PROJECT NO.: SM 230481-E

MARCH 18, 2024

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
3777, 3787, 3791 & 3815 PORTAGE ROAD
NIAGARA FALLS, ONTARIO

PREPARED FOR:

REGENT NORTH PROPERTIES INC.

BY

SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 GRAYS ROAD
HAMILTON, ONTARIO
L8E 2Z3

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PROJECT NO.: SM 230481-E March 18, 2024

REGENT NORTH PROPERTIES INC.
8485 Montrose Road
Niagara Falls, Ontario
L2H 0A6

Attention: Angelo Butera

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
3777, 3787, 3791 & 3815 PORTAGE ROAD
NIAGARA FALLS, ONTARIO

Dear Mr. Butera,

1.0 EXECUTIVE SUMMARY

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] were retained by REGENT NORTH PROPERTIES INC. to undertake Phase Two Environmental Site Assessment [ESA] activities on the properties commonly recognised as 3777, 3787, 3791 & 3815 Portage Road in the City of Niagara Falls, Ontario. It is noted that the Phase Two activities were completed in accordance with Ontario Regulation 153/04 [as amended] to support the eventual filing of a Record of Site Condition [RSC] for the property.

Our Phase Two activities included the advancement of three [3] boreholes, each equipped with a groundwater monitoring well, on the Phase Two Property to facilitate the collection and submission of select soil and groundwater samples for laboratory analytical testing. However, it is noted that the Phase Two activities were completed in conjunction with a geotechnical investigation of the Site, by this Office, which included the advancement of thirteen [13] boreholes on the Phase Two Property. Although all thirteen [13] boreholes are illustrated on the attached drawings, only the three [3] boreholes advanced in the area of potential environmental concern on the Phase Two Property were utilised as part of the planned Phase Two activities. In addition, twelve [12] hand-dug test pits were advanced on the grass-covered areas throughout the Phase Two Property as part of the planned Phase Two activities.

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results received in its office, SOIL-MAT ENGINEERS is pleased to offer the following:

SOIL SAMPLING SUMMARY

The laboratory analytical test results, for the submitted soil samples, revealed the following exceedances of the applicable Table 3 Residential/Parkland/Institutional Land Use Site Condition Standards [Table 3 RPI SCSs]:

- Soil sample 'BH11 SS4 DUPE', secured from our Borehole No.: BH11, revealed an elevated Sodium Adsorption Ratio [SAR].

With the exception of the above, all of the other soil samples subjected to laboratory analytical testing were found to be within the applicable Table 3 RPI SCSs for the select tested contaminant of potential concern [COPC] groupings.

With respect to the soil exhibiting an elevated level of SAR, the specific contaminant of concern 'SAR' is deemed not to be exceeded if it has been determined that the elevated SAR is a result of a substance applied to surfaces for the safety of vehicular or pedestrian traffic which is the specific scenario for the Phase Two Property and this isolated exceedance. As such, the elevated SAR on the Phase Two Property is not considered to exceed the applicable Table 3 RPI SCSs.

GROUNDWATER SAMPLING SUMMARY

The laboratory analytical test results for the submitted groundwater samples did not reveal any elevated levels of the select tested COPC groupings in the groundwater medium.

It should be noted that at the time of the monitoring well development and sampling event, monitoring well 'MW5' [installed at our borehole location BH5] was recorded as 'dry'. Although monitoring well 'MW5' is not located in an area of potential environmental concern [APEC] on the Phase Two Property, Ontario Regulation 153/04 [as amended], requires a minimum of three [3] groundwater monitoring wells on properties subject to an RSC filing to assess groundwater flow through the property. As such, a supplemental groundwater monitoring well will be required, prior to the submission of an RSC, to assess the localized groundwater flow of the Phase Two Property.

PHASE TWO ESA CONCLUSION

Based on the available laboratory analytical test results [to date], the Phase Two activities did not reveal any documented elevated levels of the select COPC groupings in either the soil or groundwater mediums on the Phase Two Property. As such, additional intrusive soil sampling is not recommended at this time. However, as noted above a supplemental groundwater monitoring well is required to be installed on the Phase Two Property prior to the submission of an RSC for the subject lands.

In addition, Ontario Regulation 406/19 requires site specific environmental assessment of the source site for excess soils generated during construction and testing of the excess soil based on volume to support off-site disposal. It is expected that the proposed construction including an underground parking level will result in the generation of excess soil that will require off-site disposal. As such, it is recommended that background analytical testing of the existing fill material on the Site and soil present in other areas deemed as 'excess soil areas' be undertaken in accordance with the Regulations.

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

It is noted that subsurface soil conditions may be present on-site that are not typical of those presented in this Report. If future activities reveal such soils, SOIL-MAT ENGINEERS should be contacted to assess the soil conditions with respect to the proposed activity.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of REGENT NORTH PROPERTIES INC. The material in if reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

2.0 INTRODUCTION

SOIL-MAT ENGINEERS were retained by REGENT NORTH PROPERTIES INC. to undertake Phase Two ESA activities on the properties commonly recognised as 3777, 3787, 3791 & 3815 Portage Road in the City of Niagara Falls, Ontario. It is noted that the Phase Two activities were completed in accordance with Ontario Regulation 153/04 [as amended] to support the eventual filing of a RSC for the Site.

A Phase One Environmental Site Assessment was previously prepared for the subject lands by SOIL-MAT ENGINEERS and was utilised in determining the rationale for these Phase Two activities [refer to SOIL-MAT ENGINEERS' Report No.: SM 230481-E dated November 29, 2023].

Our fieldwork, laboratory testing and interpretation in connection with the assessment activities has been finalised and our comments and recommendations, based on our findings, are presented in the following paragraphs.

The subject property is herein referred to as the Phase Two Property and/or the Site.

2.0 (i) SITE DESCRIPTION

At the time of this Report, the Phase Two Property was comprised of three [3] contiguous parcels of land that together form an irregular shaped parcel of land located on the west side of Portage Road, between Colborne Street and St. John Street, in the City of Niagara Falls, Ontario. Specifically, the Phase Two Property was comprised of the following parcels of land:

- 3777 Portage Road: This portion of the Phase Two Property was occupied by a $1^1/_2$-storey mixed residential and former commercial use building, with a basement level;
- 3787 Portage Road: This portion of the Phase Two Property was occupied by a two-storey mixed residential and former commercial use building, with a basement level, and;
- 3787 and 3815 Portage Road: This portion of the Phase Two Property was occupied by two [2] two-storey residential apartment buildings, each with a basement level.

The remainder of the Phase Two Property was comprised of a mixture of asphaltic-concrete or gravel covered parking lot areas and grass-covered areas.

For descriptive purposes, Portage Road has been designated as having a north-south alignment.

The Site was bounded to the north and south by commercial and residential use lands, to the east by Portage Road, and to the west by residential use lands.

The Phase Two Property is comprised of the following parcels of land:

1. 3777 Portage Road, Niagara Falls, Ontario. The property identification number [PIN] is '64279-0337'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited;
2. 3787 Portage Road, Niagara Falls, Ontario. The PIN is '64279-0338'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited, and;
3. 3791 and 3815 Portage Road, Niagara Falls, Ontario. The PIN is '64279-0323'. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited.

The area of the Site is 0.83 hectares in total.

2.0 (ii) PROPERTY OWNERSHIP

At the time of this report, the Site was owned by '5259 Dorchester Road (Niagara) Limited'.

As previously described, SOIL-MAT ENGINEERS were retained by REGENT NORTH PROPERTIES INC. to undertake the Phase Two activities on the Phase Two Property in support of the redevelopment of the Site.

The contact information for the owner is provided below:

1. Contact Name: Mr. Angelo Butera
2. Mailing Address: 8485 Montrose Road, Niagara Falls, Ontario, L2H 0A6
3. Contact e-mail: angelobutera@panoramicproperties.ca
4. Contact Phone: 905-351-8848

2.0 (iii) CURRENT AND PROPOSED FUTURE USE

Current Use: Commercial and Residential
Proposed Use: Residential

Based on the current use and the proposed use of the Site, the proposed development is subject to a mandatory RSC filing.

2.0 (iv) APPLICABLE SITE CONDITION STANDARDS

The following criteria was utilised to determine the appropriate site classification and applicable soil and groundwater standards.

- Current land use: Commercial and Residential;
- Intended land use: Residential;
- Drinking Water Supply: Non-Potable Ground Water;
- On-site Soil Texture: Coarse Grained Soils;
- Depth to Bedrock: Approximately 21 metres;
- pH of soils on the Site: Within the Applicable Generic Site Condition Standards Range;
- Surface Water Body: Not observed on-Site or within 30 metres of the Site.

Based on the above, the applicable site condition standards [SCSs] are the Table 3 SCSs for a Residential/Parkland/Institutional Use [RPI] property use in a non-potable groundwater condition from the Ministry of the Environment document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environment Protection Act, (2011), hereinafter referred to as the ‘Table 3 RPI Standards’.

3.0 BACKGROUND INFORMATION

3.0 (i) PHYSICAL SETTING

The Site is located in a mixture of parklands, residential, commercial, and institutional use lands.

There are no water bodies in whole or in part on the Phase Two Property. In addition, no surface water bodies were observed within 30 metres of the Phase Two Property.

There are no areas of natural significance located in whole or in part on the Phase Two Property.

The topography of the Site is relatively flat and level with surface water being directed towards the two [2] catch basins at the eastern portion of the Site and to the east towards Portage Road.

3.0 (ii) PAST INVESTIGATIONS

SOIL-MAT ENGINEERS had access to the following environmental report, which was utilized as a supporting document during the completion of this Report.

1. Phase One Environmental Site Assessment, Colborne Court Apartments - 3777, 3787, 3791 & 3815 Portage Road, Niagara Falls, Ontario, dated November 29, 2023: prepared for REGENT NORTH PROPERTIES INC.

The November 29, 2023, Phase One ESA report revealed one potentially contaminating activity [PCA] on the Phase One Property, including the following:

- Information extrapolated from available aerial photographs revealed the Phase One Property was formerly utilised as agricultural lands.

The neighbouring and nearby lands are comprised of a mixture of parklands, residential, commercial, and institutional use lands. The current and historic operations on properties located in the Phase One Study Area revealed two [2] PCAs that are considered likely to cause an area of potential environmental concern [APEC] on the Phase One Property, including the following:

- Information contained in an EcoLog ERIS database search report revealed that a commercial printing business maintained operations at 3747 Portage Road from 1982 until circa 2012. This property is located approximately 25 metres north [trans-gradient] of the Phase One Property, and;
- Information contained in an EcoLog ERIS database search report revealed two [2] records in a ‘pesticide register’ for the property at 3741 Portage Road, which is located approximately 25 metres north [trans-gradient] of the Phase One Property.

The specific PCA descriptions, and associated APECs, in connection with the identified potential environmental concerns include the following:

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

The above noted report was supervised by a Qualified Person [QP] of SOIL-MAT ENGINEERS.

SOIL-MAT ENGINEERS contacted Julie Hannah, the Senior Manager of Current Planning for the City of Niagara Falls, to request a copy of previous environmental reports for the Site that may be on file with the City. According to Ms. Hannah, no reports were filed with the City.

In addition, a search of the MOE's Brownfields Environmental Site Registry did not reveal a previous Phase One ESA that may have been undertaken on the Site.

4.0 SCOPE OF THE INVESTIGATION

4.0 (i) OVERVIEW OF SITE INVESTIGATION

Based on the Phase One ESA findings, three [3] boreholes and twelve [12] hand-dug test pits were advanced on Site to assess the impact to the soil, if any, as a result of the noted PCAs. In addition, a groundwater monitoring well was installed at three [3] of the borehole locations, upon completion of drilling activities, to facilitate the collection of groundwater samples for laboratory analytical testing.

Representative soil samples were secured following standard industry sampling protocols and were submitted to AGAT laboratories for laboratory analytical testing for the specific Phase Two ESA contaminants of potential concern [COPC], in this case being petroleum hydrocarbons [PHCs], benzene, toluene, ethylbenzene and xylenes [BTEX], volatile organic compounds [VOCs], organochlorine pesticides (OCs), metals, Arsenic [As], Antimony [Sb], Selenium [Se], hot water extractable boron [BHWS], cyanide [CN-], Electrical Conductivity [EC], hexavalent chromium [Cr (VI)], mercury [Hg] and sodium adsorption ratio [SAR].

For reporting purposes, the COPCs listed above [with the exception of PHCs, BTEX, VOCs and OCs] are hereinafter referred to as “Metals”.

4.0 (ii) MEDIA INVESTIGATED

The purpose of the Phase Two ESA was to assess the soil and groundwater quality on the Phase Two Property, as related to the environmental concerns identified upon completion of our November 29, 2023 Phase One ESA.

4.0 (iii) PHASE ONE CONCEPTUAL SITE MODEL

The Site was comprised of three [3] contiguous parcels of land that together form an irregular shaped parcel of land located on the west side of Portage Road, between Colborne Street and St. John Street, in the City of Niagara Falls, Ontario.

The Phase One Property is comprised of the following parcels of land:

1. 3777 Portage Road, Niagara Falls, Ontario. The property identification number [PIN] is ‘64279-0337’. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited;
2. 3787 Portage Road, Niagara Falls, Ontario. The PIN is ‘64279-0338’. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited, and;
3. 3791 and 3815 Portage Road, Niagara Falls, Ontario. The PIN is ‘64279-0323’. The registered owner of the Site is 5259 Dorchester Road (Niagara) Limited.

The information gathered during the completion of this Phase One ESA report revealed that the Site was first developed before 1906 as residential use lands. The first readily available visual aid for the Site is a topographic map from 1906 which illustrates the Site as residential use and agricultural lands. Other visual aids, including aerial photographs from 1934, 1954, 1960, 1966, 1968, 1971, 1978, 1983, 1989, 1994, 2002, 2004, 2010,

2015, and 2023, topographic maps from 1938, 1979, and 1996, and Fire Insurance Plans from 1932 and 1965 confirm the development timeline above.

The neighbouring and nearby lands are comprised of a mixture of parklands, residential, commercial, and institutional use lands. The current and historic operations on properties located in the Phase One Study Area revealed two [2] PCAs that are considered likely to cause an APEC on the Phase One Property.

Based on the information available upon completion of our Phase One ESA, the following PCAs, and associated APECs, were identified on the Site.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

No other PCAs were identified on the Phase One Property or on the neighbouring lands or lands located within the Phase One Study Area.

4.0 (iv) DEVIATIONS FROM SAMPLING AND ANALYSIS PLAN

Professional care was exercised during the retrieval of each sample, the placement of each sample in the appropriate sample jar, the labeling of the field samples and associated chain of custody and in the delivery of the samples to the testing laboratory.

As our standard operating procedures dictate unusual field observations, such as visual or olfactory evidence of a suspected impact, a deviation from SOIL-MAT ENGINEERS' field sampling and handling protocols or incident on the testing laboratories' side was

documented either on our field borehole logs or in-house copy of the sample certificate of analysis.

There were no deviations recorded during the Phase Two ESA activities.

4.0 (v) IMPEDIMENTS

There were no impediments to SOIL-MAT ENGINEERS' planned field work and assessment activities during the Phase Two ESA activities.

5.0 INVESTIGATION METHODS

5.0 (i) GENERAL

There were no deviations in SOIL-MAT ENGINEERS' planned Phase Two ESA activities.

5.0 (ii) DRILLING AND EXCAVATING

All boreholes were advanced using either solid stem or hollow stem continuous flight auger equipment from September 20, 2023 to September 22, 2023 under the supervision of a representative of SOIL-MAT ENGINEERS.

The physical advancement of the boreholes and installations of the groundwater monitoring wells was performed by Davis Drilling Ltd. under the supervision of a representative of SOIL-MAT ENGINEERS.

Soil samples were generally collected in 0.76m intervals from the ground surface to the termination of each borehole. After each sampling event, the split-spoon sampler was thoroughly washed with non-phosphate detergent then rinsed with water before the collection of each subsequent sample to minimise the potential for cross-contamination between samples.

5.0 (iii) SOIL SAMPLING

Soil samples were examined in the field for visual and olfactory evidence of potential impacts such as unusual staining and/or odours, etc., and were split into two separate samples [with the exception of the test pits], including the following:

- One half of the sample was sealed in sampling jars for submission to AGAT for analytical testing, and;
- One half of the sample was sealed in a plastic sampling bag for further characterisation in SOIL-MAT ENGINEERS' in-house soils laboratory.

The soil samples that were delivered to AGAT were sealed in pre-cleaned wide mouth, amber glass sample jars, no head space, as provided by the laboratory. The samples were stored and transported in a cooler and kept under ice packs to minimise potential volatilisation of select parameters. New disposable sampling gloves were used for the collection of each soil sample with care given not to make contact with the samples and gloves. Dedicated sample retrieval equipment, including a stainless steel split-spoon, was used to retrieve each sample and before depositing it directly it into the AGAT Laboratories sample jar.

The samples were delivered to AGAT's depot location in Stoney Creek, Ontario in coolers equipped with ice packs to help maintain a temperature range between the applicable 0^{o}C to 10^{o}C. As reported on the chain of custody for the soil samples, the samples were delivered to AGAT with an average temperature of 6.3 ^{o}C, and 6.8 ^{o}C.

5.0 (iv) FIELD SCREENING MEASUREMENTS

All of the Phase Two ESA soil samples were examined in the field for visual and olfactory evidence of potential PHC impact(s), such as unusual staining and/or odours, etc.

No hand held field screening units were utilised during the collection of the confirmatory soil samples.

5.0 (v) GROUND WATER: MONITORING WELL INSTALLATION

A 150 millimeter groundwater monitoring well was installed at Borehole Nos. BH5, BH11, and BH12 upon the completion of drilling activities. The wells were installed to depths of approximately 7.6 – 9.1 meters, with a screened interval in the lower 1.5 metres. The groundwater monitoring wells were installed in accordance with *Ontario Regulation 903 [Water Wells]* under the Ontario Water Resources Act.

A water well record was submitted to the Ministry of the Environment, Conservation and Parks [MOE] upon completion of drilling activities. It is the responsibility of the Site owner to ensure the groundwater monitoring well is maintained in an appropriate, safe and secure condition as per the Regulation and to arrange for the monitoring well to be abandoned in accordance with the Regulation when it is no longer in use.

The monitoring installation details are summarized in the table below.

Monitoring Well	Bottom of Monitoring Well [m bgs]	Bottom of the Borehole Elevation [m]	Screen Length [m]	Screen Interval [m bgs]	Filter Pack [m bgs]	Bentonite Plug [m bgs]	Ground Surface Elevation [m]
MW5	7.6	93.60	1.5	6.1 – 7.6	5.8 – 7.6	0.15 – 5.8	101.79
MW11	9.1	91.90	1.5	7.6 – 9.1	7.3 – 9.1	0.15 – 7.3	101.65
MW12	9.1	91.50	1.5	7.6 – 9.1	7.3 – 9.1	0.15 – 7.3	101.29

5.0 (vi) GROUND WATER: FIELD MEASUREMENT OF WATER QUALITY PARAMETERS

An Oil / Water interface probe was utilized during the monitoring and collection of the groundwater samples. Of note, a light non-aqueous phase liquid [LNAPL] layer was not identified in any of the on-site monitoring wells.

The samples were delivered immediately to AGAT upon retrieval from the monitoring well and were subjected to AGAT's QA procedure which included a temperature reading upon their receipt.

The groundwater samples were delivered to the AGAT depot in Stoney Creek, Ontario immediately after sampling on ice to begin cooling the samples between the applicable 0^{o}C to 10^{o}C [average temperatures of 5.1 ^{o}C and 8.7^{o}C].

5.0 (vii) GROUND WATER: SAMPLING

Two [2] well volumes were purged from groundwater monitoring wells 'MW11' and 'MW12' prior to the collection of the groundwater samples. The monitoring wells were then allowed to recharge back to recorded static groundwater levels prior to the physical sample collection.

It should be noted that at the time of the monitoring well development and sampling event, monitoring well 'MW5' [installed at our borehole location BH5] was recorded as 'dry'.

The monitoring wells installed on the Site during this Phase Two ESA were equipped with dedicated sampling equipment, including a 25 millimetre water bailer for sample collection for the metal, PHC and BTEX parameters.

A low flow bladder pump was utilised for the collection of groundwater samples for the remaining COPC groupings as the samples were subjected to laboratory analytical testing for VOCs.

Professional care was exercised during the retrieval of each sample, the placement of each sample in the appropriate sample jar, the labeling of the field samples and associated chain of custody and in the delivery of the samples to the testing laboratory.

As our standard operating procedures dictate unusual field observations, such as visual or olfactory evidence of a suspected impact, a deviation from SOIL-MAT ENGINEERS' field sampling and handling protocols or incident on the testing laboratories' side was documented either on our field borehole logs or in-house copy of the sample certificate of analysis.

There were no deviations recorded during the Phase Two ESA activities.

5.0 (viii) SEDIMENT SAMPLING

Sediment sampling was not conducted as part of the Phase Two ESA activities as the mediums of concern were limited to the soil and groundwater mediums.

5.0 (ix) ANALYTICAL TESTING

All laboratory analytical work was performed by AGAT Laboratories [AGAT] in Mississauga, Ontario.

AGAT is a member of the Canadian Association for Laboratory Accreditation [CALA] and meets the requirements of Section 47 of the Record of Site Condition Regulation.

5.0 (x) RESIDUAL MANAGEMENT PROCEDURES

Soil cuttings produced from the physical advancement of the boreholes were stored on-site in metal, 45-gallon drums. Purged groundwater was stored on-site in plastic 5-gallon pails, and secured with lids.

Both the soil cutting drums and purged groundwater pails were retrieved by a third party for proper off-site disposal.

5.0 (xi) ELEVATION SURVEYING

All boreholes and groundwater monitoring wells were surveyed by a staff member of SOIL-MAT ENGINEERS to facilitate site relative survey information. A temporary benchmark, described as the manhole cover located on the west side of Portage Road near the northeast corner of Site, was utilized and assigned an assumed elevation of 100.00 m.

5.0 (xii) QUALITY ASSURANCE AND QUALITY CONTROL MEASURES

QA/QC was maintained during the field program through equipment decontamination and sampling procedures, as outlined in the "*MOE Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*" (May, 1996).

Standard QA/QC protocols were followed for bottle preparation, sample collection and transportation, as outlined by MOE guidance documents, including the MOE's 2011 "*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*".

In addition to these field-based measures, extensive QA/QC procedures were carried out by the analytical laboratories, including:

- Lab blanks;
- Spikes;
- Matrix blanks; and
- Instrument blanks and assessments of instrument tuning and performance.

Based on the evaluation of the sampling and analytical procedures used, the following data quality statements can be made:

- The data are adequate for the RSC objectives and approach utilized; and,
- Soil analytical data were of an acceptable quality for comparison to 2011 MOE SCS as defined by *O.Reg.153/04, as amended,* for current investigations.

6.0 REVIEW AND EVALUATION

6.0 (i) GEOLOGY

SOIL-MAT ENGINEERS' Phase Two ESA revealed the following Site stratigraphy:

- PAVEMENT STRUCTURE: Borehole Nos.: BH1, BH10, BH11, BH12 and BH13 were advanced through an existing pavement structure which was found to consist of approximately 25 to 50 millimetres of asphaltic concrete and approximately 50 to 150 millimetres of a compacted granular base.
- TOPSOIL: All remaining boreholes were advanced through a topsoil layer with a depth of 200 to 250 millimetres.
- SANDY/ CLAYEY SILT FILL: Sandy/ clayey silt fill was encountered beneath the topsoil at Borehole Nos.: BH2, BH4, BH5 and BH8. The fine-grained soils were brown in colour, contained trace to some gravel, occasional sand and gravel seams and were generally found in a loose to hard in consistency.
- GRAVELLY SAND/ SANDY GRAVEL: Gravelly sand/ sandy gravel was encountered beneath the pavement structure at Borehole No.: 13. The coarse-grained soils were brown in colour, contained occasional cobbles in the lower levels and were generally found in a loose to very dense in consistency.
- SANDY SILT/ SILTY SAND: Native sandy silt/silty sand was encountered at all borehole locations. The native fine-grained soils were brown in colour, contained trace to some gravel and trace clay, trace clay, had occasional cobbles and gravel seams at the lower levels, and were generally found in a very loose to very dense in consistency. The native sandy silt/silty sand was proven to termination at depths of approximately 6.7 to 12.8 metres below the existing ground surface at all borehole locations with the exception of Borehole Nos.: 9, 10, 11, 12 and 13 where the material transitioned to gravelly sand/ sandy gravel at a depth of approximately 5.3 to 8.4 metres.
- GRAVELLY SAND/ SANDY GRAVEL: Gravely sand/sandy gravel was encountered at all remaining borehole locations. The coarse-grained soils were brown in colour, contained trace silt, occasional cobbles, and were generally found in a compact to very dense in consistency. The gravely sand/sandy gravel was proven to termination at depths of approximately 9.8 to 12.8 metres below the existing ground surface at all borehole locations with the exception of Borehole No.: 10 where the material transitioned to silt at a depth of approximately 18.3 metres.
- SILT: Silt was encountered at Borehole No.: 10. The fine-grained soils were grey in colour, contained some sand and gravel, occasional cobbles, and were generally found in a very dense consistency. The silt was proven to termination at the depth of approximately 21.3 metres below the existing ground surface at Borehole No.: 10 due to refusal on assumed bedrock.
- GROUNDWATER: The depth to the groundwater table is anticipated to be approximately 8 to 9 metres below ground surface based on groundwater readings secured from the two [2] monitoring wells installed on the Site. Seasonal fluctuations to this level should be expected.

6.0 (ii) GROUND WATER: ELEVATIONS AND FLOW DIRECTIONS

Borehole Nos. BH1 and BH2 were recorded as being 'wet' at depths of approximately 9.3 and 9.4 metres below the surrounding grade upon the completion of drilling activities. The remaining boreholes were recorded as 'dry' upon completion of drilling. It is noted that insufficient time would have passed for the static groundwater level to stabilize in the open boreholes during drilling.

Groundwater monitoring wells were installed in Borehole Nos. BH5, BH11, and BH12 for future monitoring of the static groundwater level and to facilitate the collection of groundwater samples for laboratory analytical testing.

The monitoring installation details are summarized in the table below.

TABLE A
SUMMARY OF GROUNDWATER LEVELS

Groundwater Monitoring Well	Surface Elevation (m)	October 25, 2023		November 3, 2023	
		Depth [m]	Elev. [m]	Depth [m]	Elev. [m]
MW5	101.79	DRY	DRY	DRY	DRY
MW11	101.65	8.76	92.89	8.77	92.88
MW12	101.29	8.41	92.88	8.44	92.85

Based on the water level readings and our observations during drilling, experience in the area, etc. the static groundwater level is estimated at a depth of approximately 8 to 9 metres below the ground surface and would be expected to fluctuate seasonally. Regardless, some shallower perched deposits of water may be encountered and should be anticipated, especially during the 'wet' times of the year.

It should be noted that at the time of purging and sampling the monitoring wells, the monitoring well at Borehole No.: 5 was dry and was not deep enough to collect groundwater data. Per Ontario Regulation 153/04 [as amended], the borehole will be reinstalled with a deeper monitoring well to determine the localized groundwater flow of the Site.

The monitoring well locations is illustrated on Drawing No. 2 in Appendix 'B'.

6.0 (iii) GROUND WATER: HYDRAULIC GRADIENTS

It should be noted that at the time of the monitoring well development and sampling event, monitoring well 'MW5' [installed at our borehole location BH5] was recorded as 'dry'. Although monitoring well 'MW5' is not located in an area of potential environmental concern [APEC] on the Phase Two Property, Ontario Regulation 153/04 [as amended], requires a minimum of three [3] groundwater monitoring wells on properties subject to an RSC filing to assess groundwater flow through the property. As such, a supplemental groundwater monitoring well will be required, prior to the submission of an RSC, to assess the localized groundwater flow of the Phase Two Property.

6.0 (iv) COARSE SOIL TEXTURE

SOIL-MAT ENGINEERS' conducted hydrometer testing on three [3] samples. The result of the hydrometer indicates that the surface and subsurface soil consists primarily of a reddish brown sand and gravel with some silt and traces of clay. Given the above, the soil has less than 50% finer than the 75 um sieve and is classified as coarse texture.

6.0 (v) SOIL: FIELD SCREENING

SOIL-MAT ENGINEERS did not observe any visual or olfactory evidence that suggested a new COPC grouping should be considered during the assessment activities.

6.0 (vi) SOIL QUALITY

In total, fifteen [15] soil samples, including four [4] duplicate samples, were secured from the Site to assess potential adverse impact(s) on the Site as a result of the PCAs identified in our Phase One ESA report.

The secured soil samples were submitted to AGAT for laboratory analytical testing as described in the summary table below:

SUMMARY OF TESTED SOIL SAMPLES

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description
TP1 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP2 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP3 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP4 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP5 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP6 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP7 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP8 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP9 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP10 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP11 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
TP12 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description
DUP1 [TP9] [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
DUP2 [TP7] [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand
BH5-SS3 [No PCA and APEC]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Sandy/ Clayey Silt Fill
BH11-SS4 [PCA B, C / APEC 2, 3]	2.3 – 2.9	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt
BH12-SS3 [PCA B, C / APEC 2, 3]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt
BH11-SS4 DUPE [PCA B, C / APEC 2, 3]	2.3 – 2.9	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt
BH12-SS3 DUPE [PCA B, C / APEC 2, 3]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt

The laboratory analytical test results for the submitted soil samples are summarised below:

SUMMARY OF SOIL SAMPLE TEST RESULTS

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description	Table 3 RPI Exceedances
TP1 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP2 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP3 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP4 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP5 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP6 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP7 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP8 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP9 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP10 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP11 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
TP12 [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description	Table 3 RPI Exceedances
DUP1 [TP9] [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
DUP2 [TP7] [PCA A / APEC 1]	0 – 0.3	OCs, Metals [including hydrides]	Silty Sand	No exceedances reported
BH5-SS3 [No PCA and APEC]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Sandy/ Clayey Silt Fill	No exceedances reported
BH11-SS4 [PCA B, C / APEC 2, 3]	2.3 – 2.9	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt	No exceedances reported
BH12-SS3 [PCA B, C / APEC 2, 3]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt	No exceedances reported
BH11-SS4 DUPE [PCA B, C / APEC 2, 3]	2.3 – 2.9	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt	Exceeds the Table 3 RPI SCSs in Metals as: Sodium Adsorption Ratio – 8.98 vs 5
BH12-SS3 DUPE [PCA B, C / APEC 2, 3]	1.5 – 2.1	Metals & inorganics, VOCs, PHCs & BTEX	Silty Sand/ Sandy Silt	No exceedances reported
Notes: Metals = Metals, As, Sb, Se, BHWS, CN, EC, Cr (VI), Hg and SAR, OCs = Organochlorine Pesticides, PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture				

The laboratory analytical test results, for the submitted soil samples, revealed the following exceedance of the applicable Table 3 RPI Standards:

- Soil sample 'BH11 SS4 DUPE', secured from our Borehole No.: BH11, revealed an elevated Sodium Adsorption Ratio [SAR].

With the exception of the above, all of the other soil samples subjected to laboratory analytical testing were found to be within the applicable Table 3 RPI SCSs for the select tested contaminant of potential concern [COPC] groupings.

With respect to the soil exhibiting an elevated level of SAR, the specific contaminant of concern 'SAR' is deemed not to be exceeded if it has been determined that the elevated SAR is a result of a substance applied to surfaces for the safety of vehicular or pedestrian traffic which is the specific scenario for the Phase Two Property and this isolated exceedance. As such, the elevated SAR on the Phase Two Property is not considered to exceed the applicable Table 3 RPI SCSs.

The Phase Two Property, borehole locations and laboratory analytical test results are illustrated on Drawing Nos. 3A-H, and 4A-D in Appendix 'B'. SOIL-MAT ENGINEERS' borehole logs are also included in Appendix 'B' for reference.

The AGAT Certificate of Analysis is included in Appendix 'B' for reference.

6.0 (vii) GROUND WATER QUALITY

In total, two [2] groundwater samples, including one duplicate sample, were secured from the Site to assess potential adverse impact(s) on the Site as a result of the PCAs identified in our Phase One ESA report.

The secured groundwater samples were submitted to AGAT for laboratory analytical testing as described in the summary table below:

Sample ID	Laboratory Analysis
MW11 [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics
MW12 [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics
DUP1 [MW12] [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics
Notes: Metals = Metals, As, Sb, Se, BHWS, CN, EC, Cr (VI), Hg and SAR, PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture	

The laboratory analytical test results for the submitted water samples are summarised below:

SUMMARY OF ANALYTICAL TESTING – WATER [TABLE 3 NPGW]

Sample ID	Laboratory Analysis	Table 3 NPGW Exceedances
MW11 [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics	No exceedances reported
MW12 [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics	No exceedances reported
DUP1 [MW12] [PCA B, C / APEC 2, 3]	PHCs, BTEX, VOCs, Metals & Inorganics	No exceedances reported
Notes: Metals = Metals, As, Sb, Se, BHWS, CN, EC, Cr (VI), Hg and SAR, PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture		

The laboratory analytical test results for the submitted groundwater samples did not reveal any elevated levels of the select tested COPC groupings in the groundwater medium.

The AGAT certificate of analysis for the groundwater analytical data is contained in Appendix ‘D’ for reference.

6.0 (viii) SEDIMENT QUALITY

Sediment sampling was not conducted as part of the Phase Two ESA fieldwork.

6.0 (ix) QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

QA/QC was maintained during the field program through equipment decontamination and sampling procedures, as outlined in the "*MOE Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*" (May, 1996).

Standard QA/QC protocols were followed for bottle preparation, sample collection and transportation, as outlined by MOE guidance documents, including the MOE's 2011 "*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*".

In addition to these field-based measures, extensive QA/QC procedures were carried out by the analytical laboratories, including:

- Lab blanks;
- Spikes;
- Matrix blanks; and
- Instrument blanks and assessments of instrument tuning and performance.

Based on the evaluation of the sampling and analytical procedures used, the following data quality statements can be made:

- The data is adequate for the RSC objectives and approach utilized; and,
- Soil analytical data were of an acceptable quality for comparison to Table 3 SCS as defined by *O.Reg.153/04, as amended,* for current investigations.

No deviations from the QA/QC protocols were noted during the completion of the Phase Two ESA fieldwork.

6.0 (x) PHASE TWO CONCEPTUAL SITE MODEL

SOIL-MAT ENGINEERS' has not prepared a Phase Two CSM as part of this Phase Two ESA. However, a Phase Two CSM will be prepared prior to the filing of an RSC.

7.0 CONCLUSIONS

A description of the staff members associated with the completion of the Phase Two ESA activities is contained in Appendix 'E' of this Report. The ESA activities were supervised by Mr. Steve Sears, P.Eng., QP_{ESA}, who is a Qualified Person for the undertaking of ESA activities.

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results received in its office, SOIL-MAT ENGINEERS is pleased to offer the following:

SOIL SAMPLING SUMMARY

The laboratory analytical test results, for the submitted soil samples, revealed the following exceedances of the applicable Table 3 Residential/Parkland/Institutional Land Use Site Condition Standards [Table 3 RPI SCSs]:

- Soil sample 'BH11 SS4 DUPE', secured from our Borehole No.: BH11, revealed an elevated Sodium Adsorption Ratio [SAR].
-

With the exception of the above, all of the other soil samples subjected to laboratory analytical testing were found to be within the applicable Table 3 RPI SCSs for the select tested contaminant of potential concern [COPC] groupings.

With respect to the soil exhibiting an elevated level of SAR, the specific contaminant of concern 'SAR' is deemed not to be exceeded if it has been determined that the elevated SAR is a result of a substance applied to surfaces for the safety of vehicular or pedestrian traffic which is the specific scenario for the Phase Two Property and this isolated exceedance. As such, the elevated SAR on the Phase Two Property is not considered to exceed the applicable Table 3 RPI SCSs.

GROUNDWATER SAMPLING SUMMARY

The laboratory analytical test results for the submitted groundwater samples did not reveal any elevated levels of the select tested COPC groupings in the groundwater medium.

It should be noted that at the time of the monitoring well development and sampling event, monitoring well 'MW5' [installed at our borehole location BH5] was recorded as 'dry'. Although monitoring well 'MW5' is not located in an area of potential environmental concern [APEC] on the Phase Two Property, Ontario Regulation 153/04 [as amended], requires a minimum of three [3] groundwater monitoring wells on properties subject to an RSC filing to assess groundwater flow through the property. As such, a supplemental groundwater monitoring well will be required, prior to the submission of an RSC, to assess the localized groundwater flow of the Phase Two Property.

PHASE TWO ESA CONCLUSION

Based on the available laboratory analytical test results [to date], the Phase Two activities did not reveal any documented elevated levels of the select COPC groupings in either the

soil or groundwater mediums on the Phase Two Property. As such, additional intrusive soil sampling is not recommended at this time. However, as noted above a supplemental groundwater monitoring well is required to be installed on the Phase Two Property prior to the submission of an RSC for the subject lands.

In addition, Ontario Regulation 406/19 has recently come into effect, which regulates the management of excess soils generated as part of construction projects. The Regulation requires site specific environmental assessment of the source site and testing of the excess soil based on volume to support off-site disposal. It is expected that the proposed construction including an underground parking level will result in the generation of excess soil that will require off-site disposal. As such, it is recommended that background analytical testing of the existing fill material on the Site and soil present in other areas deemed as 'excess soil areas' be undertaken in accordance with the Regulations.

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

It is noted that subsurface soil conditions may be present on-site that are not typical of those presented in this Report. If future activities reveal such soils, SOIL-MAT ENGINEERS should be contacted to assess the soil conditions with respect to the proposed activity.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of REGENT NORTH PROPERTIES INC. The material in if reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust this Report is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Alex Lajkosz, B.Sc.
Environmental Technician

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Environmental Manager

LICENSED PROFESSIONAL ENGINEER
MAR 18/24
S. R. SEARS
PROVINCE OF ONTARIO

Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP_{ESA}
Review Engineer

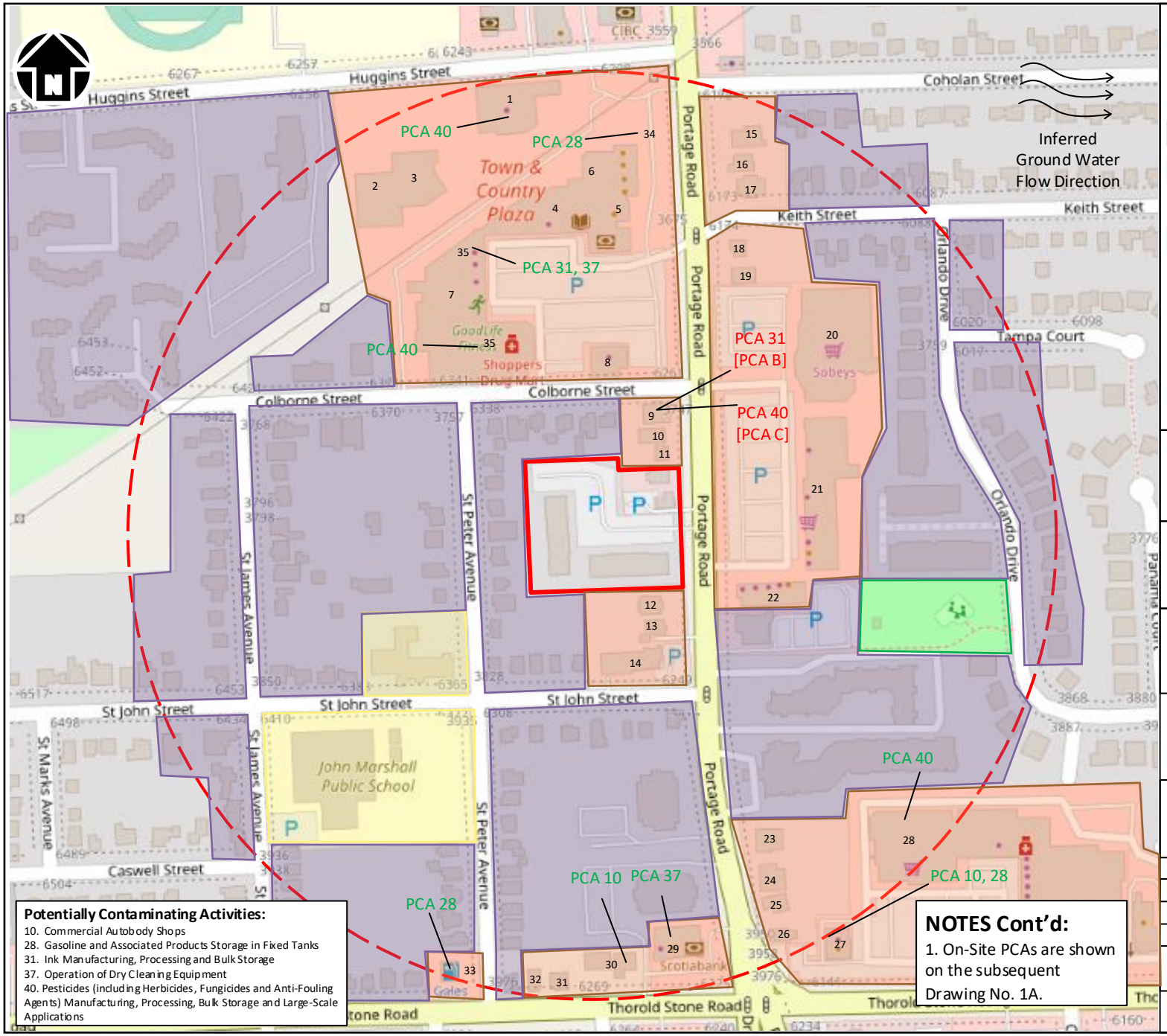
Distribution: REGENT NORTH PROPERTIES INC. [2]

Enclosures:

Appendix 'A'	Phase One CSM;
Appendix 'B'	Site Plan Drawings and Borehole Logs;
Appendix 'C'	AGAT Soil Analytical Data;
Appendix 'D'	AGAT Ground Water Analytical Data;
Appendix 'E'	Qualifications of Assessors;
Appendix 'F'	Statement of Limitations

Appendix ‘A’

1. Phase One CSM



LEGEND

- = Site Boundary
- = Phase One ESA Study Area
- = Residential Properties
- = Commercial Properties
- = Institutional Properties
- = Park Properties

PCA # = Off-Site PCA not causing an APEC on the RSC Property

PCA # = Off-Site PCA causing an APEC on the RSC Property

NOTES:

1. Base map retrieved from Niagara Navigator.

Potentially Contaminating Activities:

10. Commercial Autobody Shops
28. Gasoline and Associated Products Storage in Fixed Tanks
31. Ink Manufacturing, Processing and Bulk Storage
37. Operation of Dry Cleaning Equipment
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications

NOTES Cont'd:

1. On-Site PCAs are shown on the subsequent Drawing No. 1A.

Soil-Mat

Engineers & Consultants Ltd.

CLIENT

REGENT NORTH PROPERTIES INC.

PROJECT TITLE

Phase One Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE

Phase One Conceptual Site Model

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME

230481 Phase One CSM.vsd

DRAWING No. 1

Conceptual Site Model Notes

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
1	Stamford Home Hardware	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed six [6] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [210 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
2	All Niagara Insurance	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
3	Pho Queen	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
4	Capri Family Hairstyling	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Spoiled Homemaker	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Danny's Sushi	None	Not Applicable	Operations are limited to community services that are not considered potential contaminating activities.
	Eye Wellness	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Sunglasses Cove	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Big B Comics	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Vacant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Jul Sel Spa Lounge	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Bazaar Istanbul	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Niagara Brazilian Jiu Jitsu	None	Not Applicable	Operations are limited to institutional services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
5	TD Canada Trust Branch and ATM	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	British Pride Bakery	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Pizza Pizza	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	We the Finest Burger	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Quesada	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Subway	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
6	Towne Coin Laundromat	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Stamford Public Library	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Meltwich Food Co.	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Electronics Depot	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Ray James Appliance	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Fit 4 Less	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.
	Shopper's Drug Mart	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed five [5] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [50 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
8	The Beer Store	None	Not Applicable	Operations are limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
9	Current: Chloe Lindsay Aesthetics Former: Commisso's	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed two [2] records of the 'pesticide register', which are considered PCAs. Given the distance between this property and the Site [25 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is considered a PCA likely to cause an APEC on the Site.
	Current: Dena's Home Cookin' Former: Cascade Printing Inc.	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business on the property which is considered a PCA. Given the distance between this property and the Site [25 metres north], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is considered a PCA likely to cause an APEC on the Site.
10	Vacant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
11	Rudan Holding Ltd.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
12	Lifetime Financial Planning Group	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
13	Eckert Machines Inc.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
14	Kristina's Kolours Facial Spa	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
15	Stamford Green Dental	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
16	Biamonte Chiropractic	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
17	Letourneau Hindo Professional Corporation CPAs	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
18	Country Gardens Floral Expressions	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
19	Della Marina Joe	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
20	Sobeys	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
21	LCBO	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Pet Valu	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Groomingdale's Pet Grooming	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Bulk Barn	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	World Wide Travel One	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Your Neighbourhood Pizza Company	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	GL Nails Spa	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
22	Lucky Dragon Restaurant	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Value Buds	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Eyewear Studio	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	Vita Health Foods	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
	First Choice Haircutters	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
23	Trinity Medical Centre Pharmacy	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
24	Village Orthodontics - Niagara Falls	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
25	Professional Hockey Players Association	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
26	Kemp Financial Group Inc.	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
27	Current: Tim Horton's Former: Fairlie Service Station	Yes	Metals, PHCs, VOCs, PCBs and PAHs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former garage repair shop with two [2] underground storage tanks in this property which is considered a PCA. Given the distance between this property and the Site [235 metres south-southeast] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
28	Current: Commisso's Fresh Foods Former: Giant Tiger, Thorold Stone Food City	Yes	OCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed six [6] records of the 'pesticide register', which are considered a PCA. Given the distance between this property and the Site [195 metres southeast] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
29	Current: Scotiabank Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: M&M Food Market Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
				direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: Sahara Shawarmas Former: Andres Cleaners	Yes	VOC	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former dry-cleaning facility in this property which is considered a PCA. Given the distance between this property and the Site [220 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
30	Current: Dr Tupman Family Dentistry Former: Generous Motors Ltd.	Yes	Metals, PHCs, VOCs, PCBs and PAHs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former auto service shop in this property which is considered a PCA. Given the distance between this property and the Site [235 metres south] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
31	Dave DeStefano Mortgage Broker Niagara, TMG The Mortgage Group	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
32	Lachau	None	Not Applicable	Operations were limited to commercial services that are not considered potential contaminating activities.
33	Gales Gas Bar	Yes	Metals, PHCs and PAHs	The research undertaken during the Phase One ESA revealed a gas station on the property which is considered a PCA. Given the distance between this property and the Site [235 metres south-southwest] and the location of the property to the Site with respect to the inferred ground water flow direction [down-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
34	Current: Parking Lot Former: Sicard Shell Ltd.	Yes	Metals, PHCs and PAHs	This location is currently a parking lot. The research undertaken during the Phase One ESA revealed a former service station with an underground storage tank on the property which is considered a PCA. Given the distance

CSM Off-Site Property Number	Current Occupant	Potential Contaminating Activity	Contaminants of Potential Concern	Qualified Person Specific Comments
				between this property and the Site [210 metres north] and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
35	Current: Spice Flames Indian Takeout Former: T & T Dry Cleaners, The Photo Shop	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business and a dry-cleaning facility on the property which are considered PCAs. Given the distance between this property and the Site [140 metres north-northwest], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.
	Current: Global Pet Foods Former: T & T Dry Cleaners, The Photo Shop	Yes	Metals, PHCs, BTEX, and VOCs	Operations are limited to commercial services that are not considered potential contaminating activities. However, the research undertaken during the Phase One ESA revealed a former printing business and a dry-cleaning facility on the property which are considered PCAs. Given the distance between this property and the Site [140 metres north-northwest], and the location of the property to the Site with respect to the inferred ground water flow direction [trans-gradient], this operation is not considered a PCA likely to cause an APEC on the Site.

Notes: APEC = area of potential environmental concern, PCA = potentially contaminating activity, COPCs = Contaminants of Potential Concern, PHCs = Petroleum Hydrocarbons, PAHs = polycyclic aromatic hydrocarbons, VOCs = volatile organic compounds, PCBs = Polychlorinated Biphenyls, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture, OCs = Organochlorine Pesticides

SUPPORTING INFORMATION TO SATISFY TABLE 1, SCHEDULE D, PART VI OF THE RSC REGULATION

1. Based on the findings of the Phase One ESA, one potentially contaminating activity [PCA] was identified on the Phase One Property and two [2] PCAs were identified in the Phase One Study Area that resulted in an area of potential environmental concern [APEC] on the Phase One Property. The remaining properties identified in the Phase One Study Area were not considered significant environmental liabilities to the Phase One Property. The APECs are listed below in Table format. The Phase One Property is illustrated on the attached Drawing No.: 1. The APECs associated with the PCA on the Phase One Property is illustrated on the attached Drawing No.: 1A.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Locations of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1	Throughout the grass-covered areas of the Phase One Property	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]	On-Site	OCs	Soil
APEC #2	The northeastern limit of the Phase One Property.	31. Ink Manufacturing, Processing and Bulk Storage [PCA B]	Off-Site	Metals, PHCs, BTEX, and VOCs	Soil and Groundwater
APEC #3	The northeastern limit of the Phase One Property.	40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]	Off-Site	OCs, metals [including hydrides]	Soil and Groundwater
Notes: PHCs = Petroleum Hydrocarbons, VOCs = Volatile Organic Compounds, BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes, OCs = Organochlorine Pesticides					

2. Surface water was not encountered on the Phase One Property or within the Phase One Study Area. [250 metre radius from the limits of the RSC property]. Regional groundwater flow is expected to the east towards the Niagara River, and ultimately, Lake Ontario.

3. There are no areas of natural significance located in whole or in part on the Phase One Property or in the Phase One Study Area.

4. The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected groundwater well or cistern. A review of the MOE's water well records did not reveal any potable ground water wells or monitoring wells on the Phase One Property.

   In addition, a review of the MOE's water well records did not reveal any potable groundwater wells within the Phase One Study Area. However, one groundwater monitoring well is reportedly located within the Phase One Study Area. The monitoring well is reportedly located 80 metres from the Site and terminates at a depth of 7.62 metres below the ground surface.

5. The proposed development on the Phase One Property will be serviced with buried utilities, including storm and sanitary sewers, a municipal water supply, hydro and other soft

services. The depth and location of these service trenches are not anticipated to affect, direct or alter the migration of any potential off-site contaminants.

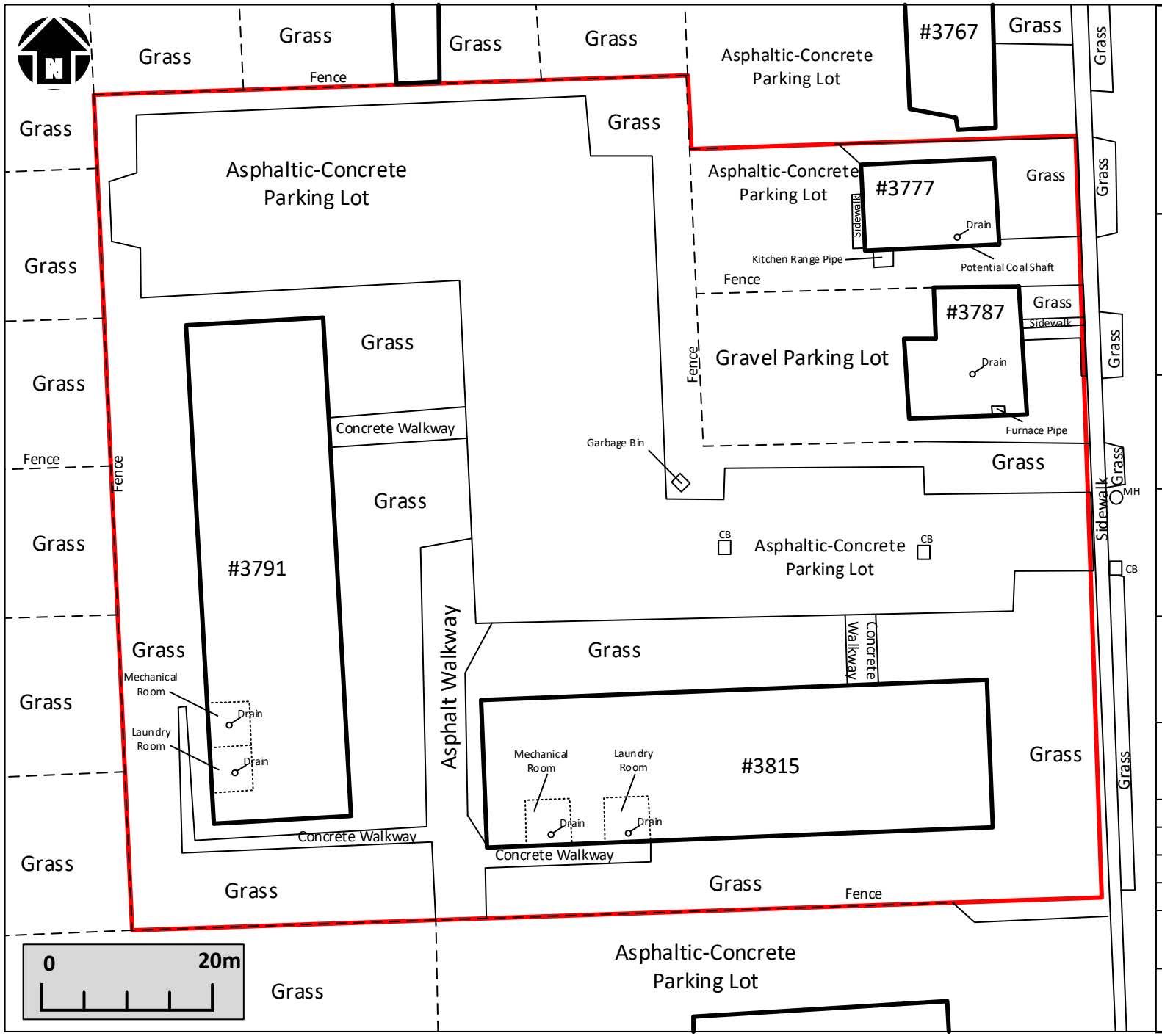
6. SOIL-MAT ENGINEERS & CONSULTANTS LTD. have been retained to undertake a geotechnical report on the Property however, was not complete at the time of this report. A review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Niagara Area, Southern Ontario Sheet Map M2496" and the "Paleozoic Geology of the Niagara Area, Southern Ontario Sheet Map M2344", revealed the Site to be underlain by glaciolacustrine deposits of nearshore and deltaic sand and silt, in turn, underlain by Lower Silurian Lockport Formation Dolostone bedrock. The depth to the groundwater table is anticipated to be approximately 6.3 metres below the ground surface elevation based on information obtained from a previous work in the area.

7. The validity of the CSM may be affected if the future use of the Phase One Property diverts from the current understanding of the proposed development to include the installation of multi-level basements or deep groundwater wells that may artificially alter or redirect local groundwater toward the RSC Property. The Phase One Study did reveal PCAs within the Phase One Study Area that would result in an APEC on the Site it is recommended that intrusive soil and/or groundwater sampling and monitoring would be required in this scenario.

8. Based on the results of the Phase One ESA, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that a Phase Two ESA is required for the property.

Appendix 'B'

1. Drawing No.: 1: Site Plan;
2. Drawing No.: 1A: APECs;
3. Drawing No.: 2: Borehole and Monitoring Well Location Plan;
4. Drawing No.: 3: Sampling Location Plan;
5. Drawing No.: 3A: Analytical Data Summary [Soil] Metals;
6. Drawing No.: 3B: Analytical Data Summary [Soil] EC & SAR;
7. Drawing No.: 3C: Analytical Data Summary [Soil] Mercury;
8. Drawing No.: 3D: Analytical Data Summary [Soil] Hydrides;
9. Drawing No.: 3E: Analytical Data Summary [Soil] PHCs;
10. Drawing No.: 3F: Analytical Data Summary [Soil] BTEX;
11. Drawing No.: 3G: Analytical Data Summary [Soil] VOCs;
12. Drawing No.: 3H: Analytical Data Summary [Soil] OCs;
13. Drawing No.: 4A: Analytical Data Summary [Water] Metals;
14. Drawing No.: 4B: Analytical Data Summary [Water] PHCs;
15. Drawing No.: 4C: Analytical Data Summary [Water] BTEX;
16. Drawing No.: 4D: Analytical Data Summary [Water] VOCs, and;
17. Borehole Logs



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

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CLIENT
REGENT NORTH PROPERTIES INC.

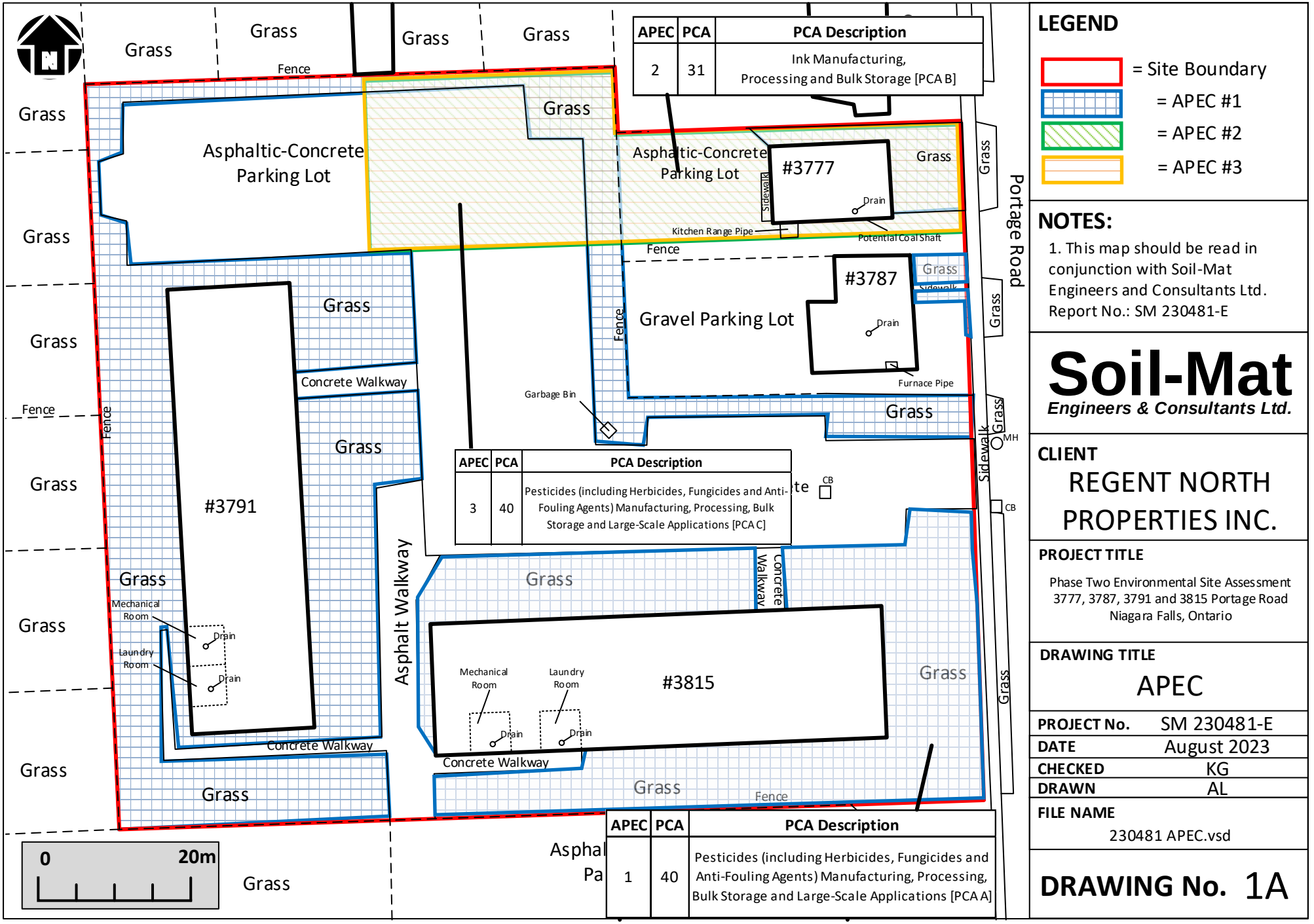
PROJECT TITLE
Phase Two Environmental Site Assessment
377, 3787, 3791 & 3815 Portage Road,
Niagara Falls, Ontario

DRAWING TITLE
Site Plan Drawing

PROJECT No.	SM 230481-G
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481 Site Plan.vsd

DRAWING No. 1



APEC	PCA	PCA Description
2	31	Ink Manufacturing, Processing and Bulk Storage [PCA B]

APEC	PCA	PCA Description
3	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]

APEC	PCA	PCA Description
1	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]

LEGEND

= Site Boundary
= APEC #1
= APEC #2
= APEC #3

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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REGENT NORTH PROPERTIES INC.

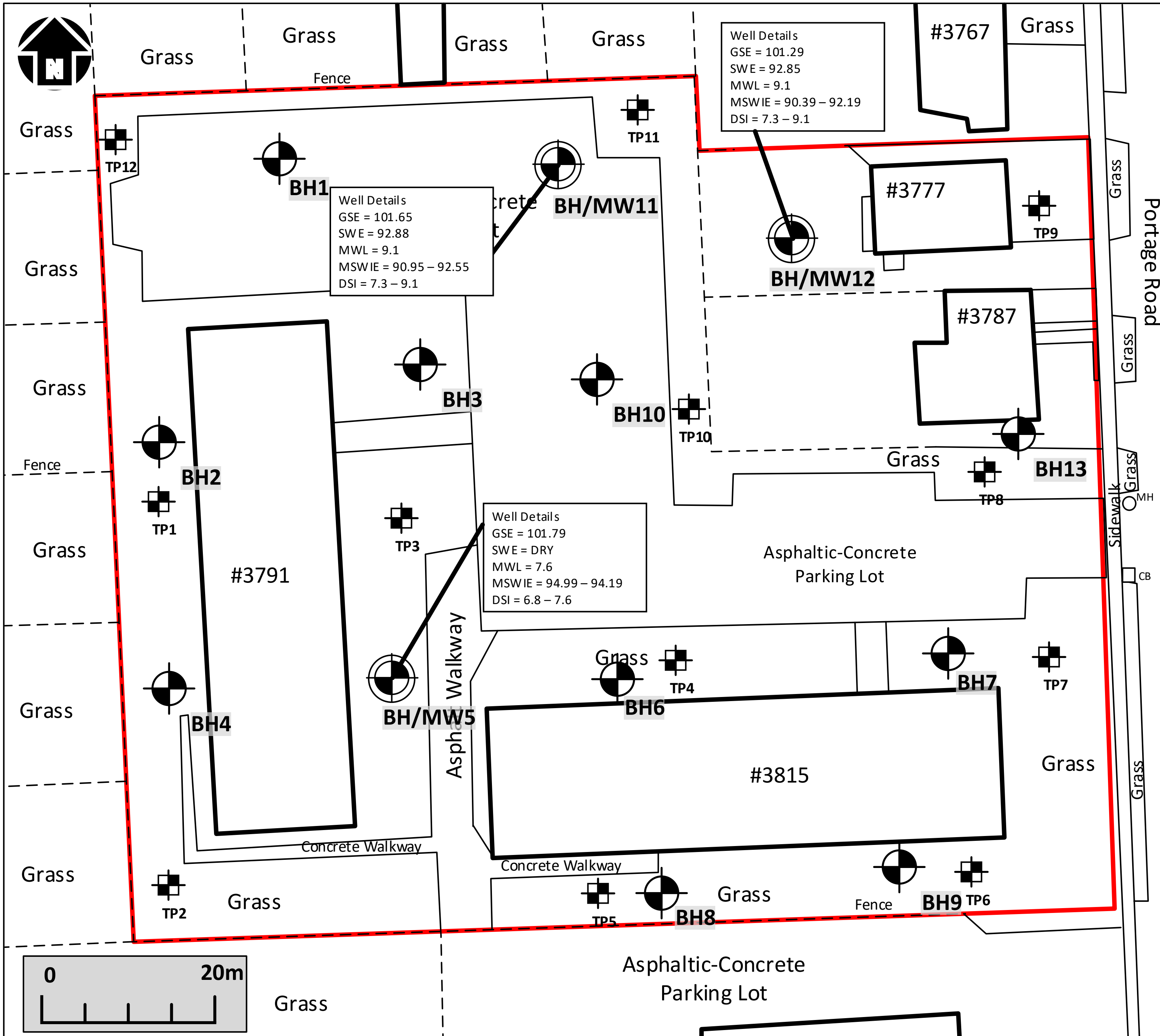
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
APEC

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481 APEC.vsd

DRAWING No. 1A



LEGEND

= Site Boundary

MW# = Monitoring well location

BH = Borehole location

TP = Test pit location

GSE = Monitoring Well Ground Surface Elevation
SWE = Static Water Elevation [taken on Nov 3, 2022]
MWL = Monitoring Well Length
MSWIE = Monitoring Well Screen Interval Elevation
DSI = Depth of Screen Interval

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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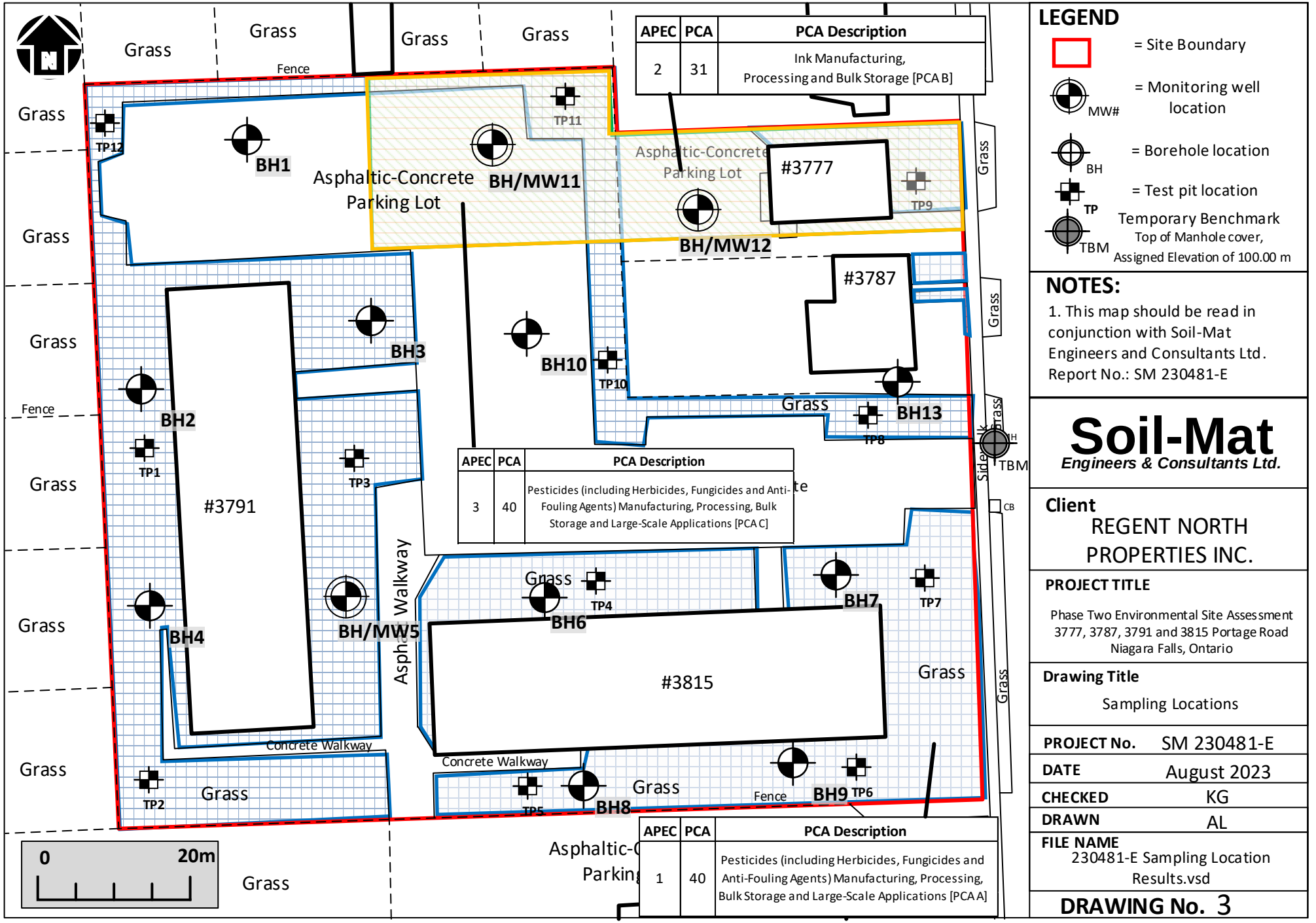
Client
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

Drawing Title
Monitoring Well Locations

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E Drawings.vsd

DRAWING No. 2



APEC	PCA	PCA Description
2	31	Ink Manufacturing, Processing and Bulk Storage [PCA B]

APEC	PCA	PCA Description
3	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA C]

APEC	PCA	PCA Description
1	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications [PCA A]

LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- TBM = Temporary Benchmark, Top of Manhole cover, Assigned Elevation of 100.00 m

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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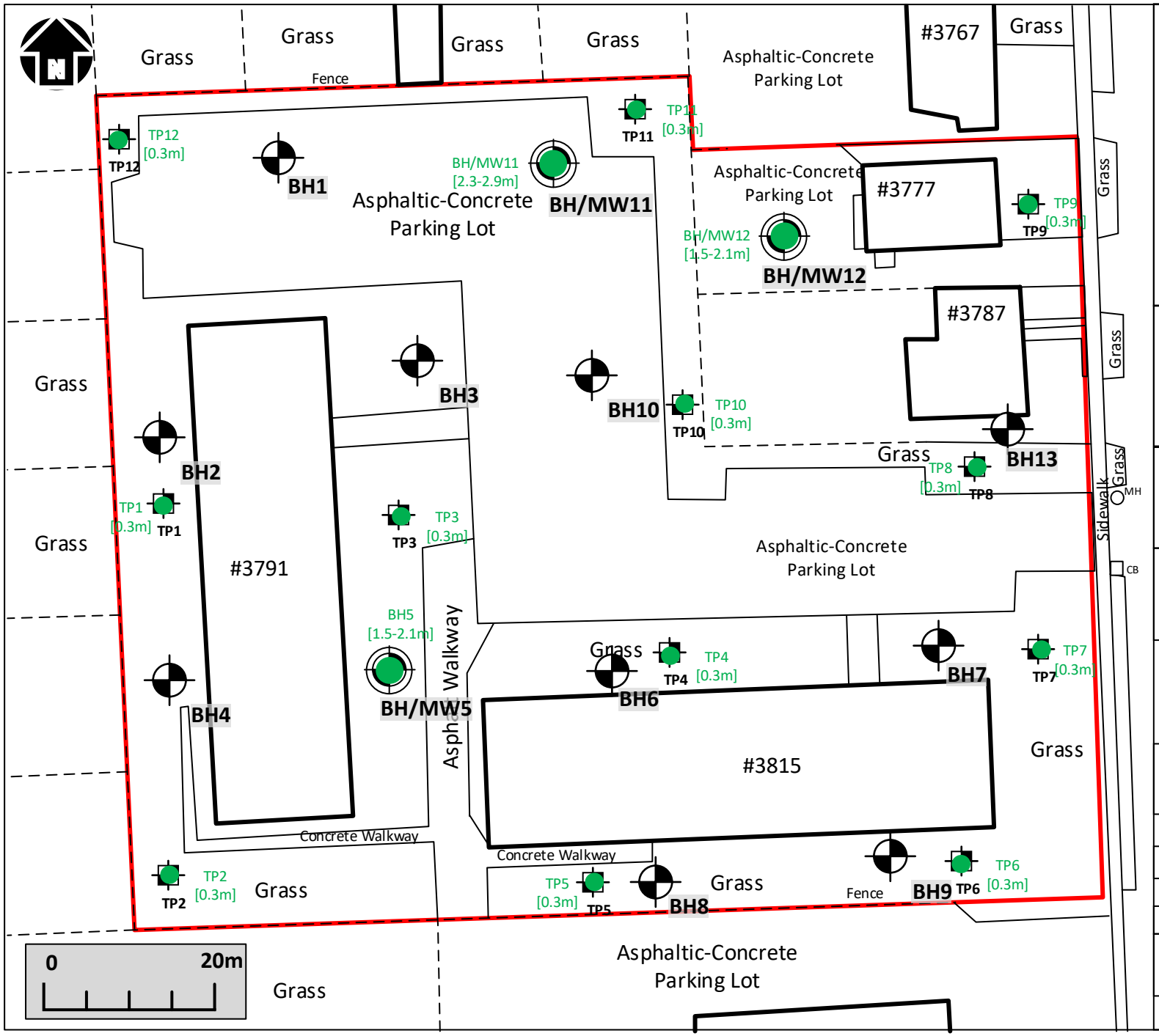
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

Drawing Title
Sampling Locations

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E Sampling Location Results.vsd

DRAWING No. 3



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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CLIENT
REGENT NORTH PROPERTIES INC.

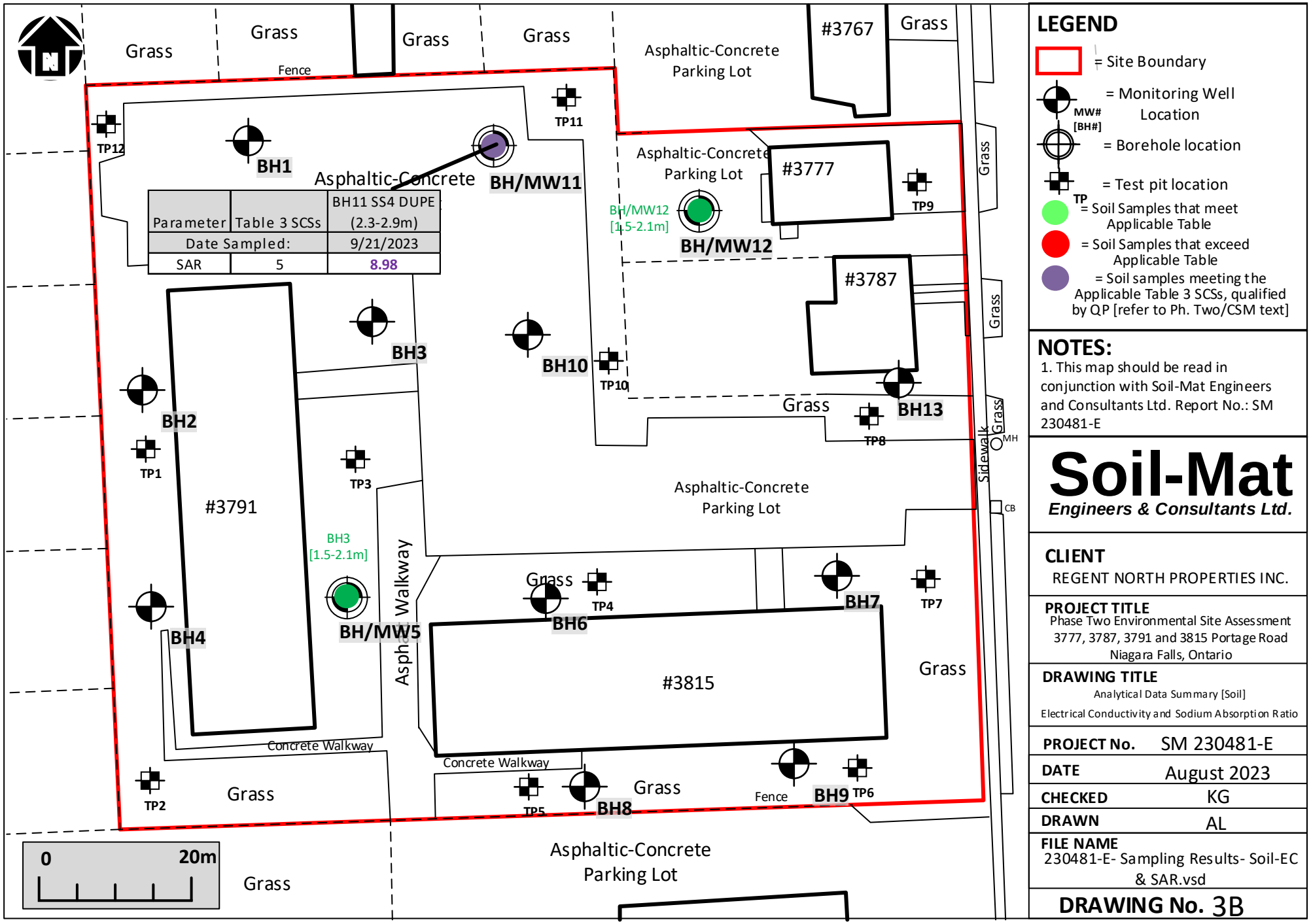
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Metals and Inorganics

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Soil-Metals & Inorganics.vsd

DRAWING No. 3A



Parameter	Table 3 SCSs	BH11 SS4 DUPE (2.3-2.9m)
Date Sampled:		9/21/2023
SAR	5	8.98

LEGEND

- = Site Boundary
- MW# [BH#] = Monitoring Well Location
- = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table
- = Soil Samples that exceed Applicable Table
- = Soil samples meeting the Applicable Table 3 SCSs, qualified by QP [refer to Ph. Two/CSM text]

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

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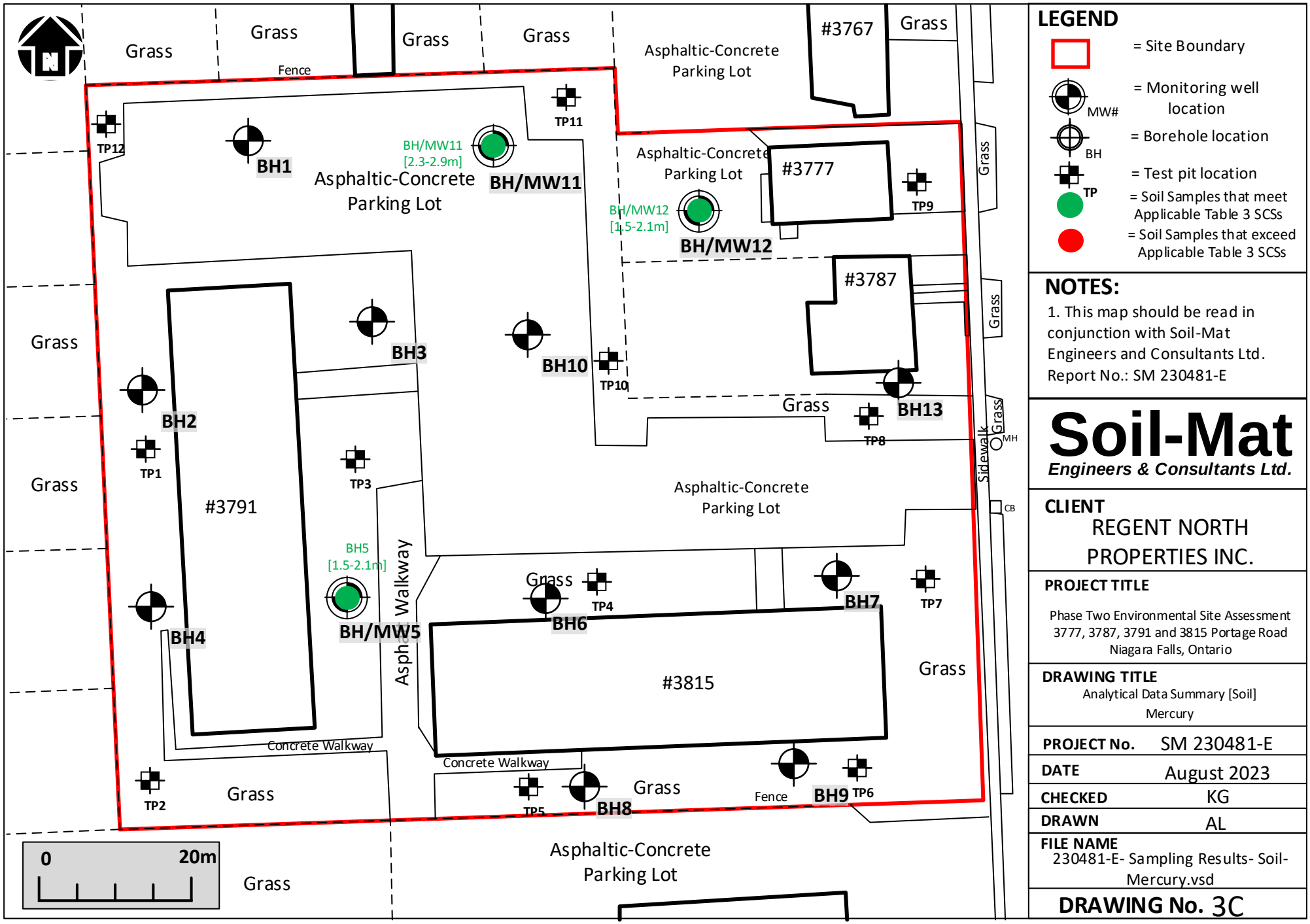
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Electrical Conductivity and Sodium Absorption Ratio

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Soil-EC & SAR.vsd

DRAWING No. 3B



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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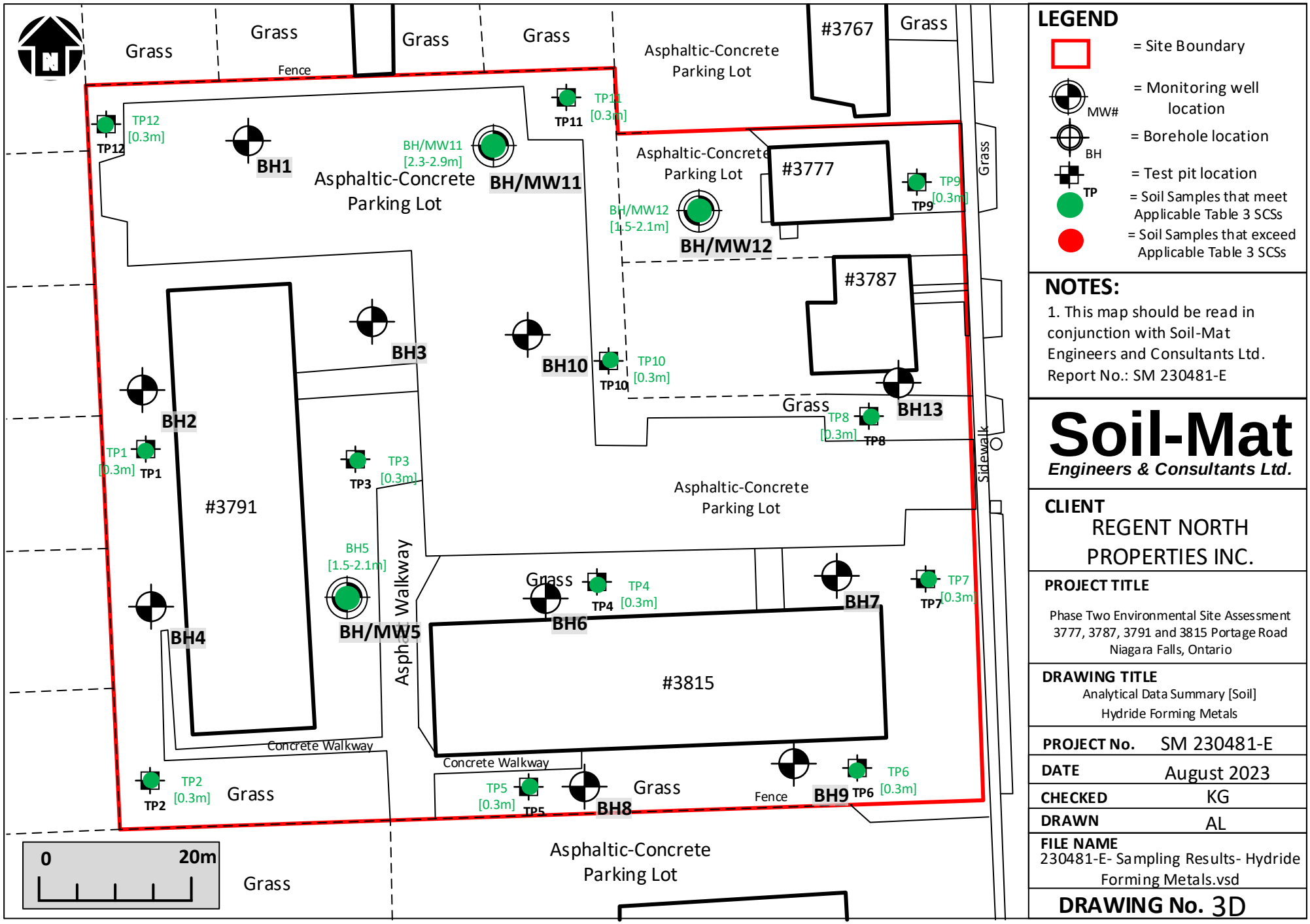
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Mercury

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Soil-Mercury.vsd

DRAWING No. 3C



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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CLIENT
REGENT NORTH PROPERTIES INC.

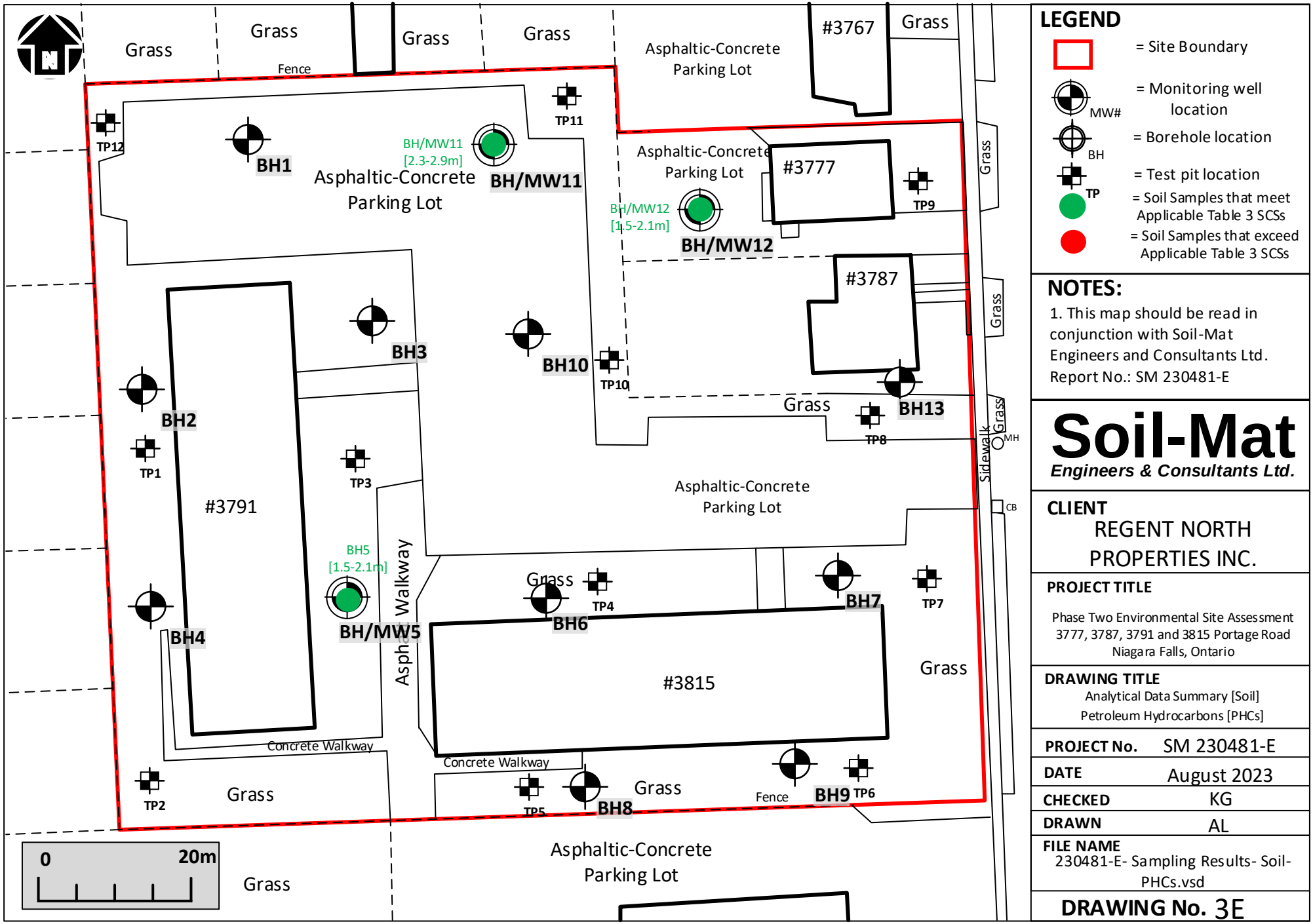
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Hydride Forming Metals

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Hydride Forming Metals.vsd

DRAWING No. 3D



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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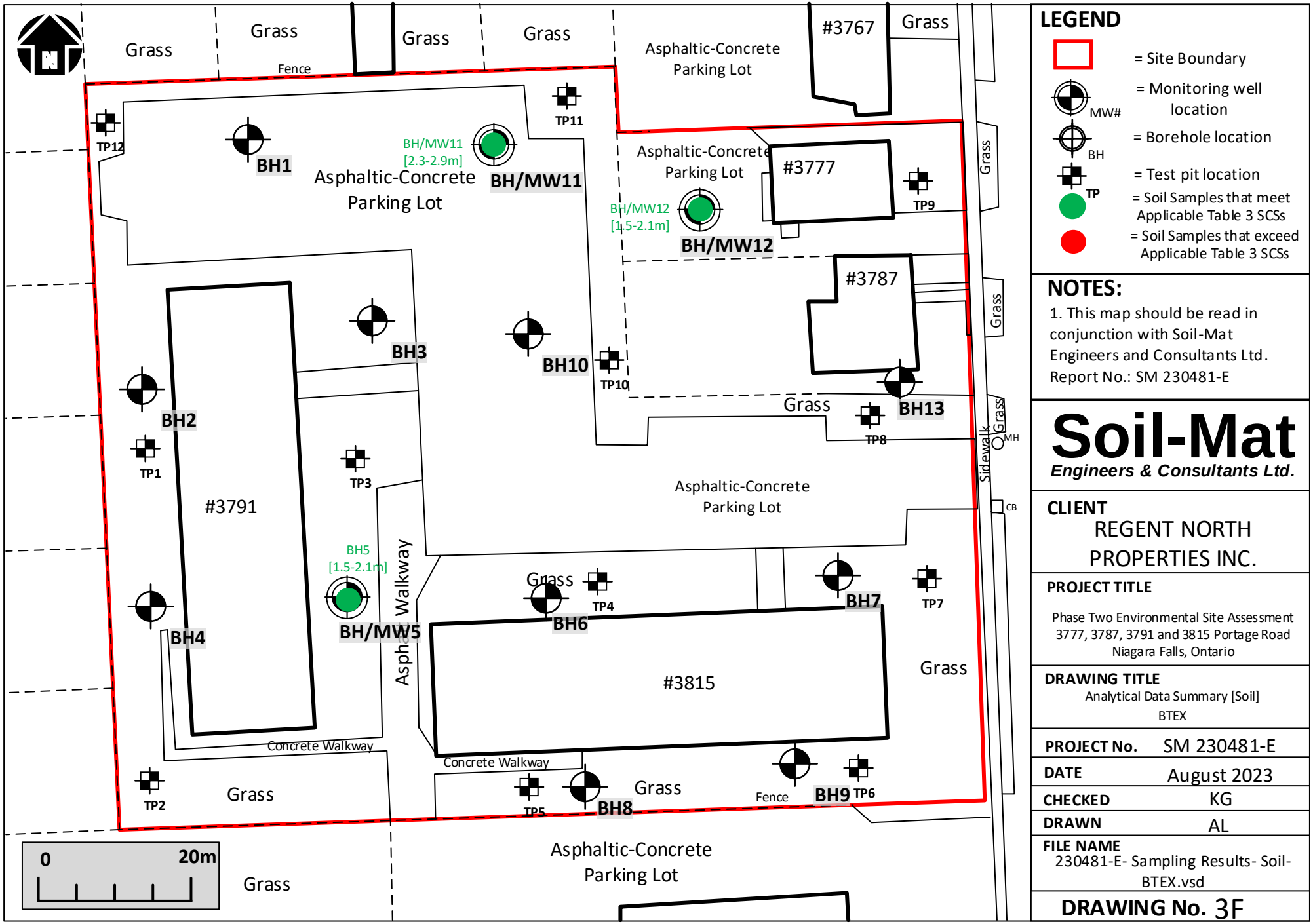
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Petroleum Hydrocarbons [PHCs]

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Soil-PHCs.vsd

DRAWING No. 3E



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
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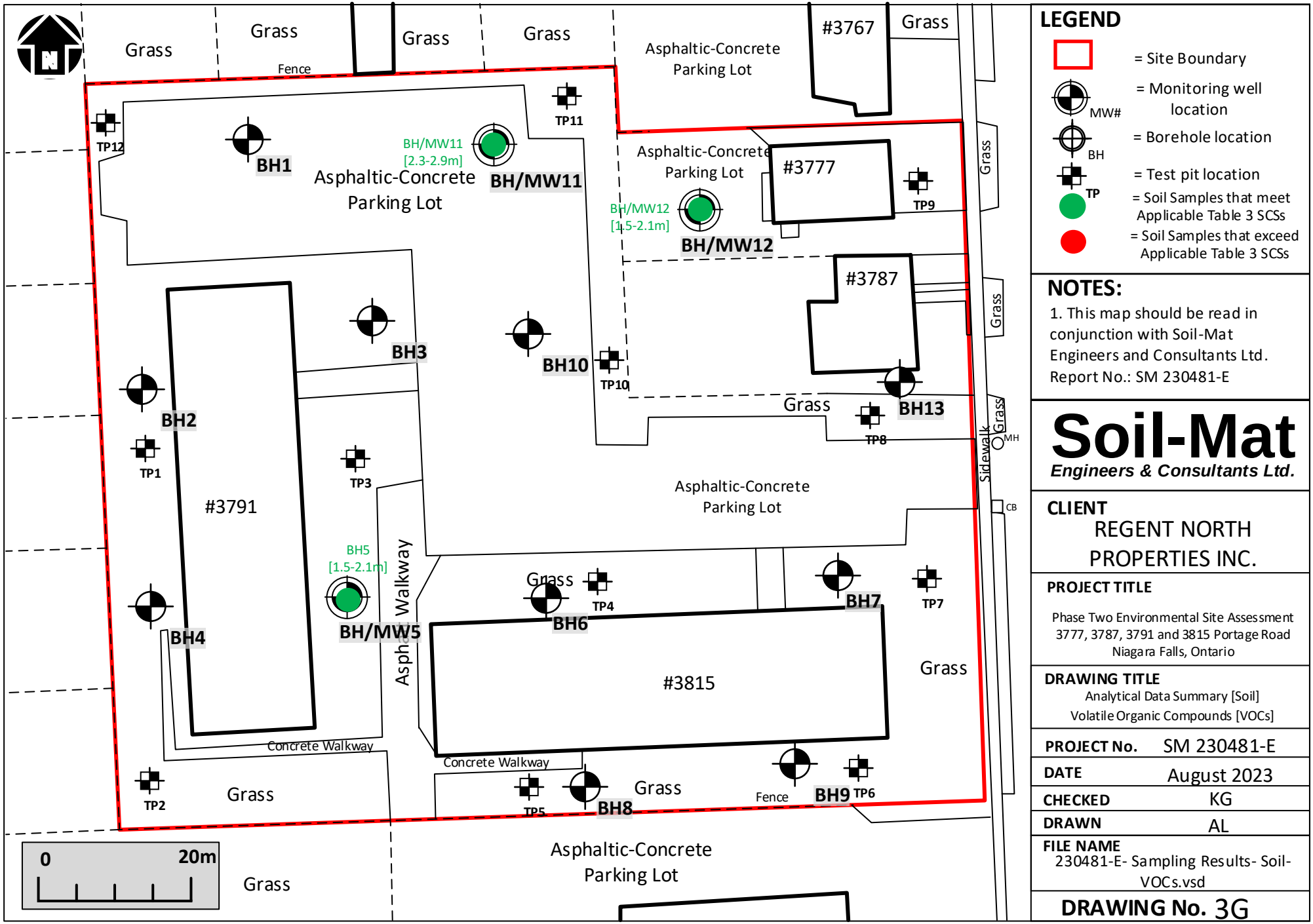
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
BTEX

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Soil-BTEX.vsd

DRAWING No. 3F



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

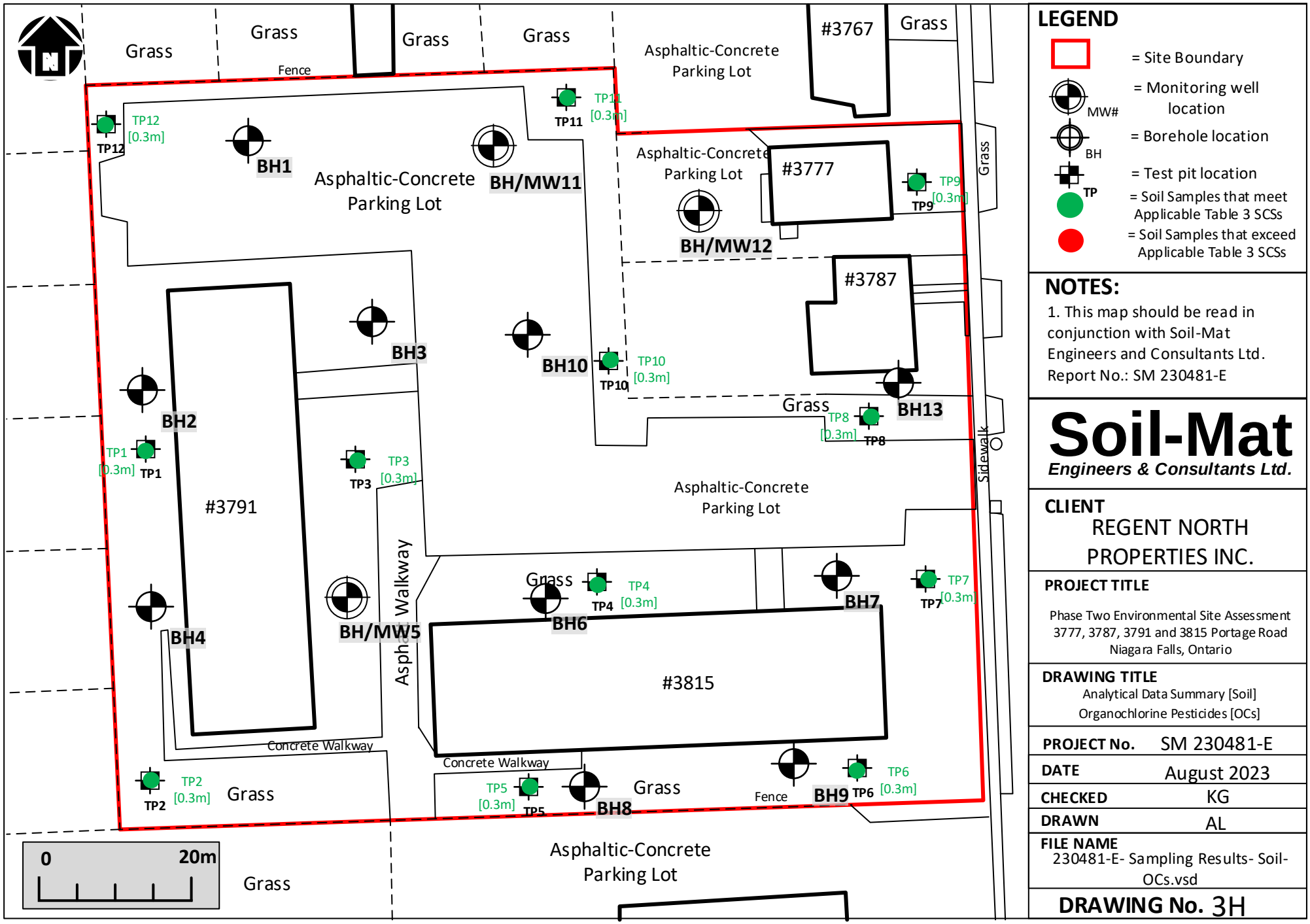
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Volatile Organic Compounds [VOCs]

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Soil-VOCs.vsd

DRAWING No. 3G



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Soil Samples that meet Applicable Table 3 SCSs
- = Soil Samples that exceed Applicable Table 3 SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

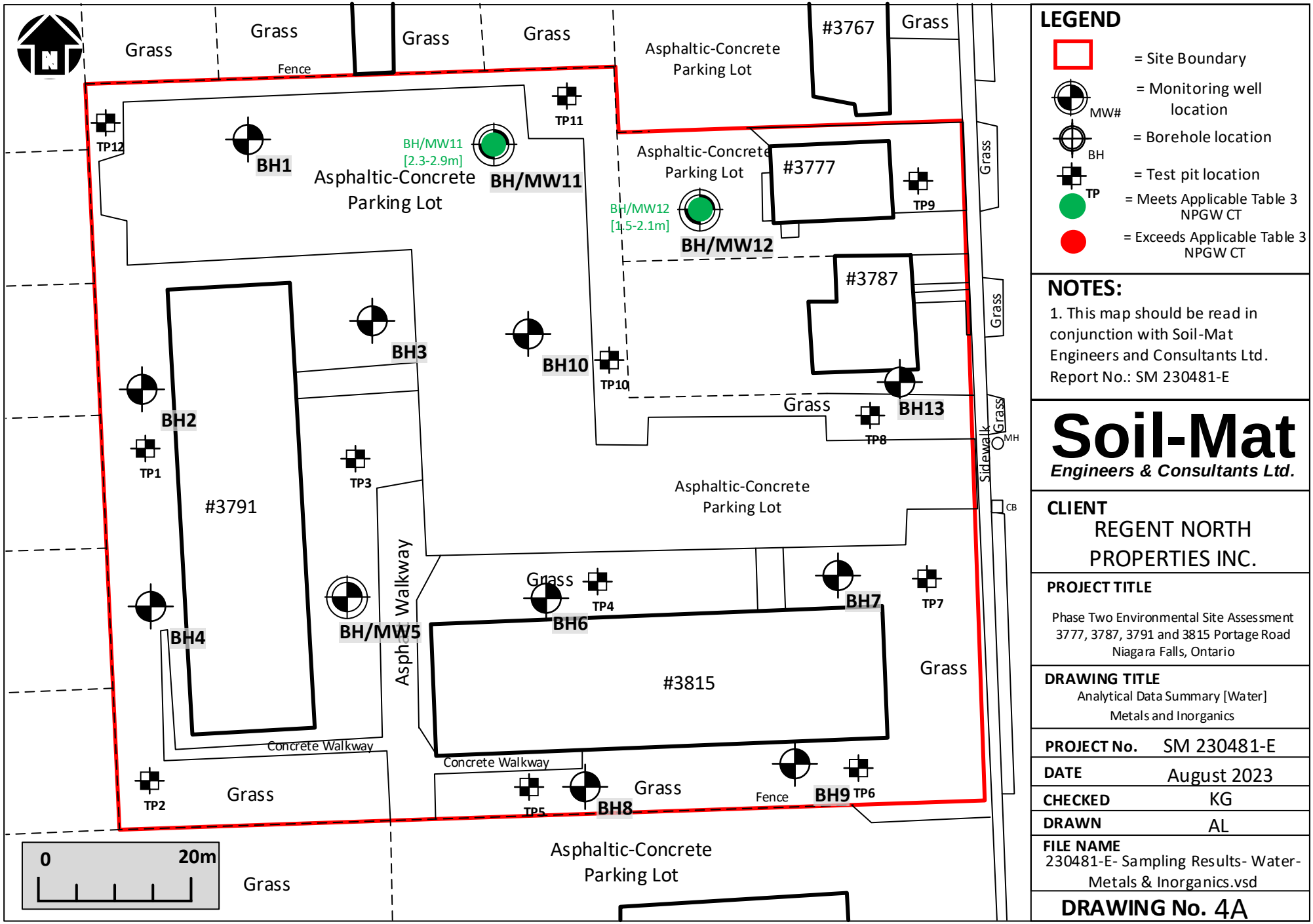
CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Organochlorine Pesticides [OCs]

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Soil-OCs.vsd

DRAWING No. 3H



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Meets Applicable Table 3 NPGW CT
- = Exceeds Applicable Table 3 NPGW CT

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

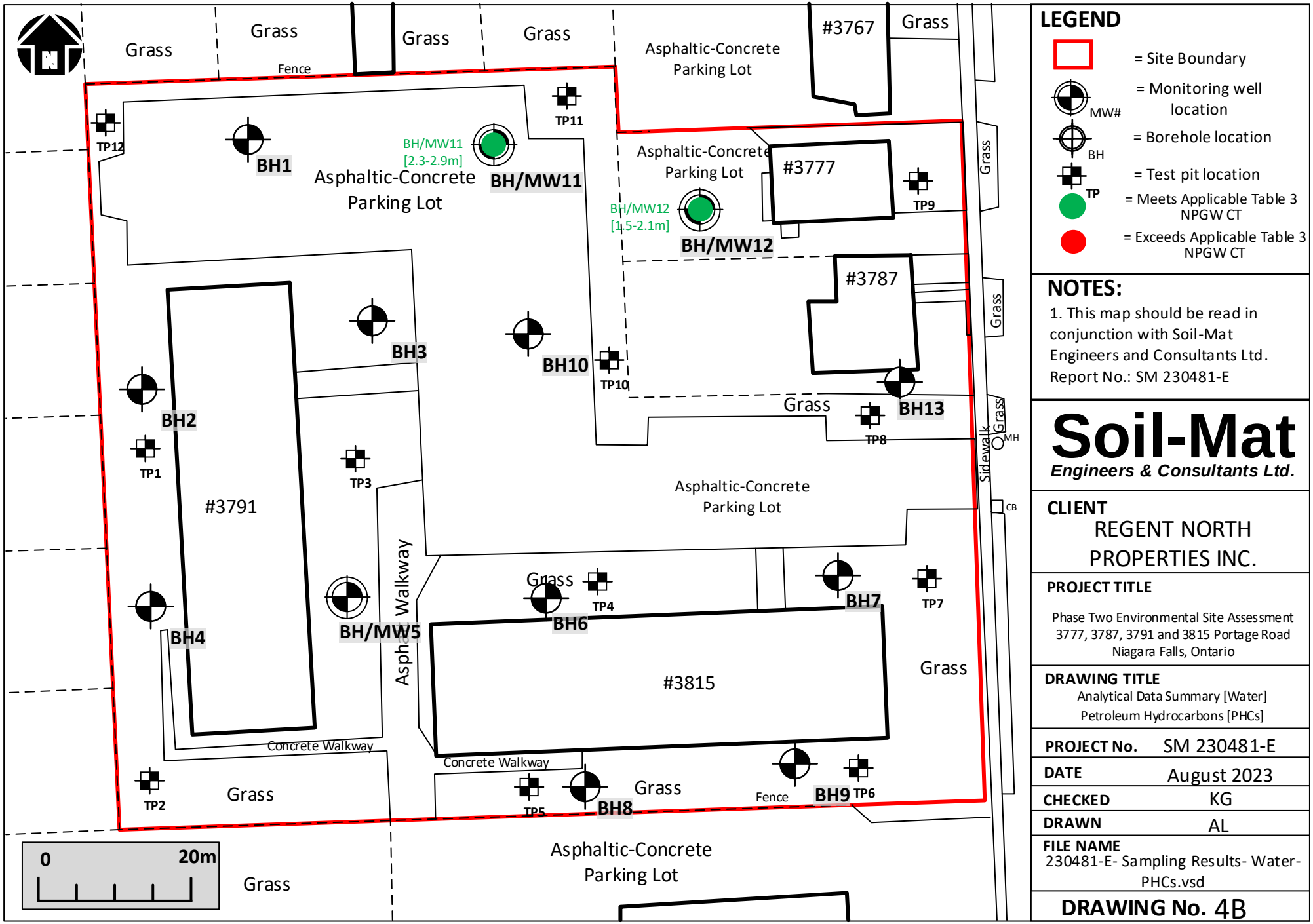
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Water]
Metals and Inorganics

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Water- Metals & Inorganics.vsd

DRAWING No. 4A



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Meets Applicable Table 3 NPGW CT
- = Exceeds Applicable Table 3 NPGW CT

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

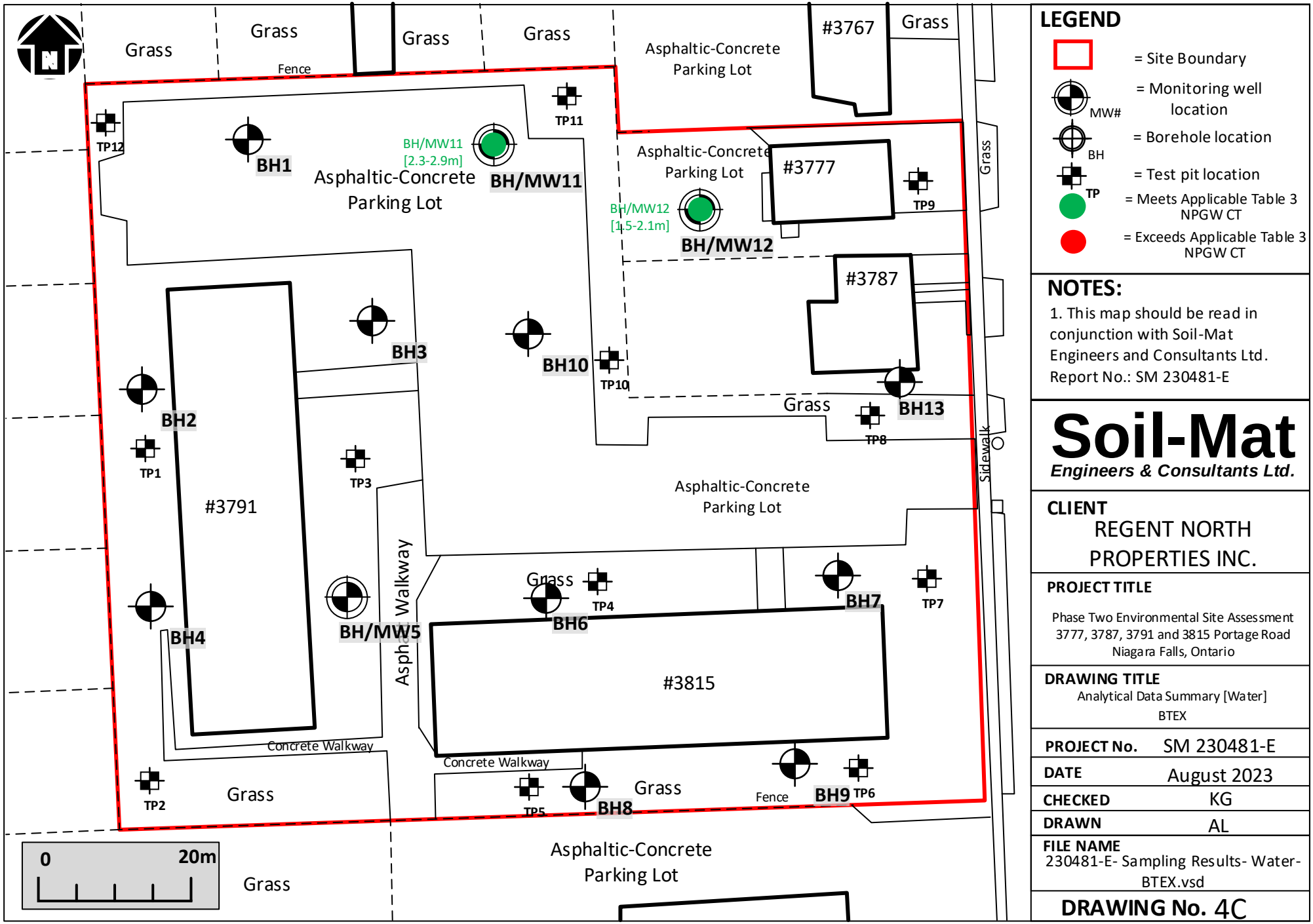
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Water]
Petroleum Hydrocarbons [PHCs]

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Water-PHCs.vsd

DRAWING No. 4B



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Meets Applicable Table 3 NPGW CT
- = Exceeds Applicable Table 3 NPGW CT

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

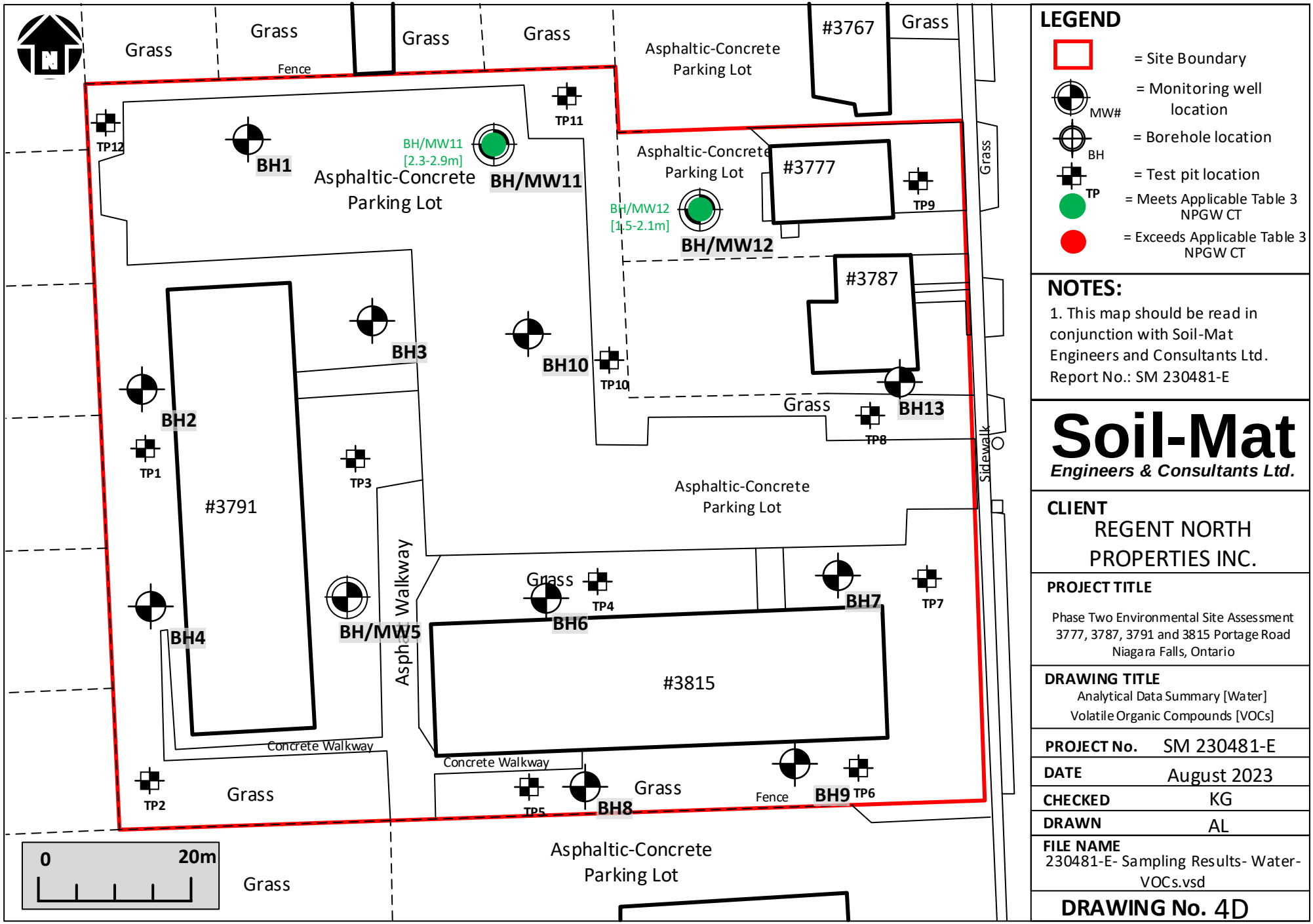
PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Water]
BTEX

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL

FILE NAME
230481-E- Sampling Results- Water- BTEX.vsd

DRAWING No. 4C



LEGEND

- = Site Boundary
- MW# = Monitoring well location
- BH = Borehole location
- TP = Test pit location
- = Meets Applicable Table 3 NPGW CT
- = Exceeds Applicable Table 3 NPGW CT

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 230481-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
REGENT NORTH PROPERTIES INC.

PROJECT TITLE
Phase Two Environmental Site Assessment
3777, 3787, 3791 and 3815 Portage Road
Niagara Falls, Ontario

DRAWING TITLE
Analytical Data Summary [Water]
Volatile Organic Compounds [VOCs]

PROJECT No.	SM 230481-E
DATE	August 2023
CHECKED	KG
DRAWN	AL
FILE NAME	230481-E- Sampling Results- Water-VOCs.vsd

DRAWING No. 4D

Log of Borehole No. 1

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775716
Client: Regent North Properties Inc.
E: 654524

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	102.29	Ground Surface							
		Pavement Structure Approximately 25 millimetres of asphalt overlaying 100 millimetres of granular base.							
		Silty Sand / Sandy Silt Brown, trace to some gravel, trace clay, occasional cobbles in the lower levels, very loose to dense.	SS	1	6,4,2,3	6			
			SS	2	3,3,6,8	9			
			SS	3	4,4,6,7	10			
			SS	4	3,2,3,3	5			
			SS	5	3,2,3,3	5			
			SS	6	2,2,1,2	3			
			SS	7	50/4"	100			
			SS	8	6,10,20,15	30			
			SS	9	7,7,10,11	17			
			SS	10	8,22,26,13	48			
41 / 12	89.50		SS	11	9,12,15,18	27			
		End of Borehole							

NOTES:

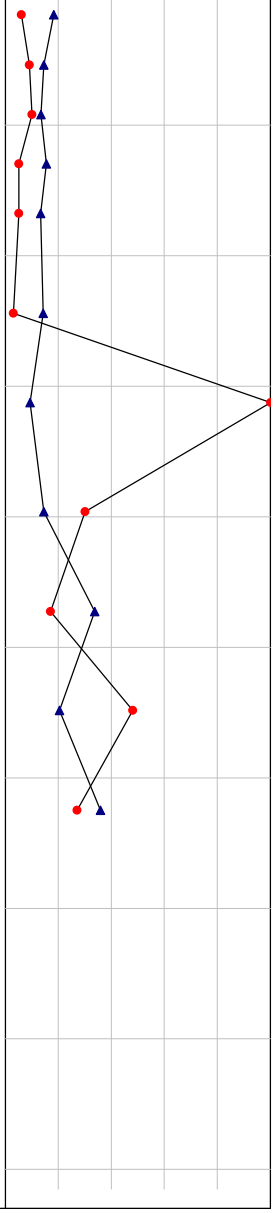
1. Borehole was advanced using hollow stem auger equipment on September 22, 2023 to termination at a depth of 12.8 metres.

2. Borehole was recorded as open to a depth of 9.6 metres and 'wet' at depth of 9.3 metres upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Moisture Content w% (10 20 30 40)

Standard Penetration Test blows/300mm (20 40 60 80)



Drill Method: Hollow Stem Augers
Drill Date: September 22, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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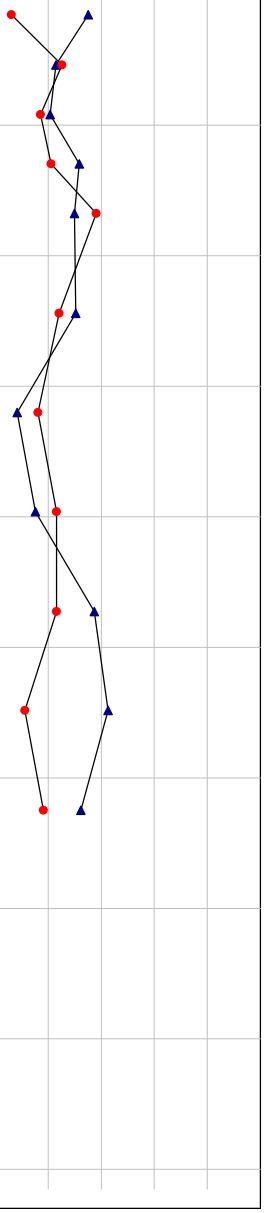
Datum: Temporary Benchmark
Field Logged by: AT / GG
Checked by: KR
Sheet: 1 of 1

Log of Borehole No. 2

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775700
Client: Regent North Properties Inc.
E: 654505

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	102.58	Ground Surface							
		Topsoil Approximately 200 millimetres of topsoil.	SS	1	4,3,3,3	6			
			SS	2	4,11,14,17	25			
	100.40	**Sandy / Clayey Silt Fill** Brown, trace to some gravel, loose to compact.	SS	3	8,10,7,5	17			
			SS	4	7,9,12,12	21			
		Silty Sand / Sandy Silt Brown, trace to some gravel, trace clay, occasional cobbles in the upper levels, compact to dense.	SS	5	6,15,23,20	38			
			SS	6	8,12,12,14	24			
			SS	7	6,8,8,10	16			
			SS	8	8,10,13,16	23			
			SS	9	7,11,12,11	23			
			SS	10	5,6,5,5	11			
	89.80		SS	11	5,10,8,8	18			
		End of Borehole							

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)



NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 22, 2023 to termination at a depth of 12.8 metres.

2. Borehole was recorded as open to a depth of 9.8 metres and 'wet' at depth of 9.4 metres upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Hollow Stem Augers
Drill Date: September 22, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Sheet: 1 of 1

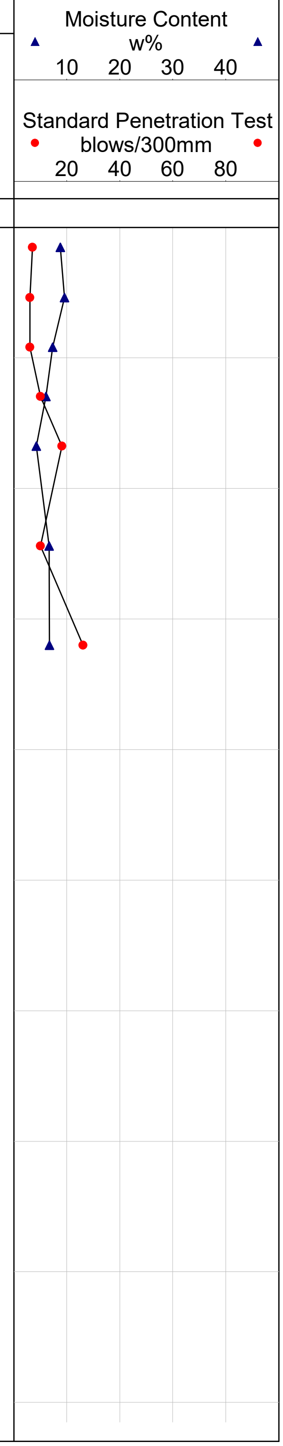
Log of Borehole No. 3

Project No: SM 230481-G
Project: 3777, 3787, 3791, & 3815 Portage Road
Location: Niagara Falls, ON
Client: Regent North Properties Inc.

Project Manager: Kyle Richardson, P.Eng.
Borehole Location: See Drawing No.1
UTM Coordinates - N: 4775712
_E:_ 654539

Depth (ft / m)	Elevation (m)	Symbol	Description	Well Data	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	102.37		Ground Surface								
			Topsoil Approximately 250 millimetres of topsoil.		SS	1	2,3,4,4	7	▨		
			Silty Sand / Sandy Silt Brown, trace gravel and clay, loose to compact.		SS	2	4,3,3,4	6	▨		
					SS	3	2,3,3,3	6	▨		
					SS	4	3,5,5,6	10	▨		
					SS	5	6,8,10,13	18	▨		
					SS	6	5,5,5,6	10	▨		
21 / 6.67	95.70				SS	7	9,13,13,16	26	▨		
			End of Borehole								

SAMPLE



NOTES:

1. Borehole was advanced using solid stem auger equipment on September 21, 2023 to termination at a depth of 6.7 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Solid Stem Augers
Drill Date: September 21, 2023
Hole Size: 150 millimetres
Drilling Contractor: Davis Drilling Ltd.

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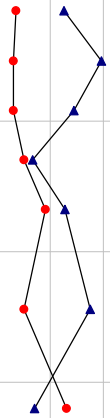
Log of Borehole No. 4

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775668
Client: Regent North Properties Inc.
E: 654504

Depth (ft / m)	Elevation (m)	Description	Well Data	SAMPLE Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	102.72	Ground Surface								
0 / 0		**Topsoil** Approximately 200 millimetres of topsoil.		SS	1	6,5,5,5	10			
3 / 1				SS	2	5,4,4,5	8			
6 / 2	100.30	**Sandy / Clayey Silt Fill** Brown, trace gravel, occasional sand and gravel seams, firm to very stiff.		SS	3	9,10,12,16	22			
9 / 3				SS	4	10,13,16,20	29			
10 / 3		**Silty Sand / Sandy Silt** Brown, trace gravel and clay, compact to dense.		SS	5	9,16,20,29	36			
13 / 4	98.50	Frequent silt seams.								
16 / 5				SS	6	14,17,17,25	34			
17 / 5	97.30									
20 / 6				SS	7	9,11,14,13	25			
21 / 6	96.00									
23 / 7		End of Borehole								

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)



NOTES:

1. Borehole was advanced using solid stem auger equipment on September 22, 2023 to termination at a depth of 6.7 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Solid Stem Augers
Drill Date: September 22, 2023
Hole Size: 150 millimetres
Drilling Contractor: Davis Drilling Ltd.

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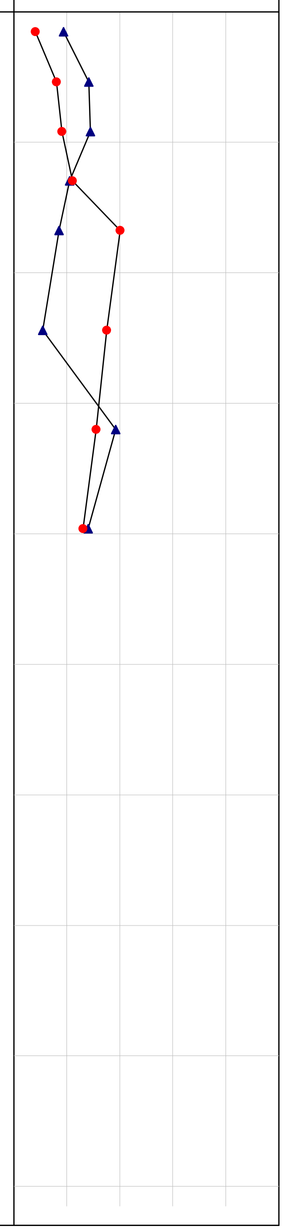
Sheet: 1 of 1

Log of Borehole No. 5

Project No: SM 230481-G
Project: 3777, 3787, 3791, & 3815 Portage Road
Location: Niagara Falls, ON
Client: Regent North Properties Inc.
Project Manager: Kyle Richardson, P.Eng.
Borehole Location: See Drawing No.1
UTM Coordinates - N: 4775680
E: 654542

Elevation (m)	Description
101.79	Ground Surface
	Topsoil Approximately 200 millimetres of topsoil.
97.50	**Sandy / Clayey Silt Fill** Brown, trace gravel, firm to hard.
93.60	**Silty Sand / Sandy Silt** Brown, trace clay, compact to dense.
	End of Borehole

Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
SS	1	3,3,6,5	8			
SS	2	3,8,8,9	16			
SS	3	6,8,10,12	18			
SS	4	9,9,13,14	22			
SS	5	9,16,24,15	40			
SS	6	15,16,19,21	35			
SS	7	11,15,16,17 Wet Spoon	31			
SS	8	12,13,13,14 Wet Spoon	26			



NOTES:

1. Borehole was advanced using solid stem auger equipment on September 21, 2023 to termination at a depth of 8.2 metres.

2. Borehole was recorded as open to a depth of 7.3 metres and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

4. A monitoring well was installed. The following free groundwater level readings have been measured:

Drill Method: Solid Stem Augers
Drill Date: September 21, 2023
Hole Size: 150 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Log of Borehole No. 6

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775686
Client: Regent North Properties Inc.
E: 654537

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	101.45	Ground Surface							
0–3 / 0–1		**Topsoil** Approximately 200 millimetres of topsoil.	SS	1	4,3,2,2	5			
			SS	2	4,3,2,3	5			
3–6 / 1–2		**Silty Sand / Sandy Silt** Brown, trace clay, occasional gravel seams in the lower levels, loose to dense.	SS	3	3,4,4,5	8			
			SS	4	4,5,4,5	9			
9–12 / 3–4			SS	5	5,6,6,6	12			
15–18 / 5–6			SS	6	10,15,16,27	31			
20 / 6	94.80		SS	7	7,11,13,24	24			
22 / 7		End of Borehole							

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)

NOTES:

1. Borehole was advanced using solid stem auger equipment on September 22, 2023 to termination at a depth of 6.7 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Solid Stem Augers
Drill Date: September 22, 2023
Hole Size: 150 millimetres
Drilling Contractor: Davis Drilling Ltd.

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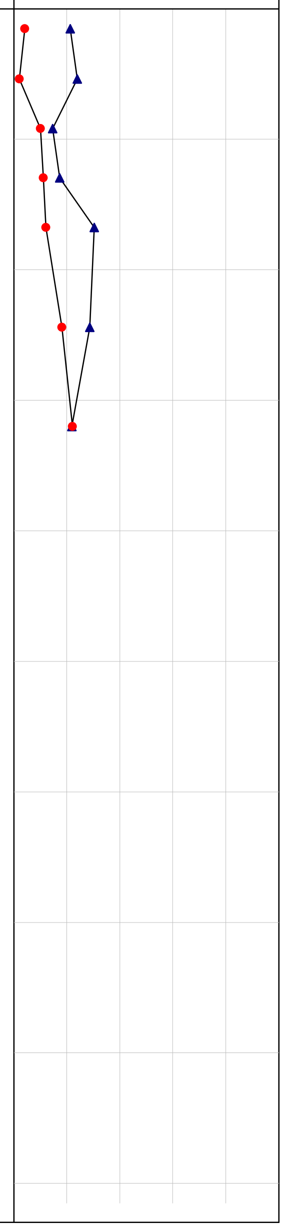
Log of Borehole No. 7

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775677
Client: Regent North Properties Inc.
E: 654591

Depth	Elevation (m)	Symbol	Description	Well Data	SAMPLE Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
ft / m 0	101.30		Ground Surface								
			Topsoil Approximately 200 millimetres of topsoil.		SS	1	2,2,2,2	4	▨		
			Silty Sand / Sandy Silt Brown, trace clay, trace gravel, very loose to compact.		SS	2	1,1,1,1	2	▨		
					SS	3	3,5,5,6	10	▨		
					SS	4	5,5,6,9	11	▨		
					SS	5	4,6,6,6	12	▨		
					SS	6	6,6,12,14	18	▨		
	94.60				SS	7	6,10,12,12	22	▨		
			End of Borehole								

Moisture Content ▲ w% ▲ 10 20 30 40

Standard Penetration Test ● blows/300mm ● 20 40 60 80



NOTES:

1. Borehole was advanced using solid stem auger equipment on September 21, 2023 to termination at a depth of 6.7 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Solid Stem Augers
Drill Date: September 21, 2023
Hole Size: 150 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Field Logged by: AT / GG
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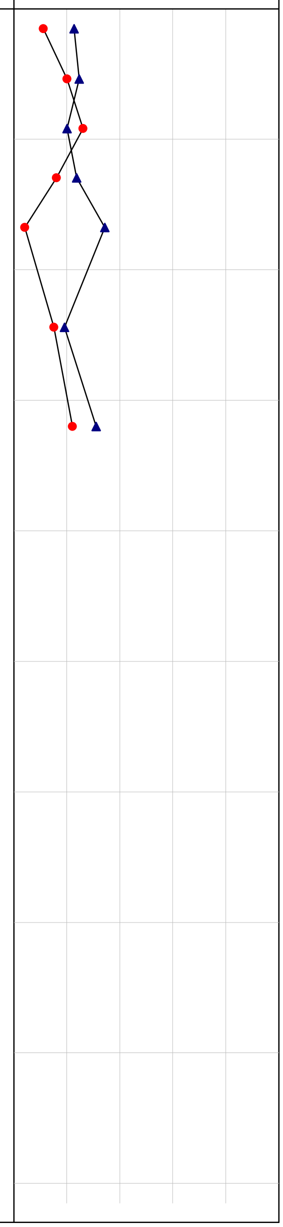
Sheet: 1 of 1

Log of Borehole No. 8

Project No: SM 230481-G
Project: 3777, 3787, 3791, & 3815 Portage Road
Location: Niagara Falls, ON
Client: Regent North Properties Inc.
Project Manager: Kyle Richardson, P.Eng.
Borehole Location: See Drawing No.1
UTM Coordinates - N: 4775650
E: 654565

Depth (ft)	Depth (m)	Elevation (m)	Description	Well Data	SAMPLE Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0	0	102.02	Ground Surface								
			Topsoil Approximately 200 millimetres of topsoil.		SS	1	3,6,5,5	11			
			Sandy / Clayey Silt Fill Brown, trace gravel, soft to very stiff.		SS	2	4,8,12,16	20			
					SS	3	5,11,15,21	26			
		99.40	**Silty Sand / Sandy Silt** Brown, trace gravel and clay, increasing silt content with depth, loose to compact.		SS	4	4,11,5,3	16			
					SS	5	2,2,2,2	4			
					SS	6	6,7,8,13	15			
		95.30			SS	7	7,10,12,12	22			
			End of Borehole								

Moisture Content ▲ w% ▲ 10 20 30 40
Standard Penetration Test ● blows/300mm ● 20 40 60 80



NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 20, 2023 to termination at a depth of 6.7 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Hollow Stem Augers
Drill Date: September 20, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Field Logged by: AT / GG
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Log of Borehole No. 9

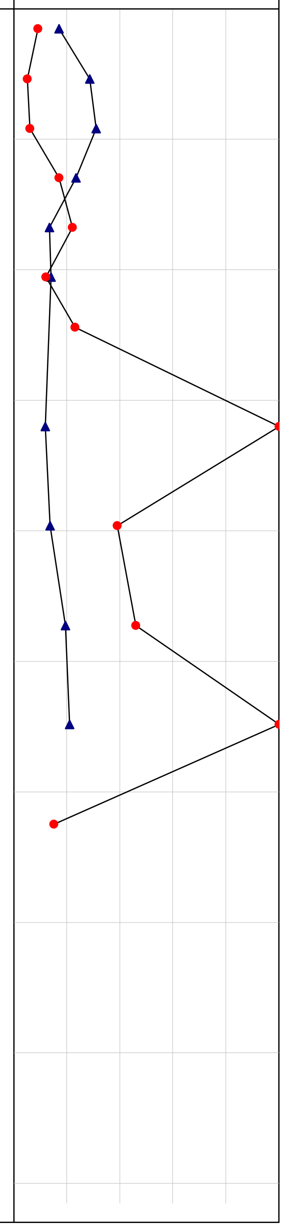
Project No: SM 230481-G
Project: 3777, 3787, 3791, & 3815 Portage Road
Location: Niagara Falls, ON
Client: Regent North Properties Inc.

Project Manager: Kyle Richardson, P.Eng.
Borehole Location: See Drawing No.1
UTM Coordinates - N: 4775648
E: 654582

Depth (ft / m)	Elevation (m)	Description	Well Data	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	101.81	Ground Surface								
		Topsoil Approximately 200 millimetres of topsoil.		SS	1	4,6,3,4	9			
		Silty Sand / Sandy Silt Brown, trace clay, occasional black staining in the upper levels, occasional cobbles in the lower levels, loose to compact.		SS	2	3,3,2,2	5			
				SS	3	4,2,4,16	6			
				SS	4	17,10,7,6	17			
				SS	5	3,5,7,19	22			
				SS	6	9,12,10,12	12			
				SS	7	9,11,12,11	23			
	95.00			SS	8	50/5"	100			
		Gravelly Sand / Sandy Gravel Brown, occasional cobbles and boulders, trace silt, compact to very dense.		SS	9	13,18,21,29	39			
				SS	10	28,25,21,27	46			
				SS	11	3, 50/4"	100			
	89.00			SS	12	18,7,8,11	15			
		End of Borehole								

Moisture Content w% ▲ 10 20 30 40

Standard Penetration Test blows/300mm ● 20 40 60 80



NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 20, 2023 to termination at a depth of 12.8 metres.

2. Borehole was recorded as open to a depth of 7.62 metres and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Hollow Stem Augers
Drill Date: September 20, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

Soil-Mat Engineers & Consultants Ltd.
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T: 905.318.7440 · TF: 800.243.1922 · F: 905.318.7455
www.soil-mat.ca · E: info@soil-mat.ca

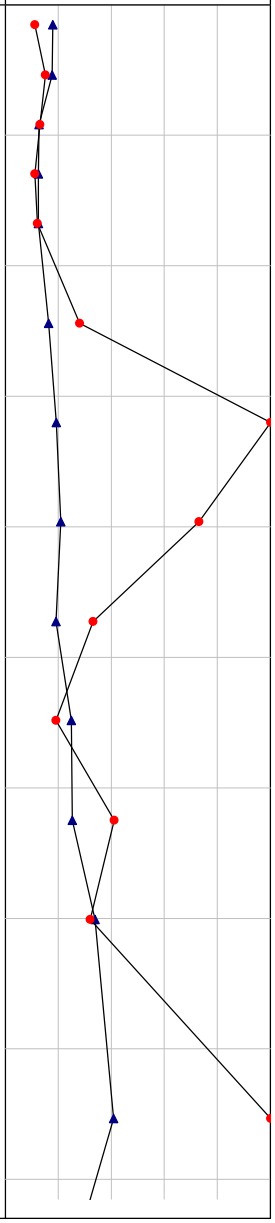
Datum: Temporary Benchmark
Field Logged by: AT / GG
Checked by: KR
Sheet: 1 of 1

Log of Borehole No. 10

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775701
Client: Regent North Properties Inc.
E: 654577

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	101.40	Ground Surface							
		Pavement Structure Approximately 50 millimetres of asphalt and 150 millimetres of granular base.							
		Silty Sand / Sandy Silt Brown, trace gravel and clay, compact to dense.	SS	1	4,6,5,6	11			
			SS	2	3,7,8,8	15			
			SS	3	4,6,7,7	13			
			SS	4	4,5,6,6	11			
			SS	5	5,6,6,5	12			
16 / 5	96.10		SS	6	10,13,15,16	28			
		Gravelly Sand / Sandy Gravel Brown, trace of silt, occasional cobbles and boulders, compact to dense.	SS	7	27,36,50/5"	100			
			SS	8	24,33,40 50/2"	73			
			SS	9	23,25,8,7	33			
			SS	10	10,8,11,14	19			
			SS	11	13,16,25,18	41			
			SS	12	13,17,15,15	32			
59 / 18	83.10		SS	13	50/5"	100			

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)



Drill Method: Mud Rotary
Drill Date: September 20, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Datum: Temporary Benchmark
Field Logged by: AT / GG
Checked by: KR
Sheet: 1 of 2

Log of Borehole No. 10

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775701
Client: Regent North Properties Inc.
E: 654577

Depth	Elevation (m)	Symbol	Description	Well Data	SAMPLE Type	SAMPLE Number	SAMPLE Blow Counts	SAMPLE Blows/300mm	SAMPLE Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
19			**Silt** Grey, some sand and gravel, occasional cobbles, very dense.								
20					SS	14	50/5"	100			
21	80.10				SS	15	50/0"	100			
22			End of Borehole Refusal on assumed bedrock.								

Moisture Content w%: 10 20 30 40

Standard Penetration Test blows/300mm: 20 40 60 80

NOTES:

1. Borehole was advanced using hollow stem auger equipment with mud rotary on September 20, 2023 to termination on assumed bedrock at a depth of 21.33 meters.

2. Borehole was recorded as open to a depth of 21.33 metres and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Drill Method: Mud Rotary
Drill Date: September 20, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Datum: Temporary Benchmark
Field Logged by: AT / GG
Checked by: KR
Sheet: 2 of 2

Log of Borehole No. 11

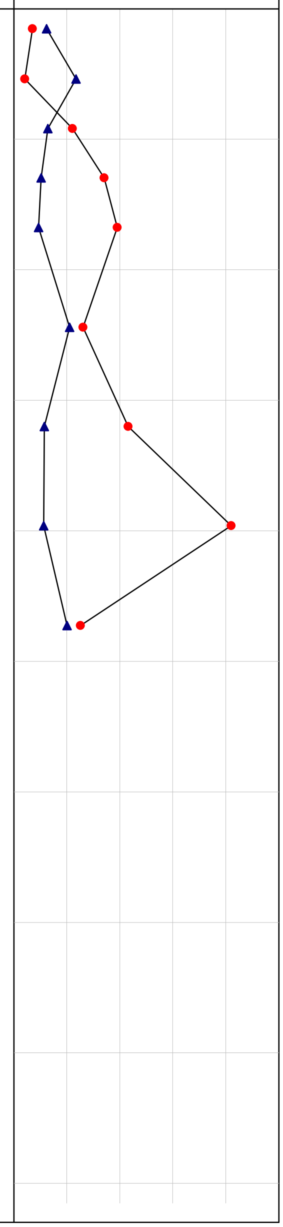
Project No: SM 230481-G
Project: 3777, 3787, 3791, & 3815 Portage Road
Location: Niagara Falls, ON
Client: Regent North Properties Inc.

Project Manager: Kyle Richardson, P.Eng.
Borehole Location: See Drawing No.1
UTM Coordinates - N: 4775726
E: 654554

Elevation (m)	Description
101.65	Ground Surface
	Pavement Structure Approximately 50 millimetres of asphalt and 50 millimetres of granular base.
96.30	**Silty Sand / Sandy Silt** Brown, trace to some gravel, trace clay, increasing silt content with depth, loose to dense.
91.90	**Gravelly Sand / Sandy Gravel** Brown, trace to some silt, compact to dense.
	End of Borehole

SAMPLE

Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
SS	1	4,3,4,3	7			
SS	2	2,1,3,5	4			
SS	3	17,14,8,7	22			
SS	4	7,10,24,29	34			
SS	5	13,20,19,20	39			
SS	6	6,9,17,23	26			
SS	7	9,17,26,19	43			
SS	8	17,47,35,28	82			
SS	9	7,13,12,12	25			



NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 21, 2023 to termination at a depth of 9.8 metres.

2. Borehole was recorded as open to a depth of 7.9 metres and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

4. A monitoring well was installed. The following free groundwater level readings have been measured:

Drill Method: Hollow Stem Augers
Drill Date: September 21, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Datum: Temporary Benchmark
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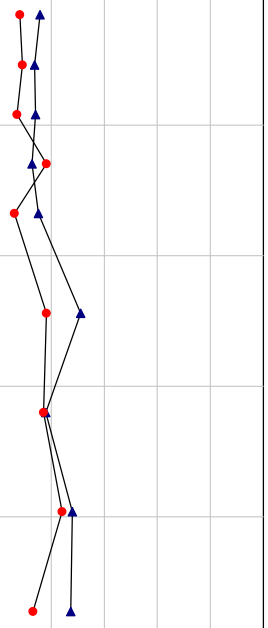
Sheet: 1 of 1

Log of Borehole No. 12

Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775772
Client: Regent North Properties Inc.
E: 654571

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	101.29	Ground Surface							
		Pavement Structure Approximately 25 millimetres of asphalt overlaying 100 millimetres of granular base.							
		Silty Sand / Sandy Silt Brown, trace gravel and clay, loose to compact.	SS	1	10,5,3,3	8			
			SS	2	4,4,5,5	9			
			SS	3	3,3,4,4	7			
			SS	4	5,9,9,3	18			
			SS	5	3,3,3,4	6			
			SS	6	5,8,10,10	18			
			SS	7	5,8,9.8	17			
26 / 8	92.96		SS	8	6,10,14,14 Wet Spoon	24			
		Gravelly Sand / Sandy Gravel Brown, trace to some silt, compact.	SS	9	4,7,6,8 Wet Spoon	13			
32 / 10	91.50	End of Borehole							

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)



NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 21, 2023 to termination at a depth of 9.8 metres.

2. Borehole was recorded as open and 'dry' upon completion and backfilled as per Ontario Regulation 903.

3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

4. A monitoring well was installed. The following free groundwater level readings have been measured:

Drill Method: Hollow Stem Augers
Drill Date: September 21, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

Soil-Mat Engineers & Consultants Ltd.
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Datum: Temporary Benchmark
Field Logged by: AT / GG
Checked by: KR
Sheet: 1 of 1

Log of Borehole No. 13

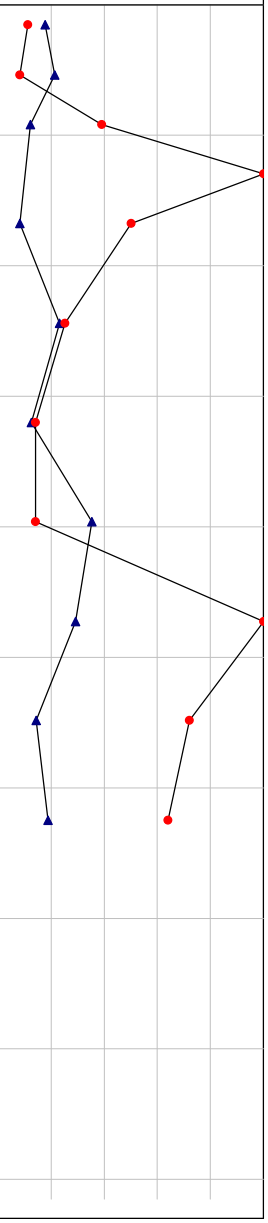
Project No: SM 230481-G
Project Manager: Kyle Richardson, P.Eng.
Project: 3777, 3787, 3791, & 3815 Portage Road
Borehole Location: See Drawing No.1
Location: Niagara Falls, ON
UTM Coordinates - N: 4775699
Client: Regent North Properties Inc.
E: 654596

Depth (ft / m)	Elevation (m)	Description	Type	Number	Blow Counts	Blows/300mm	Recovery	PP (kgf/cm2)	U.Wt.(kN/m3)
0 / 0	100.96	Ground Surface							
0–3 / 0–1		**Pavement Structure** Approximately 25 millimetres of asphalt overlaying 100 millimetres of granular base.	SS	1	5,6,5,3	11			
			SS	2	3,4,4,16	8			
3–11 / 1–3		**Gravelly Sand / Sandy Gravel** Brown, occasional cobbles in the lower levels, loose to very dense.	SS	3	18,25,14,11	39			
			SS	4	40,50/3"	100			
			SS	5	16,27,23,21	50			
11–26 / 3–8	97.20	**Silty Sand / Sandy Silt** Brown, trace gravel and clay, compact to very dense.	SS	6	10,10,15,16	25			
			SS	7	4,6,8,8	14			
			SS	8	7,7,7,8	14			
26–40 / 8–12	92.60	**Gravelly Sand / Sandy Gravel** Brown, occasional cobbles, occasional silt seams, dense to very dense.	SS	9	6,13,50/6'	100			
			SS	10	28,32,40,50 Wet	72			
40–41 / 12–13	88.20		SS	11	25,32,32,43 Wet Spoon	64			
41 / 13		End of Borehole							

NOTES:

1. Borehole was advanced using hollow stem auger equipment on September 22, 2023 to termination at a depth of 12.8 metres.
2. Borehole was recorded as open to a depth of 7.9 metres and 'dry' upon completion and backfilled as per Ontario Regulation 903.
3. Soil samples will be discarded after 3 months unless otherwise directed by our client.

Moisture Content w% (10 20 30 40)
Standard Penetration Test blows/300mm (20 40 60 80)



Drill Method: Hollow Stem Augers
Drill Date: September 22, 2023
Hole Size: 200 millimetres
Drilling Contractor: Davis Drilling Ltd.

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Field Logged by: AT / GG
Checked by: KR
Sheet: 1 of 1

Appendix ‘C’

2. AGAT Soil Analytical Data

AGAT Laboratories

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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
HAMILTON, ON L8E 2Z3
(905) 318-7440

ATTENTION TO: Kevin Reid

PROJECT: SM 230481-G

AGAT WORK ORDER: 23T072570

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Sep 27, 2023

PAGES (INCLUDING COVER): 15

VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

DATE RECEIVED: 2023-09-22 **DATE REPORTED: 2023-09-27**

		SAMPLE DESCRIPTION:		BH5 SS3	BH11 SS4	BH11 SS4 DUPE	BH12 SS3	BH12 SS3 DUPE
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-09-21	2023-09-21	2023-09-21	2023-09-21	2023-09-21
Parameter	Unit	G / S	RDL	5310480	5310481	5310482	5310483	5310484
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	5	4	5	3	3
Barium	µg/g	390	2.0	93.2	63.7	72.6	18.4	21.7
Beryllium	µg/g	4	0.5	0.6	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	9	7	8	<5	5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	18	12	13	7	8
Cobalt	µg/g	22	0.8	10.0	7.7	8.6	4.6	4.8
Copper	µg/g	140	1.0	25.3	28.4	33.6	13.8	14.5
Lead	µg/g	120	1	6	5	6	3	3
Molybdenum	µg/g	6.9	0.5	<0.5	0.6	0.7	<0.5	<0.5
Nickel	µg/g	100	1	21	13	16	9	10
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	2.0	29.2	22.8	24.0	14.3	15.8
Zinc	µg/g	340	5	47	42	49	21	23
Chromium, Hexavalent	µg/g	8	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.090	0.481	0.525	0.152	0.146
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	1.24	4.25	**8.98**	0.708	0.763
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.62	7.79	7.81	7.00	7.21

Certified By:

AGAT Laboratories

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FAX (905)712-5122
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Certificate of Analysis

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

DATE RECEIVED: 2023-09-22 **DATE REPORTED: 2023-09-27**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5310480-5310484 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

DATE RECEIVED: 2023-09-22 **DATE REPORTED: 2023-09-27**

		SAMPLE DESCRIPTION:		BH5 SS3	BH11 SS4	BH11 SS4 DUPE	BH12 SS3	BH12 SS3 DUPE
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-09-21	2023-09-21	2023-09-21	2023-09-21	2023-09-21
Parameter	**Unit**	**G / S**	**RDL**	**5310480**	**5310481**	**5310482**	**5310483**	**5310484**
F1 (C6 - C10)	µg/g	55	5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA	NA	NA	NA
Moisture Content	%		0.1	10.5	2.7	6.9	6.9	6.4
Surrogate	**Unit**	**Acceptable Limits**						
Toluene-d8	%	50-140		120	117	120	122	123
Terphenyl	%	60-140		82	100	72	93	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5310480-5310484 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified without the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

DATE RECEIVED: 2023-09-22

DATE REPORTED: 2023-09-27

SAMPLE DESCRIPTION:				BH5 SS3	BH11 SS4	BH11 SS4 DUPE	BH12 SS3	BH12 SS3 DUPE
SAMPLE TYPE:				Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:				2023-09-21	2023-09-21	2023-09-21	2023-09-21	2023-09-21
Parameter	Unit	G / S	RDL	5310480	5310481	5310482	5310483	5310484
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	3.5	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	3.4	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	13	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	9.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

DATE RECEIVED: 2023-09-22 **DATE REPORTED: 2023-09-27**

		SAMPLE DESCRIPTION:		BH5 SS3	BH11 SS4	BH11 SS4 DUPE	BH12 SS3	BH12 SS3 DUPE
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-09-21	2023-09-21	2023-09-21	2023-09-21	2023-09-21
Parameter	**Unit**	**G / S**	**RDL**	**5310480**	**5310481**	**5310482**	**5310483**	**5310484**
Bromoform	ug/g	0.27	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	3.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	10.5	2.7	6.9	6.9	6.4
Surrogate	**Unit**	**Acceptable Limits**						
Toluene-d8	% Recovery	50-140		120	117	120	122	123
4-Bromofluorobenzene	% Recovery	50-140		77	79	79	80	81

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5310480-5310484 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popowich

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Exceedance Summary

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kevin Reid

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
5310482	BH11 SS4 DUPE	ON T3 S RPI CT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	8.98

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

Soil Analysis

RPT Date: Sep 27, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	5310480	5310480	<0.8	<0.8	NA	< 0.8	131%	70%	130%	96%	80%	120%	71%	70%	130%
Arsenic	5310480	5310480	5	5	NA	< 1	115%	70%	130%	98%	80%	120%	96%	70%	130%
Barium	5310480	5310480	93.2	95.9	2.9%	< 2.0	105%	70%	130%	99%	80%	120%	106%	70%	130%
Beryllium	5310480	5310480	0.6	0.6	NA	< 0.5	93%	70%	130%	97%	80%	120%	101%	70%	130%
Boron	5310480	5310480	9	10	NA	< 5	87%	70%	130%	97%	80%	120%	97%	70%	130%
Boron (Hot Water Soluble)	5299047		0.43	0.39	NA	< 0.10	95%	60%	140%	105%	70%	130%	104%	60%	140%
Cadmium	5310480	5310480	<0.5	<0.5	NA	< 0.5	113%	70%	130%	97%	80%	120%	106%	70%	130%
Chromium	5310480	5310480	18	18	NA	< 5	102%	70%	130%	104%	80%	120%	106%	70%	130%
Cobalt	5310480	5310480	10.0	9.9	0.7%	< 0.8	104%	70%	130%	97%	80%	120%	101%	70%	130%
Copper	5310480	5310480	25.3	25.2	0.1%	< 1.0	98%	70%	130%	102%	80%	120%	97%	70%	130%
Lead	5310480	5310480	6	7	2.8%	< 1	108%	70%	130%	93%	80%	120%	101%	70%	130%
Molybdenum	5310480	5310480	<0.5	0.5	NA	< 0.5	114%	70%	130%	103%	80%	120%	109%	70%	130%
Nickel	5310480	5310480	21	21	1.5%	< 1	106%	70%	130%	101%	80%	120%	103%	70%	130%
Selenium	5310480	5310480	<0.8	<0.8	NA	< 0.8	100%	70%	130%	97%	80%	120%	103%	70%	130%
Silver	5310480	5310480	<0.5	<0.5	NA	< 0.5	106%	70%	130%	109%	80%	120%	96%	70%	130%
Thallium	5310480	5310480	<0.5	<0.5	NA	< 0.5	108%	70%	130%	95%	80%	120%	104%	70%	130%
Uranium	5310480	5310480	<0.50	<0.50	NA	< 0.50	118%	70%	130%	93%	80%	120%	108%	70%	130%
Vanadium	5310480	5310480	29.2	29.0	0.6%	< 2.0	111%	70%	130%	98%	80%	120%	100%	70%	130%
Zinc	5310480	5310480	47	48	0.6%	< 5	103%	70%	130%	101%	80%	120%	103%	70%	130%
Chromium, Hexavalent	5310223		<0.2	<0.2	NA	< 0.2	105%	70%	130%	92%	80%	120%	85%	70%	130%
Cyanide, WAD	5299047		<0.040	<0.040	NA	< 0.040	108%	70%	130%	108%	80%	120%	103%	70%	130%
Mercury	5310480	5310480	<0.10	<0.10	NA	< 0.10	113%	70%	130%	89%	80%	120%	103%	70%	130%
Electrical Conductivity (2:1)	5310480	5310480	0.090	0.102	11.6%	< 0.005	101%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	5310480	5310480	1.24	1.12	9.7%	NA									
pH, 2:1 CaCl2 Extraction	5299551		8.21	8.40	2.3%	NA	100%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.
More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Certified By:

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

Trace Organics Analysis

RPT Date: Sep 27, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)															
F1 (C6 - C10)	5310369		<5	<5	NA	< 5	108%	60%	140%	94%	60%	140%	83%	60%	140%
F2 (C10 to C16)	5308774		<10	<10	NA	< 10	102%	60%	140%	93%	60%	140%	123%	60%	140%
F3 (C16 to C34)	5308774		<50	<50	NA	< 50	105%	60%	140%	94%	60%	140%	113%	60%	140%
F4 (C34 to C50)	5308774		<50	<50	NA	< 50	87%	60%	140%	95%	60%	140%	96%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	5310369		<0.05	<0.05	NA	< 0.05	84%	50%	140%	89%	50%	140%	109%	50%	140%
Vinyl Chloride	5310369		<0.02	<0.02	NA	< 0.02	108%	50%	140%	99%	50%	140%	118%	50%	140%
Bromomethane	5310369		<0.05	<0.05	NA	< 0.05	105%	50%	140%	92%	50%	140%	111%	50%	140%
Trichlorofluoromethane	5310369		<0.05	<0.05	NA	< 0.05	92%	50%	140%	89%	50%	140%	115%	50%	140%
Acetone	5310369		<0.50	<0.50	NA	< 0.50	94%	50%	140%	102%	50%	140%	106%	50%	140%
1,1-Dichloroethylene	5310369		<0.05	<0.05	NA	< 0.05	79%	50%	140%	96%	60%	130%	111%	50%	140%
Methylene Chloride	5310369		<0.05	<0.05	NA	< 0.05	101%	50%	140%	116%	60%	130%	101%	50%	140%
Trans- 1,2-Dichloroethylene	5310369		<0.05	<0.05	NA	< 0.05	80%	50%	140%	91%	60%	130%	99%	50%	140%
Methyl tert-butyl Ether	5310369		<0.05	<0.05	NA	< 0.05	81%	50%	140%	80%	60%	130%	87%	50%	140%
1,1-Dichloroethane	5310369		<0.02	<0.02	NA	< 0.02	88%	50%	140%	100%	60%	130%	107%	50%	140%
Methyl Ethyl Ketone	5310369		<0.50	<0.50	NA	< 0.50	83%	50%	140%	86%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	5310369		<0.02	<0.02	NA	< 0.02	89%	50%	140%	98%	60%	130%	107%	50%	140%
Chloroform	5310369		<0.04	<0.04	NA	< 0.04	95%	50%	140%	102%	60%	130%	114%	50%	140%
1,2-Dichloroethane	5310369		<0.03	<0.03	NA	< 0.03	85%	50%	140%	86%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	5310369		<0.05	<0.05	NA	< 0.05	85%	50%	140%	100%	60%	130%	111%	50%	140%
Carbon Tetrachloride	5310369		<0.05	<0.05	NA	< 0.05	103%	50%	140%	112%	60%	130%	120%	50%	140%
Benzene	5310369		<0.02	<0.02	NA	< 0.02	74%	50%	140%	85%	60%	130%	97%	50%	140%
1,2-Dichloropropane	5310369		<0.03	<0.03	NA	< 0.03	101%	50%	140%	78%	60%	130%	85%	50%	140%
Trichloroethylene	5310369		<0.03	<0.03	NA	< 0.03	105%	50%	140%	110%	60%	130%	94%	50%	140%
Bromodichloromethane	5310369		<0.05	<0.05	NA	< 0.05	94%	50%	140%	96%	60%	130%	102%	50%	140%
Methyl Isobutyl Ketone	5310369		<0.50	<0.50	NA	< 0.50	80%	50%	140%	80%	50%	140%	105%	50%	140%
1,1,2-Trichloroethane	5310369		<0.04	<0.04	NA	< 0.04	120%	50%	140%	102%	60%	130%	86%	50%	140%
Toluene	5310369		<0.05	<0.05	NA	< 0.05	97%	50%	140%	104%	60%	130%	109%	50%	140%
Dibromochloromethane	5310369		<0.05	<0.05	NA	< 0.05	88%	50%	140%	101%	60%	130%	82%	50%	140%
Ethylene Dibromide	5310369		<0.04	<0.04	NA	< 0.04	117%	50%	140%	93%	60%	130%	107%	50%	140%
Tetrachloroethylene	5310369		<0.05	<0.05	NA	< 0.05	97%	50%	140%	116%	60%	130%	96%	50%	140%
1,1,1,2-Tetrachloroethane	5310369		<0.04	<0.04	NA	< 0.04	82%	50%	140%	94%	60%	130%	94%	50%	140%
Chlorobenzene	5310369		<0.05	<0.05	NA	< 0.05	107%	50%	140%	112%	60%	130%	89%	50%	140%
Ethylbenzene	5310369		<0.05	<0.05	NA	< 0.05	72%	50%	140%	80%	60%	130%	85%	50%	140%
m & p-Xylene	5310369		<0.05	<0.05	NA	< 0.05	81%	50%	140%	88%	60%	130%	96%	50%	140%
Bromoform	5310369		<0.05	<0.05	NA	< 0.05	95%	50%	140%	107%	60%	130%	100%	50%	140%
Styrene	5310369		<0.05	<0.05	NA	< 0.05	78%	50%	140%	79%	60%	130%	87%	50%	140%
1,1,2,2-Tetrachloroethane	5310369		<0.05	<0.05	NA	< 0.05	87%	50%	140%	109%	60%	130%	83%	50%	140%
o-Xylene	5310369		<0.05	<0.05	NA	< 0.05	84%	50%	140%	91%	60%	130%	99%	50%	140%

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

Trace Organics Analysis (Continued)

RPT Date: Sep 27, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	5310369		<0.05	<0.05	NA	< 0.05	85%	50%	140%	91%	60%	130%	86%	50%	140%
1,4-Dichlorobenzene	5310369		<0.05	<0.05	NA	< 0.05	81%	50%	140%	82%	60%	130%	92%	50%	140%
1,2-Dichlorobenzene	5310369		<0.05	<0.05	NA	< 0.05	91%	50%	140%	80%	60%	130%	97%	50%	140%
n-Hexane	5310369		<0.05	<0.05	NA	< 0.05	77%	50%	140%	89%	60%	130%	87%	50%	140%

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

Certified By: N Popnikolof

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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

RPT Date: Sep 27, 2023

PARAMETER	Sample Id	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Soil)										
Antimony	5310480	131%	70%	130%	96%	80%	120%	71%	70%	130%

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.
More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
F1 (C6 - C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T072570

PROJECT: SM 230481-G

ATTENTION TO: Kevin Reid

SAMPLING SITE:3777-3815 Portage Road

SAMPLED BY:JS

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

AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
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webearth.agatlabs.com

Chain of Custody Record

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

Report Information:

Company: Soil-Mat.
Contact: Kevin Reid
Address: 401 Grays Rd.
Phone: 905 318 7440 Fax:
Reports to be sent to:
1. Email: kreid@soilmat.ca
2. Email: atavoularis@soilmat.ca

Project Information:

Project: SOM 230481-G
Site Location: 3777-3815 Portage Road
Sampled By: JS
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☐ Regulation 153/04
Table _____ *Indicate One*
☐ Ind/Com
☐ Res/Park
☐ Agriculture
Soil Texture *(Check One)*
☐ Coarse
☐ Fine

☑ Regulation 406
Table 1 *Indicate One*
☐ Regulation 558
☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
_____ *Region*
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
_____ *Indicate One*

Is this submission for a **Record of Site Condition?** ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Laboratory Use Only

Work Order #: 23T072570
Cooler Quantity: 1 Large
Arrival Temperatures: 7.1 | 6.6 | 6.7
Custody Seal Intact: ☐ Yes ☐ No ☑ N/A
Notes: Loose Ice

Turnaround Time (TAT) Required:

Regular TAT ☐ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

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

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

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH3 SS3	9/21/23	AM	3	S														
2. BH11 SS4	9/21/23	AM	3	S														
3. BH11 SS4 DUPE	9/21/23	AM	3	S														
4. BH12 SS3	9/21/23	AM	3	S														
5. BH12 SS3 DUPE	9/21/23	AM	3	S														
6.		1																
7.																		
8.																		
9.																		
10.																		
11.																		

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
				09/22/23	4:05 PM
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page 1 of 1

N°: T - 147266

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
HAMILTON, ON L8E 2Z3
(905) 318-7440

ATTENTION TO: Alex Lajkosz

PROJECT: 230481

AGAT WORK ORDER: 23T078863

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

DATE REPORTED: Oct 16, 2023

PAGES (INCLUDING COVER): 14

VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 23T078863

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

DATE RECEIVED: 2023-10-10 **DATE REPORTED: 2023-10-16**

		SAMPLE DESCRIPTION:		TP1	TP2	TP3	TP4	TP5	TP6	TP7	TP8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06
Parameter	Unit	G / S	RDL	5353825	5353826	5353827	5353828	5353829	5353830	5353831	5353832
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	5	4	4	3	4	5	4	7
Barium	µg/g	390	2.0	83.2	53.0	54.8	42.8	57.6	65.6	60.1	104
Beryllium	µg/g	4	0.5	0.6	<0.5	<0.5	<0.5	0.5	<0.5	<0.5	0.5
Boron	µg/g	120	5	10	<5	5	<5	7	6	6	7
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6
Chromium	µg/g	160	5	24	13	13	12	15	14	18	21
Cobalt	µg/g	22	0.8	7.4	5.7	5.3	5.0	7.5	5.6	6.0	6.6
Copper	µg/g	140	1.0	25.9	17.1	17.7	15.3	17.9	20.8	24.5	33.7
Lead	µg/g	120	1	29	21	36	28	21	86	58	120
Molybdenum	µg/g	6.9	0.5	2.1	<0.5	<0.5	<0.5	<0.5	0.6	0.5	0.7
Nickel	µg/g	100	1	19	13	13	12	16	14	15	25
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	0.9
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	0.65	<0.50	0.51	0.51	0.64	0.54	0.55	0.69
Vanadium	µg/g	86	2.0	26.5	21.7	22.2	19.4	23.4	23.3	24.6	27.0
Zinc	µg/g	340	5	79	53	65	56	60	83	80	145

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23T078863

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - Metals (Including Hydrides) (Soil)

DATE RECEIVED: 2023-10-10 **DATE REPORTED: 2023-10-16**

		SAMPLE DESCRIPTION:		TP9	TP10	TP11	TP12	DUP1	DUP2
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06
Parameter	Unit	G / S	RDL	5353833	5353834	5353835	5353836	5353837	5353838
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	5	4	5	5	5	4
Barium	µg/g	390	2.0	80.9	54.9	56.3	72.6	76.9	58.1
Beryllium	µg/g	4	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	7	5	5	6	5	6
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	13	12	15	13	15	15
Cobalt	µg/g	22	0.8	5.6	4.7	5.4	5.4	6.3	5.6
Copper	µg/g	140	1.0	27.1	15.6	19.5	21.5	27.2	23.8
Lead	µg/g	120	1	67	61	48	37	66	56
Molybdenum	µg/g	6.9	0.5	0.5	<0.5	0.5	0.5	0.6	0.6
Nickel	µg/g	100	1	15	13	14	15	17	15
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	<0.50	<0.50	<0.50	0.51	<0.50	0.55
Vanadium	µg/g	86	2.0	18.8	20.1	22.3	20.9	22.1	23.5
Zinc	µg/g	340	5	119	109	84	75	115	78

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 23T078863

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2023-10-10 **DATE REPORTED: 2023-10-16**

		SAMPLE DESCRIPTION:		TP1	TP2	TP3	TP4	TP5	TP6	TP7	TP8
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06
Parameter	**Unit**	**G / S**	**RDL**	**5353825**	**5353826**	**5353827**	**5353828**	**5353829**	**5353830**	**5353831**	**5353832**
Hexachloroethane	µg/g	0.089	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.056	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.15	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Aldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor Epoxide	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan I	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan II	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Alpha-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
gamma-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Chlordane	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDE	ug/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDE	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDE	µg/g	0.26	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDD	µg/g	3.3	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDT (Total)	µg/g	1.4	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
Dieldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endrin	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Methoxychlor	µg/g	0.13	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.52	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.012	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	25.9	15.4	15.8	18.9	14.0	16.2	16.4	10.3
wet weight OC	g		0.005	10.8	10.2	10.7	10.1	10.7	10.5	10.1	10.4
Surrogate	**Unit**	**Acceptable Limits**									
TCMX	%	50-140		87	89	80	102	101	78	92	97
Decachlorobiphenyl	%	50-140		99	91	86	92	90	82	88	96

Certified By:

AGAT Laboratories

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

Certificate of Analysis

AGAT WORK ORDER: 23T078863

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2023-10-10

DATE REPORTED: 2023-10-16

Certified By:

AGAT Laboratories

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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

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SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2023-10-10 **DATE REPORTED: 2023-10-16**

		SAMPLE DESCRIPTION:		TP9	TP10	TP11	TP12	DUP1	DUP2
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06	2023-10-06
Parameter	**Unit**	**G / S**	**RDL**	**5353833**	**5353834**	**5353835**	**5353836**	**5353837**	**5353838**
Hexachloroethane	µg/g	0.089	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.056	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.15	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Aldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor Epoxide	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan I	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan II	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Alpha-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
gamma-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Chlordane	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDE	ug/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDE	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDE	µg/g	0.26	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDD	µg/g	3.3	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDT (Total)	µg/g	1.4	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
Dieldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endrin	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Methoxychlor	µg/g	0.13	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.52	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.012	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	14.9	17.4	13.3	17.2	12.4	13.3
wet weight OC	g		0.005	10.5	10.9	10.9	10.7	10.1	10.9
Surrogate	**Unit**	**Acceptable Limits**							
TCMX	%	50-140		97	90	87	95	94	114
Decachlorobiphenyl	%	50-140		96	82	91	88	87	103

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23T078863

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2023-10-10 **DATE REPORTED: 2023-10-16**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5353825-5353838 Results are based on the dry weight of the soil.
DDT total is a calculated parameter. The calculated value is the sum of op'DDT and pp'DDT.
DDD total is a calculated parameter. The calculated value is the sum of op'DDD and pp'DDD.
DDE total is a calculated parameter. The calculated value is the sum of op'DDE and pp'DDE.
Endosulfan total is a calculated parameter. The calculated value is the sum of Endosulfan I and Endosulfan II.
Chlordane total is a calculated parameter. The calculated value is the sum of Alpha-Chlordane and Gamma-Chlordane.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Jinkal Patel

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T078863

PROJECT: 230481

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

Soil Analysis

RPT Date: Oct 16, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)															
Antimony	5353825	5353825	<0.8	<0.8	NA	< 0.8	112%	70%	130%	97%	80%	120%	99%	70%	130%
Arsenic	5353825	5353825	5	5	0.0%	< 1	116%	70%	130%	99%	80%	120%	102%	70%	130%
Barium	5353825	5353825	83.2	85.4	2.6%	< 2.0	108%	70%	130%	98%	80%	120%	100%	70%	130%
Beryllium	5353825	5353825	0.6	0.6	NA	< 0.5	104%	70%	130%	107%	80%	120%	99%	70%	130%
Boron	5353825	5353825	10	9	NA	< 5	97%	70%	130%	108%	80%	120%	88%	70%	130%
Cadmium	5353825	5353825	<0.5	<0.5	NA	< 0.5	109%	70%	130%	99%	80%	120%	102%	70%	130%
Chromium	5353825	5353825	24	25	NA	< 5	102%	70%	130%	97%	80%	120%	90%	70%	130%
Cobalt	5353825	5353825	7.4	7.2	2.7%	< 0.8	104%	70%	130%	100%	80%	120%	106%	70%	130%
Copper	5353825	5353825	25.9	24.9	3.9%	< 1.0	99%	70%	130%	99%	80%	120%	98%	70%	130%
Lead	5353825	5353825	29	30	3.4%	< 1	109%	70%	130%	100%	80%	120%	90%	70%	130%
Molybdenum	5353825	5353825	2.1	2.3	NA	< 0.5	117%	70%	130%	102%	80%	120%	101%	70%	130%
Nickel	5353825	5353825	19	18	5.4%	< 1	108%	70%	130%	105%	80%	120%	107%	70%	130%
Selenium	5353825	5353825	<0.8	<0.8	NA	< 0.8	91%	70%	130%	98%	80%	120%	101%	70%	130%
Silver	5353825	5353825	<0.5	<0.5	NA	< 0.5	108%	70%	130%	97%	80%	120%	94%	70%	130%
Thallium	5353825	5353825	<0.5	<0.5	NA	< 0.5	113%	70%	130%	104%	80%	120%	102%	70%	130%
Uranium	5353825	5353825	0.65	0.67	NA	< 0.50	118%	70%	130%	102%	80%	120%	103%	70%	130%
Vanadium	5353825	5353825	26.5	26.9	1.5%	< 2.0	108%	70%	130%	101%	80%	120%	110%	70%	130%
Zinc	5353825	5353825	79	77	2.6%	< 5	103%	70%	130%	102%	80%	120%	107%	70%	130%

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

Certified By:

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T078863

PROJECT: 230481

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

Trace Organics Analysis

RPT Date: Oct 16, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - OC Pesticides (Soil)															
Hexachloroethane	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	98%	50%	140%	92%	50%	140%
Gamma-Hexachlorocyclohexane	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	89%	50%	140%	92%	50%	140%	90%	50%	140%
Heptachlor	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	92%	50%	140%	100%	50%	140%	89%	50%	140%
Aldrin	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	91%	50%	140%	98%	50%	140%	96%	50%	140%
Heptachlor Epoxide	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	93%	50%	140%	102%	50%	140%	86%	50%	140%
Endosulfan I	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	93%	50%	140%	96%	50%	140%	92%	50%	140%
Endosulfan II	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	88%	50%	140%	92%	50%	140%	87%	50%	140%
Alpha-Chlordane	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	92%	50%	140%	90%	50%	140%	84%	50%	140%
gamma-Chlordane	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	91%	50%	140%	102%	50%	140%	86%	50%	140%
op'-DDE	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	93%	50%	140%	89%	50%	140%	82%	50%	140%
pp'-DDE	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	90%	50%	140%	90%	50%	140%	90%	50%	140%
op'-DDD	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	106%	50%	140%	104%	50%	140%	102%	50%	140%
pp'-DDD	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	90%	50%	140%	93%	50%	140%
op'-DDT	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	88%	50%	140%	89%	50%	140%
pp'-DDT	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	105%	50%	140%	92%	50%	140%	90%	50%	140%
Dieldrin	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	83%	50%	140%	99%	50%	140%	96%	50%	140%
Endrin	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	96%	50%	140%	89%	50%	140%
Methoxychlor	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	80%	50%	140%	98%	50%	140%	85%	50%	140%
Hexachlorobenzene	5353838	5353838	< 0.005	< 0.005	NA	< 0.005	108%	50%	140%	103%	50%	140%	112%	50%	140%
Hexachlorobutadiene	5353838	5353838	< 0.01	< 0.01	NA	< 0.01	92%	50%	140%	90%	50%	140%	87%	50%	140%

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

Certified By:

AGAT Laboratories

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T078863

PROJECT: 230481

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T078863

PROJECT: 230481

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Hexachloroethane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Gamma-Hexachlorocyclohexane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Heptachlor	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Aldrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Heptachlor Epoxide	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan I	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan II	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
Alpha-Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
gamma-Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
op'-DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
op'-DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
op'-DDT	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDT	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDT (Total)	ORG-91-5113	modified from EPA 3570, 3620C & 8081B	CALCULATION
Dieldrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Methoxychlor	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Hexachlorobenzene	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Hexachlorobutadiene	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
TCMX	ORG-91-5112	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Decachlorobiphenyl	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE

AGAT Laboratories

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T078863

PROJECT: 230481

ATTENTION TO: Alex Lajkosz

SAMPLING SITE:Colborne Aparments, Niagara Falls

SAMPLED BY:AL, GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
wet weight OC	ORG-91-5113		BALANCE

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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webearth.agatlabs.com

Laboratory Use Only

Work Order #: 23T078863

Cooler Quantity: 1 Case

Arrival Temperatures: 6.2 | 6.1 | 6.5

Custody Seal Intact: ☐Yes ☐No ☐N/A

Notes: Free Ice

Chain of Custody Record

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

Report Information:

Company: SoilMat

Contact: ~~401 Grays Rd~~ Alex Lajkosz

Address: ~~Hamilton~~ 401 Grays Rd Hamilton

Phone: 905 318 7440 Fax:

Reports to be sent to:

1. Email: alajkosz@soilmat.ca
2. Email: pmarkesic@soilmat.ca

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table (Indicate One) — ☐Ind/Com ☐Res/Park ☐Agriculture

Soil Texture *(Check One)* ☐Coarse ☐Fine

☑ Regulation 406 — Table (Indicate One)

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐Sanitary ☐Storm — Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other (Indicate One)

Turnaround Time (TAT) Required:

Regular TAT ☑ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

**TAT is exclusive of weekends and statutory holidays*

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

Project Information:

Project: 230481

Site Location: Cathorne Apartments, Niagara Falls

Sampled By: AC/GG

AGAT Quote #: PO:

Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a Record of Site Condition? ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company:

Contact:

Address:

Email:

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	Landfill Disposal Characterization TCLP: TCLP: ☐ M&I ☐VOCs ☐ABNs ☐B(a)P ☐PCBs	Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	XM Tests (incl. Hydride)	TOC					Potentially Hazardous or High Concentration (Y/N)
1. TP1	10/6	AM	2	S														X	X					
2. TP2	↓	↓	↓	↓														↓	↓					
3. TP3																								
4. TP4																								
5. TP5			3																					
6. TP6																								
7. TP7																								
8. TP8																								
9. TP9																								
10. TP10																								
11. TP11	↓	↓	↓	↓														↓	↓					

O. Reg 153 / O. Reg 558 / O. Reg 406

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Alex Lajkosz	10/6/23	4:20	TG	Oct 10	4:50pm
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page ____ of ____

Nº: T - 148953

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Laboratory Use Only

Work Order #: 23T078863

Cooler Quantity: 1 large

Arrival Temperatures: 6.2 | 6.1 | 6.5

Custody Seal Intact: ☐Yes ☐No ☐N/A

Notes: FREE ICE

Chain of Custody Record

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

Report Information:

Company: Soil Mat
Contact: Alex Lajkosz
Address: 401 Grays Rd. Hamilton
Phone: 905 318 7440 Fax:
Reports to be sent to:
1. Email: alajkosz@soilmat.ca
2. Email: pmartesi@soilmat.ca

Regulatory Requirements: (Please check all applicable boxes)

☑ Regulation 153/04 — Table 1 (Indicate One): ☐Ind/Com ☐Res/Park ☐Agriculture
Soil Texture (Check One): ☐Coarse ☐Fine
☐ Regulation 406 — Table ___ (Indicate One)
☐ Regulation 558
☐ CCME
☐ Sewer Use ☐Sanitary ☐Storm — Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other (Indicate One)

Turnaround Time (TAT) Required:

Regular TAT ☑ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply) ☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

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

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

Project Information:

Project: 2304B1
Site Location: Colborne Apartments, Niagara Falls
Sampled By: AL/GB
AGAT Quote #: PO:

Please note: If quotation number is not provided, client will be billed full price for analysis

Is this submission for a **Record of Site Condition?** ☑ Yes ☐ No

Report Guideline on Certificate of Analysis ☐ Yes ☐ No

Invoice Information: Bill To Same: Yes ☐ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

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

Analysis columns: Field Filtered - Metals, Hg, CrVI, DOC (Y/N); O. Reg 153: Metals & Inorganics; Metals - ☐ CrVI, ☐ Hg, ☐ HWSB; BTEX, F1-F4 PHCs; VOC; PAHs; PCBs; PCBs: Aroclors ☐; O. Reg 558: Landfill Disposal Characterization TCLP: TCLP: ☐M&I ☐VOCs ☐ABNs ☐B(a)P ☐PCBs; O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐Metals ☐VOCs ☐SVOCs; Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4; Corrosivity: ☐ Moisture ☐ Sulphide; Metals incl Hydrides; OCs; Potentially Hazardous or High Concentration (Y/N)

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Metals incl Hydrides	OCs
1. TP()	10/6	AM	3	S		X	X
2. DUP1	↓	↓	↓	↓		↓	↓
3. DUP2	↓	↓	↓	↓		↓	↓
4.		AM PM					
5.		AM PM					
6.		AM PM					
7.		AM PM					
8.		AM PM					
9.		AM PM					
10.		AM PM					
11.		AM PM					

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Alex Lajkosz	10/6/23	4:30	TK	Oct 10	4:50pm

Page _____ of _____

Nº: T - 148954

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

Appendix ‘D’

1. AGAT Ground Water Analytical Data

AGAT Laboratories

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TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
HAMILTON, ON L8E 2Z3
(905) 318-7440

ATTENTION TO: Peter Markesic

PROJECT: 230481

AGAT WORK ORDER: 23T085106

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

DATE REPORTED: Oct 31, 2023

PAGES (INCLUDING COVER): 13

VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

AGAT Laboratories

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

Certificate of Analysis

AGAT WORK ORDER: 23T085106

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

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

DATE RECEIVED: 2023-10-25 **DATE REPORTED: 2023-10-31**

		SAMPLE DESCRIPTION:		MW11	MW12	DUP1
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-10-25	2023-10-25	2023-10-25
Parameter	Unit	G / S	RDL	5396176	5396179	5396181
F1 (C6 - C10)	µg/L	750	25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25	<25	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA
Sediment				1	1	3
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	%	50-140		96	98	96
Terphenyl	% Recovery	60-140		71	66	71

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5396176-5396181 The C6-C10 fraction is calculated using Toluene response factor.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and nC34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16 - C50 and are only determined if the chromatogram of the C34 - C50 Hydrocarbons indicated that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6-C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153/04, results are considered valid without determining the PAH contribution if not requested by the client.
NA = Not Applicable

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T085106

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

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

DATE RECEIVED: 2023-10-25

DATE REPORTED: 2023-10-31

		SAMPLE DESCRIPTION:		MW11	MW12	DUP1
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-10-25	2023-10-25	2023-10-25
Parameter	Unit	G / S	RDL	5396176	5396179	5396181
Dichlorodifluoromethane	µg/L	4400	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	5.6	0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2500	0.40	<0.40	<0.40	<0.40
Acetone	µg/L	130000	1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	610	0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	190	0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	320	0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	470000	1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	640	0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	44	0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	16	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	85000	0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	140000	1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	18000	0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	82000	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.25	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	3.3	0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	630	0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2300	0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20	<0.20	<0.20

Certified By: N Popnikolof

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CANADA L4Z 1Y2
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FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T085106

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

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

DATE RECEIVED: 2023-10-25 **DATE REPORTED: 2023-10-31**

		SAMPLE DESCRIPTION:		MW11	MW12	DUP1
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-10-25	2023-10-25	2023-10-25
Parameter	**Unit**	**G / S**	**RDL**	**5396176**	**5396179**	**5396181**
Bromoform	µg/L	380	0.10	<0.10	<0.10	<0.10
Styrene	µg/L	1300	0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	3.2	0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	9600	0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	8	0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	4600	0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	5.2	0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	4200	0.20	<0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20	<0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	% Recovery	50-140		96	98	96
4-Bromofluorobenzene	% Recovery	50-140		98	99	98

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5396176-5396181 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T085106

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

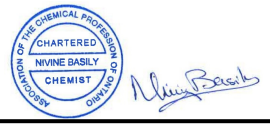
O. Reg. 153(511) - Metals & Inorganics (Water)

DATE RECEIVED: 2023-10-25

DATE REPORTED: 2023-10-31

		SAMPLE DESCRIPTION:		MW12	DUP1
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2023-10-25	2023-10-25
Parameter	Unit	G / S	RDL	5396179	5396181
Dissolved Antimony	µg/L	20000	1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	1900	1.0	<1.0	<1.0
Dissolved Barium	µg/L	29000	2.0	75.4	84.4
Dissolved Beryllium	µg/L	67	0.50	<0.50	<0.50
Dissolved Boron	µg/L	45000	10.0	34.5	38.3
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20
Dissolved Chromium	µg/L	810	2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	66	0.50	<0.50	<0.50
Dissolved Copper	µg/L	87	1.0	1.3	4.3
Dissolved Lead	µg/L	25	0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	9200	0.50	<0.50	<0.50
Dissolved Nickel	µg/L	490	1.0	<1.0	<1.0
Dissolved Selenium	µg/L	63	1.0	<1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20
Dissolved Thallium	µg/L	510	0.30	<0.30	<0.30
Dissolved Uranium	µg/L	420	0.50	1.01	1.29
Dissolved Vanadium	µg/L	250	0.40	0.54	0.54
Dissolved Zinc	µg/L	1100	5.0	<5.0	<5.0
Mercury	µg/L	0.29	0.02	<0.02	<0.02
Chromium VI	µg/L	140	2.000	<2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2	<2
Dissolved Sodium	µg/L	2300000	50	33900	44400
Chloride	µg/L	2300000	100	191000	199000
Electrical Conductivity	uS/cm	NA	2	1290	1330
pH	pH Units		NA	7.74	7.66

Certified By:



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CANADA L4Z 1Y2
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FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 23T085106

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

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

DATE RECEIVED: 2023-10-25 **DATE REPORTED: 2023-10-31**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5396179-5396181 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

ASSOCIATION OF THE CHEMICAL PROFESSION OF ONTARIO
CHARTERED
NIVINE BASILY
CHEMIST

AGAT Laboratories

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

Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

Trace Organics Analysis

RPT Date: Oct 31, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)															
F1 (C6 - C10)	5391687		<25	<25	NA	< 25	99%	60%	140%	110%	60%	140%	100%	60%	140%
F2 (C10 to C16)	5387504		<100	<100	NA	< 100	90%	60%	140%	66%	60%	140%	75%	60%	140%
F3 (C16 to C34)	5387504		<100	<100	NA	< 100	100%	60%	140%	79%	60%	140%	92%	60%	140%
F4 (C34 to C50)	5387504		<100	<100	NA	< 100	74%	60%	140%	92%	60%	140%	102%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	5391687		<0.40	<0.40	NA	< 0.40	76%	50%	140%	81%	50%	140%	91%	50%	140%
Vinyl Chloride	5391687		13.9	14.1	1.1%	< 0.17	83%	50%	140%	84%	50%	140%	108%	50%	140%
Bromomethane	5391687		<0.20	<0.20	NA	< 0.20	94%	50%	140%	93%	50%	140%	75%	50%	140%
Trichlorofluoromethane	5391687		<0.40	<0.40	NA	< 0.40	100%	50%	140%	99%	50%	140%	96%	50%	140%
Acetone	5391687		<1.0	<1.0	NA	< 1.0	100%	50%	140%	109%	50%	140%	110%	50%	140%
1,1-Dichloroethylene	5391687		<0.30	<0.30	NA	< 0.30	82%	50%	140%	81%	60%	130%	91%	50%	140%
Methylene Chloride	5391687		<0.30	<0.30	NA	< 0.30	103%	50%	140%	93%	60%	130%	95%	50%	140%
trans- 1,2-Dichloroethylene	5391687		8.22	7.06	15.2%	< 0.20	76%	50%	140%	74%	60%	130%	103%	50%	140%
Methyl tert-butyl ether	5391687		<0.20	<0.20	NA	< 0.20	95%	50%	140%	87%	60%	130%	84%	50%	140%
1,1-Dichloroethane	5391687		<0.30	<0.30	NA	< 0.30	83%	50%	140%	82%	60%	130%	79%	50%	140%
Methyl Ethyl Ketone	5391687		<1.0	<1.0	NA	< 1.0	97%	50%	140%	100%	50%	140%	104%	50%	140%
cis- 1,2-Dichloroethylene	5391687		38	39.2	3.1%	< 0.20	78%	50%	140%	75%	60%	130%	79%	50%	140%
Chloroform	5391687		<0.20	<0.20	NA	< 0.20	76%	50%	140%	78%	60%	130%	78%	50%	140%
1,2-Dichloroethane	5391687		<0.20	<0.20	NA	< 0.20	98%	50%	140%	89%	60%	130%	87%	50%	140%
1,1,1-Trichloroethane	5391687		<0.30	<0.30	NA	< 0.30	82%	50%	140%	84%	60%	130%	75%	50%	140%
Carbon Tetrachloride	5391687		<0.20	<0.20	NA	< 0.20	86%	50%	140%	89%	60%	130%	76%	50%	140%
Benzene	5391687		<0.20	<0.20	NA	< 0.20	81%	50%	140%	77%	60%	130%	75%	50%	140%
1,2-Dichloropropane	5391687		<0.20	<0.20	NA	< 0.20	93%	50%	140%	92%	60%	130%	89%	50%	140%
Trichloroethylene	5391687		24.9	24.8	0.6%	< 0.20	79%	50%	140%	80%	60%	130%	81%	50%	140%
Bromodichloromethane	5391687		<0.20	<0.20	NA	< 0.20	118%	50%	140%	116%	60%	130%	116%	50%	140%
Methyl Isobutyl Ketone	5391687		<1.0	<1.0	NA	< 1.0	94%	50%	140%	88%	50%	140%	92%	50%	140%
1,1,2-Trichloroethane	5391687		<0.20	<0.20	NA	< 0.20	93%	50%	140%	86%	60%	130%	85%	50%	140%
Toluene	5391687		<0.20	<0.20	NA	< 0.20	83%	50%	140%	80%	60%	130%	75%	50%	140%
Dibromochloromethane	5391687		<0.10	<0.10	NA	< 0.10	110%	50%	140%	94%	60%	130%	106%	50%	140%
Ethylene Dibromide	5391687		<0.10	<0.10	NA	< 0.10	86%	50%	140%	79%	60%	130%	83%	50%	140%
Tetrachloroethylene	5391687		<0.20	<0.20	NA	< 0.20	71%	50%	140%	73%	60%	130%	73%	50%	140%
1,1,1,2-Tetrachloroethane	5391687		<0.10	<0.10	NA	< 0.10	115%	50%	140%	111%	60%	130%	114%	50%	140%
Chlorobenzene	5391687		<0.10	<0.10	NA	< 0.10	79%	50%	140%	74%	60%	130%	75%	50%	140%
Ethylbenzene	5391687		<0.10	<0.10	NA	< 0.10	86%	50%	140%	89%	60%	130%	78%	50%	140%
m & p-Xylene	5391687		<0.20	<0.20	NA	< 0.20	108%	50%	140%	105%	60%	130%	107%	50%	140%
Bromoform	5391687		<0.10	<0.10	NA	< 0.10	107%	50%	140%	104%	60%	130%	103%	50%	140%
Styrene	5391687		<0.10	<0.10	NA	< 0.10	79%	50%	140%	84%	60%	130%	83%	50%	140%
1,1,2,2-Tetrachloroethane	5391687		<0.10	<0.10	NA	< 0.10	104%	50%	140%	106%	60%	130%	106%	50%	140%
o-Xylene	5391687		<0.10	<0.10	NA	< 0.10	74%	50%	140%	84%	60%	130%	85%	50%	140%

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

Trace Organics Analysis (Continued)

RPT Date: Oct 31, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	5391687		<0.10	<0.10	NA	< 0.10	83%	50%	140%	78%	60%	130%	82%	50%	140%
1,4-Dichlorobenzene	5391687		<0.10	<0.10	NA	< 0.10	89%	50%	140%	81%	60%	130%	87%	50%	140%
1,2-Dichlorobenzene	5391687		<0.10	<0.10	NA	< 0.10	90%	50%	140%	82%	60%	130%	87%	50%	140%
n-Hexane	5391687		<0.20	<0.20	NA	< 0.20	104%	50%	140%	112%	60%	130%	101%	50%	140%

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

Certified By: N Popnikolof

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

Water Analysis

RPT Date: Oct 31, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Water)															
Dissolved Antimony	5399558		<1.0	<1.0	NA	< 1.0	106%	70%	130%	106%	80%	120%	107%	70%	130%
Dissolved Arsenic	5399558		<1.0	<1.0	NA	< 1.0	99%	70%	130%	105%	80%	120%	110%	70%	130%
Dissolved Barium	5399558		107	105	1.4%	< 2.0	98%	70%	130%	99%	80%	120%	107%	70%	130%
Dissolved Beryllium	5399558		<0.50	<0.50	NA	< 0.50	101%	70%	130%	109%	80%	120%	102%	70%	130%
Dissolved Boron	5399558		149	145	3.2%	< 10.0	100%	70%	130%	106%	80%	120%	101%	70%	130%
Dissolved Cadmium	5399558		<0.20	<0.20	NA	< 0.20	101%	70%	130%	100%	80%	120%	94%	70%	130%
Dissolved Chromium	5399558		<2.0	<2.0	NA	< 2.0	99%	70%	130%	100%	80%	120%	106%	70%	130%
Dissolved Cobalt	5399558		<0.50	<0.50	NA	< 0.50	103%	70%	130%	105%	80%	120%	104%	70%	130%
Dissolved Copper	5399558		<1.0	<1.0	NA	< 1.0	100%	70%	130%	100%	80%	120%	91%	70%	130%
Dissolved Lead	5399558		<0.50	<0.50	NA	< 0.50	99%	70%	130%	96%	80%	120%	82%	70%	130%
Dissolved Molybdenum	5399558		4.94	4.38	12.1%	< 0.50	105%	70%	130%	105%	80%	120%	115%	70%	130%
Dissolved Nickel	5399558		2.9	3.1	NA	< 1.0	100%	70%	130%	104%	80%	120%	95%	70%	130%
Dissolved Selenium	5399558		<1.0	<1.0	NA	< 1.0	99%	70%	130%	102%	80%	120%	90%	70%	130%
Dissolved Silver	5399558		<0.20	<0.20	NA	< 0.20	97%	70%	130%	100%	80%	120%	82%	70%	130%
Dissolved Thallium	5399558		<0.30	<0.30	NA	< 0.30	99%	70%	130%	101%	80%	120%	90%	70%	130%
Dissolved Uranium	5399558		11.8	11.5	2.3%	< 0.50	95%	70%	130%	105%	80%	120%	99%	70%	130%
Dissolved Vanadium	5399558		0.43	<0.40	NA	< 0.40	100%	70%	130%	106%	80%	120%	117%	70%	130%
Dissolved Zinc	5399558		<5.0	<5.0	NA	< 5.0	101%	70%	130%	101%	80%	120%	87%	70%	130%
Mercury	5394738		<0.02	<0.02	NA	< 0.02	98%	70%	130%	101%	80%	120%	98%	70%	130%
Chromium VI	5401367		<2.000	<2.000	NA	< 2	108%	70%	130%	108%	80%	120%	114%	70%	130%
Cyanide, WAD	5396179	5396179	<2	<2	NA	< 2	96%	70%	130%	109%	80%	120%	103%	70%	130%
Dissolved Sodium	5399558		1200000	1130000	6.0%	< 50	104%	70%	130%	104%	80%	120%	NA	70%	130%
Chloride	5396179	5396179	191000	188000	1.7%	< 100	93%	70%	130%	100%	80%	120%	NA	70%	130%
Electrical Conductivity	5393963		172	195	12.8%	2	97%	90%	110%						
pH	5393963		6.89	6.65	3.5%	NA	100%	90%	110%						

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

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

Certified By:

AGAT Laboratories

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
F1 (C6 - C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Sediment			N/A
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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Method Summary

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AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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Method Summary

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AGAT WORK ORDER: 23T085106

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:3777 Portage Road, Niagara

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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webearth.agatlabs.com

Chain of Custody Record

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

Report Information:

Company: Soil-Mat.
Contact: Peter Markesic
Address: 401 Grays Road, Hamilton
Phone: Fax:
Reports to be sent to:
1. Email: pmarkesic@soilmat.ca
2. Email: ggilmour@soilmat.ca

Project Information:

Project: 230481
Site Location: 3777 Portage Road, Niagara.
Sampled By: GG
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 1 (Indicate One) ☐ Ind/Com ☐ Res/Park ☐ Agriculture
Soil Texture (Check One) ☐ Coarse ☐ Fine
☐ Regulation 406 — Table (Indicate One)
☐ Regulation 558
☐ CCME
☐ Sewer Use ☐ Sanitary ☐ Storm — Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other (Indicate One)

Is this submission for a **Record of Site Condition?** ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 23T085106
Cooler Quantity: 1 med
Arrival Temperatures: 8.8 | 9.6 | 9.2
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: FREE ICE

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days
Rush TAT (Rush Surcharges Apply)
☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day
OR Date Required (Rush Surcharges May Apply):
Please provide prior notification for rush TAT
**TAT is exclusive of weekends and statutory holidays*
For 'Same Day' analysis, please contact your AGAT CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ Met ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. MW11	10/25/23	PM	8	GW					X	X								
2. MW12	↓	AM PM	14	↓			X		X	X								
3. DUP1		AM PM	14				X		X	X								
4.		AM PM																
5.		AM PM																
6.		AM PM																
7.		AM PM																
8.		AM PM																
9.		AM PM																
10.		AM PM																
11.		AM PM																

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
[signature]	10/25/23	2:30pm	Rhiana C	Oct 25	445
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page 1 of 1
N°: T - 149670

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

AGAT Laboratories

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

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
HAMILTON, ON L8E 2Z3
(905) 318-7440
ATTENTION TO: Peter Markesic
PROJECT: 230481
AGAT WORK ORDER: 23H090641
WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead
DATE REPORTED: Nov 14, 2023
PAGES (INCLUDING COVER): 6
VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 23H090641

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:Portage Road, Niagara

SAMPLED BY:PM & GG

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

DATE RECEIVED: 2023-11-07

DATE REPORTED: 2023-11-14

		SAMPLE DESCRIPTION:		MW11
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2023-11-07
Parameter	Unit	G / S	RDL	5439059
Dissolved Antimony	µg/L	20000	1.0	<1.0
Dissolved Arsenic	µg/L	1900	1.0	<1.0
Dissolved Barium	µg/L	29000	2.0	100
Dissolved Beryllium	µg/L	67	0.50	<0.50
Dissolved Boron	µg/L	45000	10.0	35.9
Dissolved Cadmium	µg/L	2.7	0.20	<0.20
Dissolved Chromium	µg/L	810	2.0	<2.0
Dissolved Cobalt	µg/L	66	0.50	<0.50
Dissolved Copper	µg/L	87	1.0	<1.0
Dissolved Lead	µg/L	25	0.50	2.24
Dissolved Molybdenum	µg/L	9200	0.50	1.03
Dissolved Nickel	µg/L	490	1.0	<1.0
Dissolved Selenium	µg/L	63	1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20
Dissolved Thallium	µg/L	510	0.30	<0.30
Dissolved Uranium	µg/L	420	0.50	1.75
Dissolved Vanadium	µg/L	250	0.40	0.52
Dissolved Zinc	µg/L	1100	5.0	6.1
Mercury	µg/L	0.29	0.02	<0.02
Chromium VI	µg/L	140	2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2
Dissolved Sodium	µg/L	2300000	50	27600
Chloride	µg/L	2300000	100	104000
Electrical Conductivity	uS/cm	NA	2	906
pH	pH Units		NA	7.82

Certified By: Iris Verástegui

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 23H090641

PROJECT: 230481

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:Portage Road, Niagara

SAMPLED BY:PM & GG

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

DATE RECEIVED: 2023-11-07 **DATE REPORTED: 2023-11-14**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

5439059 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Iris Verástegui

AGAT Laboratories

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23H090641

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:Portage Road, Niagara

SAMPLED BY:PM & GG

Water Analysis

RPT Date: Nov 14, 2023			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals & Inorganics (Water)															
Dissolved Antimony	5439078		<1.0	<1.0	NA	< 1.0	97%	70%	130%	101%	80%	120%	107%	70%	130%
Dissolved Arsenic	5439078		<1.0	1.5	NA	< 1.0	100%	70%	130%	107%	80%	120%	117%	70%	130%
Dissolved Barium	5439078		146	136	7.1%	< 2.0	99%	70%	130%	104%	80%	120%	120%	70%	130%
Dissolved Beryllium	5439078		<0.50	<0.50	NA	< 0.50	96%	70%	130%	113%	80%	120%	114%	70%	130%
Dissolved Boron	5439078		290	299	3.1%	< 10.0	102%	70%	130%	87%	80%	120%	119%	70%	130%
Dissolved Cadmium	5439078		<0.20	<0.20	NA	< 0.20	99%	70%	130%	99%	80%	120%	110%	70%	130%
Dissolved Chromium	5439078		<2.0	<2.0	NA	< 2.0	100%	70%	130%	101%	80%	120%	99%	70%	130%
Dissolved Cobalt	5439078		<0.50	<0.50	NA	< 0.50	102%	70%	130%	98%	80%	120%	104%	70%	130%
Dissolved Copper	5439078		<1.0	1.1	NA	< 1.0	100%	70%	130%	98%	80%	120%	96%	70%	130%
Dissolved Lead	5439078		4.67	4.72	1.1%	< 0.50	99%	70%	130%	97%	80%	120%	99%	70%	130%
Dissolved Molybdenum	5439078		1.53	1.62	NA	< 0.50	100%	70%	130%	98%	80%	120%	102%	70%	130%
Dissolved Nickel	5439078		<1.0	4.3	NA	< 1.0	108%	70%	130%	97%	80%	120%	100%	70%	130%
Dissolved Selenium	5439078		<1.0	<1.0	NA	< 1.0	102%	70%	130%	101%	80%	120%	118%	70%	130%
Dissolved Silver	5439078		<0.20	<0.20	NA	< 0.20	106%	70%	130%	95%	80%	120%	96%	70%	130%
Dissolved Thallium	5439078		<0.30	<0.30	NA	< 0.30	98%	70%	130%	94%	80%	120%	96%	70%	130%
Dissolved Uranium	5439078		5.63	6.07	7.5%	< 0.50	102%	70%	130%	114%	80%	120%	118%	70%	130%
Dissolved Vanadium	5439078		1.43	<0.40	NA	< 0.40	111%	70%	130%	107%	80%	120%	107%	70%	130%
Dissolved Zinc	5439078		<5.0	<5.0	NA	< 5.0	100%	70%	130%	100%	80%	120%	101%	70%	130%
Mercury	5435757		<0.02	<0.02	NA	< 0.02	103%	70%	130%	99%	80%	120%	97%	70%	130%
Chromium VI	5439063		<2.000	<2.000	NA	< 2	105%	70%	130%	101%	80%	120%	111%	70%	130%
Cyanide, WAD	5439063		<2	<2	NA	< 2	98%	70%	130%	107%	80%	120%	106%	70%	130%
Dissolved Sodium	5439078		88500	104000	16.1%	< 50	101%	70%	130%	120%	80%	120%	106%	70%	130%
Chloride	5439059	5439059	104000	104000	0.0%	< 100	97%	70%	130%	104%	80%	120%	101%	70%	130%
Electrical Conductivity	5436502		2040	2040	0.0%	< 2	96%	90%	110%						
pH	5436502		7.47	7.47	0.0%	NA	100%	90%	110%						

Comments: NA signifies Not Applicable.
Duplicate NA: results are under 5X the RDL and will not be calculated.
Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

Certified By: Iris Verástegui

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http://www.agatlabs.com

Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 23H090641

PROJECT: 230481

ATTENTION TO: Peter Markesic

SAMPLING SITE:Portage Road, Niagara

SAMPLED BY:PM & GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Chain of Custody Record

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

Report Information:

Company: Soil-Mat
Contact: Peter Markesic
Address: 401 Grays Road.

Phone: Fax:

Reports to be sent to:
1. Email: pmarkesic@soilmat.ca
2. Email: ggilmour@soilmat.ca

Project Information:

Project: 230481
Site Location: Portage Road, Niagara
Sampled By: PM & GG
AGAT Quote #: PO:

Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 1 (Indicate One) — ☐ Ind/Com ☐ Res/Park ☐ Agriculture
Soil Texture (Check One): ☐ Coarse ☐ Fine

☐ Regulation 406 — Table (Indicate One)
☐ Regulation 558
☐ CCME

☐ Sewer Use — ☐ Sanitary ☐ Storm — Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other — Indicate One

Is this submission for a **Record of Site Condition?** ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 23W090641
Cooler Quantity: 1 LARGE
Arrival Temperatures: 7.7 | 7.9 | 8.4 / 4.8 | 5.0 | 5.5
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: On ice / Bagged ice

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

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

OR Date Required (Rush Surcharges May Apply):

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors ☐	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Regulation 406 SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Regulation 406 Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. MW11	11/07/2023	AM PM	6	GW			X											
2.		AM PM																
3.		AM PM																
4.		AM PM																
5.		AM PM																
6.		AM PM																
7.		AM PM																
8.		AM PM																
9.		AM PM																
10.		AM PM																
11.		AM PM																

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
[signature]	11/07/2023	3:00pm	Chris Tahir [signature]	11/07/23	3:30pm
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
			Aniqa Tahir	08/11/2023	4:49pm
Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time

Page 1 of 1

N°: T-146855

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Appendix ‘E’

1. Qualifications of Assessors

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Grays Road in Hamilton, Ontario.

REPORT AUTHORS

Alex Lajkosz, B.Sc.
Environmental Technician

Mr. Lajkosz has over three years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Lajkosz has also been a key project member on a number of Phase I Environmental Site Assessment projects, including species at risk assessments for numerous construction projects throughout the Greater Toronto Area.

Keith Gleadall, B.A., EA Dipl.
Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
Director [Senior Professional]

Mr. Sears has over twenty-two years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and numerous 'dig and dump' remediation projects.

Appendix ‘F’

1. Statement of Limitations

REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the REGENT NORTH PROPERTIES INC. The material in it reflects SOIL-MAT ENGINEERS best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.