Supplementary Phase Two Environmental Site Assessment

Development Phase II: 1755 & 1805 Pickering Parkway

Pickering, Ontario

Prepared For:

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DS Project No: 22-110-100

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Executive Summary

DS Consultants Ltd. (DS) was retained by Bayfield Realty Advisors Inc. to complete a Supplementary Phase Two Environmental Site Assessment (ESA) of the property located at 1755 & 1805 Pickering Parkway, herein referred to as the "Phase Two Property" or the "Site". It is DS' understanding that this Supplementary Phase Two ESA has been requested for due diligence purposes and for filing a Record of Site Condition (RSC) associated with the proposed redevelopment of the Site for residential purposes. The scope of work associated with this Supplemental Phase Two ESA was based on the results a Terraprobe Inc. Phase Two ESA completed on June 11, 2021. The proposed development will include twenty-five (25) and twenty-six (26) storey mixed use buildings with retail at grade and 526 residential units.

It is the opinion of DS that the intended future residential property use is considered to be a more sensitive property use as defined under Ontario Regulation 153/04 (as amended) that the former commercial land use; therefore the filling of a Record of Site Condition (RSC) with the Ontario Ministry of Environmental, Conservation and Parks (MECP) is mandated under O.Reg.153/04.

The Supplementary Phase Two ESA was completed to satisfy the requirements, methodology and practices for a Phase Two ESA as described in Ontario Regulation 153/04 (as amended). The objective of this Supplementary Phase Two ESA is to confirm whether contaminants are present, and at what concentration are they present on the Phase Two Property, as related to the Areas of Potential Environmental Concern (APEC) identified in the Phase One ESA.

The Phase Two Property is approximately 9.15 hectare (22.6 acres) in area, located approximately 240m south of Pickering Parkway and bounded by Highway 401 to the east. The Property is currently developed with three (3) single storey commercial building blocks, asphalt surfaced parking lots, internal routes, sidewalks and landscaped areas.

The Phase One ESA was completed by Terraprobe Inc. in 2021. The investigation was completed on the entirety of 1755 & 1805 Pickering Parkway, and as such included the Site along with the adjacent lands to the west contained within 1755 Pickering Parkway. The Terraprobe 2021 Phase One ESA identified that the Phase Two Property was first developed for residential purposes prior to 1954, and later redeveloped for commercial use prior to 2002. A total of twelve (12) Potentially Contaminating Activities (PCAs) were identified in the Phase One ESA, which were considered to be contributing to four (4) Areas of Potential Environmental Concern (APECs) on the Phase Two Property. A summary of the APECs,

associated PCAs, and contaminants of potential concern (COPC) identified is presented in the table below:

Table E-1: Summary of APECs

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Entire Site	N/S: Seasonal application of de-icing salts for safety purposes.	On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-2	Eastern Portion of Site	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site PCA-7	PHCs, BTEX, VOCs, Metals	Groundwater
APEC-3	Southern Portion of Site	N/S: Seasonal application of de-icing salts for safety purposes.	Off-Site PCA-10	Na, Cl-	Groundwater
APEC-4	Northern Portion of Site	N/S: Seasonal application of de-icing salts for safety purposes.	Off-Site PCA-11	Na, Cl-	Groundwater

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

Based on the findings of the Phase One ESA it was concluded that a Phase Two ESA was warranted to assess the soil and groundwater conditions on the Phase Two Property.

This Supplementary Phase Two ESA involved the advancement of ten (10) boreholes, which were completed on August 18, 2022. The boreholes were advanced to a maximum depth of 3.1 metres below ground surface (mbgs) under the supervision of DS personnel. The boreholes completed were used to supplement the information previously obtained in the June 2021 Phase Two ESA completed by Terraprobe Inc. Based on the Terraprobe Phase Two ESA, groundwater sample results met the applicable SCS and was therefore not considered a media that required additional sampling for the Supplemental Phase Two ESA.

Soil samples were collected between 2021-2022 and submitted for chemical analysis as follows:

- Twenty-three (23) soil samples (including 1 QA/QC duplicate) for analysis of metals, hydride-forming metals and select Other Regulated Parameters (ORPs) including pH
- Six (6) soil samples for analysis of petroleum hydrocarbons (PHCs)
- Nine (9) soil samples (including 1 QA/QC duplicate) for analysis of volatile organic compounds (VOCs)
- Nine (9) soil samples (including 1 QA/QC duplicate) for analysis of polycyclic aromatic hydrocarbons (PAHs)
- Six (6) soil samples (including 1 QA/QC duplicate) for analysis of OC Pesticides (OCPs)

Groundwater samples were collected in 2021 and submitted for chemical analysis as follows:

- BH102: Metals and hydride-forming Metals, PHCs, VOCs, PAHs, OCPs
- BH103: Metals and hydride-forming Metals, PHCs, VOCs, PAHs, OCPs
- BH105: Metals and hydride-forming Metals, PHCs, VOCs, PAHs, OCPs
- BH110: Metals and hydride-forming Metals, PHCs, VOCs, PAHs, OCPs
- BH116: Metals and hydride-forming Metals, PHCs, VOCs, PAHs, OCPs

The soil and groundwater analytical results were compared to the "Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition" provided in the MECP document entitled, "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*" dated April 15, 2011 *(*Table 3 Standards*)* for medium and fine-textured soils and residential/parkland/institutional property use.

Based on the findings of the Supplementary Phase Two ESA, DS presents the following findings:

- A surficial layer of asphalt concrete approximately 75 to 100 mm in thickness was encountered in all boreholes advanced except BH116. Re-worked native silty sand to clayey silt with trace amounts of gravel were encountered below the asphalt. The undisturbed native soils generally consisted of clayey silt till to silty clay, and extended to depth ranging from 1.6 to 7.1 mbgs. Underlying the clayey silt till and silty clay layers, cohesionless sandy silt till to silty sand till layers were encountered and extended to depth ranging from 4.6 to 15.2 mbgs. Bedrock was encountered at depth 16.8 mbgs in BH114.
- The groundwater levels were found to range between 0.9 to 3.8 mbgs corresponding elevations of 88.2 to 82.49 metres above sea level (masl) throughout the course of the investigation (2021). The clayey silt layer was found to be the first water bearing formation encountered and is considered to be an unconfined aquifer based on the

groundwater level measurements recorded. Based on the groundwater elevations recorded on March 19, 2021, the groundwater flow direction appears to be northeast. It is possible that the groundwater levels may vary seasonally. The groundwater levels may also be impacted by other factors such as historical infilling activities, subsurface utility trenches, and similar subsurface anomalies. The groundwater flow direction can only be confirmed through long term monitoring.

- The results of the soil chemical analyses met the MECP Table 3 RPI SCS with the exception of the following:

Table E-2: Summary of Soil Impacts Identified

Sample ID	Sample Depth (mbgs)	Parameter	Units	Table 3 SCS	Reported Value
Previous Investigation:					
BH105 SS3	1.5-2.1	Antimony	µg/g	7.5	**15**
		Arsenic	µg/g	18	**1600**
BH110 SS3	1.5-2.1	Arsenic	µg/g	7.5	**730**

- The results of the groundwater chemical analyses indicated that all samples analysed met the MECP Table 3 SCS for medium-fine textured soils.

Based on a review of the findings of this Supplementary Phase Two ESA, DS presents the following conclusions and recommendations:

- Between the previous investigations and this environmental investigation conducted for the Phase Two Property, antimony and arsenic impacts in soil were identified in the vicinity of BH105 to depths ranging from 1.5-2.1 mbgs and arsenic impact was identified in the vicinity of BH110 at a depth of 1.5-2.1 mbgs. The vertical extent of the arsenic and antimony impacts were found to be no deeper than 2.3 mbgs;
- The results of the chemical analyses conducted on groundwater samples indicate that the applicable Site Condition Standards for groundwater have been met;
- The change in land use from commercial to residential use does constitute a change to a more sensitive land use, and as such a Record of Site Condition will be required in accordance with O. Reg 153/04;
- The Arsenic and Antimony impacted soils were remediated through excavation and off-Site disposal by Green Infrastructure Partners Inc. The remedial excavation works commenced on November 17, 2022. Verification soil sampling was completed upon completion of the remedial works. The results of the confirmatory sampling indicated that the remaining soils met the MECP Table 3 SCS. Upon completion of the soil

verification sampling it is the opinion of DS that a Record of Site Condition may be submitted.

- All monitoring wells should be decommissioned in accordance with O.Reg. 903 when no longer required.

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1.0 Introduction

DS Consultants Ltd. (DS) was retained by Bayfield Realty Advisors Inc. to complete a Supplementary Phase Two Environmental Site Assessment (ESA) for the portion of the parcel of land with the municipal address of 1755 & 1805 Pickering Parkway, Pickering, Ontario, herein referred to as the "Phase Two Property" or the "Site". The Site is comprised of the second Phase (Phase II) of the future residential development. It is DS' understanding that this Supplementary Phase Two ESA has been requested for due diligence purposes and for filing a Record of Site Condition (RSC) associated with the proposed redevelopment of the Site for residential purposes. The scope of work associated with this Supplemental Phase Two ESA was based on the results a Terraprobe Inc. Phase Two ESA completed in June 11, 2021. The proposed development will include twenty-five (25) and twenty-six (26) storey mixed use buildings with retail at grade and 526 residential units.

It is the opinion of DS that the intended future residential property use is considered to be a more sensitive property use as defined under Ontario Regulation 153/04 (as amended) that the former commercial land use; therefore the filling of a Record of Site Condition (RSC) with the Ontario Ministry of Environmental, Conservation and Parks (MECP) is mandated under O.Reg.153/04.

The Supplementary Phase Two ESA was completed to satisfy the requirements, methodology and practices for a Phase Two ESA as described in Ontario Regulation 153/04 (as amended). The objective of this Supplementary Phase Two ESA is to confirm whether contaminants are present, and at what concentration are they present on the Phase Two Property, as related to the Areas of Potential Environmental Concern (APEC) identified in the Phase One ESA.

1.1 Site Description

The Phase Two Property is approximately 9.15 hectare (22.6 acres) in area situated with the mixed residential and commercial neighbourhood in the Town of Pickering, Ontario. The Phase Two Property is located approximately 240m south of Pickering Parkway and bounded by Highway 401 to the east. A Site Location Plan is provided in Figure 1.

The Property is currently developed with three (3) single storey commercial building blocks, asphalt surfaced parking lots, internal routes, sidewalks and landscaped areas. A Site Plan depicting the current layout of the Site is provided in Figure 2.

For the purposes of this report, Pickering Parkway and Highway 401 are assumed to be aligned in an east-west orientation, and Brock Road in a north-south orientation. A Plan of

Survey for the Site dated May 19, 2006 and prepared by Speight, Van Nostrand & Gibson Limited, an Ontario Land Surveyor, has been provided under Appendix A.

Additional details regarding the Phase Two Property are provided in the table below.

Table 1-1: Phase Two Property Information

Criteria	Information	Source
Legal Description	**1755 Pickering Parkway:** Part Lot 18, Con 1, Pickering as Parts 1-6, 40R-11780 Part Lot 18, Con 1, Pickering as Parts 3, 7-10, 40R20443 Part Lot 17 & 18, Con 1, Pickering as Parts 1, 5, 6 & 11, 40R20443 **1805 Pickering Parkway:** Part Lot 17, Con 1, Pickering as Part 2, 40R20443	Plan of Survey
Property Identification Number (PIN)	26330-0072 (LT); 26330-0073 (LT); 26330-0165 (LT); 26330-0164 (LT)	Plan of Survey
Site Area	9.15-hectare (22.61 acres)	Plan of Survey

1.2 Property Ownership

The ownership details for the Phase Two Property are provided in the table below.

Table 1-2: Phase Two Property Ownership

Property Owner	Contact
Pickering Ridge Lands Inc	Owner's Representative: Bayfield Realty Advisors

1.3 Current and Proposed Future Use

The Phase Two Property is currently developed with three (3) single storey commercial buildings, which is considered to be commercial Property Use under O.Reg. 153/04 (as amended). It is DS's understanding that the Client intends to redevelop the Site for residential use.

1.4 Applicable Site Condition Standards

The applicable Site Condition Standards (SCS) for the Phase Two Property are considered by the Qualified Person (QP) to be the Table 3 SCS: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Use with medium-fine textured soils as contained in the April 15, 2011 Ontario Ministry of

Environment, Conservation and Parks (MECP) document entitled "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", herein referred to as the "Table 3 SCS".

The selection of the Table 3 SCS is considered appropriate based on the following rationale:

- The Durham Region considers Pickering to be in a Potable ground water condition;
- The Site is not considered to be environmentally sensitive, as defined under O.Reg. 153/04 (as amended);
- The proposed future use of the Phase Two Property will be residential;
- The Site is not located within 30 m of a water body;
- The pH of the soils analyzed during this Supplementary Phase Two ESA are within the accepted range specified under O.Reg. 153/04 (as amended); and
- Bedrock was not encountered within 2 metres of the ground surface.

A notice from the municipality was obtained indicating no objection to the use of non-potable groundwater standards was received on July 5, 2021, and was re-approved on March 13, 2023. A copy of the notice is provided in Appendix F.

2.0 Background Information

2.1 Physical Setting

2.1.1 Water Bodies and Areas of Natural Significance

No water bodies were identified on the Phase One Property or in the Study Area.

The Natural Heritage Areas database published by the Ministry of Natural Resources (MNR) was reviewed to identify the presence/absence of areas of natural significance including provincial parks, conservation reserves, areas of natural and scientific interest, wetlands, environmentally significant areas, habitats of threatened or endangered species, and wilderness areas. There are no areas of natural significance identified on the property or within the Study Area.

2.1.2 Topography and Surface Water Draining Features

The Phase Two Property is relatively flat lying. The nearest water body is Duffins Creek which traverses southeasterly on lands to the east of the Property. Groundwater and surface water is expected to flow to the northeast. There are no drainage features (e.g. ditches,

swales, etc.) present on-Site. Surface water flow associated with precipitation events is anticipated to run overland and drain into the municipal storm sewer catch basins.

2.2 Past Investigations

2.2.1 Previous Report Summary

The following environmental and geotechnical reports were provided for DS to review:

- "*Phase One Environmental Site Assessment, 1755 Pickering Parkway, Pickering, Ontario*" dated January 8, 2021, prepared for Pickering Ridge Lands Inc., c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc. (2021 Terraprobe Phase One ESA)
- "*Phase Two Environmental Site Assessment, 1755 and 1805 Pickering Parkway, Pickering, Ontario*" dated June 11, 2021, prepared for Pickering Ridge Lands Inc., c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc. (2021 Terraprobe Phase Two ESA)

A summary of the details pertinent to this investigation is provided below.

2021 Terraprobe Phase One ESA

The 2021 Terraprobe Phase One ESA was conducted in general accordance with Ontario Regulation 153/04, dated April 15, 2011 (as amended), and included a review of readily available historical records and reasonably ascertainable regulatory information, a Site Reconnaissance, interviews, evaluation of information, and reporting. The Phase One ESA was reported to have been conducted to identify the presence or absence of PCAs within the Phase One Property and Phase One Study Area.

The following pertinent information was noted by DS:

- The Phase One Property is currently developed with three (3) single storey commercial building blocks, asphalt surface parking lots, internal routes, sidewalks and landscaped areas. The Property is currently in commercial use.
- Northeast and Northwest portion of 1755 Pickering Parkway was first developed for commercial use prior to 2002, while the south portion of 1755 Pickering Parkway was first developed for residential land use prior to 1954.
- Terraprobe summarized the "Phase II Environmental Site Assessment 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated June 21, 2011:

- A review of 1972 and 1973 Property Underwriters' Plans completed during the Phase I ESA of the Property identified a gasoline pump located at the northeast corner of the Site. The presence of both a historic gasoline pump and a possible underground storage tank had a potential to cause soil and/or groundwater impacts on the Property. This was considered to be a potentially contaminating activity.
- Five (5) boreholes to a maximum depth of 4.6 meters below ground surface. Three (3) of the boreholes were instrumented with monitoring wells to enable groundwater monitoring and sampling.
- Five (5) soil samples were selected for chemical analysis of petroleum hydrocarbons (PHCs, F1-F4), and benzene, toluene, ethylbenzene and xylene (BTEX) as well as pH and grain size.
- Three (3) groundwater samples were collected from installed wells and submitted for chemical analysis of PHCs and BTEX.
- All measured concentrations in soil and groundwater samples submitted for analysis satisfied their respective Table 3 and Table 2 (non-potable groundwater condition) Standards.

- Terraprobe summarized the " Phase I Environmental Site Assessment Update: 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated March 7, 2016:
  - The Phase I ESA Update was completed in general accordance with the Canadian Standards Association (CSA) document entitled 'Phase I Environmental Site Assessment, CSA Standard Z768-01' dated November 2001 (reaffirmed 2012) and included a review of available historical records, regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting. Based on the materials reviewed, Pinchin concluded that nothing was identified that would likely result in potential subsurface impacts to the Property.
- Terraprobe summarized the " Phase I Environmental Site Assessment: 1755 and 1805 Pickering Parkway and 1842-1856 Notion Road, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated February 15, 2018:
  - The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled 'Phase I Environmental Site Assessment, CSA Standard Z768-01' dated November 2001 (reaffirmed 2012)

and included a review of available historical records, regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting. Based on the materials reviewed, Pinchin concluded that nothing was identified that would likely result in potential subsurface impacts to the Property. Based on the results of the Phase I ESA, nothing was identified that was likely to result in potential subsurface impacts at the Site. Pinchin did not recommend a subsurface investigation (Phase II ESA).

- Terraprobe summarized the "Asbestos Assessment: Site Building A 1755 Pickering Parkway, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. Asbestos containing materials within unit A104 were identified. Pinchin recommended an Asbestos Management Plan (AMP).
- Terraprobe summarized the "Asbestos Assessment: Site Building B 1755 Pickering Parkway, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. No asbestos-containing materials were identified within the assessed areas. Pinchin did not recommend any further action.
- Terraprobe summarized the "Asbestos Assessment: Site Building C 1755 Pickering Parkway, Pickering, Ontario" report prepared for Bayfield Realty Advisors, prepared by Pinchin, dated November 22, 2019:
  - The objective of the assessment was to document the location of identified asbestos building materials, evaluate their condition and develop corrective action plans as required.
  - All accessible areas of the building were assessed excluding the roof and any elevated finishes. No asbestos-containing materials were identified within the assessed areas. Pinchin did not recommend any further action.

2021 Terraprobe Phase Two ESA

- The 2021 Terraprobe Phase Two ESA report was reportedly conducted in general accordance with Ontario Regulation 153/04. The Phase Two ESA was focused on assessing areas of potential contamination identified in the 2021 Terraprobe Phase One ESA. The Phase Two ESA involved the advancement of sixteen (16) boreholes (BH101 through BH116) between 7.7 and 19.9 meters below existing grade, five (5) of the boreholes were completed as monitoring wells.
- A surficial layer of asphalt concrete approximately 75 to 100 mm in thickness was encountered in all boreholes advanced except BH116. Re-worked native silty sand to clayey silt with trace amounts of gravel were encountered below the asphalt. The undisturbed native soils generally consisted of clayey silt till to silty clay, and extended to depth ranging from 1.6 to 7.1 mbgs. Underlying the clayey silt till and silty clay layers, cohesionless sandy silt till to silty sand till layers were encountered and extended to depth ranging from 4.6 to 15.2 mbgs. Bedrock was encountered at depth 16.8 mbgs in BH114.
- The groundwater levels were found to range between 0.9 to 3.8 mbgs corresponding elevations of 88.2 to 82.49 metres above sea level (masl) throughout the course of the investigation (2021). Based on the groundwater elevations recorded on March 19, 2021, the groundwater flow direction appears to be northeast.
- Select soil samples were submitted for analysis of metals, hydride-forming metals, select Other Regulated Parameters (ORPs) including pH, PHCs, BTEX, VOCs, PAHs and OCPs. The results of the chemical analyses indicated the following exceedances of the Table 3 RPI SCS:

Table 2-1: Summary of Impacts Previously Identified in Soil

Sample ID	Sample Depth (mbgs)	Parameter	Units	Table 3 SCS	Reported Value
Previous Investigation:					
BH105 SS3	1.5-2.1	Antimony	µg/g	7.5	**15**
		Arsenic	µg/g	18	**1600**
BH110 SS3	1.5-2.1	Arsenic	µg/g	7.5	**730**

- Groundwater samples were collected from five (5) of the monitoring wells and analyzed for Metals, hydride-forming metals, select Other Regulated Parameters (ORPs) including pH, PHCs, BTEX, VOCs, PAHs and OCPs. The results of the

groundwater chemical analyses indicated that all samples analysed met the MECP Table 3 SCS for medium-fine textured soils.

The following conclusions were drawn based on the findings of the Phase Two ESA:

- It is noted by DS that arsenic impacts were identified in soil in borehole BH105 and BH110 at depths of 1.5-2.1 mbgs. Arsenic impacts were also identified in soil in borehole BH105 at depths of 1.5-2.1 mbgs.

2.2.2 Use of Previous Analytical Results

DS has reviewed the reports provided for the purpose of identifying Areas of Potential Environmental Concern on the Phase Two Property. The analytical data referenced in the previous reports was collected in accordance with the requirements of O.Reg. 153/04 (as amended) and will be relied up for the purpose of filing a Record of Site Condition for the Site.

3.0 Scope of the Investigation

The scope of the Supplementary Phase Two ESA was designed to investigate the portions of the Site determined in the Phase One ESA to be Areas of Potential Environmental Concern. This Supplementary Phase Two ESA was conducted in accordance with O.Reg. 153/04 (as amended). The scope of the investigation including the subsurface investigation, sampling, and laboratory analysis was based on the findings of the Phase One ESA and was limited to the portions of the Site which were accessible.

3.1 Overview of Site Investigation

The following tasks were completed as part of the Supplementary Phase Two ESA:

- Preparation of a Health and Safety Plan to ensure that all work was executed safely;
- Clearance of public private underground utility services prior to commencement of subsurface investigative operations;
- Preparation of a Sampling and Analysis Plan (SAP);
- Retained a MECP licenced driller to advance a total of ten (10) boreholes on the Phase Two Property, to depths of 3.1 mbgs. The soil lithology was logged during drilling, and representative soil samples were collected at regular intervals. The soil samples were screened for organic vapours using an RKI Eagle 2 MultiGas Detector, and examined for visual and olfactory indications of soil impacts;

- Submitted "worst case" soil samples collected from the boreholes for laboratory analysis of relevant contaminants of potential concern (COPCs) as identified in the Phase One ESA;
- Compared all soil analytical data to the applicable MECP SCS; and
- Prepared a Supplementary Phase Two ESA Report in accordance with O.Reg. 153/04 (as amended).

3.2 Media Investigated

3.2.1 Rationale for Inclusion or Exclusion of Media

Table 3-1: Rationale of Sampling Media

Media	Included or Excluded	Rationale
Soil	Included	Soil was identified as a media of potential impact in the Phase One ESA, based on the historical operations conducted on-Site.
Groundwater	Excluded	Groundwater was identified as a media of potential impact in previous investigations, based on the historical operations conducted on-Site. Representative groundwater samples were collected from select monitoring wells and submitted for analysis of all relevant COPCs in previous investigations, no additional monitoring wells were installed by DS.
Sediment	Excluded	Sediment is not present on the Phase Two Property.
Surface Water	Excluded	Surface water is not present on the Phase Two Property.

3.2.2 Overview of Field Investigation of Media

Table 3-2: Field Investigation of Media

Media	Methodology of Investigation
Soil	A total of ten (10) boreholes were advanced on the Phase Two Property, to a maximum depth of 3.1 mbgs. Soil samples were collected and submitted for analysis of all relevant COPCs.
Groundwater	Five (5) active monitoring wells were present on the Phase Two Property installed during previous investigations. Representative groundwater samples were collected from select monitoring wells and submitted for analysis of all relevant COPCs in previous investigations by Terraprobe, no additional monitoring wells were installed by DS.

3.3 Phase One Conceptual Site Model

A Conceptual Site Model was developed for the Phase One Property, located at Development Phase II: 1755 & 1805 Pickering Parkway, Pickering, Ontario. The Phase One Conceptual Site Model is presented in Figures 1 to 5 and visually depict the following:

- Any existing buildings and structures

- Water bodies located in whole, or in part, on the Phase One Study Area
- Areas of natural significance located in whole, or in part, on the Phase One Study Area
- Water wells at the Phase One Property or within the Phase One Study Area
- Roads, including names, within the Phase One Study Area
- Uses of properties adjacent to the Phase One Property
- Areas where any PCAs have occurred, including location of any tanks
- Areas of Potential Environmental Concern

3.3.1 Potentially Contaminating Activity Affecting the Phase One Property

All PCAs identified within the Phase One Study Area are presented on Figure 4. PCAs which are considered to contribute to APECs on, in or under the Phase One Property are summarized in the table below:

Table 3-3: Summary of PCAs Contributing to APECs

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Rational
PCA-1	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Retail Fuel Storage Tank, Gasoline Service Station – two (2) historic USTs identified at this location. Current TSSA records indicate 3 USTs present.	No – based on distance from the Site.
PCA-2	PCA-46: Rail Yards, Tracks and Spurs	There is a railway line approximately 195 m south of the Site	No – based on distance from the Site.
PCA-3	PCA-27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	A Canadian Tire auto-service garage is located on the north neighbouring property, approximately 65m northwest of the Site.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-4	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	The ERIS report and TSSA records identified presence of a retail fuel outlet at 1800 Brock Road, located approximately 220m northwest of the Phase One Property.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-5	PCA-49: Salvage Yard, including automobile wrecking	A AAA A Durham Rescue Towing was listed in ERIS Report for Automobile Wrecking and Recycling, located at 91 Notion Road.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.

PCA ID No.	PCA Description (Per. Table 2, Schedule D of O.Reg. 153/04)	Description	Rational
PCA-6	PCA-58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Monster Bins Inc., located at 1700 Squires Beach Road, is a registered Waste Management System, listed in ERIS report.	No – based on distance from the Site.
PCA-7	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Historic Gasoline pump and suspected underground storage tank located at 1842 Notion Road.	Yes – APEC 2
PCA-8	PCA-12: Concrete, Cement and Lime Manufacturing	A Ready-Mix Concrete Manufacturing located at 87 Notion Road, approximately 250 m northeast of the Site was listed in ERIS report.	No - based on distance from Site and downgradient orientation relative to direction of groundwater flow.
PCA-9	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes within the paved portions of the Site.	Yes – APEC 1
PCA-10	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Highway 401.	Yes – APEC 3
PCA-11	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Pickering Parkway.	Yes – APEC 4
PCA-12	N/S: Seasonal application of de-icing salts for safety purposes.	Inferred use of de-icing salts for safety purposes along Brock Road.	No – based on distance from Site.

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

3.3.2 Contaminants of Potential Concern

The following contaminants of potential concern were identified for the Phase One Property: VOCs, Metals, As, Sb, Se, B-HWS, CN-, Cr (VI), Hg, low or high pH, PAHs.

3.3.3 Underground Utilities and Contaminant Distribution and Transport

Underground utilities can affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

The groundwater table was encountered at depths ranging from 1.40 to 4.50 meters below ground surface (mbgs) on the Phase Two Property on March 19, 2021. Buried utility services are present on the Phase Two Property associated with Site Buildings on Site and are inferred to be situated at depths ranging between 2 and 3 mbgs. Based on this there is the potential for the utility trenches to act as preferential pathways. The soil impacts were

determined to be localized within shallow soil depths, there is no indication of contaminant migration based on the results of the Phase Two and Supplemental Phase Two ESA.

3.3.4 Geological and Hydrogeological Information

The topography of the Phase One Property is generally flat, with a surface elevation ranges from 84.7 to 89.9 metres above sea level (masl). The nearest water body is Duffins Creek which traverses southeasterly on lands to the east of the Property. Based on a review of previous investigations the depth to groundwater is approximately 2.5 mbgs. The shallow groundwater flow direction within the Phase One Study Area is inferred to flow to the north to northeast, towards West Duffins Creek.

The overburden soils on-Site are described as silt and clay with minor sand and gravel derived from glaciolacustrine deposits. The bedrock underlying the Site is described as shale, limestone, dolostone and siltstone of the Blue Mountain Formation. The depth to bedrock is approximately 17 mbgs.

3.3.5 Uncertainty and Absence of Information

DS has relied upon information obtained from federal, provincial, municipal, and private databases, in addition to records and summaries provided by EcoLog ERIS. All information obtained was reviewed and assessed for consistency, however the conclusions drawn by DS are subject to the nature and accuracy of the records reviewed.

All reasonable inquiries were made to obtain reasonably accessible information, as mandated by O.Reg.153/04 (as amended).

Information used in this report was evaluated based on proximity to the Phase One Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of potentially contaminating activities.

The QP has determined that the uncertainty does not affect the validity of the Phase One ESA Conceptual Site Model or the conclusions of this report.

3.4 Deviations from Sampling and Analysis Plan

The Supplementary Phase Two ESA was completed in accordance with the SAP.

3.5 Impediments

DS was granted complete access to the Phase Two Property throughout the course of the investigation. No impediments were encountered.

4.0 Investigation Method

4.1 General

The Supplementary Phase Two ESA followed the methodology outlined in the following documents:

- Ontario Ministry of the Environment "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario" (December 1996);
- Ontario Ministry of the Environment "Guide for Completing Phase Two Environmental Site Assessments under Ontario regulation 153/04" (June 2011);
- Ontario Ministry of the Environment "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" (July 2011) (Analytical Protocol);

The methods used in the Supplementary Phase Two ESA investigation did not differ from the associated standard operating procedures.

4.2 Drilling and Excavating

A Site visit was conducted prior to drilling in order to identify borehole locations based on the APECs identified in the Phase One ESA. This Supplementary Phase Two ESA involved a single drilling event completed in August 2022, and incorporated the information obtained during the one (1) previous drilling events performed by Terraprobe in March 2021.

The Terraprobe drilling events consisted of the advancement of sixteen (16) boreholes, nine (9) of which were instrumented with monitoring wells and installed in 2021.

DS completed ten (10) additional boreholes on the property in August 2022. Boreholes BH22-1 and BH22-10 were used to further characterize the horizontal extent of the metals impacts in the vicinity of BH105 and BH110 on the Site.

The selected borehole locations are presented on Figure 5. The borehole locations were cleared of underground public and private utility services prior to commencement of drilling. A summary of the drilling activities is provided in the table below.

Table 4-1: Summary of Drilling Activities

Parameter	Details	
	Previous Investigation	Current Investigation
Drilling Contractor	London Soil	ACE Environmental Drilling
Drilling Dates	March 3, 2021 to March 12, 2021	August 18, 2022

Parameter	Details	
	Previous Investigation	**Current Investigation**
Drilling Equipment Used	Track-mounted CME 75	Geoprobe 3162GT
Measures taken to minimize the potential for cross contamination	◆ Soil sampling was conducted using a 50 mm stainless steel split spoon sampler. The split spoon sampler was brushed clean of soil, washed in municipal water containing phosphate free detergent, rinsed in municipal water, and then rinsed with distilled water for each sampling interval in order to reduce the potential for cross contamination; ◆ Soil samples were extracted from the interior of the sampler rather than from areas in contact with the sampler sidewalls; ◆ Use of dedicated and disposable nitrile gloves for the handling of soil samples. A new set of gloves was used for each sample.	◆ Soil samples were collected using a macro-core sampling system. A new, disposable PVC sample liner was used for each sample interval; ◆ Soil samples were extracted from the interior of the sampler rather than from areas in contact with the sampler sidewalls; ◆ Use of dedicated and disposable nitrile gloves for the handling of soil samples. A new set of gloves was used for each sample.
Sample collection frequency	Samples were collected at a frequency of every 0.6 m per 0.8 m from the ground surface to 3.1 mbgs, followed by one sample per 1.5 m to borehole termination depth.	Soil samples were collected using a macro-core sampling system. A new, disposable PVC sample liner was used for each sample interval.

4.3 Soil Sampling

Soil samples were collected using a macro-core sampling system. Discrete soil samples were collected from the dedicated sample liners by DS personnel using dedicated nitrile gloves.

A portion of each sample was placed in a resealable plastic bag for field screening, and the remaining portion was placed into laboratory supplied glass sampling jars. All sample jars were stored in dedicated coolers with ice for storage, pending transport to the analytical laboratory. A formal chain of custody was maintained for all samples submitted to the laboratory.

The subsurface soil conditions were logged by DS personnel at the time of drilling and recorded on field borehole logs. The borehole logs are presented under Appendix C.

Additional detail regarding the lithology encountered in the boreholes is presented under Section 5.1.

4.4 Field Screening Measurements

All retrieved soil samples were screened in the field for visual and olfactory observations. No obvious visual or olfactory evidence of potential contamination were noted. No aesthetic impacts (e.g. cinders, slag, hydrocarbon odours etc.) were encountered during this investigation. The soil sample headspace vapour concentrations for all soil samples recovered during the investigation were screened using portable organic vapour testing equipment in accordance with the procedure outlined in the MECP's '*Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario'.*

The soil samples were inspected and examined to assess soil type, ground water conditions, and possible chemical contamination by visual and olfactory observations or by organic vapour screening. Samples submitted for chemical analysis were collected from locations judged by the assessor to be most likely to exhibit the highest concentrations of contaminants based on several factors including (i) visual or olfactory observations, (ii) sample location, depth, and soil type (iii) ground water conditions and headspace reading. A summary of the equipment used for field screening is provided below:

Table 4-2: Field Screening Equipment

Parameter	Details
Make and Model of Field Screening Instrument	RKI Eagle 2, Model 5101-P2 Serial Number: E2G721
Chemicals the equipment can detect and associated detection limits	VOCs with dynamic range of 0 parts per million (ppm) to 2,000 ppm PHCs with range of 0 to 50, 000 ppm
Precision of the measurements	3 significant figures
Accuracy of the measurements	VOCs: ± 10% display reading + one digit Hydrocarbons: ± 5% display reading + one digit
Calibration reference standards	PID: Isobutylene CGD: Hexane
Procedures for checking calibration of equipment	In-field re-calibration of the CGI was conducted (using the gas standard in accordance with the operator's manual instructions) if the calibration check indicated that the calibration had drifted by more than +/- 10%.

Soil headspace measurements are provided on the borehole logs, provided under Appendix C.

4.5 Groundwater Monitoring Well Installation

Historically nine (9) monitoring wells (BH102, BH103, BH105, BH107, BH109, BH110, BH114, BH115 and BH116) were installed between March 3-12, 2021 by Terraprobe.

The monitoring wells were constructed of 51-millimetre (2-inch) inner diameter (ID) flush-threaded schedule 40 polyvinyl chloride (PVC) risers, equipped with a 3.1 m length of No. 10 slot PVC screen. The well screens were sealed at the bottom using a threaded cap and at the top with a lockable J-plug.

Silica sand was placed around and up to 0.6m above the well screen to act as a filter pack. Bentonite was placed from the ground surface to the top of the sand pack. The wells were completed with protective flush mount casings.

Details regarding the monitoring well construction can be found in Table 1.

4.6 Groundwater Field Measurement of Water Quality Parameters

Groundwater field measurements were not collected since groundwater was excluded from the investigation.

4.7 Groundwater Sampling

Groundwater sampling was not conducted for this investigation since it was not identified as a media of potential impact.

4.8 Sediment Sampling

No sediment as defined under O.Reg. 153/04 (as amended) was present on the Phase Two Property at the time of this investigation. Sediment sampling was not conducted as a result.

4.9 Analytical Testing

The soil samples collected were submitted to Bureau Veritas (BV) under chain of custody protocols. BV is an independent laboratory accredited by the Canadian Association for Laboratory Accreditation. BV conducted the analyses in accordance with the MECP document “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act” dated March 9, 2004 (revised on July 1, 2011).

4.10 Residue Management Procedures

4.10.1 Soil Cuttings From Drilling and Excavations

Minimal soil cuttings were generated due to the sampling methodology employed.

4.10.2 Water from Well Development and Purging

No excess water was derived or stored on the Phase Two Property.

4.10.3 Fluids from Equipment Cleaning

No excess fluids were generated from the sampling activities.

4.11 Elevation Surveying

The ground surface elevations of the boreholes were surveyed using a Sokkia GCX-2 GNSS RTK receiver, based on global positioning system, with datum NAD83, UTM zone 17T. The ground surface elevations can be found on the borehole logs presented in Appendix C.

4.12 Quality Assurance and Quality Control Measures

4.12.1 Sample containers, preservation, labelling, handling and custody for samples submitted for laboratory analysis, including any deviations from the SAP

All soil samples were stored in laboratory-supplied sample containers in accordance with the MECP Analytical Protocol. A summary of the preservatives supplied by the laboratory is provided in the table below.

Table 4-3: Summary of Sample Bottle Preservatives

Media	Parameter	Sample Container
Soil	PHCs F1 VOCs	40 mL methanol preserved glass vial with septum lid.
	PHCs F2-F4 metals and ORPs PAHs	120 mL or 250 mL unpreserved glass jar with Teflon™-lined lid.

4.12.2 Description of equipment cleaning procedures followed during all sampling

Dedicated, disposable nitrile gloves were used for each sampling event to reduce the potential for cross-contamination. Dedicated single-use PVC sample liners were used in the macro-core sampling system for each sampling event. A new, disposable PVC sample liner was used for each sample interval. Soil samples were extracted from the interior of the sampler rather than from areas in contact with the sampler sidewalls.

4.12.3 Description of how the field quality control measures referred to in subsection 3 (3) were carried out

Field duplicate samples were collected at the time of sampling. In accordance with O.Reg. 153/04, one duplicate sample was analyzed per ten samples submitted for analysis.

4.12.4 Description of, and rational for, any deviations from the procedures set out in the quality assurance and quality control program set out in the SAP

There were no deviations from the QA/QC program described in the SAP.

5.0 Review and Evaluation

5.1 Geology

A summary of the subsurface conditions is presented below. Additional details may be found in the borehole logs appended in Appendix C.

A surficial layer of asphalt concrete approximately 75 to 100 mm in thickness was encountered in all boreholes advanced except BH116. Re-worked native silty sand to clayey silt with trace amounts of gravel were encountered below the asphalt. The undisturbed native soils generally consisted of clayey silt till to silty clay, and extended to depth ranging from 1.6 to 7.1 mbgs. Underlying the clayey silt till and silty clay layers, cohesionless sandy silt till to silty sand till layers were encountered and extended to depth ranging from 4.6 to 15.2 mbgs. Bedrock was encountered at depth 16.8 mbgs in BH114.

Table 5-1: Summary of Geologic Units Investigated

Geologic Unit	Inferred Thickness (m)	Top Elevation (masl)	Bottom Elevation (masl)	Properties
Silty Sand to Clayey Silt	0.4-2.7	83.0	80.7	Brown, moist, stiff to hard/very dense
Clayey Silt Till to Silt and Clay	1.6-7.1	81.8	76.3	Brown, moist, very stiff to hard
Silty Sand Till to Silt and Sand Till	0.5-15.3	76.3	68.7	Grey, moist, compact to very dense
Bedrock	>3.1	68.7	Unknown	Shale

The clayey silt layer was found to be the first water bearing formation encountered and is considered to be an unconfined aquifer based on the groundwater level measurements recorded.

5.2 Ground Water Elevations and Flow Direction

5.2.1 Rationale for Monitoring Well Location and Well Screen Intervals

Nine (9) monitoring wells were installed upon completion of sixteen (16) boreholes in March 2021 by Terraprobe.

Two groundwater units were identified as follows:

- The upper water bearing unit and first water bearing formation, which was encountered in silt and clay/clayey silt/silty sand. Historic monitoring wells BH102, BH105 and BH107 were screened within the unit.
- The deep groundwater unit which was situated in the silty clay. Historic monitoring well BH103, BH109, BH110, BH114, BH115 and BH116 were screened within the unit.

The shallow monitoring wells were screened at depths ranging from 3.0-6.1 mbgs with sand extending up to 0.6 mbgs to intersect the groundwater table which was identified at approximate depths of 1.40-4.0 mbgs on March 13, 2021. This well screen interval was used to allow for the assessment of LNAPL and to provide information regarding the quality of the shallow groundwater within the overburden.

The deep monitoring wells were screened at depths ranging from 6.1-13.7 mbgs to support the hydrogeological investigation completed concurrently with Terraprobe Phase Two ESA. The groundwater levels associated with these deep wells extended from 1.60-4.50 mbgs on March 13, 2021.

5.2.2 Results of Interface Probe Measurements

A summary of the groundwater level measurements is provided in Table 1. The groundwater level measurements were collected using a Solinst interface probe (Model 122). The depth to groundwater was found to range between 1.40 to 4.50 mbgs on March 13, 2021. There was no indication of DNAPL or LNAPL in the monitoring wells at this time.

5.2.3 Product Thickness and Free Flowing Product

No evidence of product was observed in the monitoring wells at the time of the investigation.

5.2.4 Groundwater Elevation

The groundwater elevation was calculated by subtracting the depth to groundwater from the surface elevation determined by the surface elevation survey conducted by Terraprobe in June 2021. A summary of the groundwater elevations calculated is presented in Table 1. Generally, the groundwater elevation was found to range from 80.90 to 92.30 masl on March 13, 2021 in the aquifer investigated.

5.2.5 Groundwater Flow Direction

The groundwater flow direction was interpreted using the groundwater elevations calculated for the monitoring wells installed on the Phase Two Property by Terraprobe in June 2021. Based on the groundwater elevations calculated from March 19, 2021, the groundwater flow direction is interpreted to be north to northeast across the Property for the shallow, unconfined aquifer. The groundwater elevation contours, and flow direction are presented on Figure 6.

5.2.6 Assessment of Potential for Temporal Variability in Groundwater Flow Direction

The aquifer investigated is inferred to be an unconfined aquifer, based on the soil stratigraphy observed in the boreholes advanced on the Phase Two Property. It is possible that temporal variations in groundwater elevations may occur on the Phase Two Property in response to seasonal weather patterns.

Temporal variability in groundwater level has the ability to influence the groundwater flow direction. The degree of variation in groundwater levels on the Phase Two Property can only be confirmed with long-term monitoring.

The groundwater elevations for the Property were monitored over four (4) monitoring events conducted between March and May 2021.

5.2.7 Evaluation of Potential Interaction Between Buried Utilities and the Water Table

The groundwater table was encountered at depths ranging from 1.40 to 4.50 mbgs on the Phase Two Property. Buried utility services are present on the Phase Two Property and are inferred to be situated approximately 2 to 3 mbgs. Based on this there is the potential for the utility trenches to act as preferential contaminant pathway and/or also influence shallow groundwater flow direction.

5.3 Ground Water Hydraulic Gradients

5.3.1 Horizontal Hydraulic Gradient

The horizontal hydraulic gradient was calculated based on the groundwater levels recorded on May 5, 2021.

Table 5-2: Summary of Horizontal Hydraulic Gradient Calculations

Hydrogeological Unit	Calculated Horizontal Hydraulic Gradient
Silt and Clay	Minimum: 0.00038 Average: 0.01232

Hydrogeological Unit	Calculated Horizontal Hydraulic Gradient
	Maximum: 003247

5.4 Fine-Medium Soil Texture

5.4.1 Rational for use of Fine-Medium Soil Texture Category

A total of four (4) grain size analyses were conducted in previous Terraprobe Phase Two ESA. The results of the grain size analyses indicate that more than two-thirds of the soils encountered are considered medium to fine textured.

5.4.2 Results of Grain Size Analysis

A summary of the soil samples analyzed, and the corresponding grain size results is presented in the table below:

Table 5-3: Summary of Grain Size Analyses

Sample	% Gravel	% Sand	% Silt	% Clay	Classification
BH102 SS5	8%	24%	41%	27%	Medium-fine textured
BH107 SS8	0%	1%	27%	72%	Medium-fine textured
BH114 SS12	7%	24%	62%	7%	Medium-fine textured
BH115 SS3	0%	1%	59%	40%	Medium-fine textured

5.4.3 Rational for the Number of Samples Collected and Analyzed

At least one sample was analyzed per stratigraphic unit encountered in order to characterize the various strata encountered.

5.5 Soil Field Screening

Soil vapour headspace readings were collected at the time of sample collection. The soil vapour headspace readings were collected using a PID and CGD in methane elimination mode. Complete field screening readings are provided on the borehole logs in Appendix C.

The soil samples were also screened for visual and olfactory indicators of impacts (e.g. staining, odours). No obvious visual or olfactory evidence of potential contamination were noted.

5.6 Soil Quality

The results of the chemical analyses conducted are presented in Tables 4 through 7. A visual summary of the location of the sample locations is provided in Figures 7A through 7D. The laboratory certificates of analysis have been provided under Appendix D.

5.6.1 Metals and ORPs

A total of sixteen (16) samples, including one (1) field duplicates for QA/QC purposes were submitted for hydride-forming metals and select Other Regulated Parameters (ORPs) including pH by Terraprobe in 2021. A total of eleven (11) additional samples, including one (1) field duplicate were collected in August 2022 and submitted for analysis of metals and hydride-forming metals by DS. The results of the analyses are tabulated in Table 5 and presented on Figure 7A. The results of the analyses indicated the following exceedances of the Table 3 RPI SCS:

Table 5-4: Summary of Metals and ORPs Exceedances in Soil from Terraprobe Report

Sample ID	Sample Depth (mbgs)	Parameter	Units	Table 3 SCS	Reported Value
BH105 SS3	1.5-2.1	Antimony	µg/g	7.5	**15**
		Arsenic	µg/g	18	**1600**
BH110 SS3	1.5-2.1	Arsenic	µg/g	18	**730**

Notes
0.0 **Concentrations Exceeds applicable SCS**

5.6.2 Petroleum Hydrocarbons

A total of nine (9) samples, including one (1) field duplicate for QA/QC purposes were submitted for analysis of PHCs (incl. BTEX) by Terraprobe in March 2021. The results of the analyses are tabulated in Table 6 and presented on Figure 7B. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.6.3 Volatile Organic Compounds

A total of nine (9) samples, including one (1) field duplicate for QA/QC purposes were submitted for analysis of VOCs by Terraprobe in March 2021.

The results of the analyses are tabulated in Table 7 and presented on Figure 7C. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.6.4 Polycyclic Aromatic Hydrocarbons

A total of nine (9) samples, including one (1) field duplicate for QA/QC purposes were submitted for analysis of PAHs by Terraprobe in March 2021. The results of the analyses are tabulated in Table 8 and presented on Figure 7D. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.6.5 Organochlorine Pesticides

A total of six (6), including one (1) field duplicate for QA/QC purposes were submitted for analysis of OCPs by Terraprobe in March 2021. The results of the analyses are tabulated in Table 9 and presented on Figure 7E. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.6.6 Commentary on Soil Quality

Metals

From the previous investigations, elevated levels of arsenic and/or antimony were identified in boreholes BH105 and BH110, which were located in the central portion of the Site as depicted on Figure 7A. The arsenic and/or antimony impacts were quantified as extending to depths of less than 2.1 mbgs and are considered likely to be associated with fill materials present immediately below the asphalt parking lot. During this environmental investigation conducted for the Phase Two Property, no arsenic or antimony impacts were identified in boreholes advanced in the vicinity of BH105 and BH110.

PHCs & BTEX, VOCs, PAHs, OCPs, ORPs

All samples submitted for chemical analysis of PHCs & BTEX, VOCs, PAHs, OCPs and ORPs met the Table 3 SCS.

5.7 Ground Water Quality

The results of the chemical analyses conducted are presented in Tables 10 through 14. A visual summary of the location of the sample locations is provided in Figures 8A through 8D. The laboratory certificates of analysis have been provided under Appendix D.

5.7.1 Metals and ORPs

A total of six (6) samples were submitted for analysis of metals and hydride-forming metals and select Other Regulated Parameters (ORPs) including pH by Terraprobe in April 2021. The results of the analyses are tabulated in Table 10 and presented on Figure 8A. The groundwater samples transferred into the metals, mercury, and hexavalent chromium bottles were field filtered using a 0.45-micron in-line filter. Groundwater samples were not collected during the current investigation. Previous investigations indicated that no Metals & ORPs impacts were identified on the Property, thus additional samples were no deemed necessary at this time. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.7.2 Petroleum Hydrocarbons

A total of six (6) samples were submitted for analysis of PHCs (incl. BTEX) by Terraprobe in April 2021. Groundwater samples for PHCs (incl. BTEX) analysis were not collected during the current investigation. Previous investigations indicated that no PHCs (incl. BTEX) impacts were identified on the Property, thus additional samples were no deemed necessary at this time. The result of the analysis is tabulated in Table 11 and presented on Figure 8B. The result of the analysis indicated that all sample analyzed met the applicable Table 3 SCS.

5.7.3 Volatile Organic Compounds

A total of seven (7) samples, including one (1) field duplicate and one (1) trip blank for QA/QC purposes were submitted for analysis of VOCs by Terraprobe in April 2021. Groundwater samples for VOCs analysis were not collected during the current investigation. Previous investigations indicated that no VOCs impacts were identified on the Property, thus additional samples were no deemed necessary at this time. The results of the analyses are tabulated in Table 12 and presented on Figure 8C.

The results of the analysis indicated that all samples analyzed met the applicable Table 3 SCS.

5.7.4 Polycyclic Aromatic Hydrocarbons

A total of six (6) samples, including one (1) field duplicate were submitted for analysis of PAHs by Terraprobe in April 2021. Groundwater samples for PAH analysis were not collected during the current investigation. Previous investigations indicated that no PAH impacts were identified on the Property, thus additional samples were no deemed necessary at this time. The results of the analyses from previous investigations are tabulated in Table 13 and presented on Figure 8D. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.7.5 Organochlorine Pesticides

A total of six (6) samples, including one (1) field duplicate were submitted for analysis of OCPs by Terraprobe in April 2021. Groundwater samples for OCPs analysis were not collected during the current investigation. Previous investigations indicated that no OCPs impacts were identified on the Property, thus additional samples were no deemed necessary at this time. The results of the analyses from previous investigations are tabulated in Table 13 and presented on Figure 8D. The results of the analyses indicated that all samples analyzed met the applicable Table 3 SCS.

5.7.6 Commentary on Groundwater Quality

No evidence of chemical or biological transformations of the parameters analyzed was observed. The results of the sampling completed to date indicates that the applicable Site Condition Standards for groundwater have been met.

5.8 Sediment Quality

No sediment was present on the Phase Two Property at the time of the investigation.

5.9 Quality Assurance and Quality Control Results

Collection of soil and groundwater samples was conducted in accordance with the MECP *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*. As described in Section 5.12, dedicated equipment was used where possible, and all non-dedicated equipment was decontaminated before and between sampling events. All soil and groundwater samples were transferred directly into laboratory-supplied containers. The laboratory containers were prepared by the laboratory with suitable preservative, as required. All samples were stored and transported under refrigerated conditions. Chain of custody protocols were maintained from the time of sampling to delivery to the analytical laboratory.

The field QA/QC program involved the collection of field duplicate soil and groundwater samples, and the use of a trip blank for each groundwater sampling event (when suitable). In addition to the controls listed above, the analytical laboratory employed method blanks, internal laboratory duplicates, surrogate spike samples, matrix spike samples, and standard reference materials.

A summary of the field duplicate samples analyzed and an interpretation of the efficacy of the QA/QC program is provided in the table below.

Table 5-5: Summary of QA/QC Results

Sample ID	QA/QC duplicate	Medium	Parameter Analyzed	QA/QC Result
Dup 1	BH103 SS4	Soil	Metals & ORPs	All results were within the analytical protocol criteria for RPD
Dup 2	BH105 SS2	Soil	PAHs	All results were within the analytical protocol criteria for RPD
Dup 3	BH105 SS2	Soil	PHCs, BTEX, VOCs	All results were within the analytical protocol criteria for RPD

Dup 4	BH105 SS3	Soil	OCPs	All results were within the analytical protocol criteria for RPD
DUP1	BH110	Groundwater	Metals & ORPs, PHCs, BTEX, VOCs, PAHs, OCPs	All results were within the analytical protocol criteria for RPD

Based on the interpretation of the laboratory results and the QA/QC program, it is the opinion of the QP that the laboratory analytical data can be relied upon.

All samples were handled in accordance with the MECP Analytical Protocol regarding sample holding time, preservation methods, storage requirements, and type of container.

SGS and BV routinely conducts internal QA/QC analyses in order to satisfy regulatory QA/QC requirements. The results of the SGS QA/QC analyses for the submitted soil samples are summarized in the laboratory Certificates of Analyses provided in Appendix D.

With respect to subsection 47(3) of O.Reg 153/04 (as amended), all certificates of analysis or analytical reports pursuant to clause 47(2) (b) of the regulation comply with subsection 47(3). A certificate of analysis has been received for each sample submitted for analysis and have been provided (in full) in Appendix D.

A review of the QA/QC sample results indicated that no issues were identified with respect to both the field collection methodology and the laboratory reporting. It is the opinion of the QP that the analytical data obtained are representative of the soil and groundwater conditions at the Phase Two Property for the purpose of assessing whether the soil and groundwater at the Phase Property meets the applicable MECP SCS.

6.0 Conclusions

This Supplementary Phase Two ESA involved that advancement of ten (10) boreholes and the collection of soil samples for analysis of metals and hydride forming metals.

Based on the results of the information gathered through the course of the investigation, DS presents the following conclusions:

- Between the previous investigations and this environmental investigation conducted for the Phase Two Property, antimony and arsenic impacts in soil were identified in the vicinity of BH105 to depths ranging from 1.5-2.1 mbgs and arsenic impact was identified in the vicinity of BH110 at a depth of 1.5-2.1 mbgs. The vertical extent of the arsenic and antimony impacts were found to be no deeper than 2.3 mbgs;
- The results of the chemical analyses conducted on groundwater samples indicate that the applicable Site Condition Standards for groundwater have been met;

- The change in land use from commercial to residential use does constitute a change to a more sensitive land use, and as such a Record of Site Condition will be required in accordance with O. Reg 153/04;
- The Arsenic and Antimony impacted soils were remediated through excavation and off-Site disposal by Green Infrastructure Partners Inc. The remedial excavation works commenced on November 17, 2022. Verification soil sampling was completed upon completion of the remedial works. The results of the confirmatory sampling indicated that the remaining soils met the MECP Table 3 SCS. Upon completion of the soil verification sampling it is the opinion of DS that a Record of Site Condition may be submitted.
- All monitoring wells should be decommissioned in accordance with O.Reg. 903 when no longer required.

6.1 Qualifications of the Assessors

Alice Gong, B.Sc

Ms. Gong is an Environmental Specialist with DS Consultants Ltd and holds a Bachelor's degree in Environmental Science from McMaster University and a Post Graduate Certificate in Environmental Management and Assessment from Niagara College. Alice has experience in conducting Phase One and Phase Two Environmental Site Assessments, data interpretation and reporting.

Mr. Patrick (Rick) Fioravanti, B.Sc., P.Geo., QP_{ESA}

Mr. Fioravanti is the Manager of Environmental Services with DS Consultants Limited. Patrick holds a Honours Bachelor of Science with distinction in Toxicology from the University of Guelph, and is a practicing member of the Association of Professional Geoscientists of Ontario (APGO). Patrick has over ten years of environmental consulting experience and has conducted and/or managed hundreds of projects in his professional experience. Patrick has extensive experience conducting Phase One and Phase Two Environmental Site Assessments in support of brownfields redevelopment in urban settings, and been involved in numerous remediation projects, supported many risk assessments, and successfully filed Records of Site Condition with the Ministry of Environment and Climate Change. He has conducted work across southern and eastern Ontario, and Quebec in his professional experience. Patrick is considered a Qualified Person to conduct Environmental Site Assessments as defined by Ontario Regulation 153/04 (as amended).

6.2 Signatures

This Supplementary Phase Two ESA was conducted under the supervision of Rick Fioravanti, B.Sc., P.Geo., QP$_{ESA}$ in accordance with the requirements of O.Reg. 153/04 (as amended). The findings and conclusions presented have been determined based on the information obtained at the time of the investigation, and on an assessment of the conditions of the Site at this time.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,

DS Consultants Ltd.

Prepared by:

Alice Gong, B.Sc
Environmental Specialist

Reviewed by:

Patrick Fioravanti, B.Sc., P.Geo., QP$_{ESA}$
Manager – Environmental Services

6.3 Limitations

This report was prepared for the sole use of the registered owner (2591260 Ontario Inc.) and the beneficial owner (Bayfield Realty Advisors Inc.) and is intended to provide an assessment of the environmental condition on the property located at Development Phase II: 1755 & 1805 Pickering Parkway, Pickering, Ontario. The information presented in this report is based on information collected during the completion of the Supplementary Phase Two Environmental Site Assessment by DS Consultants Ltd. The material in this report reflects DS' judgment in light of the information available at the time of report preparation. This report may not be relied upon by any other person or entity without the written authorization of DS Consultants Ltd. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this documents or findings, conclusions and recommendations represented herein, is at the sole risk of said users.

The conclusions drawn from the Supplementary Phase Two ESA were based on information at selected observation and sampling locations. Conditions between and beyond these locations may become apparent during future investigations or on-Site work, which could not be detected or anticipated at the time of this investigation. The sampling locations were chosen based upon a cursory historical search, visual observations and limited information provided by persons knowledgeable about past and current activities on this Site during the Supplementary Phase Two ESA activities. As such, DS Consultants Ltd. cannot be held responsible for environmental conditions at the Site that was not apparent from the available information.

7.0 References

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- *"Phase One Environmental Site Assessment, 1755 Pickering Parkway, Pickering, Ontario*" dated January 8, 2021, prepared for Pickering Ridge Lands Inc. c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc.
- *"Phase Two Environmental Site Assessment, 1755 and 1805 Pickering Parkway, Pickering, Ontario*" dated June 11, 2021, prepared for Pickering Ridge Lands Inc. c/o Bayfield Realty Advisors Inc., prepared by Terraprobe Inc.

Tables

Table 1: Summary of Monitoring Well Installation and Groundwater Data

Well ID			BH102	BH103	BH105	BH107	BH109	BH110	BH114	BH115	BH116
Installed By:			Terraprobe	Terraprobe	Terraprobe	Terraprobe	Terraprobe	Terraprobe	Terraprobe	Terraprobe	Terraprobe
Installation Date:			04-Mar-22	03-Mar-21	05-Mar-21	05-Mar-21	19-May-22	11-Mar-21	08-Mar-21	10-Mar-21	12-Mar-21
Well Status:			Active	Active	Active	Active	Active	Active	Active	Active	Active
EastUTM17			655185	655263	655271	655382	655329	655375	655556	655649	655742
NorthUTM17			4856122	4856198	4856098	4856065	4856249	4856149	4856169	4856217	4856301
Inner Diameter		mm	50	50	50	50	50	50	50	50	50
Surface Elevation		masl	89.30	85.40	88.00	88.70	85.70	85.70	85.10	85.60	86.30
Bottom of Concrete Seal/Top of Bentonite Seal		mbgs	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
		masl	89.00	85.10	87.70	88.40	85.40	85.40	84.80	85.30	86.00
Bottom of Bentonite Seal/Top of Sand Pack		mbgs	2.40	5.50	2.40	2.40	5.50	5.50	10.00	6.30	5.50
		masl	86.90	79.90	85.60	86.30	80.20	80.20	75.10	79.30	80.80
Top of Well Screen		mbgs	3.00	6.10	3.00	3.00	6.10	6.10	10.67	6.90	6.10
		masl	86.30	79.30	85.00	85.70	79.60	79.60	74.43	78.70	80.20
Well Screen Length		m	3.00	1.50	3.00	3.00	1.50	1.50	3.00	1.50	1.50
Bottom of Well Screen		mbgs	6.10	7.62	6.10	6.10	7.62	7.62	13.77	8.40	7.60
		masl	83.20	77.78	81.90	82.60	78.08	78.08	71.33	77.20	78.70
GW Monitoring											
19-Mar-21	Depth to GW	mbgs	2.40	4.50	4.00	1.40	3.10	2.60	1.60	1.80	2.10
	GW Elevation	masl	86.90	80.90	84.00	87.30	82.60	83.10	83.50	83.80	84.20

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 2: Summary of Soil Samples Submitted for Chemical Analysis

Borehole ID	Sample No.	Sample Depth (mbgs)	Soil Description	Parameter Analyzed	APEC Investigated
BH102	SS1	0-0.6	Gravelly sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,OCPs, PAHs	Soil Characterization
	SS2A	0.6-0.9	Gravelly sand	PHCs & BTEX, VOCs	
	SS2B	0.9-1.1	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
	SS3	1.5-2.1	Clayey Silt, trace sand	PHCs & BTEX, VOCs, PAHs	
	Dup 1	0-0.6	Gravelly sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH103	SS2	0.76-1.5	Reworked Native, Sand, some silt	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,PAHs	Soil Characterization
	SS3	1.5-2.1	Reworked Native, Sand, some silt	PHCs & BTEX, VOCs, OCPs	
	SS4	2.3-2.9	Silty Clay	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,PAHs	
	SS5	3.0-3.7	Silty Clay	PHCs & BTEX, VOCs, OCPs	
BH105	SS2	0.6-1.2	Reworked Native, silty sand	PHCs & BTEX, VOCs, PAHs	Soil Characterization
	SS3	1.5-2.1	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,OCPs	
	Dup 2	0.6-1.2	Reworked Native, silty sand	PAHs	
	Dup 3	0.6-1.2	Reworked Native, silty sand	PHCs & BTEX, VOCs	
	Dup 4	1.5-2.1	Clayey Silt, trace sand	OCPs	
BH110	SS2	0.76-1.4	Reworked Native, sandy silt	BTEX, OCPs	Soil Characterization
	SS3A	1.5-1.8	Reworked Native, clayey silt	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,OCPs, PHCs, BTEX, VOCs	
BH116	SS2	0.76-1.4	Reworked Native, sandy silt	PAHs	APEC 2
	SS3	1.5-2.1	Reworked Native, sandy silt	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
	SS4	2.3-2.9	Reworked Native, clayey silt	PHCs & BTEX, VOCs	
	SS5	3.0-3.7	Clayey Silt	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS, OCPs, PAHs	
	SS6	4.6-5.2	Sand and Silt	PHCs & BTEX, VOCs	
BH22-1	S2	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	Soil Characterization
BH22-2	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-3	S2	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-4	S2	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-5	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-6	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-7	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-8	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-9	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
BH22-10	S2A	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	
	Dup-1	1.5-2.2	Clayey Silt, trace sand	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS	

Table 3: Summary of Groundwater Samples Submitted for Chemical Analysis

Well ID	Well Screen Interval (masl)			Sample Date	Parameter Analyzed	APEC Investigated
BH102	83.10	-	86.70	8-Apr-21	Metals,PHCs, BTEX, VOCs, PAHs, OCPs	APEC 1
BH103	77.80	-	79.90	8-Apr-21	Metals,PHCs, BTEX, VOCs, PAHs, OCPs	APEC 2
BH105	81.90	-	85.60	8-Apr-21	Metals,PHCs, BTEX, VOCs, PAHs, OCPs	Groundwater Characterization
BH110	78.10	-	80.30	8-Apr-21	Metals,PHCs, BTEX, VOCs, PAHs, OCPs	Groundwater Characterization
BH116	78.70	-	80.80	8-Apr-21	Metals,PHCs, BTEX, VOCs, PAHs, OCPs	APEC 3

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 4: Summary of APECs Investigated

APEC	Description	COPCs	Media	Boreholes Within APEC	Samples Analysed	Parameter Analyzed
APEC-1	Seasonal application of de-icing salts for safety purposes.	EC,SAR	Soil	BH102	SS1	Metals, As, Sb, Se, CN-, Hg, Cr(VI), B-HWS,OCPs, PAHs
					SS2A	PHCs & BTEX, VOCs
					SS2B	Metals, As, Sb, Se, CN-, Hg, Cr(VI), B-HWS
					SS3	PHCs & BTEX, VOCs, PAHs
		Na, Cl-	Groundwater	BH102	BH102	Metals, PHCs, BTEX, VOCs, PAHs, OCPs
APEC-2	A fuel storage tank and an off-site waste generator located at 1735 Pickering Parkway. This AEPC includes a north section of the Property.	PHCs, VOCs, BTEX, Metals	Soil	BH103	SS2	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,PAHs
					SS3	PHCs & BTEX, VOCs, OCPs
					SS4	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS,PAHs
					SS5	PHCs & BTEX, VOCs, OCPs
					Dup 1	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS
			Groundwater	BH103	BH103	Metals,PHCs, BTEX, VOCs, PAHs, OCPs
APEC-3	Seasonal application of de-icing salts for safety purposes.	EC,SAR	Soil	BH116	SS2	PAHs
					SS3	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS
					SS4	PHCs & BTEX, VOCs
					SS5	PAHs
					SS6	PHCs & BTEX, VOCs
		Na, Cl-	Groundwater	BH116	BH116	Metals, PHCs, BTEX, VOCs, PAHs
APEC-4	Seasonal application of de-icing salts for safety purposes.	EC,SAR	Soil	BH116	SS2	PAHs
					SS3	Metals, As, Sb, Se, CN-, Hg, Cr(VI),B-HWS
					SS4	PHCs & BTEX, VOCs
					SS5	PAHs
					SS6	PHCs & BTEX, VOCs
		Na, Cl-	Groundwater	BH116	BH116	Metals, PHCs, BTEX, VOCs, PAHs

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section

Table 5: Summary of Metals and Hydride Metals in Soil

Parameter	MECP Table 3 SCS	BH116/SS3	BH116/SS5	BH102 SS1	BH102 SS2B	BH103/SS2	BH103/SS4	BH105 SS3	BH105 SS4	BH106 SS3	BH107/SS2	BH108 SS2	BH110 SS3	BH110 SS4	BH111 SS2	BH112 SS3	DUP 1 (BH103 SS4)	BH22-1/S2	BH22-2/S2A	BH22-3/S2	BH22-4/S2	BH22-5/S2A	BH22-6/S2A	BH22-7/S2A	BH22-8/S2A	BH22-9/S2A	BH22-10/S2A	DUP-1 (BH22-10/S2A)
Date of Collection		12-Mar-21	12-Mar-21	04-Mar-21	04-Mar-21	12-Mar-21	12-Mar-21	05-Mar-21	05-Mar-21	07-Apr-21	07-Apr-21	07-Apr-21	11-Mar-21	07-Apr-21	07-Apr-21	07-Apr-21	12-Mar-21	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22	18-Aug-22
Date Reported		21-Mar-21	21-Mar-21	21-Mar-21	21-Mar-21	21-Mar-21	21-Mar-21	12-Mar-21	12-Mar-21	14-Apr-21	14-Apr-21	14-Apr-21	18-Mar-21	14-Apr-21	14-Apr-21	14-Apr-21	19-Mar-21	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22	25-Aug-22
Sampling Depth (mbgs)		1.5-2.1	3.0-3.7	0-0.6	1.1-1.4	0.76-1.5	2.3-2.9	1.5-2.1	2.3-2.9	1.5-2.1	0.8-1.4	0.8-1.4	1.5-2.1	3.0-3.6	0.8-1.4	1.5-2.1	2.3-2.9	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2	1.5-2.2
Lytical Report Reference No.		CA15906-MAR21	CA15906-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA14846-APR21	CA15908-MAR21	CA14155-APR21	CA14155-APR21	CA14155-APR21	CA14155-APR21	CA15908-MAR21	CA14155-APR21	CA14155-APR21	CA14155-APR21	CA15907-MAR21	C2N7163/TMR054	C2N7163/TMR055	C2N7163/TMR056	C2N7163/TMR057	C2N7163/TMR058	C2N7163/TMR059	C2N7163/TMR060	C2N7163/TMR061	C2N7163/TMR062	C2N7163/TMR063	C2N7163/TMR064
Antimony	7.5	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	**15**	<0.8	<0.8	<0.8	<0.8	6.3	<0.8	<0.8	<0.8	<0.8	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.26	<0.20	<0.20	<0.20
Arsenic	18	4.5	8.6	12	7.9	2.6	6.1	**160D**	3.5	1.2	1.8	1.2	**710**	1.2	4.5	3.2	3.4	2.3	1.1	2	1.5	<1.0	2.2	1.6	2	<1.0	1.9	5.3
Barium	390	110	100	68	99	8.6	75	83	-	-	-	-	37	-	-	-	86	170	39	100	110	19	85	120	86	35	140	110
Beryllium	5	0.62	0.35	0.32	0.38	0.65	0.38	0.3	-	-	-	-	0.18	-	-	-	0.33	0.78	0.28	0.51	0.42	<0.20	0.56	0.9	0.46	<0.20	0.52	0.56
Cadmium	1.2	0.38	0.08	0.07	0.07	0.05	0.08	0.02	-	-	-	-	0.1	-	-	-	0.04	0.14	<0.10	<0.10	<0.10	<0.10	0.11	0.15	0.11	<0.10	<0.10	0.14
Chromium	160	21	15	12	15	4.2	15	14	-	-	-	-	6	-	-	-	14	29	11	21	18	6.5	21	32	18	7.8	22	20
Chromium VI	10	-	-	-	-	-	<0.2	<0.2	-	-	-	-	<0.2	-	-	-	<0.2	-	-	-	-	-	-	-	-	-	-	-
Cobalt	22	7.9	5.4	5.5	8.5	1.5	6.3	5.1	-	-	-	-	1.9	-	-	-	5.6	11	3.8	7.7	7	2.1	8.7	12	6.7	1.8	7.8	8.3
Copper	180	16	12	11	14	3.1	16	11	-	-	-	-	4.5	-	-	-	11	23	7.3	16	14	4.2	19	21	15	9.1	20	18
Lead	120	11	5.2	5.6	7.5	2.5	7.6	3.4	-	-	-	-	3.9	-	-	-	3.9	9.1	3.8	6.1	4.7	2.2	8.9	14	7.2	3.7	8.4	8.7
Molybdenum	6.9	0.3	0.1	0.3	0.4	0.1	0.3	0.1	-	-	-	-	0.1	-	-	-	0.1	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.1
Mercury	1.8	-	-	-	-	-	<0.05	<0.05	-	-	-	-	<0.05	-	-	-	<0.05	-	-	-	-	-	-	-	-	-	-	-
Nickel	130	15	11	12	19	3.2	14	11	-	-	-	-	4.3	-	-	-	11	24	7.9	16	14	4.1	18	26	15	4.2	17	18
Selenium	2.4	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Silver	25	0.08	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	-	-	-	-	<0.05	-	-	-	<0.05	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Thallium	1	0.16	0.13	0.13	0.19	0.03	0.16	0.09	-	-	-	-	0.04	-	-	-	0.1	0.25	0.071	0.13	0.13	<0.050	0.14	0.22	0.13	<0.050	0.16	0.15
Vanadium	86	30	21	18	22	9	21	23	-	-	-	-	10	-	-	-	25	44	19	34	32	15	33	45	29	11	31	32
Zinc	340	61	36	29	34	9.3	37	27	-	-	-	-	19	-	-	-	29	63	18	40	35	11	43	66	37	24	45	44
pH (All Units)	NA	7.7	7.2	8.2	7.98	8	7.7	-	-	-	-	-	7.84	-	-	-	7.73	-	-	-	-	-	-	-	-	-	-	-
Boron (Total)	120	4	6	5	6	2	6	2	-	-	-	-	1	-	-	-	3	11	<5.0	5.9	<5.0	<5.0	7.4	7.1	6.4	<5.0	8.6	7.4
Uranium	23	0.54	0.41	0.46	0.59	0.22	0.93	0.37	-	-	-	-	0.38	-	-	-	0.44	0.56	0.4	0.53	0.49	0.34	0.51	0.58	0.5	0.4	0.49	0.53

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section

Table 6: Summary of PHCs in Soil

Parameter	MECP Table 3 SCS	BH116/SS4	BH116/SS6	BH102/SS2A	BH102/SS3	BH103/SS3	BH103/SS5	BH105/SS2	DUP 3 (BH105/SS2)	BH110/SS3
Date of Collection		12-Mar-21	12-Mar-21	12-Mar-21	12-Mar-21	12-Mar-21	12-Mar-21	05-Mar-21	05-Mar-21	11-Mar-21
Date Reported		19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	12-Mar-21	12-Mar-21	19-Mar-21
Sampling Depth (mbgs)		2.3-2.9	4.6-5.2	0.6-0.9	1.5-2.1	1.8-2.1	3-3.6	0.8-1.4	0.8-1.4	1.5-2.1
Analytical Report Reference No.		CA15906-MAR21	CA15906-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15908-MAR21
F1 (C6-C10) -BTEX	65	<10	<10	<10	<10	<10	<10	<10	<10	<10
F2 (C10-C16)	150	<10	38	<10	<10	<10	<10	<10	<10	<10
F3 (C16-C34)	1300	<50	168	<50	<50	<50	<50	<50	<50	<50
F4 (C34-C50)	5600	<50	58	77	<50	<50	55	<50	64	<50

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 7: Summary of VOCs in Soil

Parameter	MECP Table 3 SCS	BH116/SS4	BH116/SS6	BH102/SS2A	BH102/SS3	BH103/SS3	BH103/SS5	DUP 3 (BH103/SS5)	BH105/SS2	BH110/SS3
Date of Collection		12-Mar-21	12-Mar-21	04-Mar-21	04-Mar-21	12-Mar-21	12-Mar-21	05-Mar-21	05-Mar-21	05-Mar-21
Date Reported		19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21	19-Mar-21
Sampling Depth (mbgs)		2.3-2.9	4.6-5.2	0.6-0.9	1.5-2.1	1.8-2.1	3.0-3.7	3.0-3.7	0.4-1.2	1.5-2.1
Analytical Report Reference No.		CA15906-MAR21	CA15906-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15908-MAR21	CA15908-MAR21	CA15908-MAR21
Benzene	0.17	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylene	25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	28	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Bromodichloromethane	13	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	0.26	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromomethane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	0.12	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	2.7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	9.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chloroform	0.18	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	4.3	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	6	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	0.097	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	9.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	11	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichloroethane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethylene	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
cis-1,2-Dichloroethylene	30	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
trans-1,2-Dichloroethylene	0.75	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride (Dichlorometha	0.96	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichloropropane	0.085	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropane	0.083	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Hexane (n-Hexane)	34	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone (MEK)	44	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Methyl Isobutyl Ketone (MIBK)	4.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Methyl tert-butyl ether (MTBE)	1.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	2.2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	2.3	<0.05	0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1-Trichloroethane	3.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichloroethylene	0.52	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	5.8	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	0.022	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 8: Summary of PAHs in Soil

Parameter	MECP Table 3 SCS	BH116/SS2	BH116/SS5	BH102/SS1	BH102/SS3	BH103/SS2	BH103/SS4	DUP 2 (BH105/SS2)	BH105/SS2	BH110/SS2
Date of Collection		18-May-22	18-May-22	18-May-22	18-May-22	18-May-22	26-May-22	05-Mar-21	26-May-22	26-May-22
Date Reported		02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22	02-Jun-22
Sampling Depth (mbgs)		0.8-1.4	4.6-5.2	0.0-0.6	0-0.6	0-0.6	0-0.6	0-0.6	0-0.6	0-0.6
Analytical Report Reference No.		CA15906-MAR21	CA15906-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15908-MAR21
Acenaphthene	58	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Acenaphthylene	0.17	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Anthracene	0.74	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Benzo(a)anthracene	0.63	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Benzo(a)pyrene	0.3	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Benzo(b/j)fluoranthene	0.78	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Benzo(g,h,i)perylene	7.8	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Benzo(k)fluoranthene	0.78	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Chrysene	7.8	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Dibenzo(a,h)anthracene	0.1	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Fluoranthene	0.69	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Fluorene	69	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Indeno(1,2,3-cd)pyrene	0.48	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
1+2-Methylnaphthalene	3.4	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071	<0.0071
Naphthalene	0.75	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Phenanthrene	7.8	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050
Pyrene	78	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 9: Summary of OCPs in Soil

Parameter	MECP Table 3 SCS	BH102/SS1	BH103/SS3	BH103/SS5	Dup 4 (BH105/SS3)	BH105/SS3	BH110/SS2
Date of Collection		04-Mar-21	12-Mar-21	12-Mar-21	05-Mar-21	05-Mar-21	11-Mar-21
Date Reported		11-Mar-21	19-Mar-21	19-Mar-21	11-Mar-21	11-Mar-21	19-Mar-21
Screen Interval (mbgs)		0-0.6	1.5-2.1	3-3.7	3-3.7	1.5-2.1	0.76-1.4
Analytical Report Reference No.		CA15907-MAR21	CA15907-MAR21	CA15907-MAR21	CA15908-MAR21	CA15908-MAR21	CA15908-MAR21
Aldrin	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total Chlordane	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total DDD	3.3	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total DDE	0.33	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total DDT	1.4	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dieldrin	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total Endosulfan	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Endrin	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Heptachlor	0.15	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Heptachlor epoxide	0.05	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachlorobenzene	0.52	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachlorobutadiene	0.014	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
gamma-Hexachlorocyclohexane (Lindane)	0.063	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachloroethane	0.071	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Methoxychlor	0.13	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 10: Summary of Metals in Groundwater

Parameter	MECP Table 3 SCS	BH102	BH103	BH105	BH110	BH116	DUP1 (BH110)
Date of Collection		8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21
Date Reported		15-Jul-21	15-Jul-21	15-Jul-21	15-Jul-21	15-Jul-21	15-Jul-21
Screen Interval (mbgs)		2.5-6.1	5.5-7.6	2.4-6.1	5.4-7.6	5.5-7.6	2.5-6.1
Analytical Report Reference No.		CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21
Antimony	20000	<0.9	<0.9	<0.9	<0.9	<0.9	<0.50
Arsenic	1900	0.8	1.4	0.5	2.1	0.9	<1.0
Barium	29000	2200	22.1	990	6700	380	6700
Beryllium	67	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
Boron	45000	38	129	33	261	68	252
Cadmium	2.7	0.037	0.007	0.03	0.015	0.007	0.005
Chromium	810	0.82	0.37	1.24	1.08	0.33	0.96
Cobalt	66	3.74	0.102	0.676	0.723	0.496	0.703
Copper	87	2.4	1.4	2	0.6	1.2	0.7
Lead	25	0.05	0.16	0.12	0.08	0.02	0.05
Molybdenum	9200	10.1	13.2	0.27	0.66	1.12	0.36
Nickel	490	9.3	0.5	3	1.1	1.5	1
Selenium	63	0.52	0.09	0.24	0.16	0.07	0.21
Silver	1.5	<0.05	<0.05	0.071	<0.05	<0.05	<0.05
Thallium	510	<0.005	<0.005	0.019	<0.005	<0.005	<0.005
Uranium	420	5.95	0.626	1.01	0.087	0.376	0.076
Vanadium	250	0.77	0.98	0.79	0.56	0.3	0.5
Zinc	1100	5	3	4	6	3	7

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section

Table 11: Summary of PHCs in Groundwater

Parameter	MECP Table 3 SCS	BH102	BH103	BH105	BH110	BH116	DUP1 (BH110)
Date of Collection		8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21
Date Reported		15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21
Screen Interval (mbgs)		2.5-6.1	5.5-7.6	2.4-6.1	5.4-7.6	5.5-7.6	2.5-6.1
Analytical Report Reference No.		CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21
F1 (C6 to C10) minus BTEX	750	< 25	< 25	< 25	< 25	< 25	< 25
F2 (C10 to C16)	150	<100	<100	<100	<100	<100	<100
F3 (C16 to C34)	500	<200	<200	316.	<200	<200	<200
F4 (C34 to C50) minus PAHs	500	<200	<200	<200	<200	<200	<200

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 12: Summary of VOCs in Groundwater

Parameter	MECP Table 3 SCS	BH102	BH103	BH105	BH110	BH116	DUP1	Trip Blank
Date of Collection		8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21
Date Reported		15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21
Screen Interval (mbgs)		2.5-6.1	5.5-7.6	2.4-6.1	5.4-7.6	5.5-7.6	2.5-6.1	-
Analytical Report Reference No.		CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21
Acetone	130000	<30	<30	<30	<30	<30	<30	<30
Bromodichloromethane	85000	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Bromoform	770	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Bromomethane	56	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Carbon Tetrachloride	8.4	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorobenzene	630	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dibromochloromethane	82000	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chloroform	22	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylene Dibromide	0.83	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
1,2-Dichlorobenzene	9600	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,3-Dichlorobenzene	9600	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,4-Dichlorobenzene	67	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dichlorodiffluoromethane	4400	<2	<2	<2	<2	<2	<2	<2
1,1-Dichloroethane	3100	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,2-Dichloroethane	12	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,1-Dichloroethylene	17	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Cis-1,2-Dichloroethylene	1.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Trans-1,2-Dichloroethylene	1.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Methylene Chloride	610	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,2-Dichloropropane	140	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,3-Dichloropropane	45	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Hexane(n)	51	<1	<1	<1	<1	<1	<1	<1
Methyl Ethyl Ketone	470000	<20	<20	<20	<20	<20	<20	<20
Methyl Isobutyl Ketone	140000	<20	<20	<20	<20	<20	<20	<20
Methyl-t-Butyl Ether	190	<2	<2	<2	<2	<2	<2	<2
Styrene	9100	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,1,2-Tetrachloroethane	28	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,2,2-Tetrachloroethane	15	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Tetrachloroethylene	17	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,1-Trichloroethane	6700	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,2-Trichloroethane	6700	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Trichloroethylene	17	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Trichlorofluoromethane	2500	<5	<5	<5	<5	<5	<5	<5
Vinyl Chloride	1.7	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Benzene	430	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Toluene	18000	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	2300	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Xylene	4200	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 13: Summary of PAHs in Groundwater

Parameter	MECP Table 3 SCS	BH102	BH103	BH105	BH110	BH116	DUP1
Date of Collection		8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21
Date Reported		15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21
Screen Interval (mbgs)		2.5-6.1	5.5-7.6	2.4-6.1	5.4-7.6	5.5-7.6	2.5-6.1
Analytical Report Reference No.		CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21
Acenaphthene	1700	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	1.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	2.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene	4.7	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene	0.81	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Benzo(b/j)fluoranthene	0.75	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(ghi)perylene	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Benzo(k)fluoranthene	0.4	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	0.52	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	130	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	400	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
2- and 1- Methylnaphthalene	2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	6400	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	580	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene	68	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 14: Summary of OCPs in Groundwater

Parameter	MECP Table 3 SCS	BH102	BH103	BH105	BH110	BH116	DUP1
Date of Collection		8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21	8-Apr-21
Date Reported		15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21	15-Apr-21
Screen Interval (mbgs)		2.5-6.1	5.5-7.6	2.4-6.1	5.4-7.6	5.5-7.6	2.5-6.1
Analytical Report Reference No.		CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21	CA14237-APR21
Aldrin	8.5	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total Chlordane	28	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Total DDD	45	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Total DDE	20	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total DDT	2.8	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dieldrin	0.75	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
gamma-BHC	1.2	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total Endosulfan	1.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Endrin	0.48	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor	2.5	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Heptachlor epoxide	0.048	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachlorobenzene	3.1	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachlorobutadiene	4.5	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Hexachloroethane	200	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Methoxychlor	6.5	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section.

Table 15: Summary of Maximum Concentrations in Soil

	Parameter	Standard	Maximum Concentration	Location
Metals and ORPs	Antimony	7.5	**15**	BH105 SS3
	Arsenic	18	**1600**	BH105 SS3
	Barium	390	170	BH22-1/S2
	Beryllium	5	0.9	BH22-7/S2A
	Cadmium	1.2	0.38	BH116/SS3
	Chromium	160	32	BH22-7/S2A
	Chromium VI	10	-	All Samples
	Cobalt	22	12	BH22-7/S2A
	Copper	180	23	BH22-1/S2
	Lead	120	14	BH22-7/S2A
	Molybdenum	6.9	1.1	DUP-1(BH22-10/S2A)
	Mercury	1.8	-	All Samples
	Nickel	130	26	BH22-7/S2A
	Selenium	2.4	<0.7	All Samples
	Silver	25	0.08	BH116/SS3
	Thallium	1	0.25	BH22-1/S2
	Vanadium	86	45	BH22-7/S2A
	Zinc	340	66	BH22-7/S2A
	pH (pH Units)	NA	8.2	BH102 SS1
	Boron (Total)	120	11	BH22-1/S2
	Uranium	23	0.93	BH103/SS4
PHCs	F1 (C6-C10) -BTEX	65	<10	All Samples
	F2 (C10-C16)	150	38	BH116/SS6
	F3 (C16-C34)	1300	168	BH116/SS6
	F4 (C34-C50)	5600	77	BH102/SS2A
VOCs	Carbon Tetrachloride	0.12	<0.05	All Samples
	Chlorobenzene	2.7	<0.05	All Samples
	Dibromochloromethane	9.4	<0.05	All Samples
	Chloroform	0.18	<0.05	All Samples
	Ethylene Dibromide	0.05	<0.05	All Samples
	1,2-Dichlorobenzene	4.3	<0.05	All Samples
	1,3-Dichlorobenzene	6	<0.05	All Samples
	1,4-Dichlorobenzene	0.097	<0.05	All Samples
	Dibromochloromethane	9.4	<0.05	All Samples
	1,1-Dichloroethane	11	<0.05	All Samples
	1,2-Dichloroethane	0.05	<0.05	All Samples
	1,1-Dichloroethylene	0.05	<0.05	All Samples
	cis-1,2-Dichloroethylene	30	<0.05	All Samples
	trans-1,2-Dichloroethylene	0.75	<0.05	All Samples
	Methylene Chloride (Dichloromethane)	0.96	<0.05	All Samples
	1,2-Dichloropropane	0.085	<0.05	All Samples
	1,3-Dichloropropane	0.083	<0.05	All Samples
	Hexane (n-Hexane)	34	<0.05	All Samples
	Methyl Ethyl Ketone (MEK)	44	<0.5	All Samples
	Methyl Isobutyl Ketone (MIBK)	4.3	<0.5	All Samples

Table 15: Summary of Maximum Concentrations in Soil

Parameter		Standard	Maximum Concentration	Location
VOCs	Methyl tert-butyl ether (MTBE)	1.4	<0.05	All Samples
	Styrene	2.2	<0.05	All Samples
	1,1,1,2-Tetrachloroethane	0.05	<0.05	All Samples
	1,1,2,2-Tetrachloroethane	0.05	<0.05	All Samples
	Tetrachloroethylene	2.3	0.1	BH116/SS6
	1,1,1-Trichloroethane	3.4	<0.05	All Samples
	1,1,2-Trichloroethane	0.05	<0.05	All Samples
	Trichloroethylene	0.52	<0.05	All Samples
	Trichlorofluoromethane	5.8	<0.05	All Samples
	Vinyl Chloride	0.022	<0.02	All Samples
PAHs	Acenaphthene	58	<0.0050	All Samples
	Acenaphthylene	0.17	<0.0050	All Samples
	Anthracene	0.74	<0.0050	All Samples
	Benzo(a)anthracene	0.63	<0.0050	All Samples
	Benzo(a)pyrene	0.3	<0.0050	All Samples
	Benzo(b/j)fluoranthene	0.78	<0.0050	All Samples
	Benzo(g,h,i)perylene	7.8	<0.0050	All Samples
	Benzo(k)fluoranthene	0.78	<0.0050	All Samples
	Chrysene	7.8	<0.0050	All Samples
	Dibenzo(a,h)anthracene	0.1	<0.0050	All Samples
	Fluoranthene	0.69	<0.0050	All Samples
	Fluorene	69	<0.0050	All Samples
	Indeno(1,2,3-cd)pyrene	0.48	<0.0050	All Samples
	1+2-Methylnaphthalene	3.4	<0.0071	All Samples
	Naphthalene	0.75	<0.0050	All Samples
	Phenanthrene	7.8	<0.0050	All Samples
	Pyrene	78	<0.0050	All Samples
OCPs	Aldrin	0.05	<0.05	All Samples
	Total Chlordane	0.05	<0.05	All Samples
	Total DDD	3.3	<0.05	All Samples
	Total DDE	0.33	<0.05	All Samples
	Total DDT	1.4	<0.05	All Samples
	Dieldrin	0.05	<0.05	All Samples
	Total Endosulfan	0.04	<0.04	All Samples
	Endrin	0.04	<0.04	All Samples
	Heptachlor	0.15	<0.01	All Samples
	Heptachlor epoxide	0.05	<0.01	All Samples
	Hexachlorobenzene	0.52	<0.01	All Samples
	Hexachlorobutadiene	0.014	<0.01	All Samples
	gamma-Hexachlorocyclohexane (Lindane)	0.063	<0.01	All Samples
	Hexachloroethane	0.071	<0.01	All Samples
	Methoxychlor	0.13	<0.05	All Samples

Table 16: Summary of Maximum Concentrations in Groundwater

	Parameter	Standard	Maximum Concentration	Location
Metals and ORPs	Antimony	20000	<0.9	All Samples
	Arsenic	1900	2.1	BH110
	Barium	29000	6700	BH110
	Beryllium	67	<0.007	All Samples
	Boron	45000	261	BH110
	Cadmium	2.7	0.037	BH102
	Chromium	810	1.24	BH105
	Cobalt	66	3.74	BH102
	Copper	87	2.4	BH102
	Lead	25	0.16	BH103
	Molybdenum	9200	13.2	BH103
	Nickel	490	9.3	BH102
	Selenium	63	0.52	BH102
	Silver	1.5	0.071	BH105
	Thallium	510	0.019	BH105
	Uranium	420	5.95	BH102
	Vanadium	250	0.98	BH103
	Zinc	1100	7	DUP1(BH110)
PHCs	F1 (C6 to C10) minus BTEX	750	< 25	All Samples
	F2 (C10 to C16)	150	<100	All Samples
	F3 (C16 to C34)	500	316	All Samples
	F4 (C34 to C50) minus PAHs	500	<200	All Samples
VOCs	Acetone	130000	<30	All Samples
	Bromodichloromethane	85000	<0.5	All Samples
	Bromoform	770	<0.5	All Samples
	Bromomethane	56	<0.5	All Samples
	Carbon Tetrachloride	8.4	<0.2	All Samples
	Chlorobenzene	630	<0.5	All Samples
	Dibromochloromethane	82000	<0.5	All Samples
	Chloroform	22	<0.5	All Samples
	Ethylene Dibromide	0.83	<0.2	All Samples
	1,2-Dichlorobenzene	9600	<0.5	All Samples
	1,3-Dichlorobenzene	9600	<0.5	All Samples
	1,4-Dichlorobenzene	67	<0.5	All Samples
	Dichlorodiffluoromethane	4400	<2	All Samples
	1,1-Dichloroethane	3100	<0.5	All Samples
	1,2-Dichloroethane	12	<0.5	All Samples
	1,1-Dichloroethylene	17	<0.5	All Samples
	Cis-1,2-Dichloroethylene	1.6	<0.5	All Samples
	Trans-1,2-Dichloroethylene	1.6	<0.5	All Samples
	Methylene Chloride	610	<0.5	All Samples
	1,2-Dichloropropane	140	<0.5	All Samples
	1,3-Dichloropropane	45	<0.5	All Samples
	Hexane(n)	51	<1	All Samples
	Methyl Ethyl Ketone	470000	<20	All Samples

Table 16: Summary of Maximum Concentrations in Groundwater

	Parameter	Standard	Maximum Concentration	Location
VOCs	Methyl Isobutyl Ketone	140000	<20	All Samples
	Methyl-t-Butyl Ether	190	<2	All Samples
	Styrene	9100	<0.5	All Samples
	1,1,1,2-Tetrachloroethane	28	<0.5	All Samples
	1,1,2,2-Tetrachloroethane	15	<0.5	All Samples
	Tetrachloroethylene	17	<0.5	All Samples
	1,1,1-Trichloroethane	6700	<0.5	All Samples
	1,1,2-Trichloroethane	6700	<0.5	All Samples
	Trichloroethylene	17	<0.5	All Samples
	Trichlorofluoromethane	2500	<5	All Samples
	Vinyl Chloride	1.7	<0.2	All Samples
	Benzene	430	0.5	Trip Blank
	Toluene	18000	<0.5	All Samples
	Ethylbenzene	2300	<0.5	All Samples
	Xylene	4200	<0.5	All Samples
PAHs	Acenaphthene	1700	<0.1	All Samples
	Acenaphthylene	1.8	<0.1	All Samples
	Anthracene	2.4	<0.1	All Samples
	Benzo(a)anthracene	4.7	<0.1	All Samples
	Benzo(a)pyrene	0.81	<0.01	All Samples
	Benzo(b/j)fluoranthene	0.75	<0.1	All Samples
	Benzo(ghi)perylene	0.2	<0.2	All Samples
	Benzo(k)fluoranthene	0.4	<0.1	All Samples
	Chrysene	1	<0.1	All Samples
	Dibenzo(a,h)anthracene	0.52	<0.1	All Samples
	Fluoranthene	130	<0.1	All Samples
	Fluorene	400	<0.1	All Samples
	Indeno(1,2,3-cd)pyrene	0.2	<0.2	All Samples
	2- and 1- Methylnaphthalene	2	<0.5	All Samples
	Naphthalene	6400	<0.5	All Samples
	Phenanthrene	580	<0.1	All Samples
	Pyrene	68	<0.1	All Samples
OCPs	Aldrin	8.5	<0.01	All Samples
	Total Chlordane	28	<0.02	All Samples
	Total DDD	45	<0.05	All Samples
	Total DDE	20	<0.01	All Samples
	Total DDT	2.8	<0.05	All Samples
	Dieldrin	0.75	<0.01	All Samples
	gamma-BHC	1.2	<0.01	All Samples
	Total Endosulfan	1.5	<0.05	All Samples
	Endrin	0.48	<0.05	All Samples
	Heptachlor	2.5	<0.01	All Samples
	Heptachlor epoxide	0.048	<0.01	All Samples
	Hexachlorobenzene	3.1	<0.01	All Samples
	Hexachlorobutadiene	4.5	<0.01	All Samples
OCPs	Hexachloroethane	200	<0.01	All Samples
	Methoxychlor	6.5	<0.01	All Samples

For Table Notes see Notes for Soil and Groundwater Summary Tables, included at the end of this Section

Notes for Soil and Groundwater Summary Tables

	For soil and groundwater analytical results, concentration exceeds the applicable Standards.
	For soil and groundwater analytical results, laboratory detection limits exceed the applicable Standards.
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
masl	Meters above sea level
MECP Table 3 SCS	Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition as contained in Table 3 of the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", published by the MECP on April 15, 2011.
mbgs	Meters below ground surface
NM	Not Monitored
NA	Not Available
OCPs	Organochlorine Pesticides
PAH	Polyaromatic Hydrocarbon
PHC	Petroleum Hydrocarbon
VOCs	Volatile Organic Compounds
Units	Units for all soil analyses are in µg/g (ppm) unless otherwise indicated
Units	Units for all groundwater analyses are in µg/L (ppb) unless otherwise indicated

Figures

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 1 - Site Location Plan.qgs Jan-16 15:29

Legend

Phase Two Property Boundary

DS CONSULTANTS LTD.
6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering ON

Title: **SITE LOCATION PLAN**

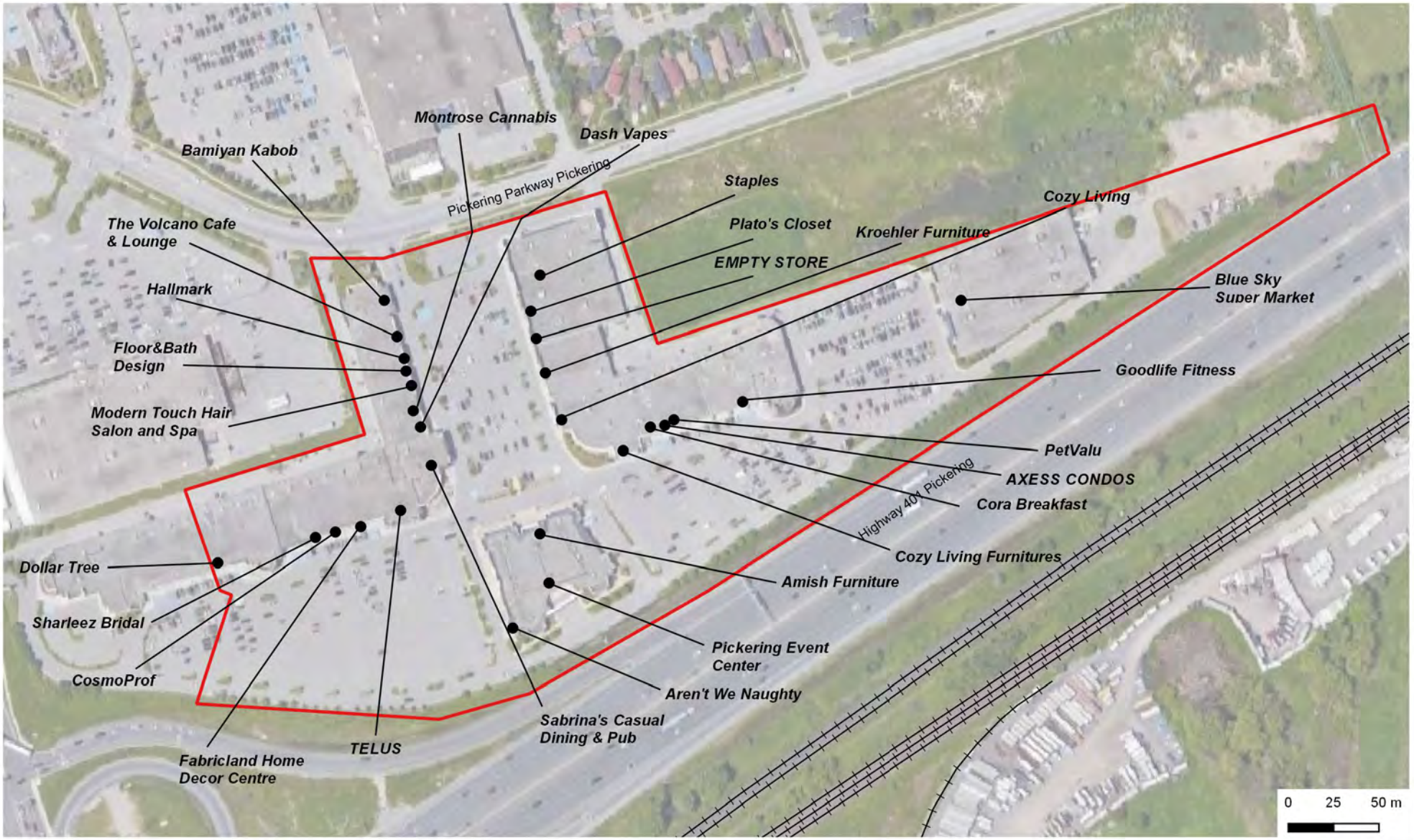
N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y / P.P.	January 2023
Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 1

Image/Map Source: *Google Street Map*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 2 - Phase Two Property Site Plan.qgs Mar-13 13:45



Legend

Phase Two Property Boundary

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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering ON

Title: **PHASE ONE PROPERTY SITE PLAN**

N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y / P.P.	March 2023
Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 2

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 3 - Phase Two Study Area.qgs Jan-16 15:26

Legend

- Phase Two Property Boundary
- 250m Buffer
- Commercial Use
- Community Use
- Parkland Use
- Residential Use

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 Pickering Parkway, Pickering ON

Title: **PHASE ONE PROPERTY SITE PLAN**

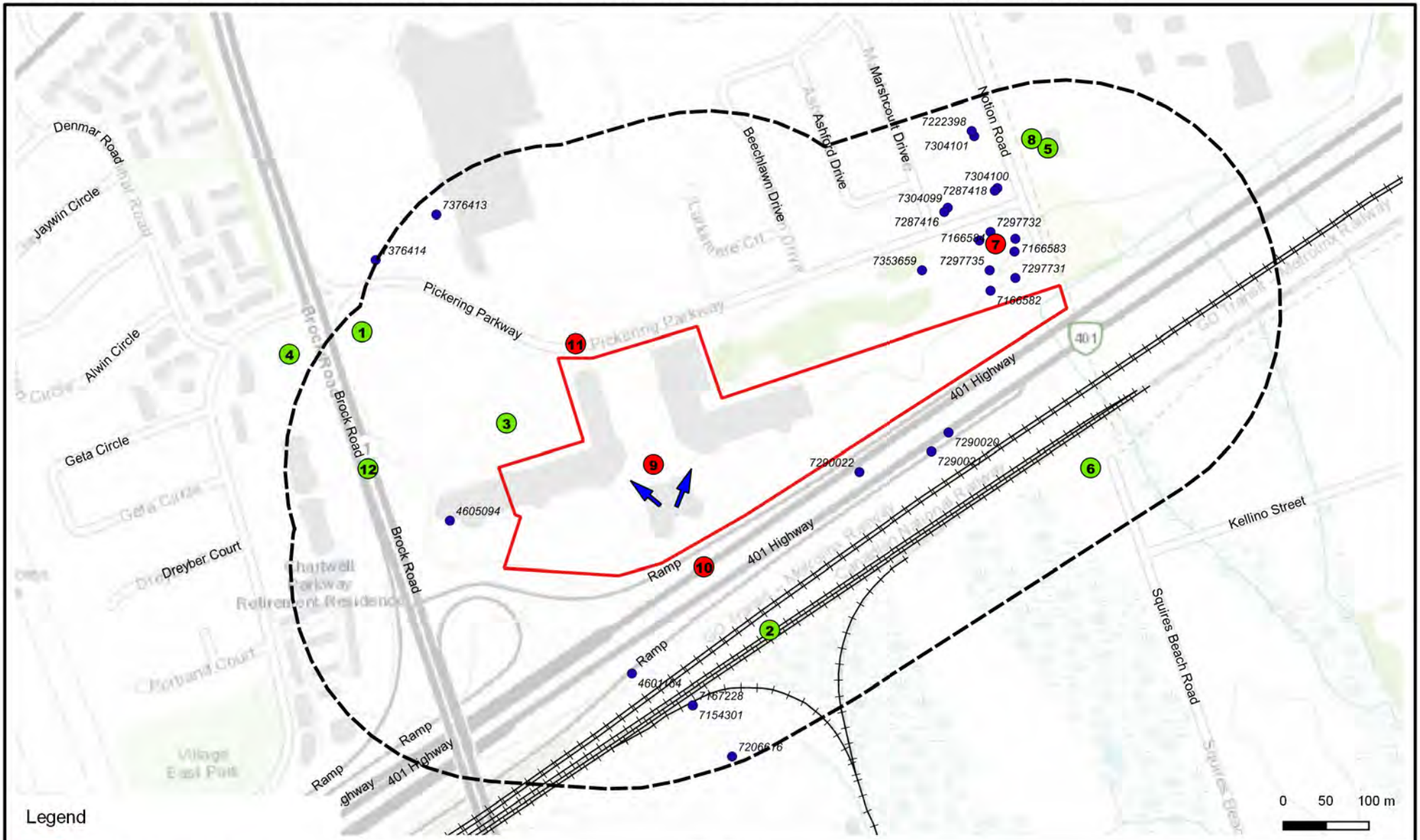
N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	P.P.	January 2023
Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 3

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 4 - PCAs within Phase One Study Area.qgs Mar-14 08:38



Legend

- Phase Two Property Boundary
- 250m Buffer
- PCA Not Contributing to APEC
- PCA Contributing to APEC
- Groundwater Flow Direction
- Registered Water Well (MECP WWR)

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 Pickering Parkway, Pickering ON

Title: **PCAs WITHIN PHASE ONE STUDY AREA**

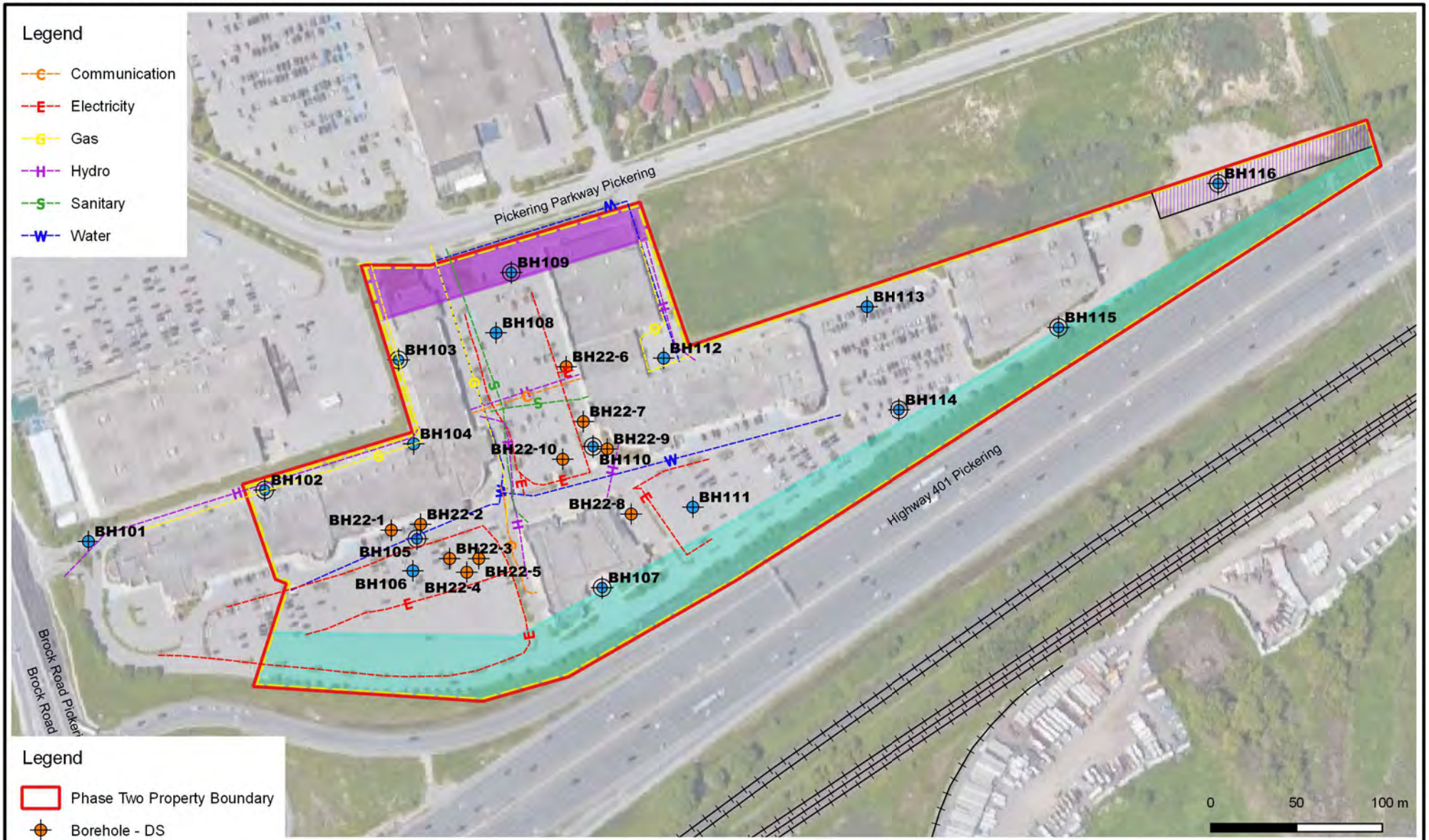
N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	P.P.	March 2023
Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 4

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 5 - Borehole Location Plan with APECs.qgs Mar-14 12:51



Legend

- Phase Two Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- APEC-1
- APEC-2
- APEC-3
- APEC-4

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering ON

Title: **BOREHOLE LOCATION PLAN WITH APECs**

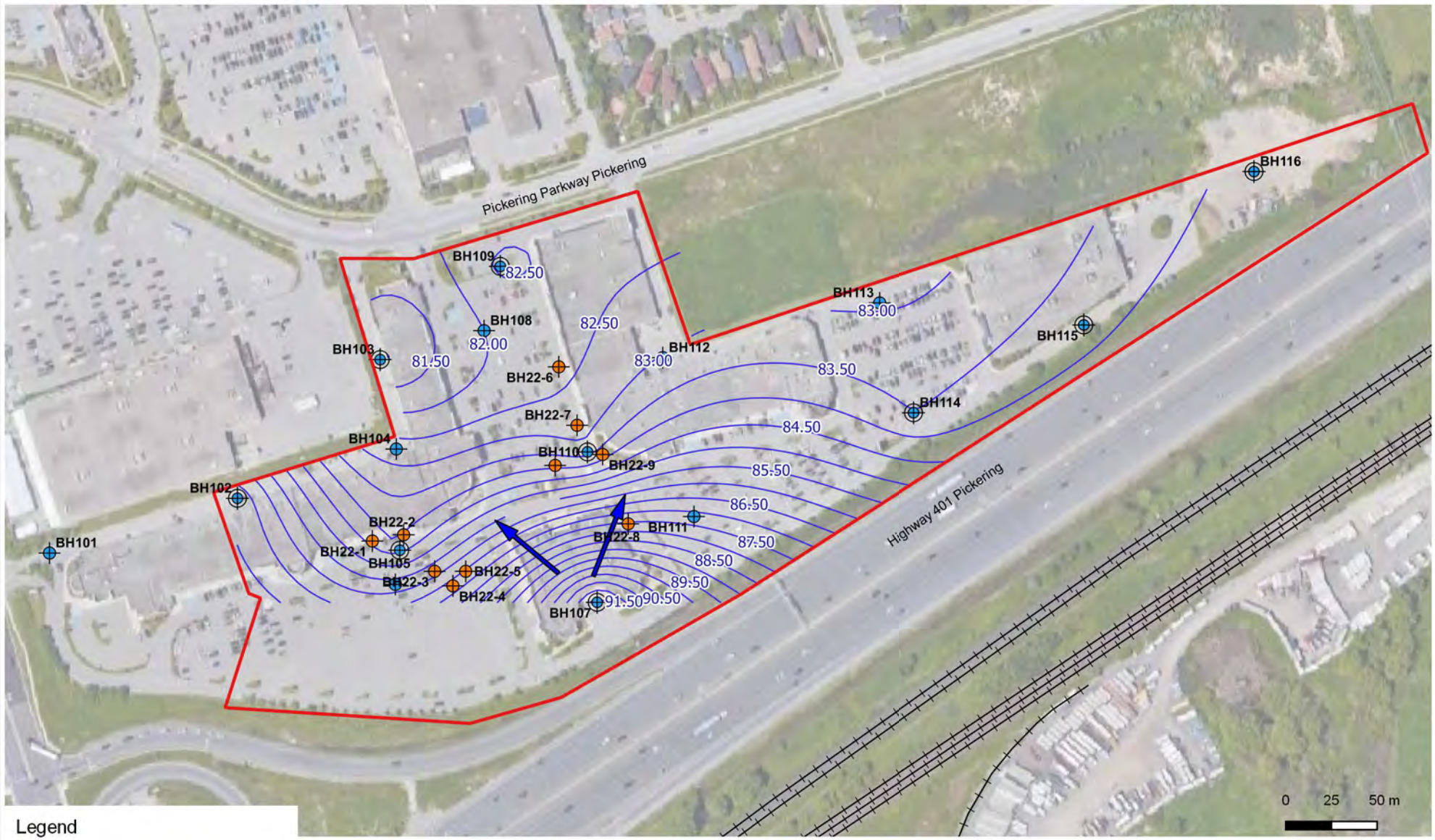
N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F.	P.P	March 2023
Rev: 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 5

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 6 - Shallow Groundwater Elevation Contours and Flow Direction.qgs Mar-14



Legend

- Phase Two Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Groundwater Elevation Contours
- Groundwater Flow Direction

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering ON

Title: **GROUNDWATER ELEVATION CONTOURS AND FLOW DIRECTION**

N

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	R.F.	Drawn By:	P.P	Date:	March 2023
8.5 x 11	Scale:	As Shown	Project No.:	22-110-100	Figure No.:	6
Rev: 0	Image/Map Source:	*Google Satellite Image*				

BH103		
Sample ID:	SS2	SS4
Sample Date:	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	0.76-1.5	2.3-2.9
Antimony	<0.8	<0.8
Arsenic	2.6	6.1
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	Met T3 SCS

BH22-10		
Sample ID:	S2A	DUP-1
Sample Date:	18-Aug-22	18-Aug-22
Sample Depth (mbgs):	1.5-2.2	1.5-2.2
Antimony	<0.20	<0.20
Arsenic	1.9	5.3
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	Met T3 SCS

BH108	
Sample ID:	SS2
Sample Date:	07-Apr-21
Sample Depth (mbgs):	0.8-1.4
Antimony	<0.8
Arsenic	1.2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	-

BH22-6	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	2.2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH112	
Sample ID:	SS3
Sample Date:	07-Apr-21
Sample Depth (mbgs):	1.5-2.1
Antimony	<0.8
Arsenic	3.2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH116		
Sample ID:	SS3	SS5
Sample Date:	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	1.5-2.1	3.0-3.7
Antimony	<0.8	<0.8
Arsenic	4.5	8.6
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	Met T3 SCS

BH22-2	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	1.1
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH22-7	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	1.6
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH102			
Sample ID:	SS1	SS2B	DUP 1 (SS1)
Sample Date:	04-Mar-21	04-Mar-21	04-Mar-21
Sample Depth (mbgs):	0-0.6	1.1-1.4	0-0.6
Antimony	<0.8	<0.8	<0.8
Arsenic	12	7.9	3.4
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	Met T3 SCS	Met T3 SCS

BH22-9	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	<1.0
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH22-1	
Sample ID:	S2
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	2.3
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH22-8	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	0.26
Arsenic	2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH105		
Sample ID:	SS3	SS4
Sample Date:	05-Mar-21	05-Mar-21
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Antimony	15	<0.8
Arsenic	1600	3.5
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	-

BH110		
Sample ID:	SS3	SS4
Sample Date:	07-Apr-21	07-Apr-21
Sample Depth (mbgs):	1.5-2.1	3.0-3.6
Antimony	6.3	<0.8
Arsenic	730	1.2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS	Met T3 SCS

BH111	
Sample ID:	SS2
Sample Date:	07-Apr-21
Sample Depth (mbgs):	0.8-1.4
Antimony	<0.8
Arsenic	2.6
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH106	
Sample ID:	SS3
Sample Date:	07-Apr-21
Sample Depth (mbgs):	1.5-2.1
Antimony	<0.8
Arsenic	1.2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	-

BH22-3	
Sample ID:	S2
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	2
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH22-4	
Sample ID:	S2
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	1.5
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH22-5	
Sample ID:	S2A
Sample Date:	18-Aug-22
Sample Depth (mbgs):	1.5-2.2
Antimony	<0.20
Arsenic	<1.0
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	Met T3 SCS

BH107	
Sample ID:	SS2
Sample Date:	07-Apr-21
Sample Depth (mbgs):	0.8-1.4
Antimony	<0.8
Arsenic	1.8
Metals, Se, B-HWS, CN-, Cr(VI), Hg, pH (excl. Above)	-

Pickering Parkway Pickering

Brock Road Pickering

Highway 401 Pickering

BH101 BH102 BH103 BH104 BH105 BH106 BH107 BH108 BH109 BH110 BH111 BH112 BH113 BH114 BH115 BH116

BH22-1 BH22-2 BH22-3 BH22-4 BH22-5 BH22-6 BH22-7 BH22-8 BH22-9 BH22-10

0 50 100 m

Legend

- Phase Two Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards
- Sample Exceeded Applicable Standards

Parameter	Unit	Table 3 SCS
Arsenic	ug/g	18
Antimony	ug/g	7.5

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **SOIL CHARACTERIZATION - METALS AND HYDRIDE-FORMING METALS**

Client: BAYFIELD REALTY ADVISORS INC.

Size: 11x17 | Rev. 0 | Approved By: R.F. | Drawn By: P.P | Date: March 2023 | Scale: As Shown | Project No.: 22-110-100 | Figure No.: **7A**

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 7A - Soil Characterization - Metals and Hydride-Forming Metals.qgs Mar-14

BH103		
Sample ID:	SS3	SS5
Sample Date:	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	1.8-2.1	3.0-3.6
PHCs	Met T3 SCS	Met T3 SCS

BH116		
Sample ID:	SS4	SS6
Sample Date:	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	2.3-2.9	4.6-5.2
PHCs	Met T3 SCS	Met T3 SCS

BH110	
Sample ID:	SS3
Sample Date:	11-Mar-21
Sample Depth (mbgs):	1.5-2.1
PHCs	Met T3 SCS

BH102		
Sample ID:	SS2A	SS3
Sample Date:	04-Mar-21	04-Mar-21
Sample Depth (mbgs):	0.6-0.9	1.5-2.1
PHCs	Met T3 SCS	Met T3 SCS

BH105		
Sample ID:	SS2	DUP 3 (SS2)
Sample Date:	05-Mar-21	05-Mar-21
Sample Depth (mbgs):	0.8-1.4	0.8-1.4
PHCs	Met T3 SCS	Met T3 SCS

Larksmere Court Pickering
Beechlawn Drive Pickering
Pickering Parkway Pickering
Brock Road Pickering
Highway 401 Pickering
BH101
BH102
BH103
BH104
BH105
BH106
BH107
BH108
BH109
BH110
BH111
BH112
BH113
BH114
BH115
BH116
BH22-1
BH22-2
BH22-3
BH22-4
BH22-5
BH22-6
BH22-7
BH22-8
BH22-9
BH22-10
0 50 100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **SOIL CHARACTERIZATION -PHCs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
11x17	R.F.	P.P	March 2023
Rev. 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 7B

Image/Map Source: *Google Satellite Image*

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 7B - Soil Characterization - PHCs.qgs Mar-14 12:27

BH103			
Sample ID:	SS3	SS5	DUP 3 (SS5)
Sample Date:	12-Mar-21	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	1.8-2.1	3.0-3.6	3.0-3.6
VOCs	Met T3 SCS	Met T3 SCS	Met T3 SCS

BH116		
Sample ID:	SS4	SS6
Sample Date:	12-Mar-21	12-Mar-21
Sample Depth (mbgs):	2.3-2.9	4.6-5.2
VOCs	Met T3 SCS	Met T3 SCS

BH102		
Sample ID:	SS2A	SS3
Sample Date:	04-Mar-21	04-Mar-21
Sample Depth (mbgs):	0.6-0.9	1.5-2.1
VOCs	Met T3 SCS	Met T3 SCS

BH105	
Sample ID:	SS2
Sample Date:	05-Mar-21
Sample Depth (mbgs):	0.8-1.4
VOCs	Met T3 SCS

BH110	
Sample ID:	SS3
Sample Date:	11-Mar-21
Sample Depth (mbgs):	1.5-2.1
VOCs	Met T3 SCS

Larksmere Court Pickering
Beechlawn Drive Pickering
Pickering Parkway Pickering
Brock Road Pickering
Highway 401 Pickering
BH101
BH102
BH103
BH104
BH105
BH106
BH107
BH108
BH109
BH110
BH111
BH112
BH113
BH114
BH115
BH116
BH22-1
BH22-2
BH22-3
BH22-4
BH22-5
BH22-6
BH22-7
BH22-8
BH22-9
BH22-10
0
50
100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **SOIL CHARACTERIZATION -VOCs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **7C**
Rev. 0	Image/Map Source: *Google Satellite Image*		

N

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 7C - Soil Characterization - VOCs.qgs Mar-14 12:31

BH103		
Sample ID:	SS2	SS4
Sample Date:	12-Mar-21	
Sample Depth (mbgs):	0.8-1.4	2.3-2.9
PAHs	Met T3 SCS	

BH116		
Sample ID:	SS2	SS5
Sample Date:	12-Mar-21	
Sample Depth (mbgs):	0.8-1.4	3.0-3.6
PAHs	Met T3 SCS	

BH102		
Sample ID:	SS1	SS3
Sample Date:	04-Mar-21	
Sample Depth (mbgs):	0-0.6	1.5-2.1
PAHs	Met T3 SCS	

BH105		
Sample ID:	SS2	DUP 2
Sample Date:	05-Mar-21	
Sample Depth (mbgs):	0.8-1.4	0.8-1.4
PAHs	Met T3 SCS	

BH110	
Sample ID:	SS2
Sample Date:	11-Mar-21
Sample Depth (mbgs):	0.8-1.4
PAHs	Met T3 SCS

Larksmere Court Pickering
Beechlawn Drive Pickering
Pickering Parkway Pickering
Brock Road Pickering
Highway 401 Pickering
BH101
BH102
BH103
BH104
BH105
BH106
BH107
BH108
BH109
BH110
BH111
BH112
BH113
BH114
BH115
BH116
BH22-1
BH22-2
BH22-3
BH22-4
BH22-5
BH22-6
BH22-7
BH22-8
BH22-9
BH22-10
0
50
100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **SOIL CHARACTERIZATION - PAHs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **7D**
Rev. 0	Image/Map Source: *Google Satellite Image*		

N

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 7D - Soil Characterization - PAHs.qgs Mar-14 12:33

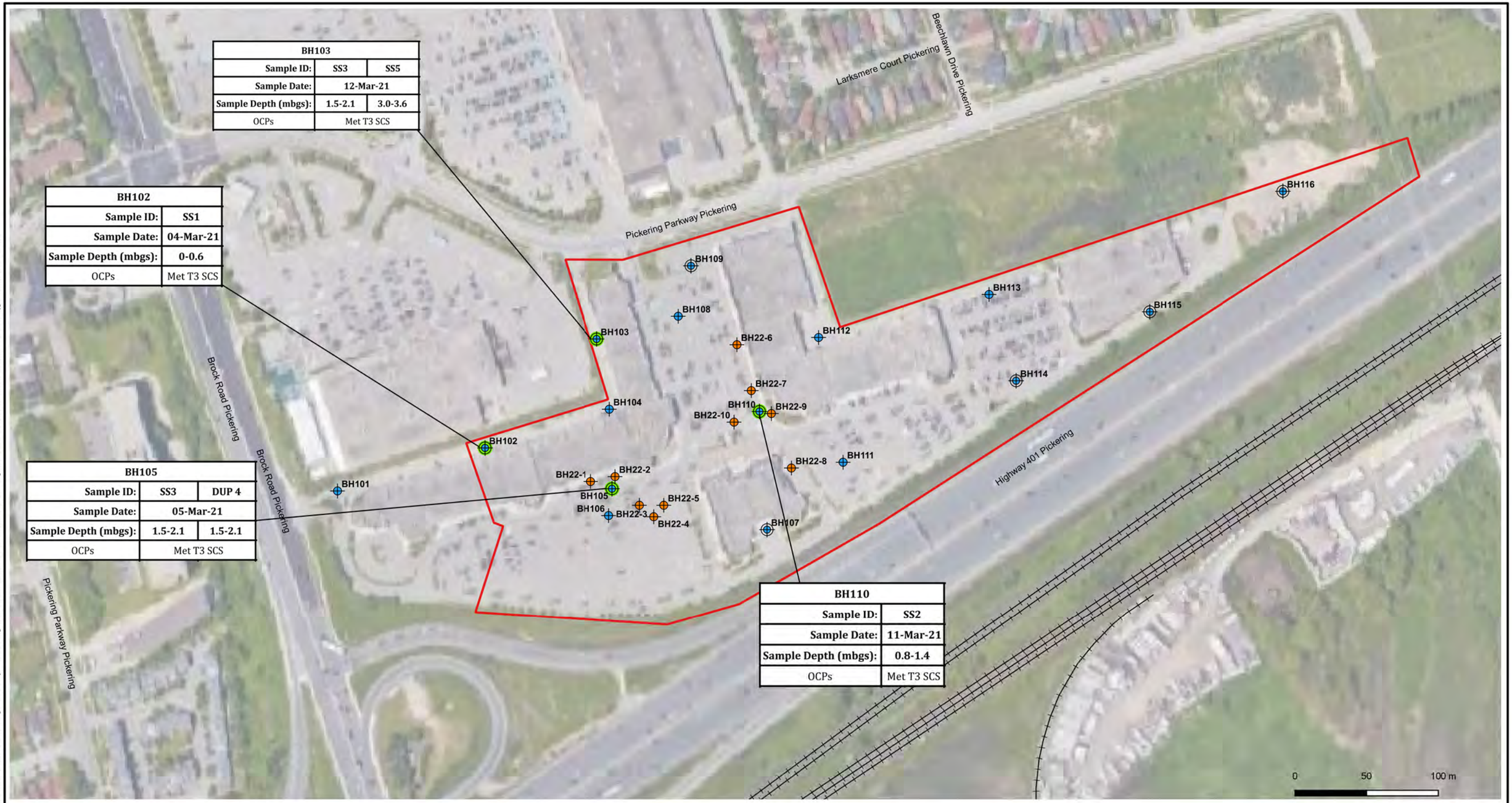
J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 7E - Soil Characterization - OCPs.qgs Mar-14 12:35

BH103		
Sample ID:	SS3	SS5
Sample Date:	12-Mar-21	
Sample Depth (mbgs):	1.5-2.1	3.0-3.6
OCPs	Met T3 SCS	

BH102	
Sample ID:	SS1
Sample Date:	04-Mar-21
Sample Depth (mbgs):	0-0.6
OCPs	Met T3 SCS

BH105		
Sample ID:	SS3	DUP 4
Sample Date:	05-Mar-21	
Sample Depth (mbgs):	1.5-2.1	1.5-2.1
OCPs	Met T3 SCS	

BH110	
Sample ID:	SS2
Sample Date:	11-Mar-21
Sample Depth (mbgs):	0.8-1.4
OCPs	Met T3 SCS



Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **SOIL CHARACTERIZATION - OCPs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
11x17	R.F.	P.P	March 2023
Rev. 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 7E

Image/Map Source: *Google Satellite Image*

BH103	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
Metals, As, Sb, Se	Met T3 SCS

BH116	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
Metals, As, Sb, Se	Met T3 SCS

BH102	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.5-6.1
Metals, As, Sb, Se	Met T3 SCS

BH105	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.4-6.1
Metals, As, Sb, Se	Met T3 SCS

BH110		
Sample ID:	BH110	DUP1
Sample Date:	8-Apr-21	8-Apr-21
Screen Depth (mbgs):	5.4-7.6	5.4-7.6
Metals, As, Sb, Se	Met T3 SCS	Met T3 SCS

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

0 50 100 m

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 8A - Groundwater Characterization - Metals and Hydride-Forming Metals.qgs

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **GROUNDWATER CHARACTERIZATION - METALS AND HYDRIDE-FORMING METALS**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **8A**
Rev. 0	Image/Map Source: *Google Satellite Image*		

BH103	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
PHCs	Met T3 SCS

BH116	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
PHCs	Met T3 SCS

BH102	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.5-6.1
PHCs	Met T3 SCS

BH105	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.4-6.1
PHCs	Met T3 SCS

BH110		
Sample ID:	BH110	DUP1
Sample Date:	8-Apr-21	8-Apr-21
Screen Depth (mbgs):	5.4-7.6	5.4-7.6
PHCs	Met T3 SCS	Met T3 SCS

Pickering Parkway Pickering
Brock Road Pickering
Brock Road Pickering
Pickering Parkway Pickering
Larksmere Court Pickering
Beechlawn Drive Pickering
Highway 401 Pickering

BH101, BH102, BH103, BH104, BH105, BH106, BH107, BH108, BH109, BH110, BH111, BH112, BH113, BH114, BH115, BH116
BH22-1, BH22-2, BH22-3, BH22-4, BH22-5, BH22-6, BH22-7, BH22-8, BH22-9, BH22-10

0 50 100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **GROUNDWATER CHARACTERIZATION - PHCs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **8B**
Rev. 0	Image/Map Source: *Google Satellite Image*		

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 8B - Groundwater Characterization - PHCs.qgs Mar-14 12:38

BH103	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
VOCs	Met T3 SCS

BH116	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
VOCs	Met T3 SCS

BH102	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.5-6.1
VOCs	Met T3 SCS

BH105	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.4-6.1
VOCs	Met T3 SCS

BH110		
Sample ID:	BH110	DUP1
Sample Date:	8-Apr-21	8-Apr-21
Screen Depth (mbgs):	5.4-7.6	5.4-7.6
VOCs	Met T3 SCS	Met T3 SCS

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **GROUNDWATER CHARACTERIZATION - VOCs & BTEX**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **8C**
Rev. 0	Image/Map Source: *Google Satellite Image*		

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 8C - Groundwater Characterization - VOCs & BTEX.qgs Mar-14 12:40

BH103	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
PAHs	Met T3 SCS

BH116	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
PAHs	Met T3 SCS

BH102	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.5-6.1
PAHs	Met T3 SCS

BH105	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.4-6.1
PAHs	Met T3 SCS

BH110		
Sample ID:	BH110	DUP1
Sample Date:	8-Apr-21	8-Apr-21
Screen Depth (mbgs):	5.4-7.6	5.4-7.6
PAHs	Met T3 SCS	Met T3 SCS

Larksmere Court Pickering
Beechlawn Drive Pickering
Pickering Parkway Pickering
Brock Road Pickering
Highway 401 Pickering

BH101 BH102 BH103 BH104 BH105 BH106 BH107 BH108 BH109 BH110 BH111 BH112 BH113 BH114 BH115 BH116
BH22-1 BH22-2 BH22-3 BH22-4 BH22-5 BH22-6 BH22-7 BH22-8 BH22-9 BH22-10

0 50 100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **GROUNDWATER CHARACTERIZATION - PAHs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **8D**
Rev. 0	Image/Map Source: *Google Satellite Image*		

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 8D - Groundwater Characterization - PAHs.qgs Mar-14 12:42

BH103	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
OCPs	Met T3 SCS

BH116	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	5.5-7.6
OCPs	Met T3 SCS

BH102	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.5-6.1
OCPs	Met T3 SCS

BH105	
Sample Date:	8-Apr-21
Screen Depth (mbgs):	2.4-6.1
OCPs	Met T3 SCS

BH110		
Sample ID:	BH110	DUP1
Sample Date:	8-Apr-21	8-Apr-21
Screen Depth (mbgs):	5.4-7.6	5.4-7.6
OCPs	Met T3 SCS	Met T3 SCS

Larksmere Court Pickering
Beechlawn Drive Pickering
Pickering Parkway Pickering
Brock Road Pickering
Highway 401 Pickering

BH101 BH102 BH103 BH104 BH105 BH106 BH107 BH108 BH109 BH110 BH111 BH112 BH113 BH114 BH115 BH116
BH22-1 BH22-2 BH22-3 BH22-4 BH22-5 BH22-6 BH22-7 BH22-8 BH22-9 BH22-10

0 50 100 m

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe
- Sample Met Applicable Standards

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Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

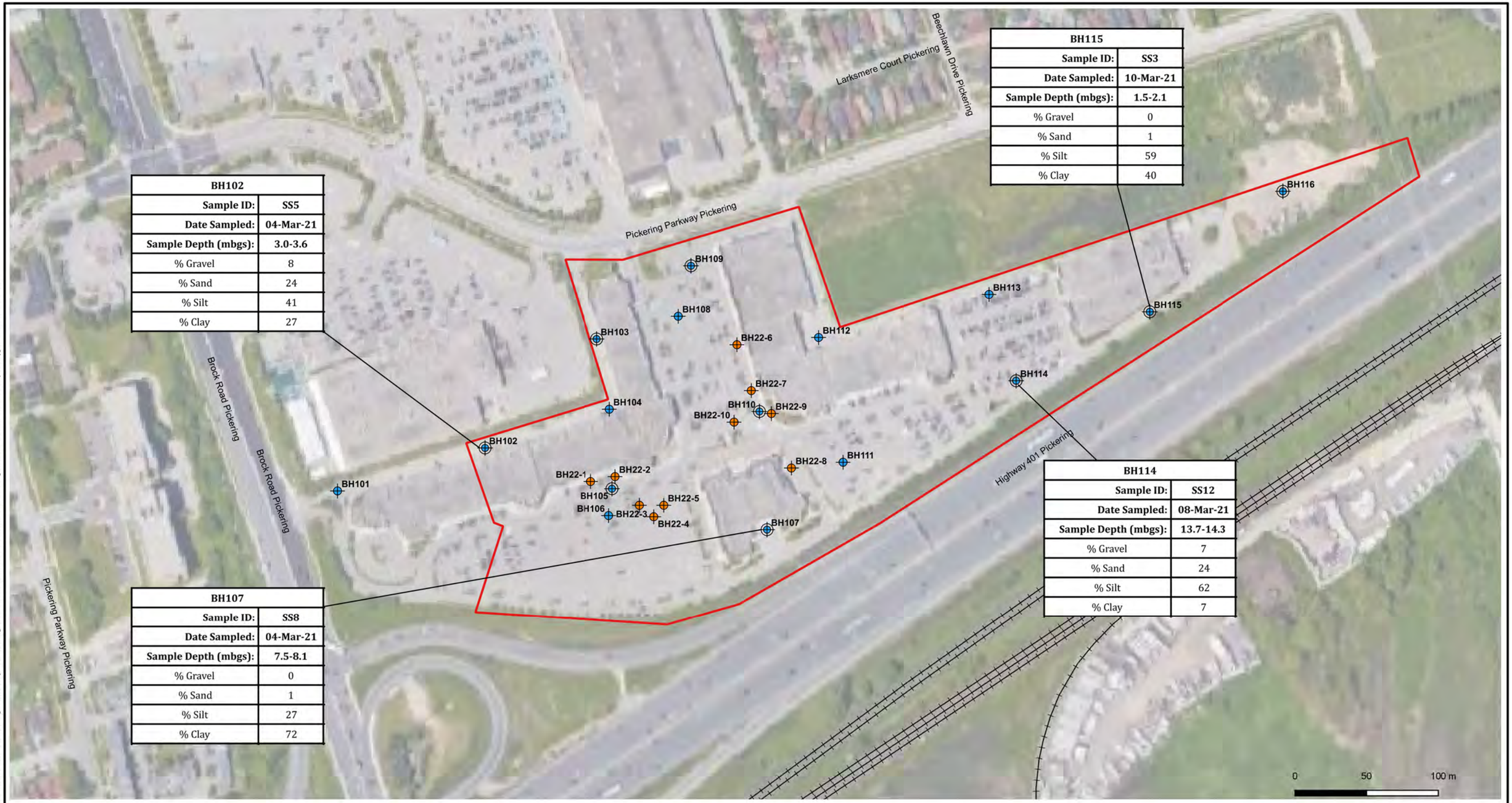
Title: **GROUNDWATER CHARACTERIZATION - OCPs**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By: R.F.	Drawn By: P.P	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **8E**
Rev. 0	Image/Map Source: *Google Satellite Image*		

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 8E - Groundwater Characterization - OCPs.qgs Mar-14 12:43

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Phase Two - East Parcel\Figure 9 - Grain Size Analysis.qgs Mar-14 12:46



BH102	
Sample ID:	SS5
Date Sampled:	04-Mar-21
Sample Depth (mbgs):	3.0-3.6
% Gravel	8
% Sand	24
% Silt	41
% Clay	27

BH115	
Sample ID:	SS3
Date Sampled:	10-Mar-21
Sample Depth (mbgs):	1.5-2.1
% Gravel	0
% Sand	1
% Silt	59
% Clay	40

BH114	
Sample ID:	SS12
Date Sampled:	08-Mar-21
Sample Depth (mbgs):	13.7-14.3
% Gravel	7
% Sand	24
% Silt	62
% Clay	7

BH107	
Sample ID:	SS8
Date Sampled:	04-Mar-21
Sample Depth (mbgs):	7.5-8.1
% Gravel	0
% Sand	1
% Silt	27
% Clay	72

Legend

- Property Boundary
- Borehole - DS
- Boreholes - Others
- Monitoring Well - Terraprobe

DS CONSULTANTS LTD.
6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

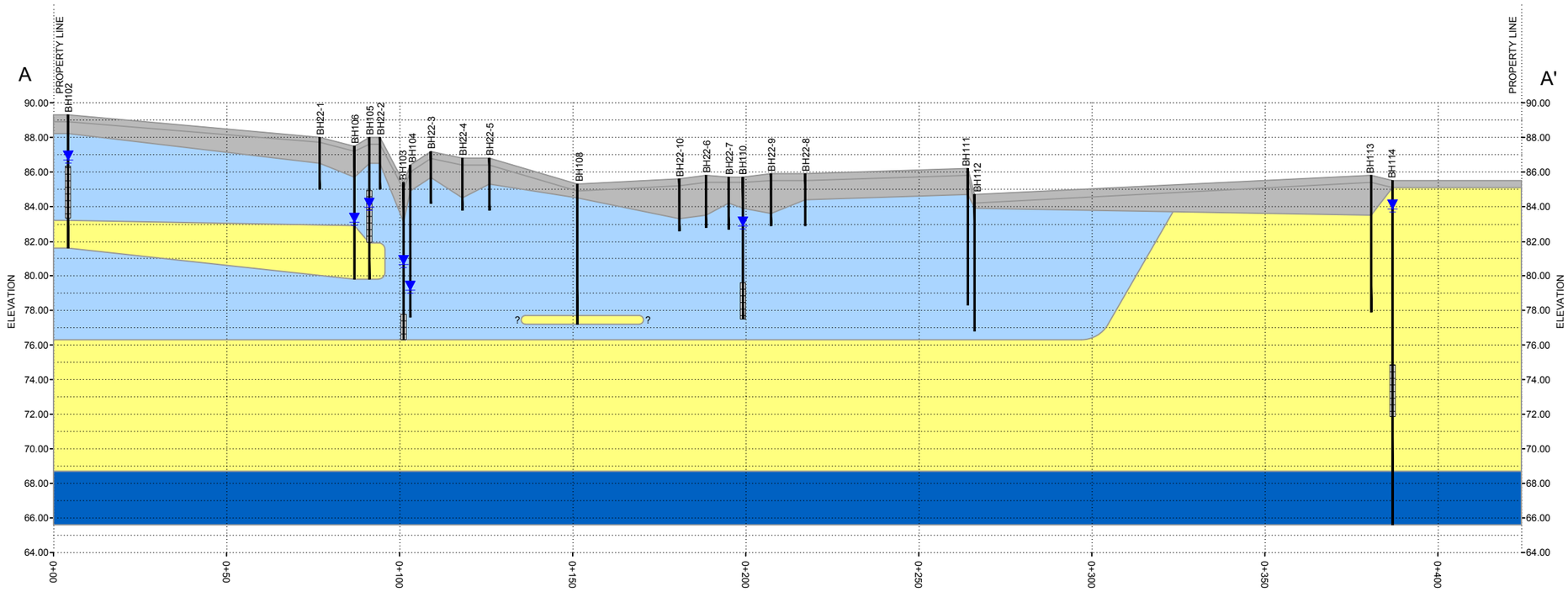
Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1755 & 1805 Pickering Parkway, Pickering, ON

Title: **GRAIN SIZE ANALYSIS**

Client: BAYFIELD REALTY ADVISORS INC.

Size:	Approved By:	Drawn By:	Date:
11x17	R.F.	P.P	March 2023
Rev. 0	Scale: As Shown	Project No.: 22-110-100	Figure No.: 9

Image/Map Source: *Google Satellite Image*



LEGEND

- FILL
- SILTY SAND TO SANDY SILT
- SILTY CLAY TO CLAYEY SILT, SILT AND CLAY
- BEDROCK
- GROUNDWATER LEVEL (---)
- WELL SYMBOL
- WELL SCREEN

HORIZONTAL SCALE: 1:1450
VERTICAL SCALE: 1:7250

DS CONSULTANTS LTD.
6221 Highway 7, UNIT 16
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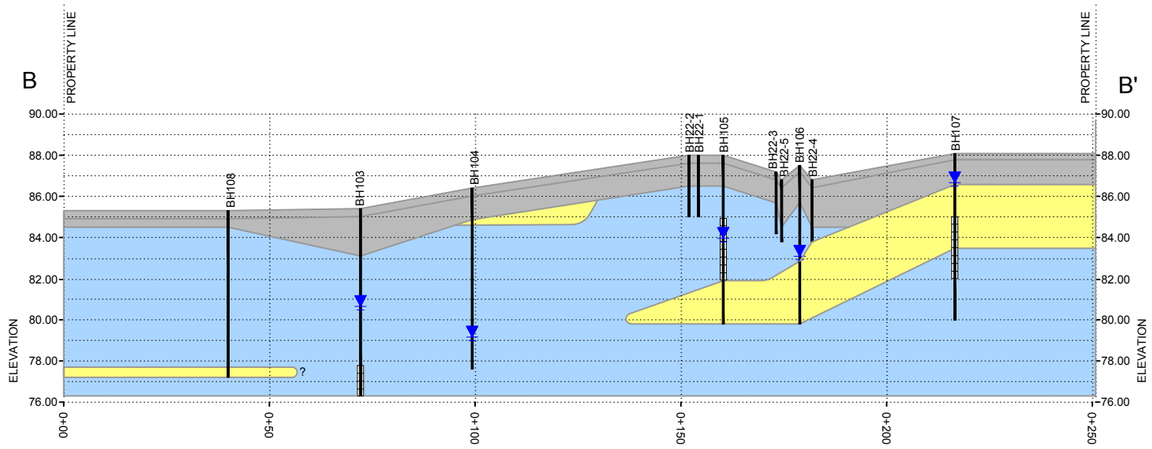
Client: BAYFIELD REALTY ADVISOR INC.

Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
Development Stage 2 - 1755 Pickering Parkway, Pickering, ON

Title: **CROSS SECTION A-A'**

Size:	Approved By:	Drawn By:	Date:
11 X 17	R.F	S.Y	January 2023
Rev.	Scale:	Project No:	Figure No.
	As Shown	22-110-100	1

Path:b:\cadmonkeys_projects\2023\2309 - dsc - 22-110\geological cross section 22-110.dwg



LEGEND

- FILL
- SILTY SAND TO SANDY SILT
- SILTY CLAY TO CLAYEY SILT, SILT AND CLAY
- BEDROCK
- GROUNDWATER LEVEL (---)
- WELL SYMBOL
- WELL SCREEN

HORIZONTAL SCALE: 1:1450
VERTICAL SCALE: 1:7250

DS CONSULTANTS LTD.
6221 Highway 7, UNIT 16
Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client: BAYFIELD REALTY ADVISOR INC.

Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
Development Stage 2 - 1755 Pickering Parkway, Pickering, ON

Title: **CROSS SECTION B-B'**

Size:	Approved By:	Drawn By:	Date:
11 X 17	R.F	S.Y	January 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110-100	**1**

Path:b:\cadmonkeys_projects\20232309 - dsc - 22-110\geological cross section 22-110.dwg

Appendix A

Appendix B

22-110-100 **March 14, 2023**

Bayfield Realty Advisors Inc.
2300 Yonge Street, Suite 904
Toronto, Ontario
M4P 1E4

Re: Sampling and Analysis Plan – Phase Two Environmental Site Assessment
Development Phase II: 1755 & 1805 Pickering Parkway, Pickering, Ontario

1. Introduction

DS Consultants Limited (DS) is pleased to present the Sampling and Analysis Plan (SAP) for the proposed Supplementary Phase Two Environmental Site Assessment of Development Phase II: 1755 & 1805 Pickering Parkway, Pickering, Ontario (the Site). It is DS' understanding that this Supplementary Phase Two ESA has been requested for due diligence purposes and for filing a Record of Site Condition (RSC) associated with the proposed redevelopment of the Site for residential purposes. This Supplemental Phase Two ESA was based on the results of Terraprobe Inc. Phase Two ESA completed on June 11, 2021.

The Supplementary Phase Two ESA will involve intrusive investigation in the areas determined in the Site visit to be Areas of Potential Environmental Concern (APECs), and will be completed in general accordance with O.Reg 153/04. Based on the findings of the field and laboratory analyses, a Phase Two ESA report will be prepared.

2. Background

The Phase One ESA was completed by Terraprobe Inc. in 2021. The investigation was completed on the entirety of 1755 & 1805 Pickering Parkway, and as such included the Site along with the adjacent lands to the west contained within 1755 Pickering Parkway. The Terraprobe 2021 Phase One ESA identified that the Phase Two Property was first developed for residential purposes prior to 1954, and later redeveloped for commercial use prior to 2002. A total of twelve (12) Potentially Contaminating Activities (PCAs) were identified in the Phase One ESA, which were considered to be contributing to four (4) Areas of Potential Environmental Concern (APECs) on the Phase Two Property. A summary of the APECs, associated PCAs, and contaminants of potential concern (COPC) identified is presented in the table below:

Table 1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC-1	Entire Site	N/S: Seasonal application of de-icing salts for safety purposes.	On-Site	EC, SAR	Soil
				Na, Cl-	Groundwater
APEC-2	Eastern Portion of Site	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Off-Site PCA-7	PHCs, BTEX, VOCs, Metals	Groundwater
APEC-3	Southern Portion of Site	N/S: Seasonal application of de-icing salts for safety purposes.	Off-Site PCA-10	Na, Cl-	Groundwater
APEC-4	Northern Portion of Site	N/S: Application of De-icing salts	Off-Site PCA-11	Na, Cl-	Groundwater

N/S - not specified in Table 2, Schedule D, of O.Reg. 153/04

Notes:
1. PHC (F1-F4) = Petroleum Hydrocarbons in the F1-F4 fraction ranges
2. VOCs = Volatile Organic Compounds
3. PAHs = Polycyclic Aromatic Hydrocarbons

3. Site Investigation Program

The proposed field investigation will involve the advancement of boreholes. The boreholes completed will be used to supplement the information previously obtained in the June 2021 Phase Two ESA completed by Terraprobe Inc. Based on the Terraprobe Phase Two ESA, groundwater sample results met the applicable SCS and was therefore not considered a media that required additional sampling for the Supplemental Phase Two ESA.

A total of ten (10) borehole locations have been identified. Details regarding the proposed boreholes/monitoring wells are provided in the following table:

Table 3-1: Summary of Proposed Investigation Program

ID	Proposed Depth	Well Installation (Y/N)	Well Install Depth	Purpose
BH22-1	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-2	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-3	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-4	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-5	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-6	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-7	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-8	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-9	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.
BH22-10	3.1 mbgs	N	-	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site.

Prior to mobilizing a drilling rig, we will lay out the proposed borehole and clear the buried utilities and services by using Ontario One Call System in addition to private utility locates.

The borings will be advanced to the indicated depths using a macro-core sampling system. A new, disposable PVC sample liner was used for each sample interval. A geodetic benchmark will be used to establish the elevation of each borehole. Drilling and sampling will conform to standard practice.

The Phase Two ESA involves the following principal tasks:

- Retain the services of public and private utility locaters to identify the locations of buried and overhead utility services prior to any excavation or demolition activities;
    - Certain underground utilities (such as those constructed or encased in plastic, fibreglass, clay, concrete pipe, untraceable cast iron, steel, and/or repaired services) cannot be traced by standard locating practices. DS will review all available Site Plans and/or “As Built” figures in an attempt to identify the locations of potential untraceable services. DS will not be held responsible for any damages to utility services that are not on the figures provided or cannot be located by standard utility locating practices;

- Advancement of boreholes as specified in Table 3-1. The proposed boreholes will be used to facilitate the collection of representative soil samples, and to provide information regarding the Site-specific geological conditions;
- All soil samples recovered during the proposed drilling activities will be field screened for visual and olfactory evidence of deleterious impacts and for the presence of petroleum hydrocarbon (PHC) and volatile organic compound (VOC) derived vapours using either a combustible gas detector (CGD) calibrated to hexane or a photo-ionization detector (PID) calibrated to isobutylene or equivalent;
- Submit soil samples from the newly advanced boreholes as follows:

Table 3-2: Summary of proposed soil chemical analyses

Borehole	Sample No	Sample Depth (mbgs)	Lab Analysis	Purpose
BH22-1	S2A	1.5-2.2	Metals & Hydride-Forming Metals	Horizontal delineation of Hydride-Forming Metals impacted soil on-Site, and assess soil quality on the Site.
BH22-2	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-3	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-4	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-5	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-6	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-7	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-8	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-9	S2A	1.5-2.2	Metals & Hydride-Forming Metals	
BH22-10	S2A	1.5-2.2	Metals & Hydride-Forming Metals	

- A Quality Assurance and Quality Control (QAQC) program will be implemented, involving the collection and analysis of duplicate soil and groundwater samples and trip blanks at the frequency specified under O.Reg. 153/04 (as amended);
- A Phase Two ESA Report will be prepared upon receipt of all analytical results and groundwater monitoring data. The Phase Two ESA Report will be completed in general accordance with O.Reg. 153/04 (as amended).

It should be noted that drilling activities may result in some disturbance to the ground surface at the site. Precautions will be taken by the drilling contractor to minimize any damage. The Client will be

notified should there be cause to extend the borehole termination depth based on field observations. It is assumed that the site can be accessed at our convenience, during regular business hours. Prior notice will be sent to the client and site representative

It is noted that if the Phase Two ESA reveals parameter concentrations greater than the applicable standards set out in *Ontario Regulation 153/04,* then additional work (i.e., supplemental delineation, additional drilling, sampling, analysis, and/or site remediation activities) will be deemed necessary prior to RSC filing, should an RSC be required. The costs for any additional work, if necessary, are beyond the current scope of work.

The SAP was created based on the request to complete a Phase Two ESA in support of the proposed redevelopment of the Site. The SAP was compiled to collect data to provide information on soil and/or groundwater quality in each APEC.

Additional delineation may be required following the implementation of this SAP to meet the requirements of O.Reg. 153/04 which requires delineation of all areas where concentrations are above the applicable SCS such as in the following conditions:

- Unexpected contamination not previously discovered, or not related to identified APECs, is discovered which will require further delineation to identify source(s); and
- If the sampling results indicate that the soil and/or groundwater impacts are deeper than initially expected.

4. Closure

We trust that this Sampling and Analysis Plan meets the objectives of the Client. If further assistance is required on this matter, please do not hesitate to contact the undersigned.

Yours Very Truly,

DS Consultants Ltd.

Alice Gong, B.Sc
agong@dsconsultants.ca

Appendix C

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LOG OF BOREHOLE BH22-1

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856096.13 E 655257.31

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 1

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	"N" BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT W_P W W_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
88.0													
0.0	**FILL:** sand, some cobbles, moist, light brown		1	SS			87						
1 86.5													
1.5	**SILTY CLAY:** moist, stiff, brown		2	SS			86						Metals & Hydride Metals
2 3 85.0							85						
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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LOG OF BOREHOLE BH22-2

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856102.07 E 655276.27

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 2

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES "N" BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	Soil Head Space Vapors CGD (ppm) 10 20 30 40	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT W_P W W_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
88.0													
0.0	**FILL:** sand, some cobbles, moist, light brown		1	SS			87						
1 86.5													
1.5	**SILTY CLAY:** moist, stiff, brown to dark brown		2A	SS			86						Metals & Hydride Metals
2			2B	SS									
3 85.0							85						
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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LOG OF BOREHOLE BH22-3

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856082.79 E 655293.75

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 3

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES "N" BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm)	Soil Head Space Vapors CGD (ppm)	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT (w_P w w_L) WATER CONTENT (%)	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
87.2													
0.0	**FILL:** sand, some silt, trace cobbles, trace brick pieces, moist, brown		1	SS			87						
1													
85.6							86						
1.5	**SILTY CLAY:** moist, some sand, stiff, brown to dark brown color		2	SS									Metals & Hydride Metals
2							85						
3 84.1													
3.0	**END OF BOREHOLE**												

PID (ppm) scale: 10 20 30 40
CGD (ppm) scale: 10 20 30 40
WATER CONTENT (%) scale: 10 20 30

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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LOG OF BOREHOLE BH22-4

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856074.78 E 655303.91

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 4

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT W_P / NATURAL MOISTURE CONTENT W / LIQUID LIMIT W_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
86.8													
0.0	**FILL:** sand, some cobbles, moist, brown		1	SS			86						
1													
2			2A	SS			85						Metals & Hydride Metals
84.6													
2.3	**SILTY CLAY:** moist, stiff, brown		2B	SS			84						
3 83.8													
3.0	**END OF BOREHOLE**												

DS ENVIRO 0-50 PPM-2021 AUG 2022 LOGS.GPJ DS.GDT 11/14/22

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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Geotechnical ◆ Environmental ◆ Materials ◆ Hydrogeology

LOG OF BOREHOLE BH22-5

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856082.61 E 655310.16

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 5

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	"N" BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT w_P / NATURAL MOISTURE CONTENT w / LIQUID LIMIT w_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
86.8													
0.0	**FILL:** sandy silt, some clay, trace cobbles, moist, brown		1	SS			86						
1 85.2													
1.5	**FILL:** sand, moist, brown		2A	SS			85						Metals & Hydride Metals
2 84.5													
2.3	**SILTY CLAY:** moist, stiff, brown to dark brown		2B	SS			84						
3 83.7													
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

DS ENVIRO 0-50 PPM-2021 AUG 2022 LOGS.GPJ DS.GDT 11/14/22

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LOG OF BOREHOLE BH22-6

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856194.09 E 655361.87

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 6

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm)	CGD (ppm)	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT W_P W W_L WATER CONTENT (%)	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
85.8								10 20 30 40	10 20 30 40	10 20 30			
0.0	**FILL:** sand, trace cobbles, moist, dark grey		1	SS			85						
1													
2			2A	SS			84						Metals & Hydride Metals
83.5													
2.3	**SILTY CLAY:** moist, stiff, light brown		2B	SS			83						
3 82.7													
3.0	**END OF BOREHOLE**												

DS ENVIRO 0-50 PPM-2021 AUG 2022 LOGS.GPJ DS.GDT 11/14/22

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

DS CONSULTANTS LTD.
Geotechnical ◆ Environmental ◆ Materials ◆ Hydrogeology

LOG OF BOREHOLE BH22-7

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856162.38 E 655371.76

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 7

(m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES: NUMBER	SAMPLES: TYPE	SAMPLES: "N" BLOWS 0.3 m	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors: PID (ppm)	Soil Head Space Vapors: CGD (ppm)	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT (w_P w w_L) WATER CONTENT (%)	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
85.7								10 20 30 40	10 20 30 40	10 20 30			
0.0	**FILL:** sand, trace cobbles, trace brick pieces, moist, grey to dark grey		1	SS			85						
84.2													
1.5	**SILTY CLAY:** moist, stiff, dark grey to dark brown		2A	SS			84						Metals & Hydride Metals
			2B	SS			83						
82.7													
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

DS ENVIRO 0-50 PPM-2021 AUG 2022 LOGS.GPJ DS.GDT 11/14/22

DS CONSULTANTS LTD.
Geotechnical ◆ Environmental ◆ Materials ◆ Hydrogeology

LOG OF BOREHOLE BH22-8

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856108.37 E 655399.19

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 8

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT / NATURAL MOISTURE CONTENT / LIQUID LIMIT w_P w w_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
86.9													
0.0	**FILL:** sand, trace cobbles, moist, grey to light brown		1	SS			86						
85.4													
1.5	**SILTY CLAY:** moist, stiff, light brown		2A	SS			85						Metals & Hydride Metals
			2B	SS									
83.8							84						
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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LOG OF BOREHOLE BH22-9

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856146.29 E 655385.93

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 9

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT w_P / NATURAL MOISTURE CONTENT w / LIQUID LIMIT w_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
85.9													
~~85.9~~ 0.1	**TOPSOIL:** trace organics												
	FILL: sand, trace cobbles, moist, light brown to grey		1	SS			85						
1													
			2A	SS			84						Metals & Hydride Metals
2 83.6													
2.3	**SILTY CLAY:** trace sand, moist, dark grey		2B	SS									
3 82.9							83						
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

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LOG OF BOREHOLE BH22-10

PROJECT: Supplementary Phase Two ESA
CLIENT: Bayfield Realty Advisor Inc.
PROJECT LOCATION: 1755 and 1805 Pickering Pkwy, Pickering, ON
DATUM: Geodetic
BH LOCATION: N 4856140.34 E 655359.61

DRILLING DATA
Method: Direct Push
Diameter:
Date: Aug/18/2022

REF. NO.: 22-110-100
ENCL NO.: 10

SOIL PROFILE (m) ELEV / DEPTH	DESCRIPTION	STRATA PLOT	SAMPLES NUMBER	TYPE	BLOWS 0.3 m "N"	GROUND WATER CONDITIONS	ELEVATION	Soil Head Space Vapors PID (ppm) 10 20 30 40	CGD (ppm) 10 20 30 40	PLASTIC LIMIT W_P / NATURAL MOISTURE CONTENT W / LIQUID LIMIT W_L WATER CONTENT (%) 10 20 30	POCKET PEN. (Cu) (kPa)	NATURAL UNIT WT (kN/m³)	REMARKS AND GRAIN SIZE DISTRIBUTION (%) GR SA SI CL
85.6													
0.0	**FILL:** sand, some cobbles, moist, grey		1	SS			85						
1													
			2A	SS			84						Metals & Hydride Metals
2 83.3													
2.3	**SILTY CLAY:** moist, stiff, dark grey, trace sand		2B	SS			83						
3 82.6													
3.0	**END OF BOREHOLE**												

GROUNDWATER ELEVATIONS
Measurement 1st 2nd 3rd 4th

GRAPH NOTES
+ 3, × 3: Numbers refer to Sensitivity
○ ε=3% Strain at Failure

Appendix D

Your Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/16
Report #: R7390663
Version: 2 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X0441
Received: 2022/11/10, 14:53

Sample Matrix: Soil
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Cyanide (WAD) in Leachates	1	N/A	2022/11/15	CAM SOP-00457	OMOE 3015 m
Fluoride by ISE in Leachates	1	2022/11/15	2022/11/16	CAM SOP-00449	SM 23 4500-F- C m
Total Metals in TCLP Leachate by ICPMS	1	2022/11/15	2022/11/15	CAM SOP-00447	EPA 6020B m
Nitrate& Nitrite as Nitrogen in Leachate	1	N/A	2022/11/16	CAM SOP-00440	SM 23 4500-NO3I/NO2B
TCLP - % Solids	1	2022/11/14	2022/11/15	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2022/11/15	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2022/11/15	CAM SOP-00401	EPA 1311 Update I 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.

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 #: 22-110-100
Site Location: 1755 Pickering Pkwy
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/16
Report #: R7390663
Version: 2 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X0441
Received: 2022/11/10, 14:53

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Ashton Gibson, Project Manager
Email: Ashton.Gibson@bureauveritas.com
Phone# (905)817-5765

==========

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

O.REG 558 TCLP INORGANICS PACKAGE (SOIL)

Bureau Veritas ID		UGP719		
Sampling Date		2022/11/10		
COC Number		n/a		
	UNITS	TCLP	RDL	QC Batch
Inorganics				
Leachable Fluoride (F-)	mg/L	0.24	0.10	8346452
Leachable WAD Cyanide (Free)	mg/L	<0.010	0.010	8346456
Leachable Nitrite (N)	mg/L	<0.10	0.10	8346444
Leachable Nitrate (N)	mg/L	<1.0	1.0	8346444
Leachable Nitrate + Nitrite (N)	mg/L	<1.0	1.0	8346444
Metals				
Leachable Arsenic (As)	mg/L	<0.2	0.2	8346314
Leachable Barium (Ba)	mg/L	0.2	0.2	8346314
Leachable Boron (B)	mg/L	0.2	0.1	8346314
Leachable Cadmium (Cd)	mg/L	<0.05	0.05	8346314
Leachable Chromium (Cr)	mg/L	<0.1	0.1	8346314
Leachable Lead (Pb)	mg/L	<0.1	0.1	8346314
Leachable Mercury (Hg)	mg/L	<0.001	0.001	8346314
Leachable Selenium (Se)	mg/L	<0.1	0.1	8346314
Leachable Silver (Ag)	mg/L	<0.01	0.01	8346314
Leachable Uranium (U)	mg/L	<0.01	0.01	8346314

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

TCLP LEACHATE PREPARATION (SOIL)

Bureau Veritas ID		UGP719	UGP719		
Sampling Date		2022/11/10	2022/11/10		
COC Number		n/a	n/a		
	UNITS	TCLP	TCLP Lab-Dup	RDL	QC Batch
Inorganics					
Final pH	pH	5.72	5.70		8346260
Initial pH	pH	9.94	9.99		8346260
TCLP - % Solids	%	100	100	0.2	8344458
TCLP Extraction Fluid	N/A	FLUID 2	FLUID 2		8346258

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

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

TEST SUMMARY

Bureau Veritas ID: UGP719
Sample ID: TCLP
Matrix: Soil

Collected: 2022/11/10
Shipped:
Received: 2022/11/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Cyanide (WAD) in Leachates	SKAL/CN	8346456	N/A	2022/11/15	Prgya Panchal
Fluoride by ISE in Leachates	ISE	8346452	2022/11/15	2022/11/16	Kien Tran
Total Metals in TCLP Leachate by ICPMS	ICP1/MS	8346314	2022/11/15	2022/11/15	Azita Fazaeli
Nitrate& Nitrite as Nitrogen in Leachate	LACH	8346444	N/A	2022/11/16	Chandra Nandlal
TCLP - % Solids	BAL	8344458	2022/11/14	2022/11/15	Jian (Ken) Wang
TCLP - Extraction Fluid		8346258	N/A	2022/11/15	Jian (Ken) Wang
TCLP - Initial and final pH	PH	8346260	N/A	2022/11/15	Omer Imtiaz Uddin

Bureau Veritas ID: UGP719 Dup
Sample ID: TCLP
Matrix: Soil

Collected: 2022/11/10
Shipped:
Received: 2022/11/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
TCLP - % Solids	BAL	8344458	2022/11/14	2022/11/15	Jian (Ken) Wang
TCLP - Extraction Fluid		8346258	N/A	2022/11/15	Jian (Ken) Wang
TCLP - Initial and final pH	PH	8346260	N/A	2022/11/15	Omer Imtiaz Uddin

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

GENERAL COMMENTS

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

Package 1	1.3°C

The following changes were requested by Alice Gong on 2022/11/10.
Project Number changed to 22-110-100
Site Location changed to 1755 Pickering Pkwy

Results relate only to the items tested.

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

QUALITY ASSURANCE REPORT

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

			Matrix Spike		SPIKED BLANK		Method Blank		RPD		Leachate Blank	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
8346314	Leachable Arsenic (As)	2022/11/15	100	80 - 120	101	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
8346314	Leachable Barium (Ba)	2022/11/15	106	80 - 120	103	80 - 120	<0.2	mg/L	1.1	35	<0.2	mg/L
8346314	Leachable Boron (B)	2022/11/15	106	80 - 120	109	80 - 120	<0.1	mg/L	0.40	35	<0.1	mg/L
8346314	Leachable Cadmium (Cd)	2022/11/15	100	80 - 120	99	80 - 120	<0.05	mg/L	NC	35	<0.05	mg/L
8346314	Leachable Chromium (Cr)	2022/11/15	100	80 - 120	101	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
8346314	Leachable Lead (Pb)	2022/11/15	93	80 - 120	95	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
8346314	Leachable Mercury (Hg)	2022/11/15	89	80 - 120	99	80 - 120	<0.001	mg/L	NC	35	<0.001	mg/L
8346314	Leachable Selenium (Se)	2022/11/15	103	80 - 120	102	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
8346314	Leachable Silver (Ag)	2022/11/15	97	80 - 120	101	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
8346314	Leachable Uranium (U)	2022/11/15	104	80 - 120	104	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
8346444	Leachable Nitrate (N)	2022/11/16	85	80 - 120	99	80 - 120	<1.0	mg/L	NC	25	<1.0	mg/L
8346444	Leachable Nitrate + Nitrite (N)	2022/11/16	90	80 - 120	101	80 - 120	<1.0	mg/L	NC	25	<1.0	mg/L
8346444	Leachable Nitrite (N)	2022/11/16	112	80 - 120	109	80 - 120	<0.10	mg/L	NC	25	<0.10	mg/L
8346452	Leachable Fluoride (F-)	2022/11/16	101	80 - 120	102	80 - 120	<0.10	mg/L	4.7	25	<0.10	mg/L
8346456	Leachable WAD Cyanide (Free)	2022/11/15	89	80 - 120	105	80 - 120	<0.0020	mg/L	NC	20	<0.010	mg/L

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

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

Leachate Blank: A blank matrix containing all reagents used in the leaching procedure. Used to determine any process contamination.

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).

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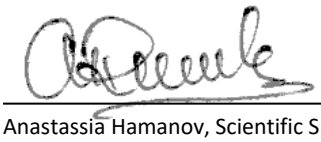
Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, Scientific Specialist

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Bureau Veritas Job #: C2X0441
Report Date: 2022/11/16

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 Pickering Pkwy
Sampler Initials: AG

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.

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Your Project #: 22-110-100
Your C.O.C. #: 869480-23-01

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/08/25
Report #: R7268823
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2N7163
Received: 2022/08/19, 15:45

Sample Matrix: Soil
Samples Received: 11

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	11	2022/08/24	2022/08/24	CAM SOP-00447	EPA 6020B m

Remarks:

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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.

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 #: 22-110-100
Your C.O.C. #: 869480-23-01

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/08/25
Report #: R7268823
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2N7163
Received: 2022/08/19, 15:45

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Ashton Gibson, Project Manager
Email: Ashton.Gibson@bureauveritas.com
Phone# (905)817-5765
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For Service Group specific validation please refer to the Validation Signature Page.

Bureau Veritas Job #: C2N7163
Report Date: 2022/08/25

DS Consultants Limited
Client Project #: 22-110-100
Sampler Initials: AG

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TMR054	TMR055	TMR056	TMR057		
Sampling Date				2022/08/18	2022/08/18	2022/08/18	2022/08/18		
COC Number				869480-23-01	869480-23-01	869480-23-01	869480-23-01		
	UNITS	Criteria	Criteria-2	BH22-1/S2	BH22-2/S2A	BH22-3/S2	BH22-4/S2	RDL	QC Batch
Metals									
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Arsenic (As)	ug/g	18	18	2.3	1.1	2.0	1.5	1.0	8184277
Acid Extractable Barium (Ba)	ug/g	390	390	170	39	100	110	0.50	8184277
Acid Extractable Beryllium (Be)	ug/g	4	4	0.78	0.28	0.51	0.42	0.20	8184277
Acid Extractable Boron (B)	ug/g	120	120	11	<5.0	5.9	<5.0	5.0	8184277
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.14	<0.10	<0.10	<0.10	0.10	8184277
Acid Extractable Chromium (Cr)	ug/g	160	160	29	11	21	18	1.0	8184277
Acid Extractable Cobalt (Co)	ug/g	22	22	11	3.8	7.7	7.0	0.10	8184277
Acid Extractable Copper (Cu)	ug/g	140	140	23	7.3	16	14	0.50	8184277
Acid Extractable Lead (Pb)	ug/g	120	120	9.1	3.8	6.1	4.7	1.0	8184277
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	<0.50	<0.50	<0.50	0.50	8184277
Acid Extractable Nickel (Ni)	ug/g	100	100	24	7.9	16	14	0.50	8184277
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	0.50	8184277
Acid Extractable Silver (Ag)	ug/g	20	20	<0.20	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Thallium (Tl)	ug/g	1	1	0.25	0.071	0.13	0.13	0.050	8184277
Acid Extractable Uranium (U)	ug/g	23	23	0.56	0.40	0.53	0.49	0.050	8184277
Acid Extractable Vanadium (V)	ug/g	86	86	44	19	34	32	5.0	8184277
Acid Extractable Zinc (Zn)	ug/g	340	340	63	18	40	35	5.0	8184277

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

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 - Coarse 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 - Coarse Textured Soil

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O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TMR058	TMR058	TMR059	TMR060		
Sampling Date				2022/08/18	2022/08/18	2022/08/18	2022/08/18		
COC Number				869480-23-01	869480-23-01	869480-23-01	869480-23-01		
	UNITS	Criteria	Criteria-2	BH22-5/S2A	BH22-5/S2A Lab-Dup	BH22-6/S2A	BH22-7/S2A	RDL	QC Batch
Metals									
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Arsenic (As)	ug/g	18	18	<1.0	<1.0	2.2	1.6	1.0	8184277
Acid Extractable Barium (Ba)	ug/g	390	390	19	18	85	120	0.50	8184277
Acid Extractable Beryllium (Be)	ug/g	4	4	<0.20	<0.20	0.56	0.90	0.20	8184277
Acid Extractable Boron (B)	ug/g	120	120	<5.0	<5.0	7.4	7.1	5.0	8184277
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	<0.10	<0.10	0.11	0.15	0.10	8184277
Acid Extractable Chromium (Cr)	ug/g	160	160	6.5	6.9	21	32	1.0	8184277
Acid Extractable Cobalt (Co)	ug/g	22	22	2.1	1.9	8.7	12	0.10	8184277
Acid Extractable Copper (Cu)	ug/g	140	140	4.2	4.1	19	21	0.50	8184277
Acid Extractable Lead (Pb)	ug/g	120	120	2.2	2.2	8.9	14	1.0	8184277
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	<0.50	<0.50	<0.50	0.50	8184277
Acid Extractable Nickel (Ni)	ug/g	100	100	4.1	4.1	18	26	0.50	8184277
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	0.50	8184277
Acid Extractable Silver (Ag)	ug/g	20	20	<0.20	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Thallium (Tl)	ug/g	1	1	<0.050	<0.050	0.14	0.22	0.050	8184277
Acid Extractable Uranium (U)	ug/g	23	23	0.34	0.35	0.51	0.58	0.050	8184277
Acid Extractable Vanadium (V)	ug/g	86	86	15	15	33	45	5.0	8184277
Acid Extractable Zinc (Zn)	ug/g	340	340	11	10	43	66	5.0	8184277

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

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

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Bureau Veritas Job #: C2N7163
Report Date: 2022/08/25

DS Consultants Limited
Client Project #: 22-110-100
Sampler Initials: AG

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				TMR061	TMR062	TMR063	TMR064		
Sampling Date				2022/08/18	2022/08/18	2022/08/18	2022/08/18		
COC Number				869480-23-01	869480-23-01	869480-23-01	869480-23-01		
	UNITS	Criteria	Criteria-2	BH22-8/S2A	BH22-9/S2A	BH22-10/S2A	DUP-1	RDL	QC Batch
Metals									
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	0.26	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Arsenic (As)	ug/g	18	18	2.0	<1.0	1.9	5.3	1.0	8184277
Acid Extractable Barium (Ba)	ug/g	390	390	86	35	140	110	0.50	8184277
Acid Extractable Beryllium (Be)	ug/g	4	4	0.46	<0.20	0.52	0.56	0.20	8184277
Acid Extractable Boron (B)	ug/g	120	120	6.4	<5.0	8.6	7.4	5.0	8184277
Acid Extractable Cadmium (Cd)	ug/g	1.2	1.2	0.11	<0.10	<0.10	0.14	0.10	8184277
Acid Extractable Chromium (Cr)	ug/g	160	160	18	7.8	22	20	1.0	8184277
Acid Extractable Cobalt (Co)	ug/g	22	22	6.7	1.8	7.8	8.3	0.10	8184277
Acid Extractable Copper (Cu)	ug/g	140	140	15	9.1	20	18	0.50	8184277
Acid Extractable Lead (Pb)	ug/g	120	120	7.2	3.7	8.4	8.7	1.0	8184277
Acid Extractable Molybdenum (Mo)	ug/g	6.9	6.9	<0.50	<0.50	<0.50	1.1	0.50	8184277
Acid Extractable Nickel (Ni)	ug/g	100	100	15	4.2	17	18	0.50	8184277
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	0.50	8184277
Acid Extractable Silver (Ag)	ug/g	20	20	<0.20	<0.20	<0.20	<0.20	0.20	8184277
Acid Extractable Thallium (Tl)	ug/g	1	1	0.13	<0.050	0.16	0.15	0.050	8184277
Acid Extractable Uranium (U)	ug/g	23	23	0.50	0.40	0.49	0.53	0.050	8184277
Acid Extractable Vanadium (V)	ug/g	86	86	29	11	31	32	5.0	8184277
Acid Extractable Zinc (Zn)	ug/g	340	340	37	24	45	44	5.0	8184277

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

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 - Coarse 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 - Coarse Textured Soil

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TEST SUMMARY

Bureau Veritas ID: TMR054 **Collected:** 2022/08/18
Sample ID: BH22-1/S2 **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR055 **Collected:** 2022/08/18
Sample ID: BH22-2/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR056 **Collected:** 2022/08/18
Sample ID: BH22-3/S2 **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR057 **Collected:** 2022/08/18
Sample ID: BH22-4/S2 **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR058 **Collected:** 2022/08/18
Sample ID: BH22-5/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR058 Dup **Collected:** 2022/08/18
Sample ID: BH22-5/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR059 **Collected:** 2022/08/18
Sample ID: BH22-6/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

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Bureau Veritas Job #: C2N7163
Report Date: 2022/08/25

DS Consultants Limited
Client Project #: 22-110-100
Sampler Initials: AG

TEST SUMMARY

Bureau Veritas ID: TMR060 **Collected:** 2022/08/18
Sample ID: BH22-7/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR061 **Collected:** 2022/08/18
Sample ID: BH22-8/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR062 **Collected:** 2022/08/18
Sample ID: BH22-9/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR063 **Collected:** 2022/08/18
Sample ID: BH22-10/S2A **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

Bureau Veritas ID: TMR064 **Collected:** 2022/08/18
Sample ID: DUP-1 **Shipped:**
Matrix: Soil **Received:** 2022/08/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8184277	2022/08/24	2022/08/24	Daniel Teclu

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GENERAL COMMENTS

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

Package 1	0.7°C

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8184277	Acid Extractable Antimony (Sb)	2022/08/24	95	75 - 125	102	80 - 120	<0.20	ug/g	NC	30
8184277	Acid Extractable Arsenic (As)	2022/08/24	89	75 - 125	99	80 - 120	<1.0	ug/g	NC	30
8184277	Acid Extractable Barium (Ba)	2022/08/24	93	75 - 125	98	80 - 120	<0.50	ug/g	6.1	30
8184277	Acid Extractable Beryllium (Be)	2022/08/24	96	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
8184277	Acid Extractable Boron (B)	2022/08/24	90	75 - 125	96	80 - 120	<5.0	ug/g	NC	30
8184277	Acid Extractable Cadmium (Cd)	2022/08/24	93	75 - 125	96	80 - 120	<0.10	ug/g	NC	30
8184277	Acid Extractable Chromium (Cr)	2022/08/24	96	75 - 125	98	80 - 120	<1.0	ug/g	6.3	30
8184277	Acid Extractable Cobalt (Co)	2022/08/24	94	75 - 125	99	80 - 120	<0.10	ug/g	5.7	30
8184277	Acid Extractable Copper (Cu)	2022/08/24	92	75 - 125	98	80 - 120	<0.50	ug/g	3.8	30
8184277	Acid Extractable Lead (Pb)	2022/08/24	91	75 - 125	99	80 - 120	<1.0	ug/g	1.4	30
8184277	Acid Extractable Molybdenum (Mo)	2022/08/24	96	75 - 125	99	80 - 120	<0.50	ug/g	NC	30
8184277	Acid Extractable Nickel (Ni)	2022/08/24	91	75 - 125	100	80 - 120	<0.50	ug/g	1.4	30
8184277	Acid Extractable Selenium (Se)	2022/08/24	93	75 - 125	97	80 - 120	<0.50	ug/g	NC	30
8184277	Acid Extractable Silver (Ag)	2022/08/24	95	75 - 125	99	80 - 120	<0.20	ug/g	NC	30
8184277	Acid Extractable Thallium (Tl)	2022/08/24	93	75 - 125	100	80 - 120	<0.050	ug/g	NC	30
8184277	Acid Extractable Uranium (U)	2022/08/24	93	75 - 125	100	80 - 120	<0.050	ug/g	3.5	30
8184277	Acid Extractable Vanadium (V)	2022/08/24	97	75 - 125	98	80 - 120	<5.0	ug/g	1.9	30
8184277	Acid Extractable Zinc (Zn)	2022/08/24	84	75 - 125	94	80 - 120	<5.0	ug/g	3.0	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).

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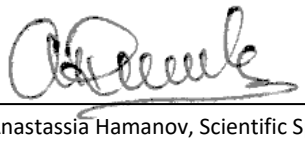
VALIDATION SIGNATURE PAGE

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.

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Exceedance Summary Table – Reg153/04 T2-Soil/Res-C

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-C

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.

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Appendix E

Soil Remediation Report

Development Phase II: 1755 & 1805 Pickering Parkway

Pickering, ON

Prepared For:

Pickering Ridge Lands Inc.

c/o Bayfield Realty Advisors Inc.

2300 Yonge Street, Suite 904

Toronto, Ontario

M4P 1E4

DS Project No: 22-110-100

Date: 2023-01-12

DS CONSULTANTS LTD.
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FIGURES

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APPENDIX

1.0 Introduction

This report provides a summary of the remedial activity which were completed to reduce the concentrations of contaminants on, in or under a portion of the parcel of land with municipal address of 1755 & 1805 Pickering Parkway, Pickering, Ontario, herein referred to as the "Site". The Site is comprised of the second Phase (Phase II) of the future residential development. The Site is an 8.75-hectare (21.62 acres) parcel of land situated within a mixed residential and commercial neighbourhood in the City of Pickering, Ontario.

The following sections detail the remedial actions, the results of the confirmatory sampling and laboratory analysis, the results of the quality assurance/quality control (QA/QC) samples and conclusions.

The objective of the remediation program was to facilitate the remediation of the impacted soil which was identified in the Supplemental Phase Two Environmental Site Assessment (Supplemental Phase Two ESA) which was completed by DS in November 2022.

2.0 Remedial Actions

2.1 Soil Excavation and Soil Treatment Activities

The soil remediation at the Property consisted of excavation and off-site disposal of soil impacted with Hydride Forming Metals (Arsenic and/or Antimony) within the vicinity of borehole/monitoring well BH105 and BH110. The soils excavated were removed from the Site by the excavation contractor (Green Infrastructure Partners Inc.), thereby facilitating the remediation of the impacted shallow soil materials. The material removed was disposed of at a licensed waste management facility. The remediation of the impacted soil material was completed on November 17, 2022.

2.1.1 Soil Excavation

The Supplemental Phase Two ESA identified concentrations of Hydride Forming Metals (Arsenic and/or Antimony) parameters in excess of the applicable Ministry of Environment, Conservation and Parks Table 3 Site Condition Standards for Non-Potable Groundwater and Residential/Parkland/Institutional Property Use (MECP Table 3 RPI SCS) as follows:

- BH105 SS3 (1.5-2.1 mbgs): Arsenic and Antimony
- BH110 SS3 (1.5-2.1 mbgs): Arsenic

The impacts were identified by Terraprobe in 2021 as part of the previous Phase Two ESA report completed for the entirety of 1755 & 1805 Pickering Parkway Site. It is noted that the

vertical extent of the Hydride Forming Metals impacts was less than 2.3 mbgs, and the horizontal extent of impacts in soil was unknown prior to undertaking the remedial excavation.

The remedial excavation was completed on November 17, 2022. The excavation was conducted by Green Infrastructure Partners Inc. (GIP) under the direct supervision of DS personnel. Details regarding the two remedial excavation areas are provided below.

EX-1

Excavation "EX-1" was completed in the vicinity of BH105, in which Antimony and Arsenic impacts were identified in sample "SS3" which was collected at a depth of 1.5-2.1 mbgs. On November 17, 2022, an excavation of approximately 5.0 m x 5.0 m was opened to a depth of 2.3 mbgs and the impacted material surrounding SS3 was removed from Site for off-site disposal.

Approximately 57.5 m^3 of soil was excavated from EX-1. A plan depicting the approximate location of EX-1 is provided in Figure 1.

EX-2

Excavation "EX-2" was completed in the vicinity of BH110, in which Arsenic impacts were identified in sample "SS3" which was collected at a depth of 1.5-2.1 mbgs. On November 17, 2022, an excavation of approximately 5.0 m x 5.0 m was opened to a depth of 2.3 mbgs and the impacted material surrounding SS3 was removed from Site off-site disposal.

Approximately 57.5 m^3 of soil was excavated from EX-2. A plan depicting the approximate location of EX-2 is provided in Figure 1.

Additional details regarding the confirmatory sampling program are provided in Section 3.0 below.

3.0 Free Flowing Product

Free flowing product was not identified on the Phase Two Property.

4.0 Confirmatory Sampling

4.1 Confirmatory Sampling Activities

Upon completion of the excavation activities, field screening was completed in accordance with the requirements of O.Reg 153/04 (as amended). The screening samples collected were inspected and examined to assess soil type, and possible chemical contamination by visual and olfactory observations or by organic vapour screening. Samples submitted for chemical

analysis were collected from locations judged by the assessor to be most likely to exhibit the highest concentrations of contaminants based on several factors including (i) visual or olfactory observations, (ii) sample location, depth, and soil type (iii) ground water conditions.

4.1.1 EX-1

Four (4) sidewall samples, two (2) floor samples, and one (1) duplicate sample were collected from each excavation for laboratory analysis in November 2022. A list of the confirmatory soil samples is provided in the table below.

Table 4-1: Summary of Confirmatory Soil Samples Submitted

Sample ID	Date Collected	Sample Depth (mbgs)	Parameter	Sample Location
WS1	November 17, 2022	1.7-1.8	Hydride-Forming Metals	West Side Wall
WS8	November 17, 2022	1.8-1.9		North Side Wall
WS11	November 17, 2022	1.8-1.9		South Side Wall
WS13	November 17, 2022	1.8-1.9		East Side Wall
DUP1 (WS13)	November 17, 2022	1.8-1.9		East Side Wall
F1	November 17, 2022	2.3-2.4		Floor
F2	November 17, 2022	2.3-2.4		Floor

The approximate locations of these confirmatory samples are presented in Figure R2A.

4.1.2 EX-2

Four (4) sidewall samples, two (2) floor samples, and one (1) duplicate sample were collected from each excavation for laboratory analysis in November 2022. A list of the confirmatory soil samples is provided in the table below.

Table 4-2: Summary of Confirmatory Soil Samples Submitted

Sample ID	Date Collected	Sample Depth (mbgs)	Parameter	Sample Location
WS17	November 17, 2022	1.9-2.0	Hydride-Forming Metals	South Side Wall
WS21	November 17, 2022	1.9-2.0		West Side Wall

Sample ID	Date Collected	Sample Depth (mbgs)	Parameter	Sample Location
WS26	November 17, 2022	1.9-2.0		East Side Wall
WS28	November 17, 2022	1.6-1.7		North Side Wall
DUP2 (EX2-F1)	November 17, 2022	2.3-2.4		Floor
EX2-F1	November 17, 2022	2.3-2.4		Floor
EX2-F2	November 17, 2022	2.3-2.4		Floor

The approximate locations of these confirmatory samples are presented in Figure R3A.

4.2 Confirmatory Sampling Results

Confirmatory soil sampling was conducted in accordance with sampling requirements per Table 3 of Schedule E, Part V of O.Reg. 153/04 (as amended) in order to assess the efficacy of the remedial excavation activities.

A summary of the laboratory analytical results pertaining to the confirmatory sampling program is provided in Tables 1 through 3.

4.2.1 EX-1

The results of the chemical analyses indicated that all of the confirmatory samples from the perimeter and base of the final remedial excavations met the MECP Table 3 RPI SCS.

A visual representation of the confirmatory sample locations is presented on Figure R2A. Cross Sections depicting the vertical extent of the remedial excavation and confirmatory sample locations are provided in Figure R2B, R2C, R2D and R2E.

4.2.2 EX-2

The results of the chemical analyses indicated that all of the confirmatory samples from the perimeter and base of the final remedial excavations met the MECP Table 3 RPI SCS.

A visual representation of the confirmatory sample locations is presented on Figure R3A. Cross Sections depicting the vertical extent of the remedial excavation and confirmatory sample locations are provided in Figure R3B, R3C, R3D and R3E.

4.3 Quality Control and Quality Assurance

The field QA/QC program involved the collection of field duplicate soil samples. In addition to the controls listed above, the analytical laboratory employed method blanks, internal laboratory duplicates, surrogate spike samples, matrix spike samples, and standard reference materials.

A summary of the field duplicate samples analyzed and an interpretation of the efficacy of the QA/QC program is provided in the table below.

Table 4-3: Summary of QA/QC Results

Sample ID	QA/QC duplicate	Medium	Parameter Analyzed	QA/QC Result
WS13	DUP1	Soil	Hydride Forming Metals	All results were within the analytical protocol criteria for RPD
EX2-F2	DUP2	Soil	Hydride Forming Metals	All results were within the analytical protocol criteria for RPD

5.0 Conclusions

The results of the post-remediation confirmatory sampling indicated that the remedial efforts were successful in reducing the concentrations of contaminants in soil to levels below the MECP Table 3 SCS. Based on these findings no further remedial work is required to meet the requirements of O.Reg. 153/04 (as amended).

5.1 Signatures

This Remedial Excavation program was conducted under the supervision of Mr. Patrick M Fioravanti, B.Sc., P.Geo, QP_{ESA} in accordance with the requirements of O.Reg. 153/04 (as amended). The findings and conclusions presented have been determined based on the information obtained at the time of the investigation, and on an assessment of the conditions of the Site at this time.

We trust this report meets with your requirements. Should you have any questions regarding the information presented, please do not hesitate to contact our office.

Yours truly,

DS Consultants Ltd

Prepared by:

Alice Gong, B.Sc.

Environmental Specialist

Reviewed by:

Patrick M. Fioravanti, B.Sc., P.Geo., QP_{ESA}

Manager – Environmental Services

Table1: Summary of Confirmatory Samples Submitted for Chemical Analysis

Horizontal Extent	Sample Depth	Samples Submitted for Chemical Analysis	Sidewall or Floor	Parameters Analysed
Vicinity of BH105	1.7-1.8	WS1	Sidewall	Hydride-Forming Metals
	1.8-1.9	WS8	Sidewall	
	1.8-1.9	WS11	Sidewall	
	1.8-1.9	WS13	Sidewall	
	2.3-2.4	F1	Floor	
	2.3-2.4	F2	Floor	
	1.8-1.9	DUP1 (WS13)	Sidewall	
Vicinity of BH110	1.9-2.0	WS17	Sidewall	
	1.9-2.0	WS21	Sidewall	
	1.9-2.0	WS26	Sidewall	
	1.6-1.7	WS28	Sidewall	
	2.3-2.4	EX2-F1	Floor	
	2.3-2.4	EX2-F2	Floor	
	2.3-2.4	DUP2 (EX2-F1)	Floor	

For Table Notes see **Notes for Soil and Groundwater Summary Tables,** included at the end of this Section

Table 2: Summary of Hydride-Forming Metals in Soil

Parameter		WS1	WS8	WS11	WS13	DUP1 (WS13)	F1	F2	WS17	WS21	WS26	WS28	EX2-F1	EX2-F2	DUP2 (EX2-F1)
Date of Collection	MECP Table 3 SCS	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22	17-Nov-22
Date Reported		18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22	18-Nov-22
Sampling Depth (mbgs)		1.7-1.8	1.8-1.9	1.8-1.9	1.8-1.9	1.8-1.9	2.3-2.4	2.3-2.4	1.9-2.0	1.9-2.0	1.9-2.0	1.6-1.7	2.3-2.4	2.3-2.4	2.3-2.4
Analytical Report Reference No.		C2X8677/UIM063	C2X8677/UIM064	C2X8677/UIM065	C2X8677/UIM066	C2X8677/UIM069	C2X8677/UIM067	C2X8677/UIM068	C2X8660/UIL982	C2X8660/UIL983	C2X8660/UIL984	C2X8660/UIL985	C2X8660/UIL980	C2X8660/UIL981	C2X8660/UIL986
Antimony	7.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Arsenic	18.0	1.3	1.1	<1.0	1.6	1.3	1.4	2.1	2.4	<1.0	1.5	1.1	<1.0	1	<1.0
Selenium	2.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	0.55	<0.50	<0.50	<0.50	<0.50	<0.50

Table 3: Summary of Maximum Concentrations in Soil

Parameter		Standard	Maximum Concentration	Location
Hydride-Forming Metals	Antimony	7.5	<0.20	All Samples
	Arsenic	18	2.4	WS17
	Selenium	2.4	0.55	WS21

Notes for Soil Summary Table

mbgs =	Meters below ground surface
masl =	Meters above sea level
Units	Units for all soil analyses are in µg/g (ppm) unless otherwise indicated
MECP Table 3 SCS =	Table 3 SCS: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Use with medium-fine textured soils as contained in the April 15, 2011 Ontario Ministry of Environment, Conservation and Parks (MECP) document entitled "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act
	For soil and groundwater analytical results, concentration exceeds the applicable Standards

Legend

- Phase Two Property
- Borehole - DS
- Boreholes - Others
- Excavation Area
- Cross section

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Telephone: (905) 264-9393
www.dsconsultants.ca

Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

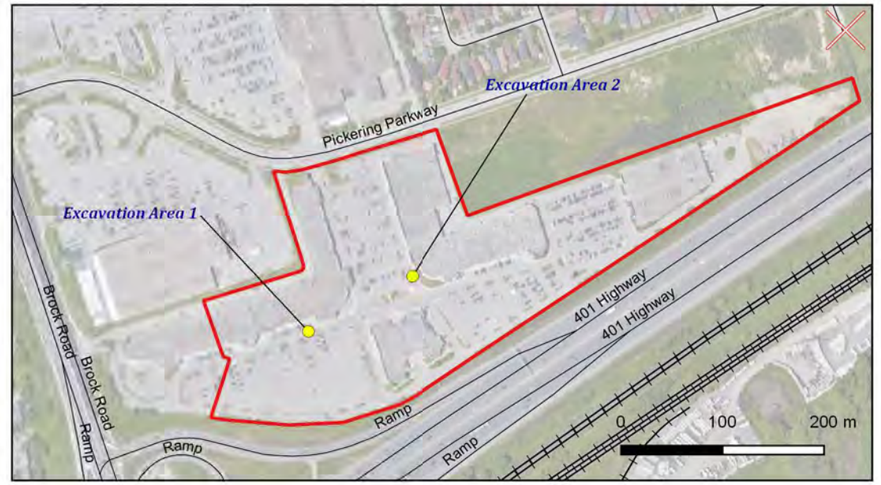
Title: **REMEDIAL EXCAVATION LOCATION PLAN**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By: R.F.	Drawn By: S.Y	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: **R1**
Rev. 0	Image/Map Source: *Google Earth Image*		

J:\-GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Remediation\Figure R1 – Remedial Excavation Location Plan.qgs Mar-14 11:05

J:\GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Remediation\Figure R2A – Post Rem Confirmatory Sampling in Excav 1 - Hydride Forming Metals.qgs Mar-14



Sample ID:		WS8
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:		WS1
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.7-1.8
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	1.3
Selenium	µg/g	<0.50

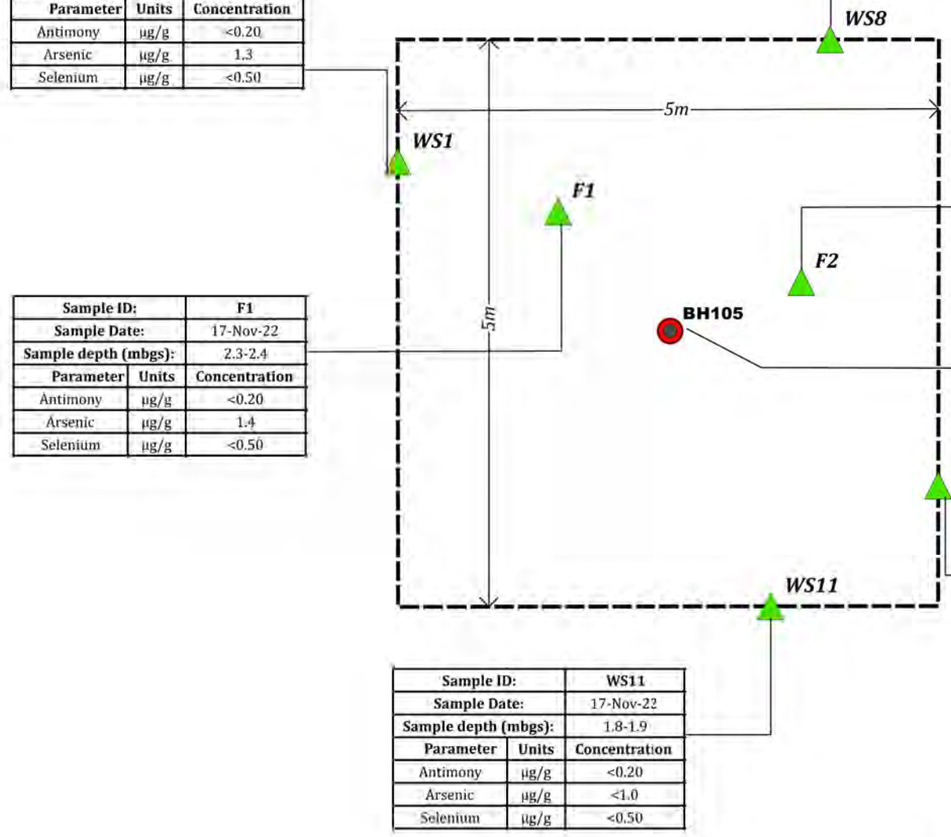
Sample ID:		F2
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	2.1
Selenium	µg/g	<0.50

Sample ID:		F1
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	1.4
Selenium	µg/g	<0.50

BH105		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Sample Date:	05-Mar-21	07-Apr-21
Parameter	Result	
Antimony	15	<0.8
Arsenic	1600	3.5

Sample ID:		WS13	DUP1 (WS13)
Sample Date:		17-Nov-22	17-Nov-22
Sample depth (mbgs):		1.7-1.8	1.7-1.8
Parameter	Units	Concentration	
Antimony	µg/g	<0.20	<0.20
Arsenic	µg/g	1.6	1.3
Selenium	µg/g	<0.50	<0.50

Sample ID:		WS11
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50



0 1.25 2.5 m

Legend

- Phase Two Property
- Monitoring Well - Others
- Excavation Area
- Sample Exceeds Applicable Standards
- Confirmatory Sample
  Sample Met Applicable Standards

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Client: BAYFIELD REALTY ADVISOR INC.

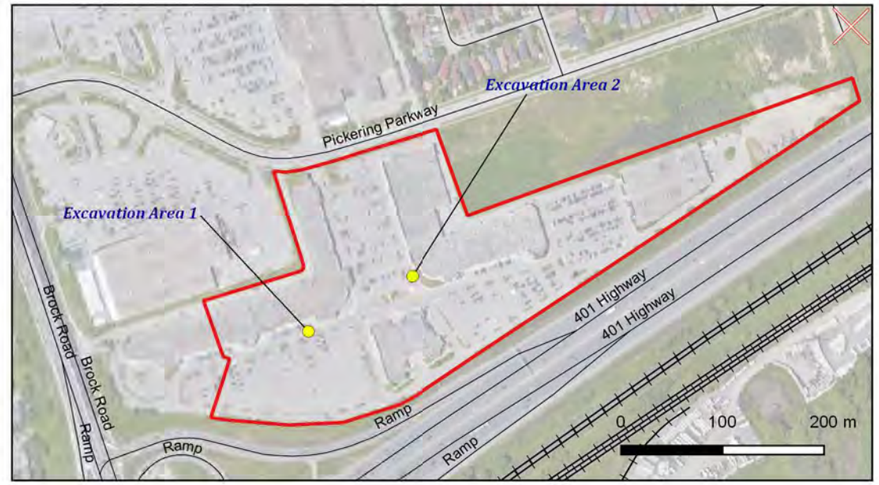
Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: POST REMEDIATION CONFIRMATORY SAMPLING IN EXCAVATION 1 – HYDRIDE FORMING METALS

N

Size:	Approved By: R.F.	Drawn By: S.Y	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: R2A
Rev. 0	Image/Map Source: Google Earth Image		

J:\GIS\2022 PROJECTS\22-110-100 1755 and 1805 Pickering Parkway, Pickering\1-QGIS\Remediation\Figure R2B – Post Rem Confirmatory Sampling in Excav 2 - Hydride Forming Metals.qgs Mar-14



Sample ID:		WS28
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.6-1.7
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:		WS26
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.9-2.0
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	1.5
Selenium	µg/g	<0.50

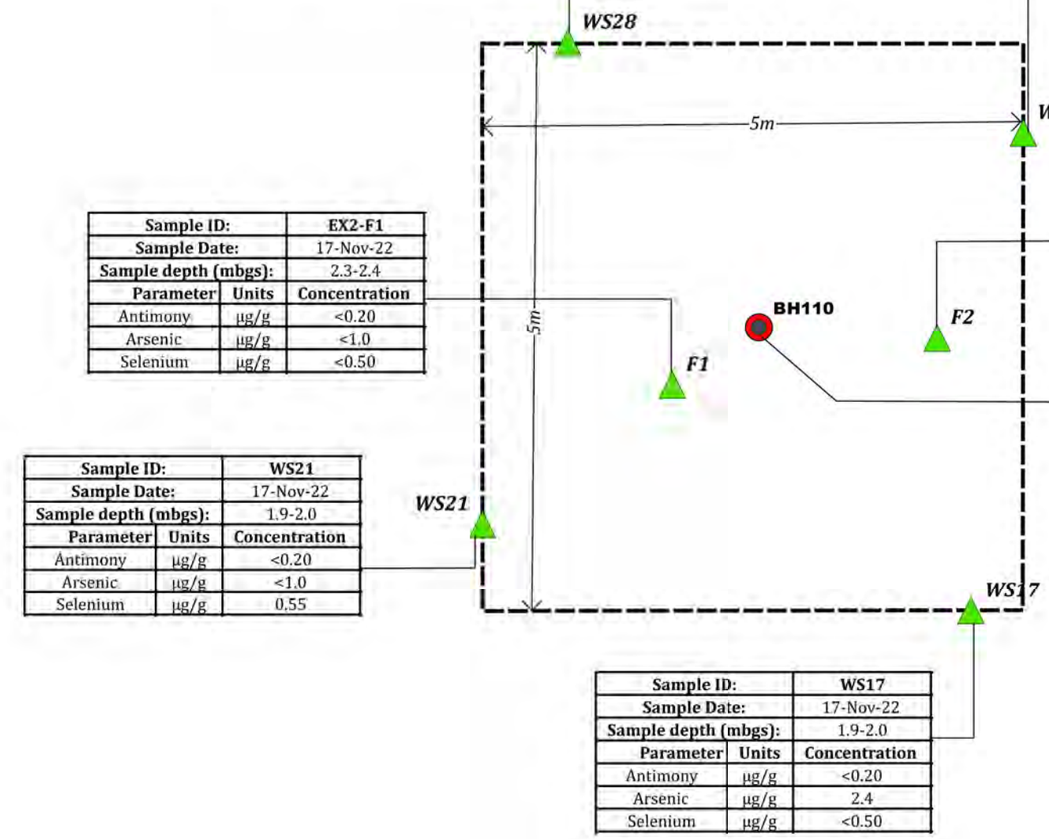
Sample ID:		EX2-F1
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50

Sample ID:		EX2-F2	DUP2 (EX2-F1)
Sample Date:		17-Nov-22	17-Nov-22
Sample depth (mbgs):		2.3-2.4	2.3-2.4
Parameter	Units	Concentration	
Antimony	µg/g	<0.20	<0.20
Arsenic	µg/g	1	<1.0
Selenium	µg/g	<0.50	<0.50

BH110		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-3.0
Sample Date:	11-Mar-21	07-Apr-21
Parameter	Result	
Antimony	6.3	<0.8
Arsenic	730	1.2

Sample ID:		WS21
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.9-2.0
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	0.55

Sample ID:		WS17
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.9-2.0
Parameter	Units	Concentration
Antimony	µg/g	<0.20
Arsenic	µg/g	2.4
Selenium	µg/g	<0.50



0 1.25 2.5 m

Legend

- Phase Two Property
- Monitoring Well - Others
- Excavation Area
- Sample Exceeds Applicable Standards
- Confirmatory Sample Sample Met Applicable Standards

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Client: BAYFIELD REALTY ADVISOR INC.

Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: POST REMEDIATION CONFIRMATORY SAMPLING IN EXCAVATION 2 – HYDRIDE FORMING METALS

N

Size:	Approved By: R.F.	Drawn By: S.Y	Date: March 2023
11x17	Scale: As Shown	Project No.: 22-110-100	Figure No.: R2B
Rev. 0	Image/Map Source: Google Earth Image		

Excavation 1
(See Fig R3Bi)

Excavation 2
(See Fig R3Bi)

A

A'

BH22-1
BH105
BH22-3
BH22-10
BH110
BH22-9
BH22-9
BH111
BH114

89.00
87.00
85.00
83.00
81.00
79.00
77.00
75.00
73.00
71.00
69.00
67.00
65.00

ELEVATION (masl)

0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
3+85

DISTANCE (m)

Horizontal 0 20 40m

Vertical 0 2 4m

WELL SYMBOL
WELL SCREEN

LEGEND

- Fill
- Silty Sand to Sandy Silt
- Silty Clay to Clayey Silt, Silt and Clay
- Bedrock
- Estimated Extent of H-Forming Metal Impacts in Soil

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Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION A-A' WITH H-FORMING METAL IMPACTS IN SOIL (PRE-REMEDIATION)**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By:	Drawn By:	Date:
11 X 17	R.F	S.Y	January 2023
Rev.	Scale: As Shown	Project No: 22-110-100	Figure No. **R3B**

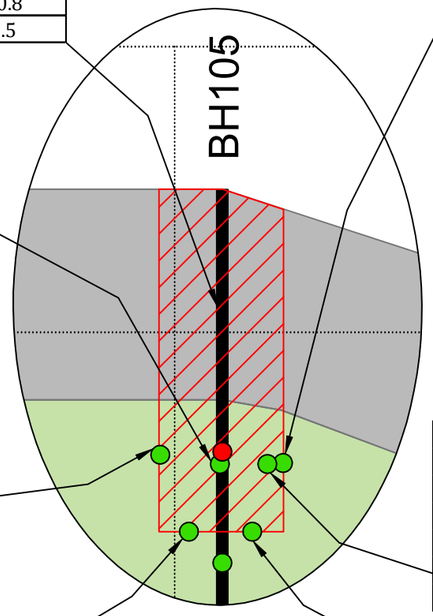
Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg

EXCAVATION 1

BH105		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Sample Date:	05-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	**15**	<0.8
Arsenic	**1600**	3.5

Sample ID:	WS13	DUP1 (WS13)
Sample Date:	17-Nov-22	17-Nov-22
Sample depth (mbgs):	1.7-1.8	1.7-1.8
Parameter / **Units**	**Concentration**	
Antimony µg/g	<0.20	<0.20
Arsenic µg/g	1.6	1.3
Selenium µg/g	<0.50	<0.50

Sample ID:	WS8
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.8-1.9
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	1.1
Selenium µg/g	<0.50



Sample ID:	WS11
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.8-1.9
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	<1.0
Selenium µg/g	<0.50

Sample ID:	WS1
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.7-1.8
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	1.3
Selenium µg/g	<0.50

Sample ID:	F1
Sample Date:	17-Nov-22
Sample depth (mbgs):	2.3-2.4
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	1.4
Selenium µg/g	<0.50

Sample ID:	F2
Sample Date:	17-Nov-22
Sample depth (mbgs):	2.3-2.4
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	2.1
Selenium µg/g	<0.50

Fill

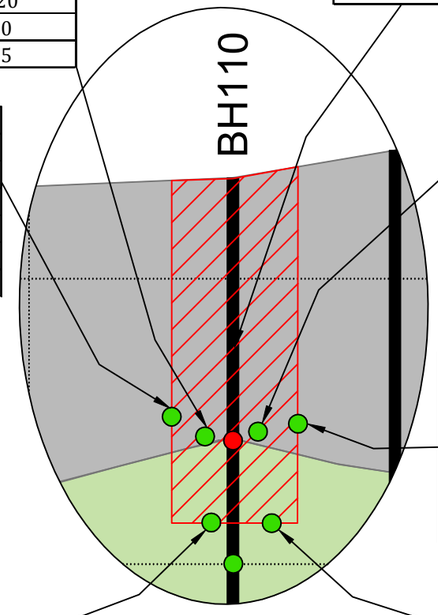
Silty Clay to Clayey Silt, Silt and Clay

EXCAVATION 2

Sample ID:	WS21
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.9-2.0
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	<1.0
Selenium µg/g	0.55

BH110		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-3.0
Sample Date:	11-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	6.3	<0.8
Arsenic	**730**	1.2

Sample ID:	WS28
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.6-1.7
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	1.1
Selenium µg/g	<0.50



Sample ID:	WS26
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.9-2.0
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	1.5
Selenium µg/g	<0.50

Sample ID:	WS17
Sample Date:	17-Nov-22
Sample depth (mbgs):	1.9-2.0
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	2.4
Selenium µg/g	<0.50

Sample ID:	EX2-F1
Sample Date:	17-Nov-22
Sample depth (mbgs):	2.3-2.4
Parameter / **Units**	**Concentration**
Antimony µg/g	<0.20
Arsenic µg/g	<1.0
Selenium µg/g	<0.50

Sample ID:	EX2-F2	DUP2 (EX2-F1)
Sample Date:	17-Nov-22	17-Nov-22
Sample depth (mbgs):	2.3-2.4	2.3-2.4
Parameter / **Units**	**Concentration**	
Antimony µg/g	<0.20	<0.20
Arsenic µg/g	1	<1.0
Selenium µg/g	<0.50	<0.50

WELL SYMBOL

WELL SCREEN

LEGEND

Sample Met Applicable Standards

Sample Exceeds Applicable Standards

Estimated Extent of H-Forming Metal Impacts in Soil

H 0 7.5 15m

V 0 1 2m

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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Client: BAYFIELD REALTY ADVISOR INC.

Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION A-A' WITH H-FORMING METAL IMPACTS IN SOIL (PRE-REMEDIATION)**

Size:	Approved By:	Drawn By:	Date:
11 X 17	R.F	S.Y	January 2023
Rev.	Scale: As Shown	Project No: 22-110-100	Figure No. **R3Bi**

Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg

EXCAVATION 1

BH105		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Sample Date:	05-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	**15**	<0.8
Arsenic	**1600**	3.5

Sample ID:	WS13	DUP1 (WS13)
Sample Date:	17-Nov-22	17-Nov-22
Sample depth (mbgs):	1.7-1.8	1.7-1.8
Parameter / **Units**	**Concentration**	
Antimony µg/g	<0.20	<0.20
Arsenic µg/g	1.6	1.3
Selenium µg/g	<0.50	<0.50

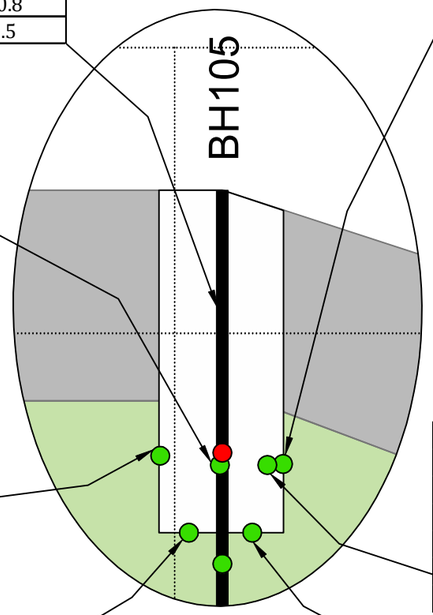
Sample ID:	WS8	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.8-1.9	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:	WS1	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.7-1.8	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.3
Selenium	µg/g	<0.50

Sample ID:	WS11	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.8-1.9	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50

Sample ID:	F1	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	2.3-2.4	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.4
Selenium	µg/g	<0.50

Sample ID:	F2	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	2.3-2.4	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	2.1
Selenium	µg/g	<0.50



Fill

Silty Clay to Clayey Silt, Silt and Clay

EXCAVATION 2

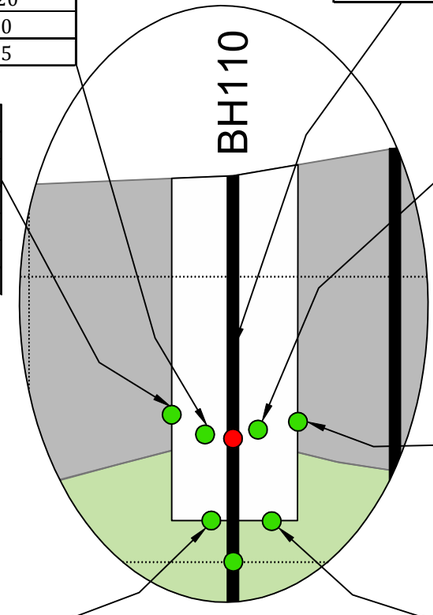
Sample ID:	WS21	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.9-2.0	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	0.55

BH110		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-3.0
Sample Date:	11-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	6.3	<0.8
Arsenic	**730**	1.2

Sample ID:	WS28	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.6-1.7	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:	WS26	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.9-2.0	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.5
Selenium	µg/g	<0.50

Sample ID:	WS17	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	1.9-2.0	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	2.4
Selenium	µg/g	<0.50



Sample ID:	EX2-F1	
Sample Date:	17-Nov-22	
Sample depth (mbgs):	2.3-2.4	
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50

Sample ID:	EX2-F2	DUP2 (EX2-F1)
Sample Date:	17-Nov-22	17-Nov-22
Sample depth (mbgs):	2.3-2.4	2.3-2.4
Parameter / **Units**	**Concentration**	
Antimony µg/g	<0.20	<0.20
Arsenic µg/g	1	<1.0
Selenium µg/g	<0.50	<0.50

WELL SYMBOL

WELL SCREEN

LEGEND

Sample Met Applicable Standards

Sample Exceeds Applicable Standards

Estimated Extent of H-Forming Metal Impacts in Soil

H 0 7.5 15m

V 0 1 2m

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Client: BAYFIELD REALTY ADVISOR INC.

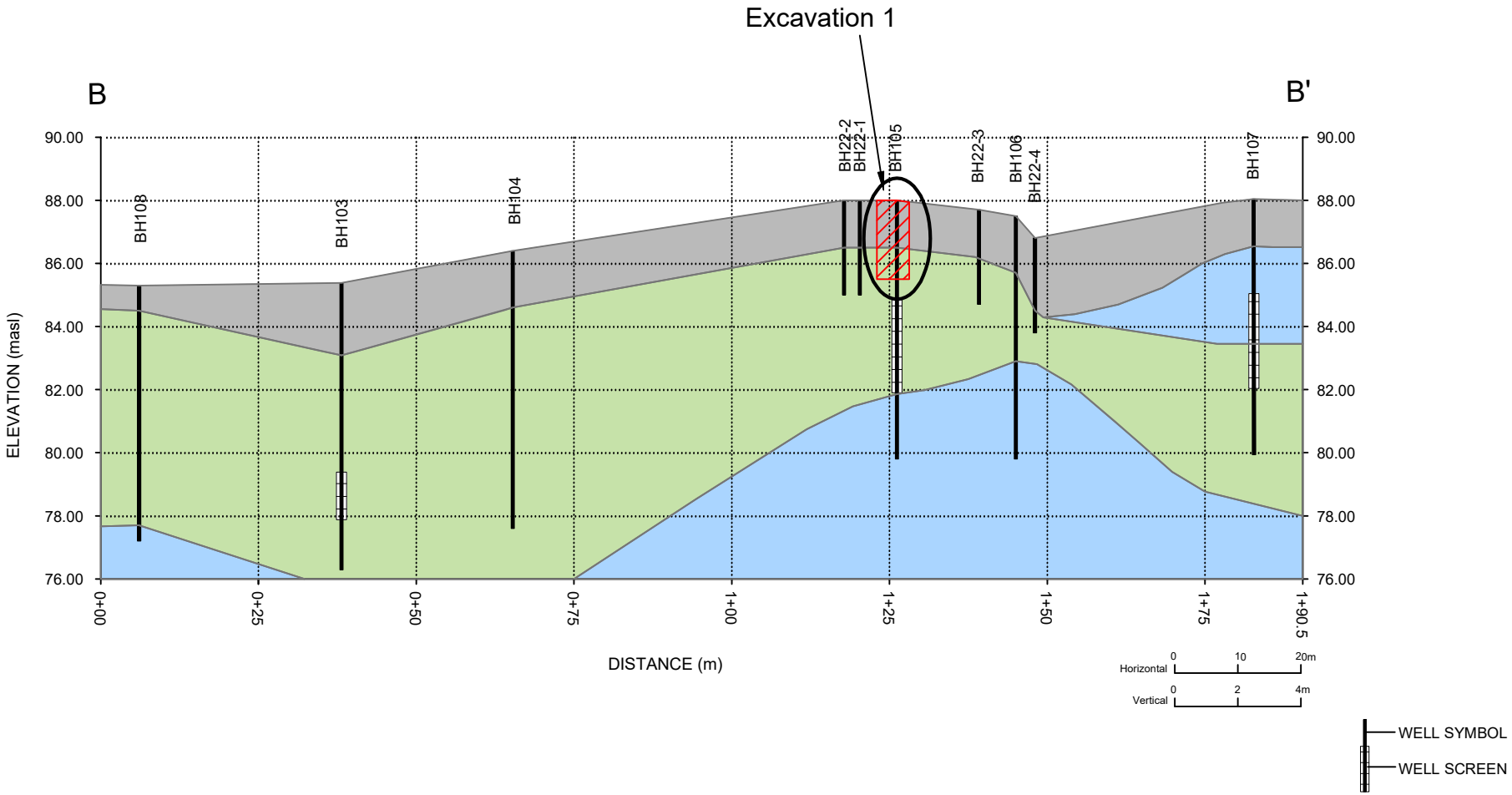
Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION A-A' WITH H-FORMING METAL IMPACTS IN SOIL (POST-REMEDIATION)**

Size:	Approved By:	Drawn By:	Date:
11 X 17	R.F	S.Y	January 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110-100	**R3C**

Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg

Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg



LEGEND

- Fill
- Silty Sand to Sandy Silt
- Silty Clay to Clayey Silt, Silt and Clay
- Bedrock
- Estimated Extent of H-Forming Metal Impacts in Soil

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Client: BAYFIELD REALTY ADVISOR INC.

Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION B-B' WITH H-FORMING METAL IMPACTS IN SOIL (PRE-REMEDIATION)**

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y	January 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110.100	**R3D**

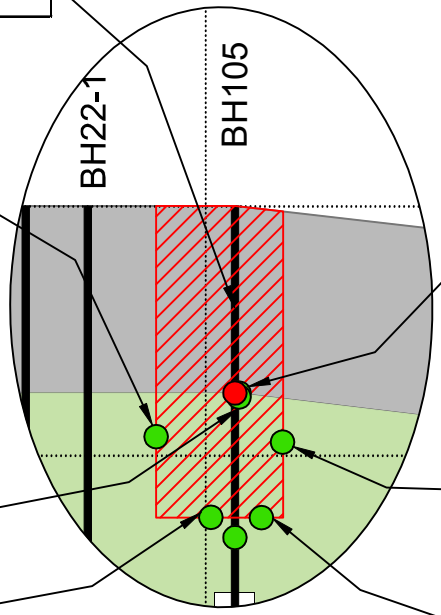
Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg

EXCAVATION 1

BH105		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Sample Date:	05-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	**15**	<0.8
Arsenic	**1600**	3.5

Sample ID:		**WS8**
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:		**WS1**
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.7-1.8
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.3
Selenium	µg/g	<0.50



Sample ID:		**WS13**	**DUP1 (WS13)**
Sample Date:		17-Nov-22	17-Nov-22
Sample depth (mbgs):		1.7-1.8	1.7-1.8
Parameter	**Units**	**Concentration**	
Antimony	µg/g	<0.20	<0.20
Arsenic	µg/g	1.6	1.3
Selenium	µg/g	<0.50	<0.50

Sample ID:		**WS11**
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50

Sample ID:		**F2**
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	2.1
Selenium	µg/g	<0.50

Sample ID:		**F1**
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.4
Selenium	µg/g	<0.50

Fill

Silty Clay to Clayey Silt, Silt and Clay

WELL SYMBOL

WELL SCREEN

H 0 5 10m

V 0 1 2m

LEGEND

- Sample Met Applicable Standards
- Sample Exceeds Applicable Standards
- Estimated Extent of H-Forming Metal Impacts in Soil

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Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION B-B' WITH H-FORMING METAL IMPACTS IN SOIL (PRE-REMEDIATION)**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y	January 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110.100	**R3Di**

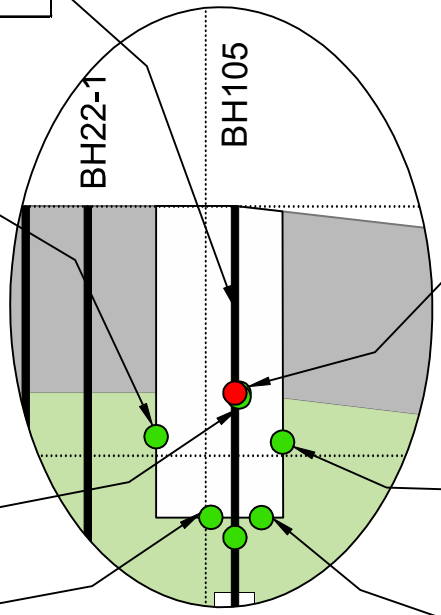
Path:c:\0sharon\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\geological cross section 22-110-sy.dwg

EXCAVATION 1

BH105		
Sample No.:	SS3	SS4
Sample Depth (mbgs):	1.5-2.1	2.3-2.9
Sample Date:	05-Mar-21	07-Apr-21
Parameter	**Result**	
Antimony	**15**	<0.8
Arsenic	**1600**	3.5

Sample ID:		WS8
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.1
Selenium	µg/g	<0.50

Sample ID:		WS1
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.7-1.8
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.3
Selenium	µg/g	<0.50



Sample ID:		WS13	DUP1 (WS13)
Sample Date:		17-Nov-22	17-Nov-22
Sample depth (mbgs):		1.7-1.8	1.7-1.8
Parameter	**Units**	**Concentration**	
Antimony	µg/g	<0.20	<0.20
Arsenic	µg/g	1.6	1.3
Selenium	µg/g	<0.50	<0.50

Sample ID:		WS11
Sample Date:		17-Nov-22
Sample depth (mbgs):		1.8-1.9
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	<1.0
Selenium	µg/g	<0.50

Sample ID:		F2
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	2.1
Selenium	µg/g	<0.50

Sample ID:		F1
Sample Date:		17-Nov-22
Sample depth (mbgs):		2.3-2.4
Parameter	**Units**	**Concentration**
Antimony	µg/g	<0.20
Arsenic	µg/g	1.4
Selenium	µg/g	<0.50

Fill

Silty Clay to Clayey Silt, Silt and Clay

WELL SYMBOL

WELL SCREEN

H 0 5 10m

V 0 1 2m

LEGEND

Sample Met Applicable Standards

Sample Exceeds Applicable Standards

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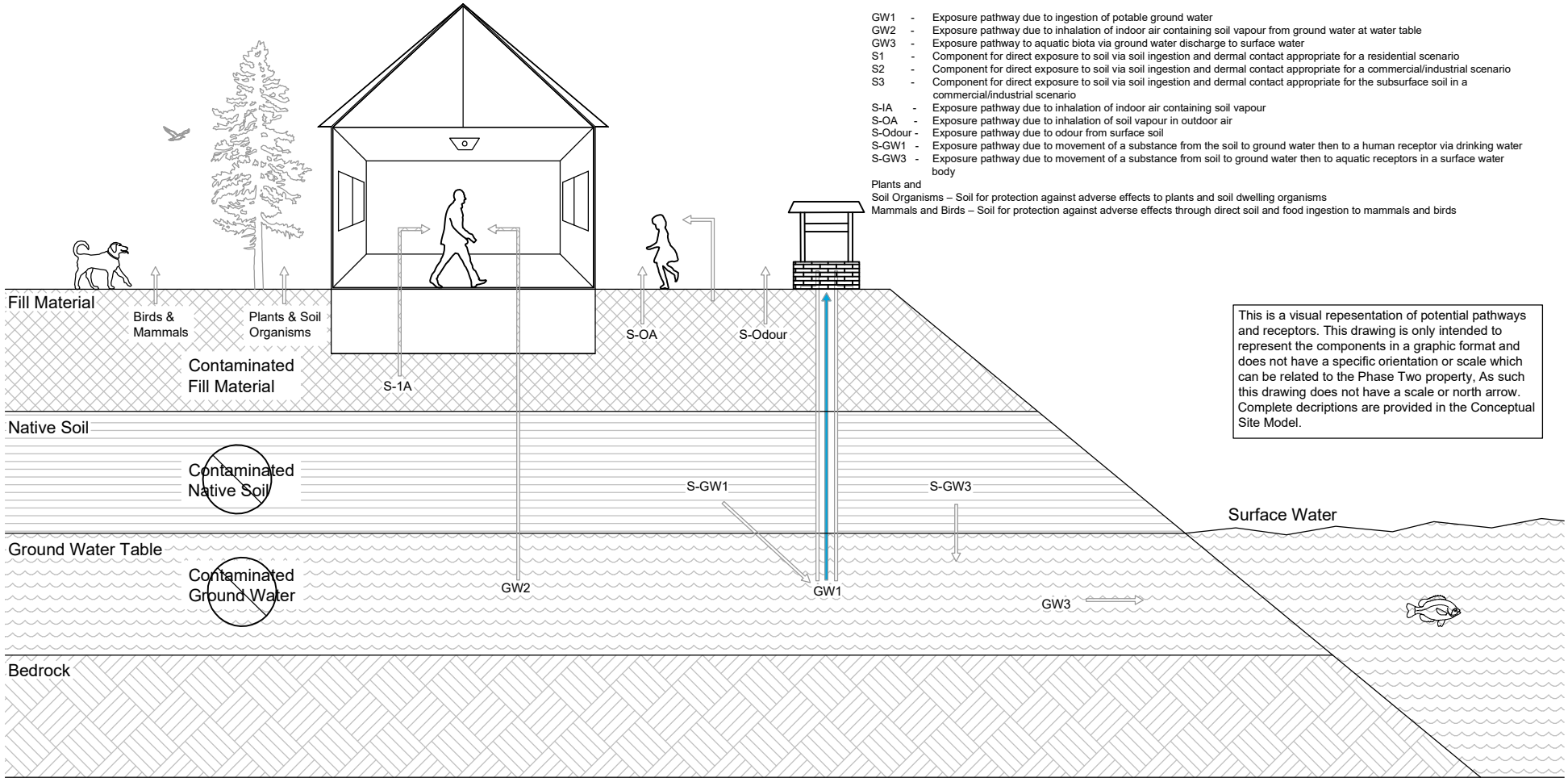
Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **SECTION B-B' WITH H-FORMING METAL IMPACTS IN SOIL (POST-REMEDIATION)**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y	January 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110.100	**R3E**

Path:j:\-gis\2022 projects\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\figure r4 – exposure pathways and receptors – pre-.dwg



Not Identified

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Vaughan, Ontario L4H 0K8
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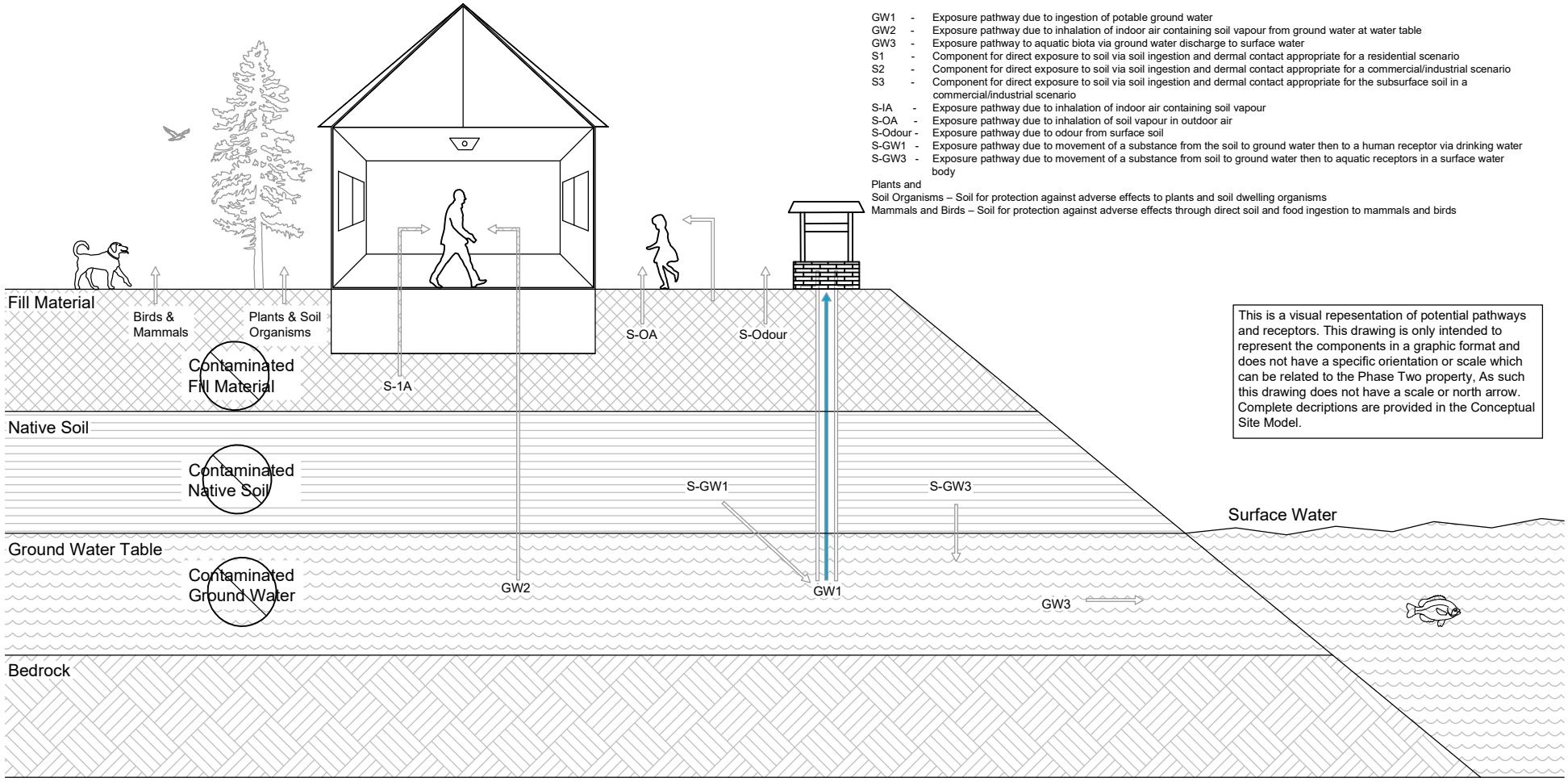
Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **EXPOSURE PATHWAYS AND RECEPTORS – PRE-REMEDIATION**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y	March 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110.100	**R4**

Path:j:\-gis\2022 projects\22-110-100 1755 and 1805 pickering parkway, pickering\7-misc\cad\figure r5 – exposure pathways and receptors – post.dwg



Not Identified

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Vaughan, Ontario L4H 0K8
Telephone: (905) 264-9393
www.dsconsultants.ca

Project: SOIL REMEDIATION
1755 Pickering Parkway, Pickering ON

Title: **EXPOSURE PATHWAYS AND RECEPTORS – POST-REMEDIATION**

Client: BAYFIELD REALTY ADVISOR INC.

Size:	Approved By:	Drawn By:	Date:
8.5 x 11	R.F	S.Y	March 2023
Rev.	**Scale:**	**Project No:**	**Figure No.**
	As Shown	22-110.100	**R5**

Your Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/18
Report #: R7394690
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X8660
Received: 2022/11/17, 18:25

Sample Matrix: Soil
Samples Received: 7

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	7	2022/11/18	2022/11/18	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.

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.

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Your Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/18
Report #: R7394690
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X8660
Received: 2022/11/17, 18:25

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Ashton Gibson, Project Manager
Email: Ashton.Gibson@bureauveritas.com
Phone# (905)817-5765

==========

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

Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID			UIL980		UIL981		UIL982	UIL982	UIL983		
Sampling Date			2022/11/17		2022/11/17		2022/11/17	2022/11/17	2022/11/17		
COC Number			n/a		n/a		n/a	n/a	n/a		
	UNITS	Criteria	EX2-F1	QC Batch	EX2-F2	QC Batch	WS17	WS17 Lab-Dup	WS21	RDL	QC Batch
Metals											
Acid Extractable Antimony (Sb)	ug/g	7.5	<0.20	8353941	<0.20	8353944	<0.20	<0.20	<0.20	0.20	8353941
Acid Extractable Arsenic (As)	ug/g	18	<1.0	8353941	1.0	8353944	2.4	2.5	<1.0	1.0	8353941
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	8353941	<0.50	8353944	<0.50	<0.50	0.55	0.50	8353941

No Fill — No Exceedance
Grey — Exceeds 1 criteria policy/level
Black — Exceeds both criteria/levels

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

Bureau Veritas ID			UIL984	UIL985	UIL986		
Sampling Date			2022/11/17	2022/11/17	2022/11/17		
COC Number			n/a	n/a	n/a		
	UNITS	Criteria	WS26	WS28	DUP2	RDL	QC Batch
Metals							
Acid Extractable Antimony (Sb)	ug/g	7.5	<0.20	<0.20	<0.20	0.20	8353941
Acid Extractable Arsenic (As)	ug/g	18	1.5	1.1	<1.0	1.0	8353941
Acid Extractable Selenium (Se)	ug/g	2.4	<0.50	<0.50	<0.50	0.50	8353941

No Fill — No Exceedance
Grey — Exceeds 1 criteria policy/level
Black — Exceeds both criteria/levels

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 - Coarse Textured Soil

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Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

TEST SUMMARY

Bureau Veritas ID: UIL980 **Collected:** 2022/11/17
Sample ID: EX2-F1 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL981 **Collected:** 2022/11/17
Sample ID: EX2-F2 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353944	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL982 **Collected:** 2022/11/17
Sample ID: WS17 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL982 Dup **Collected:** 2022/11/17
Sample ID: WS17 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL983 **Collected:** 2022/11/17
Sample ID: WS21 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL984 **Collected:** 2022/11/17
Sample ID: WS26 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIL985 **Collected:** 2022/11/17
Sample ID: WS28 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

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

Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

TEST SUMMARY

Bureau Veritas ID: UIL986
Sample ID: DUP2
Matrix: Soil

Collected: 2022/11/17
Shipped:
Received: 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

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GENERAL COMMENTS

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

Package 1	1.3°C

Results relate only to the items tested.

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Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

QUALITY ASSURANCE REPORT

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8353941	Acid Extractable Antimony (Sb)	2022/11/18	87	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
8353941	Acid Extractable Arsenic (As)	2022/11/18	90	75 - 125	100	80 - 120	<1.0	ug/g	0.53	30
8353941	Acid Extractable Selenium (Se)	2022/11/18	94	75 - 125	103	80 - 120	<0.50	ug/g	NC	30
8353944	Acid Extractable Antimony (Sb)	2022/11/18	101	75 - 125	101	80 - 120	<0.20	ug/g		
8353944	Acid Extractable Arsenic (As)	2022/11/18	96	75 - 125	99	80 - 120	<1.0	ug/g	3.0	30
8353944	Acid Extractable Selenium (Se)	2022/11/18	99	75 - 125	103	80 - 120	<0.50	ug/g		

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

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

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

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

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

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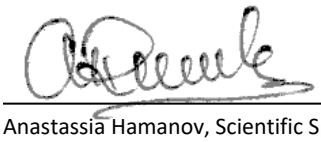
Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, Scientific Specialist

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Bureau Veritas Job #: C2X8660
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX2
Sampler Initials: AG

Exceedance Summary Table – Reg153/04 T2-Soil/Res-C

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.

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Your Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/18
Report #: R7394417
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X8677
Received: 2022/11/17, 18:25

Sample Matrix: Soil
Samples Received: 7

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	7	2022/11/18	2022/11/18	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.

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.

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Your Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Your C.O.C. #: n/a

Attention: Rick Fioravanti

DS Consultants Limited
6221 Highway 7, Unit 16
Vaughan, ON
CANADA L4H 0K8

Report Date: 2022/11/18
Report #: R7394417
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C2X8677
Received: 2022/11/17, 18:25

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Ashton Gibson, Project Manager
Email: Ashton.Gibson@bureauveritas.com
Phone# (905)817-5765

==========

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Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID				UIM063	UIM064	UIM065	UIM066	UIM067		
Sampling Date				2022/11/17	2022/11/17	2022/11/17	2022/11/17	2022/11/17		
COC Number				n/a	n/a	n/a	n/a	n/a		
	UNITS	Criteria	Criteria-2	WS1	WS8	WS11	WS13	F1	RDL	QC Batch
Metals										
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	<0.20	<0.20	<0.20	0.20	8353941
Acid Extractable Arsenic (As)	ug/g	18	18	1.3	1.1	<1.0	1.6	1.4	1.0	8353941
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	<0.50	<0.50	<0.50	0.50	8353941

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

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 - Coarse 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 - Coarse Textured Soil

Bureau Veritas ID				UIM068	UIM069		
Sampling Date				2022/11/17	2022/11/17		
COC Number				n/a	n/a		
	UNITS	Criteria	Criteria-2	F2	DUP1	RDL	QC Batch
Metals							
Acid Extractable Antimony (Sb)	ug/g	7.5	7.5	<0.20	<0.20	0.20	8353941
Acid Extractable Arsenic (As)	ug/g	18	18	2.1	1.3	1.0	8353941
Acid Extractable Selenium (Se)	ug/g	2.4	2.4	<0.50	<0.50	0.50	8353941

No Fill	No Exceedance
Grey	Exceeds 1 criteria policy/level
Black	Exceeds both criteria/levels

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Criteria: Ontario Reg. 153/04 (Amended April 15, 2011)
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Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition
Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soil

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Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

TEST SUMMARY

Bureau Veritas ID: UIM063 **Collected:** 2022/11/17
Sample ID: WS1 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM064 **Collected:** 2022/11/17
Sample ID: WS8 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM065 **Collected:** 2022/11/17
Sample ID: WS11 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM066 **Collected:** 2022/11/17
Sample ID: WS13 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM067 **Collected:** 2022/11/17
Sample ID: F1 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM068 **Collected:** 2022/11/17
Sample ID: F2 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

Bureau Veritas ID: UIM069 **Collected:** 2022/11/17
Sample ID: DUP1 **Shipped:**
Matrix: Soil **Received:** 2022/11/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Acid Extractable Metals by ICPMS	ICP/MS	8353941	2022/11/18	2022/11/18	Viviana Canzonieri

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Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

GENERAL COMMENTS

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

Package 1	1.3°C

Results relate only to the items tested.

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Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

QUALITY ASSURANCE REPORT

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
8353941	Acid Extractable Antimony (Sb)	2022/11/18	87	75 - 125	98	80 - 120	<0.20	ug/g	NC	30
8353941	Acid Extractable Arsenic (As)	2022/11/18	90	75 - 125	100	80 - 120	<1.0	ug/g	0.53	30
8353941	Acid Extractable Selenium (Se)	2022/11/18	94	75 - 125	103	80 - 120	<0.50	ug/g	NC	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).

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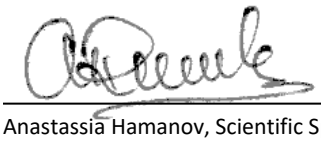
Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

VALIDATION SIGNATURE PAGE

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



Anastassia Hamanov, Scientific Specialist

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Bureau Veritas Job #: C2X8677
Report Date: 2022/11/18

DS Consultants Limited
Client Project #: 22-110-100
Site Location: 1755 PICKERING PKWY - EX1
Sampler Initials: AG

Exceedance Summary Table – Reg153/04 T2-Soil/Res-C

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-C

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.

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Appendix F

March 13, 2023

Patrick (Rick) Fioravanti, B.Sc., P.Geo, QP$_{ESA}$
Manager, Environmental Services
DS Consultants Ltd.
6221 Highway 7, Unit 16
Vaughan, ON L4H 0K8

Dear Rick,

Re: Notice of Approval Pursuant to Section 35 (3) of Ont. Reg. 153/04 Under the Environmental Protection Act (EPA)
Request to Utilize Non-Potable Site Condition Standards
Location: 1755 Pickering Parkway
City of Pickering
Regional File No.: **D15-NP-21-08**

I am writing in response to the re-approval request, dated March 13, 2023. As indicated in your email, no new fill material or potentially contaminating activities have occurred on the subject properties since the last approval in March 3, 2022. As such, the Region continues to concur and accept your recommendation to use the Province's Table 3 non-potable groundwater condition standard for residential/parkland/institutional property use on the lands municipally known as 1755 Pickering Parkway in the City of Pickering.

Please note that this approval is conditional on the submission of the Record of Site Condition (RSC) within six months. If there is no movement towards filing of this RSC, the Region of Durham may revoke its approval. Please send the Region a copy of the Ministry of the Environment, Conservation and Parks Receipt and Acknowledgement of the RSC to my attention.

Please call me if you have any questions.

Yours truly,

Heather Finlay

Heather Finlay, MCIP, RPP, MPPAL
Acting Manager, Transit Oriented Development

cc: A. Harras, Regional Clerk, Clerk's Department
S. Cassel, City Clerk, City of Pickering

The Regional Municipality of Durham

Planning and Economic Development Department

Planning Division

605 ROSSLAND RD. E.
4TH FLOOR
PO BOX 623
WHITBY ON L1N 6A3
CANADA
905-668-7711
1-800-372-1102
Fax: 905-666-6208
Email: planning@durham.ca

www.durham.ca

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, extension 2551.