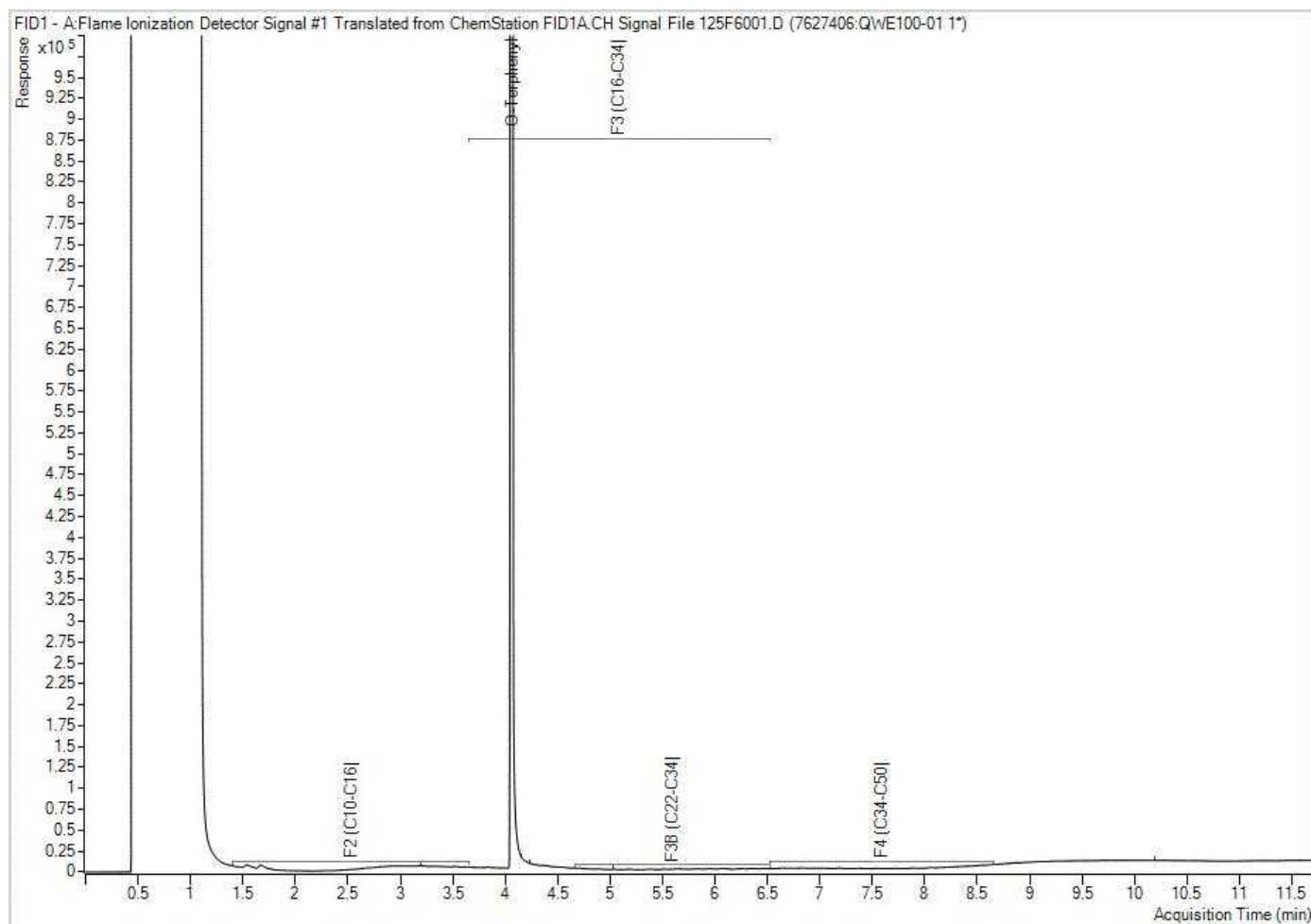
White: BV Labs Yellow: Client

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



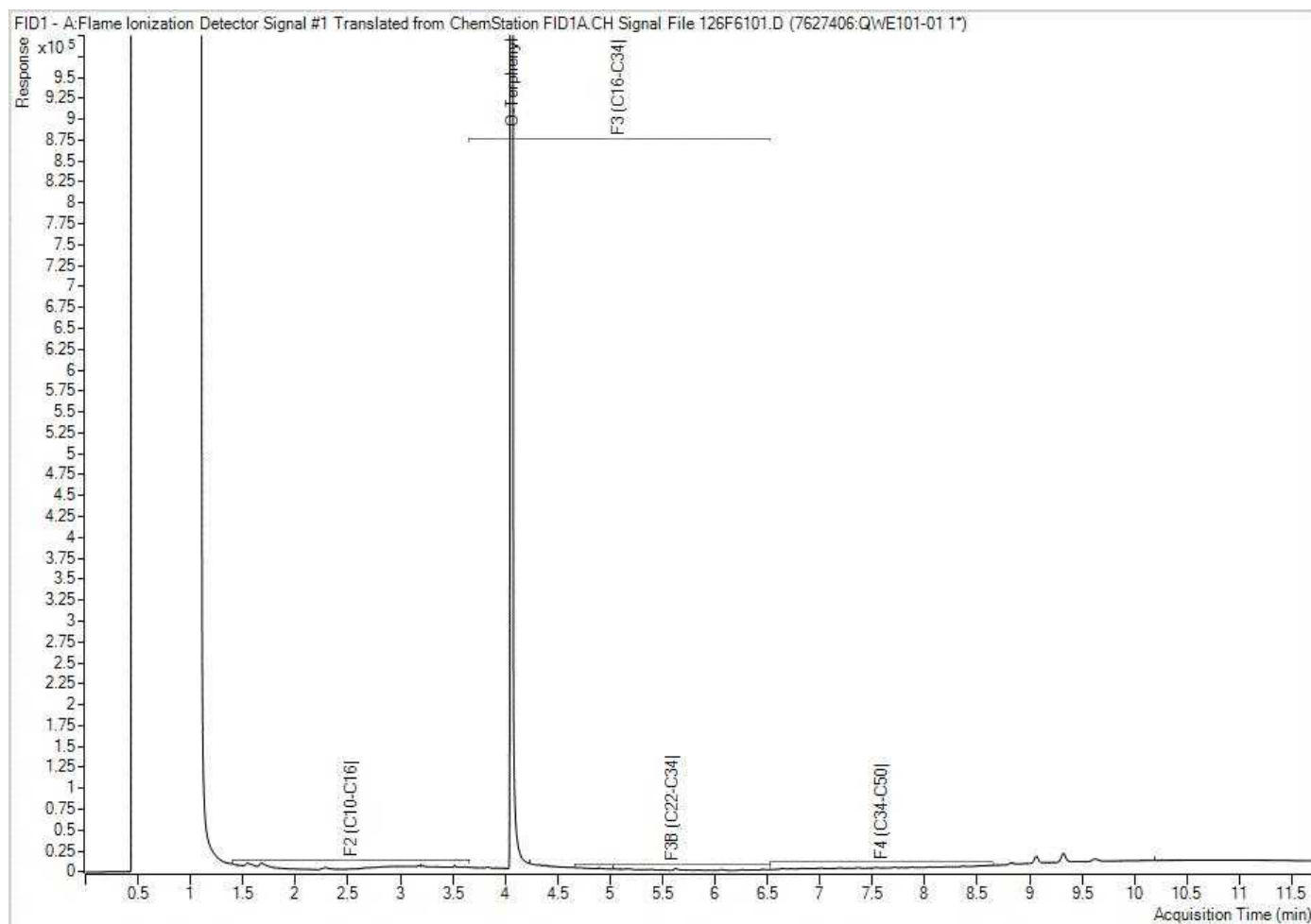
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

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.

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.



Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
TP1 SA3	QWE087-01	WAD Cyanide (Free)	0.051	0.14	0.01	ug/g
TP9 SA1	QWE091-01	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
TP25 SA1	QWE098-01	Acid Extractable Arsenic (As)	18	25	1.0	ug/g
TP25 SA1	QWE098-01	Acid Extractable Lead (Pb)	120	800	1.0	ug/g
DUP02	QWE102-01	Acid Extractable Arsenic (As)	18	21	1.0	ug/g
DUP02	QWE102-01	Acid Extractable Lead (Pb)	120	650	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
TP1 SA3	QWE087-01	WAD Cyanide (Free)	0.051	0.14	0.01	ug/g
TP9 SA1	QWE091-01	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
TP25 SA1	QWE098-01	Acid Extractable Arsenic (As)	18	25	1.0	ug/g
TP25 SA1	QWE098-01	Acid Extractable Lead (Pb)	120	800	1.0	ug/g
DUP02	QWE102-01	Acid Extractable Arsenic (As)	18	21	1.0	ug/g
DUP02	QWE102-01	Acid Extractable Lead (Pb)	120	650	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.



Appendix E:
Laboratory Certificate of Analysis Sheets – Groundwater



Your Project #: LON-21016021
Site Location: WAREHOUSE ST, ST. THOMAS
Your C.O.C. #: 850441-01-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336445
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C1T7677

Received: 2021/10/13, 14:44

Sample Matrix: Water
Samples Received: 7

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
1,3-Dichloropropene Sum	7	N/A	2021/10/19		EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Water (1)	5	2021/10/18	2021/10/19	CAM SOP-00316	CCME PHC-CWS m
Volatile Organic Compounds and F1 PHCs	5	N/A	2021/10/18	CAM SOP-00230	EPA 8260C m
Volatile Organic Compounds in Water	2	N/A	2021/10/18	CAM SOP-00228	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, MELCC, 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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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

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

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



Your Project #: LON-21016021
Site Location: WAREHOUSE ST,ST.THOMAS
Your C.O.C. #: 850441-01-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336445
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C1T7677

Received: 2021/10/13, 14:44

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

=====

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 Signature Page.

BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

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

Bureau Veritas ID				QXQ507	QXQ508	QXQ509	QXQ510		
Sampling Date				2021/10/11	2021/10/11	2021/10/11	2021/10/11		
COC Number				850441-01-01	850441-01-01	850441-01-01	850441-01-01		
	UNITS	Criteria	Criteria-2	BH1/MW	BH2/MW	BH4/MW	BH6/MW	RDL	QC Batch
Calculated Parameters									
1,3-Dichloropropene (cis+trans)	ug/L	0.5	45	<0.50	<0.50	<0.50	<0.50	0.50	7636443
Volatile Organics									
Acetone (2-Propanone)	ug/L	2700	130000	<10	<10	<10	<10	10	7639694
Benzene	ug/L	5.0	430	<0.17	<0.17	<0.17	<0.17	0.17	7639694
Bromodichloromethane	ug/L	16.0	85000	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Bromoform	ug/L	25.0	770	<1.0	<1.0	<1.0	<1.0	1.0	7639694
Bromomethane	ug/L	0.89	56	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Carbon Tetrachloride	ug/L	5.0	8.4	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Chlorobenzene	ug/L	30	630	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Chloroform	ug/L	22	22	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Dibromochloromethane	ug/L	25.0	82000	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,2-Dichlorobenzene	ug/L	3.0	9600	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,3-Dichlorobenzene	ug/L	59	9600	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,4-Dichlorobenzene	ug/L	1.0	67	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Dichlorodifluoromethane (FREON 12)	ug/L	590	4400	<1.0	<1.0	<1.0	<1.0	1.0	7639694
1,1-Dichloroethane	ug/L	5	3100	<0.20	<0.20	<0.20	<0.20	0.20	7639694
1,2-Dichloroethane	ug/L	5	12	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,1-Dichloroethylene	ug/L	14	17	<0.20	<0.20	<0.20	<0.20	0.20	7639694
cis-1,2-Dichloroethylene	ug/L	17	17	<0.50	<0.50	<0.50	<0.50	0.50	7639694
trans-1,2-Dichloroethylene	ug/L	17	17	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,2-Dichloropropane	ug/L	5.0	140	<0.20	<0.20	<0.20	<0.20	0.20	7639694
cis-1,3-Dichloropropene	ug/L	0.5	45	<0.30	<0.30	<0.30	<0.30	0.30	7639694
trans-1,3-Dichloropropene	ug/L	0.5	45	<0.40	<0.40	<0.40	<0.40	0.40	7639694
Ethylbenzene	ug/L	2.4	2300	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Ethylene Dibromide	ug/L	0.2	0.83	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Hexane	ug/L	520	520	<1.0	<1.0	<1.0	<1.0	1.0	7639694
Methylene Chloride(Dichloromethane)	ug/L	50	5500	<2.0	<2.0	<2.0	<2.0	2.0	7639694
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	1500000	<10	<10	<10	<10	10	7639694
Methyl Isobutyl Ketone	ug/L	640	580000	<5.0	<5.0	<5.0	<5.0	5.0	7639694
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil									

BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

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

Bureau Veritas ID				QXQ507	QXQ508	QXQ509	QXQ510		
Sampling Date				2021/10/11	2021/10/11	2021/10/11	2021/10/11		
COC Number				850441-01-01	850441-01-01	850441-01-01	850441-01-01		
	UNITS	Criteria	Criteria-2	BH1/MW	BH2/MW	BH4/MW	BH6/MW	RDL	QC Batch
Methyl t-butyl ether (MTBE)	ug/L	15	1400	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Styrene	ug/L	5.4	9100	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,1,1,2-Tetrachloroethane	ug/L	1.1	28	<0.50	<0.50	<0.50	<0.50	0.50	7639694
1,1,2,2-Tetrachloroethane	ug/L	1.0	15	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Tetrachloroethylene	ug/L	17	17	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Toluene	ug/L	24	18000	<0.20	<0.20	<0.20	<0.20	0.20	7639694
1,1,1-Trichloroethane	ug/L	200	6700	<0.20	<0.20	<0.20	<0.20	0.20	7639694
1,1,2-Trichloroethane	ug/L	5	30	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Trichloroethylene	ug/L	5	17	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Trichlorofluoromethane (FREON 11)	ug/L	150	2500	<0.50	<0.50	<0.50	<0.50	0.50	7639694
Vinyl Chloride	ug/L	1.7	1.7	<0.20	<0.20	<0.20	<0.20	0.20	7639694
p-m-Xylene	ug/L	-	-	<0.20	<0.20	<0.20	<0.20	0.20	7639694
o-Xylene	ug/L	-	-	<0.20	<0.20	<0.20	<0.20	0.20	7639694
Total Xylenes	ug/L	300	4200	<0.20	<0.20	<0.20	<0.20	0.20	7639694
F1 (C6-C10)	ug/L	750	750	<25	<25	<25	<25	25	7639694
F1 (C6-C10) - BTEX	ug/L	750	750	<25	<25	<25	<25	25	7639694
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	<100	<100	<100	<100	100	7642380
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	<200	<200	<200	<200	200	7642380
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	<200	<200	<200	<200	200	7642380
Reached Baseline at C50	ug/L	-	-	Yes	Yes	Yes	Yes		7642380
Surrogate Recovery (%)									
o-Terphenyl	%	-	-	96	92	92	92		7642380
4-Bromofluorobenzene	%	-	-	84	87	83	88		7639694
D4-1,2-Dichloroethane	%	-	-	100	102	103	102		7639694
D8-Toluene	%	-	-	103	103	103	100		7639694
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil									



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS

Sampler Initials: MD

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

Bureau Veritas ID				QXQ511		
Sampling Date				2021/10/11		
COC Number				850441-01-01		
	UNITS	Criteria	Criteria-2	DUP-01	RDL	QC Batch
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	0.5	45	<0.50	0.50	7636443
Volatile Organics						
Acetone (2-Propanone)	ug/L	2700	130000	<10	10	7639694
Benzene	ug/L	5.0	430	<0.17	0.17	7639694
Bromodichloromethane	ug/L	16.0	85000	<0.50	0.50	7639694
Bromoform	ug/L	25.0	770	<1.0	1.0	7639694
Bromomethane	ug/L	0.89	56	<0.50	0.50	7639694
Carbon Tetrachloride	ug/L	5.0	8.4	<0.20	0.20	7639694
Chlorobenzene	ug/L	30	630	<0.20	0.20	7639694
Chloroform	ug/L	22	22	<0.20	0.20	7639694
Dibromochloromethane	ug/L	25.0	82000	<0.50	0.50	7639694
1,2-Dichlorobenzene	ug/L	3.0	9600	<0.50	0.50	7639694
1,3-Dichlorobenzene	ug/L	59	9600	<0.50	0.50	7639694
1,4-Dichlorobenzene	ug/L	1.0	67	<0.50	0.50	7639694
Dichlorodifluoromethane (FREON 12)	ug/L	590	4400	<1.0	1.0	7639694
1,1-Dichloroethane	ug/L	5	3100	<0.20	0.20	7639694
1,2-Dichloroethane	ug/L	5	12	<0.50	0.50	7639694
1,1-Dichloroethylene	ug/L	14	17	<0.20	0.20	7639694
cis-1,2-Dichloroethylene	ug/L	17	17	<0.50	0.50	7639694
trans-1,2-Dichloroethylene	ug/L	17	17	<0.50	0.50	7639694
1,2-Dichloropropane	ug/L	5.0	140	<0.20	0.20	7639694
cis-1,3-Dichloropropene	ug/L	0.5	45	<0.30	0.30	7639694
trans-1,3-Dichloropropene	ug/L	0.5	45	<0.40	0.40	7639694
Ethylbenzene	ug/L	2.4	2300	<0.20	0.20	7639694
Ethylene Dibromide	ug/L	0.2	0.83	<0.20	0.20	7639694
Hexane	ug/L	520	520	<1.0	1.0	7639694
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil						



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

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

Bureau Veritas ID				QXQ511		
Sampling Date				2021/10/11		
COC Number				850441-01-01		
	UNITS	Criteria	Criteria-2	DUP-01	RDL	QC Batch
Methylene Chloride(Dichloromethane)	ug/L	50	5500	<2.0	2.0	7639694
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	1500000	<10	10	7639694
Methyl Isobutyl Ketone	ug/L	640	580000	<5.0	5.0	7639694
Methyl t-butyl ether (MTBE)	ug/L	15	1400	<0.50	0.50	7639694
Styrene	ug/L	5.4	9100	<0.50	0.50	7639694
1,1,1,2-Tetrachloroethane	ug/L	1.1	28	<0.50	0.50	7639694
1,1,2,2-Tetrachloroethane	ug/L	1.0	15	<0.50	0.50	7639694
Tetrachloroethylene	ug/L	17	17	<0.20	0.20	7639694
Toluene	ug/L	24	18000	<0.20	0.20	7639694
1,1,1-Trichloroethane	ug/L	200	6700	<0.20	0.20	7639694
1,1,2-Trichloroethane	ug/L	5	30	<0.50	0.50	7639694
Trichloroethylene	ug/L	5	17	<0.20	0.20	7639694
Trichlorofluoromethane (FREON 11)	ug/L	150	2500	<0.50	0.50	7639694
Vinyl Chloride	ug/L	1.7	1.7	<0.20	0.20	7639694
p+m-Xylene	ug/L	-	-	<0.20	0.20	7639694
o-Xylene	ug/L	-	-	<0.20	0.20	7639694
Total Xylenes	ug/L	300	4200	<0.20	0.20	7639694
F1 (C6-C10)	ug/L	750	750	<25	25	7639694
F1 (C6-C10) - BTEX	ug/L	750	750	<25	25	7639694
F2-F4 Hydrocarbons						
F2 (C10-C16 Hydrocarbons)	ug/L	150	150	<100	100	7642380
F3 (C16-C34 Hydrocarbons)	ug/L	500	500	<200	200	7642380
F4 (C34-C50 Hydrocarbons)	ug/L	500	500	<200	200	7642380
Reached Baseline at C50	ug/L	-	-	Yes		7642380
Surrogate Recovery (%)						
o-Terphenyl	%	-	-	92		7642380
4-Bromofluorobenzene	%	-	-	87		7639694
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil						



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

Bureau Veritas ID				QXQ511		
Sampling Date				2021/10/11		
COC Number				850441-01-01		
	UNITS	Criteria	Criteria-2	DUP-01	RDL	QC Batch
D4-1,2-Dichloroethane	%	-	-	101		7639694
D8-Toluene	%	-	-	101		7639694
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil						



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS

Sampler Initials: MD

O.REG 153 VOCs BY HS (WATER)

Bureau Veritas ID				QXQ512	QXQ513		
Sampling Date				2021/10/11	2021/10/11		
COC Number				850441-01-01	850441-01-01		
	UNITS	Criteria	Criteria-2	FIELD BLANK	TRIP BLANK	RDL	QC Batch
Calculated Parameters							
1,3-Dichloropropene (cis+trans)	ug/L	0.5	45	<0.50	<0.50	0.50	7636443
Volatile Organics							
Acetone (2-Propanone)	ug/L	2700	130000	<10	<10	10	7639109
Benzene	ug/L	5.0	430	<0.20	<0.20	0.20	7639109
Bromodichloromethane	ug/L	16.0	85000	<0.50	<0.50	0.50	7639109
Bromoform	ug/L	25.0	770	<1.0	<1.0	1.0	7639109
Bromomethane	ug/L	0.89	56	<0.50	<0.50	0.50	7639109
Carbon Tetrachloride	ug/L	5.0	8.4	<0.19	<0.19	0.19	7639109
Chlorobenzene	ug/L	30	630	<0.20	<0.20	0.20	7639109
Chloroform	ug/L	22	22	<0.20	<0.20	0.20	7639109
Dibromochloromethane	ug/L	25.0	82000	<0.50	<0.50	0.50	7639109
1,2-Dichlorobenzene	ug/L	3.0	9600	<0.40	<0.40	0.40	7639109
1,3-Dichlorobenzene	ug/L	59	9600	<0.40	<0.40	0.40	7639109
1,4-Dichlorobenzene	ug/L	1.0	67	<0.40	<0.40	0.40	7639109
Dichlorodifluoromethane (FREON 12)	ug/L	590	4400	<1.0	<1.0	1.0	7639109
1,1-Dichloroethane	ug/L	5	3100	<0.20	<0.20	0.20	7639109
1,2-Dichloroethane	ug/L	5	12	<0.49	<0.49	0.49	7639109
1,1-Dichloroethylene	ug/L	14	17	<0.20	<0.20	0.20	7639109
cis-1,2-Dichloroethylene	ug/L	17	17	<0.50	<0.50	0.50	7639109
trans-1,2-Dichloroethylene	ug/L	17	17	<0.50	<0.50	0.50	7639109
1,2-Dichloropropane	ug/L	5.0	140	<0.20	<0.20	0.20	7639109
cis-1,3-Dichloropropene	ug/L	0.5	45	<0.30	<0.30	0.30	7639109
trans-1,3-Dichloropropene	ug/L	0.5	45	<0.40	<0.40	0.40	7639109
Ethylbenzene	ug/L	2.4	2300	<0.20	<0.20	0.20	7639109
Ethylene Dibromide	ug/L	0.2	0.83	<0.19	<0.19	0.19	7639109
Hexane	ug/L	520	520	<1.0	<1.0	1.0	7639109
Methylene Chloride(Dichloromethane)	ug/L	50	5500	<2.0	<2.0	2.0	7639109
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	1500000	<10	<10	10	7639109
Methyl Isobutyl Ketone	ug/L	640	580000	<5.0	<5.0	5.0	7639109
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil							
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition							
Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil							



O.REG 153 VOCs BY HS (WATER)

Bureau Veritas ID				QXQ512	QXQ513		
Sampling Date				2021/10/11	2021/10/11		
COC Number				850441-01-01	850441-01-01		
	UNITS	Criteria	Criteria-2	FIELD BLANK	TRIP BLANK	RDL	QC Batch
Methyl t-butyl ether (MTBE)	ug/L	15	1400	<0.50	<0.50	0.50	7639109
Styrene	ug/L	5.4	9100	<0.40	<0.40	0.40	7639109
1,1,1,2-Tetrachloroethane	ug/L	1.1	28	<0.50	<0.50	0.50	7639109
1,1,2,2-Tetrachloroethane	ug/L	1.0	15	<0.40	<0.40	0.40	7639109
Tetrachloroethylene	ug/L	17	17	<0.20	<0.20	0.20	7639109
Toluene	ug/L	24	18000	<0.20	<0.20	0.20	7639109
1,1,1-Trichloroethane	ug/L	200	6700	<0.20	<0.20	0.20	7639109
1,1,2-Trichloroethane	ug/L	5	30	<0.40	<0.40	0.40	7639109
Trichloroethylene	ug/L	5	17	<0.20	<0.20	0.20	7639109
Trichlorofluoromethane (FREON 11)	ug/L	150	2500	<0.50	<0.50	0.50	7639109
Vinyl Chloride	ug/L	1.7	1.7	<0.20	<0.20	0.20	7639109
p+m-Xylene	ug/L	-	-	<0.20	<0.20	0.20	7639109
o-Xylene	ug/L	-	-	<0.20	<0.20	0.20	7639109
Total Xylenes	ug/L	300	4200	<0.20	<0.20	0.20	7639109
Surrogate Recovery (%)							
4-Bromofluorobenzene	%	-	-	98	96		7639109
D4-1,2-Dichloroethane	%	-	-	103	104		7639109
D8-Toluene	%	-	-	100	99		7639109
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Potable Ground Water- All Types of Property Uses - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Non-Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soil							



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS

Sampler Initials: MD

TEST SUMMARY

Bureau Veritas ID: QXQ507
Sample ID: BH1/MW
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7642380	2021/10/18	2021/10/19	Suleeqa Nurr
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7639694	N/A	2021/10/18	Xueming Jiang

Bureau Veritas ID: QXQ508
Sample ID: BH2/MW
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7642380	2021/10/18	2021/10/19	Suleeqa Nurr
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7639694	N/A	2021/10/18	Xueming Jiang

Bureau Veritas ID: QXQ509
Sample ID: BH4/MW
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7642380	2021/10/18	2021/10/19	Suleeqa Nurr
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7639694	N/A	2021/10/18	Xueming Jiang

Bureau Veritas ID: QXQ510
Sample ID: BH6/MW
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7642380	2021/10/18	2021/10/19	Suleeqa Nurr
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7639694	N/A	2021/10/18	Xueming Jiang

Bureau Veritas ID: QXQ511
Sample ID: DUP-01
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	7642380	2021/10/18	2021/10/19	Suleeqa Nurr
Volatile Organic Compounds and F1 PHCs	GC/MSFD	7639694	N/A	2021/10/18	Xueming Jiang



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677
Report Date: 2022/10/11

exp Services Inc
Client Project #: LON-21016021
Site Location: WAREHOUSE ST,ST.THOMAS
Sampler Initials: MD

TEST SUMMARY

Bureau Veritas ID: QXQ512
Sample ID: FIELD BLANK
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	7639109	N/A	2021/10/18	Dina Wang

Bureau Veritas ID: QXQ513
Sample ID: TRIP BLANK
Matrix: Water

Collected: 2021/10/11
Shipped:
Received: 2021/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
1,3-Dichloropropene Sum	CALC	7636443	N/A	2021/10/19	Automated Statchk
Volatile Organic Compounds in Water	GC/MS	7639109	N/A	2021/10/18	Dina Wang



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

GENERAL COMMENTS

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

Package 1	4.3°C
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Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

Results relate only to the items tested.

BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7639109	4-Bromofluorobenzene	2021/10/18	101	70 - 130	101	70 - 130	98	%		
7639109	D4-1,2-Dichloroethane	2021/10/18	106	70 - 130	99	70 - 130	102	%		
7639109	D8-Toluene	2021/10/18	99	70 - 130	99	70 - 130	97	%		
7639694	4-Bromofluorobenzene	2021/10/18	109	70 - 130	108	70 - 130	89	%		
7639694	D4-1,2-Dichloroethane	2021/10/18	101	70 - 130	101	70 - 130	98	%		
7639694	D8-Toluene	2021/10/18	98	70 - 130	98	70 - 130	101	%		
7642380	o-Terphenyl	2021/10/19	94	60 - 130	92	60 - 130	91	%		
7639109	1,1,1,2-Tetrachloroethane	2021/10/18	93	70 - 130	90	70 - 130	<0.50	ug/L	NC	30
7639109	1,1,1-Trichloroethane	2021/10/18	94	70 - 130	93	70 - 130	<0.20	ug/L	NC	30
7639109	1,1,2,2-Tetrachloroethane	2021/10/18	96	70 - 130	88	70 - 130	<0.40	ug/L	NC	30
7639109	1,1,2-Trichloroethane	2021/10/18	103	70 - 130	94	70 - 130	<0.40	ug/L	NC	30
7639109	1,1-Dichloroethane	2021/10/18	90	70 - 130	88	70 - 130	<0.20	ug/L	NC	30
7639109	1,1-Dichloroethylene	2021/10/18	91	70 - 130	90	70 - 130	<0.20	ug/L	NC	30
7639109	1,2-Dichlorobenzene	2021/10/18	90	70 - 130	87	70 - 130	<0.40	ug/L	NC	30
7639109	1,2-Dichloroethane	2021/10/18	95	70 - 130	88	70 - 130	<0.49	ug/L	NC	30
7639109	1,2-Dichloropropane	2021/10/18	96	70 - 130	92	70 - 130	<0.20	ug/L	NC	30
7639109	1,3-Dichlorobenzene	2021/10/18	89	70 - 130	88	70 - 130	<0.40	ug/L	NC	30
7639109	1,4-Dichlorobenzene	2021/10/18	101	70 - 130	99	70 - 130	<0.40	ug/L	NC	30
7639109	Acetone (2-Propanone)	2021/10/18	98	60 - 140	88	60 - 140	<10	ug/L	NC	30
7639109	Benzene	2021/10/18	87	70 - 130	86	70 - 130	<0.20	ug/L	NC	30
7639109	Bromodichloromethane	2021/10/18	97	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
7639109	Bromoform	2021/10/18	95	70 - 130	89	70 - 130	<1.0	ug/L	NC	30
7639109	Bromomethane	2021/10/18	84	60 - 140	86	60 - 140	<0.50	ug/L	NC	30
7639109	Carbon Tetrachloride	2021/10/18	92	70 - 130	91	70 - 130	<0.19	ug/L	NC	30
7639109	Chlorobenzene	2021/10/18	91	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
7639109	Chloroform	2021/10/18	92	70 - 130	90	70 - 130	<0.20	ug/L	6.0	30
7639109	cis-1,2-Dichloroethylene	2021/10/18	95	70 - 130	95	70 - 130	<0.50	ug/L	NC	30
7639109	cis-1,3-Dichloropropene	2021/10/18	100	70 - 130	89	70 - 130	<0.30	ug/L	NC	30
7639109	Dibromochloromethane	2021/10/18	93	70 - 130	88	70 - 130	<0.50	ug/L	NC	30
7639109	Dichlorodifluoromethane (FREON 12)	2021/10/18	62	60 - 140	67	60 - 140	<1.0	ug/L	NC	30
7639109	Ethylbenzene	2021/10/18	86	70 - 130	84	70 - 130	<0.20	ug/L	NC	30

BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7639109	Ethylene Dibromide	2021/10/18	92	70 - 130	87	70 - 130	<0.19	ug/L	NC	30
7639109	Hexane	2021/10/18	89	70 - 130	89	70 - 130	<1.0	ug/L	NC	30
7639109	Methyl Ethyl Ketone (2-Butanone)	2021/10/18	105	60 - 140	94	60 - 140	<10	ug/L	NC	30
7639109	Methyl Isobutyl Ketone	2021/10/18	103	70 - 130	92	70 - 130	<5.0	ug/L	NC	30
7639109	Methyl t-butyl ether (MTBE)	2021/10/18	88	70 - 130	86	70 - 130	<0.50	ug/L	NC	30
7639109	Methylene Chloride(Dichloromethane)	2021/10/18	88	70 - 130	86	70 - 130	<2.0	ug/L	NC	30
7639109	o-Xylene	2021/10/18	86	70 - 130	84	70 - 130	<0.20	ug/L	NC	30
7639109	p+m-Xylene	2021/10/18	88	70 - 130	87	70 - 130	<0.20	ug/L	NC	30
7639109	Styrene	2021/10/18	95	70 - 130	93	70 - 130	<0.40	ug/L	NC	30
7639109	Tetrachloroethylene	2021/10/18	84	70 - 130	84	70 - 130	<0.20	ug/L	0.31	30
7639109	Toluene	2021/10/18	88	70 - 130	86	70 - 130	<0.20	ug/L	NC	30
7639109	Total Xylenes	2021/10/18					<0.20	ug/L	NC	30
7639109	trans-1,2-Dichloroethylene	2021/10/18	92	70 - 130	91	70 - 130	<0.50	ug/L	NC	30
7639109	trans-1,3-Dichloropropene	2021/10/18	106	70 - 130	90	70 - 130	<0.40	ug/L	NC	30
7639109	Trichloroethylene	2021/10/18	95	70 - 130	96	70 - 130	<0.20	ug/L	5.2	30
7639109	Trichlorofluoromethane (FREON 11)	2021/10/18	87	70 - 130	88	70 - 130	<0.50	ug/L	NC	30
7639109	Vinyl Chloride	2021/10/18	83	70 - 130	85	70 - 130	<0.20	ug/L	NC	30
7639694	1,1,1,2-Tetrachloroethane	2021/10/18	93	70 - 130	95	70 - 130	<0.50	ug/L	NC	30
7639694	1,1,1-Trichloroethane	2021/10/18	102	70 - 130	102	70 - 130	<0.20	ug/L	NC	30
7639694	1,1,2,2-Tetrachloroethane	2021/10/18	91	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
7639694	1,1,2-Trichloroethane	2021/10/18	95	70 - 130	97	70 - 130	<0.50	ug/L	NC	30
7639694	1,1-Dichloroethane	2021/10/18	89	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
7639694	1,1-Dichloroethylene	2021/10/18	93	70 - 130	97	70 - 130	<0.20	ug/L	NC	30
7639694	1,2-Dichlorobenzene	2021/10/18	96	70 - 130	97	70 - 130	<0.50	ug/L	NC	30
7639694	1,2-Dichloroethane	2021/10/18	91	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
7639694	1,2-Dichloropropane	2021/10/18	87	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
7639694	1,3-Dichlorobenzene	2021/10/18	102	70 - 130	103	70 - 130	<0.50	ug/L	NC	30
7639694	1,4-Dichlorobenzene	2021/10/18	101	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
7639694	Acetone (2-Propanone)	2021/10/18	92	60 - 140	95	60 - 140	<10	ug/L	NC	30
7639694	Benzene	2021/10/18	87	70 - 130	89	70 - 130	<0.17	ug/L	NC	30
7639694	Bromodichloromethane	2021/10/18	96	70 - 130	98	70 - 130	<0.50	ug/L	NC	30

BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7639694	Bromoform	2021/10/18	95	70 - 130	97	70 - 130	<1.0	ug/L	NC	30
7639694	Bromomethane	2021/10/18	95	60 - 140	98	60 - 140	<0.50	ug/L	NC	30
7639694	Carbon Tetrachloride	2021/10/18	97	70 - 130	99	70 - 130	<0.20	ug/L	NC	30
7639694	Chlorobenzene	2021/10/18	94	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
7639694	Chloroform	2021/10/18	95	70 - 130	96	70 - 130	<0.20	ug/L	NC	30
7639694	cis-1,2-Dichloroethylene	2021/10/18	95	70 - 130	96	70 - 130	<0.50	ug/L	NC	30
7639694	cis-1,3-Dichloropropene	2021/10/18	89	70 - 130	86	70 - 130	<0.30	ug/L	NC	30
7639694	Dibromochloromethane	2021/10/18	92	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
7639694	Dichlorodifluoromethane (FREON 12)	2021/10/18	70	60 - 140	97	60 - 140	<1.0	ug/L	NC	30
7639694	Ethylbenzene	2021/10/18	86	70 - 130	87	70 - 130	<0.20	ug/L	NC	30
7639694	Ethylene Dibromide	2021/10/18	89	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
7639694	F1 (C6-C10) - BTEX	2021/10/18					<25	ug/L	NC	30
7639694	F1 (C6-C10)	2021/10/18	97	60 - 140	99	60 - 140	<25	ug/L	NC	30
7639694	Hexane	2021/10/18	89	70 - 130	93	70 - 130	<1.0	ug/L	NC	30
7639694	Methyl Ethyl Ketone (2-Butanone)	2021/10/18	90	60 - 140	93	60 - 140	<10	ug/L	NC	30
7639694	Methyl Isobutyl Ketone	2021/10/18	88	70 - 130	91	70 - 130	<5.0	ug/L	NC	30
7639694	Methyl t-butyl ether (MTBE)	2021/10/18	86	70 - 130	88	70 - 130	<0.50	ug/L	NC	30
7639694	Methylene Chloride(Dichloromethane)	2021/10/18	95	70 - 130	96	70 - 130	<2.0	ug/L	NC	30
7639694	o-Xylene	2021/10/18	86	70 - 130	87	70 - 130	<0.20	ug/L	1.3	30
7639694	p+m-Xylene	2021/10/18	91	70 - 130	94	70 - 130	<0.20	ug/L	3.7	30
7639694	Styrene	2021/10/18	100	70 - 130	102	70 - 130	<0.50	ug/L	NC	30
7639694	Tetrachloroethylene	2021/10/18	92	70 - 130	93	70 - 130	<0.20	ug/L	NC	30
7639694	Toluene	2021/10/18	82	70 - 130	85	70 - 130	<0.20	ug/L	2.3	30
7639694	Total Xylenes	2021/10/18					<0.20	ug/L	1.9	30
7639694	trans-1,2-Dichloroethylene	2021/10/18	96	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
7639694	trans-1,3-Dichloropropene	2021/10/18	95	70 - 130	91	70 - 130	<0.40	ug/L	NC	30
7639694	Trichloroethylene	2021/10/18	100	70 - 130	102	70 - 130	<0.20	ug/L	NC	30
7639694	Trichlorofluoromethane (FREON 11)	2021/10/18	98	70 - 130	102	70 - 130	<0.50	ug/L	NC	30
7639694	Vinyl Chloride	2021/10/18	84	70 - 130	93	70 - 130	<0.20	ug/L	NC	30
7642380	F2 (C10-C16 Hydrocarbons)	2021/10/19	101	60 - 130	99	60 - 130	<100	ug/L	NC	30
7642380	F3 (C16-C34 Hydrocarbons)	2021/10/19	105	60 - 130	102	60 - 130	<200	ug/L	5.3	30



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7642380	F4 (C34-C50 Hydrocarbons)	2021/10/19	114	60 - 130	109	60 - 130	<200	ug/L	24	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 (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 $\leq 2 \times \text{RDL}$).



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

VALIDATION SIGNATURE PAGE

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

Eva Pranjić

Ewa Pranjić, M.Sc., C.Chem, 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 Signature Page.



Bureau Veritas Laboratories
109 & 110, 4023 Meadowbrook Drive, London, Ontario Canada N6L 1E7 Tel: (519) 652-9444 Toll-free: 800-563-6266 Fax: (519) 652-8189 www.bvna.com

REC'D IN LONDON

CHAIN OF CUSTODY RECORD

Page 1 of 1

INVOICE TO:			REPORT TO:			PROJECT INFORMATION:			Laboratory Use Only:		
Company Name: #28124 exp Services Inc			Company Name: Kevin DeHaan, Scott Aziz			Quotation #: B91718			BV Labs Job #:		
Attention: Accounts Payable			Attention: Kevin DeHaan, Scott Aziz			P.O. #:			Bottle Order #:		
Address: 15701 Robin's Hill Rd Unit 2			Address:			Project: LON-2101621-AP			COC #:		
London ON N5V 0A5			Tel:			Project Name: Warehouse St. St. Thomas			Project Manager:		
Tel: (519) 963-3000 Fax: (519) 963-1152			Tel:			Site #:			Christine Gipton		
Email: AP@exp.com, Karen.Burke@exp.com			Email: kevin.dehaan@exp.com, scott.aziz@exp.com			Sampled By: Michael Dwyer			C#850441-01-01		
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BV LABS DRINKING WATER CHAIN OF CUSTODY						ANALYSIS REQUESTED (PLEASE BE SPECIFIC)					
Regulation 153 (2011)			Other Regulations			Special Instructions			Turnaround Time (TAT) Required:		
☐ Table 1 ☒ Res/Park ☒ Medium/Fine			☐ CCME ☐ Sanitary Sewer Bylaw						Regular (Standard) TAT:		
☐ Table 2 ☐ Ind/Comm ☐ Coarse			☐ Reg 558 ☐ Storm Sewer Bylaw						(will be applied if Rush TAT is not specified):		
☒ Table 3 ☐ Agri/Other ☒ For RSC			☐ MISA Municipality						Standard TAT = 5-7 Working days for most tests.		
☐ Table			☐ PWDO ☐ Reg 405 Table						Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.		
			☐ Other						Job Specific Rush TAT (if applies to entire submission)		
Include Criteria on Certificate of Analysis (Y/N)? Y						Date Required: Time Required:					
						Rush Confirmation Number: (call lab for #)					
Sample Barcode Label						Sample (Location) Identification					
Date Sampled						Time Sampled					
Matrix											
Field Filtered (please circle):											
Metals / Hg / Cr / V											
O Reg 153 VOCs by HS & F1-F4											
1						X					
2						X					
3						X					
4						X					
5											
6											
7											
8											
9											
10											
RECEIVED BY: (Signature/Print)						Date: (YY/MM/DD)					
Time						Time					
# jars used and not submitted						Laboratory Use Only					
Time Sensitive						Temperature (°C) on Receipt					
Custody Seal Present						Yes					
Intact						No					
White: BV Labs						Yellow: Client					

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BV LABS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.

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

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.

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

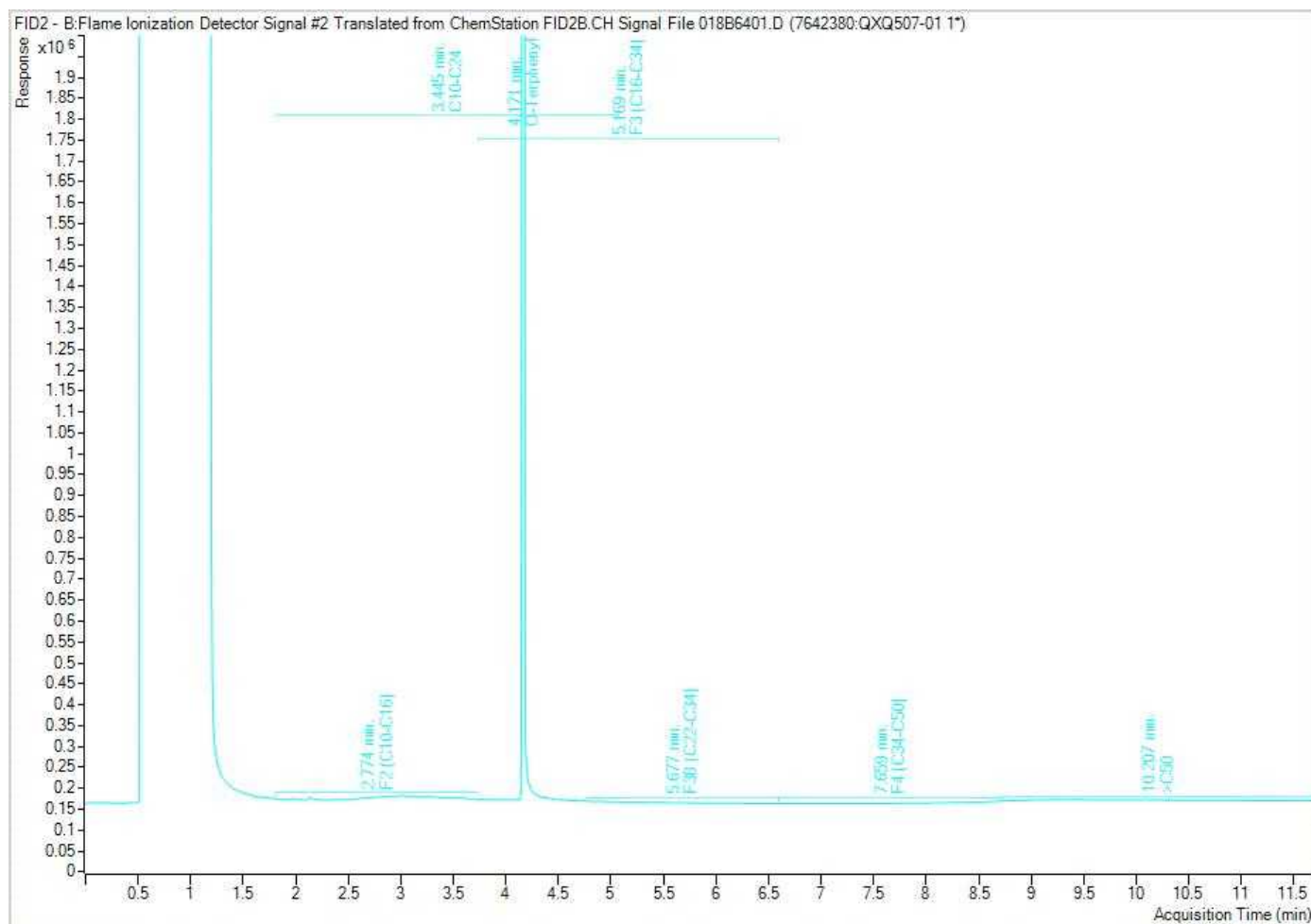
Bureau Veritas Canada (2019) Inc.

BV# 418559 8/19/10

Bureau Veritas Job #: C1T7677
Report Date: 2022/10/11
Bureau Veritas Sample: QXQ507

exp Services Inc
Client Project #: LON-21016021
Project name: WAREHOUSE ST,ST.THOMAS
Client ID: BH1/MW

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

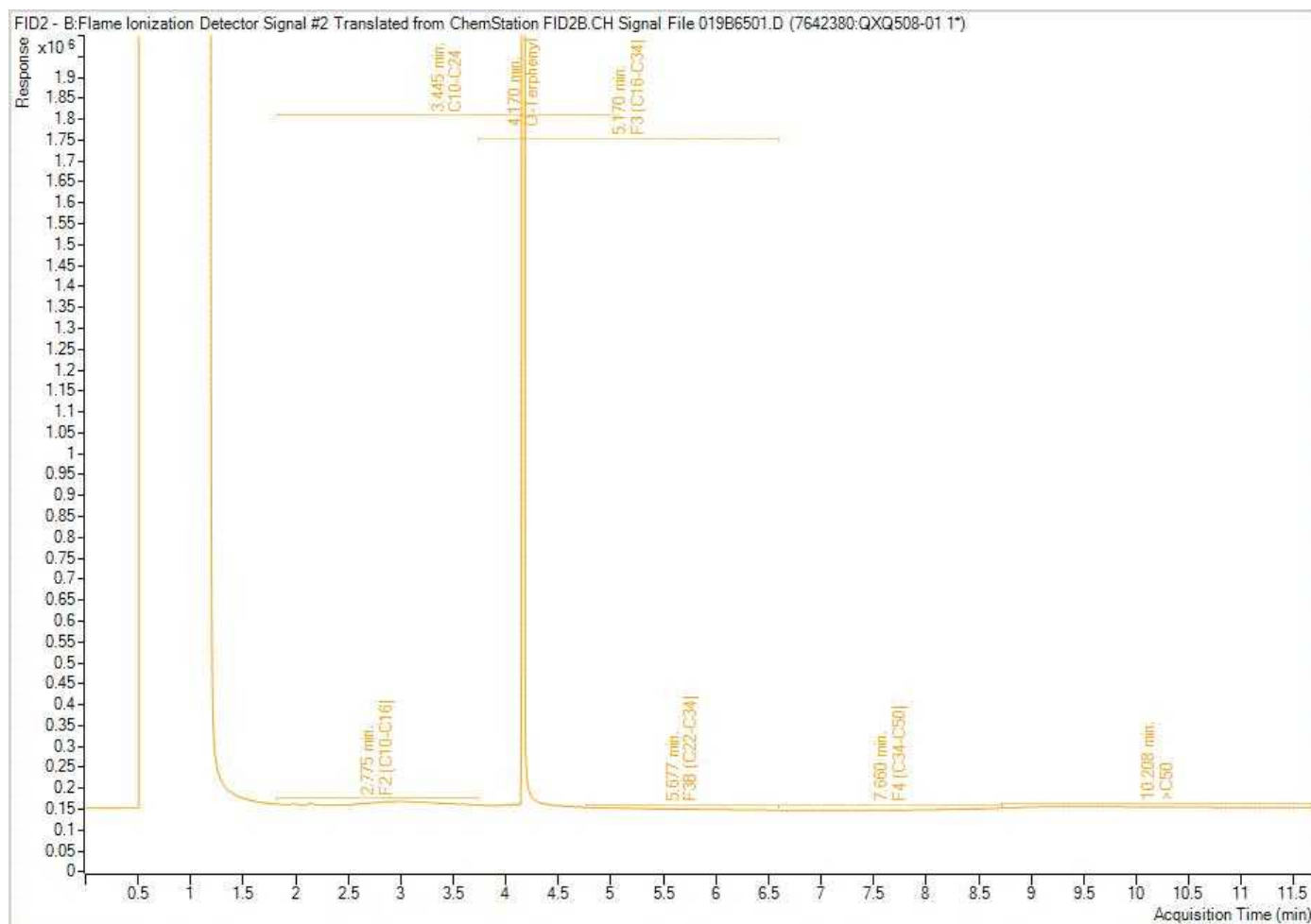


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C1T7677
Report Date: 2022/10/11
Bureau Veritas Sample: QXQ508

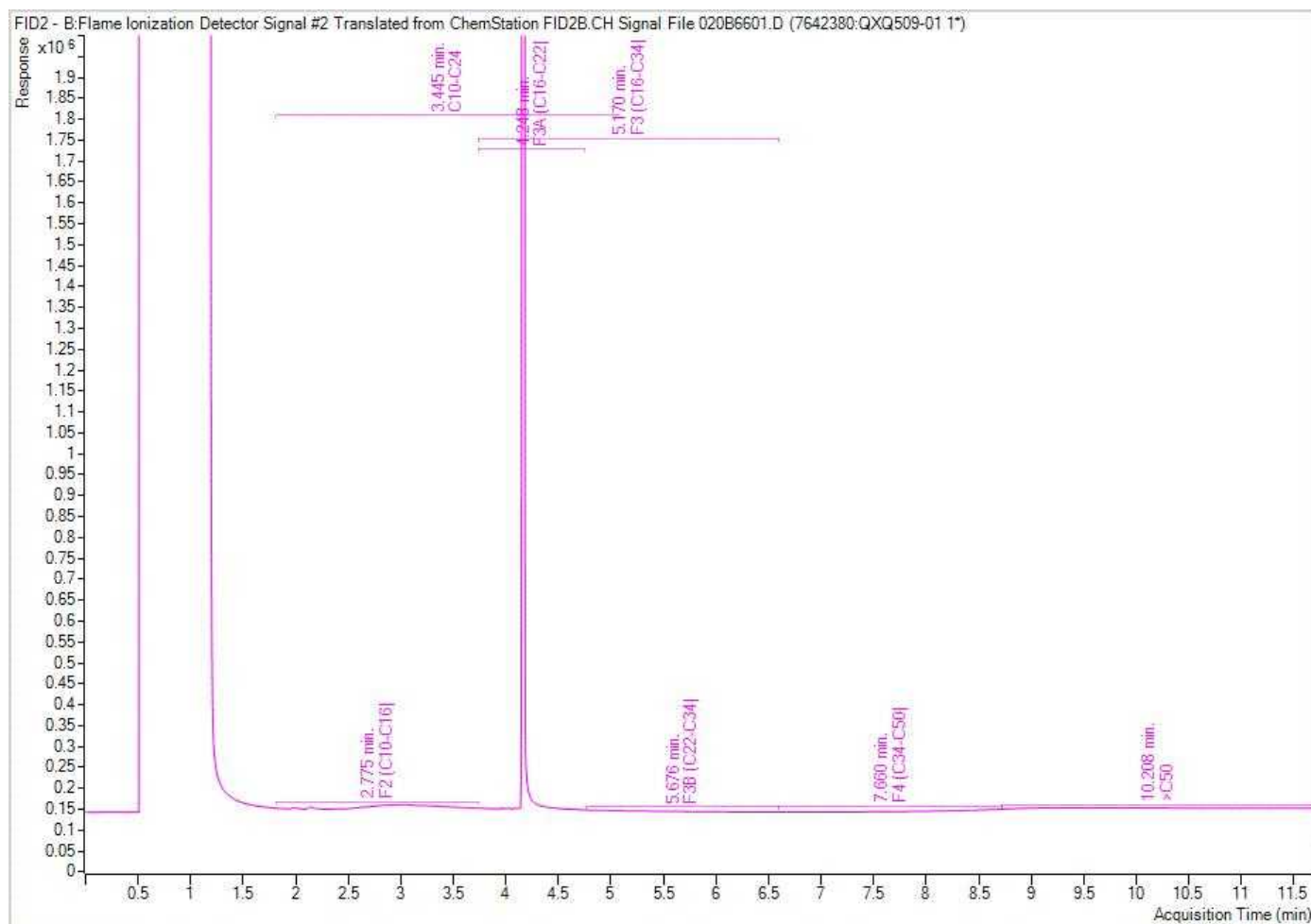
exp Services Inc
Client Project #: LON-21016021
Project name: WAREHOUSE ST,ST.THOMAS
Client ID: BH2/MW

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



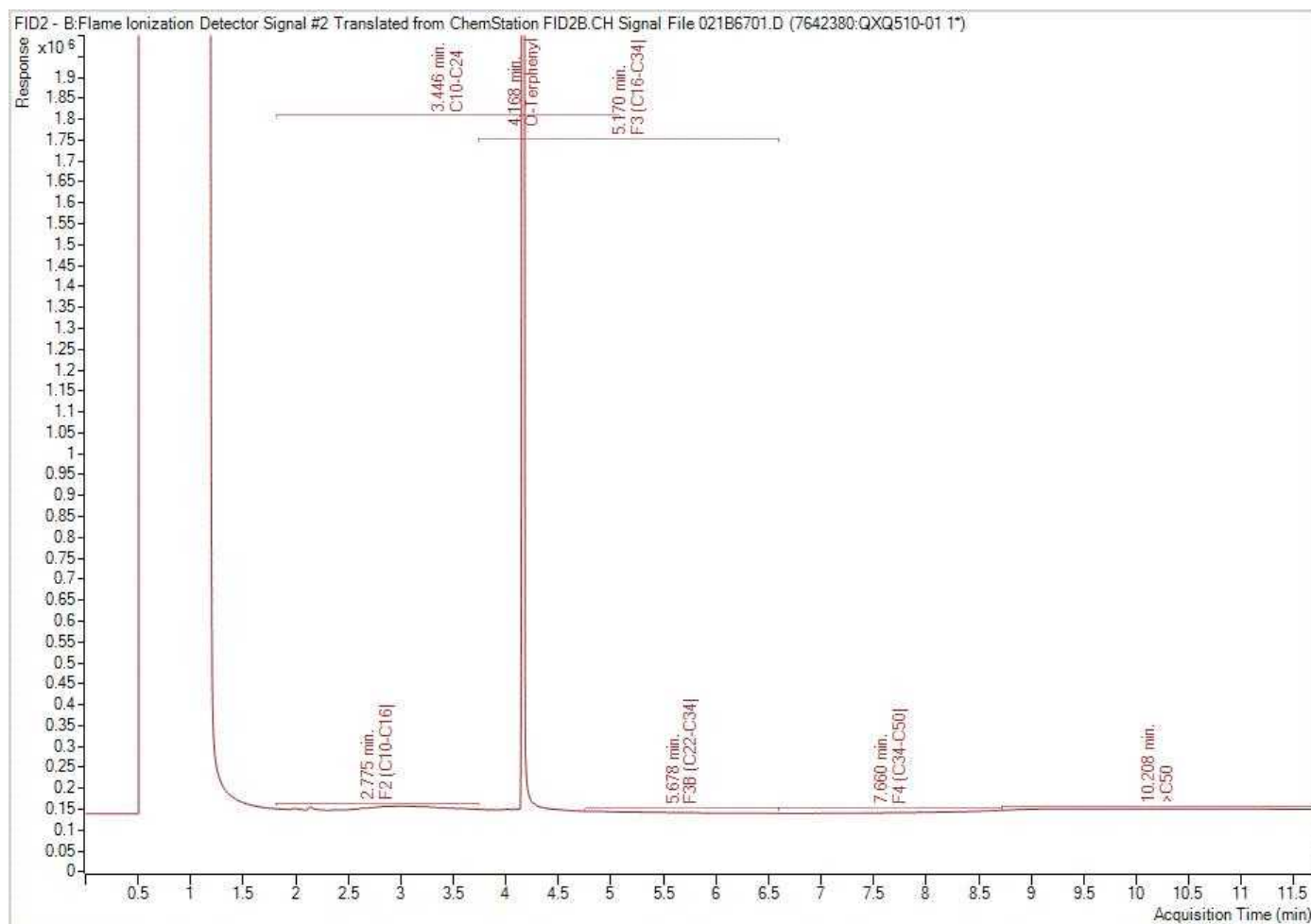
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



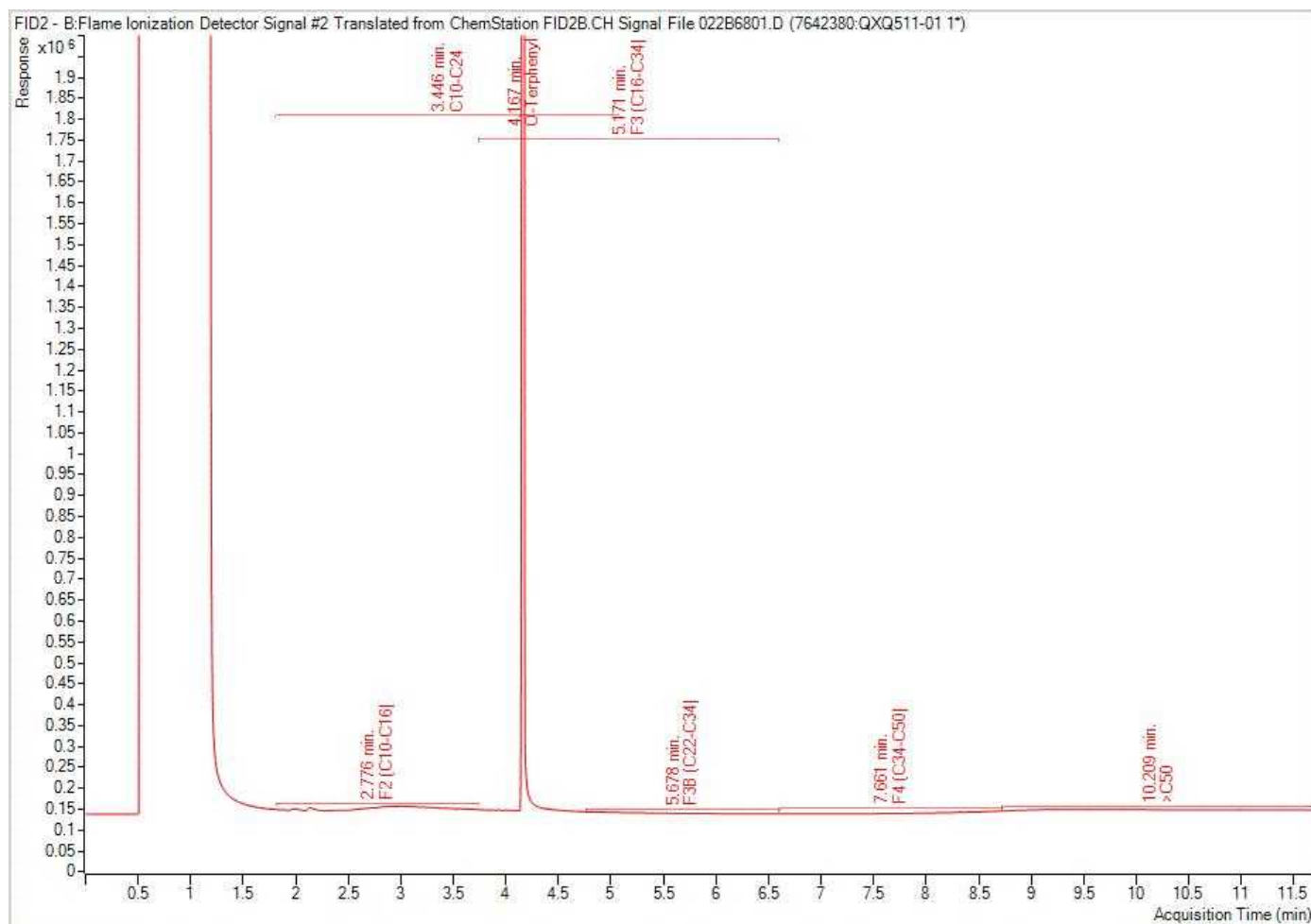
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



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



BUREAU
VERITAS

Bureau Veritas Job #: C1T7677

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST,ST.THOMAS

Sampler Initials: MD

Exceedance Summary Table – Reg153/04 T2-GW-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						

Exceedance Summary Table – Reg153/04 T3-GW-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						



Appendix F:
Laboratory Certificate of Analysis Sheets – Soil
(Test Holes and Remedial Verification Samples)



Your Project #: LON-21016021
Site Location: WAREHOUSE ST, ST. THOMAS, ON
Your C.O.C. #: 159481, 774552-04-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11

Report #: R7336449

Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2A4929

Received: 2022/04/20, 10:36

Sample Matrix: Soil
Samples Received: 11

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Free (WAD) Cyanide	4	2022/04/22	2022/04/25	CAM SOP-00457	OMOE E3015 m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	2	N/A	2022/04/26	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	2	2022/04/24	2022/04/24	CAM SOP-00316	CCME CWS m
Acid Extractable Metals by ICPMS	5	2022/04/26	2022/04/26	CAM SOP-00447	EPA 6020B m
Moisture	6	N/A	2022/04/21	CAM SOP-00445	Carter 2nd ed 51.2 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, MELCC, 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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.

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



Your Project #: LON-21016021
Site Location: WAREHOUSE ST, ST. THOMAS, ON
Your C.O.C. #: 159481, 774552-04-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336449
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2A4929

Received: 2022/04/20, 10:36

reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

=====

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 Signature Page.



O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				SKH543	SKH544	SKH545	SKH546	SKH547		
Sampling Date				2022/04/11 16:00	2022/04/11 16:15	2022/04/11 16:30	2022/04/11 16:45	2022/04/11 17:00		
COC Number				159481	159481	159481	159481	159481		
	UNITS	Criteria	Criteria-2	EX.1 BASE1	EX.1 BASE3	EX.1 BASE5	EX.1 BASE8	EX.1 BASE11	RDL	QC Batch
Metals										
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.42	0.62	0.40	0.66	0.43	0.20	7959247
Acid Extractable Arsenic (As)	ug/g	18	18	7.4	6.9	5.6	9.0	5.6	1.0	7959247
Acid Extractable Barium (Ba)	ug/g	390	390	72	81	67	85	51	0.50	7959247
Acid Extractable Beryllium (Be)	ug/g	5	5	0.49	0.53	0.48	0.56	0.41	0.20	7959247
Acid Extractable Boron (B)	ug/g	120	120	<5.0	<5.0	<5.0	<5.0	<5.0	5.0	7959247
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.27	0.32	0.19	0.33	0.22	0.10	7959247
Acid Extractable Chromium (Cr)	ug/g	160	160	15	15	15	16	13	1.0	7959247
Acid Extractable Cobalt (Co)	ug/g	22	22	7.4	7.3	7.5	7.4	6.2	0.10	7959247
Acid Extractable Copper (Cu)	ug/g	180	180	20	19	22	25	24	0.50	7959247
Acid Extractable Lead (Pb)	ug/g	120	120	420	270	320	620	500	1.0	7959247
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.53	0.63	0.54	0.57	<0.50	0.50	7959247
Acid Extractable Nickel (Ni)	ug/g	130	130	16	14	17	16	14	0.50	7959247
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	0.54	<0.50	0.55	<0.50	0.50	7959247
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	7959247
Acid Extractable Thallium (Tl)	ug/g	1	1	0.13	0.16	0.12	0.15	0.11	0.050	7959247
Acid Extractable Uranium (U)	ug/g	23	23	0.42	0.49	0.49	0.41	0.38	0.050	7959247
Acid Extractable Vanadium (V)	ug/g	86	86	23	26	24	23	21	5.0	7959247
Acid Extractable Zinc (Zn)	ug/g	340	340	90	130	61	110	58	5.0	7959247
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil										



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

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

Bureau Veritas ID				SKH548	SKH549		
Sampling Date				2022/04/11 18:00	2022/04/11 18:00		
COC Number				159481	159481		
	UNITS	Criteria	Criteria-2	BH6/MW-1 M NORTH	BH6/MW-1 M SOUTH	RDL	QC Batch
Inorganics							
Moisture	%	-	-	9.5	12	1.0	7951231
BTEX & F1 Hydrocarbons							
F1 (C6-C10)	ug/g	65	65	<10	<10	10	7956767
F1 (C6-C10) - BTEX	ug/g	65	65	<10	<10	10	7956767
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	150	150	<10	<10	10	7956430
F3 (C16-C34 Hydrocarbons)	ug/g	1300	1300	81	150	50	7956430
F4 (C34-C50 Hydrocarbons)	ug/g	5600	5600	72	150	50	7956430
Reached Baseline at C50	ug/g	-	-	Yes	Yes		7956430
Surrogate Recovery (%)							
1,4-Difluorobenzene	%	-	-	102	104		7956767
4-Bromofluorobenzene	%	-	-	98	99		7956767
D10-o-Xylene	%	-	-	103	109		7956767
D4-1,2-Dichloroethane	%	-	-	108	102		7956767
o-Terphenyl	%	-	-	93	88		7956430
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil							



RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID				SKH550	SKH551	SKH552	SKH568		
Sampling Date				2022/04/11 18:30	2022/04/11 18:30	2022/04/11 18:30	2022/04/11 18:30		
COC Number				159481	159481	159481	774552-04-01		
	UNITS	Criteria	Criteria-2	TP1-1 M NORTH	TP1-1 M EAST	TP1-ADJACENT SOUTH	TP1-1 M WEST	RDL	QC Batch
Inorganics									
Moisture	%	-	-	10	11	16	10	1.0	7951231
WAD Cyanide (Free)	ug/g	0.051	0.051	<0.01	<0.01	<0.01	<0.01	0.01	7954468
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									

BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: SKH543
Sample ID: EX.1 BASE1
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH544
Sample ID: EX.1 BASE3
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH544 Dup
Sample ID: EX.1 BASE3
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH545
Sample ID: EX.1 BASE5
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH546
Sample ID: EX.1 BASE8
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH547
Sample ID: EX.1 BASE11
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7959247	2022/04/26	2022/04/26	Prempal Bhatti

Bureau Veritas ID: SKH548
Sample ID: BH6/MW-1 M NORTH
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	7956767	N/A	2022/04/26	Lincoln Ramdahan
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7956430	2022/04/24	2022/04/24	Agnieszka Brzuzy-Snopko
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: SKH548 Dup
Sample ID: BH6/MW-1 M NORTH
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7956430	2022/04/24	2022/04/24	Agnieszka Brzuzy-Snopko

Bureau Veritas ID: SKH549
Sample ID: BH6/MW-1 M SOUTH
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	7956767	N/A	2022/04/26	Lincoln Ramdahin
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	7956430	2022/04/24	2022/04/24	Agnieszka Brzuzy-Snopko
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles

Bureau Veritas ID: SKH550
Sample ID: TP1-1 M NORTH
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7954468	2022/04/22	2022/04/25	Aditiben Patel
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles

Bureau Veritas ID: SKH551
Sample ID: TP1-1 M EAST
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7954468	2022/04/22	2022/04/25	Aditiben Patel
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles

Bureau Veritas ID: SKH552
Sample ID: TP1-ADJACENT SOUTH
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7954468	2022/04/22	2022/04/25	Aditiben Patel
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles

Bureau Veritas ID: SKH568
Sample ID: TP1-1 M WEST
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7954468	2022/04/22	2022/04/25	Aditiben Patel
Moisture	BAL	7951231	N/A	2022/04/21	Mathew Bowles



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: SKH568 Dup
Sample ID: TP1-1 M WEST
Matrix: Soil

Collected: 2022/04/11
Shipped:
Received: 2022/04/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Free (WAD) Cyanide	TECH	7954468	2022/04/22	2022/04/25	Aditiben Patel



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

GENERAL COMMENTS

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

Package 1	0.7°C
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Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

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

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7956430	o-Terphenyl	2022/04/24	87	60 - 130	94	60 - 130	93	%		
7956767	1,4-Difluorobenzene	2022/04/26	99	60 - 140	99	60 - 140	102	%		
7956767	4-Bromofluorobenzene	2022/04/26	104	60 - 140	104	60 - 140	96	%		
7956767	D10-o-Xylene	2022/04/26	103	60 - 140	111	60 - 140	102	%		
7956767	D4-1,2-Dichloroethane	2022/04/26	100	60 - 140	100	60 - 140	106	%		
7951231	Moisture	2022/04/21							4.3	20
7954468	WAD Cyanide (Free)	2022/04/25	102	75 - 125	92	80 - 120	<0.01	ug/g	NC	35
7956430	F2 (C10-C16 Hydrocarbons)	2022/04/24	92	60 - 130	99	80 - 120	<10	ug/g	NC	30
7956430	F3 (C16-C34 Hydrocarbons)	2022/04/24	87	60 - 130	93	80 - 120	<50	ug/g	11	30
7956430	F4 (C34-C50 Hydrocarbons)	2022/04/24	91	60 - 130	98	80 - 120	<50	ug/g	8.8	30
7956767	F1 (C6-C10) - BTEX	2022/04/26					<10	ug/g	NC	30
7956767	F1 (C6-C10)	2022/04/26	73	60 - 140	90	80 - 120	<10	ug/g	NC	30
7959247	Acid Extractable Antimony (Sb)	2022/04/26	92	75 - 125	97	80 - 120	<0.20	ug/g	2.0	30
7959247	Acid Extractable Arsenic (As)	2022/04/26	99	75 - 125	96	80 - 120	<1.0	ug/g	7.4	30
7959247	Acid Extractable Barium (Ba)	2022/04/26	115	75 - 125	93	80 - 120	<0.50	ug/g	5.0	30
7959247	Acid Extractable Beryllium (Be)	2022/04/26	99	75 - 125	97	80 - 120	<0.20	ug/g	1.1	30
7959247	Acid Extractable Boron (B)	2022/04/26	88	75 - 125	89	80 - 120	<5.0	ug/g	NC	30
7959247	Acid Extractable Cadmium (Cd)	2022/04/26	99	75 - 125	95	80 - 120	<0.10	ug/g	18	30
7959247	Acid Extractable Chromium (Cr)	2022/04/26	100	75 - 125	95	80 - 120	<1.0	ug/g	3.2	30
7959247	Acid Extractable Cobalt (Co)	2022/04/26	99	75 - 125	94	80 - 120	<0.10	ug/g	0.73	30
7959247	Acid Extractable Copper (Cu)	2022/04/26	98	75 - 125	94	80 - 120	<0.50	ug/g	2.4	30
7959247	Acid Extractable Lead (Pb)	2022/04/26	107	75 - 125	94	80 - 120	<1.0	ug/g	2.1	30
7959247	Acid Extractable Molybdenum (Mo)	2022/04/26	98	75 - 125	91	80 - 120	<0.50	ug/g	0.90	30
7959247	Acid Extractable Nickel (Ni)	2022/04/26	102	75 - 125	96	80 - 120	<0.50	ug/g	0.91	30
7959247	Acid Extractable Selenium (Se)	2022/04/26	96	75 - 125	97	80 - 120	<0.50	ug/g	8.4	30
7959247	Acid Extractable Silver (Ag)	2022/04/26	102	75 - 125	94	80 - 120	<0.20	ug/g	NC	30
7959247	Acid Extractable Thallium (Tl)	2022/04/26	99	75 - 125	92	80 - 120	<0.050	ug/g	0.15	30
7959247	Acid Extractable Uranium (U)	2022/04/26	101	75 - 125	92	80 - 120	<0.050	ug/g	0.84	30
7959247	Acid Extractable Vanadium (V)	2022/04/26	97	75 - 125	96	80 - 120	<5.0	ug/g	1.0	30



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7959247	Acid Extractable Zinc (Zn)	2022/04/26	122	75 - 125	98	80 - 120	<5.0	ug/g	2.4	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 (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 $\leq 2 \times \text{RDL}$).



BUREAU
VERITAS

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

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 Signature Page.



6740 Campobello Road, Mississauga, Ontario L5N 2L8
 Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
 CAM FCD-01191/6

REC'D IN LONDON

CHAIN OF CUSTODY RECORD **159481** Page 1 of 2

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required	
Company Name: <u>EXP Services Inc</u>		Company Name: <u>Scott AZ12</u>		Quotation #:		☒ Regular TAT (5-7 days) Most analyses	
Contact Name: <u>Accounts Payable</u>		Contact Name:		P.O. #/ A/E#:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS	
Address: <u>15701 Robin's Hill Rd, Unit 2, London, ON</u>		Address:		Project #: <u>LON-21016021-28</u>		Rush TAT (Surcharges will be applied)	
Phone: Fax:		Phone: Fax:		Site Location: <u>WAREHOUSE ST, ST. THOMAS, ON</u>		☐ 1 Day ☐ 2 Days ☐ 3-4 Days	
Email: <u>AP@exp.com; Karen.Burke@exp.com</u>		Email: <u>Scott.az12@exp.com; Kevin.deltac@exp.com</u>		Site #:		Date Required:	
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS LABORATORIES' DRINKING WATER CHAIN OF CUSTODY				Site Location Province:		Rush Confirmation #:	
Sampled By: <u>Kevin Deltac</u>				Analysis Requested		LABORATORY USE ONLY	
Regulation 153 ☐ Table 1 ☒ Res/Park ☒ Med/ Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☒ Table 3 ☐ Agri/ Other ☐ Table _____ FOR RSC (PLEASE CIRCLE) <u>(Y)</u> / N		Other Regulations ☐ CCME ☐ Sanitary Sewer Bylaw ☐ MISA ☐ Storm Sewer Bylaw ☐ PWQO ☐ Region _____ ☐ Other (Specify) _____ ☐ REG 558 (MIN. 3 DAY TAT REQUIRED) ☐ REG 406 Table _____		# OF CONTAINERS SUBMITTED FIELD (FILTERED) (CIRCLE) Metals / Hg / CrVI PHCs F1 PHCs F2 - F4 VOCs REG 153 METALS & INORGANICS REG 153 ICPMAS METALS REG 153 METALS (Hg, Cr VI, ICPMAS Metals, HWS - B) <u>Cyanide</u> <u>PHCs ONLY (F1-F4)</u>		CUSTODY SEAL Y / N Present Intact <u>Y</u> <u>Y</u> <u>15/20/21/4/20</u> COOLING MEDIA PRESENT: <u>(Y)</u> / N COMMENTS	
Include Criteria on Certificate of Analysis: <u>(Y)</u> / N SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS							
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX			
1	Ex.1 Base1	2022/04/11	4:00PM	SOIL			
2	Ex.1. Base3		4:15PM				
3	Ex.1. Base5		4:30PM				
4	Ex.1. Base8		4:45PM				
5	EX.1. Base11		5:00PM				
6	BH6/MW - 1m North		6:00PM	2			X
7	BH6/MW - 1m South		6:00PM	2			X
8	TPI - 1m North		6:30PM	1			X
9	TPI - 1m East		6:30PM	1			X
10	TPI - Adjacent South		6:30PM	1			X
RELINQUISHED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)
<u>Kevin Deltac</u>		<u>2022/04/20</u>	<u>10:00</u>	<u>in in Bai</u>		<u>2022/4/20</u>	<u>10:36</u>
				<u>Rishi M. VEDHI BHASKAR</u>		<u>2022/04/20</u>	<u>18:10</u>

20-Apr-22 10:36
 Christine Gripton

C2A4929
 VBVB ENV-996

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at <http://www.bvlabs.com/terms-and-conditions>

COC-1004 (06/19)

418694 White: BV Labs - Yellow: Client



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

REC'D IN LONDON

CHAIN OF CUSTODY RECORD

Page 2 of 2

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:		Laboratory Use Only:	
Company Name: #28124 exp Services Inc		Company Name: <u>Scott A212</u>		Quotation #: B91718		BV Labs Job #:	
Attention: Ron Davis		Attention: <u>Scott A212</u>		P.O. #:		Bottle Order #:	
Address: 15701 Robin's Hill Rd Unit 2		Address:		Project: <u>FULLERTON LON-21016021-AG</u>			
London ON N5V 0A5		Address:		Project Name: <u>WAREHOUSE ST, ST. THOMAS, ON</u>		COC #:	
Tel: (519) 963-3000 Fax: (519) 963-1152		Tel:		Site #:			
Email: Ron.Davis@exp.com		Email: <u>Ron.Davis@exp.com</u>		Sampled By: <u>Kevin Dehaan</u>		Project Manager: Christine Gipton	

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BV LABS DRINKING WATER CHAIN OF CUSTODY				ANALYSIS REQUESTED (PLEASE BE SPECIFIC)												Turnaround Time (TAT) Required:							
Regulation 153 (2011)				Other Regulations				Special Instructions				Regular (Standard) TAT:											
☐ Table 1 ☒ Res/Park ☒ Medium/Fine				☐ CCME ☐ Sanitary Sewer Bylaw								☒ (will be applied if Rush TAT is not specified):											
☐ Table 2 ☐ Ind/Comm ☐ Coarse				☐ Reg 558 ☐ Storm Sewer Bylaw								Standard TAT = 5-7 Working days for most tests.											
☒ Table 3 ☐ Agri/Other ☒ For RSC				☐ MISA Municipality								Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.											
☐ Table				☐ PWQO								Job Specific Rush TAT (if applies to entire submission)											
Include Criteria on Certificate of Analysis (Y/N)?												Date Required: Time Required: ☐											
												Rush Confirmation Number: (call lab for #)											
												# of Bottles											
												Comments											
1				TP 1 - 1m West				2022/04/20 6:30pm				SOL				1							
2																							
3																							
4																							
5																							
6																							
7																							
8																							
9																							
10																							

* RELINQUISHED BY: (Signature/Print)		Date: (YY/MM/DD)		Time		RECEIVED BY: (Signature/Print)		Date: (YY/MM/DD)		Time		# jars used and not submitted		Laboratory Use Only			
<u>Kevin Dehaan</u>		22/04/20		10:00		<u>Kevin Dehaan</u>		22/04/20		10:36				Time Sensitive			
														Temperature (°C) on Recl			
														Custody Seal			
														Present			
														Intact			

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BV LABS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.

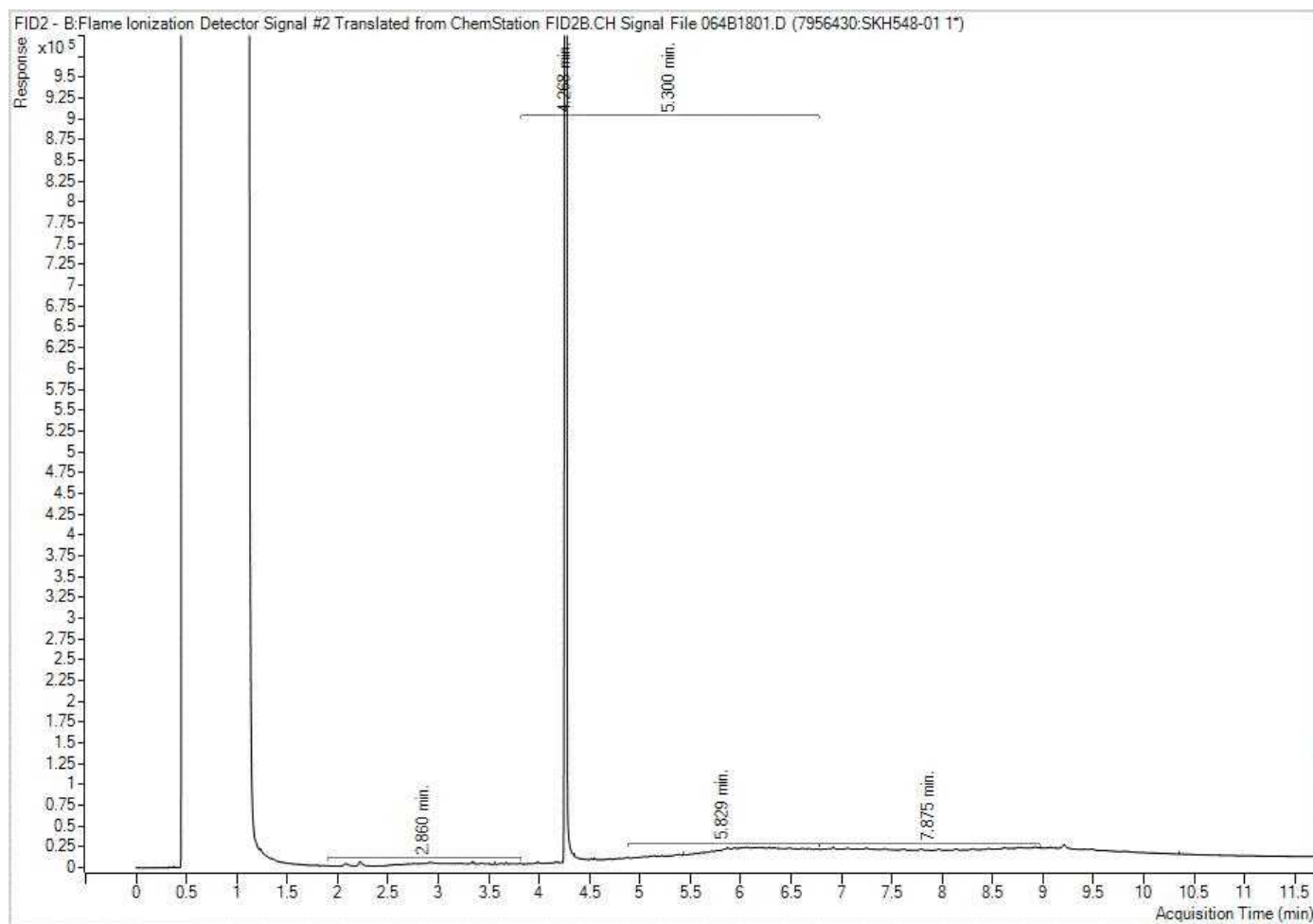
* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.

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

White: BV Labs Yellow: Client

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

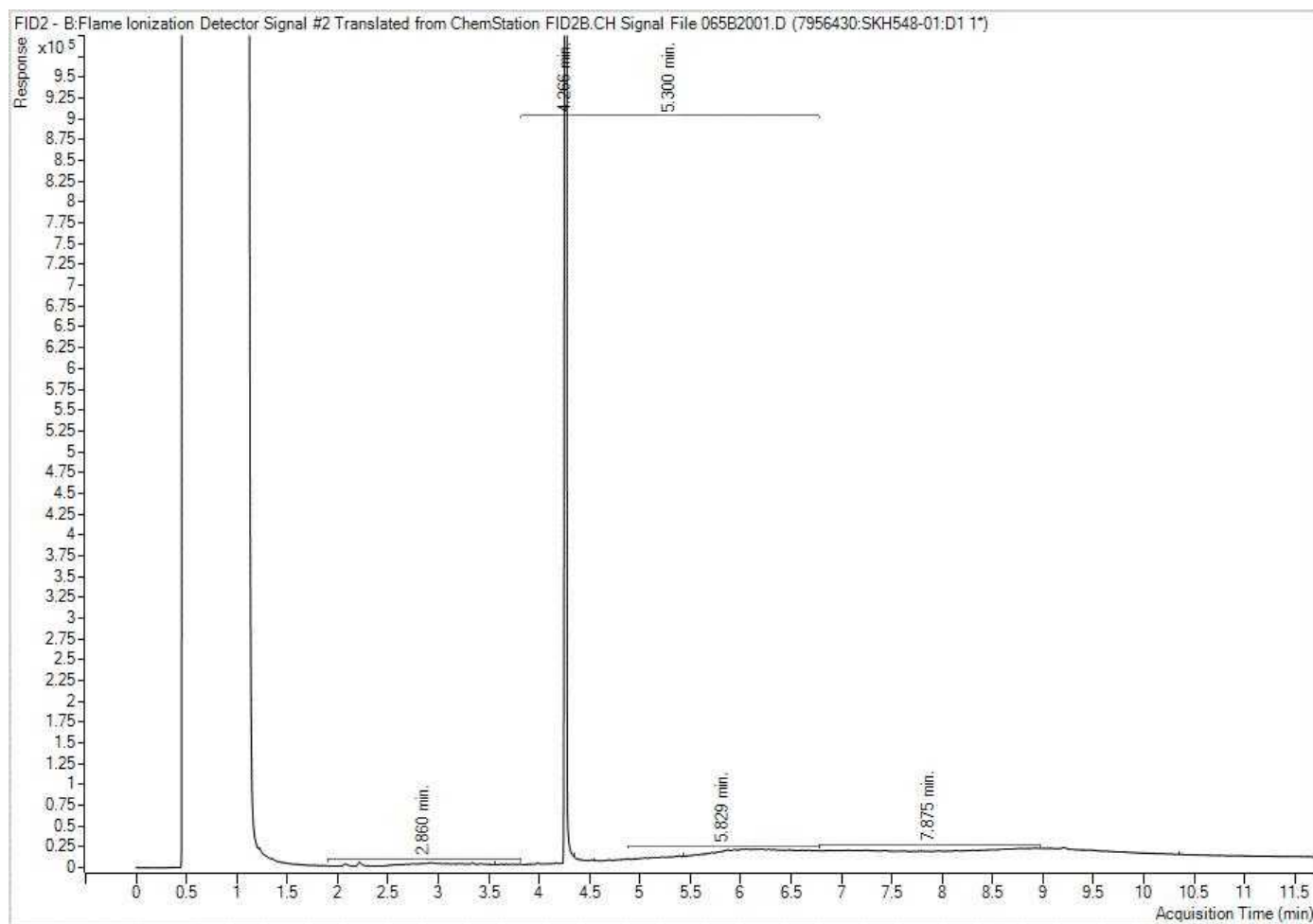


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C2A4929
Report Date: 2022/10/11
Bureau Veritas Sample: SKH548 Lab-Dup

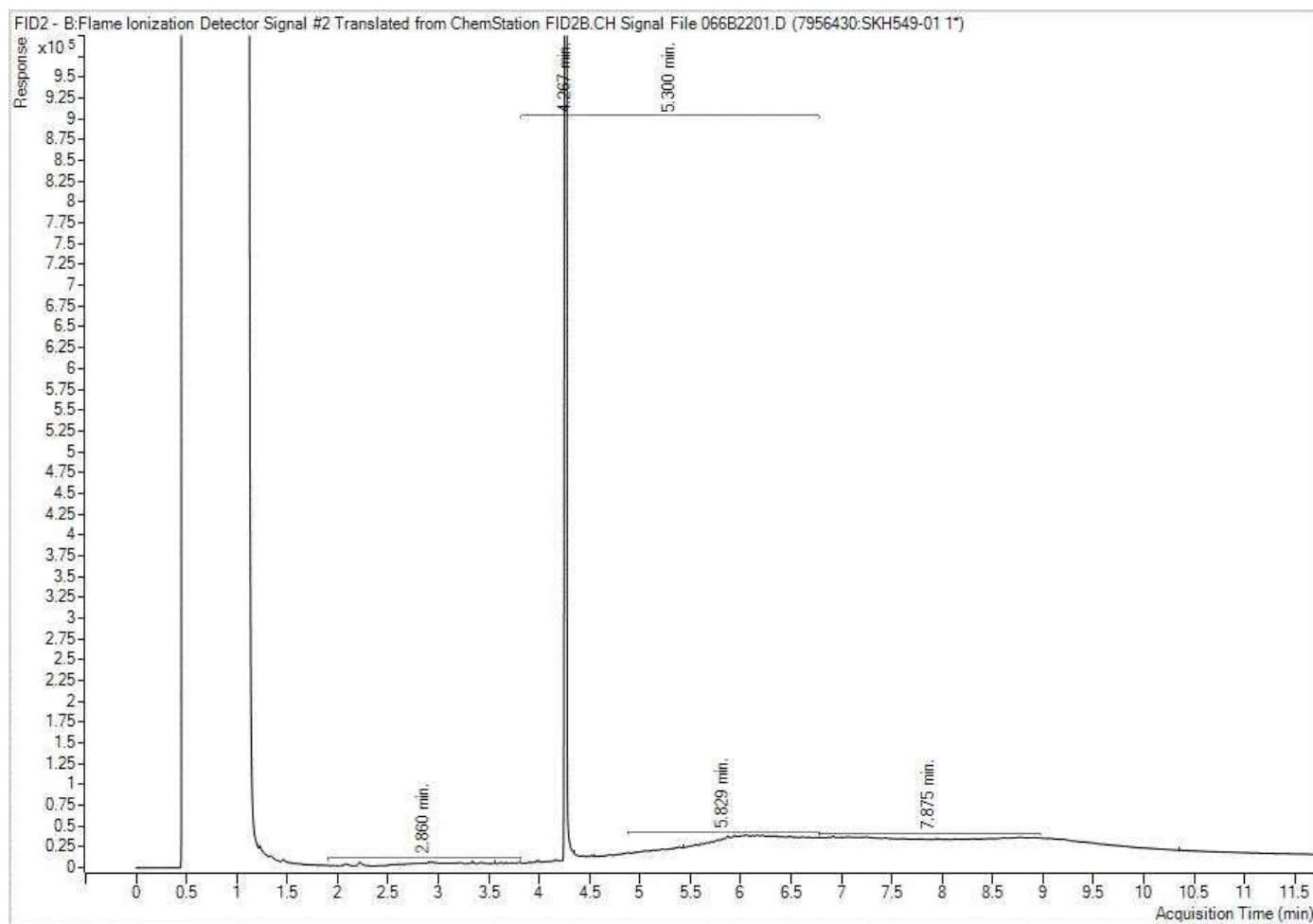
exp Services Inc
Client Project #: LON-21016021
Project name: WAREHOUSE ST, ST. THOMAS, ON
Client ID: BH6/MW-1 M NORTH

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.

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**

Bureau Veritas Job #: C2A4929

Report Date: 2022/10/11

exp Services Inc

Client Project #: LON-21016021

Site Location: WAREHOUSE ST, ST. THOMAS, ON

Sampler Initials: KD

Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
EX.1 BASE1	SKH543-01	Acid Extractable Lead (Pb)	120	420	1.0	ug/g
EX.1 BASE3	SKH544-01	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
EX.1 BASE3	SKH544-01-Lab Dup	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
EX.1 BASE5	SKH545-01	Acid Extractable Lead (Pb)	120	320	1.0	ug/g
EX.1 BASE8	SKH546-01	Acid Extractable Lead (Pb)	120	620	1.0	ug/g
EX.1 BASE11	SKH547-01	Acid Extractable Lead (Pb)	120	500	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
EX.1 BASE1	SKH543-01	Acid Extractable Lead (Pb)	120	420	1.0	ug/g
EX.1 BASE3	SKH544-01	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
EX.1 BASE3	SKH544-01-Lab Dup	Acid Extractable Lead (Pb)	120	270	1.0	ug/g
EX.1 BASE5	SKH545-01	Acid Extractable Lead (Pb)	120	320	1.0	ug/g
EX.1 BASE8	SKH546-01	Acid Extractable Lead (Pb)	120	620	1.0	ug/g
EX.1 BASE11	SKH547-01	Acid Extractable Lead (Pb)	120	500	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.



Your C.O.C. #: 161952, 161953

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11

Report #: R7336450

Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2C0029

Received: 2022/05/04, 14:23

Sample Matrix: Soil
Samples Received: 15

Analyses	Date		Laboratory Method	Analytical Method
	Quantity	Date		
Acid Extractable Metals by ICPMS	15	2022/05/09 2022/05/10	CAM SOP-00447	EPA 6020B 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, MELCC, 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.

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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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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.



Your C.O.C. #: 161952, 161953

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11

Report #: R7336450

Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2C0029

Received: 2022/05/04, 14:23

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gripton, Senior Project Manager

Email: Christine.Gripton@bureauveritas.com

Phone# (519)652-9444

=====

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For Service Group specific validation please refer to the Validation Signature Page.

Total Cover Pages : 2

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029
Report Date: 2022/10/11

exp Services Inc
Sampler Initials: JE

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				SNN060	SNN061		SNN062		
Sampling Date				2022/05/04	2022/05/04		2022/05/04		
COC Number				161952	161952		161952		
	UNITS	Criteria	Criteria-2	B101-A	B102-A	QC Batch	B103-A	RDL	QC Batch

Metals									
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.38	<0.20	7983929	0.41	0.20	7983678
Acid Extractable Arsenic (As)	ug/g	18	18	10	6.2	7983929	6.4	1.0	7983678
Acid Extractable Barium (Ba)	ug/g	390	390	63	100	7983929	57	0.50	7983678
Acid Extractable Beryllium (Be)	ug/g	5	5	0.47	0.56	7983929	0.51	0.20	7983678
Acid Extractable Boron (B)	ug/g	120	120	<5.0	5.9	7983929	<5.0	5.0	7983678
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.22	0.25	7983929	0.20	0.10	7983678
Acid Extractable Chromium (Cr)	ug/g	160	160	16	19	7983929	16	1.0	7983678
Acid Extractable Cobalt (Co)	ug/g	22	22	7.5	9.0	7983929	7.7	0.10	7983678
Acid Extractable Copper (Cu)	ug/g	180	180	17	17	7983929	12	0.50	7983678
Acid Extractable Lead (Pb)	ug/g	120	120	620	120	7983929	320	1.0	7983678
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.67	0.55	7983929	0.67	0.50	7983678
Acid Extractable Nickel (Ni)	ug/g	130	130	15	19	7983929	13	0.50	7983678
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	7983929	<0.50	0.50	7983678
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	7983929	<0.20	0.20	7983678
Acid Extractable Thallium (Tl)	ug/g	1	1	0.23	0.14	7983929	0.19	0.050	7983678
Acid Extractable Uranium (U)	ug/g	23	23	0.49	0.49	7983929	0.50	0.050	7983678
Acid Extractable Vanadium (V)	ug/g	86	86	27	33	7983929	25	5.0	7983678
Acid Extractable Zinc (Zn)	ug/g	340	340	58	59	7983929	41	5.0	7983678

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

BUREAU
VERITAS

Bureau Veritas Job #: C2C0029

Report Date: 2022/10/11

exp Services Inc

Sampler Initials: JE

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				SNN063	SNN064	SNN065	SNN066	SNN067		
Sampling Date				2022/05/04	2022/05/04	2022/05/04	2022/05/04	2022/05/04		
COC Number				161952	161952	161952	161952	161952		
	UNITS	Criteria	Criteria-2	B104-A	B105-A	W1	W2	W3	RDL	QC Batch

Metals										
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	0.24	0.44	0.76	0.41	0.20	7983929
Acid Extractable Arsenic (As)	ug/g	18	18	3.2	4.0	6.0	9.6	5.1	1.0	7983929
Acid Extractable Barium (Ba)	ug/g	390	390	47	74	150	88	60	0.50	7983929
Acid Extractable Beryllium (Be)	ug/g	5	5	0.34	0.55	0.58	0.57	0.47	0.20	7983929
Acid Extractable Boron (B)	ug/g	120	120	<5.0	6.5	<5.0	<5.0	6.8	5.0	7983929
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	<0.10	0.14	0.45	0.37	0.19	0.10	7983929
Acid Extractable Chromium (Cr)	ug/g	160	160	13	18	16	17	16	1.0	7983929
Acid Extractable Cobalt (Co)	ug/g	22	22	4.2	7.6	7.8	7.2	6.6	0.10	7983929
Acid Extractable Copper (Cu)	ug/g	180	180	11	19	15	21	22	0.50	7983929
Acid Extractable Lead (Pb)	ug/g	120	120	25	180	400	160	300	1.0	7983929
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	<0.50	0.84	0.67	0.64	0.50	7983929
Acid Extractable Nickel (Ni)	ug/g	130	130	10	17	14	14	16	0.50	7983929
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	0.61	0.66	<0.50	0.50	7983929
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	7983929
Acid Extractable Thallium (Tl)	ug/g	1	1	0.086	0.15	0.22	0.20	0.17	0.050	7983929
Acid Extractable Uranium (U)	ug/g	23	23	0.33	0.52	0.60	0.48	0.44	0.050	7983929
Acid Extractable Vanadium (V)	ug/g	86	86	23	28	27	27	25	5.0	7983929
Acid Extractable Zinc (Zn)	ug/g	340	340	27	52	210	150	61	5.0	7983929

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029
Report Date: 2022/10/11

exp Services Inc
Sampler Initials: JE

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				SNN068	SNN069	SNN070	SNN071	SNN072		
Sampling Date				2022/05/04	2022/05/04	2022/05/04	2022/05/04	2022/05/04		
COC Number				161952	161952	161953	161953	161953		
	UNITS	Criteria	Criteria-2	W4	W5	W6	W7	W8	RDL	QC Batch

Metals										
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	0.42	0.65	1.2	0.36	0.20	7983929
Acid Extractable Arsenic (As)	ug/g	18	18	1.4	5.9	9.3	14	4.9	1.0	7983929
Acid Extractable Barium (Ba)	ug/g	390	390	21	73	81	99	80	0.50	7983929
Acid Extractable Beryllium (Be)	ug/g	5	5	<0.20	0.55	0.61	0.64	0.60	0.20	7983929
Acid Extractable Boron (B)	ug/g	120	120	<5.0	6.9	6.0	5.5	8.7	5.0	7983929
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	<0.10	0.19	0.29	0.32	0.18	0.10	7983929
Acid Extractable Chromium (Cr)	ug/g	160	160	7.6	18	18	19	18	1.0	7983929
Acid Extractable Cobalt (Co)	ug/g	22	22	2.9	7.7	7.8	8.7	8.7	0.10	7983929
Acid Extractable Copper (Cu)	ug/g	180	180	6.6	24	23	24	22	0.50	7983929
Acid Extractable Lead (Pb)	ug/g	120	120	26	390	730	2700	450	1.0	7983929
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	0.54	0.64	0.82	0.52	0.50	7983929
Acid Extractable Nickel (Ni)	ug/g	130	130	6.2	17	17	18	18	0.50	7983929
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	<0.50	0.50	7983929
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	7983929
Acid Extractable Thallium (Tl)	ug/g	1	1	<0.050	0.19	0.26	0.49	0.20	0.050	7983929
Acid Extractable Uranium (U)	ug/g	23	23	0.39	0.49	0.52	0.57	0.57	0.050	7983929
Acid Extractable Vanadium (V)	ug/g	86	86	14	26	29	30	27	5.0	7983929
Acid Extractable Zinc (Zn)	ug/g	340	340	20	71	85	130	77	5.0	7983929

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029
Report Date: 2022/10/11

exp Services Inc
Sampler Initials: JE

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				SNN073	SNN074		
Sampling Date				2022/05/04	2022/05/04		
COC Number				161953	161953		
	UNITS	Criteria	Criteria-2	B100(DUP)	W100(DUP)	RDL	QC Batch
Metals							
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	0.62	0.20	7983929
Acid Extractable Arsenic (As)	ug/g	18	18	8.2	9.2	1.0	7983929
Acid Extractable Barium (Ba)	ug/g	390	390	130	84	0.50	7983929
Acid Extractable Beryllium (Be)	ug/g	5	5	0.58	0.59	0.20	7983929
Acid Extractable Boron (B)	ug/g	120	120	5.3	5.8	5.0	7983929
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.29	0.22	0.10	7983929
Acid Extractable Chromium (Cr)	ug/g	160	160	20	18	1.0	7983929
Acid Extractable Cobalt (Co)	ug/g	22	22	10	8.2	0.10	7983929
Acid Extractable Copper (Cu)	ug/g	180	180	19	24	0.50	7983929
Acid Extractable Lead (Pb)	ug/g	120	120	39	720	1.0	7983929
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.67	0.65	0.50	7983929
Acid Extractable Nickel (Ni)	ug/g	130	130	21	18	0.50	7983929
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	0.50	7983929
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	0.20	7983929
Acid Extractable Thallium (Tl)	ug/g	1	1	0.15	0.27	0.050	7983929
Acid Extractable Uranium (U)	ug/g	23	23	0.47	0.54	0.050	7983929
Acid Extractable Vanadium (V)	ug/g	86	86	35	28	5.0	7983929
Acid Extractable Zinc (Zn)	ug/g	340	340	58	83	5.0	7983929
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil							
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil							



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029
Report Date: 2022/10/11

exp Services Inc
Sampler Initials: JE

TEST SUMMARY

Bureau Veritas ID: SNN060
Sample ID: B101-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN061
Sample ID: B102-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN062
Sample ID: B103-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983678	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN062 Dup
Sample ID: B103-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983678	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN063
Sample ID: B104-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN064
Sample ID: B105-A
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN065
Sample ID: W1
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029

Report Date: 2022/10/11

exp Services Inc

Sampler Initials: JE

TEST SUMMARY

Bureau Veritas ID: SNN066

Sample ID: W2

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN067

Sample ID: W3

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN068

Sample ID: W4

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN068 Dup

Sample ID: W4

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN069

Sample ID: W5

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN070

Sample ID: W6

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN071

Sample ID: W7

Matrix: Soil

Collected: 2022/05/04

Shipped:

Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029
Report Date: 2022/10/11

exp Services Inc
Sampler Initials: JE

TEST SUMMARY

Bureau Veritas ID: SNN072
Sample ID: W8
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN073
Sample ID: B100(DUP)
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli

Bureau Veritas ID: SNN074
Sample ID: W100(DUP)
Matrix: Soil

Collected: 2022/05/04
Shipped:
Received: 2022/05/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	7983929	2022/05/09	2022/05/10	Azita Fazaeli



GENERAL COMMENTS

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

Package 1	4.0°C
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Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

Results relate only to the items tested.



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT

exp Services Inc
Sampler Initials: JE

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7983678	Acid Extractable Antimony (Sb)	2022/05/10	91	75 - 125	97	80 - 120	<0.20	ug/g	8.2	30
7983678	Acid Extractable Arsenic (As)	2022/05/10	104	75 - 125	97	80 - 120	<1.0	ug/g	0.18	30
7983678	Acid Extractable Barium (Ba)	2022/05/10	99	75 - 125	95	80 - 120	<0.50	ug/g	5.3	30
7983678	Acid Extractable Beryllium (Be)	2022/05/10	102	75 - 125	99	80 - 120	<0.20	ug/g	4.6	30
7983678	Acid Extractable Boron (B)	2022/05/10	92	75 - 125	95	80 - 120	<5.0	ug/g	NC	30
7983678	Acid Extractable Cadmium (Cd)	2022/05/10	95	75 - 125	95	80 - 120	<0.10	ug/g	14	30
7983678	Acid Extractable Chromium (Cr)	2022/05/10	102	75 - 125	102	80 - 120	<1.0	ug/g	0.60	30
7983678	Acid Extractable Cobalt (Co)	2022/05/10	97	75 - 125	96	80 - 120	<0.10	ug/g	1.4	30
7983678	Acid Extractable Copper (Cu)	2022/05/10	99	75 - 125	96	80 - 120	<0.50	ug/g	3.7	30
7983678	Acid Extractable Lead (Pb)	2022/05/10	139 (1)	75 - 125	95	80 - 120	<1.0	ug/g	5.3	30
7983678	Acid Extractable Molybdenum (Mo)	2022/05/10	99	75 - 125	97	80 - 120	<0.50	ug/g	11	30
7983678	Acid Extractable Nickel (Ni)	2022/05/10	103	75 - 125	97	80 - 120	<0.50	ug/g	2.0	30
7983678	Acid Extractable Selenium (Se)	2022/05/10	98	75 - 125	96	80 - 120	<0.50	ug/g	NC	30
7983678	Acid Extractable Silver (Ag)	2022/05/10	98	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
7983678	Acid Extractable Thallium (Tl)	2022/05/10	98	75 - 125	97	80 - 120	<0.050	ug/g	0.072	30
7983678	Acid Extractable Uranium (U)	2022/05/10	97	75 - 125	96	80 - 120	<0.050	ug/g	0.32	30
7983678	Acid Extractable Vanadium (V)	2022/05/10	104	75 - 125	99	80 - 120	<5.0	ug/g	0.63	30
7983678	Acid Extractable Zinc (Zn)	2022/05/10	106	75 - 125	98	80 - 120	<5.0	ug/g	2.1	30
7983929	Acid Extractable Antimony (Sb)	2022/05/10	89	75 - 125	97	80 - 120	<0.20	ug/g	NC	30
7983929	Acid Extractable Arsenic (As)	2022/05/10	91	75 - 125	100	80 - 120	<1.0	ug/g	7.7	30
7983929	Acid Extractable Barium (Ba)	2022/05/10	79	75 - 125	98	80 - 120	<0.50	ug/g	4.0	30
7983929	Acid Extractable Beryllium (Be)	2022/05/10	95	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
7983929	Acid Extractable Boron (B)	2022/05/10	88	75 - 125	95	80 - 120	<5.0	ug/g	NC	30
7983929	Acid Extractable Cadmium (Cd)	2022/05/10	86	75 - 125	93	80 - 120	<0.10	ug/g	NC	30
7983929	Acid Extractable Chromium (Cr)	2022/05/10	90	75 - 125	99	80 - 120	<1.0	ug/g	0.39	30
7983929	Acid Extractable Cobalt (Co)	2022/05/10	87	75 - 125	94	80 - 120	<0.10	ug/g	5.4	30
7983929	Acid Extractable Copper (Cu)	2022/05/10	85	75 - 125	96	80 - 120	<0.50	ug/g	8.8	30
7983929	Acid Extractable Lead (Pb)	2022/05/10	84	75 - 125	94	80 - 120	<1.0	ug/g	3.2	30
7983929	Acid Extractable Molybdenum (Mo)	2022/05/10	90	75 - 125	96	80 - 120	<0.50	ug/g	NC	30
7983929	Acid Extractable Nickel (Ni)	2022/05/10	88	75 - 125	96	80 - 120	<0.50	ug/g	6.0	30
7983929	Acid Extractable Selenium (Se)	2022/05/10	90	75 - 125	99	80 - 120	<0.50	ug/g	NC	30



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc
Sampler Initials: JE

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
7983929	Acid Extractable Silver (Ag)	2022/05/10	89	75 - 125	96	80 - 120	<0.20	ug/g	NC	30
7983929	Acid Extractable Thallium (Tl)	2022/05/10	87	75 - 125	96	80 - 120	<0.050	ug/g	NC	30
7983929	Acid Extractable Uranium (U)	2022/05/10	89	75 - 125	96	80 - 120	<0.050	ug/g	13	30
7983929	Acid Extractable Vanadium (V)	2022/05/10	86	75 - 125	98	80 - 120	<5.0	ug/g	5.4	30
7983929	Acid Extractable Zinc (Zn)	2022/05/10	87	75 - 125	97	80 - 120	<5.0	ug/g	2.7	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.

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 $\leq 2 \times \text{RDL}$).

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



BUREAU
VERITAS

Bureau Veritas Job #: C2C0029

Report Date: 2022/10/11

exp Services Inc

Sampler Initials: JE

VALIDATION SIGNATURE PAGE

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

Brad Newman, B.Sc., C.Chem., Scientific Service Specialist

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6740 Campobello Road, Mississauga, Ontario L5N 2L8
 Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
 CAM FCD-01191/6

REC'D IN LONDON

CHAIN OF CUSTODY RECORD

161952

Page 1 of 2

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required							
Company Name: <u>Exp Services Inc</u>		Company Name:		Quotation #:		☒ Regular TAT (5-7 days) Most analyses							
Contact Name: <u>Scott Aziz</u>		Contact Name:		P.O. #/ AFE#:		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS							
Address: <u>15701 Robins Hill Rd</u>		Address:		Project #:		Rush TAT (Surcharges will be applied)							
Phone: <u>905-200-3000</u> Fax:		Phone: Fax:		Site Location:		☐ 1 Day ☐ 2 Days ☐ 3-4 Days							
Email: <u>Jennifer.Hill@exp.com</u>		Email: <u>Scott.Aziz@exp.com</u>		Site #:		Date Required:							
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS LABORATORIES' DRINKING WATER CHAIN OF CUSTODY				Site Location Province:		Rush Confirmation #:							
Sampled By:													
Regulation 153		Other Regulations		Analysis Requested		LABORATORY USE ONLY							
☐ Table 1 ☒ Res/Park ☐ Med/ Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☒ Table 3 ☐ Agri/ Other FOR RSC (PLEASE CIRCLE) <u>N</u>		☐ CCME ☐ Sanitary Sewer Bylaw ☐ MISA ☐ Storm Sewer Bylaw ☐ PWQO Region ☐ Other (Specify) ☐ REG 558 (MIN. 3 DAY TAT REQUIRED) ☐ REG 406 Table		REG 153 METALS & INORGANICS REG 153 ICPMS METALS REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)		CUSTODY SEAL Y / N Present Intact <u>N</u> <u>N</u> COOLER TEMPERATURES <u>3.7.2</u> <u>21211</u> COOLING MEDIA PRESENT: <u>(Y)</u> / N COMMENTS							
Include Criteria on Certificate of Analysis: <u>N</u>		SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS											
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX	# OF CONTAINERS SUBMITTED	FIELD FILTERED (CIRCLE) Metals / Hg / Cr VI	BYTEX / PHC F1	PHC F2 - F4	VOCs	REG 153 METALS & INORGANICS	REG 153 ICPMS METALS	REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)	HOLD - DO NOT ANALYZE
1	B101-A	2022/04/04	pm	S									
2	B102-A												
3	B103-A												
4	B104-A												
5	B105-A												
6	W1												
7	W2												
8	W3												
9	W4												
10	WS												
RELINQUISHED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	BV JOB #					
<u>Jennifer Hill</u>		<u>2022/05/04</u>	<u>14:23</u>	<u>In In Bai</u>		<u>2022/05/04</u>	<u>14:23</u>						
				<u>Qidhi M. Vidhi Bhakar</u>		<u>2022/05/04</u>	<u>17:50</u>						

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at <http://www.bvlabs.com/terms-and-conditions>

COC-1004 (06/19)

418704

White: BV Labs - Yellow: Client



6740 Campobello Road, Mississauga, Ontario L5N 2L8
Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
CAM FCD-01191/6

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CHAIN OF CUSTODY RECORD 161953 Page 2 of 2

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required	
Company Name: <u>Exp Services Inc</u>		Company Name: _____		Quotation #: _____		☒ Regular TAT (5-7 days) Most analyses	
Contact Name: <u>Scott Ariz</u>		Contact Name: _____		P.O. #/ AFE#: _____		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS	
Address: <u>15701 Robin's Hill Rd</u>		Address: _____		Project #: _____		Rush TAT (Surcharges will be applied)	
City: <u>London ON</u>		City: _____		Site Location: _____		☐ 1 Day ☐ 2 Days ☐ 3-4 Days	
Phone: <u>905-300-3000</u> Fax: _____		Phone: _____ Fax: _____		Site #: _____		Date Required: _____	
Email: <u>Jennifer.Ellison@exp.com</u>		Email: <u>Scott.Ariz@exp.com</u>		Site Location Province: _____		Rush Confirmation #: _____	
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS LABORATORIES' DRINKING WATER CHAIN OF CUSTODY							
Regulation 153		Other Regulations		Analysis Requested		LABORATORY USE ONLY	
☐ Table 1 ☒ Res/Park ☐ Med/ Fine		☐ CCME ☐ Sanitary Sewer Bylaw		# OF CONTAINERS SUBMITTED		CUSTODY SEAL Y / N	
☐ Table 2 ☐ Ind/Comm ☐ Coarse		☐ MISA ☐ Storm Sewer Bylaw				Present Intact	
☒ Table 3 ☐ Agri/ Other		☐ PWQO ☐ Region				N N	
☐ Table _____		☐ Other (Specify) _____				3, 7, 2	
FOR RSC (PLEASE CIRCLE) (Y) / N		☐ REG 558 (MIN. 3 DAY TAT REQUIRED)		REG 153 METALS (Hg, Cr VI, ICPMs Metals, HWS - B)		COOLING MEDIA PRESENT: (Y) / N	
☐ REG 406 Table _____		☐ REG 406 Table _____		REG 153 METALS (Hg, Cr VI, ICPMs Metals, HWS - B)		COMMENTS	
Include Criteria on Certificate of Analysis: <u>Y</u> / N		SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS		HOLD - DO NOT ANALYZE			
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX			
1	W6	2022 05/04	PM	S			
2	W7						
3	W8						
4	B B100 (DUP)						
5	W100 (DUP)						
6							
7							
8							
9							
10							
RELINQUISHED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)
<u>Jennifer Ellison</u>		2022/05/04	14:23	<u>Lu Lu Bai</u>		2022/05/04	14:23
				See pg 1			

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COC-1004 (06/19)

White: BV Labs - Yellow: Client

**Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M****Result Exceedances**

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
B101-A	SNN060-01	Acid Extractable Lead (Pb)	120	620	1.0	ug/g
B103-A	SNN062-01	Acid Extractable Lead (Pb)	120	320	1.0	ug/g
B103-A	SNN062-01-Lab Dup	Acid Extractable Lead (Pb)	120	340	1.0	ug/g
B105-A	SNN064-01	Acid Extractable Lead (Pb)	120	180	1.0	ug/g
W1	SNN065-01	Acid Extractable Lead (Pb)	120	400	1.0	ug/g
W2	SNN066-01	Acid Extractable Lead (Pb)	120	160	1.0	ug/g
W3	SNN067-01	Acid Extractable Lead (Pb)	120	300	1.0	ug/g
W5	SNN069-01	Acid Extractable Lead (Pb)	120	390	1.0	ug/g
W6	SNN070-01	Acid Extractable Lead (Pb)	120	730	1.0	ug/g
W7	SNN071-01	Acid Extractable Lead (Pb)	120	2700	1.0	ug/g
W8	SNN072-01	Acid Extractable Lead (Pb)	120	450	1.0	ug/g
W100(DUP)	SNN074-01	Acid Extractable Lead (Pb)	120	720	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M**Result Exceedances**

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
B101-A	SNN060-01	Acid Extractable Lead (Pb)	120	620	1.0	ug/g
B103-A	SNN062-01	Acid Extractable Lead (Pb)	120	320	1.0	ug/g
B103-A	SNN062-01-Lab Dup	Acid Extractable Lead (Pb)	120	340	1.0	ug/g
B105-A	SNN064-01	Acid Extractable Lead (Pb)	120	180	1.0	ug/g
W1	SNN065-01	Acid Extractable Lead (Pb)	120	400	1.0	ug/g
W2	SNN066-01	Acid Extractable Lead (Pb)	120	160	1.0	ug/g
W3	SNN067-01	Acid Extractable Lead (Pb)	120	300	1.0	ug/g
W5	SNN069-01	Acid Extractable Lead (Pb)	120	390	1.0	ug/g
W6	SNN070-01	Acid Extractable Lead (Pb)	120	730	1.0	ug/g
W7	SNN071-01	Acid Extractable Lead (Pb)	120	2700	1.0	ug/g
W8	SNN072-01	Acid Extractable Lead (Pb)	120	450	1.0	ug/g
W100(DUP)	SNN074-01	Acid Extractable Lead (Pb)	120	720	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.



Your Project #: 21016021
Site Location: WAREHOUSE ST
Your C.O.C. #: na

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336452
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2K3562

Received: 2022/07/20, 08:30

Sample Matrix: Soil
Samples Received: 7

Analyses	Date		Laboratory Method	Analytical Method
	Quantity	Date		
Acid Extractable Metals by ICPMS	7	2022/07/25	CAM SOP-00447	EPA 6020B 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, MELCC, 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.

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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.



Your Project #: 21016021
Site Location: WAREHOUSE ST
Your C.O.C. #: na

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/11
Report #: R7336452
Version: 2 - Revision

CERTIFICATE OF ANALYSIS – REVISED REPORT

BUREAU VERITAS JOB #: C2K3562

Received: 2022/07/20, 08:30

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gripton, Senior Project Manager
Email: Christine.Gripton@bureauveritas.com
Phone# (519)652-9444

=====

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Bureau Veritas Job #: C2K3562
Report Date: 2022/10/11

exp Services Inc
Client Project #: 21016021
Site Location: WAREHOUSE ST
Sampler Initials: KDH

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TFO647	TFO648	TFO649	TFO650	TFO651		
Sampling Date				2022/07/14	2022/07/14	2022/07/14	2022/07/14	2022/07/14		
COC Number				na	na	na	na	na		
	UNITS	Criteria	Criteria-2	BASE 201	BASE 202	BASE 203	BASE 204	BASE 205	RDL	QC Batch
Metals										
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	<0.20	<0.20	0.35	0.20	8128503
Acid Extractable Arsenic (As)	ug/g	18	18	2.9	3.1	2.8	2.7	4.8	1.0	8128503
Acid Extractable Barium (Ba)	ug/g	390	390	39	51	39	42	49	0.50	8128503
Acid Extractable Beryllium (Be)	ug/g	5	5	0.43	0.49	0.46	0.47	0.41	0.20	8128503
Acid Extractable Boron (B)	ug/g	120	120	<5.0	6.8	5.7	6.3	5.3	5.0	8128503
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.12	<0.10	<0.10	0.11	0.18	0.10	8128503
Acid Extractable Chromium (Cr)	ug/g	160	160	15	18	16	17	14	1.0	8128503
Acid Extractable Cobalt (Co)	ug/g	22	22	6.9	8.5	7.1	7.9	6.7	0.10	8128503
Acid Extractable Copper (Cu)	ug/g	180	180	13	18	15	15	17	0.50	8128503
Acid Extractable Lead (Pb)	ug/g	120	120	13	23	13	8.8	340	1.0	8128503
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	<0.50	<0.50	<0.50	<0.50	0.50	8128503
Acid Extractable Nickel (Ni)	ug/g	130	130	15	18	15	16	13	0.50	8128503
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	<0.50	0.50	8128503
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	8128503
Acid Extractable Thallium (Tl)	ug/g	1	1	0.093	0.12	0.094	0.10	0.11	0.050	8128503
Acid Extractable Uranium (U)	ug/g	23	23	0.44	0.47	0.49	0.45	0.45	0.050	8128503
Acid Extractable Vanadium (V)	ug/g	86	86	24	28	28	26	24	5.0	8128503
Acid Extractable Zinc (Zn)	ug/g	340	340	39	47	38	38	54	5.0	8128503

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil

Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)

Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition

Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562

Report Date: 2022/10/11

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST

Sampler Initials: KDH

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TFO652	TFO653		
Sampling Date				2022/07/14	2022/07/14		
COC Number				na	na		
	UNITS	Criteria	Criteria-2	W 205	W 206	RDL	QC Batch
Metals							
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	1.3	<0.20	0.20	8128503
Acid Extractable Arsenic (As)	ug/g	18	18	19	4.0	1.0	8128503
Acid Extractable Barium (Ba)	ug/g	390	390	200	48	0.50	8128503
Acid Extractable Beryllium (Be)	ug/g	5	5	0.59	0.37	0.20	8128503
Acid Extractable Boron (B)	ug/g	120	120	5.2	<5.0	5.0	8128503
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.45	0.18	0.10	8128503
Acid Extractable Chromium (Cr)	ug/g	160	160	18	13	1.0	8128503
Acid Extractable Cobalt (Co)	ug/g	22	22	8.1	6.2	0.10	8128503
Acid Extractable Copper (Cu)	ug/g	180	180	31	12	0.50	8128503
Acid Extractable Lead (Pb)	ug/g	120	120	2200	130	1.0	8128503
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.98	<0.50	0.50	8128503
Acid Extractable Nickel (Ni)	ug/g	130	130	19	12	0.50	8128503
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	0.62	<0.50	0.50	8128503
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	0.20	8128503
Acid Extractable Thallium (Tl)	ug/g	1	1	0.25	0.13	0.050	8128503
Acid Extractable Uranium (U)	ug/g	23	23	0.53	0.52	0.050	8128503
Acid Extractable Vanadium (V)	ug/g	86	86	31	23	5.0	8128503
Acid Extractable Zinc (Zn)	ug/g	340	340	290	40	5.0	8128503
RDL = Reportable Detection Limit							
QC Batch = Quality Control Batch							
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil							
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)							
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition							
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil							



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562
Report Date: 2022/10/11

exp Services Inc
Client Project #: 21016021
Site Location: WAREHOUSE ST
Sampler Initials: KDH

TEST SUMMARY

Bureau Veritas ID: TFO647
Sample ID: BASE 201
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO648
Sample ID: BASE 202
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO648 Dup
Sample ID: BASE 202
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO649
Sample ID: BASE 203
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO650
Sample ID: BASE 204
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO651
Sample ID: BASE 205
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr

Bureau Veritas ID: TFO652
Sample ID: W 205
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562
Report Date: 2022/10/11

exp Services Inc
Client Project #: 21016021
Site Location: WAREHOUSE ST
Sampler Initials: KDH

TEST SUMMARY

Bureau Veritas ID: TFO653
Sample ID: W 206
Matrix: Soil

Collected: 2022/07/14
Shipped:
Received: 2022/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8128503	2022/07/25	2022/07/25	Medhat Nasr



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562

Report Date: 2022/10/11

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST

Sampler Initials: KDH

GENERAL COMMENTS

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

Package 1	2.7°C
-----------	-------

Revised report (2022/10/11): Includes amended Reg 153 criteria as requested.

Results relate only to the items tested.

BUREAU
VERITAS

Bureau Veritas Job #: C2K3562

Report Date: 2022/10/11

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST

Sampler Initials: KDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8128503	Acid Extractable Antimony (Sb)	2022/07/25	97	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
8128503	Acid Extractable Arsenic (As)	2022/07/25	100	75 - 125	96	80 - 120	<1.0	ug/g	1.1	30
8128503	Acid Extractable Barium (Ba)	2022/07/25	105	75 - 125	97	80 - 120	<0.50	ug/g	0.60	30
8128503	Acid Extractable Beryllium (Be)	2022/07/25	103	75 - 125	96	80 - 120	<0.20	ug/g	3.6	30
8128503	Acid Extractable Boron (B)	2022/07/25	101	75 - 125	95	80 - 120	<5.0	ug/g	0.19	30
8128503	Acid Extractable Cadmium (Cd)	2022/07/25	104	75 - 125	99	80 - 120	<0.10	ug/g	5.2	30
8128503	Acid Extractable Chromium (Cr)	2022/07/25	106	75 - 125	99	80 - 120	<1.0	ug/g	0.53	30
8128503	Acid Extractable Cobalt (Co)	2022/07/25	104	75 - 125	100	80 - 120	<0.10	ug/g	1.2	30
8128503	Acid Extractable Copper (Cu)	2022/07/25	97	75 - 125	98	80 - 120	<0.50	ug/g	2.2	30
8128503	Acid Extractable Lead (Pb)	2022/07/25	96	75 - 125	96	80 - 120	<1.0	ug/g	4.0	30
8128503	Acid Extractable Molybdenum (Mo)	2022/07/25	105	75 - 125	98	80 - 120	<0.50	ug/g	NC	30
8128503	Acid Extractable Nickel (Ni)	2022/07/25	103	75 - 125	101	80 - 120	<0.50	ug/g	1.3	30
8128503	Acid Extractable Selenium (Se)	2022/07/25	99	75 - 125	98	80 - 120	<0.50	ug/g	NC	30
8128503	Acid Extractable Silver (Ag)	2022/07/25	103	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
8128503	Acid Extractable Thallium (Tl)	2022/07/25	101	75 - 125	97	80 - 120	<0.050	ug/g	0.88	30
8128503	Acid Extractable Uranium (U)	2022/07/25	101	75 - 125	96	80 - 120	<0.050	ug/g	0.33	30
8128503	Acid Extractable Vanadium (V)	2022/07/25	106	75 - 125	100	80 - 120	<5.0	ug/g	3.4	30
8128503	Acid Extractable Zinc (Zn)	2022/07/25	113	75 - 125	97	80 - 120	<5.0	ug/g	1.6	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.

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 $\leq 2 \times \text{RDL}$).



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562

Report Date: 2022/10/11

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST

Sampler Initials: KDH

VALIDATION SIGNATURE PAGE

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

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 Signature Page.



6740 Campobello Road, Mississauga, Ontario L5N 2L8
 Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
 CAM FCD-01191/6

REC'D IN LONDON

CHAIN OF CUSTODY RECORD

162044

Page 1 of 1

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required																																																																																																																																																																																																							
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Contact Name: <u>Scott Azziz</u>		Contact Name: <u>Scott Azziz</u>		P.O. #/ AFE#: _____		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS																																																																																																																																																																																																							
Address: <u>15701 Robin's Hill Rd</u>		Address: _____		Project #: <u>21016021</u>		Rush TAT (Surcharges will be applied)																																																																																																																																																																																																							
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Email: <u>Scott.Azziz@exp.com</u>		Email: <u>Scott.Azziz@exp.com / Kevin.d...@exp.com</u>		Site Location Provided: _____		Date Required: _____																																																																																																																																																																																																							
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20-Jul-22 08:30

Christine Gipton



C2K3562

TPS ENV-1669

BV-418759

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at <http://www.bvlabs.com/terms-and-conditions>

CDC-1004 (06/19)



BUREAU
VERITAS

Bureau Veritas Job #: C2K3562

Report Date: 2022/10/11

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST

Sampler Initials: KDH

Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
BASE 205	TFO651-01	Acid Extractable Lead (Pb)	120	340	1.0	ug/g
W 205	TFO652-01	Acid Extractable Arsenic (As)	18	19	1.0	ug/g
W 205	TFO652-01	Acid Extractable Lead (Pb)	120	2200	1.0	ug/g
W 206	TFO653-01	Acid Extractable Lead (Pb)	120	130	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
BASE 205	TFO651-01	Acid Extractable Lead (Pb)	120	340	1.0	ug/g
W 205	TFO652-01	Acid Extractable Arsenic (As)	18	19	1.0	ug/g
W 205	TFO652-01	Acid Extractable Lead (Pb)	120	2200	1.0	ug/g
W 206	TFO653-01	Acid Extractable Lead (Pb)	120	130	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.



Your Project #: 21016021
Site Location: WAREHOUSE IT
Your C.O.C. #: n/a

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/12

Report #: R7337735

Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2S8267

Received: 2022/10/04, 14:58

Sample Matrix: Soil
Samples Received: 3

Analyses	Date		Date Analyzed	Laboratory Method	Analytical Method
	Quantity	Extracted			
Acid Extractable Metals by ICPMS	3	2022/10/11	2022/10/11	CAM SOP-00447	EPA 6020B 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, MELCC, 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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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.



Your Project #: 21016021
Site Location: WAREHOUSE IT
Your C.O.C. #: n/a

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/12
Report #: R7337735
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2S8267
Received: 2022/10/04, 14:58

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

=====

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For Service Group specific validation please refer to the Validation Signature Page.

**O.REG 153 ICPMS METALS (SOIL)**

Bureau Veritas ID			TXQ653	TXQ654		TXQ655		
Sampling Date			2022/10/01 13:30	2022/10/01 13:45		2022/10/01 14:00		
COC Number			n/a	n/a		n/a		
	UNITS	Criteria	W305	W306	QC Batch	BASE 305	RDL	QC Batch
Metals								
Acid Extractable Antimony (Sb)	ug/g	7.5	0.37	0.51	8274810	<0.20	0.20	8274894
Acid Extractable Arsenic (As)	ug/g	18	4.6	7.9	8274810	5.6	1.0	8274894
Acid Extractable Barium (Ba)	ug/g	390	79	70	8274810	71	0.50	8274894
Acid Extractable Beryllium (Be)	ug/g	5	0.53	0.54	8274810	0.56	0.20	8274894
Acid Extractable Boron (B)	ug/g	120	7.6	7.4	8274810	<5.0	5.0	8274894
Acid Extractable Cadmium (Cd)	ug/g	1.2	0.15	0.29	8274810	0.15	0.10	8274894
Acid Extractable Chromium (Cr)	ug/g	160	18	18	8274810	19	1.0	8274894
Acid Extractable Cobalt (Co)	ug/g	22	8.4	7.5	8274810	8.0	0.10	8274894
Acid Extractable Copper (Cu)	ug/g	180	25	23	8274810	14	0.50	8274894
Acid Extractable Lead (Pb)	ug/g	120	130	150	8274810	120	1.0	8274894
Acid Extractable Molybdenum (Mo)	ug/g	6.9	0.52	0.64	8274810	0.71	0.50	8274894
Acid Extractable Nickel (Ni)	ug/g	130	19	16	8274810	15	0.50	8274894
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	0.82	8274810	<0.50	0.50	8274894
Acid Extractable Silver (Ag)	ug/g	25	<0.20	<0.20	8274810	<0.20	0.20	8274894
Acid Extractable Thallium (Tl)	ug/g	1	0.14	0.22	8274810	0.12	0.050	8274894
Acid Extractable Uranium (U)	ug/g	23	0.53	0.56	8274810	0.58	0.050	8274894
Acid Extractable Vanadium (V)	ug/g	86	28	27	8274810	31	5.0	8274894
Acid Extractable Zinc (Zn)	ug/g	340	61	75	8274810	56	5.0	8274894
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)								
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition								
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil								



BUREAU
VERITAS

Bureau Veritas Job #: C2S8267
Report Date: 2022/10/12

exp Services Inc
Client Project #: 21016021
Site Location: WAREHOUSE IT
Sampler Initials: KD

TEST SUMMARY

Bureau Veritas ID: TXQ653
Sample ID: W305
Matrix: Soil

Collected: 2022/10/01
Shipped:
Received: 2022/10/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8274810	2022/10/11	2022/10/11	Viviana Canzonieri

Bureau Veritas ID: TXQ654
Sample ID: W306
Matrix: Soil

Collected: 2022/10/01
Shipped:
Received: 2022/10/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8274810	2022/10/11	2022/10/11	Viviana Canzonieri

Bureau Veritas ID: TXQ655
Sample ID: BASE 305
Matrix: Soil

Collected: 2022/10/01
Shipped:
Received: 2022/10/04

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8274894	2022/10/11	2022/10/11	Prempal Bhatti



GENERAL COMMENTS

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

Package 1	9.3°C
-----------	-------

Results relate only to the items tested.

BUREAU
VERITAS

Bureau Veritas Job #: C2S8267

Report Date: 2022/10/12

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE IT

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8274810	Acid Extractable Antimony (Sb)	2022/10/11	95	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
8274810	Acid Extractable Arsenic (As)	2022/10/11	107	75 - 125	100	80 - 120	<1.0	ug/g	9.4	30
8274810	Acid Extractable Barium (Ba)	2022/10/11	123	75 - 125	102	80 - 120	<0.50	ug/g	1.4	30
8274810	Acid Extractable Beryllium (Be)	2022/10/11	101	75 - 125	93	80 - 120	<0.20	ug/g	1.6	30
8274810	Acid Extractable Boron (B)	2022/10/11	105	75 - 125	90	80 - 120	<5.0	ug/g	0.57	30
8274810	Acid Extractable Cadmium (Cd)	2022/10/11	107	75 - 125	103	80 - 120	<0.10	ug/g	3.2	30
8274810	Acid Extractable Chromium (Cr)	2022/10/11	122	75 - 125	106	80 - 120	<1.0	ug/g	3.8	30
8274810	Acid Extractable Cobalt (Co)	2022/10/11	110	75 - 125	104	80 - 120	<0.10	ug/g	2.1	30
8274810	Acid Extractable Copper (Cu)	2022/10/11	108	75 - 125	105	80 - 120	<0.50	ug/g	0.28	30
8274810	Acid Extractable Lead (Pb)	2022/10/11	104	75 - 125	102	80 - 120	<1.0	ug/g	2.1	30
8274810	Acid Extractable Molybdenum (Mo)	2022/10/11	112	75 - 125	103	80 - 120	<0.50	ug/g	NC	30
8274810	Acid Extractable Nickel (Ni)	2022/10/11	111	75 - 125	103	80 - 120	<0.50	ug/g	2.9	30
8274810	Acid Extractable Selenium (Se)	2022/10/11	108	75 - 125	106	80 - 120	<0.50	ug/g	NC	30
8274810	Acid Extractable Silver (Ag)	2022/10/11	110	75 - 125	105	80 - 120	<0.20	ug/g	NC	30
8274810	Acid Extractable Thallium (Tl)	2022/10/11	102	75 - 125	103	80 - 120	<0.050	ug/g	2.0	30
8274810	Acid Extractable Uranium (U)	2022/10/11	106	75 - 125	100	80 - 120	<0.050	ug/g	1.7	30
8274810	Acid Extractable Vanadium (V)	2022/10/11	132 (1)	75 - 125	103	80 - 120	<5.0	ug/g	4.7	30
8274810	Acid Extractable Zinc (Zn)	2022/10/11	114	75 - 125	94	80 - 120	<5.0	ug/g	4.0	30
8274894	Acid Extractable Antimony (Sb)	2022/10/11	103	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
8274894	Acid Extractable Arsenic (As)	2022/10/11	102	75 - 125	104	80 - 120	<1.0	ug/g	NC	30
8274894	Acid Extractable Barium (Ba)	2022/10/11	97	75 - 125	101	80 - 120	<0.50	ug/g	16	30
8274894	Acid Extractable Beryllium (Be)	2022/10/11	102	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
8274894	Acid Extractable Boron (B)	2022/10/11	97	75 - 125	92	80 - 120	<5.0	ug/g	NC	30
8274894	Acid Extractable Cadmium (Cd)	2022/10/11	101	75 - 125	100	80 - 120	<0.10	ug/g	NC	30
8274894	Acid Extractable Chromium (Cr)	2022/10/11	100	75 - 125	99	80 - 120	<1.0	ug/g	9.8	30
8274894	Acid Extractable Cobalt (Co)	2022/10/11	99	75 - 125	99	80 - 120	<0.10	ug/g	7.9	30
8274894	Acid Extractable Copper (Cu)	2022/10/11	99	75 - 125	98	80 - 120	<0.50	ug/g	4.4	30
8274894	Acid Extractable Lead (Pb)	2022/10/11	93	75 - 125	93	80 - 120	<1.0	ug/g	6.8	30
8274894	Acid Extractable Molybdenum (Mo)	2022/10/11	98	75 - 125	97	80 - 120	<0.50	ug/g	NC	30
8274894	Acid Extractable Nickel (Ni)	2022/10/11	101	75 - 125	101	80 - 120	<0.50	ug/g	3.0	30
8274894	Acid Extractable Selenium (Se)	2022/10/11	102	75 - 125	101	80 - 120	<0.50	ug/g	NC	30



BUREAU
VERITAS

Bureau Veritas Job #: C2S8267

Report Date: 2022/10/12

QUALITY ASSURANCE REPORT(CONT'D)

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE IT

Sampler Initials: KD

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8274894	Acid Extractable Silver (Ag)	2022/10/11	96	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
8274894	Acid Extractable Thallium (Tl)	2022/10/11	96	75 - 125	97	80 - 120	<0.050	ug/g	NC	30
8274894	Acid Extractable Uranium (U)	2022/10/11	95	75 - 125	95	80 - 120	<0.050	ug/g	17	30
8274894	Acid Extractable Vanadium (V)	2022/10/11	101	75 - 125	101	80 - 120	<5.0	ug/g	19	30
8274894	Acid Extractable Zinc (Zn)	2022/10/11	100	75 - 125	103	80 - 120	<5.0	ug/g	9.7	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.

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

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



BUREAU
VERITAS

Bureau Veritas Job #: C2S8267

Report Date: 2022/10/12

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE IT

Sampler Initials: KD

VALIDATION SIGNATURE PAGE

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

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 Signature Page.



6740 Campobello Road, Mississauga, Ontario L5N 2L8
Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266
CAM FCD-01191/6

REC'D IN LONDON

CHAIN OF CUSTODY RECORD 162104 Page ____ of ____

Invoice Information		Report Information (if differs from invoice)		Project Information (where applicable)		Turnaround Time (TAT) Required		
Company Name: <u>EXP Services Inc</u>	Company Name: <u>Scott Aziz</u>	Quotation #:	☒ Regular TAT (5-7 days) Most analyses		PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS			
Contact Name: <u>Account Payable</u>	Contact Name:	P.O. #/ AFE#:						
Address:	Address:	Project #:	<u>21016021</u>		Rush TAT (Surcharges will be applied)			
Phone:	Phone:	Site Location:	<u>WAREHOUSE IT</u>		☐ 1 Day ☐ 2 Days ☐ 3-4 Days			
Fax:	Fax:	Site #:			Date Required:			
Email: <u>APC@EXP.com; Karen.Burke@exp.com</u>	Email: <u>Scott.Aziz@exp.com; Karen.Burke@exp.com</u>	Site Location Province:			Rush Confirmation #:			
MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS LABORATORIES' DRINKING WATER CHAIN OF CUSTODY		Sampled By: <u>KD</u>						
Regulation 153		Other Regulations		Analysis Requested		LABORATORY USE ONLY		
☐ Table 1 ☒ Res/Park ☒ Med/ Fine		☐ CCME ☐ Sanitary Sewer Bylaw		# OF CONTAINERS SUBMITTED		CUSTODY SEAL Y / N		
☒ Table 2 ☐ Ind/Comm ☐ Coarse		☐ MISA ☐ Storm Sewer Bylaw				Present	Intact	COOLER TEMPERATURES
☐ Table 3 ☐ Agri/ Other		☐ PWQO Region				<u>Y</u>	<u>Y</u>	<u>8, 10, 10</u>
☐ Table: <u>Y / N</u>		☐ Other (Specify)						
FOR RSC (PLEASE CIRCLE) <u>Y / N</u>		☐ REG 558 (MIN. 3 DAY TAT REQUIRED)		REG 153 METALS & INORGANICS		COOLING MEDIA PRESENT: <u>Y / N</u>		
☐ REG 406 Table		☐ REG 406 Table		REG 153 ICPMS METALS		COMMENTS		
Include Criteria on Certificate of Analysis: <u>Y / N</u>		SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS		REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)				
SAMPLE IDENTIFICATION		DATE SAMPLED (YYYY/MM/DD)	TIME SAMPLED (HH:MM)	MATRIX	FIELD FILTERED (CIRCLE) Metals / Hg / Cr VI			
1 <u>W305</u>	<u>2021/10/04</u>	<u>1:30</u>	<u>Sm</u>	<u>1</u>	ITEX/PHC F1			
2 <u>W306</u>	<u>↓</u>	<u>1:45</u>	<u>↓</u>	<u>1</u>	PHC F2 - F4			
3 <u>base 305</u>	<u>↓</u>	<u>2:00</u>	<u>↓</u>	<u>1</u>	VOCs			
4					REG 153 METALS & INORGANICS			
5					REG 153 ICPMS METALS			
6					REG 153 METALS (Hg, Cr VI, ICPMS Metals, HWS - B)			
7								
8								
9								
10								
RELINQUISHED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	RECEIVED BY: (Signature/Print)		DATE: (YYYY/MM/DD)	TIME: (HH:MM)	
<u>[Signature]</u>		<u>2021/10/04</u>	<u>2:57</u>	<u>In In Ben</u>		<u>2021/10/04</u>	<u>14:58</u>	
				<u>[Signature]</u> <u>Annel</u>		<u>2021/10/04</u>	<u>18:00</u>	

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' Standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms available at <http://www.bvlabs.com/terms-and-conditions>

COC-1004 (06/19)

8/10/10

418813

White: BV Labs - Yellow: Client



BUREAU
VERITAS

Bureau Veritas Job #: C2S8267

Report Date: 2022/10/12

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE IT

Sampler Initials: KD

Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M
Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
W305	TXQ653-01	Acid Extractable Lead (Pb)	120	130	1.0	ug/g
W306	TXQ654-01	Acid Extractable Lead (Pb)	120	150	1.0	ug/g

The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.



Your Project #: 21016021
Site Location: WAREHOUSE ST., ST
Your C.O.C. #: 774552-14-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/19
Report #: R7348780
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2T8310

Received: 2022/10/13, 17:30

Sample Matrix: Soil
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	5	2022/10/19	2022/10/19	CAM SOP-00447	EPA 6020B 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, MELCC, 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.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

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.



Your Project #: 21016021
Site Location: WAREHOUSE ST., ST
Your C.O.C. #: 774552-14-01

Attention: Scott Aziz

exp Services Inc
London Branch
15701 Robin's Hill Rd
Unit 2
London, ON
CANADA N5V 0A5

Report Date: 2022/10/19
Report #: R7348780
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2T8310

Received: 2022/10/13, 17:30

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Christine Gipton, Senior Project Manager
Email: Christine.Gipton@bureauveritas.com
Phone# (519)652-9444

=====

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For Service Group specific validation please refer to the Validation Signature Page.



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TZS353	TZS354	TZS355	TZS356		
Sampling Date				2022/10/12 14:05	2022/10/12 13:35	2022/10/12 13:50	2022/10/12		
COC Number				774552-14-01	774552-14-01	774552-14-01	774552-14-01		
	UNITS	Criteria	Criteria-2	BASE 405	W405	W406	DUP401	RDL	QC Batch
Metals									
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	<0.20	0.20	0.20	8292178
Acid Extractable Arsenic (As)	ug/g	18	18	4.8	2.4	2.1	2.2	1.0	8292178
Acid Extractable Barium (Ba)	ug/g	390	390	72	39	46	42	0.50	8292178
Acid Extractable Beryllium (Be)	ug/g	5	5	0.51	0.33	0.39	0.34	0.20	8292178
Acid Extractable Boron (B)	ug/g	120	120	<5.0	<5.0	5.3	<5.0	5.0	8292178
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.12	<0.10	0.13	<0.10	0.10	8292178
Acid Extractable Chromium (Cr)	ug/g	160	160	19	14	16	14	1.0	8292178
Acid Extractable Cobalt (Co)	ug/g	22	22	8.3	5.5	5.5	5.3	0.10	8292178
Acid Extractable Copper (Cu)	ug/g	180	180	16	11	11	11	0.50	8292178
Acid Extractable Lead (Pb)	ug/g	120	120	42	9.8	33	8.9	1.0	8292178
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.62	<0.50	<0.50	<0.50	0.50	8292178
Acid Extractable Nickel (Ni)	ug/g	130	130	17	11	11	12	0.50	8292178
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	0.50	8292178
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	<0.20	<0.20	<0.20	0.20	8292178
Acid Extractable Thallium (Tl)	ug/g	1	1	0.11	0.077	0.087	0.070	0.050	8292178
Acid Extractable Uranium (U)	ug/g	23	23	0.48	0.41	0.43	0.40	0.050	8292178
Acid Extractable Vanadium (V)	ug/g	86	86	32	26	21	25	5.0	8292178
Acid Extractable Zinc (Zn)	ug/g	340	340	44	29	43	29	5.0	8292178
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									
Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011)									
Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition									
Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil									



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TZS357		
Sampling Date				2022/10/12		
COC Number				774552-14-01		
	UNITS	Criteria	Criteria-2	DUP402	RDL	QC Batch
Metals						
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	0.20	8292178
Acid Extractable Arsenic (As)	ug/g	18	18	4.7	1.0	8292178
Acid Extractable Barium (Ba)	ug/g	390	390	79	0.50	8292178
Acid Extractable Beryllium (Be)	ug/g	5	5	0.52	0.20	8292178
Acid Extractable Boron (B)	ug/g	120	120	5.1	5.0	8292178
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.16	0.10	8292178
Acid Extractable Chromium (Cr)	ug/g	160	160	19	1.0	8292178
Acid Extractable Cobalt (Co)	ug/g	22	22	9.1	0.10	8292178
Acid Extractable Copper (Cu)	ug/g	180	180	17	0.50	8292178
Acid Extractable Lead (Pb)	ug/g	120	120	51	1.0	8292178
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	0.60	0.50	8292178
Acid Extractable Nickel (Ni)	ug/g	130	130	18	0.50	8292178
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	0.50	8292178
Acid Extractable Silver (Ag)	ug/g	25	25	<0.20	0.20	8292178
Acid Extractable Thallium (Tl)	ug/g	1	1	0.12	0.050	8292178
Acid Extractable Uranium (U)	ug/g	23	23	0.52	0.050	8292178
Acid Extractable Vanadium (V)	ug/g	86	86	33	5.0	8292178
Acid Extractable Zinc (Zn)	ug/g	340	340	46	5.0	8292178
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Criteria: Ontario Reg. 153/04 (Amended April 15, 2011) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil Criteria-2: Ontario Reg. 153/04 (Amended April 15, 2011) Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition Soil - Residential/Parkland/Institutional Property Use - Medium and Fine Textured Soil						



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310
Report Date: 2022/10/19

exp Services Inc
Client Project #: 21016021
Site Location: WAREHOUSE ST., ST
Sampler Initials: KDH

TEST SUMMARY

Bureau Veritas ID: TZS353
Sample ID: BASE 405
Matrix: Soil

Collected: 2022/10/12
Shipped:
Received: 2022/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8292178	2022/10/19	2022/10/19	Daniel Teclu

Bureau Veritas ID: TZS354
Sample ID: W405
Matrix: Soil

Collected: 2022/10/12
Shipped:
Received: 2022/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8292178	2022/10/19	2022/10/19	Daniel Teclu

Bureau Veritas ID: TZS355
Sample ID: W406
Matrix: Soil

Collected: 2022/10/12
Shipped:
Received: 2022/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8292178	2022/10/19	2022/10/19	Daniel Teclu

Bureau Veritas ID: TZS356
Sample ID: DUP401
Matrix: Soil

Collected: 2022/10/12
Shipped:
Received: 2022/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8292178	2022/10/19	2022/10/19	Daniel Teclu

Bureau Veritas ID: TZS357
Sample ID: DUP402
Matrix: Soil

Collected: 2022/10/12
Shipped:
Received: 2022/10/13

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8292178	2022/10/19	2022/10/19	Daniel Teclu



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

GENERAL COMMENTS

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

Package 1	-3.7°C
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Results relate only to the items tested.

BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

QUALITY ASSURANCE REPORT

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

QC Batch	Parameter	Date	Matrix Spike		SPIKED BLANK		Method Blank		RPD	
			% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8292178	Acid Extractable Antimony (Sb)	2022/10/19	107	75 - 125	97	80 - 120	<0.20	ug/g	6.3	30
8292178	Acid Extractable Arsenic (As)	2022/10/19	106	75 - 125	98	80 - 120	<1.0	ug/g	3.6	30
8292178	Acid Extractable Barium (Ba)	2022/10/19	106	75 - 125	97	80 - 120	<0.50	ug/g	4.8	30
8292178	Acid Extractable Beryllium (Be)	2022/10/19	102	75 - 125	93	80 - 120	<0.20	ug/g	5.8	30
8292178	Acid Extractable Boron (B)	2022/10/19	97	75 - 125	89	80 - 120	<5.0	ug/g	0.56	30
8292178	Acid Extractable Cadmium (Cd)	2022/10/19	109	75 - 125	97	80 - 120	<0.10	ug/g	9.0	30
8292178	Acid Extractable Chromium (Cr)	2022/10/19	114	75 - 125	100	80 - 120	<1.0	ug/g	8.9	30
8292178	Acid Extractable Cobalt (Co)	2022/10/19	107	75 - 125	98	80 - 120	<0.10	ug/g	3.1	30
8292178	Acid Extractable Copper (Cu)	2022/10/19	106	75 - 125	99	80 - 120	<0.50	ug/g	1.2	30
8292178	Acid Extractable Lead (Pb)	2022/10/19	111	75 - 125	99	80 - 120	<1.0	ug/g	0.42	30
8292178	Acid Extractable Molybdenum (Mo)	2022/10/19	111	75 - 125	99	80 - 120	<0.50	ug/g	1.6	30
8292178	Acid Extractable Nickel (Ni)	2022/10/19	108	75 - 125	97	80 - 120	<0.50	ug/g	3.2	30
8292178	Acid Extractable Selenium (Se)	2022/10/19	108	75 - 125	98	80 - 120	<0.50	ug/g	NC	30
8292178	Acid Extractable Silver (Ag)	2022/10/19	110	75 - 125	97	80 - 120	<0.20	ug/g	NC	30
8292178	Acid Extractable Thallium (Tl)	2022/10/19	105	75 - 125	98	80 - 120	<0.050	ug/g	7.0	30
8292178	Acid Extractable Uranium (U)	2022/10/19	97	75 - 125	90	80 - 120	<0.050	ug/g	0.55	30
8292178	Acid Extractable Vanadium (V)	2022/10/19	112	75 - 125	96	80 - 120	<5.0	ug/g	5.0	30
8292178	Acid Extractable Zinc (Zn)	2022/10/19	105	75 - 125	96	80 - 120	<5.0	ug/g	2.9	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.

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 $\leq 2 \times \text{RDL}$).



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

VALIDATION SIGNATURE PAGE

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

Eva Pranjić

Ewa Pranjić, M.Sc., C.Chem, 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 Signature Page.



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

REC'D IN LONDON

CHAIN

13-Oct-22 17:30

Christine Gripton

C2T8310

Page 1 of 1

Order #:

352

Manager:

Christine Gripton

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name: #28124 exp Services Inc	Company Name: Ron Davis Scott A212	Quotation #: B91718			
Attention: Ron Davis Accounts Payable	Attention: Ron Davis Scott A212	P.O. #: FULLERTON 21016021			
Address: 15701 Robin's Hill Rd Unit 2	Address:	Project: WAREHOUSE ST, ST AND			
London ON N5V 0A5		Project Name: WAREHOUSE ST, ST AND			
Tel: (519) 963-3000 Fax: (519) 963-1152	Tel: Ron Davis@exp.com Scott A212@exp.com	Site #: Kevin.Dharm@exp.com / Kevin			
Email: Ron.Davis@exp.com AP@exp.com	Email: Ron.Davis@exp.com Scott A212@exp.com	Sampled By: Kevin.Dharm@exp.com / Kevin			

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BV LABS DRINKING WATER CHAIN OF CUSTODY						ANALYSIS REQUESTED (PLEASE BE SPECIFIC)										Turnaround Time (TAT) Required:			
Regulation 153 (2011)						Other Regulations						Special Instructions						Regular (Standard) TAT:	
☐ Table 1 ☒ Res/Park ☒ Medium/Fine						☐ CCME ☐ Sanitary Sewer Bylaw												☒	
☒ Table 2 ☐ Ind/Comm ☐ Coarse						☐ Reg 558 ☐ Storm Sewer Bylaw												Standard TAT = 5-7 Working days for most tests.	
☒ Table 3 ☐ Agri/Other ☒ For RSC						☐ MISA Municipality												Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.	
☐ Table						☐ PWQO												Job Specific Rush TAT (if applies to entire submission)	
						☐ Other												Date Required: Time Required:	
Include Criteria on Certificate of Analysis (Y/N)?																		Rush Confirmation Number: (call lab for #)	
Sample Barcode Label		Sample (Location) Identification		Date Sampled		Time Sampled		Matrix		Field Filtered (please circle): Metals / Hg / Cr / VI		O Reg 153 Metals Package (Water)		Total Suspended Solids		# of Bottles		Comments	
1		B408 Base 408 Oct 15/22		2:05		Soil								X		1			
2		W405		135										X		1			
3		W406		1:50										X		1			
4		DUP401		-										X		1			
5		DUP402		-										X		1			
6																			
7																			
8																			
9																			
10																			

RELINQUISHED BY: (Signature/Print)		Date: (YY/MM/DD)		Time		RECEIVED BY: (Signature/Print)		Date: (YY/MM/DD)		Time		# jars used and not submitted		Laboratory Use Only	
KEVIN DHARM		22/10/22		17:30		Kevin Dharm		22/10/22		17:30				Time Sensitive: -3, -5, -3	
						RUPINDER		22/10/22		18:12				Custody Seal: Present ☒ Intact ☒	
* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BV LABS' STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVLABS.COM/TERMS-AND-CONDITIONS.														White: BV Labs Yellow: Client	
* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.															
** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVLABS.COM/RESOURCES/CHAIN-OF-CUSTODY-FORMS.															



BUREAU
VERITAS

Bureau Veritas Job #: C2T8310

Report Date: 2022/10/19

exp Services Inc

Client Project #: 21016021

Site Location: WAREHOUSE ST., ST

Sampler Initials: KDH

Exceedance Summary Table – Reg153/04 T2-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						

Exceedance Summary Table – Reg153/04 T3-Soil/Res-F/M

Result Exceedances

Sample ID	Bureau Veritas ID	Parameter	Criteria	Result	DL	UNITS
No Exceedances						
The exceedance summary table is for information purposes only and should not be considered a comprehensive listing or statement of conformance to applicable regulatory guidelines.						