

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

THE TORONTO-DOMINION BANK

Applicant

- and -

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

MOTION RECORD OF THE RECEIVER

Returnable June 14, 2023

June 5, 2023

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Receiver

AND

TO: **CANADA REVENUE AGENCY**
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Ontario Regional Office
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AND

TO: **HER MAJESTY THE QUEEN IN RIGHT
OF ONTARIO AS REPRESENTED BY
THE MINISTRY OF FINANCE**
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TO: **2314251 ONTARIO INC.**
81 Churchill Avenue
North York, ON M2N 1Y8

AND

TO: **MOHAMMA ABDUL HAFIZ**
81 Churchill Avenue
North York, ON M2N 1Y8

AND

TO: **KAWSER ZAHAN**
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North York, ON M2N 1Y8

AND

TO: **MINISTRY OF THE ENVIRONMENT,
CONSERVATION AND PARKS**
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Toronto, ON M2M 4J1

Attention: Norm Rankin
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Tab 1

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

THE TORONTO-DOMINION BANK

Applicant

- and -

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

**NOTICE OF MOTION
(returnable June 14, 2023)**

msi Spergel inc. ("**Spergel**") in its capacity as Court-appointed receiver (the "**Receiver**") appointed pursuant to the Order of the Honourable Justice Osborne dated November 15, 2022 (the "**Appointment Order**") of the Property and Real Property, as defined in the Appointment Order, of 2314251 Ontario Inc. (the "**Debtor**"), will make a Motion to a Judge presiding over the Commercial List.

PROPOSED METHOD OF HEARING: The Motion is to be heard:

- In writing under subrule 37.12.1 (1) because it is on consent;
- In writing as an opposed motion under subrule 37.12.1 (4);
- In person;
- By telephone conference;
- By video conference.

at the following location:

On June 14, 2023 at 12:00 p.m., or as soon after that time as the Motion can be heard by judicial teleconference via Zoom at Toronto, Ontario.

THE MOTION IS FOR:

1. An Order, substantially in the form attached hereto at Schedule “A”, *inter alia*:
 - a. That the time for service, filing and confirmation of the Notice of Motion and the Motion Record be abridged so that this motion is properly returnable today and dispensing with further service and confirmation thereof;
 - b. Approving the First Report of the Receiver dated June 5, 2023 (the “**First Report**”), and the activities and conduct of the Receiver set out therein;
 - c. Increasing the Receiver’s Borrowings Charge under the Appointment Order from \$300,000 to \$400,000;
 - d. Approving the sales and marketing process in respect of the Property and the Debtor’s real property legally described as PT LT 3 CON6, GEORGINA, PT 1, 65R14491; TOWN OF GEORGINA (the “**Real Property**”) as set out in the First Report (collectively the “**Sales Process**”);
 - e. Authorizing the Receiver to take such steps as are necessary and appropriate to facilitate the Sales Process and authorizing the Receiver to take all necessary action to remediate as is required the environmental issues (the “**Environmental Remedial Work**”) present at the Real Property as identified in the report of A & A Environmental Consultants Inc. dated March 22, 2023;
 - f. That the Receiver is hereby released and discharged from any and all liability that the Receiver now has or may hereafter have by reason of, or in any way arising out of the Environmental Remedial Work completed at the Real Property, save and except for any gross negligence or willful misconduct on the Receiver’s part;
 - g. That the Statement of Receipts and Disbursements as detailed in the First Report be approved;
 - h. That the fees of the Receiver and its counsel, Harrison Pensa LLP, and payment of same, be approved; and,
2. The costs of this motion on a substantial indemnity basis, if opposed;
3. Such further and other relief as counsel may request and this honourable court may permit.

THE GROUNDS FOR THE MOTION ARE:

The Debtor and the Appointment of the Receiver

1. The Debtor is incorporated pursuant to the laws of the Province of Ontario, with its registered office located in North York, Ontario.
2. The Applicant, the Toronto-Dominion Bank (the "**Bank**"), provided certain credit facilities to the Debtor.
3. The Bank is a secured creditor of the Debtor, and the Debtor is indebted to the Bank in the approximate sum of \$2.4 million. The Receiver has an opinion from its independent counsel that the security held by the Bank is valid and enforceable, subject to the standard assumptions and qualifications.
4. On August 19, 2022, the Bank applied for and obtained the Appointment Order, appointing Spergel as court-appointed receiver of the Property and Real Property (as defined in the Appointment Order) of the Debtor.

Receiver's Borrowings Charge

5. As detailed in the First Report, the Receiver anticipates requiring additional funds to deal with the estate, including dealing with and completing the Environmental Remedial Work.

The Sales Process

6. The Sales Process, as reported in the First Report, is recommended by the Receiver and includes:
 - a. With respect to the Real Property, the commissioning of appraisals, the advertising of the Invitation for Offers, the distribution of the Confidential Information Memorandum's and deadline for offers will be set in the discretion of the Receiver;
 - b. With respect to the Real Property, obtaining listing proposals from at least three experienced realtors and list the Real Property for sale. The proposed listing

price and sales timeline will be determined in collaboration with the Receiver, realtors and the stakeholders.

7. The Receiver recommends the Sales Process as same will involve a process with integrity and will encourage a competitive environment for the solicitation of offers.

Environmental Remediation

8. Pursuant to the report of A & A Environmental Consultants Inc. dated March 22, 2023 (the “**Environmental Report**”), the Real Property does not meet certain environmental standards.
9. The Environmental Report recommends that a cleanup program be undertaken to reduce the environmental contaminations of the Real Property to within acceptable guidelines.
10. A & A Environmental Consultants Inc. has provided a quote for to perform the necessary work to reduce the environmental contaminations of that Real Property to within acceptable guidelines (the “**Environmental Remedial Work**”).
11. The Receiver recommends that the Environmental Remedial Work be undertaken at the Real Property as the current environmental issues may impact the sale price of the Real Property.

Approval of Accounts and Actions

12. The Appointment Order requires the Receiver and its legal counsel to pass its accounts from time to time.
13. The Receiver has properly incurred fees and disbursements as detailed in the First Report.
14. The fees incurred by the Receiver for services provided by its legal counsel, Harrison Pensa LLP, are detailed in the First Report.
15. The Receiver seeks the approval of the fees of the Receiver and its counsel and payment of same.

16. The Receiver states that its actions, as outlined in the First Report, should be approved by this Honourable Court.

17. Section 243 of the *BIA*.

18. Sections 100 and 137(2) of the *Courts of Justice Act*.

19. Rules 2, 3, 37, 38, and 60.10 of the *Rules of Civil Procedure*.

20. The grounds as detailed in the First Report.

21. Such further and other grounds as counsel may advise and this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

1. The Appointment Order;
2. The First Report of the Receiver and the Appendices thereto; and,
3. Such materials as counsel may advise and this Honourable Court may permit.

June 5, 2023

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Solicitors for the Receiver,
msi Spergel inc.

To: Service List

SCHEDULE "A"

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE) WEDNESDAY, THE 14TH
JUSTICE KIMMEL) DAY OF JUNE, 2023

B E T W E E N:

THE TORONTO-DOMINION BANK

Applicant

- and -

2314251 ONTARIO INC. MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

ORDER

THIS MOTION, made by msi Spergel inc., in its capacity as the Court-appointed receiver (the "**Receiver**") of the undertaking, property and assets of 2314251 Ontario Inc., appointed pursuant to the Order of the Honourable Justice Osborne dated November 15, 2022, for an order:

1. That the time for service, filing and confirmation of the Notice of Motion and the Motion Record be abridged so that this motion is properly returnable today, and dispensing with further service and confirmation hereof;
2. Approving the Receiver's First Report to the Court dated June 5, 2023 (the "**First Report**") and the activities and conduct of the Receiver as detailed therein;
3. Increasing the Receiver's Borrowings Charge under the Appointment Order from \$300,000 to \$400,000;
4. Approving the sales and marketing process in respect of the Property and the Debtor's real property legally described as PT LT 3 CON6, GEORGINA, PT 1, 65R14491; TOWN OF GEORGINA (the "**Real Property**") as set out in the First Report (collectively the "**Sales Process**");
5. Authorizing the Receiver to take such steps as are necessary and appropriate to facilitate the Sales Process and authorizing the Receiver to take all necessary action to remediate as is required the environmental issues (the "**Environmental Remedial Work**") present

at the Real Property as identified in the report of A & A Environmental Consultants Inc. dated March 22, 2023 (the “**Environmental Report**”);

6. That the Receiver is hereby released and discharged from any and all liability that the Receiver now has or may hereafter have by reason of, or in any way arising out of the Environmental Issues at the Real Property, save and except for any gross negligence or wilful misconduct on the Receiver’s part;
7. Approving the Statement of Receipts and Disbursements of the Receiver as detailed in the First Report;
8. Approving the fees of the Receiver and its counsel, Harrison Pensa LLP (the “**Professional Fees**”), and payment of same;
9. Such further and other relief as counsel may request and this honourable court may permit,

was heard this day by judicial telephone conference via Zoom at 330 University Avenue, Toronto, Ontario.

ON READING the Notice of Motion dated June 5, 2023, the First Report, and on hearing the submissions of counsel for the Receiver and all other counsel and parties present, no one else appearing for any other person on the service list, although properly served as appears from the affidavit of Lindsay Ferguson sworn June , 2023, filed;

1. THIS COURT ORDERS that the time for service, filing and confirmation of the Notice of Motion and the Motion Record be and is abridged so that this motion is properly returnable today and hereby dispenses with further service and confirmation hereof.
2. THIS COURT ORDERS that the First Report, and the activities and conduct of the Receiver as detailed therein, be and are approved; provided however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.
3. THIS COURT ORDERS that the Receiver’s Borrowings Charge under the Appointment Order is hereby increased to \$400,000.
4. THIS COURT ORDERS that the Sales Process is hereby approved.
5. THIS COURT ORDERS that the Receiver is authorized to take such steps as are necessary and appropriate to facilitate the Sales Process and is authorized to take all necessary action to undertake and complete the Environmental Remedial Work as is required at the Real Property as identified in the Environmental Report.

6. THIS COURT ORDERS that the Receiver is hereby released and discharged from any and all liability that the Receiver now has or may hereafter have by reason of, or in any way arising out of the Environmental Issues at the Real Property, save and except for any gross negligence or willful misconduct on the Receiver's part.
7. THIS COURT ORDERS that the Statement of Receipts and Disbursements as detailed in the First Report be approved.
8. THIS COURT ORDERS that the Professional Fees and payment of same are hereby approved.

Justice, Ontario Superior Court of Justice
(Commercial List)

THE TORONTO-DOMINION BANK

v.

2314251 ONTARIO INC., et al.

Applicant

Respondents

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

ORDER

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THE TORONTO-DOMINION BANK

v.

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Applicant

Respondents

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

NOTICE OF MOTION

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Tab 2

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

B E T W E E N:

THE TORONTO-DOMINION BANK

Applicant

and

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

**FIRST REPORT OF MSI SPERGEL INC.
IN ITS CAPACITY AS COURT-APPOINTED RECEIVER OF
2314251 ONTARIO INC.**

JUNE 5, 2023

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APPENDICES

1. Endorsement of The Honourable Mr. Justice Osborne dated October 27, 2022
2. Endorsement of The Honourable Mr. Justice Osborne dated November 15, 2022
3. Receivership Order dated November 15, 2022
4. Phase II Environmental Report of A&A Environmental Consultants dated February 6, 2023
5. Delineation Report of A&A Environmental Consultants dated March 22, 2023
6. Remediation Proposal Submitted by A&A Environmental Consultants dated March 24, 2023
7. Email from Dr. Ali Rasoul dated April 4, 2023
8. Fee Affidavit of Mukul Manchanda sworn June 5, 2023
9. Fee Affidavit of Jason DiFruscia sworn June 5, 2023
10. Receiver's Interim Statement of Receipts and Disbursements as at June 5, 2023

I. APPOINTMENT AND BACKGROUND

1. This report (the “**First Report**”) is filed by msi Spergel inc. (“**Spergel**”), in its capacity as the Court-appointed receiver (in such capacity, the “**Receiver**”) of 2314251 Ontario Inc. (“**2314**” or the “**Company**”).
2. 2314 is a Canadian owned, private corporation incorporated pursuant to the laws of the Province of Ontario.
3. 2314 is the owner of the real property located at 26233 Highway 48, Sutton West, Ontario (the “**Real Property**”). 2314 operated an Esso Gas Station from the Real Property. The Company ceased operating the gas station (with the exception of limited operation of the convenience store) prior to the appointment of the Receiver.
4. On October 27, 2022, The Toronto-Dominion Bank (“**TD**” or the “**Bank**”) moved by way of an application for appointment of a receiver. The Honourable Mr. Justice Osborne of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) issued an endorsement on October 27, 2022 (the “**October Endorsement**”) declining to appoint a receiver at that time, subject to the following terms:
 - a) TD is entitled to immediately register an order on title to the Real Property;
 - b) The Company shall remain current in all payment obligations to TD;

- c) The Company shall remain current in all other obligations and covenants under the credit agreement, including without limitation all reporting requirements; and
- d) The individual Respondent Hafiz shall provide forthwith to TD all information and documentation TD may reasonably require relating to his properties in Bangladesh.

Attached to this First Report as **Appendix "1"** is a copy of the October Endorsement.

- 5. The October 27, 2023 endorsement stated that if any of the terms therein were defaulted on TD could seek the return of the Application and request the same relief.
- 6. Sufficient information was not provided with respect to the properties in Bangladesh and TD returned the Application before the Court. On November 15, 2022, Spergel was appointed as the Receiver of all of the assets, undertakings and properties of the Company, including the Real Property (collectively, the "**Property**") by the Order of the Honourable Mr. Justice Osborne of the Ontario Superior Court of Justice (Commercial List) (the "**Receivership Order**"). Attached to this First Report as **Appendices "2" and "3"**, respectively, are copies of the endorsement of Mr. Justice Osborne dated November 15, 2022 (the "**November Endorsement**") and the Receivership Order.

7. The Receiver retained Harrison Pensa LLP (the “**Receiver’s Counsel**”) as its independent legal counsel.

II. PURPOSE OF THIS FIRST REPORT AND DISCLAIMER

8. The purpose of this First Report is to advise the Court as to the steps taken by the Receiver to date in these proceedings and to seek Orders from the Court, including
 - a) approving this First Report and the actions and activities of the Receiver described herein;
 - b) increasing the Receiver’s Borrowings Charge (as defined in the Receivership Order) from \$300,000 to \$400,000;
 - c) authorizing the sales and marketing process in respect of the Real Property;
 - d) authorizing the Receiver to take such steps as are necessary and appropriate to facilitate the Sales Process (as defined herein) and authorizing the Receiver to take all necessary actions to remediate, as is required, the environmental issues present at the Real Property;
 - e) releasing and discharging the Receiver from any and all liability that the Receiver now has or may hereafter have by reason of, or in any way arising out of the environmental issues at the Real Property, save and except for any gross negligence or wilful misconduct on the Receiver’s part;
 - f) approving the Receiver’s Interim Statement of Receipts and Disbursements as at June 5, 2023; and

- g) approving the fees and disbursements of the Receiver to and including April 30, 2023 and the fees and disbursements of the Receiver's Counsel to and including June 4, 2023.

Disclaimer

- 9. The Receiver will not assume responsibility or liability for losses incurred by the reader as a result of the circulation, publication, reproduction or use of this First Report for any other purpose than intended.
- 10. In preparing this First Report, the Receiver has relied upon certain information found on site and/or provided to it by the management of the Company including, without limitation, past financial performance, and other financial information. The Receiver has not performed an audit or verification of such information for accuracy, completeness or compliance with Accounting Standards for Private Enterprises or International Financial Reporting Standards. Accordingly, the Receiver expresses no opinion or other forms of assurance with respect to such information. Future oriented financial information relied upon in this First Report is based on assumptions regarding future events, actual results achieved may vary from this information and these variations may be material.
- 11. All references to dollars in this First Report are in Canadian currency unless otherwise noted.

III. RECEIVER'S ACTIVITIES

12. A copy of the Receivership Order was provided to the Company. In addition, the Receiver prepared its statutory Notice and Statement of the Receiver in accordance with subsections 245(1) and 246(1) of the *Bankruptcy and Insolvency Act* (Canada) (“**BIA**”) and mailed same to all creditors known to the Receiver.
13. Since the appointment of the Receiver on November 15, 2022, the Receiver directly or through the Receiver’s Counsel attended to the following:
 - a) secured possession of the Real Property and to all necessary repairs where applicable;
 - b) arranged for insurance on the Real Property and other assets;
 - c) communicating with utility companies and arranging for continuation of supply;
 - d) arranged for snow removal during the winter months;
 - e) arranged for alarm service and regular site (at least three (3) times per week) inspections by a property manager engaged by the Receiver;
 - f) communicated with former employees with respect to the Wage Earner Protection Program (“**WEPP**”) and other issues;
 - g) communicated with the York Region with respect to its drinking water system directive and steps required at the Real Property with respect to same;

- h) communicated with the Canada Revenue Agency (“**CRA**”);
- i) obtained two appraisals of the Real Property; and
- j) engaged the services of an environmental consultant to conduct a Phase II Environmental Assessment and a Soil and Groundwater Delineation Assessment which is discussed in greater detail below.

IV. REAL PROPERTY

- 14. As noted previously in this First Report, 2314 owns the Real Property. The Receiver retained the services of Antec Appraisal Group Inc. (“**Antec**”) and Wagner, Andrews & Kovacs Ltd. (“**Wagner**”) to provide an appraisal of the value of the Real Property. The Receiver also engaged the services of A&A Environmental Consultants Inc. (“**A&A**”) to prepare a Phase II Environmental Assessment Report related to the Real Property.
- 15. On February 6, 2023, A&A provided a Phase II Environmental Site Assessment (“**A&A’s Phase II Report**”) for the Real Property. A&A’s Phase II Report discovered slight exceedances in both soil and groundwater samples and A&A recommended that a delineation assessment should be conducted to identify the extent of the identified impacts. Subsequently, the Receiver engaged A&A to conduct the delineation assessment. Attached to this First Report as **Appendix “4”** is a copy of the A&A Phase II Report.
- 16. On March 22, 2023, A&A provided the Receiver with the delineation assessment report with respect to the Real Property (“**A&A’s Delineation Report**”). A&A’s

Delineation Report confirmed the contamination on site and indicated that the impacted area of the site appears localized to the northern area of the site. A&A further recommended a cleanup program to reduce the identified impacts to below applicable MECP guidelines. In addition, A&A recommended that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance. Attached to this First report as **Appendix “5”** is a copy of A&A’s Delineation Report.

17. On March 24, 2023, A&A provided a quotation for the cleanup/remediation of the contaminated soil and groundwater at the Real Property (the “**A&A Cleanup Proposal**”). Attached to this First Report as **Appendix “6”** is a copy of the A&A Cleanup Proposal. Subsequent to receipt of the A&A Cleanup Proposal, the Receiver participated in multiple conversations with A&A regarding the scope of the work and the potential for fully remediating the Real Property. On April 4, 2023, the Receiver received an email from Dr. Ali Rasoul of A&A providing conclusions and recommendations to address the contamination at the Real Property. Attached to this First Report as **Appendix “7”** is a copy of the email from Dr. Ali Rasoul.
18. The Receiver has discussed this issue with TD, the senior secured creditor of the Company. TD has advised that it is in support of carrying out the cleanup/remediation of the Real Property as outlined in the A&A Cleanup Proposal and has also advanced funds to the Receiver to fund the remediation and the Receiver issued a Receiver’s Certificate to TD with respect to the funding. Accordingly, the Receiver is seeking an order from the Court authorizing the

Receiver to take all necessary actions to remediate, as is required, the environmental issues present at the Real Property.

V. PROPOSED SALES PROCESS

19. Pursuant to paragraph 3(j) of the Receivership Order, the Receiver is empowered and authorized to, amongst other things, market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate.

20. Accordingly, the Receiver is proposing that the following sale process be followed in relation to the Real Property (the “**Sales Process**”):
 - a) the Receiver to complete the remediation of the Real Property as described in the A&A Cleanup Proposal; and

 - b) Upon the successful completion of the remediation, the Receiver to:
 - i. obtain marketing proposals from at least two (2) real estate brokerages to list and sell the Real Property;

 - ii. list the Real Property with a real estate brokerage on the multiple listing service in accordance with the marketing plan of the chosen real estate broker; and

- iii. enter into an agreement of purchase and sale, subject to approval of the Court on a subsequent motion brought by the Receiver, with the successful purchaser.

VI. PROFESSIONAL FEES AND DISBURSEMENTS

21. Attached hereto as **Appendix “8”** is the Affidavit of Mukul Manchanda sworn June 5, 2023, which incorporates by reference a copy of the Receiver’s time dockets pertaining to the receivership of 2314 to and including April 30, 2023, in the amount of \$60,697.39 inclusive of disbursements and HST. This represents a total of 149.10 hours at an average rate of \$360.26 per hour before HST.
22. Attached hereto as **Appendix “9”** to this First Report is the Affidavit of Jason DiFruscia, sworn June 5, 2023, which incorporates by reference a copy of the time dockets of the Receiver’s Counsel for the period to and including June 4, 2023, in the amount of \$10,176.34 inclusive of disbursements and HST.
23. The Receiver has reviewed the accounts of the Receiver’s Counsel and is of the view that all the work set out in these accounts was carried out and was necessary, that the hourly rates of the lawyers who worked on this matter were reasonable in light of the services required and that the services were carried out by lawyers with the appropriate level of experience.

VII. FUNDING OF THE RECEIVERSHIP

24. Pursuant to paragraph 21 of the Receivership Order, the Receiver is empowered to borrow by way of a revolving credit or otherwise, such monies from time to time

as it may considers necessary or desirable, provided that the outstanding principal amount does not exceed \$300,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by the Receivership Order, including interim expenditures.

25. In accordance with the above, the Receiver has borrowed \$300,000 from TD to deal with the operational and environmental issues related to the Real Property. As at June 5, 2023, the Receiver has \$228,373.02 in the receivership estate's trust account which is mostly earmarked for payment of cost associated with: a) the remediation described under A&A's Cleanup Proposal; and b) operational expenses for the next six months. In the event, the Receiver was required to borrow further funds to deal with unknown issues, it will not be able to borrow additional funds given the Receiver has already borrowed the maximum allowed under the Receivership Order. Accordingly, the Receiver is requesting that the Court increases the Receiver's Borrowing Charge (as defined in the Receivership Order) from \$300,000 to \$400,000.

VIII. RECEIVER'S INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS
AS AT JUNE 5, 2023

26. Attached hereto as **Appendix "10"** is a copy of the Interim Statement of Receipts and Disbursements as at June 5, 2023 prepared by the Receiver.

IX. RECOMMENDATIONS

27. The Receiver respectfully requests that this Honourable Court grant the relief sought in this First Report.

All of which is respectfully submitted.

Dated at Toronto, this 5th, day of June 2023

msi Spergel inc.,
solely in its capacity as Court-appointed
Receiver of 2314251 Ontario Inc. and not
in any corporate or personal capacities

Per:



Mukul Manchanda, CPA, CIRP, LIT

APPENDIX 1



SUPERIOR COURT OF JUSTICE
COUNSEL SLIP / ENDORSEMENT

COURT FILE

NO.: CV-22-00685439-00CL

DATE: 27 -OCT-2022

3

TITLE OF
PROCEEDING

THE TORONTO-DOMINION BANK
v.
2314251 ONTARIO INC. ET AL.

BEFORE JUSTICE OSBORNE

NAMES OF COUNSEL AND PARTY:

- APPLICANT(S)
- M. Lici (Counsel to TD BANK)
- M. Spence (Counsel to TD BANK)
- PLAINTIFF(S)

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NAMES OF COUNSEL AND PARTY:

- RESPONDENT(S)
- J. Rosenstein (for Respondents)
- RESPONDENT(S)
- DEFENDANT(S)
- DEFENDANT(S)

PHONE (416) 635-9614

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PHONE _____

EMAIL _____

ENDORSEMENT OF JUSTICE OSBORNE:

[1] The Applicant, TD Bank, seeks the appointment of a receiver or all of the assets of 2314251 Ontario Inc. [the “Debtor” or “231”], and judgment against each of the individual Respondents, Mohammad Abdul Hafiz [“Hafiz”] and Kawser Zahan [“Zahan”] in accordance with their joint and several guarantees in favour of TD. Each of those guarantors is a 50% owner, officer and director of 231. 231 operates an Esso gas station at its property in Sutton West, Ontario.

[2] On this motion, TD is proceeding only with its request for appointment of a receiver, and is not seeking judgment against the guarantors, which component of the relief is to be adjourned.

[3] Pursuant to a credit agreement dated November 17, 2021, TD provided 231 with a demand operating facility and a term loan, the latter facility to refinance existing loans.

[4] As security for the loan facilities, 231 granted to TD a collateral mortgage on the property and a general security agreement. Each of the Respondents provided an unlimited guarantee by which each of them jointly and severally guaranteed the payment by 231 to TD of all obligations plus interest from the date of demand.

[5] The credit agreement includes relatively typical covenants of 231 to provide prompt notice of any event of default or event that will cause a material adverse change in the financial condition, business operations or prospects of 231, to advise within 10 days of the nonrenewal of any fuel supply contract, to maintain all material contracts in good standing, and to provide annual review engagement financial statements.

[6] The credit agreement also defines typical events of default, including where any representation, warranty or statement "of the debtor" made in connection with the delivery of the credit agreement was false or misleading, if there was a breach or non-performance of any term or condition of the agreement and if, and the determination of TD, a material adverse change occurred in the financial condition, business operations or prospects of 231.

[7] In the spring of 2022, and in accordance with the credit agreement, 231 delivered to TD review engagement financial statements for the year ended December 31, 2021. Those financial statements were purportedly issued by an accounting firm, Fareed Sheik LLP.

[8] In reviewing those financial statements, TD personnel noted they were missing a cash flow statement. TD contacted the accounting firm who advised that the firm had no record of 231 as a client, nor of preparing any financial statements for that company and that the accounting firm had not used its name on letterhead of financial statements for some years [in contradistinction to the financial statements that had been provided to TD].

[9] TD had also relied on financial statements for the years 2019 and 2020, on the same accounting firm letterhead, in connection with its review of 231's original loan application and approvals, prior to entering into the credit agreement. As a result, submits TD, 231 had therefore provided false financial reporting.

[10] TD personnel then visited the gas station property, where TD discovered that there was no gas being offered for sale and assign was posted which stated: "sorry we don't have any gas. We have had no gas since January and we don't know when we will get it again."

[11] 231 had never advised TD of the discontinuance of its gas station operations or the termination of any fuel contract, both of which were covenant obligations under the credit agreement as described above. Accordingly, TD concluded that there had been a material adverse change as well as other events of default.

[12] As a result, on July 11, 2022, TD delivered a formal demand on 231, together with the usual 10 day notice under section 244 of the BIA. On the same date, TD delivered formal demands upon each of the guarantors.

[13] The operating facility is repayable on demand and the term loan is repayable upon the occurrence of an event of default. TD's position in its Notice of Application is that it has received no payment on the demand for the term loan and that non-payment also constitutes a further event of default. As of the date of the demands, approximately \$2.4 million plus costs was due and owing by 231.

[14] Under the general security agreement, TD has the right to appoint a receiver upon the occurrence of an event of default. It seeks that appointment on this motion, and will pursue the balance of the relief sought in the application [i.e., judgment on the guarantees] at a later date.

[15] TD also states that 231 had been referred to TD, together with financing opportunities for a number of other gas stations, by a real estate broker who claimed to specializing gas stations. TD has identified five other different corporate borrowers, all of whom were involved with the same broker, where the accountant³⁴ who was

identified on the financial statements of the borrower has advised that they did not prepare the financial statements submitted.

[16] TD relies upon the affidavit of an account manager, Amanda Bezner, sworn July 28, 2022. Ms. Bezner has primary responsibility for the management of the loans to 231.

[17] Ms. Bezner was neither the TD employee who contacted the accounting firm [see para 15] nor was she the bank representative who attended for a site business at the property of 231 [see para 17].

[18] TD has also filed two affidavits of Mr. Peter Hanke. In the first, sworn August 26, 2022, he includes the email exchange between TD [albeit represented by a different employee, Ms. Chen] and Mr. Sheik on July 6, 2022 in which Mr. Sheik on behalf of the accounting firm states that 231 is not their client and they had never issued the financial statements. In his second affidavit sworn August 29, 2022, Mr. Hanke includes emails from a colleague within TD [Mr. Cohen] relating to the site visit at the business premises of 231 by a TD representative named Syed Barakat as described in the affidavit of Ms. Bezner.

[19] 231 takes the position that this evidence is hearsay.

[20] 231 filed an affidavit of Afreen Hafiz sworn August 29, 2022 in which Ms. Hafiz states that she is the daughter of the two individual Respondents and has operational responsibility for 231. She states that she has made no inquiries of the accounting firm and therefore has no information one way or the other about its relationship with the financial statements. She goes on to state in her affidavit that she has never had any direct communications with the accounting firm and instead, obtained the financial statements through the efforts of an individual named Vickram Malhotra ["Malhotra"]. She says that the vendor of the gas station property and business who sold it to her parents introduced them to Malhotra.

[21] According to Ms. Hafiz, Malhotra offered to assist 231 and broker the preparation of financial statements by taking from Ms. Hafiz relevant financial information for the business and delivering it to accounting professionals whom he knew following which she would coordinate with the accountants to prepare statements to satisfy the requirements of TD.

[22] Ms. Hafiz does admit in her affidavit that the gas station has not been able to sell fuel for "a number of months" due to "a dispute with its fuel supplier, Parkland". She goes on to describe the dispute with Parkland related in part to the branding of the gas station as Esso as opposed to Ultramar. That dispute, she says, resulted in part in this gas station being compelled to adjust its fuel prices with the further result that it was either selling at a loss or not selling at all. Accordingly, she says, 231 made the business decision to cease selling fuel until the dispute with Parkland is resolved [see paras 22 – 34].

[23] Finally, Ms. Hafiz states that, in the interim and notwithstanding the dispute with Parkland, 231 has at all times kept current in all of its payments with TD, and will continue to do so.

[24] TD takes the position that whether or not its evidence about the accounting firm and the financial statements is in fact inadmissible, the admitted fact is that the gas station has not been selling gas for some months, and this is clearly a material adverse change as defined in the credit agreement which is in turn an event of default entitling it to the appointment of a receiver.

[25] 231 argues that the appointment of a receiver is not just and convenient since there has been no payment default by 231. Moreover, Ms. Hafiz states in her affidavit that, without conceding that the Parkland dispute is a material adverse change, 231 accepts that TD wants the loan paid off in 231 is content to do that.

[26] On information from her father, the Respondent Hafiz, and her belief in that information, Ms. Hafiz states that her father owns real estate in Bangladesh and that he is in the process of selling one or more properties.

Those anticipated proceeds of sale exceed the balance on the loan and the sale should be completed and funds available in Canada by February, 2023.

[27] In addition, Ms. Hafiz says that the current fair market value of the business property of 231 from which the gas station was operated is approximately \$3.5 million, which exceeds the balance of the loan, and 231 will consent to an order, which may be registered on title, the 231 will not permit any disposition of any interest in the property until the loan is repaid.

[28] Finally, 231 relies on an affidavit from Hafiz himself in which he says that he has reviewed, and agrees with, the statements in his daughter's affidavit. He provides further particulars of the properties he says he owns in Bangladesh [albeit without specific addresses or property descriptions of any kind] and states that they have a value equivalent in Canadian dollars of approximately \$9 million in the aggregate.

[29] Hafiz confirms the agreement on behalf of 231 to an order as described above.

[30] Having considered all of the evidence and relevant factors, I decline to appoint a receiver at this time, specifically on terms that:

- a. TD is entitled to immediately register an order on title to the property at which the business of 231 is carried out, as described above. TD can prepare that draft order and submit it directly to me through the Commercial List Office;
- b. 231 shall remain current in all payment obligations to TD;
- c. 231 shall remain current in all other obligations and covenants under the credit agreement, including without limitation all reporting requirements. 231 and the individual Respondents shall provide forthwith to TD any and all information and documentation TD may reasonably require relating to the financial affairs and operations of the business of 231, further including without limitation any and all information about the dispute with Parkland and the resolution thereof; and
- d. the individual Respondent Hafiz shall provide forthwith to TD all information and documentation TD may reasonably require relating to his properties in Bangladesh, specific identifying information related to each property [i.e., what would be equivalent in Ontario to a legal description and municipal address of each property], the status of his efforts to sell those properties, and any information relating to any valuation or appraisal information for those properties.

[31] If the Respondent 231 defaults on any payment obligation to TD, or fails or refuses to cooperate and provide the information and materials described above, or if the respondent Hafiz fails or refuses to cooperate and provide the information and materials described above in respect of the Bangladesh properties, TD may seek the return of this motion on an urgent basis before me. Nothing in this endorsement prejudices any rights of TD including, without limitation, any relief it may seek on the return of the motion and/or application.

A handwritten signature in black ink, appearing to read "Owen, J.", is located in the lower right quadrant of the page.

APPENDIX 2



SUPERIOR COURT OF JUSTICE

COUNSEL SLIP/ENDORSEMENT

COURT FILE NO.: CV-22-00685439-00CL DATE: November 15th 2022

NO. ON LIST: 3

TITLE OF PROCEEDING: **THE TORONTO-DOMINION BANK v 2314251 ONTARIO INC.**
et al

BEFORE JUSTICE: **OSBORNE**

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party, Crown:

Name of Person Appearing	Name of Party	Contact Info
SPENCE, MIRANDA	THE TORONTO-DOMINION BANK	mspence@airberlis.com
LICI, MATILDA	THE TORONTO-DOMINION BANK	mlici@airberlis.com

For Defendant, Respondent, Responding Party, Defence:

Name of Person Appearing	Name of Party	Contact Info
ROSENSTEIN, JONATHAN	HAFIZ, MOHAMMAD ABDUL	jrosenstein@rosensteinlaw.ca

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info

ENDORSEMENT OF JUSTICE OSBORNE:

1. In this Application, TD seeks the appointment of a receiver over the assets of 2314251 Ontario Inc. ["231"] and other relief. Within that Application, TD brought a motion only for the appointment of a receiver, and is content to adjourn the Application in respect of the balance of the relief sought, including judgment against the individual guarantors.
2. On October 27, 2022, after hearing that motion, I released an Endorsement in which I declined to appoint a receiver at that time for the reasons set out in that Endorsement. However, I did so on terms, and the Endorsement provided that nothing I ordered or declined to order would prejudice any rights of TD including any relief it may seek on the return of the motion and/or the application.
3. In the interests of brevity, I have not repeated the contents of that Endorsement here but incorporate it by reference in respect of the background and context for the return of the motion today.
4. TD returns today and renews its request for the appointment of a receiver. In addition to the materials before me when I made my earlier Endorsement, TD has filed a supplementary affidavit of Ms. Amanda Bezner sworn November 14, 2022.
5. 231 has filed a supplementary affidavit of Mr. Mohammad Hafiz also sworn November 14, 2022.
6. Both parties also rely on the material previously filed, as is appropriate.
7. Essentially, when the parties were last before me, Mr. Hafiz as principal of 231, and 231 itself, took the position that he owned various pieces of real property in Bangladesh and was in the process of selling those with the intention that the proceeds of sale would pay out the indebtedness to TD.
8. It is not contested by 231 that it is indebted to TD, that the security documentation contractually entitles TD to the appointment of a receiver in the event of default, nor that an event of default has occurred.
9. Regardless of whether and the extent to which financial statements delivered to TD by 231 constitute a representation by it, or a misrepresentation, the business [operating as a gas station] has failed to continue operating and this fact was not disclosed to TD.
10. 231 maintains its position today, however, that notwithstanding the clear default under the loan agreements, it is not just and convenient to appoint a receiver. It argues that nothing is to be gained by such an appointment since, if the Respondents are given enough time, sufficient proceeds from the property sales in Bangladesh should be generated and TD can be paid out.
11. Among the terms I ordered in my earlier Endorsement was the requirement for 231 and its principal to deliver to TD particulars of the proposed sale, and value, of the Bangladeshi properties.
12. The supplementary affidavit material relied upon by TD today shows that certain information has been provided. Surprisingly, in their responses to questions asked by the bank, the Respondents confirmed that one Bangladeshi property belonging to the Respondent Mr. Hafiz, was already sold but that the relevant records relating to that property and the sale were "in storage in Bangladesh".
13. Yesterday, the day before the return of this motion, the Respondents delivered a letter from the brother of Mr. Hafiz [not a sworn or affirmed affidavit] advising that he was working on reviewing the records in Bangladesh to find documentation relating to the property sold. Images of documents for the property said to be sold were included, although they are all written in Bengali and are not translated into English.
14. The supplementary affidavit of Mr. Hafiz confirmed, as noted above, that he had provided or caused to be provided certain information to TD [with the exception of the renewed Ontario Fuel Safety Licence which due to an administrative error by the TSSA, he stated, he was currently unable to get a copy.
15. The affidavit states that the records relating to the three properties referred to in his prior affidavit are in a storage unit in Bangladesh, and Mr. Hafiz attaches as Exhibit D a copy of the letter from his brother advising that he will attend the storage unit to find the records referred to above.
16. At paragraph 13, Mr. Hafiz states that based on his communications with the buyer of the property now sold, his belief is that he will receive payments in instalments. No amounts nor timetable are scheduled for the payments of those instalments is provided.

17. At paragraph 14, Mr. Hafiz states that he has already received some payments from the buyer which were deposited into his TD account, and indeed Exhibit L to his affidavit shows a balance in that account of approximately \$509,000 [as against the approximate amount of \$2.4 million plus interest owed to TD].
18. Counsel for the Respondents advised today [although the affidavit does not state this] that transfers and deposits into the account dated yesterday in the aggregate amount of \$460,000 represent a portion of the proceeds of sale, as do two earlier deposits on September 6 and 16, 2022 in the amount of \$25,000 and \$13,000 respectively.
19. TD points out that this explanation as to the source of funds is inconsistent with the statements provided to TD by the Respondents under cover of the letter from counsel dated November 10, 2022 [Exhibit C to the supplementary Bezner affidavit] in which, in response to numbered questions 18 and 19 specifically relating to the two deposits referred to above, the Respondents advised that the source of funds was another business owned by Mr. Hafiz in Toronto.
20. TD submits that its concern about the status of the sale of the properties in Bangladesh is heightened and increased by the inconsistent answers as to the source of funds in the bank account.
21. While the conduct of real estate transactions in Bangladesh may very well be different than in this jurisdiction, I find it odd that Mr. Hafiz cannot provide responses to relatively straightforward questions asked about those properties because the records are in storage, when those very properties are the subject of sale transactions literally ongoing now. It is also surprising that in the circumstances, his affidavit does not provide any particulars of the exact sale price of the property or properties sold, or the terms of sale and schedule for payments of the purchase price, if the purchase price is to be paid over time in instalments. Nor is there any evidence about the timing of sale proceeds out of Bangladesh and into Canada given what are apparently certain currency restrictions.
22. In short, there is still no evidence before me as to the specifics of the sale or what proceeds exactly will be available to TD or when.
23. Nor is there any update on the discussions with the fuel supplier of the gas station, other than the advice from counsel for the Respondents that there has been no resolution to that dispute, with the result that there continues to be no operating business nor any timeline as to when the gas station might resume operations in the future.
24. The test for the appointment of a receiver pursuant to section 243 of the BIA or section 101 of the CJA is not in dispute. Is it just and convenient to do so?
25. In making a determination about whether it is, in the circumstances of a particular case, just and convenient to appoint a receiver, the Court must have regard to all of the circumstances, but in particular the nature of the property and the rights and interests of all parties in relation thereto. These include the rights of the secured creditor pursuant to its security. (See *Bank of Nova Scotia v. Freure Village on the Clair Creek*, 1996 CanLII 8258).
26. Where the rights of the secured creditor include, pursuant to the terms of its security, the right to seek the appointment of a receiver, the burden on the applicant is lessened: while the appointment of a receiver is generally an extraordinary equitable remedy, the courts do not so regard the nature of the remedy where the relevant security permits the appointment and as a result, the applicant is merely seeking to enforce a term of an agreement already made by both parties. (See *Elleway Acquisitions Ltd. v. Cruise Professionals Ltd.*, 2013 ONSC 7101 at para. 27).
27. There are also examples of situations where a receiver has been appointed for the purposes of gaining access to the books and records of the company (see *DeGroot v. DC Entertainment Corp. et al*, 2013 ONSC 7101 at para. 52). I recognize that in that case, unlike here, the plaintiff had established a strong *prima facie* case of fraud. However, a number of observations of the Court in that case, including that there had been serious breaches of the agreements and the court had little faith in the defendants producing the records, were relevant to the analysis.

28. In the present case, there is no operating business. Accordingly, the appointment of a receiver would not disrupt operations.
29. In the circumstances, I am satisfied that now, if not before, it is just and convenient to appoint a receiver. TD is entitled to the contractual remedy for which it bargained in the circumstances. If, as the Respondents submit they hope will be the case, sufficient funds are generated from Bangladesh to pay out the indebtedness to TD, that would obviously go a long way to resolving matters. But today, TD is entitled to have a receiver appointed.
30. The consent of msi Spergel Inc. to act as receiver has been filed. That firm is appropriate for an engagement such as this. The terms of the proposed receivership as reflected in the draft order are appropriate in the circumstances of this case.
31. Order to go in the form signed by me today. The order is effective immediately and without the necessity of issuing and entering.

O'Shea, J.

APPENDIX 3

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

THE HONOURABLE MR.)	TUESDAY, THE 15 TH
)	
JUSTICE OSBORNE)	DAY OF NOVEMBER, 2022

THE TORONTO-DOMINION BANK

Applicant

- and -

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

ORDER
(appointing Receiver)

THIS MOTION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”) appointing msi Spergel Inc. as receiver (in such capacity, the “**Receiver**”) without security, of all of the assets, undertakings and properties of 2314251 Ontario Inc. (the “**Debtor**”) including the real property municipally known as 26233 Highway 48, Sutton West, Ontario (the “**Real Property**”), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the materials of the Applicant, namely, the Affidavits of Amanda Bezner sworn July 28, 2022 and November 14, 2022, and the Affidavits of Peter Hanke sworn August 26 and August 29, 2022, with exhibits, and the materials of the Respondents, namely, the Affidavit of Mohammad Hafiz sworn August 29, 2022, the Affidavit of Afreen Hafiz sworn August 29, 2022 and the Supplementary Affidavit of Mohammad Hafiz sworn November 14, 2022, and on hearing

the submissions of counsel for the Applicant, counsel for Respondents, and no one appearing for any other party on the Service List although duly served as appears from the affidavit of service of Matilda Lici sworn November 14, 2022 and on reading the consent of msi Spergel Inc. to act as the Receiver,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Applicants is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, msi Spergel Inc. is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Debtor including the Real Property and all proceeds thereof (collectively, the “**Property**”).

RECEIVER’S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

- (c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;
- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to the Debtor;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;

- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court in respect of any transaction not exceeding \$100,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
 - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required;
- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and

on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;

- (p) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor
- (q) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being “**Persons**” and each being a “**Person**”) shall forthwith advise the Receiver of the existence of any Property in such Person’s possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the “**Records**”) in that Person's

possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

7. **THIS COURT ORDERS** that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.

NO PROCEEDINGS AGAINST THE RECEIVER

8. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a “**Proceeding**”), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

9. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

10. **THIS COURT ORDERS** that all rights and remedies against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any “eligible financial contract” as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

11. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

12. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including

without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

14. **THIS COURT ORDERS** that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

15. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a “**Sale**”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

17. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, including, but not limited to, any illness or bodily harm resulting from a party or parties contracting COVID-19, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

18. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

19. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

20. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

21. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider

necessary or desirable, provided that the outstanding principal amount does not exceed \$300,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver’s Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

22. **THIS COURT ORDERS** that neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

23. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule “A”** hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.

24. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver’s Certificates.

SERVICE AND NOTICE

25. **THIS COURT ORDERS** that the E-Service Protocol of the Commercial List (the “**Protocol**”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/eservice-commercial/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further

orders that a Case Website shall be established in accordance with the Protocol with the following URL <https://www.spergelcorporate.ca/engagements>.

26. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtor's creditors or other interested parties at their respective addresses as last shown on the records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

27. **THIS COURT ORDERS** that the Applicant, the Receiver and their respective counsel are at liberty to serve or distribute this Order, any other materials and orders as may be reasonably required in these proceedings, including any notices, or other correspondence, by forwarding true copies thereof by electronic message to the Debtor's creditors or other interested parties and their advisors. For greater certainty, any such distribution or service shall be deemed to be in satisfaction of a legal or juridical obligation, and notice requirements within the meaning of clause 3(c) of the Electronic Commerce Protection Regulations, Reg. 81000-2-175 (SOR/DORS).

GENERAL

28. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

29. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

30. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as

may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

31. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

32. **THIS COURT ORDERS** that the Applicant shall have its costs of this motion, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicants security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.

33. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

SCHEDULE "A"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. **THIS IS TO CERTIFY** that msi Spergel Inc., the receiver (the “**Receiver**”) of the assets, undertakings and properties 2314251 Ontario Inc., including all proceeds thereof (collectively, the “**Property**”) appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated the 30th day of August, 2022 (the “**Order**”) made in an action having Court file number CV-22-00685439-00CL, has received as such Receiver from the holder of this certificate (the “**Lender**”) the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of The Toronto-Dominion Bank from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the ____ day of _____, 20__.

MSI SPERGEL INC. solely in its capacity
as Court-appointed Receiver of 2314251
Ontario Inc. and the Property, and not in its
personal capacity

Per: _____
Name:
Title:

THE TORONTO-DOMINION BANK

- and - **2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ
and KAWSER ZAHAN**

Applicant

Respondents

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

RECEIVERSHIP ORDER

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Lawyers for The Toronto-Dominion Bank

APPENDIX 4

**Phase II Environmental Site Assessment
26233 Highway 48
Sutton, Ontario**

**Report #7362
February 6, 2023**

Prepared for:
Msi Spergel Inc.,
Court-Appointed Receiver of 2314251 Ontario Inc.
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Prepared by:
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EXECUTIVE SUMMARY

A & A Environmental Consultants Inc. (A&A) was retained by Msi Spergel Inc. (the client) to conduct a due diligence Phase II Environmental Site Assessment (ESA) for a commercial property located at 26233 Highway 48, Sutton, Ontario. It is understood that the purpose of this investigation is to inform the client of any environmental issues and risks associated with the current Retail Fuel Outlet (RFO) as well as historical operations previously on the property. It is understood this information is required to satisfy the client and their legal and financial agents. The report is therefore of a legal and confidential nature and its use by third parties is discouraged.

This Phase II ESA was performed in compliance with Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended by O. Reg. 511/09 and implemented in July 1, 2011.

The subject site is located at 26233 Highway 48 on a rectangular shaped lot, on the south side of Highway 48. The subject site consists of an RFO and its associated convenience store, and asphalted parking lot area.

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 metres above sea level (masl). The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

A groundwater contour map was plotted using “Golden Software” (Surfer 8) and the measurements of groundwater levels taken on January 11, 2023 from four monitoring wells. This map shows well MW-3 being at the lowest water elevation compared with the other wells. The

general direction of groundwater flow was found to be in a northwest direction with the estimated linear velocities of 1.0 m/year.

This investigation focused on areas around the site with the potential to be impacted from onsite and surrounding land use. Neighboring land use around the site is primarily agricultural or vacant, with some commercial use.

This investigation included analyzing soils and groundwater for evidence of contamination at the site. During the Phase II ESA, five boreholes were advanced on site, with three monitoring wells installed in the annulus of the boreholes. An additional existing monitoring well was observed on the site to be in a usable condition and also included in this assessment. Boreholes were advanced in areas of potential environmental concern (APECs) across the site. The drilling program conducted for this study indicates that overburden deposits are mainly consistent across the property. Generally, the soil profile consists of sand and gravel with clay. Bedrock was not encountered. One soil sample from each borehole and one groundwater sample from each well was submitted to a CALA-accredited laboratory for analysis of metals, other related parameters (ORPs), petroleum hydrocarbons (PHCs) fractions F1-F4 and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene and xylene mixture (BTEX).

The results of the analysis for selected soil samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in two soil samples.

The results of the analysis for selected groundwater samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in one monitoring well.

Based on the results of analysis, A&A recommends a delineation program to identify the extent of the identified impacts, followed by a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

1.0 INTRODUCTION

A & A Environmental Consultants Inc. (A&A) was retained by Msi Spergel Inc. (the client) to conduct a due diligence Phase II Environmental Site Assessment (ESA) for a property located at 26233 Highway 48, Sutton, Ontario (Figure 1).

The purpose of this investigation is to identify any environmental issues and liabilities associated with the use of the property. This report was prepared in compliance with Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended. The Phase II ESA consisted of the advancement of five (5) boreholes in total. Three (3) of the boreholes were completed as groundwater monitoring wells. An additional monitoring well from a previous investigation was also observed to be in a usable condition on the site, and was included in this assessment.

1.1 Scope of Work

The scope of work for the Phase II ESA included the following where applicable:

- Conduct a “Generic Site Sensitivity Analysis” to establish which contamination limits are applicable to the subject site. O. Reg. 153/04 has established allowable limits for different types of sites depending on their zoning, location and other factors.
- Perform a “Site History Investigation” to identify any previous environmental investigation reports and number of underground tanks located on site.
- Drill five boreholes to a maximum depth of 4.57m in areas likely to be affected by onsite and offsite operations and collect soil samples for examination for contaminants of concern.
- Install at least three groundwater monitoring wells to be constructed of 51 mm PVC risers with a 1.52 or 3.05 m long Schedule 40 PVC slotted well screens. Slip end caps will be installed at the end of the riser pipe with the threaded drive-points at the bottom of the well. The borehole annuluses will be backfilled with silica sand to approximately 0.3 m above the well screen. A bentonite seal will be placed on the sand pack with a second seal at about 0.3 m below the ground surface. The well will be fitted with a dedicated inertial

sampler. The well will be installed by a licensed well technician and tagged in accordance with Regulation 903 and recorded on the Ministry of the Environment, Conservation and Parks' (MECP) water well information system (WWIS) in accordance with Regulation 903. The groundwater will be sampled and analyzed for contaminants of concern.

- Perform Visual/Olfactory examination of the site and a walk-through inspection of the property to look for signs of environmental issues such as oil-stains.
- Determination of current activities at the site.
- Provision of a reasonable conclusion regarding the environmental condition of the site.
- Development of recommendations for follow-up investigations if needed.

1.2 Changes to Scope of Work

One existing monitoring well from a previous investigation was observed on the site to be in a usable condition and was included within this investigation.

1.3 Previous Environmental Assessments

No previous environmental report for the subject property was provided to A&A.

1.4 Technical Standards & Safety Authority (TSSA) Report

The TSSA was contacted for information on any fuel records relevant to 26233 Highway 48, Sutton, Ontario. The TSSA records (Appendix B) indicate there is five active fuel service liquid fuel tanks, two expired fuel service liquid fuel tanks, one active fuel service cylinder exchange, one expired-interim fuel service propane refill center, one expired fuel service propane tank, and one expired-interim fuel service propane tank.

1.5 Generic Site Sensitivity

In order to determine if a site contains soils classified as “contaminated” under Ontario Regulation 153/04, a generic site sensitivity analysis must be conducted. This analysis takes into account the location of a site and its potential impact on the environment particularly on potable groundwater, as referenced in Ontario Regulation 153/04. This regulation specifies a set of contamination limits for hydrocarbon fuel contaminants which are classified into four fractions:

F1, which includes the BTEX (benzene, toluene, ethylbenzene and xylene) components, F2 which includes most of the gas/diesel hydrocarbons, F3 which includes most of the diesel/heating oil hydrocarbons and F4 which include the heavy oils. A decision-tree, shown in Figure 2, is used to determine which contamination limits are applicable to a subject site.

No water utilities were identified coming into the site, therefore the site is inferred to have a domestic well. It is not located within a wellhead protection area. The site would not be characterized as being 'environmentally sensitive' as defined in O. Reg. 153/04 because the site is not located within 30 m of a water body or ANSI. Soils encountered during the subsurface drilling program for this assessment consisted mainly of sand and gravel with clay. This soil was determined to be fine-textured soil based on lab analysis. Bedrock was not encountered at depths of less than 2 m; therefore, the site would not be classified as a shallow soil property. Based on the above-noted rationale, the site falls under Table 2 of MECP-Regulation 153/04 for industrial/commercial/community (ICC) land use, medium/fine-textured soils on a site with potable groundwater conditions (PGW).

2.0 NATURAL CHARACTERISTICS OF THE SITE

2.1 General Description of the Subject Property

The subject site was visited on January 3, 2022 by Tyler Thornton, consultant for A&A, to conduct the Phase II ESA. The subject site is located at 26233 Highway 48, Sutton, Ontario (Figure 3). The site is a regular shaped lot with approximate UTM coordinates of Zone 17T; 632111m Easting and 4906670m Northing.

The subject site consists of an ESSO retail fuel outlet (RFO), with its associated single-storey convenience store building and asphalt parking lot area. A photographic record of the site is shown in Appendix C.

To the north is Highway 48 followed by vacant land use, to the east, south, and west is vacant/agricultural land use.

2.2 Site Topography and Geology

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 masl on the topographic map (Figure 4). The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

The surface deposit in this region, like all of Ontario, was once covered by massive glaciers during the late Wisconsin glacial period. The grinding action of the moving ice masses produced a considerable amount of rock materials, ranging in size from boulders to rock flour which was distributed over the landscape.

The Ministry of Northern Development Mines and Forestry offers a feature for Google Earth TM that maps various geological types for Ontario:

- The “Paleozoic Geology of Southern Ontario” identifies the site to be within the Lindsay Formation characterized by limestone; nodular to black laminated (Collingwood).
- The “Physiography of Southern Ontario” identifies the site to be Sand Plains within the Simcoe Lowlands region.
- The “Quaternary Geology” identifies the site as Glaciolacustrine deposits, characterized by sand, gravelly sand and gravel, nearshore and beach deposits.
- The “Surficial Geology” identifies the site as Till, characterized by stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain.

2.3 Hydrogeological Conditions

Groundwater and surface water are expected to flow toward the natural slope of the ground surface. Although the surface topography typically has great influence on the groundwater flow it has been observed in several areas that bedrock topography also has a significant influence on the flow, in some cases more so than surface topography. In the latter case, this is believed to be due to relatively impermeable bedrock underlying a much more permeable overburden. Based on the topography, the surface water drainage and the regional scale mapping, groundwater flow in the overburden is inferred to flow west towards the Black River. Groundwater flow direction may also be influenced by utility trenches or other subsurface structures and may preferentially migrate in these subsurface utility trenches. Groundwater flow direction can only be confirmed by the measurements of groundwater elevation at a minimum of three monitoring wells.

2.4 Surrounding Sites

The subject site is located on a rectangular shaped lot on the south side of Highway 48, Sutton, Ontario. Neighbouring lots include;

- To the north: Highway 48 followed by vacant commercial land use,
- To the east: Agricultural land use
- To the south: Agricultural land use,
- To the west: Agricultural land use.

3.0 SITE INVESTIGATION METHODOLOGY

3.1 Drilling and Soil Sampling

Prior to the beginning of field work, a Job Safety Analyses (JSA) was explained to all attendants. The JSA included the presentation of all copies of the utility clearance forms, information regarding emergency information and verification of the Personal Protective Equipment (hard hat, safety boots, cut resistant gloves, safety glasses and hearing protection) of each field operator. The boreholes were drilled in the areas of assumed soil contamination and available space following utility line clearances.

Advancement of five boreholes was conducted at the subject site on January 3, 2023 by A&A (Figure 5). The drilling equipment used was a Geoprobe drill rig equipped with 6" hollow stem augers and standard 1.5m long direct push rods, fitted with plastic macro-liners. Potential cross-contamination of samples was reduced by using cleaned drilling and sampling equipment. Soil samples were retrieved from the macro-liners using clean nitrile gloves and placed in new zip-top bags. Loose soil was brushed from the auger flights between boreholes. The steel rods were washed using a solution of Alconox and municipal tap water and rinsed with municipal tap water between samples.

At each sampling location, the area was inspected for signs of previous interference or any unusual characteristics. The data was recorded on the field log sheets and any abnormalities noted. All soil samples were examined for lithology and aesthetic (visual and olfactory) evidence of environmental impact.

Composite soil samples were collected every 0.76m and checked for organic vapours by placing the soils in zip-top bags, leaving about 50% head-space in the bag. After a suitable equilibration time, the bag was pierced with the probe-tip of a RAE Systems, Type MiniRae 2000, Serial #110-0112800. The maximum vapour reading obtained after 15 seconds was recorded on the borehole logs. The results are included with the borehole logs in Appendix D. The MiniRae only detects volatile hydrocarbons typically from gasoline and diesel fuels. Unfortunately, aged fuels which do not contain high levels of these volatile hydrocarbons are poorly detected. This means that the

vapour meter can be an unreliable guide to the presence of aged diesel hydrocarbons in the soils. The MECP Guide allows vapour readings to be used as a guideline but requires laboratory analysis to be conducted for confirmation.

Samples for laboratory analysis were collected from the undisturbed soil at select depths of each borehole and placed in lab provided glass jars with Teflon-lined lids and zero headspace (Table 1). The samples were submitted in ice-cooled coolers to AGAT Laboratories Ltd. (AGAT), of Mississauga who are accredited by the Standards Council of Canada (SCC) and the Canadian Association for Laboratory Accreditation (CALA) for such tests.

Table 1 – Summary of Soil Samples Submitted for Chemical Analysis

Sample Identification	Total Depth (mbgl)	Sample Depth (mbgl)	Rationale	Analysis
BH/MW1	4.57	3.81-4.57	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH/MW2	4.57	3.05-3.81	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH/MW3	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH4	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH5	4.57	3.81-4.57	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs

3.2 Monitoring Well Installation

A&A installed three groundwater monitoring wells on site as part of the Phase II ESA (Figure 5). A&A is licensed by the MECP under Regulation 903 of the Ontario Water Resources Act as a well contractor and has a fully qualified well technician to complete the work.

The wells were installed within the drilled boreholes. The wells were constructed of 51 mm PVC risers with a 1.52 or 3.05m long Schedule 40 PVC slotted well screen. A ‘J-plug’ secure end cap was installed at the top of the riser pipe with a threaded drive-point at the bottom of the well

screen. The borehole annuluses were backfilled with silica sand to approximately 0.3m above the well screen. A bentonite seal was placed on the sand pack to about 0.3m below the ground surface. The wells were fitted with a dedicated inertial sampler and a protective, flush-mount steel well protector installed around the riser, set in concrete.

The current property owners are considered to be the owners of the wells installed on Site ("well owner", Section 1.0, Regulation 903). A&A recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance. When the use of the monitoring wells is no longer required, the well owner must arrange for their abandonment by a licensed well contractor in accordance with the procedure outlined in the Ontario Water Resources Act- R.R.O 1990, Regulation 903-Amended to O. Reg. 128/03.

3.3 Groundwater Sampling

On January 3, 2023, four groundwater monitoring wells were sampled as part of the Phase II ESA (Table 2). Three standing well volumes were purged and samples were taken and sent to a lab for analysis. The top-of-pipe depth to the water table and to the bottom of the well was measured using a Heron Instruments electric depth meter, which also detects the presence of light and dense non-aqueous phase liquids (LNAPL & DNAPL respectively). The detection of either LNAPLs or DNAPLs could indicate the presence of free product within the monitoring well. No LNAPLs or DNAPLs were identified. The samples collected for laboratory analysis were placed in laboratory-supplied bottles which were completely filled to eliminate any head space and labelled with a sample number identifying the location, the date and time of collection. These were immediately placed in an ice-packed cooler and shipped to AGAT.

Table 2 – Summary of Groundwater Samples Submitted for Chemical Analysis

Sample Identification	Rationale	Analysis
EMW1	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW1	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW2	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW3	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs

4.0 FINDINGS

4.1 Subsurface Conditions

The detailed soil profiles encountered in each borehole are provided in Appendix D. Boundaries of soil indicated on the borehole logs are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change. The general soil profile across the site consists of sand and gravel with clay. Bedrock was not encountered.

4.2 Groundwater Flow Direction

Three groundwater monitoring wells were installed on site during the Phase II ESA (Figure 5). All of the installed wells were used to determine the direction of groundwater flow, as well as one previously installed existing monitoring well. A level survey was conducted at the site, which consisted of measuring the elevation of the top of the well casings, relative to a benchmark. This level survey was conducted to provide information used to calculate the groundwater table elevation, hydraulic gradient and flow direction. Groundwater levels were obtained from each monitoring well on January 11, 2023, and recorded to the nearest 0.01 m, using an electronic water-table level tape. The total depth of each well was measured and recorded. The data is summarized in Table 3 below along with the local elevation of the monitoring wells.

The average linear velocity for the sand and gravel with clay material was calculated using a horizontal hydraulic gradient of 0.111 m/m (EMW-1 to MW-3) and an estimated hydraulic conductivity of 1.0×10^{-5} cm/s for the sand and gravel with clay material, with an estimated porosity of 35% (Fetter 2001).

The average linear velocity can thus be calculated using the following equation:

$$v = \frac{ki}{n}$$

Where “k” is the hydraulic conductivity, “i” is the hydraulic gradient, and “n” the porosity. By using the above information, the average linear velocities for the sand and gravel with clay material are estimated to be 1.0 m/year.

Table 3 – Monitoring Well Details of the Phase II ESA

Project Address: 26233 Highway 48, Sutton, ON		Project #7362		
Date Logged: January 11, 2023		Logged By: T. Thornton		
Monitoring Well #	EMW1	MW1	MW2	MW3
Location	Southwest of UST nest	West of pump island	NE of UST nest	NW portion of the site
Pipe Size (mm)	51	51	51	51
UTM Zone	17T	17T	17T	17T
Easting	632126	632105	632129	632084
Northing	4906664	4906661	4906684	4906677
Top of Pipe (masl)	241.249	240.992	240.973	240.297
Water Level (m)	1.246	1.352	1.044	0.738
Water Level (masl)	240.003	239.64	239.929	239.559
Total Depth (m)	4.563	4.522	2.625	3.762
Benchmark of 240 (masl)				

A groundwater contour map, shown below in Figure 6 was plotted using “Golden Software” (Surfer 8) and the measurements of groundwater levels taken on January 3, 2023 from four monitoring wells. This map shows well MW-3 being at the lowest water elevation compared with the other wells. The general direction of groundwater flow was found to be in the northwest direction.

4.3 Soil and Groundwater Quality

The results of chemical analysis for the soil and groundwater samples were evaluated using the 'Generic Approach' methodology of O. Reg. 153/04. The applicable generic criterion provided in

the regulation was used to assess whether concentrations of contaminants of concern in soil or groundwater were sufficiently elevated to require restoration (remedial action). The MECP Table 2 ICC criteria for a site with PGW conditions was used to evaluate the environmental quality of the soil and groundwater encountered at the site. Full results of analysis are attached in Appendix E.

4.3.1 Laboratory Analysis of Soil Samples

The results of the analysis indicate that concentrations of metals, ORPs, PHC fractions F1 to F4 and VOCs including BTEX components in the soil samples submitted to the lab are within Table 2 ICC criteria with the exceptions of:

- PHC F2 showing an exceedance (result of 269 µg/g with guide value of 230 µg/g) in BH-3,
- PHC F1 (result of 134 µg/g with guide value of 55 µg/g), Benzene (result of 1.0 µg/g with guide value of 0.32 µg/g), and Ethylbenzene (result of 4.27 µg/g with guide value of 1.1 µg/g) all showing exceedances in BH-4,

Following these exceedances, additional soil samples from similar depths were submitted for confirmation analysis. Not enough soil remained from the initial sample of BH-3 submitted, so a confirmation sample from below was submitted instead. The Phase II ESA results are summarized in Table 4 below. Exceedances are shown in Figure 7.

Table 4 – Summary of Analysis for Borehole Soil Samples during the Phase II ESA

(All values are given in µg/g unless otherwise indicated)

Parameter Name	Unit	Date Sampled		2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-26	2023-01-26
		RDL	G/S	BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate	Composite	BH3@7.5-10	BH4@5-7.5
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)												
Antimony	µg/g	0.8	50	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8		
Arsenic	µg/g	1	18	2	2	3	2	2	3			
Barium	µg/g	2	670	37.2	35.2	74.7	53.5	24.7	70.8			
Beryllium	µg/g	0.4	10	<0.4	<0.4	0.5	<0.4	<0.4	0.4			
Boron	µg/g	5	120	7	7	10	8	6	9			
Cadmium	µg/g	0.5	1.9	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5			
Chromium	µg/g	5	160	14	10	15	12	8	14			
Cobalt	µg/g	0.5	100	3.8	3.4	5.2	4.1	2.9	4.9			
Copper	µg/g	1	300	5.7	5.4	7.1	6.1	5.5	7			
Lead	µg/g	1	120	4	4	9	6	3	8			
Molybdenum	µg/g	0.5	40	0.7	<0.5	<0.5	<0.5	<0.5	<0.5			
Nickel	µg/g	1	340	6	6	10	8	5	10			
Selenium	µg/g	0.8	5.5	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8			
Silver	µg/g	0.5	50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5			
Thallium	µg/g	0.5	3.3	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5			
Uranium	µg/g	0.5	33	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50			
Vanadium	µg/g	0.4	86	18.3	16.5	25.3	20.3	13.5	22.2			
Zinc	µg/g	5	340	28	21	40	24	22	38			
O. Reg. 153(511) - ORPs (Soil)												
Electrical Conductivity (2:1)	mS/cm	0.005	1.4				0.421					
pH, 2:1 CaCl2 Extraction	pH Units	NA	9				8.19					

				Date Sampled		2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-26	2023-01-26
Parameter Name	Unit	RDL	G/S	BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate	Composite	BH3@7.5-10	BH4@5-7.5		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)														
F1 (C6 - C10)	µg/g	5	65	<5	<5	7	134	<5	6		<5	56		
F1 (C6 to C10) minus BTEX	µg/g	5	65	<5	<5	7	106	<5	6		<5	56		
Toluene-d8	%	1		101	100	92	95	104	96		112	111		
F2 (C10 to C16)	µg/g	10	250	<10	<10	269	81	<10	313		112	47		
F3 (C16 to C34)	µg/g	50	2500	<50	<50	<50	<50	<50	<50		<50	<50		
F4 (C34 to C50)	µg/g	50	6600	<50	<50	<50	<50	<50	<50		<50	<50		
Gravimetric Heavy Hydrocarbons	µg/g	50	6600	NA	NA	NA	NA	NA	NA		NA	NA		
Moisture Content	%	0.1		9.7	21.4	17	12.9	23.5	8.5		16.4	11.9		
Terphenyl	%	1		71	90	75	76	72	70		86	77		
O. Reg. 153(511) - VOCs (with PHC) (Soil)														
Dichlorodifluoromethane	µg/g	0.05	25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Vinyl Chloride	ug/g	0.02	0.25	<0.02	<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	<0.05		<0.05	<0.05		
Trichlorofluoromethane	ug/g	0.05	5.8	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Acetone	ug/g	0.5	28	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50		<0.50	<0.50		
1,1-Dichloroethylene	ug/g	0.05	0.48	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Methylene Chloride	ug/g	0.05	2	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Trans- 1,2-Dichloroethylene	ug/g	0.05	2.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Methyl tert-butyl Ether	ug/g	0.05	2.3	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
1,1-Dichloroethane	ug/g	0.02	0.6	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02		<0.02	<0.02		
Methyl Ethyl Ketone	ug/g	0.5	88	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50		<0.50	<0.50		
Cis- 1,2-Dichloroethylene	ug/g	0.02	2.5	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02		<0.02	<0.02		
Chloroform	ug/g	0.04	0.18	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		<0.04	<0.04		
1,2-Dichloroethane	ug/g	0.03	0.05	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03		<0.03	<0.03		
1,1,1-Trichloroethane	ug/g	0.05	12	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Carbon Tetrachloride	ug/g	0.05	0.71	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		
Benzene	ug/g	0.02	0.4	<0.02	<0.02	<0.02	1	<0.02	<0.02		<0.02	<0.02		
1,2-Dichloropropane	ug/g	0.03	0.68	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03		<0.03	<0.03		
Trichloroethylene	ug/g	0.03	0.61	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03		<0.03	<0.03		
Bromodichloromethane	ug/g	0.05	1.9	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05		

Date Sampled				2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-26	2023-01-26
Parameter Name	Unit	RDL	G/S	BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate	Composite	BH3@7.5-10	BH4@5-7.5
Methyl Isobutyl Ketone	ug/g	0.5	210	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50		<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.04	0.11	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		<0.04	<0.04
Toluene	ug/g	0.05	9	<0.05	<0.05	<0.05	1.33	<0.05	<0.05		<0.05	<0.05
Dibromochloromethane	ug/g	0.05	2.9	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
Ethylene Dibromide	ug/g	0.04	0.05	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		<0.04	<0.04
Tetrachloroethylene	ug/g	0.05	2.5	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.04	0.11	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		<0.04	<0.04
Chlorobenzene	ug/g	0.05	2.7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
Ethylbenzene	ug/g	0.05	1.6	<0.05	<0.05	<0.05	4.27	<0.05	<0.05		<0.05	<0.05
m & p-Xylene	ug/g	0.05		<0.05	<0.05	<0.05	15.8	<0.05	<0.05		<0.05	0.34
Bromoform	ug/g	0.05	1.7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
Styrene	ug/g	0.05	43	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.094	<0.05	<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	5.12	<0.05	<0.05		<0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	12	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.57	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	1.7	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
Xylenes (Total)	ug/g	0.05	30	<0.05	<0.05	<0.05	20.9	<0.05	<0.05		<0.05	0.34
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.081	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05		<0.05	<0.05
n-Hexane	µg/g	0.05	88	<0.05	<0.05	<0.05	13.9	<0.05	<0.05		<0.05	4.22
Toluene-d8	% Recovery	1		101	100	92	95	104	96		112	111
4-Bromofluorobenzene	% Recovery	1		86	84	106	102	94	108		103	120
Moisture Content	%	0.1		9.7	21.4	17	12.9	23.5	8.5		16.4	11.9
Particle Size by Sieve (Wet)												
Sieve Analysis - 75 µm (retained)	%	NA									47.12	
Sieve Analysis - 75 µm (passing)	%	NA									52.88	
Soil Texture (Toronto)											Fine	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

4.3.2 Results of Laboratory Analysis of Groundwater Samples

The results of analysis indicate that concentrations of potential contaminants of concern for the site in the groundwater samples submitted to the laboratory fell within MECP Regulation 153/04 limits for Table 2 ICC criteria for a site with PGW conditions with the exception of:

- PHC F2 (result of 874 µg/L with guide value of 150 µg/L), which had a reported exceedance in MW-3.

Following the initial exceedance, A&A returned to the site to collect a confirmation sample. The well was re-purged prior to collecting the sample. The results of analysis confirmed the exceedance. The results of the Phase II ESA groundwater samples are summarized in Table 5 below. Exceedances are shown in Figure 7.

Table 5 – Summary of Analysis for Groundwater Samples for the Phase II ESA

(All values are given in µg/L unless otherwise indicated)

Parameter Name	Unit	Date Sampled		2023-01-03	2023-01-03	2023-01-11	2023-01-11	2023-01-11	2023-01-24
		RDL	G/S	EMW1	Duplicate	MW1	MW2	MW3	MW3
O. Reg. 153(511) - Metals (Including Hydrides) (Water)									
Dissolved Antimony	µg/L	1	6	<1.0	<1.0	<1.0	<1.0	<1.0	
Dissolved Arsenic	µg/L	1	25	<1.0	<1.0	<1.0	<1.0	<1.0	
Dissolved Barium	µg/L	2	1000	79.3	70.3	123	114	78.6	
Dissolved Beryllium	µg/L	0.5	4	<0.50	<0.50	<0.50	<0.50	<0.50	
Dissolved Boron	µg/L	10	5000	214	216	182	80.4	51.4	
Dissolved Cadmium	µg/L	0.2	2.7	<0.20	<0.20	<0.20	<0.20	<0.20	
Dissolved Chromium	µg/L	2	50	<2.0	<2.0	<2.0	<2.0	<2.0	
Dissolved Cobalt	µg/L	0.5	3.8	<0.50	<0.50	<0.50	<0.50	<0.50	
Dissolved Copper	µg/L	1	87	3	1.6	4.3	1.3	2.3	
Dissolved Lead	µg/L	0.5	10	<0.50	<0.50	0.53	<0.50	<0.50	
Dissolved Molybdenum	µg/L	0.5	70	2.87	2.85	13.6	16.3	2.74	
Dissolved Nickel	µg/L	1	100	4.1	3.3	1.6	1.7	1.2	
Dissolved Selenium	µg/L	1	10	<1.0	<1.0	1.3	<1.0	1.8	
Dissolved Silver	µg/L	0.2	1.5	<0.20	<0.20	<0.20	<0.20	<0.20	
Dissolved Thallium	µg/L	0.3	2	<0.30	<0.30	<0.30	<0.30	<0.30	
Dissolved Uranium	µg/L	0.5	20	2.29	2.36	1.51	1.31	0.58	
Dissolved Vanadium	µg/L	0.4	6.2	<0.40	<0.40	0.82	0.69	0.42	
Dissolved Zinc	µg/L	5	1100	9.2	<5.0	12.3	<5.0	<5.0	
O. Reg. 153(511) - ORPs (Water)									
Electrical Conductivity	uS/cm	2		1220	1220	1350	741	907	
pH	pH Units	NA		7.35	7.34	7.82	7.79	7.66	

Parameter Name	Unit	RDL	G/S	Date Sampled		2023-01-03	2023-01-03	2023-01-11	2023-01-11	2023-01-11	2023-01-24
				EMW1	Duplicate	MW1	MW2	MW3	MW3		
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)											
F1 (C6 - C10)	µg/L	25	750	<25	<25	<25	<25	<25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	25	750	<25	<25	<25	<25	<25	<25	<25	<25
Toluene-d8	%	1		94	94	99	96	98			104
F2 (C10 to C16)	µg/L	100	150	<100	<100	<100	<100	<100	874	463	
F3 (C16 to C34)	µg/L	100	500	<100	<100	<100	<100	<100	125		<100
F4 (C34 to C50)	µg/L	100	500	<100	<100	<100	<100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L	500		NA	NA	NA	NA	NA	NA	NA	NA
Terphenyl	% Recovery	1		80	106	68	63	81			106
Sediment				3	3	2	2	2			3
O. Reg. 153(511) - VOCs (with PHC) (Water)											
Dichlorodifluoromethane	µg/L	0.4	590	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.17	1.7	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.2	0.89	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	0.4	150	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	1	2700	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	0.3	14	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	0.3	50	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	0.2	17	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	0.2	15	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	0.3	5	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1	1800	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	0.2	17	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	0.2	22	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.3	200	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30

Parameter Name	Unit	RDL	G/S	Date Sampled		2023-01-03	2023-01-03	2023-01-11	2023-01-11	2023-01-11	2023-01-24
				EMW1	Duplicate	MW1	MW2	MW3	MW3		
Carbon Tetrachloride	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	0.2	5	<0.20	<0.20	<0.20	0.49	<0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	0.2	16	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	1	640	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	0.2	24	<0.20	<0.20	0.37	1.63	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	0.1	25	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.1	0.2	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	0.2	17	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	0.1	1.1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	0.1	30	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	0.1	2.4	<0.10	<0.10	0.44	0.47	<0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L	0.2		<0.20	<0.20	0.45	0.82	<0.20	<0.20	<0.20	<0.20
Bromoform	µg/L	0.1	25	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	0.1	5.4	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.1	1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L	0.1		<0.10	<0.10	0.33	0.32	<0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.1	59	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.1	1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.1	3	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.3	0.5	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	0.2	300	<0.20	<0.20	0.78	1.14	<0.20	<0.20	<0.20	<0.20
n-Hexane	µg/L	0.2	520	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene-d8	% Recovery	1		94	94	99	96	98	98	104	104
4-Bromofluorobenzene	% Recovery	1		85	80	92	92	91	91	84	84

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

A&A was retained by the client to conduct a due diligence Phase II ESA for a commercial property located at 26233 Highway 48, Sutton, Ontario. The subject site consists of an RFO and its associated convenience store, as well as its asphalted parking lot area. This Phase II ESA was performed in compliance with Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended by O. Reg. 511/09 and implemented in July 1, 2011.

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 masl. The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

A groundwater contour map was plotted using “Golden Software” (Surfer 8) and the measurements of groundwater levels taken on January 11, 2023 from four monitoring wells. This map shows well MW-3 being at the lowest water elevation compared with the other wells. The general direction of groundwater flow was found to be in a northwest direction with the estimated linear velocities of 1.0 m/year.

This investigation included analyzing soils and groundwater for evidence of contamination at the site. During the Phase II ESA, five boreholes were advanced on site, with three monitoring wells installed in the annulus of the boreholes. An additional existing monitoring well was observed on the site to be in a usable condition and also included in this assessment. One soil sample from each borehole and one groundwater sample from each monitoring well was submitted to AGAT, a CALA-accredited laboratory, for analysis of metals, PHCs fractions F1-F4, VOCs including BTEX and ORPs.

The results of the analysis for selected soil samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in two soil samples.

The results of the analysis for selected groundwater samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in one monitoring well.

5.2 Recommendations

Based on the results of analysis, A&A recommends a delineation program to identify the extent of the identified impacts, followed by a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

SIGNED:



Tanya Rasoul, HBA
Environmental Consultant

SIGNED:



Steve Scott, BSc., Cert. Eng. Mgmt., EP
Senior Project Manager

I have reviewed Report #7362 and concur with the findings herein.

SIGNED:



Dr. Ali A. Rasoul, Ph.D., EP, P. Geo., Q.P.
Senior Environmental Consultant

6.0 QUALIFICATIONS OF ASSESSORS

A & A Environmental Consultants Inc. is a multi-disciplinary environmental consulting firm offering consulting services in the fields of site assessments (Phase I-III), cleanups, water resource studies, aggregate permitting, landfill design and monitoring, geotechnical studies, air quality studies, designated substances surveys and environmental impact studies. A&A has more than 20 years of experience in environmental consulting in the province of Ontario, Alberta, Saskatchewan, British Columbia and have preformed thousands of projects from small scale Phase I ESAs to large scale landfill design, hydro-geological studies and groundwater management plans. We have a number of senior, experienced staff who consult in a variety of disciplines and offer our clients expert knowledge in both the technical aspects of a project and the environmental regulations applicable.

Dr. Ali A. Rasoul, Ph.D., EP, P. Geo., QP

Principal Consultant

The report was reviewed by Dr. Ali A. Rasoul, a Principal Consultant with A&A. He has over 20 years experience in his field. He has completed hundreds of environmental projects including Phase I/II/III ESAs, mould assessments, hydrogeological investigations, designated substances surveys and water management plans. He is a licensed Professional Geoscientist with the Association of Professional Geoscientists of Ontario and a licensed Well Technician in the Province of Ontario (Ministry of the Environment, Conservation and Parks). He is also a licensed Professional Geoscientist in Alberta, Saskatchewan and British Columbia. Dr. Rasoul is registered as a “Qualified Person” for conducting ESAs as defined under Ontario Regulation 153/04 and 511/09.

7.0 REFERENCES

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

- *"Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario,"* Ministry of the Environment of Ontario, December 1996;
- *The Ontario Water Resources Act – R.R.O 1990, Regulation 903,* as amended, January 1, 2014;
- *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act,"* July 2011;
- *"Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act,"* March 2004 (as amended by O. Reg. 179/11 as of July 1, 2011);
- *Environmental Protection Act, R.S.O. 1990, Chapter E. 19,* as amended, September 2018;
and
- *"Phase II Environmental Site Assessment"* CSA-Z769-00 (R2018), CSA Group, March 2000, reaffirmed 2018.

8.0 LIMITATIONS

The report was prepared for the exclusive use of the client. 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 the third party. Should additional parties require reliance on this report, written authorization from A&A will be required. With respect to third parties, A&A has no liability or responsibility for losses of any kind whatsoever including direct or consequential financial effects on transactions or property values, or requirement for follow-up actions and costs.

The investigation undertaken by A&A with respect to this report and any conclusions or recommendations made in this report reflect A&A's judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observations of the site, subsurface investigations at discrete locations and depths, and specific analysis of chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site, which were unavailable for direct investigation, subsurface locations, which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. A&A has used professional judgment in analysing this information and formulating these conclusions.

A&A makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

APPENDIX A – Figures

Figure 1 – Site Location Map

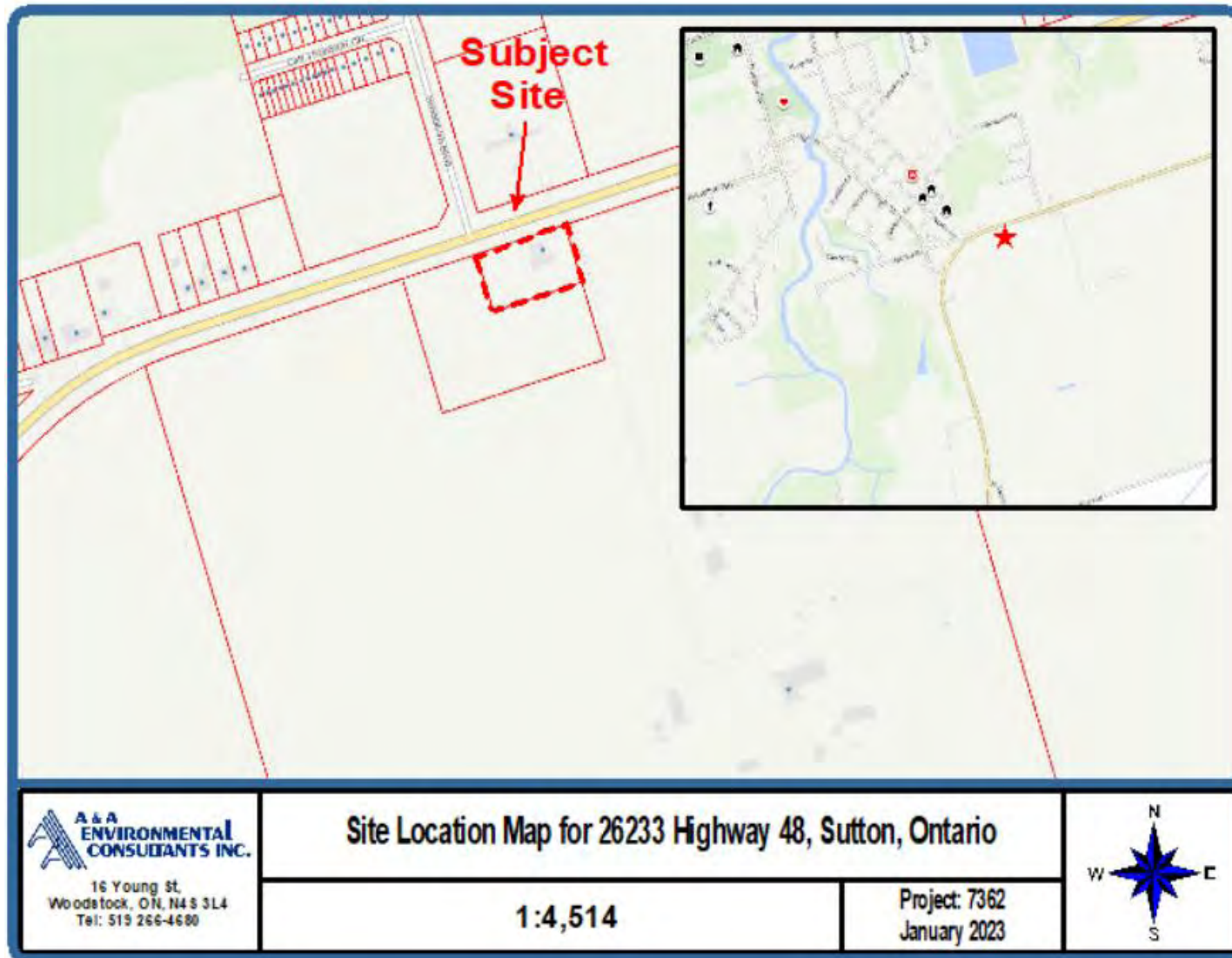


Figure 2 – Generic Site Sensitivity Decision Tree

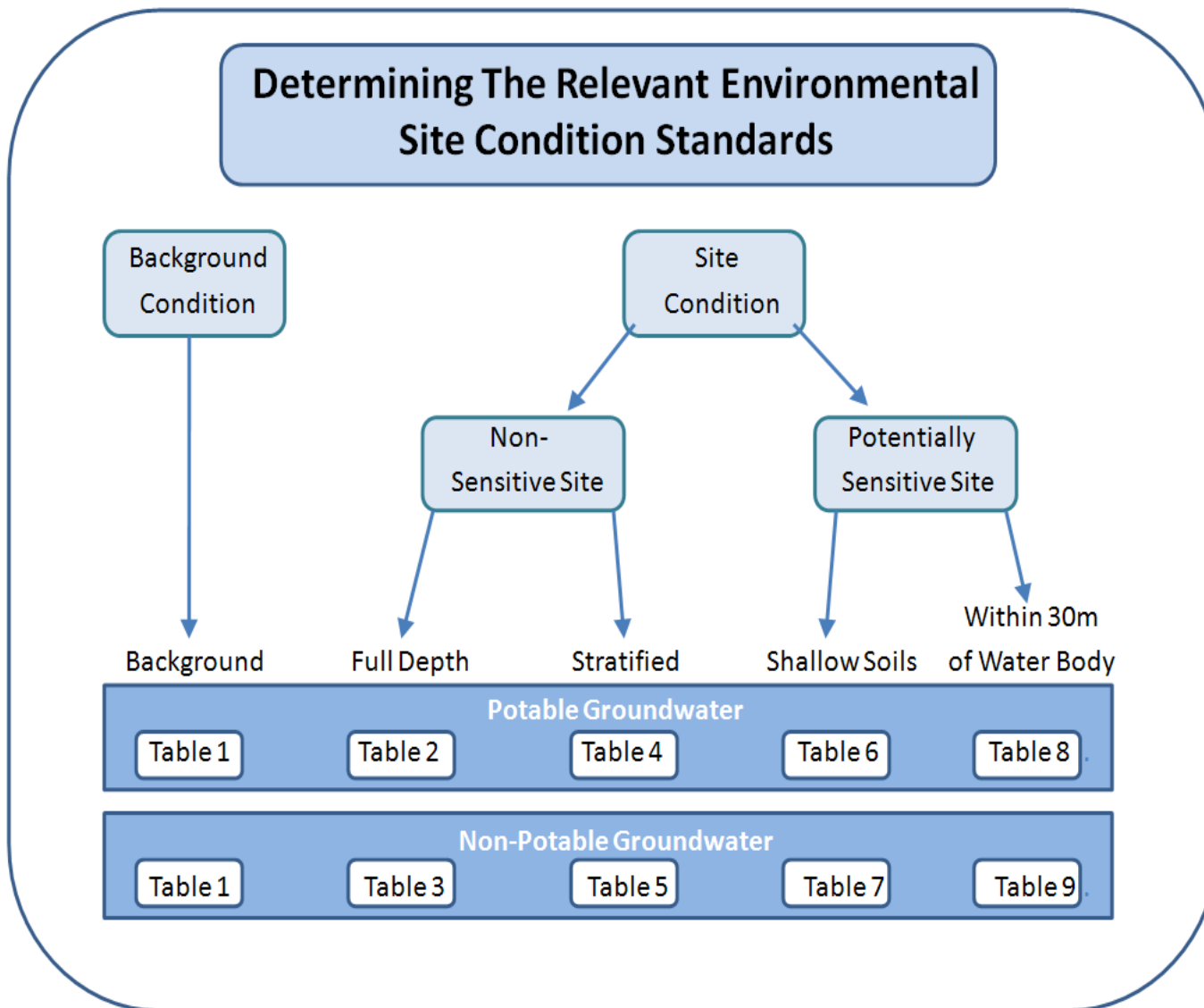


Figure 3 – Satellite Image Indicating the Subject Site



Figure 4 – Topographic Map

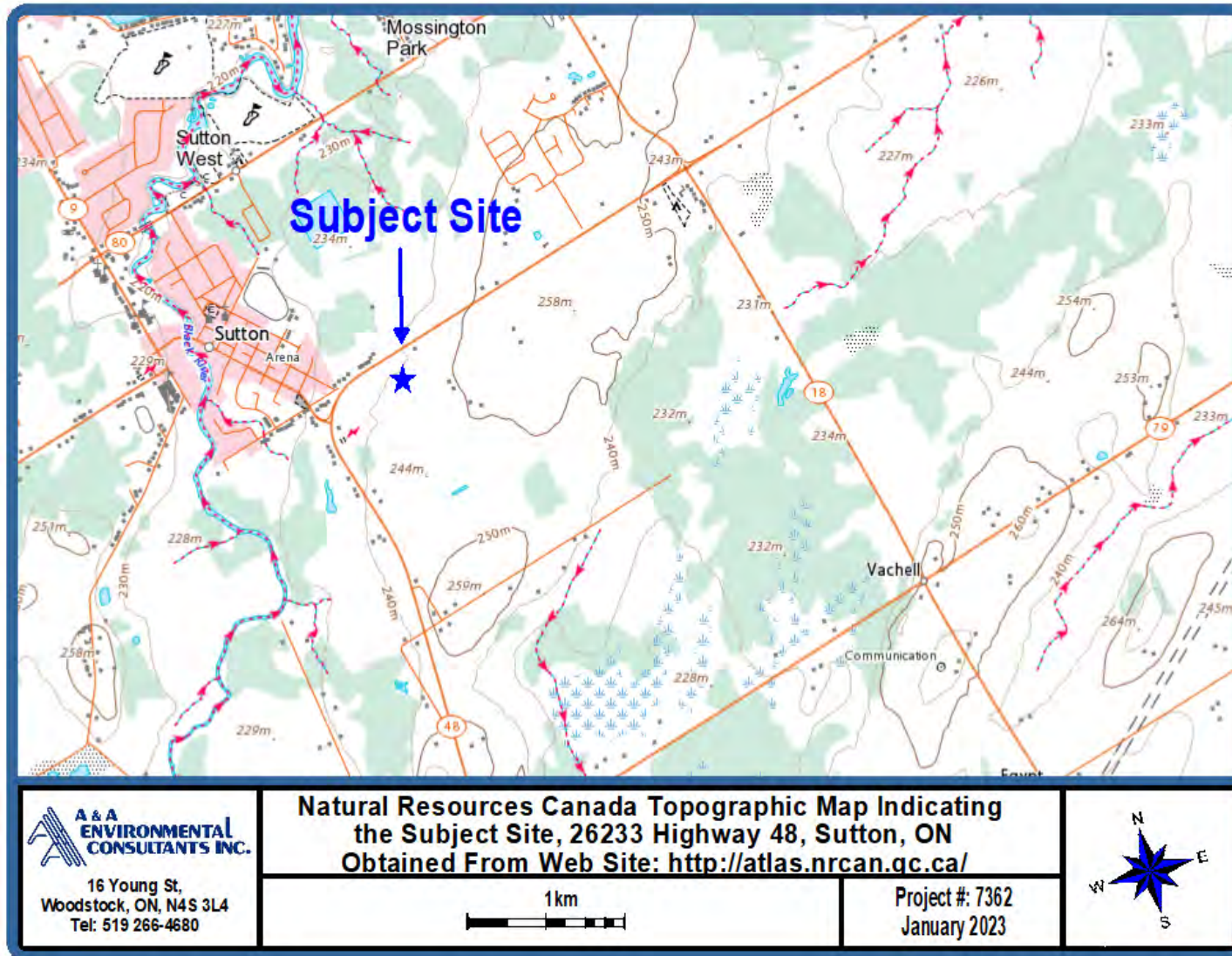


Figure 5 – Borehole and Monitoring Well Locations



Figure 6 – Groundwater Flow Direction



Figure 7 – Exceedance Map



APPENDIX B – TSSA Response and WWIS

Water Well Records - Report #7362

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
GEORGINA TOWNSHIP (G CON 06 003	17 632145 4906672 W	2010-04 1413	30		3///:			7147158 (Z110433) A	
GEORGINA TOWNSHIP (G CON 06 003	17 632010 4906147 W	1955-08 1413	6					6901132 () A	PRDG 0012 FSND CLAY 0018 BLUE CLAY SILT 0030 HPAN STNS 0080 CLAY 0110 HPAN STNS 0125 LMSN 0128
GEORGINA TOWNSHIP (G	17 632030 4906694 W	2016-09 7247						7281128 (Z228896) A199700	BRWN CLAY SLTY TILL 0010 GREY CLAY SLTY

3

GEORGINA TOWNSHIP (G CON 06 003	17 632014 4906623 W	1979-08 1413	5	SU 0116	35/47/10/2:30	CO		6915137 ()	BRWN CLAY STNS HARD 0018 GREY CLAY STNS HARD 0114 GREY LMSN SHLY 0116
GEORGINA TOWNSHIP (G CON 06 003	17 632070 4906601 W	1960-09 4102	30	FR 0030	10//3/:	CO		6901133 ()	STNS CLAY 0030 GRVL 0035
GEORGINA TOWNSHIP (G CON 07 003	17 632220 4906750 W	1960-06 4102	30	FR 0025	10//2/:	CO		6901167 ()	CLAY STNS 0024 GRVL 0025
GEORGINA TOWNSHIP (G CON 07 003	17 632064 4906773 W	1977-08 1413	5	FR 0071	16/35/12/1:30	CO	0063 8	6914121 ()	BRWN CLAY STNS HARD 0018 GREY CLAY STNS BLDR 0054 BLUE CLAY DNSE 0060 GREY SAND LOOS 0071

CO 4

GEORGINA TOWNSHIP (G CON 07 004	17 632600 4906888 W	1990-10 1413	6	FR 0138	45/130/12/1:30	DO		6921288 (91627)	BRWN CLAY HARD 0017 GREY CLAY HARD 0057 GREY SILT SOFT 0078 GREY CLAY DNSE 0128 GREY GRVL SAND CGRD 0130 GREY LMSN HARD 0138
GEORGINA TOWNSHIP (G CON 06 003	17 632708 4906895 W	1995-03 5019	5	FR 0146	60/80/15/3:0	DO		6923178 (155146)	BRWN CLAY STNS HARD 0027 BLUE CLAY STNS HARD 0040 GREY CLAY SILT LYRD 0063 GREY CLAY BLDR HARD 0120 BLUE CLAY STNS DNSE 0146 GREY GRVL SHLE CMTD 0149 GREY LMSN HARD 0154

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
GEORGINA TOWNSHIP (G CON 07 003	17 631833 4906608 W	1996-06 1413	6	FR 0110	20/49/20/1:0	DO		6923614 (166577)	BRWN CLAY HARD 0015 GREY CLAY STNS HARD 0050 GREY SAND FSND 0070 GREY CLAY HARD 0106 GREY LMSN HARD 0110
GEORGINA TOWNSHIP (G CON 07 003	17 631904 4906734 W	1975-10 1413	5	FR 0070	15/42/6/2:20	DO	0062 8	6912964 ()	BRWN SAND CLAY STNS 0006 GREY CLAY STNS 0054 BLCK SAND CLAY 0070
GEORGINA TOWNSHIP (G CON 07 004	17 632438 4906881 W	1975-09 1413	5 5	FR 0134	52/65/10/8:0	DO		6912920 ()	BRWN SAND CLAY STNS 0018 GREY CLAY STNS 0042 GREY SILT 0080 BLUE CLAY 0125 GREY CLAY GRVL 0132 GREY GRVL SAND 0134 GREY LMSN 0142
GEORGINA TOWNSHIP (G CON 07 003	17 631842 4906630 W	1959-08 4102	30	FR 0030	10//2/:	DO		6901168 ()	STNS CLAY 0025 GRVL 0030
GEORGINA TOWNSHIP (G CON 07 004	17 632714 4906923 W	1976-11 1413	6	FR 0047 UK 0057	6/25/10/2:30	DO		6913705 ()	BRWN SAND FILL LOOS 0003 BLCK LOAM SOFT 0005 RED SAND PCKD 0010 BRWN CLAY STNS HARD 0020 BLUE CLAY DNSE 0035 GREY CLAY STNS HARD 0045 GREY LMSN FOSS 0058
DO 7									
GEORGINA TOWNSHIP (G	17 632494 4906655 W	2012-05 7360	2			MO	0030 5	7186620 (Z149184) A129802	BRWN FILL 0005 GREY SILT STNS CLAY 0015 GREY SILT STNS CLAY 0035
MO 1									
GEORGINA TOWNSHIP (G CON 06 004	17 632264 4906423 W	1972-04 1413	5	FR 0128	47/65/10/2:0	ST		6910858 ()	BRWN CLAY STNS 0014 GREY CLAY STNS 0040 BLCK SAND SILT CLAY 0063 BLUE CLAY 0105 GREY GRVL SAND 0115 BLCK CLAY SHLE 0118 GREY GRVL SAND BLDR 0128 GREY LMSN 0129
ST 1									
SUTTON VILLAGE	17 632099 4906669 W	2009-10 7215				TH	0002 10	7133745 (Z104655) A090832	BRWN FILL SNDY 0002 BRWN SAND SLTY 0005 GREY SAND SLTY 0009 BRWN SAND SLTY 0012
TH 1									

Notes:
 UTM: UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
 DATE CNTR: Date Work Completed and Well Contractor Licence Number
 CASING DIA: .Casing diameter in inches
 WATER: Unit of Depth in Fee. See Table 4 for Meaning of Code

PUMP TEST: Static Water Level in Feet / Water Level After Pumping in Feet / Pump Test Rate in GPM / Pump Test Duration in Hour : Minutes
 WELL USE: See Table 3 for Meaning of Code
 SCREEN: Screen Depth and Length in feet
 WELL: WEL (AUDIT #) Well Tag . A: Abandonment; P: Partial Data Entry Only
 FORMATION: See Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms

Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLomite	GVLY	GRAVELLY	OBDN	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPS	GYPSUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDY SOAPSTONE		

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GREN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Well Use

Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring TestHole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

APPENDIX C – Site Photographs



**Looking
southeast
towards the
west portion of
the site**



**Looking east
along the
northern
portion of the
site**



**Looking south
towards the
southeast
portion of the
site**



**Looking
southwest
towards the
east portion of
the site**



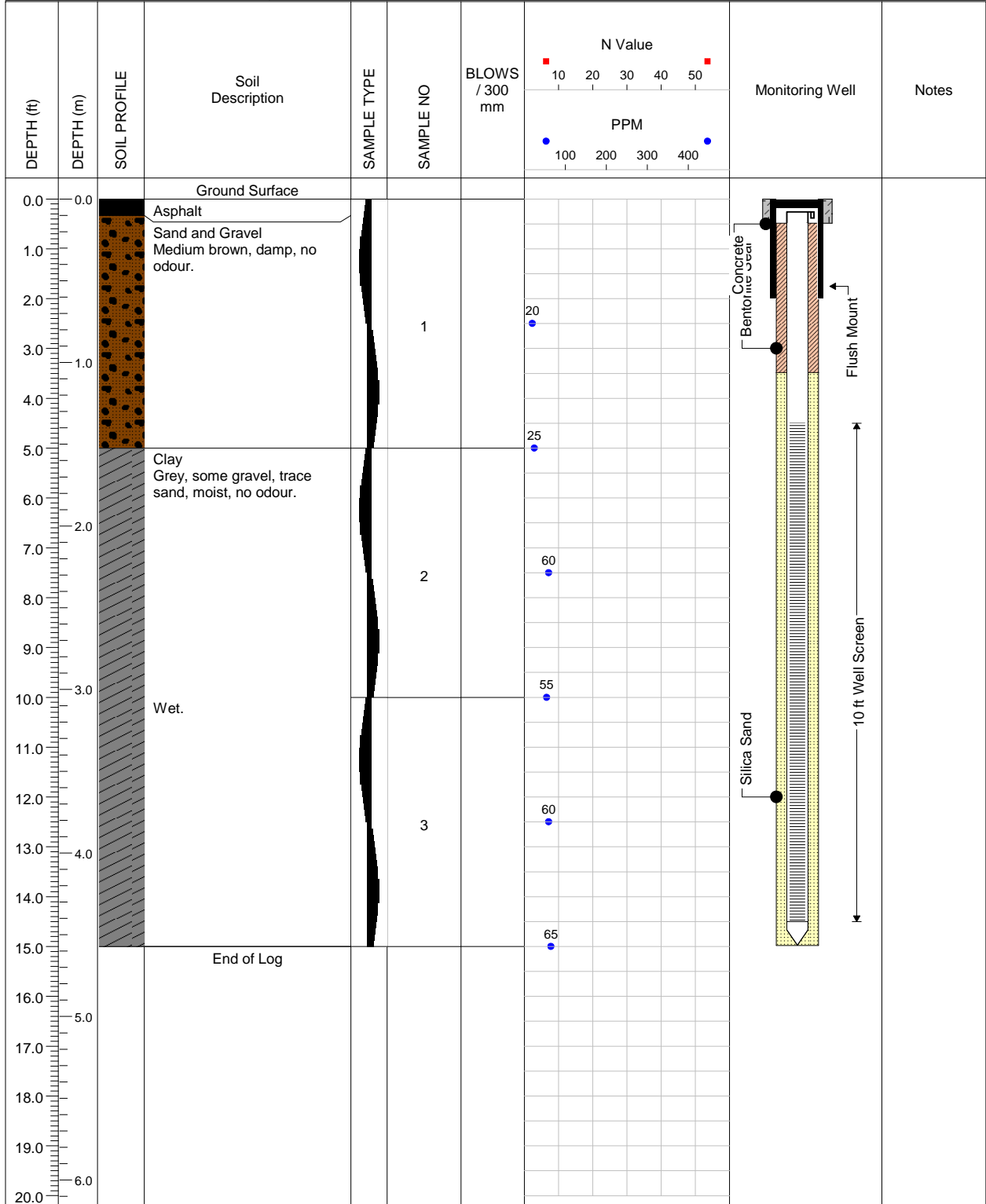
Looking southwest towards the east portion of the site




Looking south towards the west portion of the site

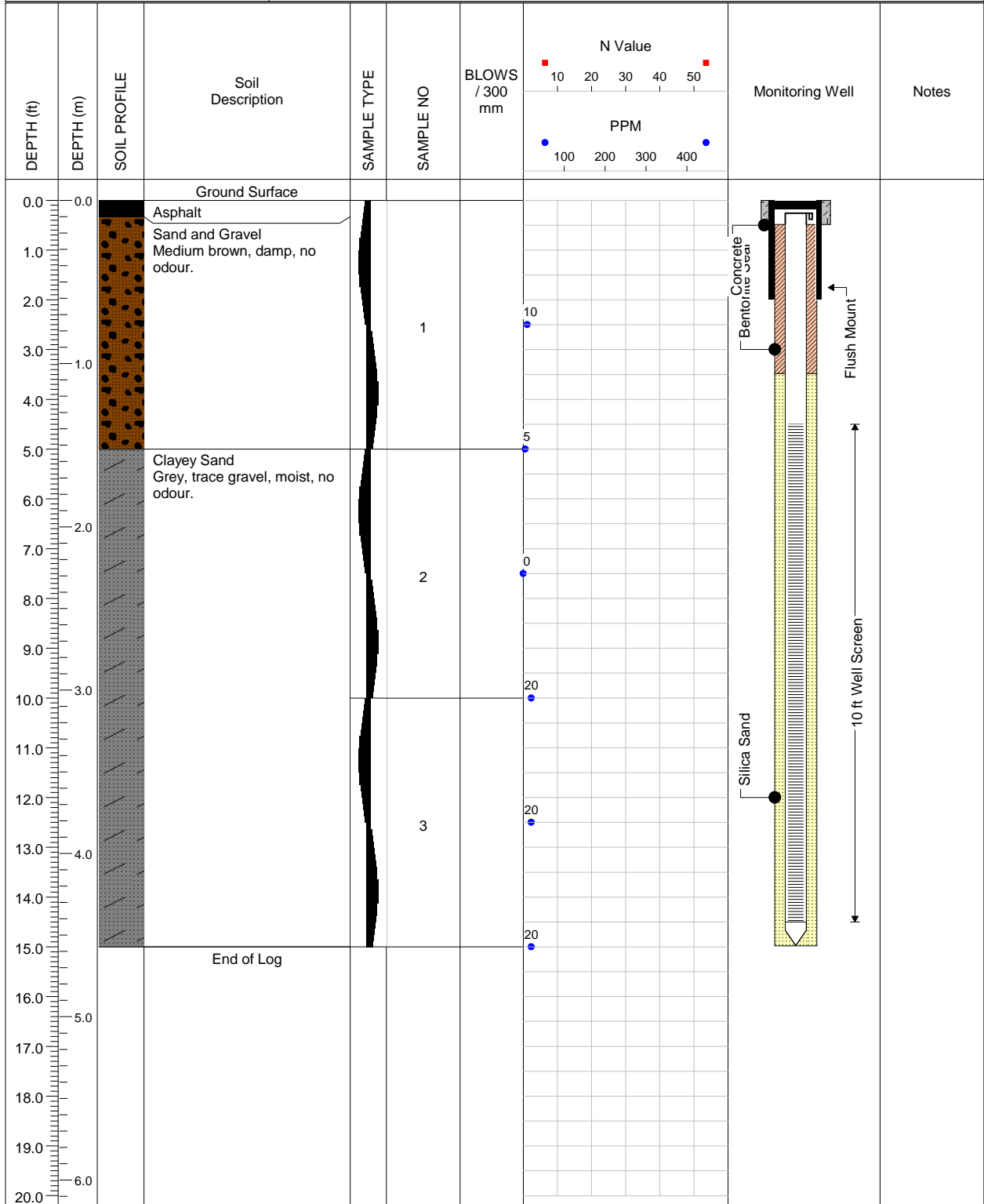
APPENDIX D – Borehole Logs


PROJECT: Phase II ESA	BH LOCATION: West of pump island	BOREHOLE NO: BH/MW1
PROJECT NO: 7362- Spergel West	LOCATION: 26233 Highway 48, Sutton, ON	
PROJECT MANAGER: S. Scott	COMPANY NAME: A&A Environmental Consultants Inc.	



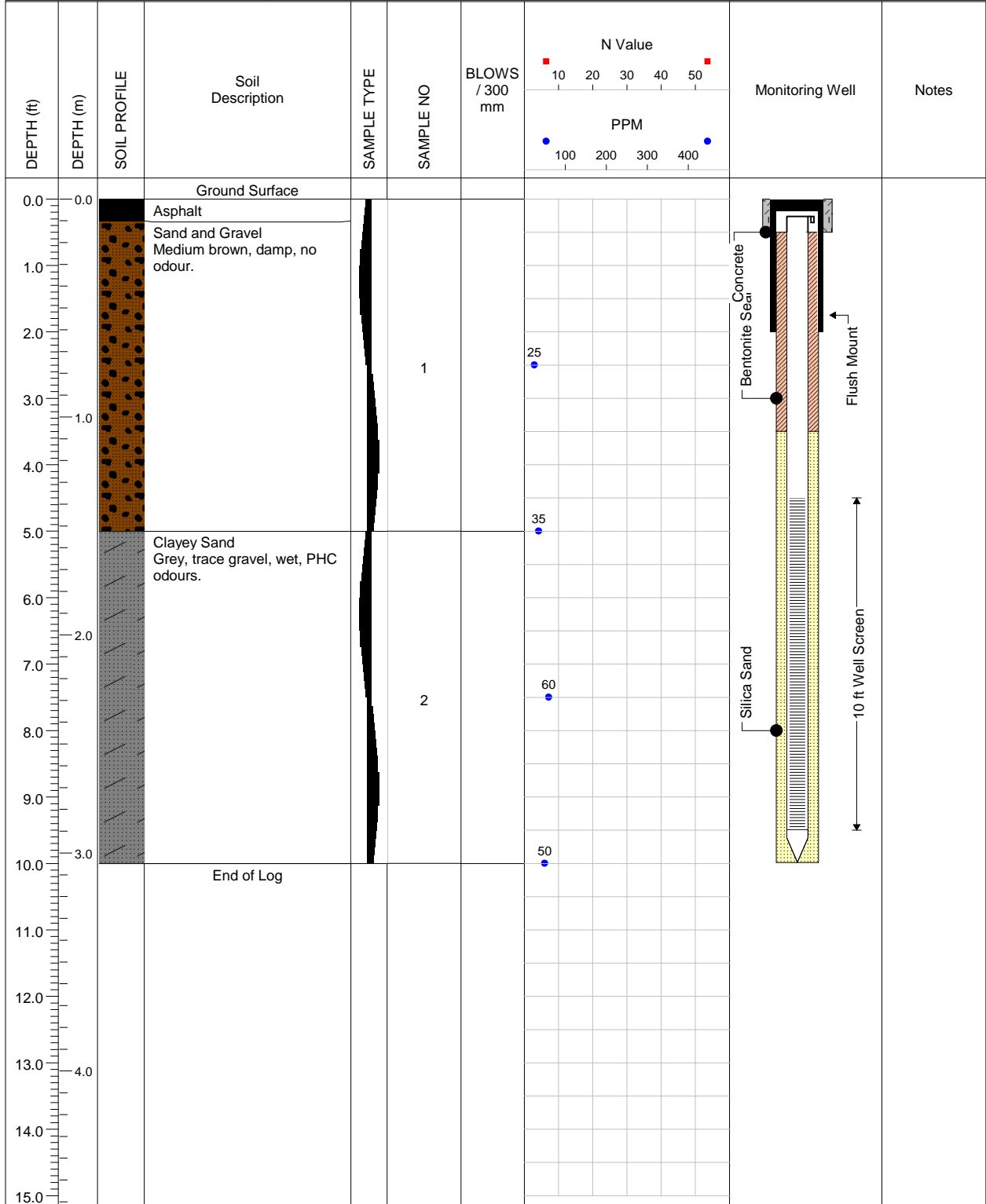
 A & A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 15 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: HSA
	DRILL DATE: Jan 3, 23	PAGE: 1 of 1


PROJECT: Phase II ESA	BH LOCATION: NE corner of UST nest	BOREHOLE NO: BH/MW2
PROJECT NO: 7362- Spergel West	LOCATION: 26233 Highway 48, Sutton, ON	
PROJECT MANAGER: S. Scott	COMPANY NAME: A&A Environmental Consultants Inc.	



 A&A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 15 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: HSA
	DRILL DATE: Jan 3, 23	PAGE: 1 of 1


PROJECT: Phase II ESA	BH LOCATION: NW portion of the subject site	BOREHOLE NO: BH/MW3
PROJECT NO: 7362- Spergel West	LOCATION: 26233 Highway 48, Sutton, ON	
PROJECT MANAGER: S. Scott	COMPANY NAME: A&A Environmental Consultants Inc.	



 A&A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: HSA
	DRILL DATE: Jan 3, 23	PAGE: 1 of 1

PROJECT: Phase II ESA	BH LOCATION: SE of UST nest	BOREHOLE NO: BH5
PROJECT NO: 7362- Spergel West	LOCATION: 26233 Highway 48, Sutton, ON	
PROJECT MANAGER: S. Scott	COMPANY NAME: A&A Environmental Consultants Inc.	

DEPTH (ft)	DEPTH (m)	SOIL PROFILE	Soil Description	SAMPLE TYPE	SAMPLE NO	BLOWS / 300 mm	N Value		Monitoring Well	Notes
							10	20		
0.0	0.0	Asphalt								
1.0		Sand and Gravel Medium brown, damp, no odour.			1	0				
2.0										
3.0	1.0	Peastone (Fill)			2	10				
4.0										
5.0										
6.0	2.0	Clayey Sand Grey, moist, no odour.			3	5				
7.0										
8.0										
9.0		End of Log				5				
10.0	3.0									
11.0										
12.0						10				
13.0	4.0									
14.0										
15.0										190
16.0	5.0									
17.0										
18.0										
19.0										
20.0	6.0									

 A & A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 15 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: HSA
	DRILL DATE: Jan 3, 23	PAGE: 1 of 1

APPENDIX E – Certificates of Chemical Analysis

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

**16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680**

ATTENTION TO: Ali Rasoul

PROJECT: 7362-Spergel Sutton

AGAT WORK ORDER: 23T985198

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Jan 11, 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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.*
- *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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.*
- *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 information contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*



Certificate of Analysis

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

5835 COOPERS AVENUE
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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

Parameter	Unit	SAMPLE DESCRIPTION:		BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-01-03 11:00	2023-01-03 11:30	2023-01-03 12:00	2023-01-03 12:30	2023-01-03 13:00	2023-01-03
		4657885	4657887	4657888	4657889	4657890	4657892		
Antimony	µg/g	50	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	2	3	2	2	3
Barium	µg/g	670	2.0	37.2	35.2	74.7	53.5	24.7	70.8
Beryllium	µg/g	10	0.4	<0.4	<0.4	0.5	<0.4	<0.4	0.4
Boron	µg/g	120	5	7	7	10	8	6	9
Cadmium	µg/g	1.9	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	14	10	15	12	8	14
Cobalt	µg/g	100	0.5	3.8	3.4	5.2	4.1	2.9	4.9
Copper	µg/g	300	1.0	5.7	5.4	7.1	6.1	5.5	7.0
Lead	µg/g	120	1	4	4	9	6	3	8
Molybdenum	µg/g	40	0.5	0.7	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	340	1	6	6	10	8	5	10
Selenium	µg/g	5.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	50	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	3.3	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	33	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	0.4	18.3	16.5	25.3	20.3	13.5	22.2
Zinc	µg/g	340	5	28	21	40	24	22	38

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
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:



Ali Rasoul

Certificate of Analysis

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: T. Thornton

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

SAMPLE DESCRIPTION: BH4@5-7.5

SAMPLE TYPE: Soil

DATE SAMPLED: 2023-01-03
 12:30

Parameter	Unit	G / S	RDL	4657889
Electrical Conductivity (2:1)	mS/cm	1.4	0.005	0.421
pH, 2:1 CaCl ₂ Extraction	pH Units	5.0-9.0	NA	8.19

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
 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.

4657889 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 obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Ali Rasoul



Certificate of Analysis

AGAT WORK ORDER: 23T985198

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul
 SAMPLED BY: T. Thornton

Particle Size by Sieve (Wet)

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

		SAMPLE DESCRIPTION: Composite		
		SAMPLE TYPE: Soil		
		DATE SAMPLED: 2023-01-03		
Parameter	Unit	G / S	RDL	4657909
Sieve Analysis - 75 µm (retained)	%		NA	47.12
Sieve Analysis - 75 µm (passing)	%		NA	52.88
Soil Texture (Toronto)				Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
 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.

4657909 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.
 Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Ali Rasoul



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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

Parameter	Unit	SAMPLE DESCRIPTION:		BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03
				11:00	11:30	12:00	12:30	13:00	2023-01-03
				4657885	4657887	4657888	4657889	4657890	4657892
F1 (C6 - C10)	µg/g	65	5	<5	<5	7	134	<5	6
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	7	106	<5	6
F2 (C10 to C16)	µg/g	250	10	<10	<10	269	81	<10	313
F3 (C16 to C34)	µg/g	2500	50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	6600	50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	6600	50	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	9.7	21.4	17.0	12.9	23.5	8.5
Surrogate	Unit	Acceptable Limits							
Toluene-d8	%	50-140		101	100	92	95	104	96
Terphenyl	%	60-140		71	90	75	76	72	70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
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.

4657885-4657892 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:



Certificate of Analysis

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton, ON

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

Parameter	Unit	SAMPLE DESCRIPTION:		BH1@12.5-15	BH2@10-12.5	BH3@5-7.5	BH4@5-7.5	BH5@12.5-15	Duplicate	
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:		2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03
				11:00	11:30	12:00	12:30	13:00		
		4657885	4657887	4657888	4657889	4657890	4657892			
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Vinyl Chloride	ug/g	0.25	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	<0.05	
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Acetone	ug/g	28	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
1,1-Dichloroethylene	ug/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methylene Chloride	ug/g	2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Trans- 1,2-Dichloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methyl tert-butyl Ether	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Methyl Ethyl Ketone	ug/g	88	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Chloroform	ug/g	0.18	0.04	<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	<0.03	
1,1,1-Trichloroethane	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Carbon Tetrachloride	ug/g	0.71	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Benzene	ug/g	0.4	0.02	<0.02	<0.02	<0.02	1.00	<0.02	<0.02	
1,2-Dichloropropane	ug/g	0.68	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	
Trichloroethylene	ug/g	0.61	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methyl Isobutyl Ketone	ug/g	210	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
1,1,2-Trichloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	
Toluene	ug/g	9	0.05	<0.05	<0.05	<0.05	1.33	<0.05	<0.05	
Dibromochloromethane	ug/g	2.9	0.05	<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	<0.04	
Tetrachloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1,1,2-Tetrachloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05	<0.05	4.27	<0.05	<0.05	

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-11

Parameter	Unit	SAMPLE DESCRIPTION: BH1@12.5-15 BH2@10-12.5 BH3@5-7.5 BH4@5-7.5 BH5@12.5-15 Duplicate							
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:		2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03	2023-01-03
		11:00	11:30	12:00	12:30	13:00	13:00	13:00	13:00
		4657885	4657887	4657888	4657889	4657890	4657890	4657892	4657892
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	15.8	<0.05	<0.05
Bromoform	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	43	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.094	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	5.12	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.57	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	30	0.05	<0.05	<0.05	<0.05	20.9	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	88	0.05	<0.05	<0.05	<0.05	13.9	<0.05	<0.05
Moisture Content	%		0.1	9.7	21.4	17.0	12.9	23.5	8.5
Surrogate	Unit	Acceptable Limits							
Toluene-d8	% Recovery	50-140		101	100	92	95	104	96
4-Bromofluorobenzene	% Recovery	50-140		86	84	106	102	94	108

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
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.

4657885-4657892 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:



Guideline Violation

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
4657888	BH3@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F2 (C10 to C16)	µg/g	250	269
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Benzene	µg/g	0.4	1.00
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	Ethylbenzene	µg/g	1.6	4.27
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 - C10)	µg/g	65	134
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F1 (C6 to C10) minus BTEX	µg/g	65	106
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - VOCs (with PHC) (Soil)	Benzene	ug/g	0.4	1.00
4657889	BH4@5-7.5	ON T2 S ICC MFT	O. Reg. 153(511) - VOCs (with PHC) (Soil)	Ethylbenzene	ug/g	1.6	4.27
4657892	Duplicate	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)	F2 (C10 to C16)	µg/g	250	313

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7362-Spergel Sutton
SAMPLING SITE: 26233 Highway 48, Sutton, ON

AGAT WORK ORDER: 23T985198
ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

Soil Analysis															
RPT Date: Jan 11, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Particle Size by Sieve (Wet)

Sieve Analysis - 75 µm (retained)	4657909	4657909	47.12	48.06	2.0%	NA	99%	70%	130%
Sieve Analysis - 75 µm (passing)	4657909	4657909	52.88	51.94	1.8%	NA			

Comments: NA Signifies Not Applicable

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

Antimony	4657885	4657885	<0.8	<0.8	NA	< 0.8	108%	70%	130%	84%	80%	120%	88%	70%	130%
Arsenic	4657885	4657885	2	2	NA	< 1	120%	70%	130%	96%	80%	120%	98%	70%	130%
Barium	4657885	4657885	37.2	38.4	3.2%	< 2.0	108%	70%	130%	100%	80%	120%	98%	70%	130%
Beryllium	4657885	4657885	<0.4	<0.4	NA	< 0.4	102%	70%	130%	95%	80%	120%	105%	70%	130%
Boron	4657885	4657885	7	8	NA	< 5	97%	70%	130%	97%	80%	120%	102%	70%	130%
Cadmium	4657885	4657885	<0.5	<0.5	NA	< 0.5	98%	70%	130%	102%	80%	120%	102%	70%	130%
Chromium	4657885	4657885	14	14	NA	< 5	108%	70%	130%	104%	80%	120%	95%	70%	130%
Cobalt	4657885	4657885	3.8	3.8	0.0%	< 0.5	113%	70%	130%	104%	80%	120%	94%	70%	130%
Copper	4657885	4657885	5.7	6.3	10.0%	< 1.0	100%	70%	130%	105%	80%	120%	95%	70%	130%
Lead	4657885	4657885	4	4	NA	< 1	113%	70%	130%	106%	80%	120%	103%	70%	130%
Molybdenum	4657885	4657885	0.7	0.6	NA	< 0.5	116%	70%	130%	111%	80%	120%	111%	70%	130%
Nickel	4657885	4657885	6	6	0.0%	< 1	109%	70%	130%	103%	80%	120%	93%	70%	130%
Selenium	4657885	4657885	<0.8	<0.8	NA	< 0.8	95%	70%	130%	101%	80%	120%	102%	70%	130%
Silver	4657885	4657885	<0.5	<0.5	NA	< 0.5	109%	70%	130%	100%	80%	120%	93%	70%	130%
Thallium	4657885	4657885	<0.5	<0.5	NA	< 0.5	100%	70%	130%	105%	80%	120%	105%	70%	130%
Uranium	4657885	4657885	<0.50	<0.50	NA	< 0.50	126%	70%	130%	106%	80%	120%	111%	70%	130%
Vanadium	4657885	4657885	18.3	19.0	3.8%	< 0.4	126%	70%	130%	108%	80%	120%	98%	70%	130%
Zinc	4657885	4657885	28	23	NA	< 5	110%	70%	130%	103%	80%	120%	80%	70%	130%

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

O. Reg. 153(511) - ORPs (Soil)

Electrical Conductivity (2:1)	4656298		0.709	0.743	4.7%	< 0.005	100%	80%	120%
pH, 2:1 CaCl2 Extraction	4655437		7.69	7.67	0.2%	NA	99%	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.

Certified By:



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T985198

PROJECT: 7362-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton, ON

SAMPLED BY: T. Thornton

Trace Organics Analysis

RPT Date: Jan 11, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		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)	4648722		<5	<5	NA	< 5	118%	60%	140%	99%	60%	140%	79%	60%	140%
F2 (C10 to C16)	4659771		<10	<10	NA	< 10	103%	60%	140%	79%	60%	140%	104%	60%	140%
F3 (C16 to C34)	4659771		<50	<50	NA	< 50	106%	60%	140%	115%	60%	140%	114%	60%	140%
F4 (C34 to C50)	4659771		<50	<50	NA	< 50	67%	60%	140%	107%	60%	140%	95%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	4648722		<0.05	<0.05	NA	< 0.05	74%	50%	140%	81%	50%	140%	72%	50%	140%
Vinyl Chloride	4648722		<0.02	<0.02	NA	< 0.02	89%	50%	140%	111%	50%	140%	87%	50%	140%
Bromomethane	4648722		<0.05	<0.05	NA	< 0.05	109%	50%	140%	115%	50%	140%	78%	50%	140%
Trichlorofluoromethane	4648722		<0.05	<0.05	NA	< 0.05	84%	50%	140%	91%	50%	140%	71%	50%	140%
Acetone	4648722		<0.50	<0.50	NA	< 0.50	104%	50%	140%	86%	50%	140%	79%	50%	140%
1,1-Dichloroethylene	4648722		<0.05	<0.05	NA	< 0.05	80%	50%	140%	97%	60%	130%	73%	50%	140%
Methylene Chloride	4648722		<0.05	<0.05	NA	< 0.05	105%	50%	140%	88%	60%	130%	88%	50%	140%
Trans- 1,2-Dichloroethylene	4648722		<0.05	<0.05	NA	< 0.05	95%	50%	140%	96%	60%	130%	119%	50%	140%
Methyl tert-butyl Ether	4648722		<0.05	<0.05	NA	< 0.05	84%	50%	140%	92%	60%	130%	76%	50%	140%
1,1-Dichloroethane	4648722		<0.02	<0.02	NA	< 0.02	89%	50%	140%	82%	60%	130%	85%	50%	140%
Methyl Ethyl Ketone	4648722		<0.50	<0.50	NA	< 0.50	103%	50%	140%	92%	50%	140%	93%	50%	140%
Cis- 1,2-Dichloroethylene	4648722		<0.02	<0.02	NA	< 0.02	110%	50%	140%	102%	60%	130%	71%	50%	140%
Chloroform	4648722		<0.04	<0.04	NA	< 0.04	82%	50%	140%	111%	60%	130%	82%	50%	140%
1,2-Dichloroethane	4648722		<0.03	<0.03	NA	< 0.03	104%	50%	140%	105%	60%	130%	100%	50%	140%
1,1,1-Trichloroethane	4648722		<0.05	<0.05	NA	< 0.05	93%	50%	140%	94%	60%	130%	118%	50%	140%
Carbon Tetrachloride	4648722		<0.05	<0.05	NA	< 0.05	114%	50%	140%	113%	60%	130%	107%	50%	140%
Benzene	4648722		<0.02	<0.02	NA	< 0.02	103%	50%	140%	83%	60%	130%	103%	50%	140%
1,2-Dichloropropane	4648722		<0.03	<0.03	NA	< 0.03	101%	50%	140%	106%	60%	130%	98%	50%	140%
Trichloroethylene	4648722		<0.03	<0.03	NA	< 0.03	97%	50%	140%	92%	60%	130%	109%	50%	140%
Bromodichloromethane	4648722		<0.05	<0.05	NA	< 0.05	104%	50%	140%	110%	60%	130%	106%	50%	140%
Methyl Isobutyl Ketone	4648722		<0.50	<0.50	NA	< 0.50	100%	50%	140%	107%	50%	140%	107%	50%	140%
1,1,2-Trichloroethane	4648722		<0.04	<0.04	NA	< 0.04	84%	50%	140%	87%	60%	130%	105%	50%	140%
Toluene	4648722		<0.05	<0.05	NA	< 0.05	104%	50%	140%	110%	60%	130%	102%	50%	140%
Dibromochloromethane	4648722		<0.05	<0.05	NA	< 0.05	108%	50%	140%	97%	60%	130%	111%	50%	140%
Ethylene Dibromide	4648722		<0.04	<0.04	NA	< 0.04	96%	50%	140%	118%	60%	130%	98%	50%	140%
Tetrachloroethylene	4648722		<0.05	<0.05	NA	< 0.05	97%	50%	140%	89%	60%	130%	95%	50%	140%
1,1,1,2-Tetrachloroethane	4648722		<0.04	<0.04	NA	< 0.04	119%	50%	140%	86%	60%	130%	112%	50%	140%
Chlorobenzene	4648722		<0.05	<0.05	NA	< 0.05	103%	50%	140%	112%	60%	130%	99%	50%	140%
Ethylbenzene	4648722		<0.05	<0.05	NA	< 0.05	114%	50%	140%	118%	60%	130%	115%	50%	140%
m & p-Xylene	4648722		<0.05	<0.05	NA	< 0.05	106%	50%	140%	112%	60%	130%	115%	50%	140%
Bromoform	4648722		<0.05	<0.05	NA	< 0.05	110%	50%	140%	112%	60%	130%	111%	50%	140%
Styrene	4648722		<0.05	<0.05	NA	< 0.05	89%	50%	140%	99%	60%	130%	115%	50%	140%
1,1,2,2-Tetrachloroethane	4648722		<0.05	<0.05	NA	< 0.05	101%	50%	140%	101%	60%	130%	116%	50%	140%
o-Xylene	4648722		<0.05	<0.05	NA	< 0.05	107%	50%	140%	114%	60%	130%	112%	50%	140%

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7362-Spergel Sutton
SAMPLING SITE: 26233 Highway 48, Sutton, ON

AGAT WORK ORDER: 23T985198
ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

Trace Organics Analysis (Continued)

RPT Date: Jan 11, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,3-Dichlorobenzene	4648722		<0.05	<0.05	NA	< 0.05	102%	50%	140%	108%	60%	130%	107%	50%	140%	
1,4-Dichlorobenzene	4648722		<0.05	<0.05	NA	< 0.05	99%	50%	140%	91%	60%	130%	96%	50%	140%	
1,2-Dichlorobenzene	4648722		<0.05	<0.05	NA	< 0.05	96%	50%	140%	98%	60%	130%	92%	50%	140%	
n-Hexane	4648722		<0.05	<0.05	NA	< 0.05	85%	50%	140%	94%	60%	130%	83%	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: _____



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7362-Spergel Sutton
SAMPLING SITE:26233 Highway 48, Sutton, ON

AGAT WORK ORDER: 23T985198
ATTENTION TO: Ali Rasoul
SAMPLED BY:T. Thornton

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
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Sieve Analysis - 75 µm (retained)	INOR-93-6065	ASTM D1140	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	ASTM D1140	SIEVE

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
AGAT WORK ORDER: 23T985198
PROJECT: 7362-Spergel Sutton
ATTENTION TO: Ali Rasoul
SAMPLING SITE: 26233 Highway 48, Sutton, ON
SAMPLED BY: T. Thornton

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
AGAT WORK ORDER: 23T985198
PROJECT: 7362-Spergel Sutton
ATTENTION TO: Ali Rasoul
SAMPLING SITE: 26233 Highway 48, Sutton, ON
SAMPLED BY: T. Thornton

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
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ATTENTION TO: Ali Rasoul
PROJECT: 7362-Spergel Sutton

AGAT WORK ORDER: 23T985197

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager

DATE REPORTED: Jan 09, 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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.
- 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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.
- The test results reported herewith relate only to the samples as received by the laboratory.
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- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.

Certificate of Analysis

AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 49, Sutton, ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-09

SAMPLE DESCRIPTION:		EMW1	Duplicate		
SAMPLE TYPE:		Water	Water		
DATE SAMPLED:		2023-01-03 13:30	2023-01-03		
Parameter	Unit	G / S	RDL	4657915	4657916
F1 (C6 - C10)	µg/L	750	25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA
Sediment				3	3
Surrogate	Unit	Acceptable Limits			
Toluene-d8	%	50-140		94	94
Terphenyl	% Recovery	60-140		80	106

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
 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.

4657915-4657916 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.

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 49, Sutton, ON

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-09

Parameter	Unit	SAMPLE DESCRIPTION:		EMW1	Duplicate
		G / S	RDL	Water	Water
				DATE SAMPLED:	DATE SAMPLED:
				2023-01-03 13:30	2023-01-03
				4657915	4657916
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40
Vinyl Chloride	µg/L	1.7	0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	14	0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20
Chloroform	µg/L	22	0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	5	0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	5.0	0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20
Trichloroethylene	µg/L	5	0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	5	0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	<0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	17	0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10	<0.10

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 SAMPLING SITE: 26233 Highway 49, Sutton, ON

ATTENTION TO: Ali Rasoul
 SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-09

		SAMPLE DESCRIPTION:		EMW1	Duplicate
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2023-01-03 13:30	2023-01-03
Parameter	Unit	G / S	RDL	4657915	4657916
m & p-Xylene	µg/L		0.20	<0.20	<0.20
Bromoform	µg/L	25	0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20	<0.20
n-Hexane	µg/L	520	0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits			
Toluene-d8	% Recovery	50-140		94	94
4-Bromofluorobenzene	% Recovery	50-140		85	80

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
 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.

4657915-4657916 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.

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 49, Sutton, ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-09

Parameter	Unit	G / S	RDL	SAMPLE DESCRIPTION:	
				EMW1	Duplicate
				Water	Water
				2023-01-03 13:30	2023-01-03
				4657915	4657916
Dissolved Antimony	µg/L	6	1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	79.3	70.3
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	214	216
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50	<0.50
Dissolved Copper	µg/L	87	1.0	3.0	1.6
Dissolved Lead	µg/L	10	0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	2.87	2.85
Dissolved Nickel	µg/L	100	1.0	4.1	3.3
Dissolved Selenium	µg/L	10	1.0	<1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	2.29	2.36
Dissolved Vanadium	µg/L	6.2	0.40	<0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	9.2	<5.0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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.

4657915-4657916 Metals analysis completed on a filtered sample.

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Certified By:

Anamjot Bhela




Certificate of Analysis

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SAMPLING SITE: 26233 Highway 49, Sutton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

O. Reg. 153(511) - ORPs (Water)

DATE RECEIVED: 2023-01-04

DATE REPORTED: 2023-01-09

		SAMPLE DESCRIPTION:		EMW1	Duplicate
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2023-01-03 13:30	2023-01-03
Parameter	Unit	G / S	RDL	4657915	4657916
Electrical Conductivity	uS/cm	NA	2	1220	1220
pH	pH Units		NA	7.35	7.34

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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:

Amrajot Bhela

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 49, Sutton, ON

SAMPLED BY: T. Thornton

Trace Organics Analysis

RPT Date: Jan 09, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	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)	4657916	4657916	<25	<25	NA	< 25	90%	60%	140%	62%	60%	140%	110%	60%	140%
F2 (C10 to C16)	4656692		<100	<100	NA	< 100	76%	60%	140%	87%	60%	140%	88%	60%	140%
F3 (C16 to C34)	4656692		<100	<100	NA	< 100	79%	60%	140%	95%	60%	140%	91%	60%	140%
F4 (C34 to C50)	4656692		<100	<100	NA	< 100	97%	60%	140%	84%	60%	140%	67%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	4657916	4657916	<0.40	<0.40	NA	< 0.40	91%	50%	140%	112%	50%	140%	71%	50%	140%
Vinyl Chloride	4657916	4657916	<0.17	<0.17	NA	< 0.17	97%	50%	140%	97%	50%	140%	111%	50%	140%
Bromomethane	4657916	4657916	<0.20	<0.20	NA	< 0.20	107%	50%	140%	102%	50%	140%	98%	50%	140%
Trichlorofluoromethane	4657916	4657916	<0.40	<0.40	NA	< 0.40	84%	50%	140%	106%	50%	140%	104%	50%	140%
Acetone	4657916	4657916	<1.0	<1.0	NA	< 1.0	101%	50%	140%	113%	50%	140%	81%	50%	140%
1,1-Dichloroethylene	4657916	4657916	<0.30	<0.30	NA	< 0.30	70%	50%	140%	84%	60%	130%	90%	50%	140%
Methylene Chloride	4657916	4657916	<0.30	<0.30	NA	< 0.30	86%	50%	140%	96%	60%	130%	112%	50%	140%
trans- 1,2-Dichloroethylene	4657916	4657916	<0.20	<0.20	NA	< 0.20	78%	50%	140%	78%	60%	130%	83%	50%	140%
Methyl tert-butyl ether	4657916	4657916	<0.20	<0.20	NA	< 0.20	91%	50%	140%	71%	60%	130%	98%	50%	140%
1,1-Dichloroethane	4657916	4657916	<0.30	<0.30	NA	< 0.30	90%	50%	140%	81%	60%	130%	77%	50%	140%
Methyl Ethyl Ketone	4657916	4657916	<1.0	<1.0	NA	< 1.0	89%	50%	140%	101%	50%	140%	104%	50%	140%
cis- 1,2-Dichloroethylene	4657916	4657916	<0.20	<0.20	NA	< 0.20	90%	50%	140%	78%	60%	130%	84%	50%	140%
Chloroform	4657916	4657916	<0.20	<0.20	NA	< 0.20	96%	50%	140%	80%	60%	130%	81%	50%	140%
1,2-Dichloroethane	4657916	4657916	<0.20	<0.20	NA	< 0.20	107%	50%	140%	81%	60%	130%	105%	50%	140%
1,1,1-Trichloroethane	4657916	4657916	<0.30	<0.30	NA	< 0.30	73%	50%	140%	82%	60%	130%	81%	50%	140%
Carbon Tetrachloride	4657916	4657916	<0.20	<0.20	NA	< 0.20	76%	50%	140%	86%	60%	130%	84%	50%	140%
Benzene	4657916	4657916	<0.20	<0.20	NA	< 0.20	85%	50%	140%	77%	60%	130%	74%	50%	140%
1,2-Dichloropropane	4657916	4657916	<0.20	<0.20	NA	< 0.20	86%	50%	140%	73%	60%	130%	89%	50%	140%
Trichloroethylene	4657916	4657916	<0.20	<0.20	NA	< 0.20	72%	50%	140%	87%	60%	130%	76%	50%	140%
Bromodichloromethane	4657916	4657916	<0.20	<0.20	NA	< 0.20	87%	50%	140%	73%	60%	130%	70%	50%	140%
Methyl Isobutyl Ketone	4657916	4657916	<1.0	<1.0	NA	< 1.0	105%	50%	140%	86%	50%	140%	109%	50%	140%
1,1,2-Trichloroethane	4657916	4657916	<0.20	<0.20	NA	< 0.20	103%	50%	140%	93%	60%	130%	92%	50%	140%
Toluene	4657916	4657916	<0.20	<0.20	NA	< 0.20	86%	50%	140%	101%	60%	130%	108%	50%	140%
Dibromochloromethane	4657916	4657916	<0.10	<0.10	NA	< 0.10	101%	50%	140%	102%	60%	130%	114%	50%	140%
Ethylene Dibromide	4657916	4657916	<0.10	<0.10	NA	< 0.10	101%	50%	140%	104%	60%	130%	96%	50%	140%
Tetrachloroethylene	4657916	4657916	<0.20	<0.20	NA	< 0.20	113%	50%	140%	111%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	4657916	4657916	<0.10	<0.10	NA	< 0.10	111%	50%	140%	92%	60%	130%	97%	50%	140%
Chlorobenzene	4657916	4657916	<0.10	<0.10	NA	< 0.10	103%	50%	140%	110%	60%	130%	95%	50%	140%
Ethylbenzene	4657916	4657916	<0.10	<0.10	NA	< 0.10	89%	50%	140%	112%	60%	130%	113%	50%	140%
m & p-Xylene	4657916	4657916	<0.20	<0.20	NA	< 0.20	106%	50%	140%	103%	60%	130%	108%	50%	140%
Bromoform	4657916	4657916	<0.10	<0.10	NA	< 0.10	107%	50%	140%	111%	60%	130%	90%	50%	140%
Styrene	4657916	4657916	<0.10	<0.10	NA	< 0.10	82%	50%	140%	91%	60%	130%	97%	50%	140%
1,1,2,2-Tetrachloroethane	4657916	4657916	<0.10	<0.10	NA	< 0.10	113%	50%	140%	85%	60%	130%	101%	50%	140%
o-Xylene	4657916	4657916	<0.10	<0.10	NA	< 0.10	105%	50%	140%	86%	60%	130%	102%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362-Spergel Sutton
 SAMPLING SITE: 26233 Highway 49, Sutton, ON

 AGAT WORK ORDER: 23T985197
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: T. Thornton

Trace Organics Analysis (Continued)

RPT Date: Jan 09, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,3-Dichlorobenzene	4657916	4657916	<0.10	<0.10	NA	< 0.10	112%	50%	140%	101%	60%	130%	108%	50%	140%	
1,4-Dichlorobenzene	4657916	4657916	<0.10	<0.10	NA	< 0.10	107%	50%	140%	92%	60%	130%	91%	50%	140%	
1,2-Dichlorobenzene	4657916	4657916	<0.10	<0.10	NA	< 0.10	113%	50%	140%	103%	60%	130%	101%	50%	140%	
n-Hexane	4657916	4657916	<0.20	<0.20	NA	< 0.20	90%	50%	140%	103%	60%	130%	91%	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: _____



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 49, Sutton, ON

SAMPLED BY: T. Thornton

Water Analysis

RPT Date: Jan 09, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Dissolved Antimony	4657915	4657915	<1.0	<1.0	NA	< 1.0	102%	70%	130%	103%	80%	120%	101%	70%	130%
Dissolved Arsenic	4657915	4657915	<1.0	<1.0	NA	< 1.0	98%	70%	130%	98%	80%	120%	96%	70%	130%
Dissolved Barium	4657915	4657915	79.3	82.3	3.7%	< 2.0	100%	70%	130%	107%	80%	120%	103%	70%	130%
Dissolved Beryllium	4657915	4657915	<0.50	<0.50	NA	< 0.50	93%	70%	130%	104%	80%	120%	101%	70%	130%
Dissolved Boron	4657915	4657915	214	228	6.3%	< 10.0	95%	70%	130%	105%	80%	120%	100%	70%	130%
Dissolved Cadmium	4657915	4657915	<0.20	<0.20	NA	< 0.20	97%	70%	130%	100%	80%	120%	97%	70%	130%
Dissolved Chromium	4657915	4657915	<2.0	<2.0	NA	< 2.0	100%	70%	130%	104%	80%	120%	104%	70%	130%
Dissolved Cobalt	4657915	4657915	<0.50	<0.50	NA	< 0.50	102%	70%	130%	107%	80%	120%	102%	70%	130%
Dissolved Copper	4657915	4657915	3.0	2.9	NA	< 1.0	101%	70%	130%	100%	80%	120%	98%	70%	130%
Dissolved Lead	4657915	4657915	<0.50	<0.50	NA	< 0.50	98%	70%	130%	94%	80%	120%	90%	70%	130%
Dissolved Molybdenum	4657915	4657915	2.87	3.01	4.8%	< 0.50	103%	70%	130%	109%	80%	120%	108%	70%	130%
Dissolved Nickel	4657915	4657915	4.1	3.4	NA	< 1.0	101%	70%	130%	105%	80%	120%	99%	70%	130%
Dissolved Selenium	4657915	4657915	<1.0	<1.0	NA	< 1.0	105%	70%	130%	100%	80%	120%	99%	70%	130%
Dissolved Silver	4657915	4657915	<0.20	<0.20	NA	< 0.20	100%	70%	130%	103%	80%	120%	98%	70%	130%
Dissolved Thallium	4657915	4657915	<0.30	<0.30	NA	< 0.30	100%	70%	130%	100%	80%	120%	96%	70%	130%
Dissolved Uranium	4657915	4657915	2.29	2.40	NA	< 0.50	101%	70%	130%	101%	80%	120%	100%	70%	130%
Dissolved Vanadium	4657915	4657915	<0.40	<0.40	NA	< 0.40	102%	70%	130%	110%	80%	120%	108%	70%	130%
Dissolved Zinc	4657915	4657915	9.2	<5.0	NA	< 5.0	104%	70%	130%	100%	80%	120%	100%	70%	130%

Comments: NA signifies Not Applicable.

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

O. Reg. 153(511) - ORPs (Water)

Electrical Conductivity	4657848		3480	3480	0.0%	< 2	100%	90%	110%	NA			NA		
pH	4657848		7.58	7.67	1.2%	NA	100%	90%	110%	NA			NA		

Comments: NA signifies Not Applicable.

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

Certified By:



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 49, Sutton, ON

SAMPLED BY: T. Thornton

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T985197

PROJECT: 7362-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 49, Sutton, ON

SAMPLED BY: T. Thornton

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362-Spergel Sutton
 SAMPLING SITE:26233 Highway 49, Sutton, ON

AGAT WORK ORDER: 23T985197
 ATTENTION TO: Ali Rasoul
 SAMPLED BY:T. Thornton

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
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680

ATTENTION TO: Ali Rasoul
PROJECT: 7362 - Spergal Satton

AGAT WORK ORDER: 23T987062

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Amanjot Bhela, Inorganic Lab Manager

DATE REPORTED: Jan 18, 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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.
- 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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.
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- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

5835 COOPERS AVENUE
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-01-11

DATE REPORTED: 2023-01-18

		SAMPLE DESCRIPTION:			MW1	MW2	MW3
		SAMPLE TYPE:			Water	Water	Water
		DATE SAMPLED:			2023-01-11 10:00	2023-01-11 10:30	2023-01-11 11:00
Parameter	Unit	G / S	RDL	4674538	4674550	4674551	
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	874	
F3 (C16 to C34)	µg/L	500	100	<100	<100	125	
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100	
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA	
Sediment				2	2	2	
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140		99	96	98	
Terphenyl	% Recovery	60-140		68	63	81	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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.

4674538-4674551 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-01-11

DATE REPORTED: 2023-01-18

Parameter	Unit	SAMPLE DESCRIPTION:		MW1	MW2	MW3
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-01-11 10:00	2023-01-11 10:30	2023-01-11 11:00
		G / S	RDL	4674538	4674550	4674551
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	1.7	0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	14	0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	22	0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	5	0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	5.0	0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	0.49	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	5	0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	5	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	0.37	1.63	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	0.44	0.47	<0.10

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-01-11

DATE REPORTED: 2023-01-18

		SAMPLE DESCRIPTION:		MW1	MW2	MW3
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-01-11 10:00	2023-01-11 10:30	2023-01-11 11:00
Parameter	Unit	G / S	RDL	4674538	4674550	4674551
m & p-Xylene	µg/L		0.20	0.45	0.82	<0.20
Bromoform	µg/L	25	0.10	<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	0.33	0.32	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	0.78	1.14	<0.20
n-Hexane	µg/L	520	0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140		99	96	98
4-Bromofluorobenzene	% Recovery	50-140		92	92	91

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
 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.

4674538-4674551 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:



Certificate of Analysis

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

5835 COOPERS AVENUE
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2023-01-11

DATE REPORTED: 2023-01-18

Parameter	Unit	SAMPLE DESCRIPTION:				
		G / S	RDL	MW1	MW2	MW3
				Water	Water	Water
DATE SAMPLED:	2023-01-11	2023-01-11	2023-01-11			
				4674538	4674550	4674551
Dissolved Antimony	µg/L	6	1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0	<1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	123	114	78.6
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	182	80.4	51.4
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50	<0.50	<0.50
Dissolved Copper	µg/L	87	1.0	4.3	1.3	2.3
Dissolved Lead	µg/L	10	0.50	0.53	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	13.6	16.3	2.74
Dissolved Nickel	µg/L	100	1.0	1.6	1.7	1.2
Dissolved Selenium	µg/L	10	1.0	1.3	<1.0	1.8
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	1.51	1.31	0.58
Dissolved Vanadium	µg/L	6.2	0.40	0.82	0.69	0.42
Dissolved Zinc	µg/L	1100	5.0	12.3	<5.0	<5.0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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.

4674538-4674551 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Amayot Bhela




Certificate of Analysis

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

O. Reg. 153(511) - ORPs (Water)

DATE RECEIVED: 2023-01-11

DATE REPORTED: 2023-01-18

		SAMPLE DESCRIPTION:		MW1	MW2	MW3
		SAMPLE TYPE:		Water	Water	Water
		DATE SAMPLED:		2023-01-11 10:00	2023-01-11 10:30	2023-01-11 11:00
Parameter	Unit	G / S	RDL	4674538	4674550	4674551
Electrical Conductivity	uS/cm	NA	2	1350	741	907
pH	pH Units		NA	7.82	7.79	7.66

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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:

Amrajot Bhela



Guideline Violation

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
4674551	MW3	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	µg/L	150	874

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

Trace Organics Analysis

RPT Date: Jan 18, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	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)	4674659	<25	<25	NA	< 25	94%	60%	140%	113%	60%	140%	114%	60%	140%
F2 (C10 to C16)	4679959	<100	<100	NA	< 100	97%	60%	140%	69%	60%	140%	79%	60%	140%
F3 (C16 to C34)	4679959	<100	<100	NA	< 100	103%	60%	140%	76%	60%	140%	86%	60%	140%
F4 (C34 to C50)	4679959	<100	<100	NA	< 100	84%	60%	140%	80%	60%	140%	86%	60%	140%

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

Dichlorodifluoromethane	4674659	<0.40	<0.40	NA	< 0.40	116%	50%	140%	111%	50%	140%	84%	50%	140%
Vinyl Chloride	4674659	<0.17	<0.17	NA	< 0.17	79%	50%	140%	74%	50%	140%	73%	50%	140%
Bromomethane	4674659	<0.20	<0.20	NA	< 0.20	88%	50%	140%	85%	50%	140%	86%	50%	140%
Trichlorofluoromethane	4674659	<0.40	<0.40	NA	< 0.40	92%	50%	140%	87%	50%	140%	84%	50%	140%
Acetone	4674659	<1.0	<1.0	NA	< 1.0	78%	50%	140%	100%	50%	140%	107%	50%	140%
1,1-Dichloroethylene	4674659	<0.30	<0.30	NA	< 0.30	75%	50%	140%	76%	60%	130%	86%	50%	140%
Methylene Chloride	4674659	<0.30	<0.30	NA	< 0.30	97%	50%	140%	97%	60%	130%	105%	50%	140%
trans- 1,2-Dichloroethylene	4674659	<0.20	<0.20	NA	< 0.20	81%	50%	140%	75%	60%	130%	96%	50%	140%
Methyl tert-butyl ether	4674659	<0.20	<0.20	NA	< 0.20	75%	50%	140%	74%	60%	130%	89%	50%	140%
1,1-Dichloroethane	4674659	<0.30	<0.30	NA	< 0.30	82%	50%	140%	77%	60%	130%	102%	50%	140%
Methyl Ethyl Ketone	4674659	<1.0	<1.0	NA	< 1.0	96%	50%	140%	92%	50%	140%	110%	50%	140%
cis- 1,2-Dichloroethylene	4674659	<0.20	<0.20	NA	< 0.20	82%	50%	140%	71%	60%	130%	101%	50%	140%
Chloroform	4674659	<0.20	<0.20	NA	< 0.20	81%	50%	140%	76%	60%	130%	103%	50%	140%
1,2-Dichloroethane	4674659	<0.20	<0.20	NA	< 0.20	90%	50%	140%	84%	60%	130%	107%	50%	140%
1,1,1-Trichloroethane	4674659	<0.30	<0.30	NA	< 0.30	88%	50%	140%	72%	60%	130%	78%	50%	140%
Carbon Tetrachloride	4674659	<0.20	<0.20	NA	< 0.20	74%	50%	140%	82%	60%	130%	71%	50%	140%
Benzene	4674659	0.41	0.45	NA	< 0.20	83%	50%	140%	79%	60%	130%	98%	50%	140%
1,2-Dichloropropane	4674659	<0.20	<0.20	NA	< 0.20	82%	50%	140%	83%	60%	130%	101%	50%	140%
Trichloroethylene	4674659	<0.20	<0.20	NA	< 0.20	104%	50%	140%	102%	60%	130%	82%	50%	140%
Bromodichloromethane	4674659	<0.20	<0.20	NA	< 0.20	107%	50%	140%	96%	60%	130%	81%	50%	140%
Methyl Isobutyl Ketone	4674659	<1.0	<1.0	NA	< 1.0	104%	50%	140%	118%	50%	140%	96%	50%	140%
1,1,2-Trichloroethane	4674659	<0.20	<0.20	NA	< 0.20	106%	50%	140%	98%	60%	130%	91%	50%	140%
Toluene	4674659	3.52	3.63	3.1%	< 0.20	105%	50%	140%	94%	60%	130%	80%	50%	140%
Dibromochloromethane	4674659	<0.10	<0.10	NA	< 0.10	74%	50%	140%	90%	60%	130%	79%	50%	140%
Ethylene Dibromide	4674659	<0.10	<0.10	NA	< 0.10	114%	50%	140%	109%	60%	130%	101%	50%	140%
Tetrachloroethylene	4674659	<0.20	<0.20	NA	< 0.20	94%	50%	140%	86%	60%	130%	75%	50%	140%
1,1,1,2-Tetrachloroethane	4674659	<0.10	<0.10	NA	< 0.10	73%	50%	140%	81%	60%	130%	76%	50%	140%
Chlorobenzene	4674659	<0.10	<0.10	NA	< 0.10	100%	50%	140%	91%	60%	130%	86%	50%	140%
Ethylbenzene	4674659	0.33	0.36	NA	< 0.10	103%	50%	140%	93%	60%	130%	89%	50%	140%
m & p-Xylene	4674659	1.21	1.23	1.6%	< 0.20	102%	50%	140%	93%	60%	130%	94%	50%	140%
Bromoform	4674659	<0.10	<0.10	NA	< 0.10	79%	50%	140%	75%	60%	130%	82%	50%	140%
Styrene	4674659	<0.10	<0.10	NA	< 0.10	92%	50%	140%	86%	60%	130%	81%	50%	140%
1,1,2,2-Tetrachloroethane	4674659	<0.10	<0.10	NA	< 0.10	109%	50%	140%	104%	60%	130%	93%	50%	140%
o-Xylene	4674659	0.43	0.42	NA	< 0.10	101%	50%	140%	92%	60%	130%	87%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362 - Spergal Satton
 SAMPLING SITE:

 AGAT WORK ORDER: 23T987062
 ATTENTION TO: Ali Rasoul
 SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: Jan 18, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,3-Dichlorobenzene	4674659		<0.10	<0.10	NA	< 0.10	102%	50%	140%	93%	60%	130%	84%	50%	140%	
1,4-Dichlorobenzene	4674659		<0.10	<0.10	NA	< 0.10	102%	50%	140%	94%	60%	130%	85%	50%	140%	
1,2-Dichlorobenzene	4674659		<0.10	<0.10	NA	< 0.10	100%	50%	140%	94%	60%	130%	78%	50%	140%	
n-Hexane	4674659		<0.20	<0.20	NA	< 0.20	95%	50%	140%	116%	60%	130%	100%	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:



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

Water Analysis															
RPT Date: Jan 18, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Dissolved Antimony	4674538	4674538	<1.0	<1.0	NA	< 1.0	106%	70%	130%	103%	80%	120%	112%	70%	130%
Dissolved Arsenic	4674538	4674538	<1.0	<1.0	NA	< 1.0	92%	70%	130%	111%	80%	120%	98%	70%	130%
Dissolved Barium	4674538	4674538	123	117	5.0%	< 2.0	100%	70%	130%	100%	80%	120%	101%	70%	130%
Dissolved Beryllium	4674538	4674538	<0.50	<0.50	NA	< 0.50	102%	70%	130%	108%	80%	120%	117%	70%	130%
Dissolved Boron	4674538	4674538	182	172	5.6%	< 10.0	101%	70%	130%	105%	80%	120%	116%	70%	130%
Dissolved Cadmium	4674538	4674538	<0.20	<0.20	NA	< 0.20	100%	70%	130%	100%	80%	120%	103%	70%	130%
Dissolved Chromium	4674538	4674538	<2.0	<2.0	NA	< 2.0	96%	70%	130%	100%	80%	120%	104%	70%	130%
Dissolved Cobalt	4674538	4674538	<0.50	<0.50	NA	< 0.50	98%	70%	130%	100%	80%	120%	105%	70%	130%
Dissolved Copper	4674538	4674538	4.3	4.6	NA	< 1.0	98%	70%	130%	97%	80%	120%	99%	70%	130%
Dissolved Lead	4674538	4674538	0.53	<0.50	NA	< 0.50	97%	70%	130%	95%	80%	120%	94%	70%	130%
Dissolved Molybdenum	4674538	4674538	13.6	12.8	6.1%	< 0.50	98%	70%	130%	103%	80%	120%	109%	70%	130%
Dissolved Nickel	4674538	4674538	1.6	1.3	NA	< 1.0	96%	70%	130%	98%	80%	120%	101%	70%	130%
Dissolved Selenium	4674538	4674538	1.3	1.9	NA	< 1.0	101%	70%	130%	101%	80%	120%	106%	70%	130%
Dissolved Silver	4674538	4674538	<0.20	<0.20	NA	< 0.20	95%	70%	130%	96%	80%	120%	97%	70%	130%
Dissolved Thallium	4674538	4674538	<0.30	<0.30	NA	< 0.30	98%	70%	130%	96%	80%	120%	97%	70%	130%
Dissolved Uranium	4674538	4674538	1.51	1.43	NA	< 0.50	96%	70%	130%	99%	80%	120%	101%	70%	130%
Dissolved Vanadium	4674538	4674538	0.82	0.86	NA	< 0.40	97%	70%	130%	101%	80%	120%	108%	70%	130%
Dissolved Zinc	4674538	4674538	12.3	<5.0	NA	< 5.0	97%	70%	130%	100%	80%	120%	106%	70%	130%

Comments: NA signifies Not Applicable.

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

O. Reg. 153(511) - ORPs (Water)

Electrical Conductivity	4674448		725	725	0.0%	< 2	99%	90%	110%	NA				NA
pH	4674448		7.60	7.76	2.1%	NA	100%	90%	110%	NA				NA

Comments: NA signifies Not Applicable.

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

Certified By:




Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T987062

PROJECT: 7362 - Spergal Satton

ATTENTION TO: Ali Rasoul

SAMPLING SITE:

SAMPLED BY:

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362 - Spergal Satton
 SAMPLING SITE:

AGAT WORK ORDER: 23T987062
 ATTENTION TO: Ali Rasoul
 SAMPLED BY:

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
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE



AGAT Laboratories

4535 Leppel Avenue
Mississauga, Ontario L4Z 1V7
Ph: 905 712-5100 Fax: 905 712-5122
web@earth.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: A & A Environmental Consultants Inc.
 Contact: Dr. Ali Rasoul
 Address: 16 Young St
Woodstock, ON
 Phone: 519-266-4680 Fax: 519-266-3666
 Reports to be sent to:
 1. Email: arasoul@aaenvironmental.ca, vsowden@aaenvironmental.ca
 2. Email: sscott@aaenvironmental.ca

Regulatory Requirements: No Regulatory Requirement

(Please check all applicable boxes)

Regulation 153/04 Sewer Use Regulation 558
 Ind/Com Sanitary CCME
 Res/Park Storm Prov. Water Quality Objectives (PWQO)
 Agriculture Other
 Soil Texture (Check One) Region: _____ Indicate One
 Coarse MISA
 Fine _____ Indicate One

Is this submission for a Record of Site Condition?

Yes No

Report Guideline on Certificate of Analysis

Yes No

Project Information:

Project: 7362 - Special Section
 Site Location: 26233 Hwy 4/8, Section, ON
 Sampled By: T.J.
 AGAT Quote #: 368057 PO: 7362

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

Invoice Information:

Company: _____ Bill To Same: Yes No
 Contact: _____
 Address: _____
 Email: _____

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI

0. Reg 153

Metals and Inorganics	<input type="checkbox"/> All Metals <input type="checkbox"/> 163 Metals (excl. Hydrides)	Nutrients: <input type="checkbox"/> TP <input type="checkbox"/> NH ₃ <input type="checkbox"/> TKN <input type="checkbox"/> NO ₃ <input type="checkbox"/> NO ₂ <input type="checkbox"/> NO ₃ +NO ₂	Volatiles: <input type="checkbox"/> VOC <input type="checkbox"/> BTEX <input type="checkbox"/> THM	PHCs F1 - F4	ABNs	PAHs	PCBs: <input type="checkbox"/> Total <input type="checkbox"/> Aroclors	Organochlorine Pesticides	TCF: <input type="checkbox"/> Mal <input type="checkbox"/> Mal <input type="checkbox"/> VOCs <input type="checkbox"/> ABNs <input type="checkbox"/> Bq/P <input type="checkbox"/> PCBs	Sewer Use	Metals Soil 93-101	Metals Water 93-196	CCME F1-F4/VOCs Soil 91-248	CCME F1-F4/VOCs Water 91-249	CCME F1-F4/BTEX Water 91-205	Sieve & texture (75 Micron)
<input type="checkbox"/> Hydride Metals <input type="checkbox"/> 163 Metals (Incl. Hydrides)	ORPe: <input type="checkbox"/> B-HWS <input type="checkbox"/> Cl <input type="checkbox"/> CN <input type="checkbox"/> Cr ⁶⁺ <input type="checkbox"/> EC <input type="checkbox"/> FOC <input type="checkbox"/> Hg <input type="checkbox"/> Pb <input type="checkbox"/> SAR															

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y/N	Metals and Inorganics	ORPe	Full Metals Scan	Regulatory/Custom Metals	Nutrients	Volatiles	PHCs F1 - F4	ABNs	PAHs	PCBs	Organochlorine Pesticides	TCF	Sewer Use	Metals Soil 93-101	Metals Water 93-196	CCME F1-F4/VOCs Soil 91-248	CCME F1-F4/VOCs Water 91-249	CCME F1-F4/BTEX Water 91-205	Sieve & texture (75 Micron)
MW1	Jan 11/23	10:00am	10	GW		Y																			
MW2	↓	10:30am	10	GW		Y		X														X	X		
MW3	↓	11:00am	10	GW		Y		X														X	X		

Samples Released By (Print Name and Sign) <u>T. Thornton</u>	Date <u>Jan 11/23</u>	Time <u>12:30pm</u>	Samples Received By (Print Name and Sign) <u>Ali Rasoul</u>	Date <u>1/11/23</u>	Time <u>12:35 PM</u>
Samples Released By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Samples Released By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680
ATTENTION TO: Ali Rasoul
PROJECT: 7362 Spergel Sutton West
AGAT WORK ORDER: 23T991355
TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor
DATE REPORTED: Jan 31, 2023
PAGES (INCLUDING COVER): 10
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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.
- 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 report shall not be reproduced or distributed, in whole or in part, without the prior written consent of AGAT Laboratories.
- 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 information contained in this document.
- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 23T991355
PROJECT: 7362 Spergel Sutton West

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CANADA L4Z 1Y2
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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulsom

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

DATE RECEIVED: 2023-01-25

DATE REPORTED: 2023-01-31

SAMPLE DESCRIPTION:		MW3		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2023-01-24		
Parameter	Unit	G / S	RDL	4717361
F1 (C6 - C10)	µg/L	750	25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25
F2 (C10 to C16)	µg/L	150	100	463
F3 (C16 to C34)	µg/L	500	100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				3
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		104
Terphenyl	% Recovery	60-140		106

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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.

4717361 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 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 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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T991355
PROJECT: 7362 Spergel Sutton West

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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulsom

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

DATE RECEIVED: 2023-01-25

DATE REPORTED: 2023-01-31

Parameter	Unit	SAMPLE DESCRIPTION: MW3		
		G / S	RDL	4717361
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	1.7	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	14	0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20
Chloroform	µg/L	22	0.20	<0.20
1,2-Dichloroethane	µg/L	5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30
Carbon Tetrachloride	µg/L	5.0	0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20
Trichloroethylene	µg/L	5	0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	5	0.20	<0.20
Toluene	µg/L	24	0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	17	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T991355
PROJECT: 7362 Spergel Sutton West

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulsom

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

DATE RECEIVED: 2023-01-25

DATE REPORTED: 2023-01-31

SAMPLE DESCRIPTION:		MW3		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2023-01-24		
Parameter	Unit	G / S	RDL	4717361
Bromoform	µg/L	25	0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20
n-Hexane	µg/L	520	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		104
4-Bromofluorobenzene	% Recovery	50-140		84

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 PGW MFT
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.

4717361 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:



Guideline Violation

AGAT WORK ORDER: 23T991355
PROJECT: 7362 Spergel Sutton West

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
4717361	MW3	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	µg/L	150	463

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T991355

PROJECT: 7362 Spergel Sutton West

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton, ON

SAMPLED BY: E. Fulsom

Trace Organics Analysis

RPT Date: Jan 31, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		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)	4705529	<25	<25	NA	< 25	89%	60%	140%	74%	60%	140%	96%	60%	140%
F2 (C10 to C16)	4719247	<100	<100	NA	< 100	97%	60%	140%	61%	60%	140%	63%	60%	140%
F3 (C16 to C34)	4719247	<100	<100	NA	< 100	103%	60%	140%	68%	60%	140%	68%	60%	140%
F4 (C34 to C50)	4719247	<100	<100	NA	< 100	88%	60%	140%	71%	60%	140%	77%	60%	140%

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

Dichlorodifluoromethane	4705529	<0.40	<0.40	NA	< 0.40	92%	50%	140%	73%	50%	140%	113%	50%	140%
Vinyl Chloride	4705529	<0.17	<0.17	NA	< 0.17	86%	50%	140%	78%	50%	140%	93%	50%	140%
Bromomethane	4705529	<0.20	<0.20	NA	< 0.20	76%	50%	140%	90%	50%	140%	107%	50%	140%
Trichlorofluoromethane	4705529	<0.40	<0.40	NA	< 0.40	80%	50%	140%	79%	50%	140%	64%	50%	140%
Acetone	4705529	<1.0	<1.0	NA	< 1.0	88%	50%	140%	108%	50%	140%	106%	50%	140%
1,1-Dichloroethylene	4705529	<0.30	<0.30	NA	< 0.30	70%	50%	140%	94%	60%	130%	76%	50%	140%
Methylene Chloride	4705529	<0.30	<0.30	NA	< 0.30	75%	50%	140%	85%	60%	130%	83%	50%	140%
trans- 1,2-Dichloroethylene	4705529	<0.20	<0.20	NA	< 0.20	75%	50%	140%	93%	60%	130%	92%	50%	140%
Methyl tert-butyl ether	4705529	<0.20	<0.20	NA	< 0.20	84%	50%	140%	95%	60%	130%	89%	50%	140%
1,1-Dichloroethane	4705529	0.63	0.61	NA	< 0.30	76%	50%	140%	96%	60%	130%	99%	50%	140%
Methyl Ethyl Ketone	4705529	<1.0	<1.0	NA	< 1.0	90%	50%	140%	100%	50%	140%	112%	50%	140%
cis- 1,2-Dichloroethylene	4705529	<0.20	<0.20	NA	< 0.20	78%	50%	140%	96%	60%	130%	110%	50%	140%
Chloroform	4705529	<0.20	<0.20	NA	< 0.20	86%	50%	140%	99%	60%	130%	112%	50%	140%
1,2-Dichloroethane	4705529	<0.20	<0.20	NA	< 0.20	90%	50%	140%	103%	60%	130%	103%	50%	140%
1,1,1-Trichloroethane	4705529	<0.30	<0.30	NA	< 0.30	74%	50%	140%	89%	60%	130%	73%	50%	140%
Carbon Tetrachloride	4705529	<0.20	<0.20	NA	< 0.20	72%	50%	140%	80%	60%	130%	90%	50%	140%
Benzene	4705529	<0.20	<0.20	NA	< 0.20	82%	50%	140%	95%	60%	130%	105%	50%	140%
1,2-Dichloropropane	4705529	<0.20	<0.20	NA	< 0.20	85%	50%	140%	93%	60%	130%	114%	50%	140%
Trichloroethylene	4705529	<0.20	<0.20	NA	< 0.20	80%	50%	140%	76%	60%	130%	74%	50%	140%
Bromodichloromethane	4705529	<0.20	<0.20	NA	< 0.20	71%	50%	140%	78%	60%	130%	99%	50%	140%
Methyl Isobutyl Ketone	4705529	<1.0	<1.0	NA	< 1.0	111%	50%	140%	108%	50%	140%	110%	50%	140%
1,1,2-Trichloroethane	4705529	<0.20	<0.20	NA	< 0.20	96%	50%	140%	105%	60%	130%	106%	50%	140%
Toluene	4705529	<0.20	<0.20	NA	< 0.20	86%	50%	140%	97%	60%	130%	89%	50%	140%
Dibromochloromethane	4705529	<0.10	<0.10	NA	< 0.10	75%	50%	140%	79%	60%	130%	98%	50%	140%
Ethylene Dibromide	4705529	<0.10	<0.10	NA	< 0.10	91%	50%	140%	99%	60%	130%	101%	50%	140%
Tetrachloroethylene	4705529	<0.20	<0.20	NA	< 0.20	85%	50%	140%	90%	60%	130%	71%	50%	140%
1,1,1,2-Tetrachloroethane	4705529	<0.10	<0.10	NA	< 0.10	76%	50%	140%	87%	60%	130%	90%	50%	140%
Chlorobenzene	4705529	<0.10	<0.10	NA	< 0.10	89%	50%	140%	96%	60%	130%	100%	50%	140%
Ethylbenzene	4705529	0.46	0.42	NA	< 0.10	84%	50%	140%	92%	60%	130%	82%	50%	140%
m & p-Xylene	4705529	0.59	0.59	NA	< 0.20	83%	50%	140%	91%	60%	130%	85%	50%	140%
Bromoform	4705529	<0.10	<0.10	NA	< 0.10	82%	50%	140%	77%	60%	130%	100%	50%	140%
Styrene	4705529	<0.10	<0.10	NA	< 0.10	82%	50%	140%	86%	60%	130%	92%	50%	140%
1,1,2,2-Tetrachloroethane	4705529	<0.10	<0.10	NA	< 0.10	100%	50%	140%	102%	60%	130%	102%	50%	140%
o-Xylene	4705529	<0.10	<0.10	NA	< 0.10	86%	50%	140%	94%	60%	130%	93%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362 Spergel Sutton West
 SAMPLING SITE: 26233 Highway 48, Sutton, ON

 AGAT WORK ORDER: 23T991355
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulsom

Trace Organics Analysis (Continued)

RPT Date: Jan 31, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	4705529		<0.10	<0.10	NA	< 0.10	91%	50%	140%	91%	60%	130%	102%	50%	140%
1,4-Dichlorobenzene	4705529		<0.10	<0.10	NA	< 0.10	88%	50%	140%	93%	60%	130%	107%	50%	140%
1,2-Dichlorobenzene	4705529		<0.10	<0.10	NA	< 0.10	93%	50%	140%	93%	60%	130%	110%	50%	140%
n-Hexane	4705529		<0.20	<0.20	NA	< 0.20	71%	50%	140%	81%	60%	130%	96%	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: _____



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T991355

PROJECT: 7362 Spergel Sutton West

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton, ON

SAMPLED BY: E. Fulsom

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362 Spergel Sutton West
 SAMPLING SITE: 26233 Highway 48, Sutton, ON

AGAT WORK ORDER: 23T991355
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulsom

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680
ATTENTION TO: Ali Rasoul
PROJECT: 7362-Spergel Sutton West
AGAT WORK ORDER: 23T991757
TRACE ORGANICS REVIEWED BY: Radhika Chakraborty, Trace Organics Lab Manager
DATE REPORTED: Feb 02, 2023
PAGES (INCLUDING COVER): 9
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 following analysis, unless expressly agreed otherwise in writing. Please contact your Client Project Manager if you require additional sample storage time.
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- All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.



Certificate of Analysis

AGAT WORK ORDER: 23T991757
PROJECT: 7362-Spergel Sutton West

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-26

DATE REPORTED: 2023-02-02

Parameter	Unit	SAMPLE DESCRIPTION:		DATE SAMPLED:	
		G / S	RDL	4720312	4720317
F1 (C6 - C10)	µg/g	65	5	<5	56
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	56
F2 (C10 to C16)	µg/g	250	10	112	47
F3 (C16 to C34)	µg/g	2500	50	<50	<50
F4 (C34 to C50)	µg/g	6600	50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	6600	50	NA	NA
Moisture Content	%		0.1	16.4	11.9
Surrogate	Unit	Acceptable Limits			
Toluene-d8	%		50-140	112	111
Terphenyl	%		60-140	86	77

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
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.

4720312-4720317 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:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 23T991757
PROJECT: 7362-Spergel Sutton West

5835 COOPERS AVENUE
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-26

DATE REPORTED: 2023-02-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH3@7.5-10	BH4@5-7.5
		G / S	RDL	4720312	4720317
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.25	0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05
Acetone	ug/g	28	0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.48	0.05	<0.05	<0.05
Methylene Chloride	ug/g	2	0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	2.5	0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	2.3	0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	88	0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02
Chloroform	ug/g	0.18	0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	12	0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.71	0.05	<0.05	<0.05
Benzene	ug/g	0.4	0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.68	0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.61	0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	210	0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.11	0.04	<0.04	<0.04
Toluene	ug/g	9	0.05	<0.05	<0.05
Dibromochloromethane	ug/g	2.9	0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	2.5	0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.11	0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 23T991757
PROJECT: 7362-Spergel Sutton West

5835 COOPERS AVENUE
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: T. Thornton

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

DATE RECEIVED: 2023-01-26

DATE REPORTED: 2023-02-02

Parameter	Unit	SAMPLE DESCRIPTION:		BH3@7.5-10	BH4@5-7.5
		G / S	RDL	4720312	4720317
m & p-Xylene	ug/g		0.05	<0.05	0.34
Bromoform	ug/g	1.7	0.05	<0.05	<0.05
Styrene	ug/g	43	0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.094	0.05	<0.05	<0.05
o-Xylene	ug/g		0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	12	0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.57	0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05
Xylenes (Total)	ug/g	30	0.05	<0.05	0.34
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05	<0.05
n-Hexane	µg/g	88	0.05	<0.05	4.22
Moisture Content	%		0.1	16.4	11.9
Surrogate	Unit	Acceptable Limits			
Toluene-d8	% Recovery	50-140		112	111
4-Bromofluorobenzene	% Recovery	50-140		103	120

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T2 S ICC MFT
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.

4720312-4720317 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:

R. Chakraborty

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T991757

PROJECT: 7362-Spergel Sutton West

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton

SAMPLED BY: T. Thornton

Trace Organics Analysis

RPT Date: Feb 02, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		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)	4735233		<5	<5	NA	< 5	97%	60%	140%	92%	60%	140%	82%	60%	140%
F2 (C10 to C16)	4721031		<10	<10	NA	< 10	97%	60%	140%	101%	60%	140%	106%	60%	140%
F3 (C16 to C34)	4721031		<50	<50	NA	< 50	110%	60%	140%	115%	60%	140%	91%	60%	140%
F4 (C34 to C50)	4721031		<50	<50	NA	< 50	91%	60%	140%	121%	60%	140%	114%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	4735233		<0.05	<0.05	NA	< 0.05	89%	50%	140%	117%	50%	140%	74%	50%	140%
Vinyl Chloride	4735233		<0.02	<0.02	NA	< 0.02	73%	50%	140%	98%	50%	140%	76%	50%	140%
Bromomethane	4735233		<0.05	<0.05	NA	< 0.05	85%	50%	140%	111%	50%	140%	83%	50%	140%
Trichlorofluoromethane	4735233		<0.05	<0.05	NA	< 0.05	117%	50%	140%	101%	50%	140%	96%	50%	140%
Acetone	4735233		<0.50	<0.50	NA	< 0.50	113%	50%	140%	71%	50%	140%	91%	50%	140%
1,1-Dichloroethylene	4735233		<0.05	<0.05	NA	< 0.05	84%	50%	140%	95%	60%	130%	106%	50%	140%
Methylene Chloride	4735233		<0.05	<0.05	NA	< 0.05	79%	50%	140%	79%	60%	130%	77%	50%	140%
Trans- 1,2-Dichloroethylene	4735233		<0.05	<0.05	NA	< 0.05	99%	50%	140%	80%	60%	130%	75%	50%	140%
Methyl tert-butyl Ether	4735233		<0.05	<0.05	NA	< 0.05	101%	50%	140%	102%	60%	130%	90%	50%	140%
1,1-Dichloroethane	4735233		<0.02	<0.02	NA	< 0.02	84%	50%	140%	81%	60%	130%	78%	50%	140%
Methyl Ethyl Ketone	4735233		<0.50	<0.50	NA	< 0.50	107%	50%	140%	81%	50%	140%	104%	50%	140%
Cis- 1,2-Dichloroethylene	4735233		<0.02	<0.02	NA	< 0.02	85%	50%	140%	84%	60%	130%	78%	50%	140%
Chloroform	4735233		<0.04	<0.04	NA	< 0.04	83%	50%	140%	90%	60%	130%	81%	50%	140%
1,2-Dichloroethane	4735233		<0.03	<0.03	NA	< 0.03	76%	50%	140%	77%	60%	130%	80%	50%	140%
1,1,1-Trichloroethane	4735233		<0.05	<0.05	NA	< 0.05	73%	50%	140%	98%	60%	130%	86%	50%	140%
Carbon Tetrachloride	4735233		<0.05	<0.05	NA	< 0.05	79%	50%	140%	95%	60%	130%	81%	50%	140%
Benzene	4735233		<0.02	<0.02	NA	< 0.02	98%	50%	140%	84%	60%	130%	75%	50%	140%
1,2-Dichloropropane	4735233		<0.03	<0.03	NA	< 0.03	82%	50%	140%	96%	60%	130%	88%	50%	140%
Trichloroethylene	4735233		<0.03	<0.03	NA	< 0.03	77%	50%	140%	112%	60%	130%	113%	50%	140%
Bromodichloromethane	4735233		<0.05	<0.05	NA	< 0.05	114%	50%	140%	95%	60%	130%	104%	50%	140%
Methyl Isobutyl Ketone	4735233		<0.50	<0.50	NA	< 0.50	101%	50%	140%	97%	50%	140%	115%	50%	140%
1,1,2-Trichloroethane	4735233		<0.04	<0.04	NA	< 0.04	75%	50%	140%	101%	60%	130%	81%	50%	140%
Toluene	4735233		<0.05	<0.05	NA	< 0.05	98%	50%	140%	118%	60%	130%	99%	50%	140%
Dibromochloromethane	4735233		<0.05	<0.05	NA	< 0.05	100%	50%	140%	88%	60%	130%	72%	50%	140%
Ethylene Dibromide	4735233		<0.04	<0.04	NA	< 0.04	73%	50%	140%	106%	60%	130%	93%	50%	140%
Tetrachloroethylene	4735233		<0.05	<0.05	NA	< 0.05	85%	50%	140%	96%	60%	130%	107%	50%	140%
1,1,1,2-Tetrachloroethane	4735233		<0.04	<0.04	NA	< 0.04	84%	50%	140%	93%	60%	130%	95%	50%	140%
Chlorobenzene	4735233		<0.05	<0.05	NA	< 0.05	85%	50%	140%	108%	60%	130%	108%	50%	140%
Ethylbenzene	4735233		<0.05	<0.05	NA	< 0.05	73%	50%	140%	109%	60%	130%	117%	50%	140%
m & p-Xylene	4735233		<0.05	<0.05	NA	< 0.05	81%	50%	140%	114%	60%	130%	119%	50%	140%
Bromoform	4735233		<0.05	<0.05	NA	< 0.05	74%	50%	140%	95%	60%	130%	75%	50%	140%
Styrene	4735233		<0.05	<0.05	NA	< 0.05	78%	50%	140%	105%	60%	130%	116%	50%	140%
1,1,2,2-Tetrachloroethane	4735233		<0.05	<0.05	NA	< 0.05	70%	50%	140%	71%	60%	130%	83%	50%	140%
o-Xylene	4735233		<0.05	<0.05	NA	< 0.05	82%	50%	140%	110%	60%	130%	106%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362-Spergel Sutton West
 SAMPLING SITE: 26233 Highway 48, Sutton

 AGAT WORK ORDER: 23T991757
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: T. Thornton

Trace Organics Analysis (Continued)

RPT Date: Feb 02, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,3-Dichlorobenzene	4735233		<0.05	<0.05	NA	< 0.05	103%	50%	140%	101%	60%	130%	103%	50%	140%	
1,4-Dichlorobenzene	4735233		<0.05	<0.05	NA	< 0.05	99%	50%	140%	80%	60%	130%	98%	50%	140%	
1,2-Dichlorobenzene	4735233		<0.05	<0.05	NA	< 0.05	93%	50%	140%	83%	60%	130%	101%	50%	140%	
n-Hexane	4735233		<0.05	<0.05	NA	< 0.05	91%	50%	140%	116%	60%	130%	79%	50%	140%	

Comments: 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: R. Chakraborty

Method Summary

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7362-Spergel Sutton West
 SAMPLING SITE: 26233 Highway 48, Sutton

 AGAT WORK ORDER: 23T991757
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: T. Thornton

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T991757

PROJECT: 7362-Spergel Sutton West

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton

SAMPLED BY: T. Thornton

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

APPENDIX F – Utility Locates

Subject **Request 2022503017**
 From <solutions@on1call.com>
 To <scairns@aaenvironmental.ca>
 Date 2022-12-05 15:48



- 7362_-_Potential_bore_hole_locations.png (~1.0 MB)
- MapSelection_05122022_15423339.jpg (~195 KB)

LOCATE REQUEST CONFIRMATION



REQUEST #: 2022503017 REQUEST PRIORITY: STANDARD

REQUEST TYPE: REGULAR

WORK TO BEGIN DATE: 12/12/2022

Update of Request # Project #:

Call Date: 12/05/2022 03:41:20 PM

Transmit Date: 12/05/2022 03:47:31 PM

REQUESTOR'S CONTACT INFORMATION

Contractor ID: 402118 Contact Name: SHIRLEY CAIRNS Company Name: A & A ENVIRONMENTAL CONSULTANTS INC. Address: 16 YOUNG STREET, WOODSTOCK, ON, N4S 3L4 Email: scairns@aaenvironmental.ca Primary Phone #: (519) 266-4680 Ext: 4689 Cell Phone #:	Alternate Contact Name: LANA COGHILL Alternate Contact #: (519) 266-4680 Ext: 2700
---	---

DIG INFORMATION

Region/County: YORK Community: City: GEORGINA Address: 26233, HIGHWAY 48 Intersecting Street 1: HIGH ST Intersecting Street 2:	Work Done for: PROPERTY OWNER Reason for Work: BORE HOLES Dig Method: Machine Dig Depth: More than 15 Feet	Pre-Marked: Area Not Pre-Marked Property Type: Private Property, Public Property Site Meeting: No Work End Date:
---	---	---

ADDITIONAL INFORMATION

DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

QUALIFYING INFORMATION

MEMBERS NOTIFIED: The following owners of underground infrastructure in the area of your excavation site have been notified.

Member Name	Station Code	Initial Status
CLI FOR ENBRIDGE GAS (ENGN01)	ENGN01	Notification sent
TRANS CANADA UTILITIES FOR YORK REGION FIBRE (YRF01)	YRF01	Notification sent
CLI FOR HYDRO ONE (H3AGN01)	H3AGN01	Notification sent
TOWN OF GEORGINA (GGN01)	GGN01	Notification sent

CCS FOR ROGERS (ROGSIM01)	ROGSIM01	Notification sent
MULTIVIEW FOR BELL CANADA (BCGN01)	BCGN01	Notification sent

MAP SELECTION: Map Selection provided by the excavator through Ontario One Call's map tool or through agent interpretation by phone

IMPORTANT INFORMATION: Please read.

Defining "NC" - Non-Compliant

- Non-compliant members have not met their obligations under section 5 of the Ontario Underground Infrastructure Notification Act. ON1Call has notified these members to ensure they are aware of your excavation. In this circumstance, should the member not respond, the excavator should contact the member directly to obtain their locates or request a status. ON1Call will not be provided with a locate status from the member regarding this request and therefore, cannot provide further information at this time. For locate status contact information please refer to our website.

You have a valid locate when...

- You have reviewed your locate request information for accuracy. UPDATE your request IMMEDIATELY if changes are needed and obtain a corrected locate request confirmation.

NOTE: Intersecting streets are often suggested by Ontario One Call's system, in some circumstances they may not reflect the closest intersecting streets to your excavation. You can change the intersecting streets before submitting the request by going through the "Review" page of your locate request, and editing any inaccurate information. Intersecting streets are for reference only, and unless you change the streets manually, you will not be asked to correct them if they are chosen by the system. If you don't agree with a street name, make sure to edit the request before you submit it, if you found a mistake after submitting the request, update your requests immediately on the web portal.

- You have obtained locates or clearances from all ON1Call members listed in this request before beginning your dig.

You've met your obligations when...

- You respect the marks and instructions provided by the locators and dig with care; the marks and locator instructions MUST MATCH. You must wait for responses from all members notified on your locate request before beginning to dig..
- You have obtained any necessary permits from the municipality in which you are digging.
- You have made Ontario One Call aware if you have come across any new or unlisted infrastructure in the public right of way AND stopped digging to prevent damages while we review.
- You have arranged for locates for your private lines on your private property - where applicable.

What does "Cleared" mean in the "Initial Status" section?

1. The information that you have provided about your dig will not affect that member's underground infrastructure and they have provided you with a clearance, if anything about your excavation changes, please ensure that you update your request immediately.

What are the images under "Map Selection"?

1. A drawing created by an excavator directly within Ontario One Call's Web request tool, this is expected to be an accurate rendition of the dig site, and it is the excavator's responsibility to ensure the location matches the information they provide under the 'Dig Location'; section OR;
2. A drawing created by an Ontario One Call agent, this drawing is based on a verbal description by phone of the area by the excavator. Agents may create drawings that are larger than the proposed dig to minimize risk of interpretation. It is the excavator's responsibility to review these map selections for accuracy. Changes can be made by the excavator through the Web request tool, to learn how visit www.ontarioonecall.ca.
3. All drawings dictate which members are notified.



7362_-_Potential_bore_hole_locations.png
~1.0 MB

MapSelection_05122022_15423339.jpg
~195 KB



LOCATE REQUEST

2022503017

REQUEST #

PHONE: 416-642-3111

FAX: 647-342-8344

Requested by: A & A ENVIRONMENTAL CONSULTANTS INC.

Contact Name: SHIRLEY CAIRNS Phone: (519)-266-4680 Fax:

DIG SITE LOCATION

Address: 26233, HIGHWAY 48 City: GEORGINA

Cross Street #1: HIGH ST Cross Street #2:

Type of Work: BORE HOLES

Remarks (Additional Dig Info):

DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

NB_SEGMENTS::3 BCGN01 ROGSIM01 GGN01 H3AGN01 YRF01 ENGN01

SEE ADDITIONAL LOCATES SHEETS

Caution: The markings may disappear or be misplaced. Should sketch markings not coincide, a new stakeout must be obtained. This is based on information given at the time. Any changes to location or nature of work requires a new stakeout. The EXCAVATOR must not work outside the indicated "Dig Area" without a further locate by the company. When a locate is being provided for more than one EXCAVATOR working on the project, a separate form must be issued to each. Privately owned facilities may be present in "Dig Area", check with property owner.

Thank you for calling before you dig !



Requested by: A & A ENVIRONMENTAL CO... SHIRLEY CAIRNS (519)-266-4680 ext.4689 scairns@aaenvironmental.ca	From: 26233 To: Unit: Street: HIGHWAY 48 Intersection 1: HIGH ST Intersection 2: City: GEORGINA	Request #: 2022503017 Excavation Date: 12/15/2022 Units: 1M
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WORKING FOR: PROPERTY OWNER **BORE HOLES**
 DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.
 NB_SEGMENTS: 3 BCGND1 ROGSND1 GOND1 H3AGND1 YRF01 ENGND1

Dig Area: Excavator shall not work outside the limits of the Dig Area without obtaining another locate.

From: SCL HWY 48	To: SPL 26233 HWY 48
From: WPL 26233 HWY 48	To: EPL 26233 HWY 48

LEGEND

Building Line BL

Fence Line -FL-

Curb Line CL

Sidewalk CSW

Manhole MH

Catch Basin

Hydrant

Pole

Railway

Transformer

Handwell HW

Pedestal

Water Box WB

Cable TV -TV-

Fibre Optic -FO-

Property Line PL

HAND DIG WITHIN 1 m (3.28 ft) TO THE FULL DEPTH OF THE EXCAVATION OF MARKINGS

METHOD OF MARKING

- Orange Paint
- Flags
- Stakes

SKETCH NOT DRAWN TO SCALE **FOR ALL CUT CABLES, PLEASE CALL 1 800 265 9501**

CAUTION: The markings may disappear or be misplaced. Should sketch and markings not coincide, a new stakesout must be obtained. This is based on information given at the time. Any changes to location or nature of work requires a new locate. The Excavator must not work outside the indicated "Dig Area" without a further locate by the company. When a locate is being provided for more than one excavator working on the project, a separate form must be issued to each. Privately owned facilities may be present in the Dig Area, check with property owner. **LOCATE IS VOID 90 DAYS FROM COMPLETION DATE.**

Accepted by:	Located by: CAMERON NELLER	Date and Time: 2022-12-15
Print:	I.D. number: 220015	<input checked="" type="checkbox"/> Mark and Fax / Emailed <input type="checkbox"/> Left on Site

A copy of this Locate Report must be on site and in the hands of the machine operator during work operations.

Utilities Located : <input type="checkbox"/> Telecom(Bell) <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Hydro <input type="checkbox"/> Street Lighting <input type="checkbox"/> Traffic Signals <input type="checkbox"/> Telecom(Rogers)	Request Type : STANDARD
---	-----------------------------------

Requested By : SHIRLEY CAIRNS	Contractor / Excavator : A & A ENVIRONMENTAL CONSULTANTS INC.
---	---

Tel : 519-266-4680	Alt. Phone : 519-266-4680	Email : scairns@aaenvironmental.ca
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Received Date : Dec 5 2022	Excavation Date : Dec 12 2022	Revised Excavation Date : Dec 13 2022	Type of Work : BORE HOLES
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Locate Address : 26233 HIGHWAY 48	City / Municipality : GEORGINA, ONTARIO
---	---

Nearest Intersection :
HIGH ST

Caller's Remarks (Additional Info) :
 DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED., TOOLS USED:[Machine Dig], PREMARKED VALUES:[Area Not Pre-Marked], PROPERTY TYPES:[Private Property],[Public Property], SITE MEETING:No, DEPTH:More than 15 Feet, ALTERNATE CONTACT TYPE:Alternate Contact

Bell	Enbridge Gas B1	EGD Vital Main	PowerStream	Hydro One B1	Street Lights	Rogers
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LOCATED AREA: EXCAVATOR SHALL NOT WORK OUTSIDE THE LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE !

Records Reference : <input checked="" type="checkbox"/> Datapak CLIGTA0068 <input checked="" type="checkbox"/> LAC Multiviewer GN01 <input type="checkbox"/> Utility Owner Mapping <input type="checkbox"/> Other DPT Remarks :	<p><i>Field sketch and Located Area shown on auxiliary locate sheet(s)</i></p> <p>ENGN01 H3AGN01 routine (STANDARD)</p> <p><i>Apply sticker here if required</i></p>
--	--

Method of Field Marking :
 Paint Stakes Flags Other (Telecom = Orange, Gas = Yellow, Hydro = Red)

CAUTION : Enbridge locates VOID after 60 days. PowerStream & Hydro One locates VOID after 60 days. Bell locates valid for life of excavation project; see attached document for details. Rogers locates VOID after 60 days.

CAUTION : Excavator must not work outside of the "Located Area" shown on the sketch. Any changes to excavation area or nature of work requires a new locate. Privately owned services within the located area have not been marked - check with the service/property owner. For all locate requests, including remarks, contact Ontario One Call at : 1-800-400-2255 or www.on1call.com

Locator's Name : Tyler Meiklejohn	ID # : 487	Locate Received By : SHIRLEY CAIRNS
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Date : Dec 8 2022	Start Time : 4:30 PM	End Time : 5:30 PM	Total Hours : 1	<input checked="" type="checkbox"/> Emailed <input type="checkbox"/> Left on Site
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A copy of this Primary Locate Sheet and Auxiliary Locate Sheet(s) must be on site and in the hands of the machine operator during work operations. Should sketch and markings not coincide, a new locate MUST be obtained.

Utilities Located:

Telecom(Bell) Gas Hydro Street Lighting Traffic Signals Telecom(Rogers)

Date Located:

Dec 8 2022

Number of Services marked: (Specify building/house numbers)

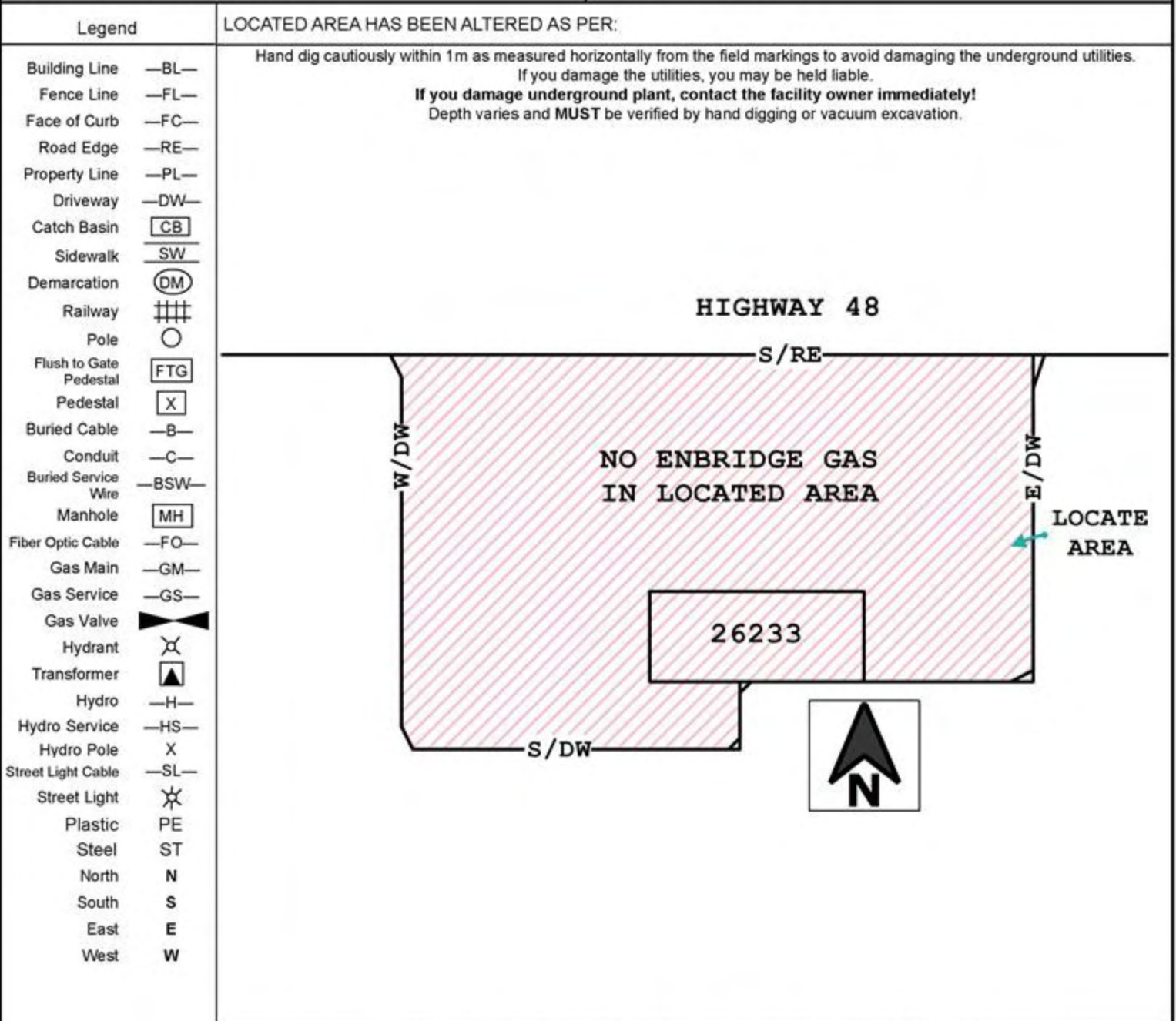
LOCATED AREA: EXCAVATOR SHALL NOT WORK OUTSIDE THE LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE !

FROM: W/DW @ 26233 HIGHWAY 48

TO: E/DW @ 26233 HIGHWAY 48

FROM: S/RE @ 26233 HIGHWAY 48

TO: S/RE @ HIGHWAY 48



THIS FORM VALID ONLY WITH Primary Locate Form. This sketch is not to scale.
Any privately owned services, including sewer service lines, within the located area have not been marked - check with the service/property owner.

A copy of this Auxiliary Locate Sheet(s) and the Primary Locate Sheet must be on site and in the hands of the machine operator during work operations. Should sketch and markings not coincide, a new locate **MUST** be obtained.

Utilities Located :

Telecom(Bell) Gas Hydro Street Lighting Traffic Signals Telecom(Rogers)

Date Located :

Dec 8 2022

Number of Services marked : (Specify building/house numbers)

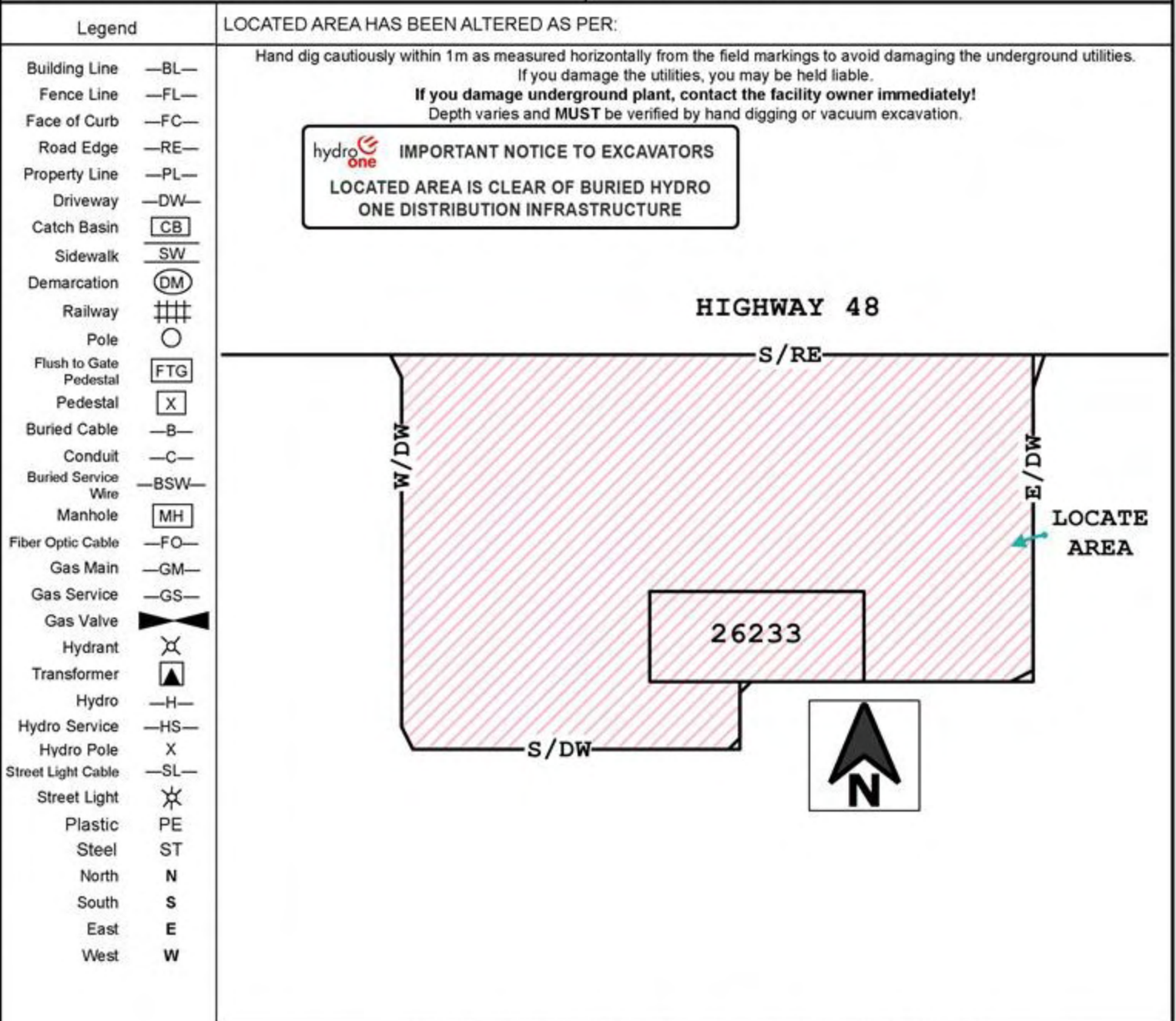
LOCATED AREA: EXCAVATOR SHALL NOT WORK OUTSIDE THE LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE !

FROM : W/DW @ 26233 HIGHWAY 48

TO : E/DW @ 26233 HIGHWAY 48

FROM : S/RE @ 26233 HIGHWAY 48

TO : S/RE @ HIGHWAY 48



THIS FORM VALID ONLY WITH Primary Locate Form. This sketch is not to scale.
 Any privately owned services, including sewer service lines, within the located area have not been marked - check with the service/property owner.

A copy of this Auxiliary Locate Sheet(s) and the Primary Locate Sheet must be on site and in the hands of the machine operator during work operations. Should sketch and markings not coincide, a new locate **MUST** be obtained.

Enbridge Excavator Checklist

Prior to site arrival

- Ensure you have received all locate sheets (total of package is found on page 1).
- If required, print additional copies of locate package for crews at various locations on site.
- If required, ensure all clearances have been received, printed and included in locate package.

Upon site arrival

- Review the sketch and the located area limits. Do you have what was requested? If not, do not excavate outside what was issued until the locate service provider has been contacted and the locate corrected.
- Review the markings on site. Is the entire plant identified on the locate form marked in the field? If not, contact the locate service provider.
- Ensure a plan is in place to protect and preserve the original yellow paint markings. White paint can be used to preserve and maintain the markings but should be placed beside or at the top or bottom of the original markings, ensuring not to replace the yellow paint.

Prior to excavation

- Ensure appropriate safeguards to expose all marked gas lines will be used. Hand dig or hydro excavation method must be used within 1 m (3.3 ft) (or as directed by Enbridge Gas Inc.) of any marked lines.
- If hydro-excavation will be used, ensure equipment is operated per Enbridge requirements.
- If support of gas lines or trench protection will be required through the course of excavation, ensuring approved methods and materials are readily available.

During Excavation

- Ensure no mechanical equipment is used within 1 m (3.3 ft) (or as directed by Enbridge Gas Inc.) of locate marks.
- Once gas lines are fully exposed (top, sides, bottom) ensure no mechanical equipment is used within 0.3 m (1 ft) (or greater if directed by Enbridge) of exposed pipe.
- Ensure all locate marks are verified. Expose per locate mark. Do not assume a gas line found away from the mark is what the locator was actually marking; you may have found an abandoned line or a missed line.
- Ensure all exposed gas identified in your excavation match the description on the auxiliary sheet of your locate (i.e., size and material). Any discrepancies should be reported to the locate service provider.

**Additional information for Excavators can be found in the
Enbridge Third-Party Requirements in the Vicinity of Natural Gas Facilities Standard**

enbridgegas.com/~media/Extranet-Pages/Safety/Before-you-dig/Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities

DISCLAIMER

Warning !

The excavator must have a copy of this locate on the job site during excavation.

Located Area: The excavator must not work outside the area indicated by the Located Area in the Diagram without a further locate by the Company.

Locate the plant: The plant location information provided is the best we have available but constitutes only an estimate. Depth of underground plant varies and the exact location must be determined by hand digging prior to excavation with mechanical equipment.

Mechanical equipment must not be used within one meter of the estimated location of the plant.

Expose the plant: Once the plant has been located by hand digging, it must be exposed along its length adjacent to or in the immediate vicinity of the proposed excavation. For this purpose, mechanical equipment must not be used within 0.5 meters of the plant.

Digging around the exposed plant: When the plant has been exposed, any further excavation within 0.3 meters must only be done by hand digging and not with mechanical equipment.

Support Requirements: If the underground plant is exposed over a distance of more than 1.25 meters, the Facility Owner must be notified. Underground plant must be supported at all times.

O. Reg. 210/01 Oil and Gas Pipeline Systems EXCERPTS

9. (1) No person shall dig, bore, trench, grade, excavate or break ground with mechanical equipment or explosives without first ascertaining the location of any pipeline that may be interfered with.

10. No person shall interfere with or damage any pipeline without authority to do so.

Technical Standards & Safety Act 2000 EXCERPTS

37 (1) Every person who contravenes or fails to comply with any provision of this act or the regulations; etc... is guilty of an offense and on conviction is liable to a fine of not more than \$50,000 or to imprisonment for a term of not more than one year, or to both.

Caution: The markings may disappear or be misplaced. Should sketch and markings not coincide, Excavator must obtain a new locate. This is based on information given at the time. Any changes to location or nature of work require a new locate. The Excavator must not work outside the indicated Located Area without a further locate. Privately owned services within the located area have not been marked - check with service/property owner.

Locate is VOID after the number of days indicated on the primary locate sheet.

For remarks contact Ontario One Call 1-800-400-2255
or at website: www.on1call.com



Auxiliary Locate Sheet

multiVIEW Locate Sheet 2 of 2
 OOC Ticket # 2022503017
 Date 12/19/2022
 Locator's Initials W. JEFFERSON
 Type of Work: BORE HOLES
 Address: 26233 HIGHWAY 48

On behalf of **BELL (Client)**

Emergency Standard
 Office

If a buried plant is damaged during excavation, the excavator must cease further excavation and contact BELL at 226-721-0211

Customer: A & A ENVIRONMENTAL CONSULTANTS INC. City: GEORGINA

Marking Method: Paint Pin Flags Wood Stakes Marker/Crayon Chalk Other: _____

Number of Services marked (Specify building/house numbers):

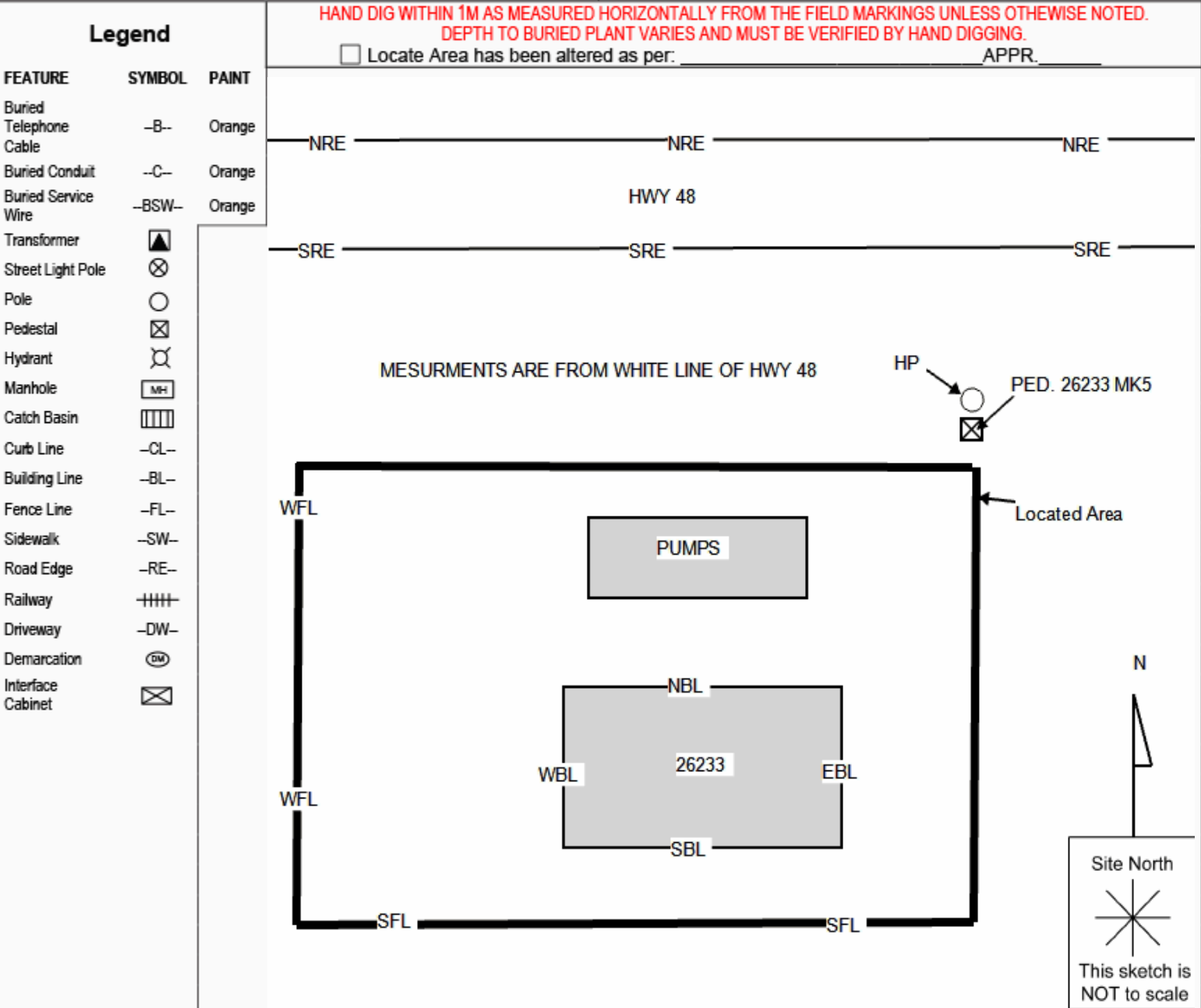
0

From: 16.0m/S OF S/RE OF HWY 48

To: S/FL OF 26233 HWY 48

From: PED. 26233 MK5 OF HWY 48

To: W/FL OF 26233 HWY 48



Locate is Valid for Life of Project.

THIS FORM ONLY VALID WITH Primary Locate Form. This sketch is not to scale. Any privately owned services within the located area have not been marked – check with service/property owner.

A copy of this Auxiliary Locate Sheet(s) and the Primary Locate Sheet must be on site and in the hands of the machine operator during work operations. If sketch and markings do not coincide, the Excavator must obtain a new locate.

Terms and Conditions for Field Services

A. Technical Limitations

- A.1 The Customer acknowledges that the laws of fundamental physics apply and do not enable multiVIEW Locates Inc. (multiVIEW) locating equipment to detect all utilities, objects, features and structures or to provide all coordinates of the position thereof. Pipe, cable, conduit, utilities, objects, features or structures which are not detectable (i.e. not "Locatable") because of the laws of fundamental physics cannot be located by multiVIEW and are not the subject of the provision of the Service pursuant to this contract.
- A.2 The "Service" to be provided pursuant to this contract is the location, laterally and longitudinally, of Locatable Utilities, objects, features or structures and the subsequent marking of the site according to standard subsurface utility locating industry practice. The depth and/or size of pipe, cable, conduits, utilities, objects, features and structures is Non-Locatable and is not part of the Service.
- A.3 Locatable buried utilities are normally defined as:
- (a) metallic pipes, cables and conduits which are capable of carrying an electrical current, are accessible for direct coupling or inductive coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (b) non-metallic pipes, cables and conduits which have continuous associated tracer wire capable of carrying an electric current, which is accessible for direct coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (c) As in A.3 (a) or (b) above, provided that the material either surrounding and/or enclosing and/or above the pipe, cable or conduit does not interfere with the energizing current and the operation of the locating instrument.
- A.4 "Non-Locatable Utilities" are defined as all utilities which are not locatable. Examples of Non-Locatable Utilities include, but are not limited to, the following:
- (a) pipes, cables and conduits whose depth of burial is too great and/or overlap by or in proximity to metallic material which results in signal distortion thus preventing physically measurable signals at the surface or where burial material interferes with current generation and signal emissions;
 - (b) normally locatable utilities as defined in section A.3 situated in, or emerging from, an area which is an Inaccessible Area (as defined in Section A.4 and A.10);
 - (c) normally locatable utilities as defined in section A.3 with a break or breaks to the electrical continuity of any metallic pipe, cable or tracer wire (i.e. segmented lengths, corroded connections, sections of plastic repair, etc.);
 - (d) non-metallic pipe, cable and conduits other than those described in Sections A.6, A.7 and A.8;
 - (e) individual pipes, cables and conduits in an area where there are Clustered Utilities (as defined in Section A.5).
- A.5 Specific pipes, cables, conduits, utilities, objects, features and structures are Non-Locatable where numerous pipes, cables, conduits, utilities, objects, features and structures are clustered together either vertically and/or horizontally ("Clustered Utilities").
- A.6 Non-metallic pipe and cable (i.e. fibre-optic systems, etc.) are Non-Locatable unless either an unbroken tracer wire or continuous metallic sheathing surrounding such buried plant is easily accessible from the surface.
- A.7 Non-metallic pipe and conduits (i.e. plastic, concrete, asbestos, clay, etc.) under pressure (i.e. water, gas, forcemain systems, etc.) are Non-Locatable unless an unbroken tracer wire is attached to the pipe and this tracer wire is easily accessible from the surface.
- A.8 Non-pressurized, non-metallic (i.e. plastic, concrete, asbestos, clay, etc.) conduits or pipe (i.e. sewers, drains, empty ducts, etc.) are Non-Locatable unless a transmitting sonde can be inserted throughout the full length of the pipe or conduit.
- A.9 Areas considered to be inaccessible (an "Inaccessible Area") for the Service include, but are not limited to, the following: those of physically restricted access; those covered by a structure or object (i.e. building walls, vehicles, equipment, debris, stockpiles of material or snow, etc.); those covered by open water; those covered by woods or vegetation too thick to permit easy walking; those with surface terrain slopes steeper than 1:3; and, those where the safety of the operator is jeopardized (i.e. unstable footing, environmental hazards, uncontrolled roads, etc.). The judgment of the multiVIEW operator will prevail on accessibility decisions. Inaccessible Areas will be marked on the sketch map of the work area.

B. Limits on multiVIEW Liability

- B.1 multiVIEW's marking of underground utilities is only for the convenience of the Customer, and this does not relieve the Customer, or any other person, or corporation, from liability for damages for personal injury including death, or for property damage or liability caused to or from any underground utility, within the area on the property where the underground utility and/or clearance was marked, or any other property, by reason of the Customer, its representatives, or any other person, or corporation having relied upon the surface marking or clearing provided by multiVIEW.
- B.2 multiVIEW is not liable for damages resulting from physical exposure of any underground utilities by the Customer, its representatives, their sub-contractors or any other person or corporation.
- B.3 multiVIEW accepts no responsibility and is not liable for damages suffered by any third party as a result of decisions or actions based on the performance of the Service or multiVIEW's failure to perform the Service.
- B.4 multiVIEW accepts no responsibility and is not liable for conduit blockage, or restoration of the site to pre-survey conditions, as a result of survey practices needed to fulfill the objectives of the Service provided.
- B.5 The Service completed by multiVIEW is based on information provided by the Customer at or prior to the earlier of the time when the Service is described in this contract or the performance of the Service. The Service provided by multiVIEW regarding the location of any underground utility, object or structure, is on a best effort and best practices basis. The sketch map provided by multiVIEW to the Customer at the time of the Service defines the extent of the area investigated.
- B.6 The Customer agrees that excavation (defined as digging, drilling or disturbing the ground in any fashion) work required within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) of the ground surface markings provided by multiVIEW will be completed by hand digging only. The Customer acknowledges the risk of damage to underground utilities and structures and the possibility of resultant injury to persons, damage to property and businesses if the Customer or its representatives or sub-contractors or any other person or corporation does not perform its covenant to excavate by hand digging only within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) of the ground surface markings provided by multiVIEW.
- B.7 A re-mark of surficial markings placed on the site by multiVIEW must be obtained prior to any excavation, if:
- (a) markings become unclear, disappear, are disturbed or displaced;
 - (b) 60 days have elapsed since the Service was provided;
 - (c) the sketch and site markings do not coincide;
 - (d) the work location has changed;
 - (e) the nature of the work to be performed at the site has changed; or
 - (f) anything occurs which may indicate that a new or better or different locate service is needed.
- B.8 If the Customer excavates outside the limit of the sketched map area or under any of the circumstances identified in Section B.9, multiVIEW accepts no responsibility.
- B.9 Except as written in this contract, multiVIEW disclaims any and all promises, representations, warranties and covenants, express, implied, statutory or otherwise.
- B.10 The Customer warrants that multiVIEW Locates Inc. will not be liable for any claims for damages to any underground plant where multiVIEW Locates Inc. was not notified of such damage within a reasonable time such that multiVIEW Locates Inc. can complete a damage investigation to physically view any such damaged underground plant whether or not any such damage may be attributed to errors or omissions committed by multiVIEW Locates Inc. in performing this work.
- B.13 If a signature of an authorized representative of the Customer is not recorded on the reverse side of this form, multiVIEW Locates Inc.'s liability for the use of the information provided to the Customer is limited to a maximum of the amount of fees received for carrying out said work.



April 06th, 2022

To all Excavators :

Bell locates are valid for the life of the excavation project and will not automatically be relocated every 90days.

Please note the following for the above apply:

- A) Construction within the located area begins within 90 days of the "locate completed date" on the original ticket.

- B) The construction company named on the locate remains active on the site.

Bell expects excavators will protect and preserve the paint marks put down on the original locate ticket. If markings are removed due to weather or excavation work, the excavator is expected to recreate the markings based on the tie-in measurements provided on the original locate ticket.

If an excavator would like their, markings freshened up, they can contact **multiVIEW** (Bell Canada Locate Service Provider in this area) directly to arrange for them to place a fresh markings on the ground. **However, this will be at the excavator's expense.**
multiVIEW can be reached at: 226-721-0211

The locate will be considered officially expired one day after the final day of construction.

Best regards

Bell Canada

***** In case of a damage, please call the Bell Screening Center: 1-866-480-5901*****



Town Of Georgina

26557 Civic Centre Road
 Keswick, Ontario L4 3G1
 Telephone: (905) 476-4301
 Fax: (905) 476-6902

Request #:
 2022503017

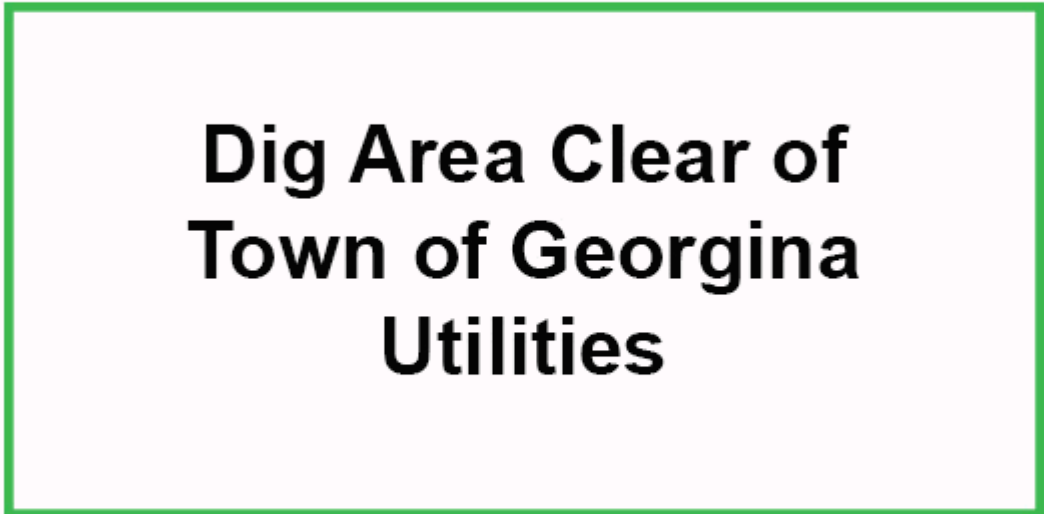
- Water
- Sanitary Sewer
- Storm Sewer
- Street Lights

Received Date: 5-Dec-2022	Appt Date/Time:	Excavation Date: 2022-12-12 8:00:00AM	Revised Excavation Date: 2022-12-12 8:00:00AM
Requested by: SHIRLEY CAIRNS		Company: A & A ENVIRONMENTAL CONSULTANTS INC.	
Email: scairns@aaenvironmental.ca		Phone: 51926646804689	Fax:
Call Type: Standard	Type of Work: BORE HOLES	Location: 26233 26233 HIGHWAY 48	

Work Details:
 DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

CAUTION: HAND DIG WITHIN 1 METRE OF THE MARKINGS
 EXCAVATOR SHALL NOT WORK OUTSIDE THIS LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE

LEGEND:	
Water Main	-WM-
Water Service	-WS-
Sanitary Sewer	-SAN-
Sanitary Service	-SS-
Storm Sewer	-STM-
Storm Service	-ST-
Street Light	-SL-
Manhole	(MH)
Curb Stop	⊗
Hydrant	⊗
Valve	⊗
Catch Basin	▬
Meter Pit	(M)
Property Line	PL
Centre Line-Road	⊕
Curb Line	CL
Fence Line	FL
Sidewalk	SW
Hydro/Bell Pole	○
Driveway	DW
Road Edge	RE
Valve Chamber	(VC)
Sample Station	■



LOCATE VOID AFTER

30 Days

60 Days

Sketch Not To Scale

Located By: S. Mendonca	Locator Comments:		
Date/ Time Completed: 12/6/22 9:45 am	Notes: <input type="checkbox"/> TOWN REPRESENTATIVE MUST BE PRESENT BEFORE EXCAVATION COMMENCES <input type="checkbox"/> TOWN SERVICES EXPOSED MUST BE INSPECTED BY TOWN OF GEORGINA BEFORE BACKFILLING		
Locator Phone #:	Method of Marking: <input type="checkbox"/> Paint <input type="checkbox"/> Flags <input type="checkbox"/> Stakes		
Accepted by:	Records Referenced: <input type="checkbox"/> GIS <input type="checkbox"/> Utility Maps <input type="checkbox"/> Mech. DWGS <input type="checkbox"/> N/A		
Title:	<input type="checkbox"/> Mark and Fax <input checked="" type="checkbox"/> Mark and Email <input type="checkbox"/> Left of site		

It is understood that the above information has been provided from our records and represents our knowledge of the approximate location of Town plant only. The responsibility is that of the contractor to exercise caution where equipment is used in the vicinity of the underground service and where necessary to locate by hand its actual position. Liability to damage to the service(s) rests with the contractor.

PRIMARY LOCATE SHEET

Ticket # :
2022503017

Contractor/Excavator : A A ENVIRONMENTAL CONSULTANTS INC. Alternate **Contact Name :** SHIRLEY CAIRNS Alternate

Tel :
(519) 266-4680 Ext: 2700

Alt. Phone:

Email:
scairns@aaenvironmental.ca

Received Date :
December 05 2022

Excavation Date:
December 12 2022

Revised Excavation Date :
December 05 2022

Type of Work :

Locate Address : 26233, HIGHWAY 48

City : GEORGINA

Nearest Intersection :

Method of Field Marking : Paint Stakes Flags Others

Caller's Remarks (Additional Info) :

DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

Utilities Marked :

<input type="checkbox"/> Gas Unit 0	<input type="checkbox"/> Eletrical Unit 0	<input checked="" type="checkbox"/> Telecom Unit 1	<input type="checkbox"/> CATV Unit 0	<input type="checkbox"/> Water Unit 0	<input type="checkbox"/> Sewer Unit 0	<input type="checkbox"/> Other Unit 0
--	--	---	---	--	--	--

LOCATED AREA : EXCAVATOR MUST NOT WORK OUTSIDE THE LOCATED AREA AS SHOWN ON THE SKETCH PAGE(S) WITHOUT OBTAINING ANOTHER LOCATE !

Fields sketch and Located Area shown on auxiliary locate sheet(s)

Trans Canada Utilities Inc. **Tel:** 1-888-647-5650 **Email:** locates@transcanadautilities.com **Fax:** 416-352-5227

CAUTION : Locate is VOID after 60 days!

CAUTION : Excavator must not work outside of the "Located Area" shown on the sketch. Any changes to excavation area or nature of work requires a new locate. Privately owned services within the located area have not been marked - check with the service/property owner. For all locate requests, including remarks, 1-800-400-2255 or www.on1call.com

Locator's Name : (Please Print)
Johnathon Fitzsimons

Locator's Comments:

Date : 12/12/2022 **Start Time:** 10:00:21 AM **End Time:** 11:00:21 AM

A copy of this Primary Locate Sheet and Auxiliary Locate Sheet(s) must be on site and in the hands of the machine Operator during work operations. Should sketch and makings not coincide, a new locate MUST be obtained.



This form is valid
Only with the primary
Locate form

Hand dig cautiously within 1m as measured horizontally from the field markings to avoid damaging the underground utilities.
If you damage the plant. You may be held liable.

If you damage underground plant, contact the facility owner immediately. Depth varies and Must be verified by hand digging or vacuum excavation.

CAUTION: Stakes or markings may disappear, or be displaced if any delays should occur in acting on the locate information as given, or should sketch and markings not coincide a new stake-out must be obtained. This stake-out is based on information given at the time. Any change to location or nature of work requires a new stake-out.

From: 45.0M S OF S/FC OF HWY 48

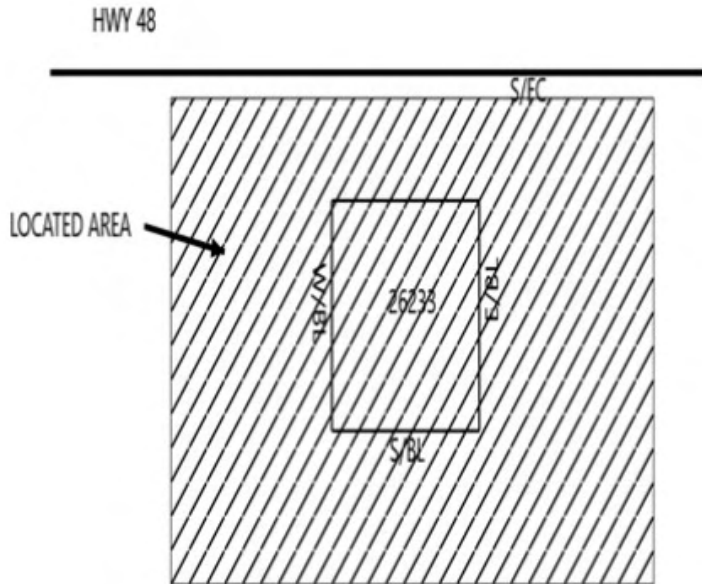
To: 20.0M S OF S/BL OF 26233 HWY 48

From: 20.0M E OF E/BL OF 26233 HWY 48

To: 20.0M W OF W/BL OF 26233 HWY 48



YTN FIBRE CLEAR IN LOCATED AREA



Legend:

- Building Line —BL—
- Fence Line —FL—
- Face of Curb —FC—
- Road Edge —RE—
- Property Line —PL—
- Driveway —DW—
- Catch Basin
- Sidewalk
- Demarcation
- Railway
- Pole
- Flush to Gate Pedestal
- Pedestal
- Buried Cable —B—
- Conduit —C—
- Buried Service Wire —BSW—
- Manhole
- Fiber Optic Cable —FO—
- Gas Main —GM—
- Gas Service —GS—
- Gas Valve
- Hydrant
- Transformer
- Hydro —H—
- Hydro Service —HS—
- Hydro Pole X
- Street Light Cable —SL—
- Street Light
- North N
- South S
- East E
- West W

LOCATED AREAS HAS BEEN ALTERED AS PER:

Trans Canada Utilities Inc. Tel: 1-888-647-5650 Email: locates@transcanadautilites.com



**RECORD OF LOCATING UNDERGROUND PLANT
PRIVATE LOCATE MARKED TO THE BEST OF OUR
ABILITIES AND IS NOT GUARANTEED**

Request for Stake-Out Should be at least 48 hours Prior to Digging

Date 29-12-22	Company: A&A ENVIRONMENTAL Contact Name: STEVE	Request# 22121024
Method of Marking Flags/Stakes <input type="checkbox"/> Chalk/Paint <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Location and Nature of Work #26233 HWY.#48 SUTTON ONT.	Phone# 519-266-4680
	Remarks/Additional Instructions LOCATED PRIVATE UTILITIES & VERIFIED 1CALL UTILITIES FOR BOREHOLES ASPER. DAIGRAM	Fax# Email
Page <u>1</u> of <u>2</u>		

**CAUTION: Hand dig 1 meter on either side of markings to full depth of excavation.
Depth of plant varies and must be determined by digging by hand - Valid for 30 days**

**CAUTION: Stakes or markings may disappear or be displaced. If any delays should occur in acting
on the locate information as given, or should sketch and markings not coincide, a new stake-out
must be obtained. This stake-out is based on information given at the time. Any changes to
location or nature of work requires a new stake-out.**

SKETCH IS NOT DRAWN TO SCALE

PRIVATE LOCATE IS NOT VALID WITHOUT AN ACTIVE ONTARIO 1 CALL LOCATE.

**LOCATE IS MARKED TO THE BEST OF OUR ABILITIES. UTILITY MARX AND ITS EMPLOYEES ARE NOT
RESPONSIBLE FOR ANY MISSED PLANT, DAMAGES OR INJURIES THAT MAY OCCUR AS A RESULT OF
THIS LOCATE.**

**ANY STRIKE OR DAMAGE MUST BE REPORTED TO UTILITY MARX INC. WITHIN 24 HOURS OF THE
INCIDENT.**

**THE ABOVE COMPANY SHALL DEFEND, INDEMNIFY, AND HOLD UTILITY MARX, ITS OFFICERS, AND
EMPLOYEES HARMLESS FROM ANY AND ALL CLAIMS, INJURIES, DAMAGES, LOSSES, OR SUITS
ARISING OUT OF, OR IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT, EXCEPT FOR
INJURIES OR DAMAGES CAUSED BY THE SOLE NEGLIGENCE OF UTILITY MARX.**

Locate Log

**SEE PG.2 FOR DISCLAIMER'S NO ACCESS TO BUILDING
TO VERIFY UTILITIES CAN'T VERIFY WATER**

Ontario One Call #

Work To Begin Date

Locator DAVE Rooth	Utility Marx Phone: 905-538-6408 Fax: 905-538-6258	Signature EMAILED COPY
Time IN 900AM		Print
Time OUT 1230PM		Unit #

CONTRACTOR TO RETAIN 1 COPY ON JOB SITE

2 Hour Min.

One Call

Private

Water Services

Home Owner

QA Audit 193



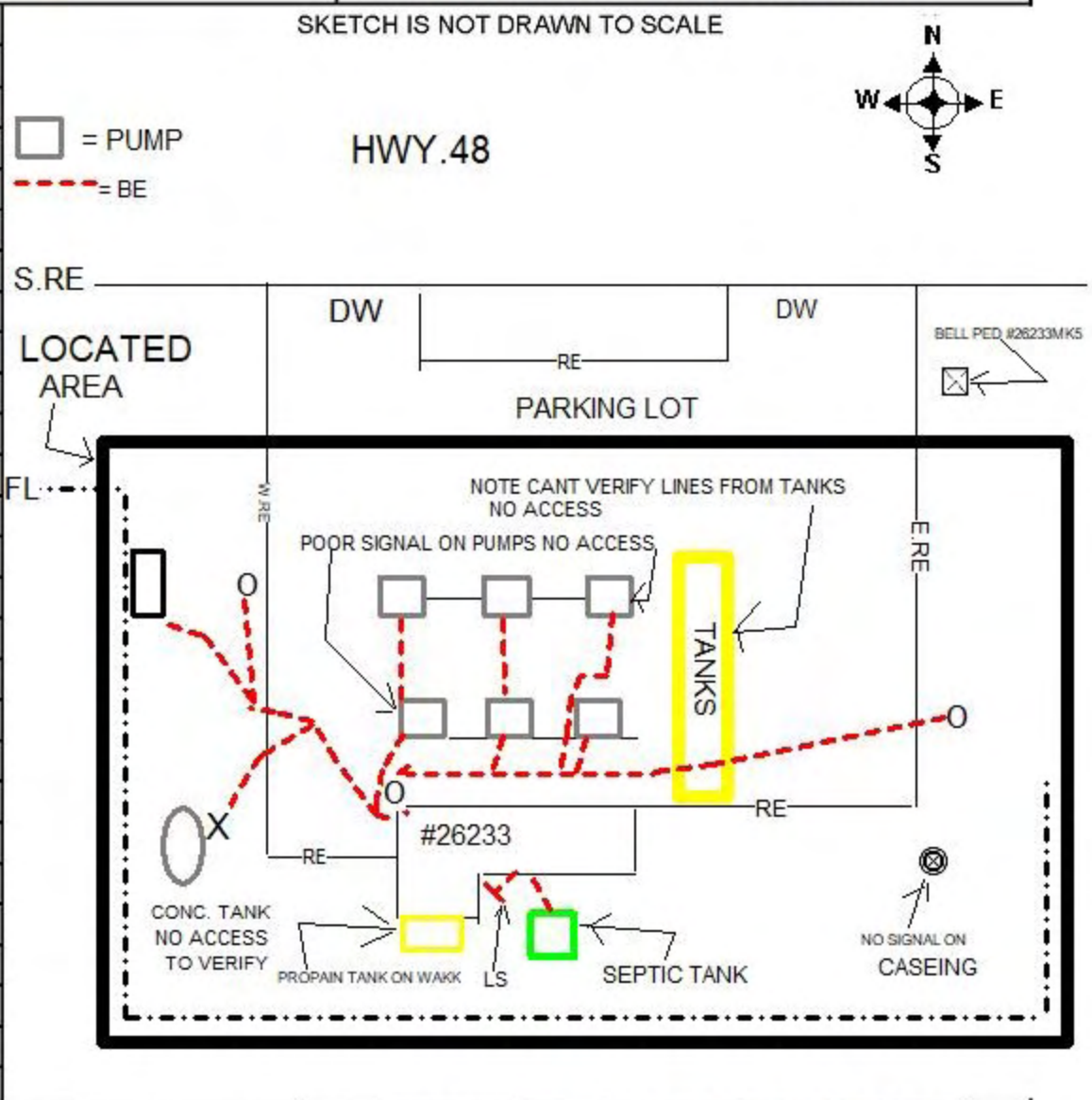
Auxiliary Locate Sheet

RECORD OF LOCATING UNDERGROUND PLANT
 PRIVATE LOCATE MARKED TO THE BEST OF OUR ABILITIES
 AND IS NOT GUARANTEED. PRIVATE LOCATE NOT VALID
 WITHOUT ACTIVE ONTARIO 1CALL LOCATE.

Request for Stake-Out Should be at least 48 hours Prior to Digging

Page 2 OF 2	UM Ticket #: 22121024	Requested By: A&A ENVIRONMENTAL
This form is valid only with the Primary Locate form.	CAUTION: Hand dig 1 meter on either side of markings to full depth of excavation. Depth of plant varies and must be determined by digging by hand - Valid for 30 days	
	CAUTION: Stakes or markings may disappear, or be displaced if any delays should occur in acting on the locate information as given, or should sketch and markings not coincide a new stake-out must be obtained. This stake-out is based on information given at the time. Any changes to location or nature of work requires a new stake-out.	
From: 5M S.OF BELL PED #26233MK5	To: S.FL.#26233 HWY.48	
From: W.FL.#26233 HWY.48	To: 10M E.OF E.RE. PARKING LOT	

Hydrant	α
Pole	O
Sewer	S
Catch Basin	CB
Railroad	###
Fence Line	FL
Fibre Optics	FO
Manhole	MH
Buried Electric	BE
Bell Pedestal	⊗
Storm Sewer	STM
Bell Telephone Cable	B ;
Conduit	C
Buried Service Wire	BSW
Building Line	BL
Curb Line	CL
Road Edge	RE
Driveway	DW
Hydro	H
Hydro Service	HS
Street Light	SL
Transformer	⊠
Valve	⊗
Gas Main	GM
Gas Service	GS
Water Main	WM
Water Service	WS



Utility Marx Phone: 905-538-6408 Fax: 905-538-6258	Are Overhead Utilities present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> OVERHEAD NOT NEEDED If yes, are Overhead Utilities Marked on sketch? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If no, note on Primary)
LS = LOST SIGNAL !!! CONTRACTOR TO RETAIN 1 COPY ON JOB SITE	
Site Contact: STEVE	Phone #: 519-2664680

APPENDIX 5

**Soil & Groundwater Delineation
26233 Highway 48
Sutton, Ontario**

**Report #7514
March 22, 2023**

Prepared for:
Msi Spergel Inc.,
Court-Appointed Receiver of 2314251 Ontario Inc.
1100-200 Yorkland Blvd., Toronto
T: 416-498-4325
E: pgennis@spergal.ca

Prepared by:
A & A Environmental Consultants Inc.
16 Young Street
Woodstock, ON N4S 3L4
Tel: 519-266-4680
Fax: 519-266-3666



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EXECUTIVE SUMMARY

A & A Environmental Consultants Inc. (A&A) was retained by Msi Spergel Inc. (the client) to conduct a Soil and Groundwater Delineation for a commercial property located at 26233 Highway 48, Sutton, Ontario. It is understood that the purpose of this investigation is to inform the client of any environmental issues and risks associated with the current Retail Fuel Outlet (RFO) as well as historical operations previously on the property. It is understood this information is required to satisfy the client and their legal and financial agents. The report is therefore of a legal and confidential nature and its use by third parties is discouraged.

This Soil and Groundwater Delineation was performed in compliance with the substance and intent of Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended by O. Reg. 511/09 and implemented in July 1, 2011.

The subject site is located at 26233 Highway 48 on a rectangular shaped lot, on the south side of Highway 48. The subject site consists of an RFO and its associated convenience store, and asphalted parking lot area.

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 metres above sea level (masl). The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

A groundwater contour map was plotted during A&A's previous Phase II ESA, by using "Golden Software" (Surfer 8) and the measurements of groundwater levels taken on January 11, 2023 from four monitoring wells. This map shows well MW-3 being at the lowest water elevation

compared with the other wells. The general direction of groundwater flow was found to be in a northwest direction with the estimated linear velocities of 1.0 m/year.

This investigation focused on areas around the site previously identified as impacted. Neighboring land use around the site is primarily agricultural or vacant, with some commercial use.

This investigation included analyzing soils and groundwater for evidence of contamination at the site. During the Soil and Groundwater Delineation, seven boreholes were advanced on site, with four monitoring wells installed in the annulus of the boreholes. Boreholes were advanced in areas around previously identified impacts across the site. The drilling program conducted for this study indicates that overburden deposits are mainly consistent across the property. Generally, the soil profile consists of sand and gravel with clay. Bedrock was not encountered. One soil sample from each borehole and one groundwater sample from each well was submitted to a CALA-accredited laboratory for analysis of metals, other related parameters (ORPs), petroleum hydrocarbons (PHCs) fractions F1-F4 and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene and xylene mixture (BTEX).

The results of the analysis for selected soil samples sent to the lab during the delineation program indicated that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions.

The results of the analysis for selected groundwater samples sent to the lab during the delineation program indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of PHC F1 and F2, and some VOC parameters, which had reported exceedances in the delineation well MW9, along with the duplicate sample collected from the same well.

Based on the results of analysis the impacted area of the site appears localized to the northern area of the site. A&A recommends a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be

maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

1.0 INTRODUCTION

A & A Environmental Consultants Inc. (A&A) was retained by Msi Spergel Inc. (the client) to conduct a Soil and Groundwater Delineation for a property located at 26233 Highway 48, Sutton, Ontario (Figure 1).

The purpose of this investigation is to identify the extent of the previously identified impacts on the property. This report was prepared in compliance with substance and intent of Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended. The Soil and Groundwater Delineation consisted of the advancement of seven (7) boreholes in total. Four (4) of the boreholes were completed as groundwater monitoring wells.

1.1 Scope of Work

The scope of work for the Soil and Groundwater Delineation included the following where applicable:

- Conduct a “Generic Site Sensitivity Analysis” to establish which contamination limits are applicable to the subject site. O. Reg. 153/04 has established allowable limits for different types of sites depending on their zoning, location and other factors.
- Perform a “Site History Investigation” to identify any previous environmental investigation reports and number of underground tanks located on site.
- Drill seven boreholes to a maximum depth of 4.57m in areas likely to be affected by onsite and offsite operations and collect soil samples for examination for contaminants of concern.
- Install at least four groundwater monitoring wells to be constructed of 51 mm PVC risers with a 1.52 or 3.05 m long Schedule 40 PVC slotted well screens. Slip end caps will be installed at the end of the riser pipe with the threaded drive-points at the bottom of the well. The borehole annuluses will be backfilled with silica sand to approximately 0.3 m above the well screen. A bentonite seal will be placed on the sand pack with a second seal at about 0.3 m below the ground surface. The well will be fitted with a dedicated inertial

sampler. The well will be installed by a licensed well technician and tagged in accordance with Regulation 903 and recorded on the Ministry of the Environment, Conservation and Parks' (MECP) water well information system (WWIS) in accordance with Regulation 903. The groundwater will be sampled and analyzed for contaminants of concern.

- Perform Visual/Olfactory examination of the site and a walk-through inspection of the property to look for signs of environmental issues such as oil-stains.
- Determination of current activities at the site.
- Provision of a reasonable conclusion regarding the environmental condition of the site.
- Development of recommendations for follow-up investigations if needed.

1.2 Changes to Scope of Work

No changes were made to the scope of work.

1.3 Previous Environmental Assessments

A previous Phase II ESA for the subject property was completed by A&A. The report has been summarized in the table(s) below.

Table 1 – Previous Environmental Report

Report Date	February 6, 2023
Project Number	7362
Report Title	Phase II Environmental Site Assessment 26233 Highway 48, Sutton, Ontario
Author	A&A Environmental Consultants Inc. 16 Young Street, Woodstock, ON N4S 3L4
Results	<p>The results of the analysis for selected soil samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in two soil samples.</p> <p>The results of the analysis for selected groundwater samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in one monitoring well.</p>

Report Date	February 6, 2023
Project Number	7362
Report Title	Phase II Environmental Site Assessment 26233 Highway 48, Sutton, Ontario
Author	A&A Environmental Consultants Inc. 16 Young Street, Woodstock, ON N4S 3L4
Recommendation	Based on the results of analysis, A&A recommends a delineation program to identify the extent of the identified impacts, followed by a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

1.4 Technical Standards & Safety Authority (TSSA) Report

The TSSA was contacted during A&A’s previous Phase II ESA for information on any fuel records relevant to 26233 Highway 48, Sutton, Ontario. The TSSA records (Appendix B) indicate there is five active fuel service liquid fuel tanks, two expired fuel service liquid fuel tanks, one active fuel service cylinder exchange, one expired-interim fuel service propane refill center, one expired fuel service propane tank, and one expired-interim fuel service propane tank.

1.5 Generic Site Sensitivity

In order to determine if a site contains soils classified as “contaminated” under Ontario Regulation 153/04, a generic site sensitivity analysis must be conducted. This analysis takes into account the location of a site and its potential impact on the environment particularly on potable groundwater, as referenced in Ontario Regulation 153/04. This regulation specifies a set of contamination limits for hydrocarbon fuel contaminants which are classified into four fractions: F1, which includes the BTEX (**b**enzene, **t**oluene, **e**thylbenzene and **x**ylene) components, F2 which includes most of the gas/diesel hydrocarbons, F3 which includes most of the diesel/heating oil hydrocarbons and F4 which include the heavy oils. A decision-tree, shown in Figure 2, is used to determine which contamination limits are applicable to a subject site.

No water utilities were identified coming into the site; therefore, the site is inferred to have a domestic well. It is not located within a wellhead protection area. The site would not be characterized as being ‘environmentally sensitive’ as defined in O. Reg. 153/04 because the site

is not located within 30 m of a water body or ANSI. Soils encountered during the subsurface drilling program for this assessment consisted mainly of sand and gravel with clay. This soil was determined to be fine-textured soil based on lab analysis. Bedrock was not encountered at depths of less than 2 m; therefore, the site would not be classified as a shallow soil property. Based on the above-noted rationale, the site falls under Table 2 of MECP-Regulation 153/04 for industrial/commercial/community (ICC) land use, medium/fine-textured soils on a site with potable groundwater conditions (PGW).

2.0 NATURAL CHARACTERISTICS OF THE SITE

2.1 General Description of the Subject Property

The subject site was visited on March 7, 2023 by Tyler Thornton, consultant for A&A, to conduct the Soil and Groundwater Delineation. The subject site is located at 26233 Highway 48, Sutton, Ontario (Figure 3). The site is a regular shaped lot with approximate UTM coordinates of Zone 17T; 632111m Easting and 4906670m Northing.

The subject site consists of an ESSO retail fuel outlet (RFO), with its associated single-storey convenience store building and asphalt parking lot area. A photographic record of the site is shown in Appendix C.

To the north is Highway 48 followed by vacant land use, to the east, south, and west is vacant/agricultural land use.

2.2 Site Topography and Geology

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 masl on the topographic map (Figure 4). The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

The surface deposit in this region, like all of Ontario, was once covered by massive glaciers during the late Wisconsin glacial period. The grinding action of the moving ice masses produced a considerable amount of rock materials, ranging in size from boulders to rock flour which was distributed over the landscape.

The Ministry of Northern Development Mines and Forestry offers a feature for Google Earth TM that maps various geological types for Ontario:

- The “Paleozoic Geology of Southern Ontario” identifies the site to be within the Lindsay Formation characterized by limestone; nodular to black laminated (Collingwood).
- The “Physiography of Southern Ontario” identifies the site to be Sand Plains within the Simcoe Lowlands region.
- The “Quaternary Geology” identifies the site as Glaciolacustrine deposits, characterized by sand, gravelly sand and gravel, nearshore and beach deposits.
- The “Surficial Geology” identifies the site as Till, characterized by stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain.

2.3 Hydrogeological Conditions

Groundwater and surface water are expected to flow toward the natural slope of the ground surface. Although the surface topography typically has great influence on the groundwater flow it has been observed in several areas that bedrock topography also has a significant influence on the flow, in some cases more so than surface topography. In the latter case, this is believed to be due to relatively impermeable bedrock underlying a much more permeable overburden. Based on the topography, the surface water drainage and the regional scale mapping, groundwater flow in the overburden is inferred to flow west towards the Black River. Groundwater flow direction may also be influenced by utility trenches or other subsurface structures and may preferentially migrate in these subsurface utility trenches. Groundwater was previously found to flow to the northwest.

2.4 Surrounding Sites

The subject site is located on a rectangular shaped lot on the south side of Highway 48, Sutton, Ontario. Neighbouring lots include;

- To the north: Highway 48 followed by vacant commercial land use,
- To the east: Agricultural land use,
- To the south: Agricultural land use,
- To the west: Agricultural land use.

3.0 SITE INVESTIGATION METHODOLOGY

3.1 Drilling and Soil Sampling

Prior to the beginning of field work, a Job Safety Analyses (JSA) was explained to all attendants. The JSA included the presentation of all copies of the utility clearance forms, information regarding emergency information and verification of the Personal Protective Equipment (hard hat, safety boots, cut resistant gloves, safety glasses and hearing protection) of each field operator. The boreholes were drilled in the areas of assumed soil contamination and available space following utility line clearances.

Advancement of seven boreholes was conducted at the subject site on March 7, 2023 by A&A (Figure 5). The drilling equipment used was a Geoprobe drill rig equipped with 6" hollow stem augers and standard 1.5m long direct push rods, fitted with plastic macro-liners. Potential cross-contamination of samples was reduced by using cleaned drilling and sampling equipment. Soil samples were retrieved from the macro-liners using clean nitrile gloves and placed in new zip-top bags. Loose soil was brushed from the auger flights between boreholes. The steel rods were washed using a solution of Alconox and municipal tap water and rinsed with municipal tap water between samples.

At each sampling location, the area was inspected for signs of previous interference or any unusual characteristics. The data was recorded on the field log sheets and any abnormalities noted. All soil samples were examined for lithology and aesthetic (visual and olfactory) evidence of environmental impact.

Composite soil samples were collected every 0.76m and checked for organic vapours by placing the soils in zip-top bags, leaving about 50% head-space in the bag. After a suitable equilibration time, the bag was pierced with the probe-tip of a RAE Systems, Type MiniRae 2000, Serial #110-0112800. The maximum vapour reading obtained after 15 seconds was recorded on the borehole logs. The results are included with the borehole logs in Appendix D. The MiniRae only detects volatile hydrocarbons typically from gasoline and diesel fuels. Unfortunately, aged fuels which do not contain high levels of these volatile hydrocarbons are poorly detected. This means that the

vapour meter can be an unreliable guide to the presence of aged diesel hydrocarbons in the soils. The MECP Guide allows vapour readings to be used as a guideline but requires laboratory analysis to be conducted for confirmation.

Samples for laboratory analysis were collected from the undisturbed soil at select depths of each borehole and placed in lab provided glass jars with Teflon-lined lids and zero headspace (Table 2). The samples were submitted in ice-cooled coolers to AGAT Laboratories Ltd. (AGAT), of Mississauga who are accredited by the Standards Council of Canada (SCC) and the Canadian Association for Laboratory Accreditation (CALA) for such tests.

Table 2 – Summary of Soil Samples Submitted for Chemical Analysis

Sample Identification	Total Depth (mbgl)	Sample Depth (mbgl)	Rationale	Analysis
BH/MW6	3.05	2.29-3.05	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH/MW7	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH/MW8	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH/MW9	3.05	2.29-3.05	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH10	4.57	3.05-3.81	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH11	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs
BH12	3.05	1.52-2.29	To investigate potential impacts from on site operations as an RFO	Metals, ORPs, PHC F1-F4, VOCs

3.2 Monitoring Well Installation

A&A installed four groundwater monitoring wells on site as part of the Soil and Groundwater Delineation (Figure 5). A&A is licensed by the MECP under Regulation 903 of the Ontario Water Resources Act as a well contractor and has a fully qualified well technician to complete the work.

The wells were installed within the drilled boreholes. The wells were constructed of 51 mm PVC risers with a 1.52 or 3.05m long Schedule 40 PVC slotted well screen as needed. A 'J-plug' secure end cap was installed at the top of the riser pipe with a threaded drive-point at the bottom of the well screen. The borehole annuluses were backfilled with silica sand to approximately 0.3m above the well screen. A bentonite seal was placed on the sand pack to about 0.3m below the ground surface. The wells were fitted with a dedicated inertial sampler and a protective, flush-mount steel well protector installed around the riser, set in concrete.

The current property owners are considered to be the owners of the wells installed on Site ("well owner", Section 1.0, Regulation 903). A&A recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance. When the use of the monitoring wells is no longer required, the well owner must arrange for their abandonment by a licensed well contractor in accordance with the procedure outlined in the Ontario Water Resources Act- R.R.O 1990, Regulation 903-Amended to O. Reg. 128/03.

3.3 Groundwater Sampling

On March 13, 2023, five groundwater monitoring wells were sampled as part of the delineation program (Table 3). Three standing well volumes were purged and samples were taken and sent to a lab for analysis. The top-of-pipe depth to the water table and to the bottom of the well was measured using a Heron Instruments electric depth meter, which also detects the presence of light and dense non-aqueous phase liquids (LNAPL & DNAPL respectively). The detection of either LNAPLs or DNAPLs could indicate the presence of free product within the monitoring well. No LNAPLs or DNAPLs were identified. The samples collected for laboratory analysis were placed in

laboratory-supplied bottles which were completely filled to eliminate any head space and labelled with a sample number identifying the location, the date and time of collection. These were immediately placed in an ice-packed cooler and shipped to AGAT.

Table 3 – Summary of Groundwater Samples Submitted for Chemical Analysis

Sample Identification	Rationale	Analysis
MW-3	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW-6	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW-7	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW-8	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs
MW-9	To investigate potential impacts from on site operations as an RFO	PHC F1-F4, VOCs, metals and ORPs

4.0 FINDINGS

4.1 Subsurface Conditions

The detailed soil profiles encountered in each borehole are provided in Appendix D. Boundaries of soil indicated on the borehole logs are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change. The general soil profile across the site consists of sand and gravel with clay. Bedrock was not encountered.

4.2 Groundwater Flow Direction

A&A previously determined the groundwater flow during the previous Phase II ESA from the measurements of groundwater levels taken on January 11, 2023 from four monitoring wells. The monitoring well MW3 was identified as being at the lowest water elevation compared with the other wells. The general direction of groundwater flow was found to be in a northwest direction with the estimated linear velocities of 1.0 m/year.

Groundwater levels of the four newly installed wells, and the previously installed MW3 which was also sampled, were obtained from each monitoring well on March 13, 2023, and recorded to the nearest 0.01 m, using an electronic water-table level tape. The total depth of each well was measured and recorded. The data is summarized in Table 4 below.

Table 4 – Delineation Program Monitoring Well Details

Project Address: 26233 Highway 48, Sutton, ON			Project #: 7514		
Date Logged: March 13, 2023			Logged By: T. Thornton		
Monitoring Well #	MW-3	MW-6	MW-7	MW-8	MW-9
Location	Northwest portion of site	South of MW-3	West of MW-3	North of MW-3	East of MW-3
Pipe Size (mm)	51	51	51	51	51
UTM Zone	17T	17T	17T	17T	17T
Easting	632084	632093	632078	632083	632090
Northing	4906677	49066488	4906663	4906676	4906669
Water Level (m)	0.933	1.183	1.365	0.982	1.198

Project Address: 26233 Highway 48, Sutton, ON			Project #: 7514		
Date Logged: March 13, 2023			Logged By: T. Thornton		
Total Depth (m)	2.624	3.143	3.263	3.210	3.238
Benchmark of 240 (masl)					

4.3 Soil and Groundwater Quality

The results of chemical analysis for the soil and groundwater samples were evaluated using the 'Generic Approach' methodology of O. Reg. 153/04. The applicable generic criterion provided in the regulation was used to assess whether concentrations of contaminants of concern in soil or groundwater were sufficiently elevated to require restoration (remedial action). The MECP Table 2 ICC criteria for a site with PGW conditions was used to evaluate the environmental quality of the soil and groundwater encountered at the site. Full results of analysis are attached in Appendix E.

4.3.1 Laboratory Analysis of Soil Samples

The results of the analysis indicate that concentrations of metals, ORPs, PHC fractions F1 to F4 and VOCs including BTEX components in the soil samples submitted to the lab are within Table 2 ICC criteria. The results of the soil delineation analysis are summarized in Table 5 below. The soil exceedances from the previous Phase II ESA have been included in Figure 6.

Table 5 – Summary of Analysis for Soil Delineation Samples
(All values are given in µg/L unless otherwise indicated)

Parameter	Unit	G / S	RDL	BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)											
Antimony	µg/g	50	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	3	3	2	2	2	2	2
Barium	µg/g	670	2.0	35.4	57.8	78.9	13.2	32.0	32.8	32.2	34.0
Beryllium	µg/g	10	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Boron	µg/g	120	5	7	7	7	<5	6	6	6	7
Cadmium	µg/g	1.9	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	9	13	14	5	8	9	9	9
Cobalt	µg/g	100	0.5	3.4	4.4	5.1	2.3	3.1	3.4	4.2	3.4
Copper	µg/g	300	1.0	5.5	6.7	7.5	6.8	5.2	6.9	12.9	5.4
Lead	µg/g	120	1	4	5	7	8	3	8	4	3
Molybdenum	µg/g	40	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	340	1	6	8	10	5	6	7	7	7
Selenium	µg/g	5.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	50	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	3.3	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	33	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	0.4	17.4	21.8	22.3	10.0	15.0	17.6	16.5	16.3
Zinc	µg/g	340	5	22	26	36	20	22	23	22	22
O. Reg. 153(511) - ORPs (Soil)											
Electrical Conductivity (2:1)	mS/cm	1.4	0.005	0.309	0.289	0.264	0.309	0.150	0.344	0.260	0.168
pH, 2:1 CaCl ₂ Extraction	pH Units	5.0-9.0	NA	7.61	7.73	7.65	7.66	7.79	7.70	7.72	7.72
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Soil)											
F1 (C6 - C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
Toluene-d8	%		1	105	105	108	102	104	107	110	105
F2 (C10 to C16)	µg/g	250	10	<10	<10	<10	<10	12	117	<10	13

Parameter	Unit	G / S	RDL	BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
F3 (C16 to C34)	µg/g	2500	50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	6600	50	<50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	6600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	19.2	13.9	16.6	8.6	9.3	10.5	20.7	10.0
Terphenyl	%		1	68	89	81	93	84	71	66	66
O. Reg. 153(511) - VOCs (with PHC) (Soil)											
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.25	0.02	<0.02	<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	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	28	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	88	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.18	0.04	<0.04	<0.04	<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	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.71	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.4	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.68	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.61	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	210	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	9	0.05	<0.05	<0.05	<0.05	<0.05	0.76	<0.05	<0.05	0.79

Parameter	Unit	G / S	RDL	BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
Dibromochloromethane	ug/g	2.9	0.05	<0.05	<0.05	<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	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.18	0.12	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.37	0.26	<0.05
Bromoform	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	43	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.094	0.05	<0.05	<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	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.57	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	30	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.37	0.26	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	88	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene-d8	% Recovery		1	105	105	108	102	104	107	110	105
4-Bromofluorobenzene	% Recovery		1	87	87	80	73	86	84	76	84
Moisture Content	%		0.1	19.2	13.9	16.6	8.6	9.3	10.5	20.7	10.0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

4.3.2 Results of Laboratory Analysis of Groundwater Samples

The results of analysis indicate that concentrations of potential contaminants of concern for the site in the groundwater samples submitted to the laboratory fell within MECP Regulation 153/04 limits for Table 2 ICC criteria for a site with PGW conditions with the exceptions of:

- PHC F1 (result of 808 µg/L with guide value of 750 µg/L), PHC F2 (result of 474 µg/L with guide value of 150 µg/L), Ethylbenzene (result of 232 µg/L with guide value of 2.4 µg/L), and Xylenes (Total) (result of 316 µg/L with guide value of 300 µg/L), which all had a reported exceedance in MW-9.
- PHC F1 (result of 879 µg/L with guide value of 750 µg/L), PHC F2 (result of 579 µg/L with guide value of 150 µg/L), Ethylbenzene (result of 218 µg/L with guide value of 2.4 µg/L), and Xylenes (Total) (result of 317 µg/L with guide value of 300 µg/L), which all had a reported exceedance in the duplicate sample (collected from MW9).

The results of the groundwater delineation analysis are summarized in Table 6 below. Exceedances from both the current delineation the previous Phase II ESA are shown in Figure 6.

Table 6 – Summary of Analysis for Groundwater Delineation Samples

(All values are given in µg/L unless otherwise indicated)

Parameter Name	Unit	Date Sampled		2023-03-07	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
		RDL	G/S	MW3		MW6	MW7	MW8	MW9	DUP
O. Reg. 153(511) - Metals (Including Hydrides) (Water)										
Dissolved Antimony	µg/L	1	6	1	1.2	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	1	25	<1.0	<1.0	1.9	<1.0	<1.0	<1.0	<1.0
Dissolved Barium	µg/L	2	1000	78.5	76.9	143	197	132	228	244
Dissolved Beryllium	µg/L	0.5	4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	10	5000	53	50.5	113	73.8	47.5	88	95.2
Dissolved Cadmium	µg/L	0.2	2.7	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	2	50	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	0.5	3.8	<0.50	<0.50	0.98	1.24	1.24	1.88	1.97
Dissolved Copper	µg/L	1	87	2.3	2.8	2.2	2.1	3.6	3.3	<1.0
Dissolved Lead	µg/L	0.5	10	<0.50	<0.50	0.84	<0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	0.5	70	1.71	2.63	37.1	1.19	1.67	1.62	1.41
Dissolved Nickel	µg/L	1	100	<1.0	1.1	1.8	2.2	1.1	8	8.5
Dissolved Selenium	µg/L	1	10	1.4	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Silver	µg/L	0.2	1.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	0.3	2	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	0.5	20	0.65	0.6	13.2	0.6	0.71	0.62	0.67
Dissolved Vanadium	µg/L	0.4	6.2	0.58	0.56	0.93	<0.40	<0.40	<0.40	<0.40
Dissolved Zinc	µg/L	5	1100	<5.0	<5.0	7.6	<5.0	<5.0	6.8	<5.0
O. Reg. 153(511) - ORPs (Water)										
Electrical Conductivity	uS/cm	2		1400	1440	2030	1490	1970	1730	1770
pH	pH Units	NA		7.77	7.68	7.67	7.5	7.49	7.52	7.48
O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)										
F1 (C6 - C10)	µg/L	25	750	<25	<25	<25	<25	<25	808	879
F1 (C6 to C10) minus BTEX	µg/L	25	750	<25	<25	<25	<25	<25	258	342
Toluene-d8	%	1		96	96	98	98	101	108	106

		Date Sampled		2023-03-07	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
Parameter Name	Unit	RDL	G/S	MW3		MW6	MW7	MW8	MW9	DUP
F2 (C10 to C16)	µg/L	100	150	342	<100	<100	<100	<100	474	579
F3 (C16 to C34)	µg/L	100	500	<100	<100	<100	<100	<100	<100	<100
F4 (C34 to C50)	µg/L	100	500	<100	<100	<100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L	500		NA	NA	NA	NA	NA	NA	NA
Terphenyl	% Recovery	1		66	84	75	78	90	76	88
Sediment				2	3	3	2	3	3	2
O. Reg. 153(511) - VOCs (with PHC) (Water)										
Dichlorodifluoromethane	µg/L	0.4	590	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.17	0.5	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.2	0.89	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	0.4	150	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	1	2700	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	0.3	1.6	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	0.3	50	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	0.2	1.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	0.2	15	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	0.3	5	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1	1800	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	0.2	1.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	0.2	2.4	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	0.2	1.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.3	200	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.79	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	0.2	5	<0.20	<0.20	0.34	0.54	<0.20	0.74	0.7
1,2-Dichloropropane	µg/L	0.2	5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20

Parameter Name	Unit	Date Sampled		2023-03-07	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
		RDL	G/S	MW3		MW6	MW7	MW8	MW9	DUP
Trichloroethylene	µg/L	0.2	1.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	0.2	16	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	1	640	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.2	4.7	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	0.2	24	<0.20	<0.20	0.87	1.52	<0.20	1.76	1.78
Dibromochloromethane	µg/L	0.1	25	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.1	0.2	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	0.2	1.6	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	0.1	1.1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	0.1	30	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	0.1	2.4	<0.10	<0.10	<0.10	0.29	<0.10	232	218
m & p-Xylene	µg/L	0.2		<0.20	<0.20	<0.20	0.46	<0.20	315	316
Bromoform	µg/L	0.1	25	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	0.1	5.4	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.1	1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L	0.1		<0.10	<0.10	<0.10	<0.10	<0.10	0.61	0.58
1,3-Dichlorobenzene	µg/L	0.1	59	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.1	1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.1	3	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.3	0.5	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	0.2	300	<0.20	<0.20	<0.20	0.46	<0.20	316	317
n-Hexane	µg/L	0.2	51	<0.20	<0.20	<0.20	<0.20	<0.20	3.67	2.86
Toluene-d8	% Recovery	1		96	96	98	98	101	108	106
4-Bromofluorobenzene	% Recovery	1		75	83	90	91	85	124	117

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

A&A was retained by the client to conduct a Soil and Groundwater Delineation for a commercial property located at 26233 Highway 48, Sutton, Ontario. The subject site consists of an RFO and its associated convenience store, and asphalted parking lot area. This Soil and Groundwater Delineation was performed in compliance with the substance and intent of Canadian Standard CSA Z-769-00 (R2018) with results of analysis compared to the standards outlined in Part XV.1 of the Environmental Protection Act (O. Reg. 153/04) as amended by O. Reg. 511/09 and implemented in July 1, 2011.

The topography of the subject site was observed to be generally flat, with a perceived gentle slope towards the west. It is recorded as approximately 240 masl. The area around the subject site ranges from approximately 258 masl to the east to 234 masl to the northwest. The subject site is within Eastern Sutton with surface water expected to flow over the asphalted lot areas towards catchment basins located on the subject site and the surrounding roadways. Groundwater is inferred to flow towards the Black River located to the west-northwest of the site.

A groundwater contour map was plotted during A&A's previous Phase II ESA, by using "Golden Software" (Surfer 8) and the measurements of groundwater levels taken on January 11, 2023 from four monitoring wells. This map shows well MW-3 being at the lowest water elevation compared with the other wells. The general direction of groundwater flow was found to be in a northwest direction with the estimated linear velocities of 1.0 m/year.

This investigation included analyzing soils and groundwater for evidence of contamination at the site. During the Soil and Groundwater Delineation, seven boreholes were advanced on site, with four monitoring wells installed in the annulus of the boreholes. One soil sample from each borehole and one groundwater sample from each monitoring well was submitted to AGAT, a

CALA-accredited laboratory, for analysis of metals, PHCs fractions F1-F4, VOCs including BTEX and ORPs.

The results of the analysis for selected soil samples sent to the lab during the delineation program indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions.

The results of the analysis for selected groundwater samples sent to the lab during the delineation program indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of PHC F1 and F2, and some VOC parameters, which had reported exceedances in the delineation well MW9, along with the duplicate sample collected from the same well.

5.2 Recommendations

Based on the results of analysis the impacted area of the site appears localized to the northern area of the site. A&A recommends a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

SIGNED:



Tanya Rasoul, HBA
Environmental Consultant

SIGNED:



Steve Scott, BSc., Cert. Eng. Mgmt., EP
Senior Project Manager

I have reviewed Report #7514 and concur with the findings herein.

SIGNED:



Dr. Ali A. Rasoul, Ph.D., EP, P. Geo., Q.P.
Senior Environmental Consultant

6.0 QUALIFICATIONS OF ASSESSORS

A & A Environmental Consultants Inc. is a multi-disciplinary environmental consulting firm offering consulting services in the fields of site assessments (Phase I-III), cleanups, water resource studies, aggregate permitting, landfill design and monitoring, geotechnical studies, air quality studies, designated substances surveys and environmental impact studies. A&A has more than 20 years of experience in environmental consulting in the province of Ontario, Alberta, Saskatchewan, British Columbia and have preformed thousands of projects from small scale Phase I ESAs to large scale landfill design, hydro-geological studies and groundwater management plans. We have a number of senior, experienced staff who consult in a variety of disciplines and offer our clients expert knowledge in both the technical aspects of a project and the environmental regulations applicable.

Dr. Ali A. Rasoul, Ph.D., EP, P. Geo., QP

Principal Consultant

The report was reviewed by Dr. Ali A. Rasoul, a Principal Consultant with A&A. He has over 20 years experience in his field. He has completed hundreds of environmental projects including Phase I/II/III ESAs, mould assessments, hydrogeological investigations, designated substances surveys and water management plans. He is a licensed Professional Geoscientist with the Association of Professional Geoscientists of Ontario and a licensed Well Technician in the Province of Ontario (Ministry of the Environment, Conservation and Parks). He is also a licensed Professional Geoscientist in Alberta, Saskatchewan and British Columbia. Dr. Rasoul is registered as a “Qualified Person” for conducting ESAs as defined under Ontario Regulation 153/04 and 511/09.

7.0 REFERENCES

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

- *"Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario,"* Ministry of the Environment of Ontario, December 1996;
- *The Ontario Water Resources Act – R.R.O 1990, Regulation 903,* as amended, January 1, 2014;
- *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act,"* July 2011;
- *"Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act,"* March 2004 (as amended by O. Reg. 179/11 as of July 1, 2011);
- *Environmental Protection Act, R.S.O. 1990, Chapter E. 19,* as amended, September 2018; and
- *"Phase II Environmental Site Assessment" CSA-Z769-00 (R2018),* CSA Group, March 2000, reaffirmed 2018.

8.0 LIMITATIONS

The report was prepared for the exclusive use of the client. 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 the third party. Should additional parties require reliance on this report, written authorization from A&A will be required. With respect to third parties, A&A has no liability or responsibility for losses of any kind whatsoever including direct or consequential financial effects on transactions or property values, or requirement for follow-up actions and costs.

The investigation undertaken by A&A with respect to this report and any conclusions or recommendations made in this report reflect A&A's judgment based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observations of the site, subsurface investigations at discrete locations and depths, and specific analysis of chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site, which were unavailable for direct investigation, subsurface locations, which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. A&A has used professional judgment in analysing this information and formulating these conclusions.

A&A makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

APPENDIX A – Figures

Figure 1 – Site Location Map

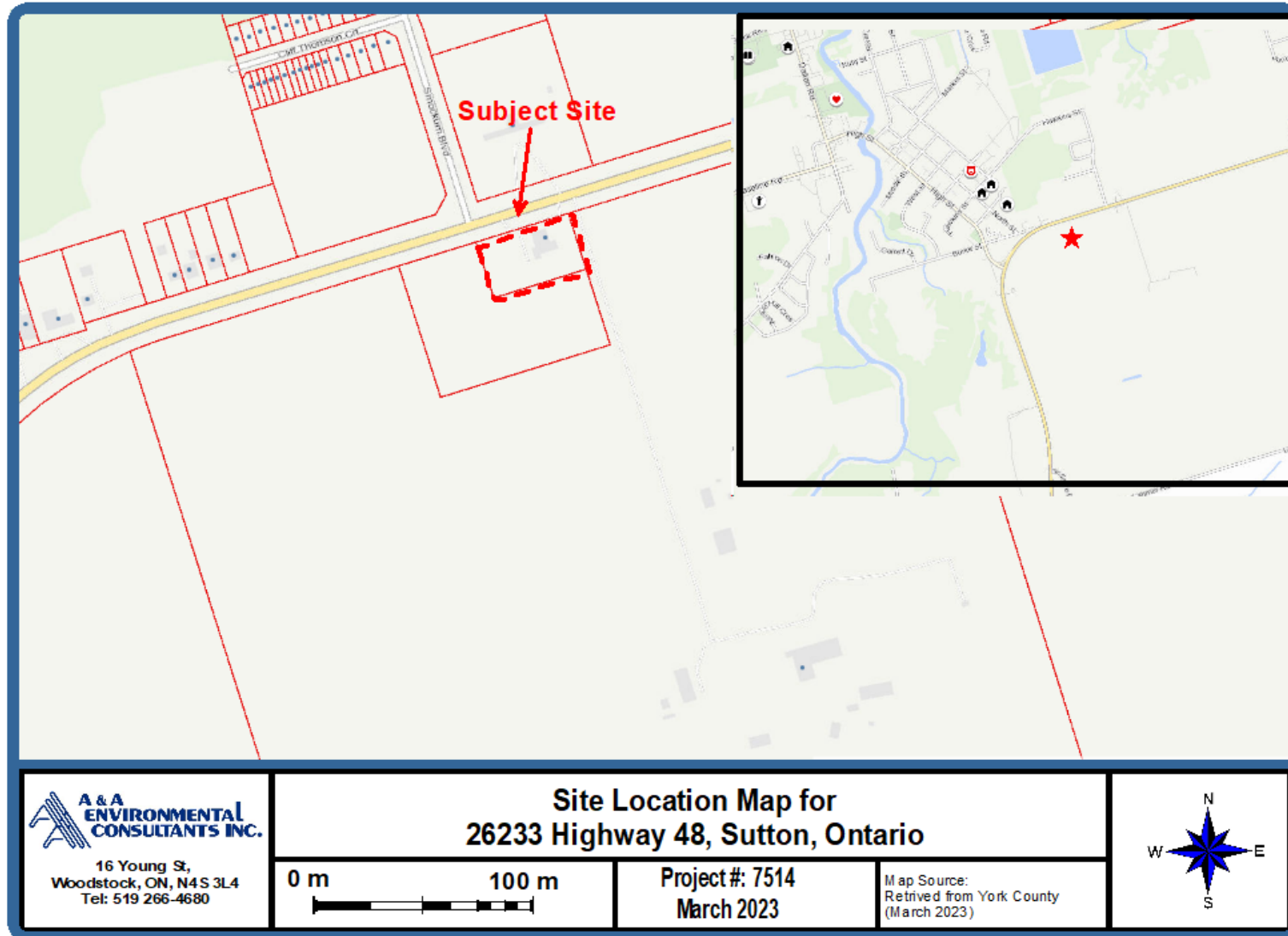


Figure 2 – Generic Site Sensitivity Decision Tree

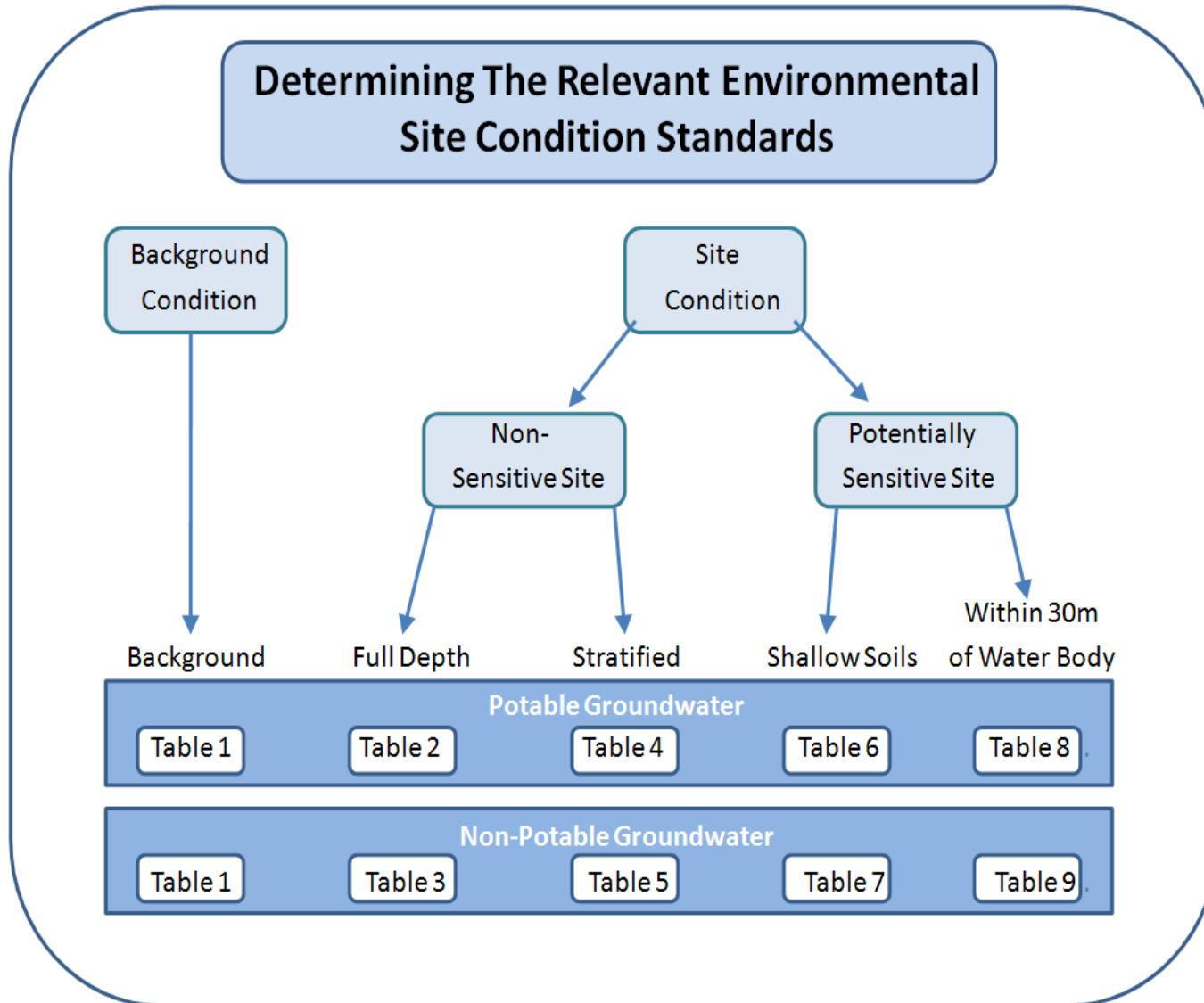


Figure 3 – Satellite Image Indicating the Subject Site

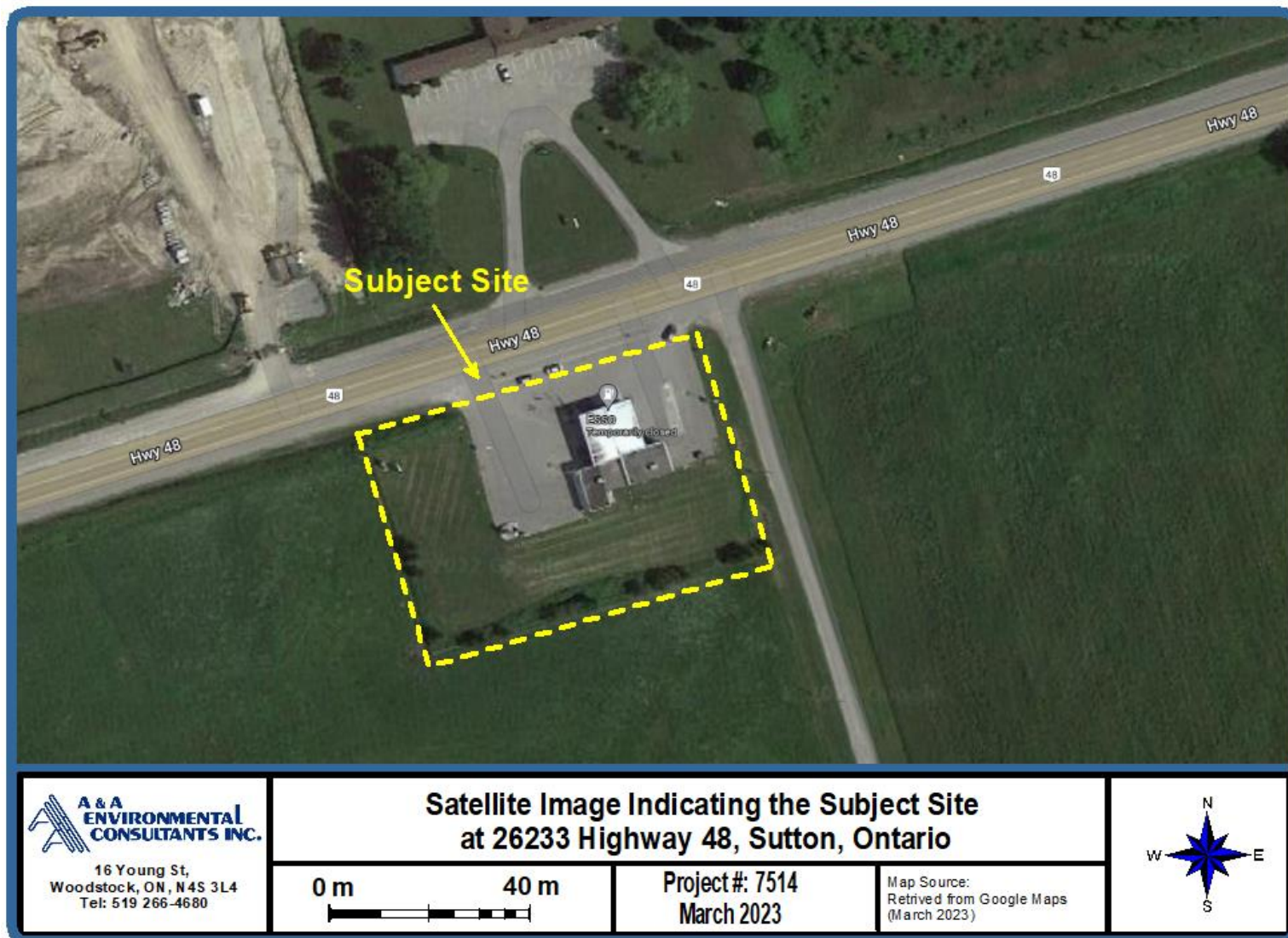


Figure 4 – Topographic Map

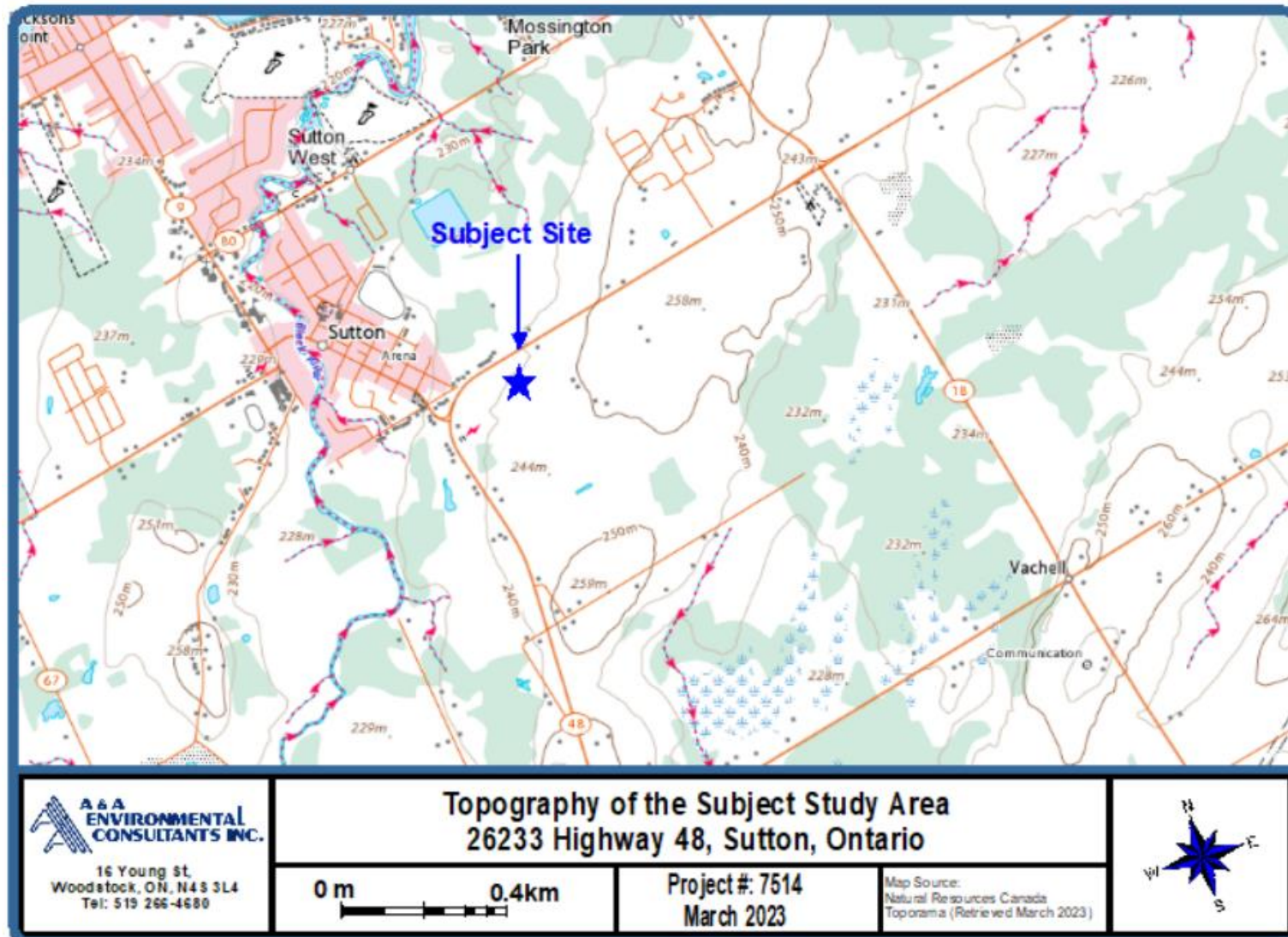


Figure 5 – Borehole and Monitoring Well Locations

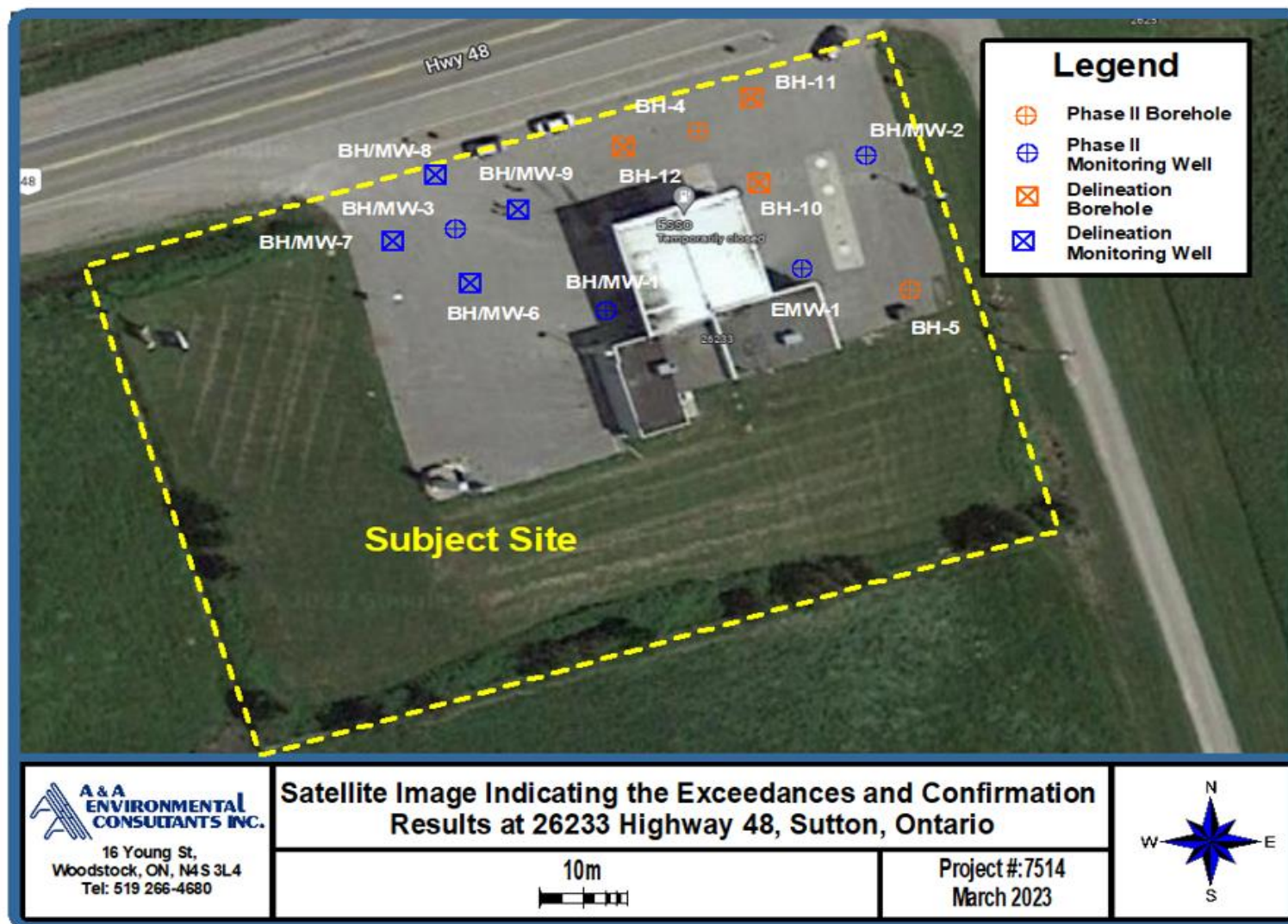
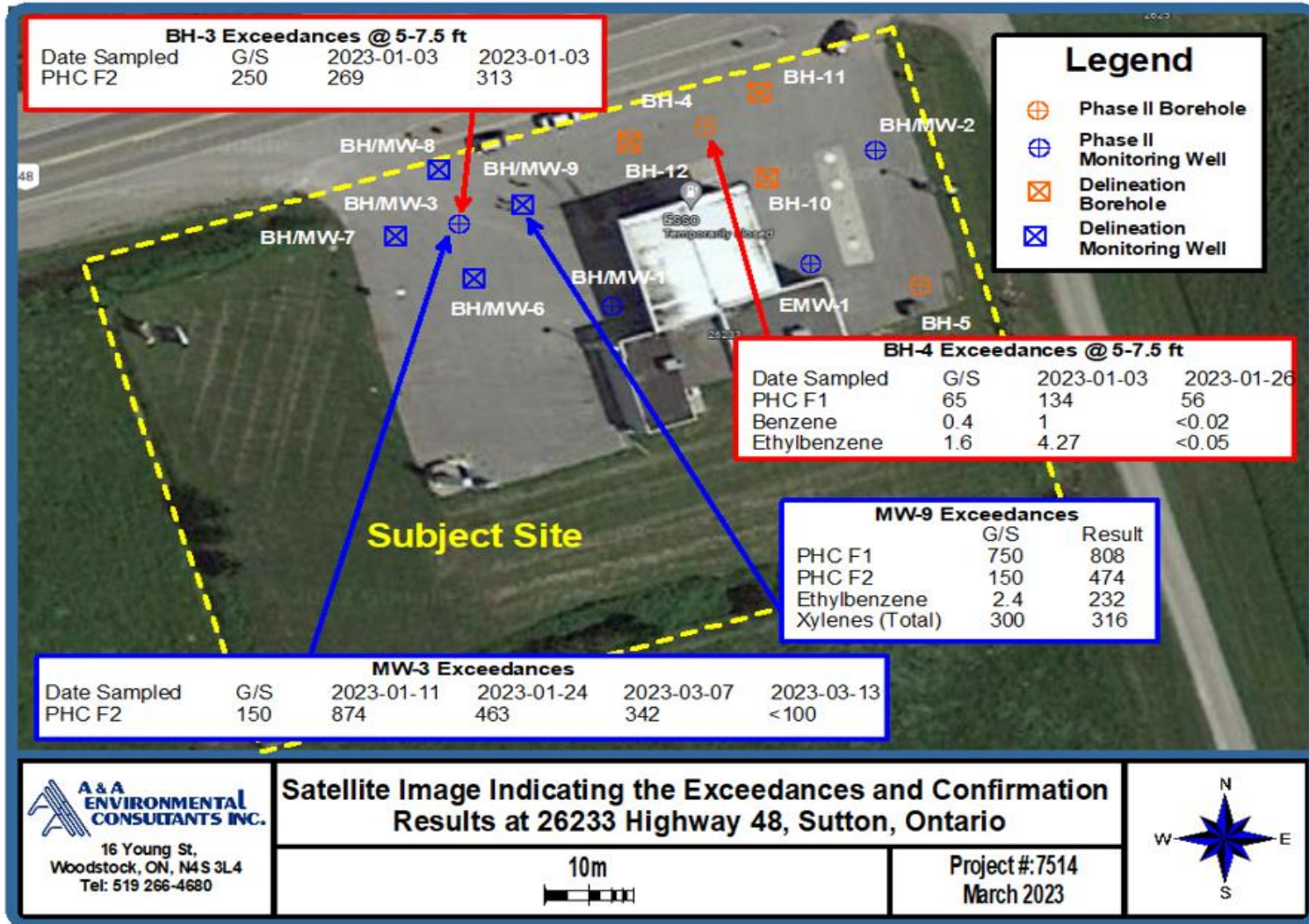


Figure 6 – Exceedance Map



APPENDIX B – TSSA Response and WWIS

Water Well Records - Report #7362

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
GEORGINA TOWNSHIP (G CON 06 003	17 632145 4906672 W	2010-04 1413	30		3///:			7147158 (Z110433) A	
GEORGINA TOWNSHIP (G CON 06 003	17 632010 4906147 W	1955-08 1413	6					6901132 () A	PRDG 0012 FSND CLAY 0018 BLUE CLAY SILT 0030 HPAN STNS 0080 CLAY 0110 HPAN STNS 0125 LMSN 0128
GEORGINA TOWNSHIP (G CON 06 003	17 632030 4906694 W	2016-09 7247						7281128 (Z228896) A199700	BRWN CLAY SLTY TILL 0010 GREY CLAY SLTY
3									
GEORGINA TOWNSHIP (G CON 06 003	17 632014 4906623 W	1979-08 1413	5	SU 0116	35/47/10/2:30	CO		6915137 ()	BRWN CLAY STNS HARD 0018 GREY CLAY STNS HARD 0114 GREY LMSN SHLY 0116
GEORGINA TOWNSHIP (G CON 06 003	17 632070 4906601 W	1960-09 4102	30	FR 0030	10//3/:	CO		6901133 ()	STNS CLAY 0030 GRVL 0035
GEORGINA TOWNSHIP (G CON 07 003	17 632220 4906750 W	1960-06 4102	30	FR 0025	10//2/:	CO		6901167 ()	CLAY STNS 0024 GRVL 0025
GEORGINA TOWNSHIP (G CON 07 003	17 632064 4906773 W	1977-08 1413	5	FR 0071	16/35/12/1:30	CO	0063 8	6914121 ()	BRWN CLAY STNS HARD 0018 GREY CLAY STNS BLDR 0054 BLUE CLAY DNSE 0060 GREY SAND LOOS 0071
CO 4									
GEORGINA TOWNSHIP (G CON 07 004	17 632600 4906888 W	1990-10 1413	6	FR 0138	45/130/12/1:30	DO		6921288 (91627)	BRWN CLAY HARD 0017 GREY CLAY HARD 0057 GREY SILT SOFT 0078 GREY CLAY DNSE 0128 GREY GRVL SAND CGRD 0130 GREY LMSN HARD 0138
GEORGINA TOWNSHIP (G CON 06 003	17 632708 4906895 W	1995-03 5019	5	FR 0146	60/80/15/3:0	DO		6923178 (155146)	BRWN CLAY STNS HARD 0027 BLUE CLAY STNS HARD 0040 GREY CLAY SILT LYRD 0063 GREY CLAY BLDR HARD 0120 BLUE CLAY STNS DNSE 0146 GREY GRVL SHLE CMTD 0149 GREY LMSN HARD 0154

TOWNSHIP CON LOT	UTM	DATE CNTR	CASING DIA	WATER	PUMP TEST	WELL USE	SCREEN	WELL	FORMATION
GEORGINA TOWNSHIP (G CON 07 003	17 631833 4906608 W	1996-06 1413	6	FR 0110	20/49/20/1:0	DO		6923614 (166577)	BRWN CLAY HARD 0015 GREY CLAY STNS HARD 0050 GREY SAND FSND 0070 GREY CLAY HARD 0106 GREY LMSN HARD 0110
GEORGINA TOWNSHIP (G CON 07 003	17 631904 4906734 W	1975-10 1413	5	FR 0070	15/42/6/2:20	DO	0062 8	6912964 ()	BRWN SAND CLAY STNS 0006 GREY CLAY STNS 0054 BLCK SAND CLAY 0070
GEORGINA TOWNSHIP (G CON 07 004	17 632438 4906881 W	1975-09 1413	5 5	FR 0134	52/65/10/8:0	DO		6912920 ()	BRWN SAND CLAY STNS 0018 GREY CLAY STNS 0042 GREY SILT 0080 BLUE CLAY 0125 GREY CLAY GRVL 0132 GREY GRVL SAND 0134 GREY LMSN 0142
GEORGINA TOWNSHIP (G CON 07 003	17 631842 4906630 W	1959-08 4102	30	FR 0030	10//2/:	DO		6901168 ()	STNS CLAY 0025 GRVL 0030
GEORGINA TOWNSHIP (G CON 07 004	17 632714 4906923 W	1976-11 1413	6	FR 0047 UK 0057	6/25/10/2:30	DO		6913705 ()	BRWN SAND FILL LOOS 0003 BLCK LOAM SOFT 0005 RED SAND PCKD 0010 BRWN CLAY STNS HARD 0020 BLUE CLAY DNSE 0035 GREY CLAY STNS HARD 0045 GREY LMSN FOSS 0058
DO 7									
GEORGINA TOWNSHIP (G	17 632494 4906655 W	2012-05 7360	2			MO	0030 5	7186620 (Z149184) A129802	BRWN FILL 0005 GREY SILT STNS CLAY 0015 GREY SILT STNS CLAY 0035
MO 1									
GEORGINA TOWNSHIP (G CON 06 004	17 632264 4906423 W	1972-04 1413	5	FR 0128	47/65/10/2:0	ST		6910858 ()	BRWN CLAY STNS 0014 GREY CLAY STNS 0040 BLCK SAND SILT CLAY 0063 BLUE CLAY 0105 GREY GRVL SAND 0115 BLCK CLAY SHLE 0118 GREY GRVL SAND BLDR 0128 GREY LMSN 0129
ST 1									
SUTTON VILLAGE	17 632099 4906669 W	2009-10 7215				TH	0002 10	7133745 (Z104655) A090832	BRWN FILL SNDY 0002 BRWN SAND SLTY 0005 GREY SAND SLTY 0009 BRWN SAND SLTY 0012
TH 1									

Notes:
 UTM: UTM in Zone, Easting, Northing and Datum is NAD83; L: UTM estimated from Centroid of Lot; W: UTM not from Lot Centroid
 DATE CNTR: Date Work Completed and Well Contractor Licence Number
 CASING DIA: .Casing diameter in inches
 WATER: Unit of Depth in Fee. See Table 4 for Meaning of Code

PUMP TEST: Static Water Level in Feet / Water Level After Pumping in Feet / Pump Test Rate in GPM / Pump Test Duration in Hour : Minutes
 WELL USE: See Table 3 for Meaning of Code
 SCREEN: Screen Depth and Length in feet
 WELL: WEL (AUDIT #) Well Tag . A: Abandonment; P: Partial Data Entry Only
 FORMATION: See Table 1 and 2 for Meaning of Code

1. Core Material and Descriptive terms

Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
BLDR	BOULDERS	FCRD	FRACTURED	IRFM	IRON FORMATION	PORS	POROUS	SOFT	SOFT
BSLT	BASALT	FGRD	FINE-GRAINED	LIMY	LIMY	PRDG	PREVIOUSLY DUG	SPST	SOAPSTONE
CGRD	COARSE-GRAINED	FGVL	FINE GRAVEL	LMSN	LIMESTONE	PRDR	PREV. DRILLED	STKY	STICKY
CGVL	COARSE GRAVEL	FILL	FILL	LOAM	TOPSOIL	QRTZ	QUARTZITE	STNS	STONES
CHRT	CHERT	FLDS	FELDSPAR	LOOS	LOOSE	QSND	QUICKSAND	STNY	STONEY
CLAY	CLAY	FLNT	FLINT	LTCL	LIGHT-COLOURED	QTZ	QUARTZ	THIK	THICK
CLN	CLEAN	FOSS	FOSILIFEROUS	LYRD	LAYERED	ROCK	ROCK	THIN	THIN
CLYY	CLAYEY	FSND	FINE SAND	MARL	MARL	SAND	SAND	TILL	TILL
CMTD	CEMENTED	GNIS	GNEISS	MGRD	MEDIUM-GRAINED	SHLE	SHALE	UNKN	UNKNOWN TYPE
CONG	CONGLOMERATE	GRNT	GRANITE	MGVL	MEDIUM GRAVEL	SHLY	SHALY	VERY	VERY
CRYS	CRYSTALLINE	GRSN	GREENSTONE	MRBL	MARBLE	SHRP	SHARP	WBRG	WATER-BEARING
CSND	COARSE SAND	GRVL	GRAVEL	MSND	MEDIUM SAND	SHST	SCHIST	WDFR	WOOD FRAGMENTS
DKCL	DARK-COLOURED	GRWK	GREYWACKE	MUCK	MUCK	SILT	SILT	WTHD	WEATHERED
DLMT	DOLomite	GVLY	GRAVELLY	OBND	OVERBURDEN	SLTE	SLATE		
DNSE	DENSE	GYPS	GYPSUM	PCKD	PACKED	SLTY	SILTY		
DRTY	DIRTY	HARD	HARD	PEAT	PEAT	SNDS	SANDSTONE		
DRY	DRY	HPAN	HARDPAN	PGVL	PEA GRAVEL	SNDY	SANDY SOAPSTONE		

2. Core Color

Code	Description
WHIT	WHITE
GREY	GREY
BLUE	BLUE
GRN	GREEN
YLLW	YELLOW
BRWN	BROWN
RED	RED
BLCK	BLACK
BLGY	BLUE-GREY

3. Well Use

Code	Description	Code	Description
DO	Domestic	OT	Other
ST	Livestock	TH	Test Hole
IR	Irrigation	DE	Dewatering
IN	Industrial	MO	Monitoring
CO	Commercial	MT	Monitoring TestHole
MN	Municipal		
PS	Public		
AC	Cooling And A/C		
NU	Not Used		

4. Water Detail

Code	Description	Code	Description
FR	Fresh	GS	Gas
SA	Salty	IR	Iron
SU	Sulphur		
MN	Mineral		
UK	Unknown		

APPENDIX C – Site Photographs



**Looking
southeast
towards the
west portion of
the site**



**Looking east
along the
northern
portion of the
site**



**Looking south
towards the
southeast
portion of the
site**



**Looking
southwest
towards the
east portion of
the site**



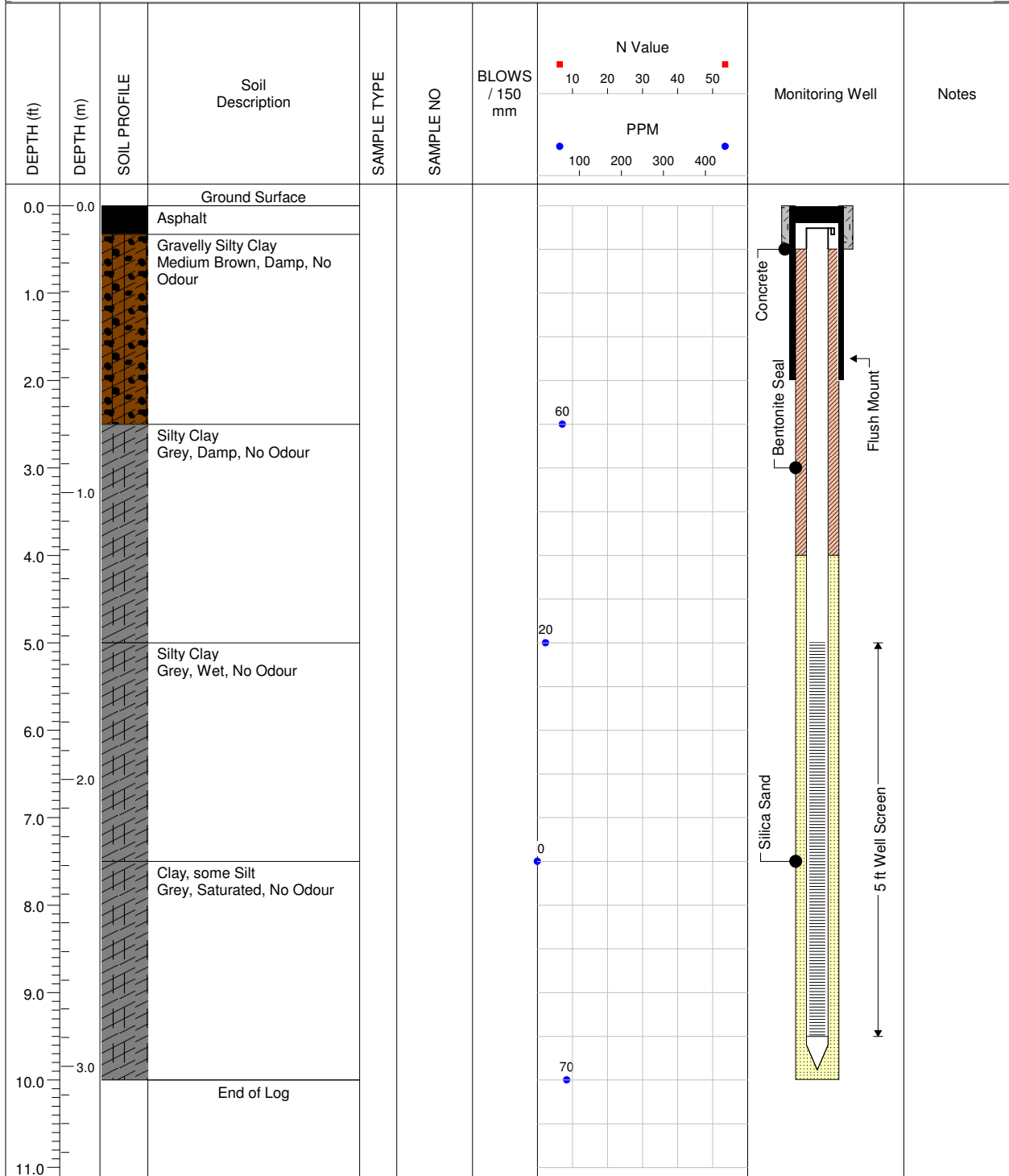
Looking southwest towards the east portion of the site




Looking south towards the west portion of the site

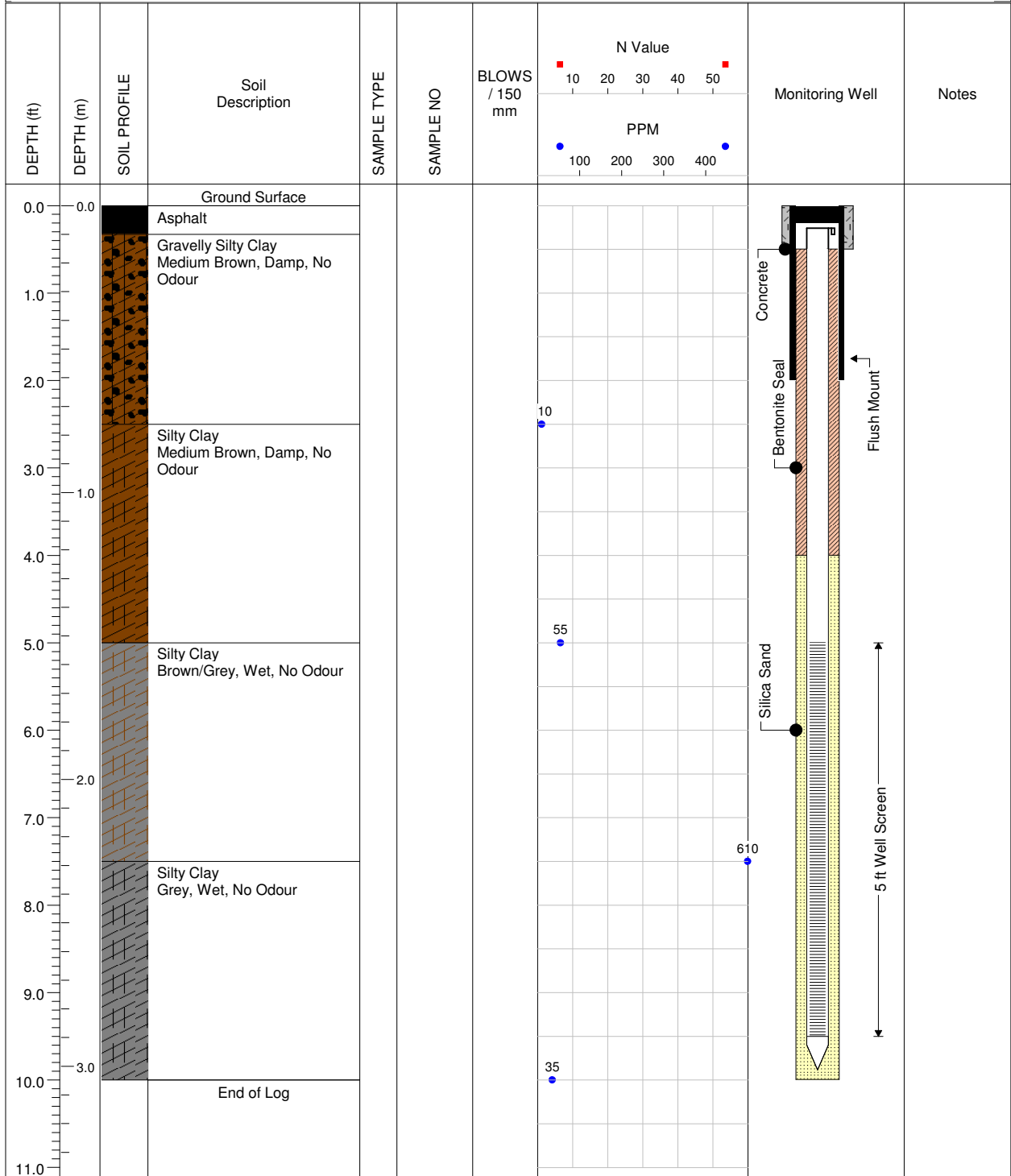
APPENDIX D – Borehole Logs

PROJECT: MSI Spergel		BH LOCATION: South of MW3			BOREHOLE NO: BH/MW6	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



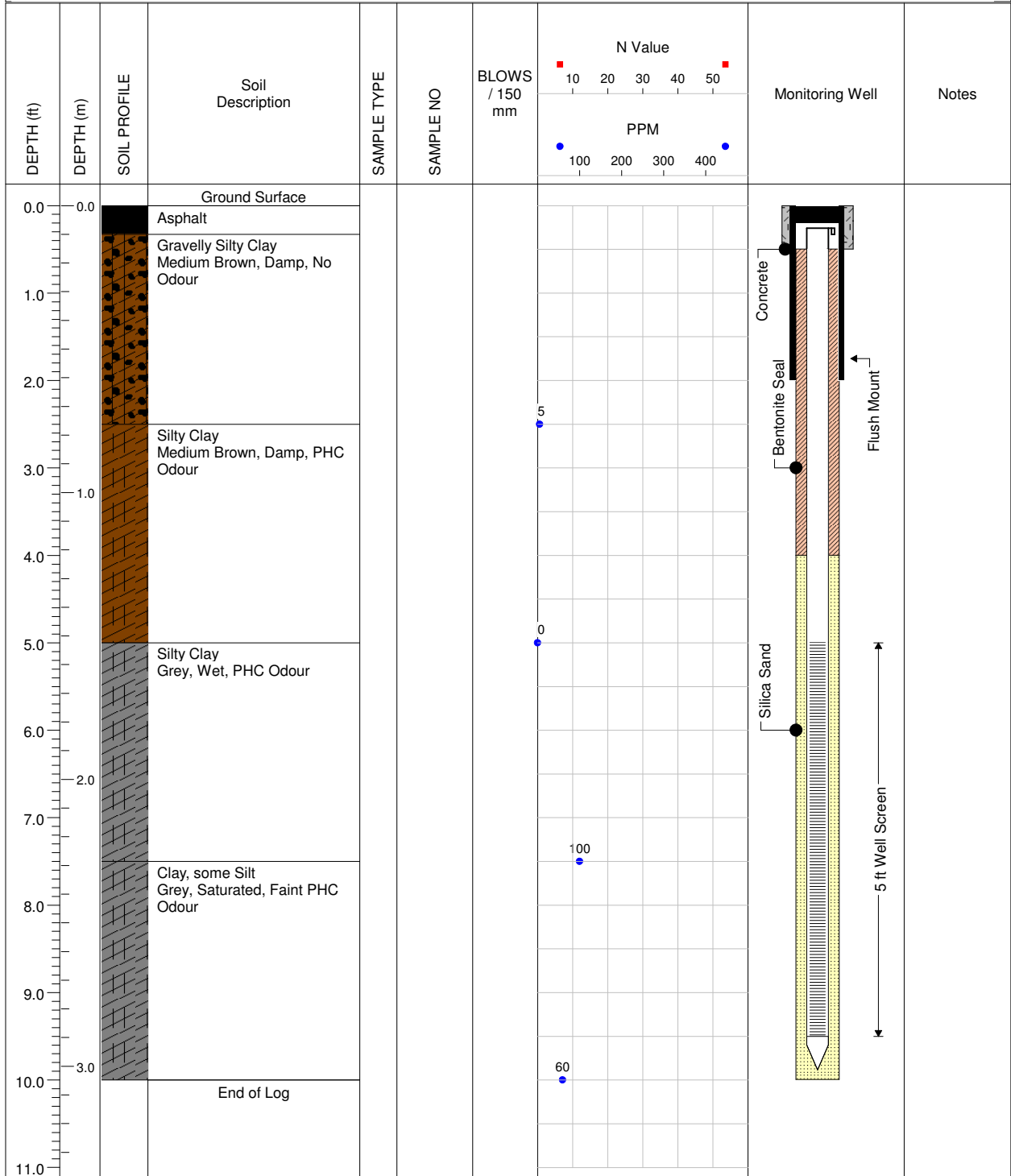
	LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
	DRILL DATE: Mar 7, 2023	PAGE: 1 of 1

PROJECT: MSI Spergel		BH LOCATION: West of MW3			BOREHOLE NO: BH/MW7	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



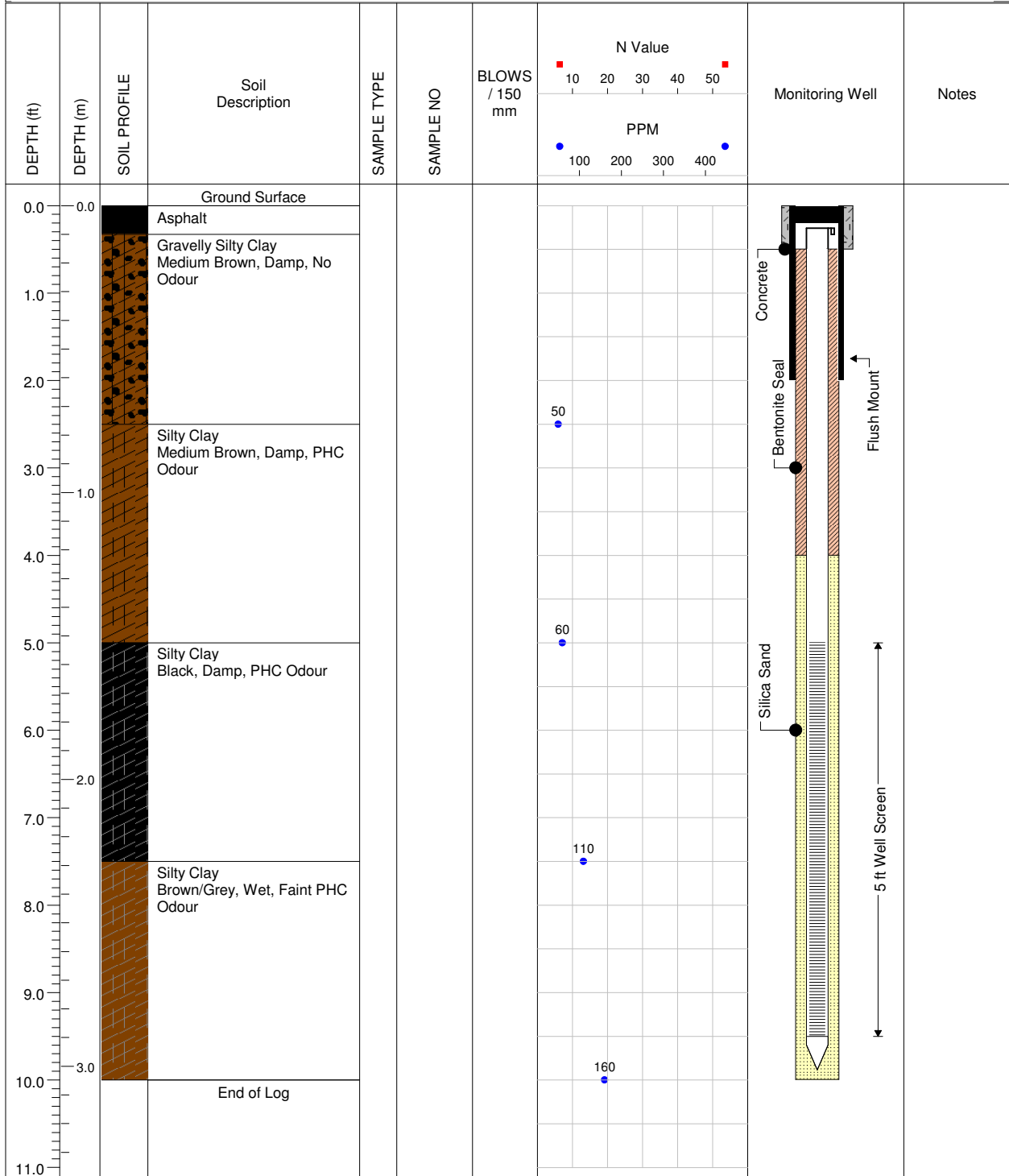
LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
DRILL DATE: Mar 7, 2023	PAGE: 1 of 1

PROJECT: MSI Spergel		BH LOCATION: North of MW3			BOREHOLE NO: BH/MW8	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



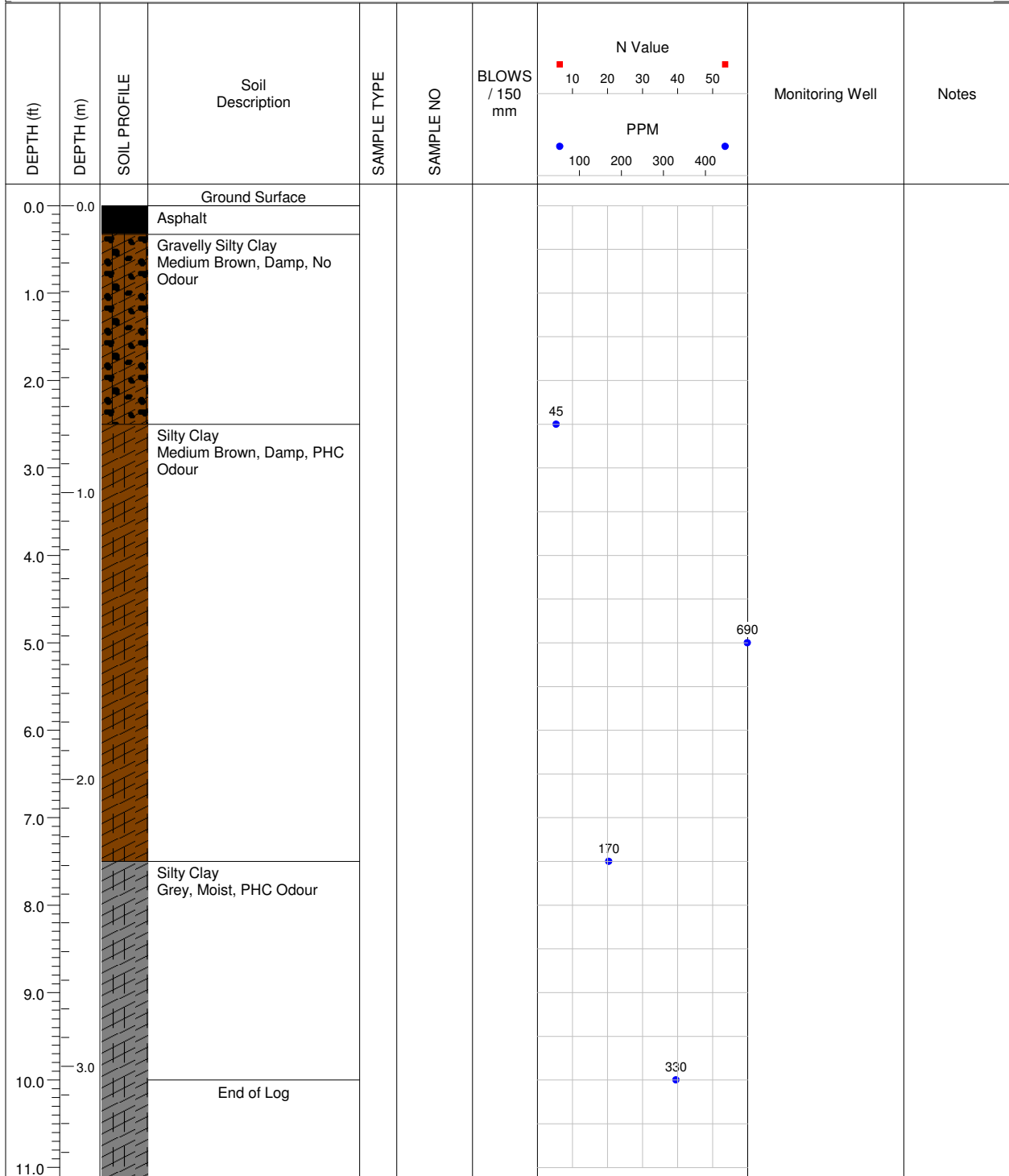
LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
DRILL DATE: Mar 7, 2023	PAGE: 1 of 1


PROJECT: MSI Spergel		BH LOCATION: East of MW3			BOREHOLE NO: BH/MW9	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



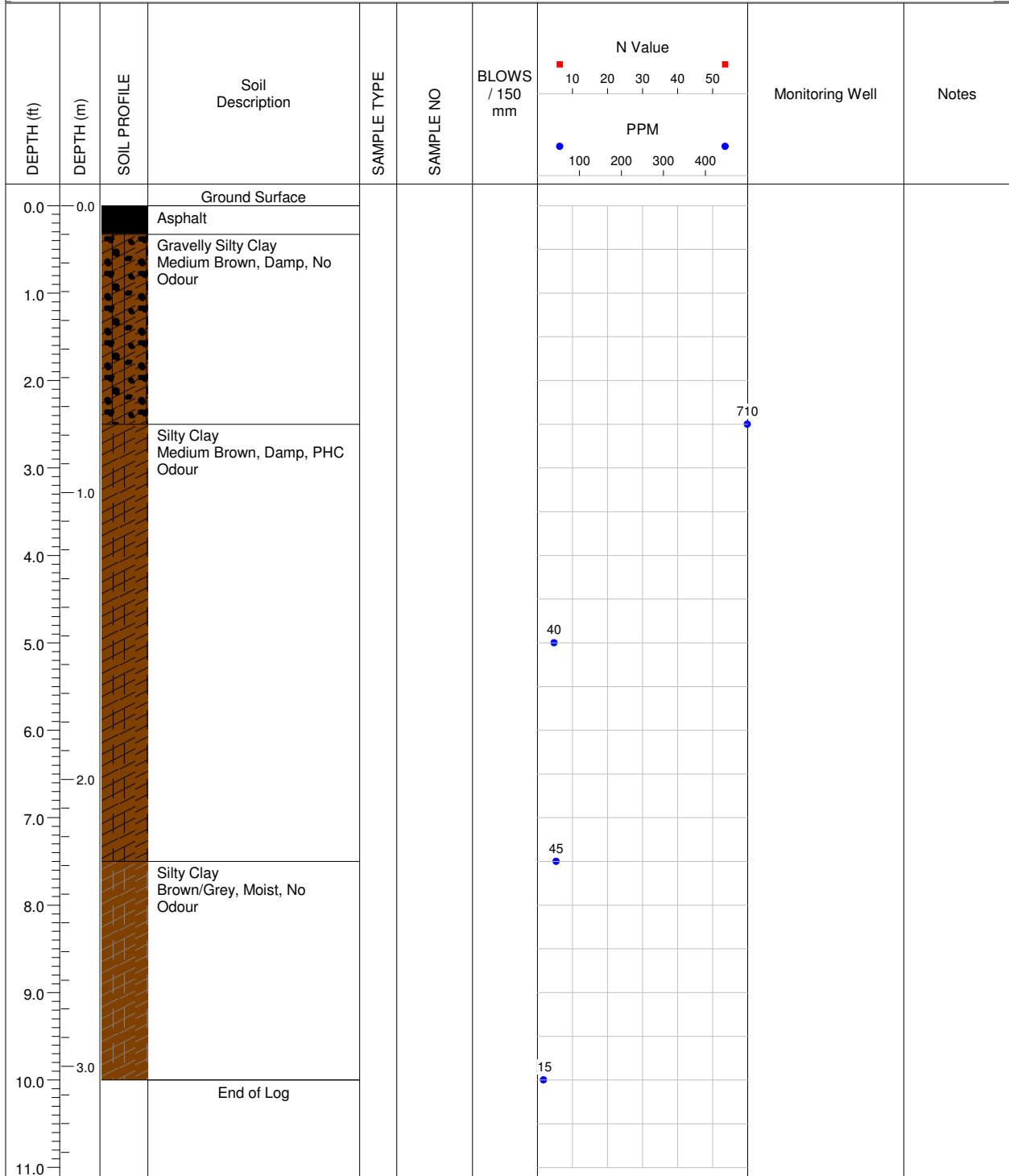
<p>A&A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON</p>	LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
	DRILL DATE: Mar 7, 2023	PAGE: 1 of 1


PROJECT: MSI Spergel		BH LOCATION: South of BH4			BOREHOLE NO: BH10	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



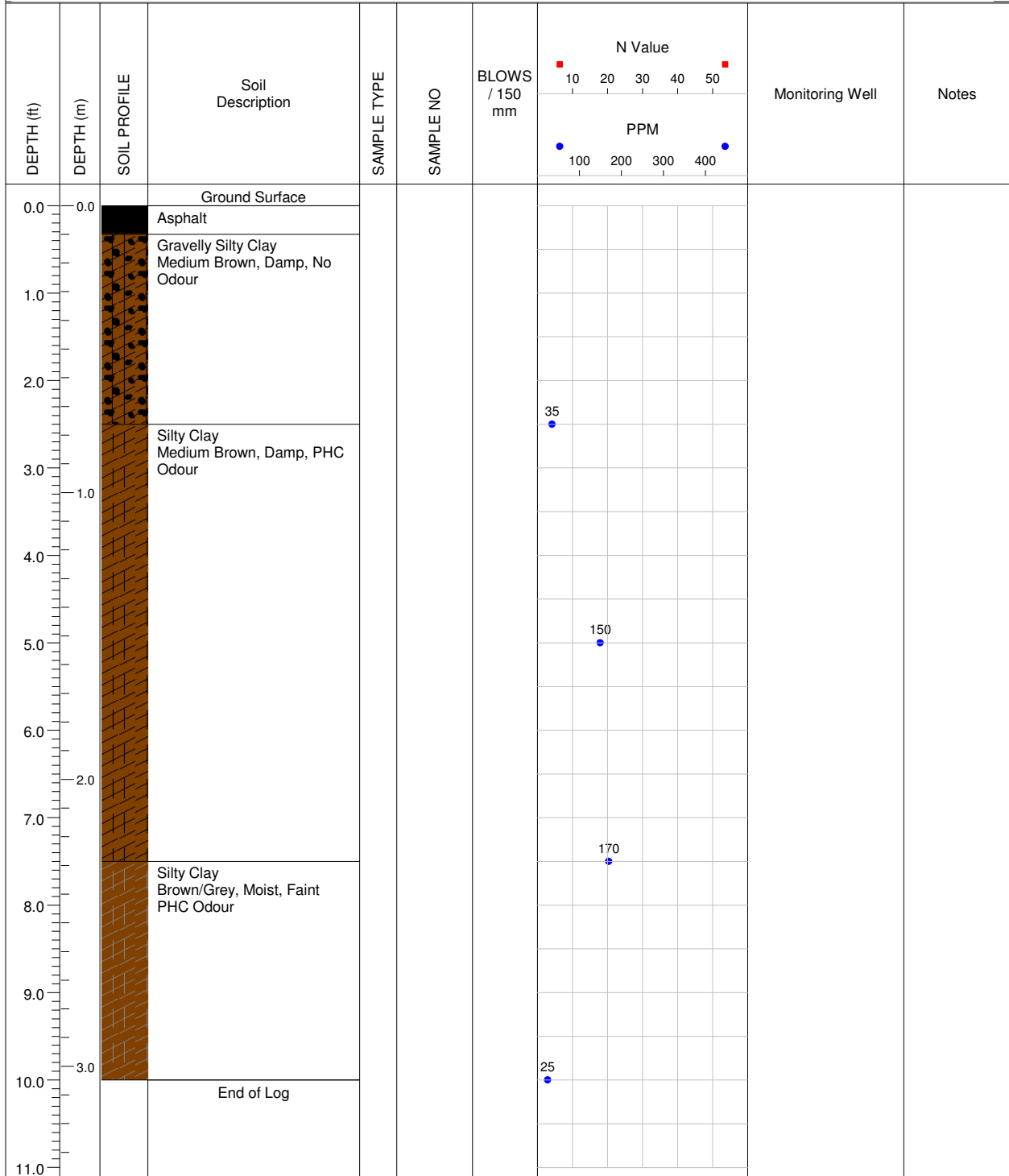
 A & A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 15 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
	DRILL DATE: Mar 7, 2023	PAGE: 1 of 1


PROJECT: MSI Spergel		BH LOCATION: Northeast of BH4			BOREHOLE NO: BH11	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



 A&A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
	DRILL DATE: Mar 7, 2023	PAGE: 1 of 1

PROJECT: MSI Spergel		BH LOCATION: West of BH4			BOREHOLE NO: BH12	
PROJECT NO: 7514		LOCATION: 26233 Highway 48, Sutton West, ON				
PROJECT MANAGER: S. Scott		COMPANY NAME: A&A Environmental Consultants Inc.				
SAMPLE TYPE	SHELBY TUBE	CORE SAMPLE	SPT SAMPLE	GRAB SAMPLE	NO RECOVERY	
BACKFILL TYPE	BENTONITE	PEA GRAVEL	SLOUGH	GROUT	DRILL CUTTINGS	



 A&A ENVIRONMENTAL CONSULTANTS INC. 16 Young Street Woodstock, ON	LOGGED BY: T. Thornton	COMPLETION DEPTH: 10 Feet
	REVIEWED BY: A. Rasoul	DRILL METHOD: Conventional
	DRILL DATE: Mar 7, 2023	PAGE: 1 of 1

APPENDIX E – Certificates of Chemical Analysis

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680

ATTENTION TO: Ali Rasoul
PROJECT: 7514 - Spergel Sutton Delineation

AGAT WORK ORDER: 23T003899

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Mar 15, 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.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 23T003899

PROJECT: 7514 - Spergel Sutton Delineation

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sulton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-15

Parameter	Unit	SAMPLE DESCRIPTION:		BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08
Antimony	µg/g	50	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	2	3	3	2	2	2	2	2
Barium	µg/g	670	2.0	35.4	57.8	78.9	13.2	32.0	32.8	32.2	34.0
Beryllium	µg/g	10	0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Boron	µg/g	120	5	7	7	7	<5	6	6	6	7
Cadmium	µg/g	1.9	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	9	13	14	5	8	9	9	9
Cobalt	µg/g	100	0.5	3.4	4.4	5.1	2.3	3.1	3.4	4.2	3.4
Copper	µg/g	300	1.0	5.5	6.7	7.5	6.8	5.2	6.9	12.9	5.4
Lead	µg/g	120	1	4	5	7	8	3	8	4	3
Molybdenum	µg/g	40	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel	µg/g	340	1	6	8	10	5	6	7	7	7
Selenium	µg/g	5.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	50	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	3.3	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	33	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	86	0.4	17.4	21.8	22.3	10.0	15.0	17.6	16.5	16.3
Zinc	µg/g	340	5	22	26	36	20	22	23	22	22

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils
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:



Ali Rasoul



Certificate of Analysis

AGAT WORK ORDER: 23T003899

PROJECT: 7514 - Spergel Sutton Delineation

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

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sulton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-15

Parameter	Unit	SAMPLE DESCRIPTION:		BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:	DATE SAMPLED:
Electrical Conductivity (2:1)	mS/cm	1.4	0.005	0.309	0.289	0.264	0.309	0.150	0.344	0.260	0.168
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.61	7.73	7.65	7.66	7.79	7.70	7.72	7.72

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils

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.

4837212-4837219 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 obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Ali Rasoul

Certificate of Analysis

AGAT WORK ORDER: 23T003899

PROJECT: 7514 - Spergel Sutton Delineation

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MISSISSAUGA, ONTARIO
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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sulton, ON

SAMPLED BY: T.T.

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-15

Parameter	Unit	SAMPLE DESCRIPTION:		BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP
		G / S	RDL	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:		2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08
F1 (C6 - C10)	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	65	5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	250	10	<10	<10	<10	<10	12	117	<10	13
F3 (C16 to C34)	µg/g	2500	50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	6600	50	<50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	6600	50	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%		0.1	19.2	13.9	16.6	8.6	9.3	10.5	20.7	10.0
Surrogate	Unit	Acceptable Limits									
Toluene-d8	%	50-140		105	105	108	102	104	107	110	105
Terphenyl	%	60-140		68	89	81	93	84	71	66	66

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils
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.

4837212-4837219 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:





Certificate of Analysis

AGAT WORK ORDER: 23T003899

PROJECT: 7514 - Spergel Sutton Delineation

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TEL (905)712-5100
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<http://www.agatlabs.com>

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sulton, ON

SAMPLED BY: T.T.

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-15

Parameter	Unit	SAMPLE DESCRIPTION:		BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08
		G / S	RDL	4837212	4837213	4837214	4837215	4837216	4837217	4837218	4837219	
Dichlorodifluoromethane	µg/g	25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Vinyl Chloride	ug/g	0.25	0.02	<0.02	<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	<0.05	<0.05	<0.05	
Trichlorofluoromethane	ug/g	5.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Acetone	ug/g	28	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
1,1-Dichloroethylene	ug/g	0.48	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methylene Chloride	ug/g	2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Trans- 1,2-Dichloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methyl tert-butyl Ether	ug/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1-Dichloroethane	ug/g	0.6	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Methyl Ethyl Ketone	ug/g	88	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
Cis- 1,2-Dichloroethylene	ug/g	2.5	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
Chloroform	ug/g	0.18	0.04	<0.04	<0.04	<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	<0.03	<0.03	<0.03	
1,1,1-Trichloroethane	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Carbon Tetrachloride	ug/g	0.71	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Benzene	ug/g	0.4	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	
1,2-Dichloropropane	ug/g	0.68	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	
Trichloroethylene	ug/g	0.61	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	
Bromodichloromethane	ug/g	1.9	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methyl Isobutyl Ketone	ug/g	210	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
1,1,2-Trichloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	
Toluene	ug/g	9	0.05	<0.05	<0.05	<0.05	<0.05	0.76	<0.05	<0.05	0.79	
Dibromochloromethane	ug/g	2.9	0.05	<0.05	<0.05	<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	<0.04	<0.04	<0.04	
Tetrachloroethylene	ug/g	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1,1,2-Tetrachloroethane	ug/g	0.11	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	
Chlorobenzene	ug/g	2.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Ethylbenzene	ug/g	1.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.18	0.12	<0.05	
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.37	0.26	<0.05	

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T003899

PROJECT: 7514 - Spergel Sutton Delineation

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sulton, ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-15

Parameter	Unit	SAMPLE DESCRIPTION:		BH6@7.5-10'	BH7@5-7.5'	BH8@5-7.5'	BH9@7.5-10'	BH10@10-12.5'	BH11@5-7.5'	BH12@5-7.5'	DUP	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08	2023-03-08
		G / S	RDL	4837212	4837213	4837214	4837215	4837216	4837217	4837218	4837219	
Bromoform	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Styrene	ug/g	43	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1,2,2-Tetrachloroethane	ug/g	0.094	0.05	<0.05	<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	<0.05	<0.05	<0.05	
1,3-Dichlorobenzene	ug/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,4-Dichlorobenzene	ug/g	0.57	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,2-Dichlorobenzene	ug/g	1.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Xylenes (Total)	ug/g	30	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.37	0.26	<0.05	
1,3-Dichloropropene (Cis + Trans)	µg/g	0.081	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
n-Hexane	µg/g	88	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Moisture Content	%		0.1	19.2	13.9	16.6	8.6	9.3	10.5	20.7	10.0	
Surrogate	Unit	Acceptable Limits										
Toluene-d8	% Recovery	50-140		105	105	108	102	104	107	110	105	
4-Bromofluorobenzene	% Recovery	50-140		87	87	80	73	86	84	76	84	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils

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.

4837212-4837219 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:



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Highway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

Soil Analysis

RPT Date: Mar 15, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		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	4851076		<0.8	<0.8	NA	< 0.8	103%	70%	130%	99%	80%	120%	78%	70%	130%
Arsenic	4851076		1	1	NA	< 1	123%	70%	130%	102%	80%	120%	107%	70%	130%
Barium	4851076		14.6	14.8	1.4%	< 2.0	107%	70%	130%	101%	80%	120%	110%	70%	130%
Beryllium	4851076		<0.4	<0.4	NA	< 0.4	95%	70%	130%	99%	80%	120%	99%	70%	130%
Boron	4851076		<5	<5	NA	< 5	87%	70%	130%	98%	80%	120%	98%	70%	130%
Cadmium	4851076		<0.5	<0.5	NA	< 0.5	117%	70%	130%	99%	80%	120%	113%	70%	130%
Chromium	4851076		5	5	NA	< 5	106%	70%	130%	102%	80%	120%	102%	70%	130%
Cobalt	4851076		1.7	1.7	NA	< 0.5	109%	70%	130%	105%	80%	120%	104%	70%	130%
Copper	4851076		3.1	3.1	NA	< 1.0	101%	70%	130%	104%	80%	120%	101%	70%	130%
Lead	4851076		5	5	0.0%	< 1	111%	70%	130%	106%	80%	120%	100%	70%	130%
Molybdenum	4851076		<0.5	<0.5	NA	< 0.5	118%	70%	130%	105%	80%	120%	108%	70%	130%
Nickel	4851076		3	4	NA	< 1	107%	70%	130%	100%	80%	120%	99%	70%	130%
Selenium	4851076		<0.8	<0.8	NA	< 0.8	136%	70%	130%	106%	80%	120%	115%	70%	130%
Silver	4851076		<0.5	<0.5	NA	< 0.5	106%	70%	130%	104%	80%	120%	99%	70%	130%
Thallium	4851076		<0.5	<0.5	NA	< 0.5	107%	70%	130%	112%	80%	120%	110%	70%	130%
Uranium	4851076		<0.50	<0.50	NA	< 0.50	114%	70%	130%	107%	80%	120%	103%	70%	130%
Vanadium	4851076		10.9	12.8	16.0%	< 0.4	118%	70%	130%	103%	80%	120%	107%	70%	130%
Zinc	4851076		17	16	NA	< 5	109%	70%	130%	105%	80%	120%	110%	70%	130%

Comments: NA Signifies Not Applicable.
 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.

O. Reg. 153(511) - ORPs (Soil)

Electrical Conductivity (2:1)	4837212	4837212	0.309	0.283	8.7%	< 0.005	98%	80%	120%
pH, 2:1 CaCl2 Extraction	4836003		6.55	6.79	3.7%	NA	99%	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.

Certified By:



Nivine Basily

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Higway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

Trace Organics Analysis

RPT Date: Mar 15, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	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)	4837219	4837219	< 5	< 5	0.0%	< 5	108%	60%	140%	94%	60%	140%	84%	60%	140%
F2 (C10 to C16)	4842720		<10	<10	NA	< 10	104%	60%	140%	92%	60%	140%	104%	60%	140%
F3 (C16 to C34)	4842720		<50	<50	NA	< 50	107%	60%	140%	89%	60%	140%	103%	60%	140%
F4 (C34 to C50)	4842720		<50	<50	NA	< 50	98%	60%	140%	101%	60%	140%	95%	60%	140%

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

F1 (C6 - C10)	4837217	4837217	< 5	< 5	0.0%	< 5	108%	60%	140%	94%	60%	140%	84%	60%	140%
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O. Reg. 153(511) - VOCs (with PHC) (Soil)

Dichlorodifluoromethane	4837219	4837219	< 0.05	< 0.05	NA	< 0.05	94%	50%	140%	72%	50%	140%	74%	50%	140%
Vinyl Chloride	4837219	4837219	< 0.02	< 0.02	0.0%	< 0.02	72%	50%	140%	105%	50%	140%	75%	50%	140%
Bromomethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	104%	50%	140%	103%	50%	140%	87%	50%	140%
Trichlorofluoromethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	81%	50%	140%	81%	50%	140%	93%	50%	140%
Acetone	4837219	4837219	< 0.50	< 0.50	0.0%	< 0.50	117%	50%	140%	80%	50%	140%	73%	50%	140%

1,1-Dichloroethylene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	110%	50%	140%	98%	60%	130%	103%	50%	140%
Methylene Chloride	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	102%	50%	140%	94%	60%	130%	113%	50%	140%
Trans- 1,2-Dichloroethylene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	102%	50%	140%	98%	60%	130%	100%	50%	140%
Methyl tert-butyl Ether	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	84%	50%	140%	76%	60%	130%	85%	50%	140%
1,1-Dichloroethane	4837219	4837219	< 0.02	< 0.02	0.0%	< 0.02	88%	50%	140%	79%	60%	130%	120%	50%	140%

Methyl Ethyl Ketone	4837219	4837219	< 0.50	< 0.50	0.0%	< 0.50	110%	50%	140%	89%	50%	140%	80%	50%	140%
Cis- 1,2-Dichloroethylene	4837219	4837219	< 0.02	< 0.02	0.0%	< 0.02	84%	50%	140%	74%	60%	130%	83%	50%	140%
Chloroform	4837219	4837219	< 0.04	< 0.04	0.0%	< 0.04	115%	50%	140%	105%	60%	130%	111%	50%	140%
1,2-Dichloroethane	4837219	4837219	< 0.03	< 0.03	0.0%	< 0.03	89%	50%	140%	77%	60%	130%	89%	50%	140%
1,1,1-Trichloroethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	95%	50%	140%	77%	60%	130%	98%	50%	140%

Carbon Tetrachloride	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	92%	50%	140%	74%	60%	130%	74%	50%	140%
Benzene	4837219	4837219	< 0.02	< 0.02	0.0%	< 0.02	94%	50%	140%	81%	60%	130%	86%	50%	140%
1,2-Dichloropropane	4837219	4837219	< 0.03	< 0.03	0.0%	< 0.03	85%	50%	140%	75%	60%	130%	84%	50%	140%
Trichloroethylene	4837219	4837219	< 0.03	< 0.03	0.0%	< 0.03	79%	50%	140%	106%	60%	130%	80%	50%	140%
Bromodichloromethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	85%	50%	140%	76%	60%	130%	84%	50%	140%

Methyl Isobutyl Ketone	4837219	4837219	< 0.50	< 0.50	0.0%	< 0.50	96%	50%	140%	108%	50%	140%	105%	50%	140%
1,1,2-Trichloroethane	4837219	4837219	< 0.04	< 0.04	0.0%	< 0.04	82%	50%	140%	105%	60%	130%	88%	50%	140%
Toluene	4837219	4837219	0.79	0.82	3.9%	< 0.05	97%	50%	140%	86%	60%	130%	73%	50%	140%
Dibromochloromethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	84%	50%	140%	72%	60%	130%	77%	50%	140%
Ethylene Dibromide	4837219	4837219	< 0.04	< 0.04	0.0%	< 0.04	82%	50%	140%	70%	60%	130%	80%	50%	140%

Tetrachloroethylene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	95%	50%	140%	80%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	4837219	4837219	< 0.04	< 0.04	0.0%	< 0.04	90%	50%	140%	80%	60%	130%	91%	50%	140%
Chlorobenzene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	92%	50%	140%	82%	60%	130%	85%	50%	140%
Ethylbenzene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	81%	50%	140%	80%	60%	130%	73%	50%	140%
m & p-Xylene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	82%	50%	140%	112%	60%	130%	114%	50%	140%

Bromoform	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	71%	50%	140%	71%	60%	130%	85%	50%	140%
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AGAT QUALITY ASSURANCE REPORT (V1)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Higway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

Trace Organics Analysis (Continued)

RPT Date: Mar 15, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Styrene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	75%	50%	140%	79%	60%	130%	84%	50%	140%	
1,1,2,2-Tetrachloroethane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	93%	50%	140%	79%	60%	130%	91%	50%	140%	
o-Xylene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	85%	50%	140%	70%	60%	130%	73%	50%	140%	
1,3-Dichlorobenzene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	77%	50%	140%	81%	60%	130%	85%	50%	140%	
1,4-Dichlorobenzene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	83%	50%	140%	70%	60%	130%	78%	50%	140%	
1,2-Dichlorobenzene	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	73%	50%	140%	88%	60%	130%	77%	50%	140%	
n-Hexane	4837219	4837219	< 0.05	< 0.05	0.0%	< 0.05	76%	50%	140%	70%	60%	130%	103%	50%	140%	
O. Reg. 153(511) - VOCs (with PHC) (Soil)																
Dichlorodifluoromethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	94%	50%	140%	72%	50%	140%	74%	50%	140%	
Vinyl Chloride	4837217	4837217	< 0.02	< 0.02	0.0%	< 0.02	72%	50%	140%	105%	50%	140%	75%	50%	140%	
Bromomethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	104%	50%	140%	103%	50%	140%	87%	50%	140%	
Trichlorofluoromethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	81%	50%	140%	81%	50%	140%	93%	50%	140%	
Acetone	4837217	4837217	< 0.50	< 0.50	0.0%	< 0.50	117%	50%	140%	80%	50%	140%	73%	50%	140%	
1,1-Dichloroethylene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	110%	50%	140%	98%	60%	130%	103%	50%	140%	
Methylene Chloride	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	102%	50%	140%	94%	60%	130%	113%	50%	140%	
Trans- 1,2-Dichloroethylene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	102%	50%	140%	98%	60%	130%	100%	50%	140%	
Methyl tert-butyl Ether	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	84%	50%	140%	76%	60%	130%	85%	50%	140%	
1,1-Dichloroethane	4837217	4837217	< 0.02	< 0.02	0.0%	< 0.02	88%	50%	140%	79%	60%	130%	120%	50%	140%	
Methyl Ethyl Ketone	4837217	4837217	< 0.50	< 0.50	0.0%	< 0.50	110%	50%	140%	89%	50%	140%	80%	50%	140%	
Cis- 1,2-Dichloroethylene	4837217	4837217	< 0.02	< 0.02	0.0%	< 0.02	84%	50%	140%	74%	60%	130%	83%	50%	140%	
Chloroform	4837217	4837217	< 0.04	< 0.04	0.0%	< 0.04	115%	50%	140%	105%	60%	130%	111%	50%	140%	
1,2-Dichloroethane	4837217	4837217	< 0.03	< 0.03	0.0%	< 0.03	89%	50%	140%	77%	60%	130%	89%	50%	140%	
1,1,1-Trichloroethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	95%	50%	140%	77%	60%	130%	98%	50%	140%	
Carbon Tetrachloride	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	92%	50%	140%	74%	60%	130%	74%	50%	140%	
Benzene	4837217	4837217	< 0.02	< 0.02	0.0%	< 0.02	94%	50%	140%	81%	60%	130%	86%	50%	140%	
1,2-Dichloropropane	4837217	4837217	< 0.03	< 0.03	0.0%	< 0.03	85%	50%	140%	75%	60%	130%	84%	50%	140%	
Trichloroethylene	4837217	4837217	< 0.03	< 0.03	0.0%	< 0.03	79%	50%	140%	106%	60%	130%	80%	50%	140%	
Bromodichloromethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	85%	50%	140%	76%	60%	130%	84%	50%	140%	
Methyl Isobutyl Ketone	4837217	4837217	< 0.50	< 0.50	0.0%	< 0.50	96%	50%	140%	108%	50%	140%	105%	50%	140%	
1,1,2-Trichloroethane	4837217	4837217	< 0.04	< 0.04	0.0%	< 0.04	82%	50%	140%	105%	60%	130%	88%	50%	140%	
Toluene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	97%	50%	140%	86%	60%	130%	73%	50%	140%	
Dibromochloromethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	84%	50%	140%	72%	60%	130%	77%	50%	140%	
Ethylene Dibromide	4837217	4837217	< 0.04	< 0.04	0.0%	< 0.04	82%	50%	140%	70%	60%	130%	80%	50%	140%	
Tetrachloroethylene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	95%	50%	140%	80%	60%	130%	93%	50%	140%	
1,1,1,2-Tetrachloroethane	4837217	4837217	< 0.04	< 0.04	0.0%	< 0.04	90%	50%	140%	80%	60%	130%	91%	50%	140%	
Chlorobenzene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	92%	50%	140%	82%	60%	130%	85%	50%	140%	
Ethylbenzene	4837217	4837217	0.18	0.16	NA	< 0.05	81%	50%	140%	80%	60%	130%	73%	50%	140%	
m & p-Xylene	4837217	4837217	0.37	0.37	0.0%	< 0.05	82%	50%	140%	112%	60%	130%	114%	50%	140%	
Bromoform	4837217	4837217	< 0.05	< 0.05	NA	< 0.05	71%	50%	140%	71%	60%	130%	85%	50%	140%	

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Highway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

Trace Organics Analysis (Continued)

RPT Date: Mar 15, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Styrene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	75%	50%	140%	79%	60%	130%	84%	50%	140%	
1,1,2,2-Tetrachloroethane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	93%	50%	140%	79%	60%	130%	91%	50%	140%	
o-Xylene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	85%	50%	140%	70%	60%	130%	73%	50%	140%	
1,3-Dichlorobenzene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	77%	50%	140%	81%	60%	130%	85%	50%	140%	
1,4-Dichlorobenzene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	83%	50%	140%	70%	60%	130%	78%	50%	140%	
1,2-Dichlorobenzene	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	73%	50%	140%	88%	60%	130%	77%	50%	140%	
n-Hexane	4837217	4837217	< 0.05	< 0.05	0.0%	< 0.05	76%	50%	140%	70%	60%	130%	103%	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: _____



QC Exceedance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
AGAT WORK ORDER: 23T003899
PROJECT: 7514 - Spergel Sutton Delineation
ATTENTION TO: Ali Rasoul

RPT Date: Mar 15, 2023																	
				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE							
PARAMETER				Sample Id		Measured Value		Acceptable Limits		Recovery		Acceptable Limits		Recovery		Acceptable Limits	

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

	136%	70%	130%	106%	80%	120%	115%	70%	130%
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Comments: NA Signifies Not Applicable.

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.



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Highway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

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
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514 - Spergel Sutton Delineation
SAMPLING SITE: 26233 Highway 48, Sulton, ON

AGAT WORK ORDER: 23T003899
ATTENTION TO: Ali Rasoul
SAMPLED BY: T.T.

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
AGAT WORK ORDER: 23T003899
PROJECT: 7514 - Spergel Sutton Delineation
ATTENTION TO: Ali Rasoul
SAMPLING SITE: 26233 Highway 48, Sulton, ON
SAMPLED BY: T.T.

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

Laboratory Use Only

Work Order #: 23T003899

Cooler Quantity: 1 large

Arrival Temperatures: 3.1 | 3.5 | 3.6

Custody Seal Intact: Yes No N/A

Notes: base 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: A & A Environmental Consultants Inc.

Contact: Ali Rasoul

Address: 16 Young St
Woodstock, ON

Phone: 519-266-4680 Fax: 519-266-3666

Reports to be sent to:
1. Email: arasoul@aaenvironmental.ca, vsowden@aaenvironmental.ca

2. Email: sscott@aaenvironmental.ca

Regulatory Requirements: No Regulatory Requirement
(Please check all applicable boxes)

Regulation 153/04
2
Table Indicate One
 Ind/Com
 Res/Park
 Agriculture

Sewer Use
 Sanitary
 Storm

Regulation 558
 CCME
 Prov. Water Quality Objectives (PWQO)
 Other

Soil Texture (Check One) Region Indicate One
 Coarse
 Fine MISA

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

Report Guideline on Certificate of Analysis
 Yes No

Project Information:

Project: 7514 - Spergel Sutton Delineation

Site Location: 26233 Highway 48, Sutton, ON

Sampled By: T.T.

AGAT Quote #: 368057 PO: 7514

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: _____

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI	O. Reg 153																								
	Metals and Inorganics	All Metals	Hydride Metals	ORPs	Cr ⁶⁺	pH	Full Metals Scan	Regulation/Custom Metals	Nutrients	Volatiles	PHCs F1 - F4	ABNS	PAHS	PCBs	Organochlorine Pesticides	TCLP	Sewer Use	Metals Soil 93-101	Metals Water 93-196	CCME F1-F4/VOCs Soil 91-248	CCME F1-F4/VOCs Water 91-249	CCME F1-F4/BTEX Water 91-205	CCME F1-F4/BTEX Soil 91-101		
	<input type="checkbox"/> 153 Metals (excl. Hydrides)	<input type="checkbox"/> 153 Metals (incl. Hydrides)	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
	<input type="checkbox"/> All Metals	<input type="checkbox"/> Hydride Metals	<input type="checkbox"/> B-HWS	<input type="checkbox"/> Cl	<input type="checkbox"/> CN	<input type="checkbox"/> FOC	<input type="checkbox"/> Hg		<input type="checkbox"/> TP	<input type="checkbox"/> NH ₃	<input type="checkbox"/> TKN	<input type="checkbox"/> NO ₃	<input type="checkbox"/> NO ₂	<input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC	<input type="checkbox"/> BTEX	<input type="checkbox"/> THM								
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680

ATTENTION TO: Ali Rasoul
PROJECT: 7514-Spergel Sutton

AGAT WORK ORDER: 23T003895

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer

DATE REPORTED: Mar 13, 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

Empty box for 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.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 23T003895

PROJECT: 7514-Spergel Sutton

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

SAMPLING SITE: 26233 Highway 48, Sutton ON

ATTENTION TO: Ali Rasoul

SAMPLED BY: TT

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-13

SAMPLE DESCRIPTION:		MW3		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2023-03-07		
Parameter	Unit	G / S	RDL	4836752
F1 (C6 - C10)	µg/L	750	25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25
F2 (C10 to C16)	µg/L	150	100	342
F3 (C16 to C34)	µg/L	500	100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				2
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		96
Terphenyl	% Recovery	60-140		66

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

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.

4836752

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 *)

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: TT

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-13

Parameter	Unit	SAMPLE DESCRIPTION: MW3		
		G / S	RDL	4836752
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20
1,2-Dichloropropane	µg/L	5	0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20
Toluene	µg/L	24	0.20	<0.20
Dibromochloromethane	µg/L	25	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: TT

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-13

SAMPLE DESCRIPTION:		MW3		
SAMPLE TYPE:		Water		
DATE SAMPLED:		2023-03-07		
Parameter	Unit	G / S	RDL	4836752
Bromoform	µg/L	25	0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		96
4-Bromofluorobenzene	% Recovery	50-140		75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
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.

4836752 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.

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: TT

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

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-13

Parameter	Unit	SAMPLE DESCRIPTION:		
		G / S	RDL	4836752
		MW3		
		Water		
		DATE SAMPLED: 2023-03-07		
Dissolved Antimony	µg/L	6	1.0	1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	78.5
Dissolved Beryllium	µg/L	4	0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	53.0
Dissolved Cadmium	µg/L	2.7	0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50
Dissolved Copper	µg/L	87	1.0	2.3
Dissolved Lead	µg/L	10	0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	1.71
Dissolved Nickel	µg/L	100	1.0	<1.0
Dissolved Selenium	µg/L	10	1.0	1.4
Dissolved Silver	µg/L	1.5	0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	0.65
Dissolved Vanadium	µg/L	6.2	0.40	0.58
Dissolved Zinc	µg/L	1100	5.0	<5.0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
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.

4836752 Metals analysis completed on a filtered sample.
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Ali Rasoul



Certificate of Analysis

AGAT WORK ORDER: 23T003895

PROJECT: 7514-Spergel Sutton

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton ON

ATTENTION TO: Ali Rasoul
SAMPLED BY: TT

O. Reg. 153(511) - ORPs (Water)

DATE RECEIVED: 2023-03-08

DATE REPORTED: 2023-03-13

		SAMPLE DESCRIPTION: MW3		
		SAMPLE TYPE: Water		
		DATE SAMPLED: 2023-03-07		
Parameter	Unit	G / S	RDL	4836752
Electrical Conductivity	uS/cm	NA	2	1400
pH	pH Units		NA	7.77

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
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:



Ali Rasoul



Exceedance Summary

AGAT WORK ORDER: 23T003895

PROJECT: 7514-Spergel Sutton

5835 COOPERS AVENUE
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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
4836752	MW3	ON T2 PGW CT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	µg/L	150	342

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
PROJECT: 7514-Spergel Sutton
SAMPLING SITE: 26233 Highway 48, Sutton ON

AGAT WORK ORDER: 23T003895
ATTENTION TO: Ali Rasoul
SAMPLED BY: TT

Trace Organics Analysis

RPT Date: Mar 13, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		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)	4836772		<25	<25	NA	< 25	78%	60%	140%	86%	60%	140%	100%	60%	140%
F2 (C10 to C16)	4836840		433	453	NA	< 100	100%	60%	140%	65%	60%	140%	71%	60%	140%
F3 (C16 to C34)	4836840		<100	<100	NA	< 100	98%	60%	140%	63%	60%	140%	80%	60%	140%
F4 (C34 to C50)	4836840		<100	<100	NA	< 100	91%	60%	140%	85%	60%	140%	95%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	4836772		<0.40	<0.40	NA	< 0.40	94%	50%	140%	94%	50%	140%	103%	50%	140%
Vinyl Chloride	4836772		<0.17	<0.17	NA	< 0.17	95%	50%	140%	100%	50%	140%	74%	50%	140%
Bromomethane	4836772		<0.20	<0.20	NA	< 0.20	105%	50%	140%	98%	50%	140%	92%	50%	140%
Trichlorofluoromethane	4836772		<0.40	<0.40	NA	< 0.40	104%	50%	140%	89%	50%	140%	88%	50%	140%
Acetone	4836772		<1.0	<1.0	NA	< 1.0	103%	50%	140%	89%	50%	140%	117%	50%	140%
1,1-Dichloroethylene	4836772		<0.30	<0.30	NA	< 0.30	87%	50%	140%	103%	60%	130%	83%	50%	140%
Methylene Chloride	4836772		<0.30	<0.30	NA	< 0.30	102%	50%	140%	92%	60%	130%	90%	50%	140%
trans- 1,2-Dichloroethylene	4836772		<0.20	<0.20	NA	< 0.20	97%	50%	140%	107%	60%	130%	79%	50%	140%
Methyl tert-butyl ether	4836772		<0.20	<0.20	NA	< 0.20	88%	50%	140%	82%	60%	130%	94%	50%	140%
1,1-Dichloroethane	4836772		<0.30	<0.30	NA	< 0.30	105%	50%	140%	112%	60%	130%	84%	50%	140%
Methyl Ethyl Ketone	4836772		<1.0	<1.0	NA	< 1.0	80%	50%	140%	109%	50%	140%	104%	50%	140%
cis- 1,2-Dichloroethylene	4836772		<0.20	<0.20	NA	< 0.20	109%	50%	140%	115%	60%	130%	87%	50%	140%
Chloroform	4836772		<0.20	<0.20	NA	< 0.20	104%	50%	140%	95%	60%	130%	114%	50%	140%
1,2-Dichloroethane	4836772		<0.20	<0.20	NA	< 0.20	113%	50%	140%	115%	60%	130%	105%	50%	140%
1,1,1-Trichloroethane	4836772		<0.30	<0.30	NA	< 0.30	87%	50%	140%	104%	60%	130%	78%	50%	140%
Carbon Tetrachloride	4836772		<0.20	<0.20	NA	< 0.20	113%	50%	140%	118%	60%	130%	97%	50%	140%
Benzene	4836772		<0.20	<0.20	NA	< 0.20	89%	50%	140%	103%	60%	130%	77%	50%	140%
1,2-Dichloropropane	4836772		<0.20	<0.20	NA	< 0.20	80%	50%	140%	76%	60%	130%	88%	50%	140%
Trichloroethylene	4836772		<0.20	<0.20	NA	< 0.20	72%	50%	140%	100%	60%	130%	80%	50%	140%
Bromodichloromethane	4836772		<0.20	<0.20	NA	< 0.20	105%	50%	140%	77%	60%	130%	76%	50%	140%
Methyl Isobutyl Ketone	4836772		<1.0	<1.0	NA	< 1.0	105%	50%	140%	113%	50%	140%	107%	50%	140%
1,1,2-Trichloroethane	4836772		<0.20	<0.20	NA	< 0.20	117%	50%	140%	108%	60%	130%	112%	50%	140%
Toluene	4836772		<0.20	<0.20	NA	< 0.20	102%	50%	140%	118%	60%	130%	97%	50%	140%
Dibromochloromethane	4836772		<0.10	<0.10	NA	< 0.10	96%	50%	140%	101%	60%	130%	83%	50%	140%
Ethylene Dibromide	4836772		<0.10	<0.10	NA	< 0.10	99%	50%	140%	100%	60%	130%	91%	50%	140%
Tetrachloroethylene	4836772		<0.20	<0.20	NA	< 0.20	84%	50%	140%	96%	60%	130%	80%	50%	140%
1,1,1,2-Tetrachloroethane	4836772		<0.10	<0.10	NA	< 0.10	96%	50%	140%	109%	60%	130%	77%	50%	140%
Chlorobenzene	4836772		<0.10	<0.10	NA	< 0.10	76%	50%	140%	84%	60%	130%	70%	50%	140%
Ethylbenzene	4836772		<0.10	<0.10	NA	< 0.10	95%	50%	140%	112%	60%	130%	90%	50%	140%
m & p-Xylene	4836772		<0.20	<0.20	NA	< 0.20	98%	50%	140%	114%	60%	130%	95%	50%	140%
Bromoform	4836772		<0.10	<0.10	NA	< 0.10	88%	50%	140%	90%	60%	130%	76%	50%	140%
Styrene	4836772		<0.10	<0.10	NA	< 0.10	96%	50%	140%	104%	60%	130%	83%	50%	140%
1,1,2,2-Tetrachloroethane	4836772		<0.10	<0.10	NA	< 0.10	112%	50%	140%	107%	60%	130%	111%	50%	140%
o-Xylene	4836772		<0.10	<0.10	NA	< 0.10	111%	50%	140%	111%	60%	130%	106%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514-Spergel Sutton
 SAMPLING SITE: 26233 Highway 48, Sutton ON

 AGAT WORK ORDER: 23T003895
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: TT

Trace Organics Analysis (Continued)

RPT Date: Mar 13, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,3-Dichlorobenzene	4836772		<0.10	<0.10	NA	< 0.10	110%	50%	140%	117%	60%	130%	99%	50%	140%	
1,4-Dichlorobenzene	4836772		<0.10	<0.10	NA	< 0.10	112%	50%	140%	119%	60%	130%	97%	50%	140%	
1,2-Dichlorobenzene	4836772		<0.10	<0.10	NA	< 0.10	97%	50%	140%	98%	60%	130%	82%	50%	140%	
n-Hexane	4836772		<0.20	<0.20	NA	< 0.20	83%	50%	140%	83%	60%	130%	84%	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:



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514-Spergel Sutton
 SAMPLING SITE: 26233 Highway 48, Sutton ON

AGAT WORK ORDER: 23T003895
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: TT

Water Analysis															
RPT Date: Mar 13, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

Dissolved Antimony	4834556	<1.0	<1.0	NA	< 1.0	103%	70%	130%	112%	80%	120%	118%	70%	130%
Dissolved Arsenic	4834556	3.7	3.1	NA	< 1.0	97%	70%	130%	111%	80%	120%	121%	70%	130%
Dissolved Barium	4834556	211	222	4.7%	< 2.0	101%	70%	130%	115%	80%	120%	114%	70%	130%
Dissolved Beryllium	4834556	<0.50	<0.50	NA	< 0.50	106%	70%	130%	114%	80%	120%	124%	70%	130%
Dissolved Boron	4834556	231	239	3.7%	< 10.0	110%	70%	130%	116%	80%	120%	121%	70%	130%
Dissolved Cadmium	4834556	<0.20	<0.20	NA	< 0.20	100%	70%	130%	99%	80%	120%	112%	70%	130%
Dissolved Chromium	4834556	<2.0	<2.0	NA	< 2.0	99%	70%	130%	102%	80%	120%	111%	70%	130%
Dissolved Cobalt	4834556	<0.50	<0.50	NA	< 0.50	102%	70%	130%	102%	80%	120%	111%	70%	130%
Dissolved Copper	4834556	<1.0	<1.0	NA	< 1.0	100%	70%	130%	100%	80%	120%	107%	70%	130%
Dissolved Lead	4834556	<0.50	<0.50	NA	< 0.50	98%	70%	130%	102%	80%	120%	108%	70%	130%
Dissolved Molybdenum	4834556	62.9	59.0	6.4%	< 0.50	99%	70%	130%	104%	80%	120%	102%	70%	130%
Dissolved Nickel	4834556	<1.0	<1.0	NA	< 1.0	100%	70%	130%	100%	80%	120%	104%	70%	130%
Dissolved Selenium	4834556	<1.0	1.5	NA	< 1.0	99%	70%	130%	99%	80%	120%	113%	70%	130%
Dissolved Silver	4834556	<0.20	<0.20	NA	< 0.20	94%	70%	130%	95%	80%	120%	78%	70%	130%
Dissolved Thallium	4834556	<0.30	<0.30	NA	< 0.30	96%	70%	130%	107%	80%	120%	114%	70%	130%
Dissolved Uranium	4834556	2.97	2.81	5.6%	< 0.50	99%	70%	130%	108%	80%	120%	109%	70%	130%
Dissolved Vanadium	4834556	0.72	0.85	NA	< 0.40	106%	70%	130%	111%	80%	120%	118%	70%	130%
Dissolved Zinc	4834556	15.6	13.6	NA	< 5.0	100%	70%	130%	111%	80%	120%	120%	70%	130%

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

O. Reg. 153(511) - ORPs (Water)

Electrical Conductivity	4836346	1430	1440	0.6%	< 2	100%	90%	110%
pH	4836346	7.82	7.87	0.6%	NA	101%	90%	110%

Comments: NA signifies Not Applicable.

Certified By:



Nivine Basily

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T003895

PROJECT: 7514-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE:26233 Highway 48, Sutton ON

SAMPLED BY:TT

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T003895

PROJECT: 7514-Spergel Sutton

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton ON

SAMPLED BY: TT

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



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514-Spergel Sutton
 SAMPLING SITE: 26233 Highway 48, Sutton ON

AGAT WORK ORDER: 23T003895
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: TT

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
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE



CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
16 Young Street
WOODSTOCK, ON N4S3L4
(519) 266-4680

ATTENTION TO: Ali Rasoul

PROJECT: 7514 Spergel Sutton Delineation

AGAT WORK ORDER: 23T005184

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganics Report Writer

DATE REPORTED: Mar 21, 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.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Delimitation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulson

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

DATE RECEIVED: 2023-03-13

DATE REPORTED: 2023-03-21

Parameter	Unit	SAMPLE DESCRIPTION:		MW3	MW6	MW7	MW8	MW9	DUP
		G / S	RDL	Water	Water	Water	Water	Water	Water
		DATE SAMPLED:		2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
F1 (C6 - C10)	µg/L	750	25	<25	<25	<25	<25	808	879
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25	<25	<25	<25	258	342
F2 (C10 to C16)	µg/L	150	100	<100	<100	<100	<100	474	579
F3 (C16 to C34)	µg/L	500	100	<100	<100	<100	<100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA	NA	NA	NA
Sediment				3	3	2	3	3	2
Surrogate	Unit	Acceptable Limits							
Toluene-d8	%	50-140		96	98	98	101	108	106
Terphenyl	% Recovery	60-140		84	75	78	90	76	88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soils
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.

4850073-4850078 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:



Certificate of Analysis

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton

SAMPLED BY: E. Fulson

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

DATE RECEIVED: 2023-03-13

DATE REPORTED: 2023-03-21

Parameter	Unit	SAMPLE DESCRIPTION:		MW3	MW6	MW7	MW8	MW9	DUP
		SAMPLE TYPE:		Water	Water	Water	Water	Water	Water
		DATE SAMPLED:		2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
		G / S	RDL	4850073	4850074	4850075	4850076	4850077	4850078
Dichlorodifluoromethane	µg/L	590	0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	1.7	0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	14	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	50	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	5	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	1800	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	22	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	200	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	5.0	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	5.0	0.20	<0.20	0.34	0.54	<0.20	0.74	0.70
1,2-Dichloropropane	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	16	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	24	0.20	<0.20	0.87	1.52	<0.20	1.76	1.78
Dibromochloromethane	µg/L	25	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	17	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	30	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2.4	0.10	<0.10	<0.10	0.29	<0.10	232	218
m & p-Xylene	µg/L		0.20	<0.20	<0.20	0.46	<0.20	315	316

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulson

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

DATE RECEIVED: 2023-03-13

DATE REPORTED: 2023-03-21

Parameter	Unit	SAMPLE DESCRIPTION:		MW3	MW6	MW7	MW8	MW9	DUP
		SAMPLE TYPE:		Water	Water	Water	Water	Water	Water
		DATE SAMPLED:		2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
		G / S	RDL	4850073	4850074	4850075	4850076	4850077	4850078
Bromoform	µg/L	25	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	5.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10	<0.10	0.61	0.58
1,3-Dichlorobenzene	µg/L	59	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	3	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	300	0.20	<0.20	<0.20	0.46	<0.20	316	317
n-Hexane	µg/L	520	0.20	<0.20	<0.20	<0.20	<0.20	3.67	2.86
Surrogate	Unit	Acceptable Limits							
Toluene-d8	% Recovery	50-140		96	98	98	101	108	106
4-Bromofluorobenzene	% Recovery	50-140		83	90	91	85	124	117

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soils
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.

4850073-4850078 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:



Certificate of Analysis

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
SAMPLED BY: E. Fulson

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

DATE RECEIVED: 2023-03-13

DATE REPORTED: 2023-03-21

Parameter	Unit	SAMPLE DESCRIPTION:		MW3	MW6	MW7	MW8	MW9	DUP
		SAMPLE TYPE:		Water	Water	Water	Water	Water	Water
		DATE SAMPLED:		2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
		G / S	RDL	4850073	4850074	4850075	4850076	4850077	4850078
Dissolved Antimony	µg/L	6	1.0	1.2	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	25	1.0	<1.0	1.9	<1.0	<1.0	<1.0	<1.0
Dissolved Barium	µg/L	1000	2.0	76.9	143	197	132	228	244
Dissolved Beryllium	µg/L	4	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	5000	10.0	50.5	113	73.8	47.5	88.0	95.2
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	50	2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	3.8	0.50	<0.50	0.98	1.24	1.24	1.88	1.97
Dissolved Copper	µg/L	87	1.0	2.8	2.2	2.1	3.6	3.3	<1.0
Dissolved Lead	µg/L	10	0.50	<0.50	0.84	<0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	70	0.50	2.63	37.1	1.19	1.67	1.62	1.41
Dissolved Nickel	µg/L	100	1.0	1.1	1.8	2.2	1.1	8.0	8.5
Dissolved Selenium	µg/L	10	1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	2	0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	20	0.50	0.60	13.2	0.60	0.71	0.62	0.67
Dissolved Vanadium	µg/L	6.2	0.40	0.56	0.93	<0.40	<0.40	<0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	<5.0	7.6	<5.0	<5.0	6.8	<5.0

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soils
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.

4850073-4850078 Metals analysis completed on a filtered sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Ali Rasoul



Certificate of Analysis

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 SAMPLING SITE: 26233 Highway 48, Sutton

ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulson

O. Reg. 153(511) - ORPs (Water)

DATE RECEIVED: 2023-03-13

DATE REPORTED: 2023-03-21

Parameter	Unit	SAMPLE DESCRIPTION:		MW3	MW6	MW7	MW8	MW9	DUP
		G / S	RDL	Water	Water	Water	Water	Water	Water
		DATE SAMPLED:		2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13	2023-03-13
				4850073	4850074	4850075	4850076	4850077	4850078
Electrical Conductivity	uS/cm	NA	2	1440	2030	1490	1970	1730	1770
pH	pH Units		NA	7.68	7.67	7.50	7.49	7.52	7.48

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Potable Ground Water - All Types of Property Uses - Medium and Fine Textured Soils
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Certified By:



Ali Rasoul



Exceedance Summary

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Delineation

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CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

ATTENTION TO: Ali Rasoul

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Ethylbenzene	µg/L	2.4	232
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 - C10)	µg/L	750	808
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	µg/L	150	474
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Xylenes (Total)	µg/L	300	316
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylbenzene	µg/L	2.4	232
4850077	MW9	ON T2 PGW MFT	O. Reg. 153(511) - VOCs (with PHC) (Water)	Xylenes (Total)	µg/L	300	316
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Ethylbenzene	µg/L	2.4	218
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F1 (C6 - C10)	µg/L	750	879
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	F2 (C10 to C16)	µg/L	150	579
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - PHCs F1 - F4 (with VOC) (Water)	Xylenes (Total)	µg/L	300	317
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - VOCs (with PHC) (Water)	Ethylbenzene	µg/L	2.4	218
4850078	DUP	ON T2 PGW MFT	O. Reg. 153(511) - VOCs (with PHC) (Water)	Xylenes (Total)	µg/L	300	317

Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton

SAMPLED BY: E. Fulson

Trace Organics Analysis

RPT Date: Mar 21, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	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)	4849212		<25	<25	NA	< 25	98%	60%	140%	93%	60%	140%	75%	60%	140%
F2 (C10 to C16)	4850125		<100	<100	NA	< 100	107%	60%	140%	70%	60%	140%	72%	60%	140%
F3 (C16 to C34)	4850125		<100	<100	NA	< 100	109%	60%	140%	72%	60%	140%	63%	60%	140%
F4 (C34 to C50)	4850125		<100	<100	NA	< 100	95%	60%	140%	78%	60%	140%	84%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	4849212		< 0.40	< 0.40	NA	< 0.40	79%	50%	140%	74%	50%	140%	70%	50%	140%
Vinyl Chloride	4849212		< 0.17	< 0.17	NA	< 0.17	108%	50%	140%	86%	50%	140%	109%	50%	140%
Bromomethane	4849212		< 0.20	< 0.20	NA	< 0.20	72%	50%	140%	73%	50%	140%	75%	50%	140%
Trichlorofluoromethane	4849212		< 0.40	< 0.40	NA	< 0.40	107%	50%	140%	81%	50%	140%	88%	50%	140%
Acetone	4849212		< 1.0	< 1.0	NA	< 1.0	105%	50%	140%	110%	50%	140%	112%	50%	140%
1,1-Dichloroethylene	4849212		15.7	16.6	5.6%	< 0.30	74%	50%	140%	73%	60%	130%	76%	50%	140%
Methylene Chloride	4849212		< 0.30	< 0.30	NA	< 0.30	86%	50%	140%	104%	60%	130%	98%	50%	140%
trans- 1,2-Dichloroethylene	4849212		< 0.20	< 0.20	NA	< 0.20	105%	50%	140%	75%	60%	130%	79%	50%	140%
Methyl tert-butyl ether	4849212		< 0.20	< 0.20	NA	< 0.20	86%	50%	140%	86%	60%	130%	89%	50%	140%
1,1-Dichloroethane	4849212		5.89	6.17	NA	< 0.30	91%	50%	140%	98%	60%	130%	90%	50%	140%
Methyl Ethyl Ketone	4849212		< 1.0	< 1.0	NA	< 1.0	103%	50%	140%	95%	50%	140%	97%	50%	140%
cis- 1,2-Dichloroethylene	4849212		< 0.20	< 0.20	NA	< 0.20	112%	50%	140%	85%	60%	130%	87%	50%	140%
Chloroform	4849212		< 0.20	< 0.20	NA	< 0.20	114%	50%	140%	91%	60%	130%	119%	50%	140%
1,2-Dichloroethane	4849212		< 0.20	< 0.20	NA	< 0.20	91%	50%	140%	83%	60%	130%	101%	50%	140%
1,1,1-Trichloroethane	4849212		7.88	8.14	NA	< 0.30	96%	50%	140%	96%	60%	130%	74%	50%	140%
Carbon Tetrachloride	4849212		< 0.20	< 0.20	NA	< 0.20	70%	50%	140%	79%	60%	130%	80%	50%	140%
Benzene	4849212		< 0.20	< 0.20	NA	< 0.20	75%	50%	140%	81%	60%	130%	86%	50%	140%
1,2-Dichloropropane	4849212		< 0.20	< 0.20	NA	< 0.20	110%	50%	140%	93%	60%	130%	85%	50%	140%
Trichloroethylene	4849212		< 0.20	< 0.20	NA	< 0.20	98%	50%	140%	99%	60%	130%	80%	50%	140%
Bromodichloromethane	4849212		< 0.20	< 0.20	NA	< 0.20	71%	50%	140%	109%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	4849212		< 1.0	< 1.0	NA	< 1.0	97%	50%	140%	124%	50%	140%	89%	50%	140%
1,1,2-Trichloroethane	4849212		< 0.20	< 0.20	NA	< 0.20	116%	50%	140%	106%	60%	130%	96%	50%	140%
Toluene	4849212		< 0.20	< 0.20	NA	< 0.20	90%	50%	140%	91%	60%	130%	97%	50%	140%
Dibromochloromethane	4849212		< 0.10	< 0.10	NA	< 0.10	83%	50%	140%	73%	60%	130%	89%	50%	140%
Ethylene Dibromide	4849212		< 0.10	< 0.10	NA	< 0.10	117%	50%	140%	101%	60%	130%	108%	50%	140%
Tetrachloroethylene	4849212		< 0.20	< 0.20	NA	< 0.20	82%	50%	140%	91%	60%	130%	108%	50%	140%
1,1,1,2-Tetrachloroethane	4849212		< 0.10	< 0.10	NA	< 0.10	85%	50%	140%	86%	60%	130%	103%	50%	140%
Chlorobenzene	4849212		< 0.10	< 0.10	NA	< 0.10	105%	50%	140%	94%	60%	130%	104%	50%	140%
Ethylbenzene	4849212		< 0.10	< 0.10	NA	< 0.10	72%	50%	140%	71%	60%	130%	112%	50%	140%
m & p-Xylene	4849212		< 0.20	< 0.20	NA	< 0.20	72%	50%	140%	74%	60%	130%	112%	50%	140%
Bromoform	4849212		< 0.10	< 0.10	NA	< 0.10	94%	50%	140%	71%	60%	130%	81%	50%	140%
Styrene	4849212		< 0.10	< 0.10	NA	< 0.10	76%	50%	140%	81%	60%	130%	90%	50%	140%
1,1,2,2-Tetrachloroethane	4849212		< 0.10	< 0.10	NA	< 0.10	112%	50%	140%	112%	60%	130%	86%	50%	140%
o-Xylene	4849212		< 0.10	< 0.10	NA	< 0.10	80%	50%	140%	80%	60%	130%	117%	50%	140%

Quality Assurance

 CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514 Spergel Sutton Deliniation
 SAMPLING SITE: 26233 Highway 48, Sutton

 AGAT WORK ORDER: 23T005184
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulson

Trace Organics Analysis (Continued)

RPT Date: Mar 21, 2023			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	4849212		< 0.10	< 0.10	NA	< 0.10	94%	50%	140%	90%	60%	130%	109%	50%	140%
1,4-Dichlorobenzene	4849212		< 0.10	< 0.10	NA	< 0.10	95%	50%	140%	92%	60%	130%	102%	50%	140%
1,2-Dichlorobenzene	4849212		< 0.10	< 0.10	NA	< 0.10	96%	50%	140%	86%	60%	130%	107%	50%	140%
n-Hexane	4849212		< 0.20	< 0.20	NA	< 0.20	88%	50%	140%	92%	60%	130%	90%	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:



Quality Assurance

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514 Spergel Sutton Deliniation
 SAMPLING SITE: 26233 Highway 48, Sutton

AGAT WORK ORDER: 23T005184
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulson

Water Analysis

RPT Date: Mar 21, 2023			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

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

Dissolved Antimony	4850073	4850073	1.2	1.2	NA	< 1.0	107%	70%	130%	109%	80%	120%	106%	70%	130%
Dissolved Arsenic	4850073	4850073	<1.0	<1.0	NA	< 1.0	98%	70%	130%	102%	80%	120%	105%	70%	130%
Dissolved Barium	4850073	4850073	76.9	75.6	1.7%	< 2.0	101%	70%	130%	101%	80%	120%	101%	70%	130%
Dissolved Beryllium	4850073	4850073	<0.50	<0.50	NA	< 0.50	107%	70%	130%	107%	80%	120%	108%	70%	130%
Dissolved Boron	4850073	4850073	50.5	46.9	NA	< 10.0	97%	70%	130%	102%	80%	120%	101%	70%	130%
Dissolved Cadmium	4850073	4850073	<0.20	<0.20	NA	< 0.20	101%	70%	130%	106%	80%	120%	100%	70%	130%
Dissolved Chromium	4850073	4850073	<2.0	<2.0	NA	< 2.0	97%	70%	130%	102%	80%	120%	98%	70%	130%
Dissolved Cobalt	4850073	4850073	<0.50	<0.50	NA	< 0.50	99%	70%	130%	108%	80%	120%	97%	70%	130%
Dissolved Copper	4850073	4850073	2.8	2.8	NA	< 1.0	98%	70%	130%	100%	80%	120%	93%	70%	130%
Dissolved Lead	4850073	4850073	<0.50	<0.50	NA	< 0.50	101%	70%	130%	92%	80%	120%	88%	70%	130%
Dissolved Molybdenum	4850073	4850073	2.63	2.82	7.0%	< 0.50	98%	70%	130%	104%	80%	120%	101%	70%	130%
Dissolved Nickel	4850073	4850073	1.2	1.2	NA	< 1.0	96%	70%	130%	106%	80%	120%	91%	70%	130%
Dissolved Selenium	4850073	4850073	<1.0	<1.0	NA	< 1.0	101%	70%	130%	106%	80%	120%	113%	70%	130%
Dissolved Silver	4850073	4850073	<0.20	<0.20	NA	< 0.20	95%	70%	130%	103%	80%	120%	89%	70%	130%
Dissolved Thallium	4850073	4850073	<0.30	<0.30	NA	< 0.30	102%	70%	130%	99%	80%	120%	94%	70%	130%
Dissolved Uranium	4850073	4850073	0.60	0.57	NA	< 0.50	96%	70%	130%	103%	80%	120%	104%	70%	130%
Dissolved Vanadium	4850073	4850073	0.56	0.56	NA	< 0.40	101%	70%	130%	114%	80%	120%	105%	70%	130%
Dissolved Zinc	4850073	4850073	<5.0	<5.0	NA	< 5.0	99%	70%	130%	108%	80%	120%	98%	70%	130%

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

O. Reg. 153(511) - ORPs (Water)

Electrical Conductivity	4850105		353	355	0.6%	< 2	100%	90%	110%
pH	4850105		7.58	7.54	0.5%	NA	100%	90%	110%

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

Certified By:



Nivine Basily

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC

AGAT WORK ORDER: 23T005184

PROJECT: 7514 Spergel Sutton Deliniation

ATTENTION TO: Ali Rasoul

SAMPLING SITE: 26233 Highway 48, Sutton

SAMPLED BY: E. Fulson

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



Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514 Spergel Sutton Deliniation
 SAMPLING SITE: 26233 Highway 48, Sutton

AGAT WORK ORDER: 23T005184
 ATTENTION TO: Ali Rasoul
 SAMPLED BY: E. Fulson

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

Method Summary

CLIENT NAME: A & A ENVIRONMENTAL CONSULTANTS INC
 PROJECT: 7514 Spergel Sutton Deliniation
 SAMPLING SITE:26233 Highway 48, Sutton

AGAT WORK ORDER: 23T005184
 ATTENTION TO: Ali Rasoul
 SAMPLED BY:E. Fulson

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
Electrical Conductivity	INOR-93-6000	SM 2510 B	PC TITRATE
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE



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: A & A Environmental Consultants Inc.
 Contact: Dr. Ali Rasoul
 Address: 16 Young St
Woodstock, ON
 Phone: 519-266-4680 Fax: 519-266-3666
 Reports to be sent to:
 1. Email: arasoul@aacnvironmental.ca, vsowden@aacnvironmental.ca
 2. Email: sscott@aacnvironmental.ca

Project Information:
 Project: 7514 Spergel Sutton Deliniation
 Site Location: 26233 Highway 48, Sutton
 Sampled By: E. Fulsom
 AGAT Quote #: 368057 PO: 7514
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: No Regulatory Requirement
(Please check all applicable boxes)

Regulation 153/04
 Table 2 Indicate One
 Ind/Com
 Res/Park
 Agriculture

Sewer Use
 Sanitary
 Storm
 MISA

Regulation 558
 CCME
 Prov. Water Quality Objectives (PWQO)
 Other

Soil Texture (Check One)
 Coarse
 Fine

Region: _____ Indicate One

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

Report Guideline on Certificate of Analysis
 Yes No

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI	0. Reg 153																				
	Metals and Inorganics	ORPs	pH	Full Metals Scan	Regulation/Custom Metals	Nutrients	Volatiles	PHCs F1 - F4	ABNS	PAHS	PCBS	Organochlorine Pesticides	TCLP	Sewer Use	Metals O.Reg 153 Soil	Metals Water 93-196	CCME F1-F4/VOCs Soil 91-248	CCME F1-F4/VOCs Water 91-249	CCME F1-F4/BTEX Water 91-205	Sieve & texture (75 Micron)	
	<input type="checkbox"/> All Metals <input type="checkbox"/> 153 Metals (excl. Hydrides) <input type="checkbox"/> Hydride Metals <input type="checkbox"/> 153 Metals (incl. Hydrides)	<input type="checkbox"/> B-HWS <input type="checkbox"/> Cl ⁻ <input type="checkbox"/> CN <input type="checkbox"/> Cr ⁶⁺ <input type="checkbox"/> EC <input type="checkbox"/> FOC <input type="checkbox"/> Hg	<input type="checkbox"/> pH <input type="checkbox"/> SAR			<input type="checkbox"/> TP <input type="checkbox"/> NH ₃ <input type="checkbox"/> TKN <input type="checkbox"/> NO ₃ <input type="checkbox"/> NO ₂ <input type="checkbox"/> NO ₃ +NO ₂	<input type="checkbox"/> VOC <input type="checkbox"/> BTEX <input type="checkbox"/> THM					<input type="checkbox"/> Total <input type="checkbox"/> Aroclors	<input type="checkbox"/> M&I <input type="checkbox"/> VOCs <input type="checkbox"/> ABNS <input type="checkbox"/> B(a)P <input type="checkbox"/> PCBS								
		<input checked="" type="checkbox"/>																			
		<input checked="" type="checkbox"/>																			
		<input checked="" type="checkbox"/>																			
		<input checked="" type="checkbox"/>																			
		<input checked="" type="checkbox"/>																			
		<input checked="" type="checkbox"/>																			

Laboratory Use Only
 Work Order #: 23T005784
 Cooler Quantity: Large
 Arrival Temperatures: 4.0 | 3.9 | 4.7
 Custody Seal Intact: Yes No N/A
 Notes: base 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	Y / N
MW3	03/13/2023		10	GW		Y
MW6	03/13/2023		10	GW		Y
MW7	03/13/2023		10	GW		Y
MW8	03/13/2023		10	GW		Y
MW9	03/13/2023		10	GW		Y
DUP	03/13/2023		9 10	GW		Y

Samples Relinquished By (Print Name and Sign) <u>E. Fulsom</u>	Date 03/13/2023	Time 3pm	Samples Received By (Print Name and Sign) <u>CONNOR V G...</u>	Date	Time
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

23 MAR 13 3:12 PM

APPENDIX F – Utility Locates

Subject **Request 2023084442 - Relocate**
 From <solutions@on1call.com>
 To <scairns@aaenvironmental.ca>
 Date 2023-02-22 10:33



- 7362_-_Potential_bore_hole_locations.png (~1.0 MB)
- MapSelection_05122022_15423339.jpg (~195 KB)

LOCATE REQUEST CONFIRMATION



REQUEST #:
2023084442

REQUEST PRIORITY:
STANDARD

REQUEST TYPE: RELOCATE

WORK TO BEGIN DATE:
03/01/2023

Update of Request #
#2022503017

Project #:

Call Date: 02/22/2023 10:33:23 AM

Transmit Date: 02/22/2023 10:33:25 AM

REQUESTOR'S CONTACT INFORMATION

Contractor ID: 402118

Contact Name: SHIRLEY CAIRNS

Company Name: A & A ENVIRONMENTAL CONSULTANTS INC.

Address: 16 YOUNG STREET, WOODSTOCK, ON, N4S 3L4

Email: scairns@aaenvironmental.ca

Primary Phone #: (519) 266-4680 Ext: 4689

Cell Phone #:

Alternate Contact Name: LANA COGHILL

Alternate Contact #: (519) 266-4680 Ext: 2700

DIG INFORMATION

Region/County: YORK

Community:

City: GEORGINA

Address: 26233, HIGHWAY 48

Intersecting Street 1: HIGH ST

Intersecting Street 2:

Work Done for: PROPERTY OWNER

Reason for Work: BORE HOLES

Dig Method: Machine Dig

Depth: More than 15 Feet

Pre-Marked: Area Not Pre-Marked

Property Type: Private Property, Public Property

Site Meeting: No

Work End Date:

ADDITIONAL INFORMATION

DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

QUALIFYING INFORMATION

MEMBERS NOTIFIED: The following owners of underground infrastructure in the area of your excavation site have been notified.

Member Name	Station Code	Initial Status
CLI FOR ENBRIDGE GAS (ENGN01)	ENGN01	Notification sent
TRANS CANADA UTILITIES FOR YORK REGION FIBRE (YRF01)	YRF01	Notification sent
CLI FOR HYDRO ONE (H3AGN01)	H3AGN01	Notification sent
TOWN OF GEORGINA (GGN01)	GGN01	Notification sent
CCS FOR ROGERS (ROGSIM01)	ROGSIM01	Notification sent
MULTIVIEW FOR BELL CANADA (BCGN01)	BCGN01	Notification sent

MAP SELECTION: Map Selection provided by the excavator through Ontario One Call's map tool or through agent interpretation by phone

IMPORTANT INFORMATION: Please read.

Defining "NC" - Non-Compliant

- Non-compliant members have not met their obligations under section 5 of the Ontario Underground Infrastructure Notification Act. ON1Call has notified these members to ensure they are aware of your excavation. In this circumstance, should the member not respond, the excavator should contact the member directly to obtain their locates or request a status. ON1Call will not be provided with a locate status from the member regarding this request and therefore, cannot provide further information at this time. For locate status contact information please refer to our website.

You have a valid locate when...

- You have reviewed your locate request information for accuracy. UPDATE your request IMMEDIATELY if changes are needed and obtain a corrected locate request confirmation.

NOTE: Intersecting streets are often suggested by Ontario One Call's system, in some circumstances they may not reflect the closest intersecting streets to your excavation. You can change the intersecting streets before submitting the request by going through the "Review" page of your locate request, and editing any inaccurate information. Intersecting streets are for reference only, and unless you change the streets manually, you will not be asked to correct them if they are chosen by the system. If you don't agree with a street name, make sure to edit the request before you submit it, if you found a mistake after submitting the request, update your requests immediately on the web portal.

- You have obtained locates or clearances from all ON1Call members listed in this request before beginning your dig.

You've met your obligations when...

- You respect the marks and instructions provided by the locators and dig with care; the marks and locator instructions MUST MATCH. You must wait for responses from all members notified on your locate request before beginning to dig..
- You have obtained any necessary permits from the municipality in which you are digging.
- You have made Ontario One Call aware if you have come across any new or unlisted infrastructure in the public right of way AND stopped digging to prevent damages while we review.
- You have arranged for locates for your private lines on your private property - where applicable.

What does "Cleared" mean in the "Initial Status" section?

1. The information that you have provided about your dig will not affect that member's underground infrastructure and they have provided you with a clearance, if anything about your excavation changes, please ensure that you update your request immediately.

What are the images under "Map Selection"?

1. A drawing created by an excavator directly within Ontario One Call's Web request tool, this is expected to be an accurate rendition of the dig site, and it is the excavator's responsibility to ensure the location matches the information they provide under the 'Dig Location';

section OR;

2. A drawing created by an Ontario One Call agent, this drawing is based on a verbal description by phone of the area by the excavator. Agents may create drawings that are larger than the proposed dig to minimize risk of interpretation. It is the excavator's responsibility to review these map selections for accuracy. Changes can be made by the excavator through the Web request tool, to learn how visit www.ontarioonecall.ca.

3. All drawings dictate which members are notified.



7362_-_Potential_bore_hole_locations.png

~1.0 MB



MapSelection_05122022_15423339.jpg

~195 KB

Subject **Ticket 2023084442 - Response to Dig Request**
From <agt_comm@irth.com>
To <scairns@aaenvironmental.ca>
Date 2023-02-22 10:35



Hello,

NEW: This e-mail is the response to your revalidation request replacing the revalidation form you received in the past

We have received your request for a relocate. **2023084442**

No marking is required as specified in your request. Our records show that no networks have recently been placed in the localized area.

Please note be advised that the original locate(s) issued for the request in question will remain valid for the duration of your project. If any of the exceptions below apply and you would like the site remarked for Bell or you would like to discuss your relocate request, please contact us during business hours at **866-480-5901**:

- **Tie In's/offsets used as measurements on the original locate are no longer there**
- **The excavator suspects new plant has been added in the locate area since the original locate**

expect excavators will protect and preserve the paint marks placed at the time of their original locate. If markings are removed due to weather or ongoing excavation work, the excavator is expected to recreate the markings based on the tie in measurements provided on the original locate sheet.

If an excavator would like their markings refreshed they can contact the Locate Service Provider directly and arrange for this at the excavators expense. The LSP contact information is available on the original locate sheet.

Sincerely,

Bell Canada Screening Centre.

Utilities Located : <input type="checkbox"/> Telecom(Bell) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Hydro <input type="checkbox"/> Street Lighting <input type="checkbox"/> Traffic Signals <input type="checkbox"/> Telecom(Rogers)	Request Type : STANDARD
--	-----------------------------------

Requested By : SHIRLEY CAIRNS	Contractor / Excavator : A & A ENVIRONMENTAL CONSULTANTS INC.
---	---

Tel : 519-266-4680	Alt. Phone : 519-266-4680	Email : scairns@aaenvironmental.ca
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Received Date : Feb 22 2023	Excavation Date : Mar 1 2023	Revised Excavation Date : Mar 2 2023	Type of Work : BORE HOLES
---------------------------------------	--	--	-------------------------------------

Locate Address : 26233 HIGHWAY 48	City / Municipality : GEORGINA, ONTARIO
---	---

Nearest Intersection :
HIGH ST

Caller's Remarks (Additional Info):
RELOCATE OF 2022503017. DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED. Area Not Marked, TOOLS USED:[Machine Dig], PREMARKED VALUES:[Area Not Pre-Marked], PROPERTY TYPES:[Private Property],[Public Property], SITE MEETING:No, DEPTH:More than 15 Feet, ALTERNATE CONTACT TYPE:Alternate Contact

Bell	Enbridge Gas	EGD Vital Main	PowerStream	Hydro One B1	Street Lights	Rogers
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LOCATED AREA: EXCAVATOR SHALL NOT WORK OUTSIDE THE LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE !

Records Reference : <input checked="" type="checkbox"/> Datapak <input checked="" type="checkbox"/> LAC Multiviewer GN01 <input type="checkbox"/> Utility Owner Mapping <input type="checkbox"/> Other DPT Remarks :	<p><i>Field sketch and Located Area shown on auxiliary locate sheet(s)</i></p> <p>ENGN01-CLR H3AGN01 routine (STANDARD)</p> <p><i>Apply sticker here if required</i></p>
---	--

Method of Field Marking :
 Paint Stakes Flags Other (Telecom = Orange, Gas = Yellow, Hydro = Red)

CAUTION : Enbridge locates VOID after 60 days. PowerStream & Hydro One locates VOID after 60 days. Bell locates valid for life of excavation project; see attached document for details. Rogers locates VOID after 60 days.

CAUTION : Excavator must not work outside of the "Located Area" shown on the sketch. Any changes to excavation area or nature of work requires a new locate. Privately owned services within the located area have not been marked - check with the service/property owner. For all locate requests, including remarks, contact Ontario One Call at: 1-800-400-2255 or www.on1call.com

Locator's Name : Tyler Meiklejohn	ID # : 487	Locate Received By : SHIRLEY CAIRNS
---	----------------------	---

Date : Feb 26 2023	Start Time : 9:00 AM	End Time : 10:00 AM	Total Hours : 1	<input checked="" type="checkbox"/> Emailed <input type="checkbox"/> Left on Site
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A copy of this Primary Locate Sheet and Auxiliary Locate Sheet(s) must be on site and in the hands of the machine operator during work operations. Should sketch and markings not coincide, a new locate MUST be obtained.

Utilities Located :

Telecom(Bell) Gas Hydro Street Lighting Traffic Signals Telecom(Rogers)

Date Located :

Feb 26 2023

Number of Services marked : (Specify building/house numbers)

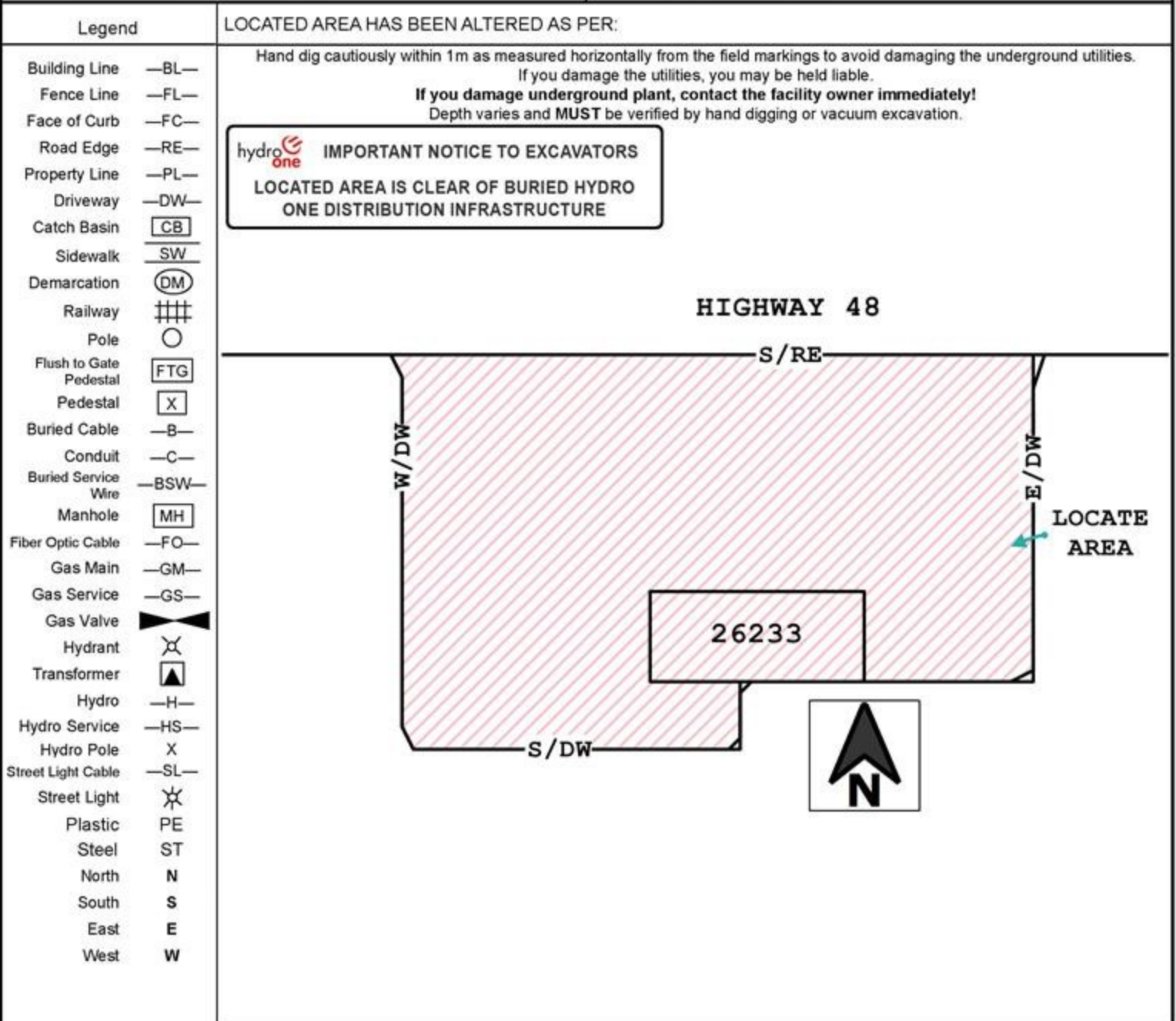
LOCATED AREA: EXCAVATOR SHALL NOT WORK OUTSIDE THE LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE !

FROM : W/DW @ 26233 HIGHWAY 48

TO : E/DW @ 26233 HIGHWAY 48

FROM : S/RE @ 26233 HIGHWAY 48

TO : S/RE @ HIGHWAY 48



THIS FORM VALID ONLY WITH Primary Locate Form. This sketch is not to scale.
 Any privately owned services, including sewer service lines, within the located area have not been marked - check with the service/property owner.

A copy of this Auxiliary Locate Sheet(s) and the Primary Locate Sheet must be on site and in the hands of the machine operator during work operations. Should sketch and markings not coincide, a new locate **MUST** be obtained.

DISCLAIMER

Warning !

The excavator must have a copy of this locate on the job site during excavation.

Located Area: The excavator must not work outside the area indicated by the Located Area in the Diagram without a further locate by the Company.

Locate the plant: The plant location information provided is the best we have available but constitutes only an estimate. Depth of underground plant varies and the exact location must be determined by hand digging prior to excavation with mechanical equipment.

Mechanical equipment must not be used within one meter of the estimated location of the plant.

Expose the plant: Once the plant has been located by hand digging, it must be exposed along its length adjacent to or in the immediate vicinity of the proposed excavation. For this purpose, mechanical equipment must not be used within 0.5 meters of the plant.

Digging around the exposed plant: When the plant has been exposed, any further excavation within 0.3 meters must only be done by hand digging and not with mechanical equipment.

Support Requirements: If the underground plant is exposed over a distance of more than 1.25 meters, the Facility Owner must be notified. Underground plant must be supported at all times.

O. Reg. 210/01 Oil and Gas Pipeline Systems EXCERPTS

9. (1) No person shall dig, bore, trench, grade, excavate or break ground with mechanical equipment or explosives without first ascertaining the location of any pipeline that may be interfered with.

10. No person shall interfere with or damage any pipeline without authority to do so.

Technical Standards & Safety Act 2000 EXCERPTS

37 (1) Every person who contravenes or fails to comply with any provision of this act or the regulations; etc... is guilty of an offense and on conviction is liable to a fine of not more than \$50,000 or to imprisonment for a term of not more than one year, or to both.

Caution: The markings may disappear or be misplaced. Should sketch and markings not coincide, Excavator must obtain a new locate. This is based on information given at the time. Any changes to location or nature of work require a new locate. The Excavator must not work outside the indicated Located Area without a further locate. Privately owned services within the located area have not been marked - check with service/property owner.

Locate is VOID after the number of days indicated on the primary locate sheet.

For remarks contact Ontario One Call 1-800-400-2255
or at website: www.on1call.com



Enbridge Excavator Checklist

Prior to site arrival

- Ensure you have received all locate sheets (total of package is found on page 1).
- If required, print additional copies of locate package for crews at various locations on site.
- If required, ensure all clearances have been received, printed and included in locate package.

Upon site arrival

- Review the sketch and the located area limits. Do you have what was requested? If not, do not excavate outside what was issued until the locate service provider has been contacted and the locate corrected.
- Review the markings on site. Is the entire plant identified on the locate form marked in the field? If not, contact the locate service provider.
- Ensure a plan is in place to protect and preserve the original yellow paint markings. White paint can be used to preserve and maintain the markings but should be placed beside or at the top or bottom of the original markings, ensuring not to replace the yellow paint.

Prior to excavation

- Ensure appropriate safeguards to expose all marked gas lines will be used. Hand dig or hydro excavation method must be used within 1 m (3.3 ft) (or as directed by Enbridge Gas Inc.) of any marked lines.
- If hydro-excavation will be used, ensure equipment is operated per Enbridge requirements.
- If support of gas lines or trench protection will be required through the course of excavation, ensuring approved methods and materials are readily available.

During Excavation

- Ensure no mechanical equipment is used within 1 m (3.3 ft) (or as directed by Enbridge Gas Inc.) of locate marks.
- Once gas lines are fully exposed (top, sides, bottom) ensure no mechanical equipment is used within 0.3 m (1 ft) (or greater if directed by Enbridge) of exposed pipe.
- Ensure all locate marks are verified. Expose per locate mark. Do not assume a gas line found away from the mark is what the locator was actually marking; you may have found an abandoned line or a missed line.
- Ensure all exposed gas identified in your excavation match the description on the auxiliary sheet of your locate (i.e., size and material). Any discrepancies should be reported to the locate service provider.

**Additional information for Excavators can be found in the
Enbridge Third-Party Requirements in the Vicinity of Natural Gas Facilities Standard**

enbridgegas.com/~media/Extranet-Pages/Safety/Before-you-dig/Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities



Auxiliary Locate Sheet

Toll free: 1-866-922-3622 Email: DamagePrevention@enbridge.com

Utilities: <input checked="" type="checkbox"/> Gas	Date Located: 02/23/2023	Request # 2023084442
--	-----------------------------	--------------------------------

Nearest Address:

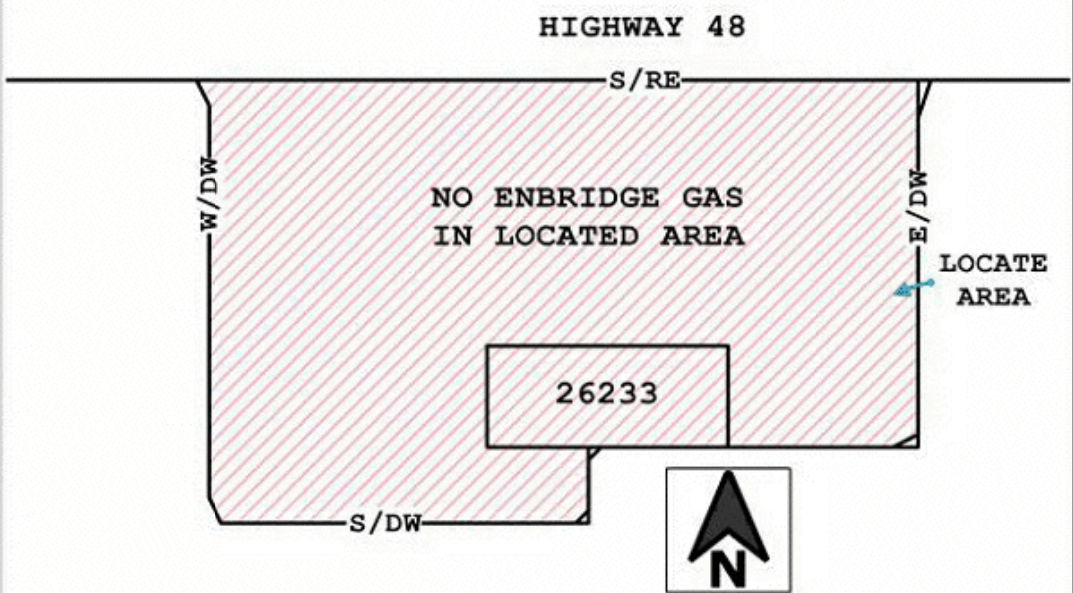
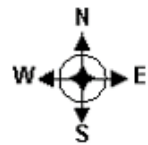
Located Area: Excavator shall not work outside the limits of the Dig Area without obtaining another locate.

FROM: W/DW @ 26233 HIGHWAY 48	TO: E/DW @ 26233 HIGHWAY 48
FROM: S/RE @ 26233 HIGHWAY 48	TO: S/RE @ HIGHWAY 48

Legend

- Building Line — BL —
- Fence Line — FL —
- Face of Curb — FC —
- Road Edge — RE —
- Property Line — PL —
- Curb Line — CL —
- Driveway — DW —
- Catch Basin
- Sidewalk
- Demarcation
- Railway
- Pole
- Flush to Grade
- Pedestal
- Pedestal
- Buried Cable — B —
- Conduit — C —
- Buried Service Wire — BSW —
- Manhole
- Fibre Optic Cable — FO —
- Gas Main — GM —
- Gas Service — GS —
- Valve
- Hydrant
- Transformer
- Hydro — H —
- Hydro Pole X
- Street Light Cable — SL —
- Street Light
- Water Main W/M
- Water Service W/S
- Sanitary Main S/M
- Sanitary Lateral S/L
- Storm Drain STM
- Storm
- Catch Basin
- North N.
- South S.
- East E.
- West W.

If you damage gas plant, contact Enbridge immediately. 1-833-872-3477



THIS FORM VALID ONLY WITH Primary Locate Form. This sketch is not to scale.
Any privately owned service within the located area have not been marked-checked with service property owner.



ENBRIDGE GAS INC.; operating as Enbridge Gas Distribution

Thank you for calling for a locate prior to starting your project.

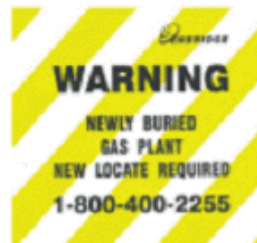
Please note Enbridge Gas Distribution has changed the locate validity period in this area and this completed locate is valid for a period of **60 days** from the completion date on the Primary Locate Sheet.

You should always review the Primary and all the Auxiliary Sheets of your locate package and understand the validity period for all utilities / infrastructure owners.

It is the responsibility of Excavators to protect and preserve the original yellow paint markings. White paint can be used to maintain the markings but should be placed beside or at the top / bottom of the original markings ensuring not to replace the yellow paint.

When winter conditions exist, such as snow, pink paint and stakes or flags can be used.

Please be aware new gas services or mains can be installed after this locate was completed. Newly buried gas plant flags will be installed as visual identifier.



If any discrepancies are identified with the locates, please contact our Locate Service Provider.

Enbridge Gas Distribution's Third Party Requirements in the Vicinity of Natural Gas Facilities must be followed at all times.

A copy of this document can be found at:

<https://www.enbridgegas.com/~media/Extranet-Pages/Safety/Before-you-dig/Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities>

Thank you



Dear Excavator:

We are in receipt of your recent request for a Rogers relocate.

Please be advised that the original locate(s) issued for the request in question will remain valid for the duration of your project unless any of the following apply:

- Tie in's/offsets used as measurements on the original Rogers locate are no longer there
- The excavator suspects new Rogers plant has been added in the locate area since the original locate
- The excavator has lost control of the site for an extended period of time

If any of the above apply or you would like to discuss your relocate request please contact us during business hours at **1-844-225-5550, Option # 1**

Rogers expects excavators will protect and preserve the paint marks placed at the time of their original locate. If markings are removed due to weather or ongoing excavation work, the excavator is expected to recreate the markings based on the tie-in measurements provided on the original locate sheet. Should you have any further questions or concerns please contact us.

Sincerely,

Rogers Locate Desk

SITE DES TRAVAUX / WORK LOCATION :		No DEMANDE / REQUEST No
26233, HIGHWAY 48		2023084442
MUNICIPALITÉ / MUNICIPALITY		No PROJET / PROJECT No
GEORGINA		
DATE DE L'ACQUITTEMENT / CLEARANCE DATE		No ACQUITTEMENT / CLEARANCE No
2023-02-22 11:48:05 AM		
INFORMATIONS SUR LE SITE / SITE INFORMATION		DEMANDE / REQUEST
Intersection 1 : HIGH ST Intersection 2 : Type de travail Type of work : BORE HOLES Début travaux (j-m-a) Work start date (d-m-y) : 03/01/2023 Demande valide jusqu'au (j-m-a) Request valid until (d-m-y) : Priorité / Priority : STANDARD Réf. cartographique X: -79.343886 Mapping reference : Y: 44.301083		Créée le / Created on : 02/22/2023 Contact : SHIRLEY CAIRNS Entreprise / Company : A & A ENVIRONMENTAL CONSULTANTS Courriel / Email : scairns@aaenvironmental.ca Téléphone / Phone : (519)-266-4680 ext.4689 Cellulaire / Cell : Télécopieur / Fax : Téléavertisseur / Paget :
		AUTRE CONTACT / ALTERNATE CONTACT
		Nom / Name: LANA COGHILL Téléphone / Phone : (519)-266-4680 ext.2700
INFORMATIONS ADDITIONNELLES DU DEMANDEUR / REQUESTER ADDITIONAL INFO :		
YORK DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED. NO_PLAN::905 722		
MESSAGE GÉNÉRAL DES MEMBRES / GENERAL MESSAGE FROM MEMBERS :		
UPDATE OF 2022503017-79.343886 44.301083 NB_SEGMENTS::3 BCGN01 ROGSIM01 GGN01 H3AGN01 YRF01 ENGN01		
MESSAGE DU MEMBRE		
No ORDRE INTERNE MEMBRE / MEMBER INTERNAL ORDER No		
Localisation fait par / Locate provided by:		Téléphone / Phone:
YOU WILL BE LIABLE FOR ANY DAMAGES TO ROGERS FACILITIES IF EXCAVATING / DIGGING PRIOR TO RECEIVING A COMPLETED LOCATE OR CLEARANCE NUMBER FROM ROGERS OR IT'S AGENTS. PLEASE CALL ROGERS LOCATE SERVICES AT (800) 738-7893, IF THERE ARE ANY CHANGES TO THIS LOCATE REQUEST. LOCATES AND CLEARANCES ARE VALID UNTIL REQUEST VALID DATE. CAUTION: Stakes and or markings may disappear or be displaced. Should the sketches and markings not coincide, a new stake out must be obtained. FOR ALL CUT CABLES CALL 1-800-265-9501 VOUS SEREZ TENUS RESPONSABLES DE TOUT DOMMAGE AUX INFRASTRUCTURES DE ROGERS SI VOUS AVEZ EXCAVÉ OU CREUSÉ AVANT D'AVOIR REÇU LA LOCALISATION COMPLÉTÉE OU LE NUMÉRO D'AUTORISATION DE LA PART DE ROGERS OU DE L'UN DE SES AGENTS. VEUILLEZ APPELER LES SERVICES DE LOCALISATION ROGERS AU (800) 738-7893 SI DES CHANGEMENTS DOIVENT ÊTRE APPORTÉS À CETTE DEMANDE DE LOCALISATION. LES LOCALISATIONS ET LES AUTORISATIONS NE SONT VALIDES JUSQU'À LA DATE DE DEMANDE VALID. AVERTISSEMENT : Les pieux et/ou le marquage peuvent disparaître ou être déplacés. Si les croquis et le marquage ne coïncident pas, un nouveau repérage doit être effectué. POUR TOUT CÂBLE SECTIONNÉ, APPELEZ AU : 1-800-265-9501		
TRAITÉ PAR / TREATED BY:		DATE:
		PAGE DE/OF



Town Of Georgina

26557 Civic Centre Road
 Keswick, Ontario L4 3G1
 Telephone: (905) 476-4301
 Fax: (905) 476-6902

Request #:
 2023084442

- Water
- Sanitary Sewer
- Storm Sewer
- Street Lights

Received Date: 22-Feb-2023	Appt Date/Time:	Excavation Date: 2023-03-01 8:00:00AM	Revised Excavation Date: 2023-03-01 8:00:00AM
Requested by: SHIRLEY CAIRNS		Company: A & A ENVIRONMENTAL CONSULTANTS INC.	
Email: scairns@aaenvironmental.ca		Phone: 51926646804689	Fax:
Call Type: Standard	Type of Work: BORE HOLES	Location: 26233 26233 HIGHWAY 48	

Work Details:
 DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

CAUTION: HAND DIG WITHIN 1 METRE OF THE MARKINGS
 EXCAVATOR SHALL NOT WORK OUTSIDE THIS LOCATED AREA WITHOUT OBTAINING ANOTHER LOCATE

LEGEND:	
Water Main	-WM-
Water Service	-WS-
Sanitary Sewer	-SAN-
Sanitary Service	-SS-
Storm Sewer	-STM-
Storm Service	-ST-
Street Light	-SL-
Manhole	(MH)
Curb Stop	⊗
Hydrant	⊗
Valve	⊗
Catch Basin	▬
Meter Pit	(M)
Property Line	PL
Centre Line-Road	⊕
Curb Line	CL
Fence Line	FL
Sidewalk	SW
Hydro/Bell Pole	○
Driveway	DW
Road Edge	RE
Valve Chamber	(VC)
Sample Station	■



LOCATE VOID AFTER

30 Days

60 Days

Sketch Not To Scale

Located By: S. Mendonca	Locator Comments:				
Date/ Time Completed: 2/23/23 1:16 pm	Notes: <input type="checkbox"/> TOWN REPRESENTATIVE MUST BE PRESENT BEFORE EXCAVATION COMMENCES <input type="checkbox"/> TOWN SERVICES EXPOSED MUST BE INSPECTED BY TOWN OF GEORGINA BEFORE BACKFILLING				
Locator Phone #:	Method of Marking:	<input type="checkbox"/> Paint	<input type="checkbox"/> Flags	<input type="checkbox"/> Stakes	
Accepted by:	Records Referenced:	<input type="checkbox"/> GIS	<input type="checkbox"/> Utility Maps	<input type="checkbox"/> Mech. DWGS	<input type="checkbox"/> N/A
Title:	<input type="checkbox"/> Mark and Fax <input checked="" type="checkbox"/> Mark and Email <input type="checkbox"/> Left of site				

It is understood that the above information has been provided from our records and represents our knowledge of the approximate location of Town plant only. The responsibility is that of the contractor to exercise caution where equipment is used in the vicinity of the underground service and where necessary to locate by hand its actual position. Liability to damage to the service(s) rests with the contractor.

PRIMARY LOCATE SHEET

Ticket # :
2023084442

Contractor/Excavator : A A ENVIRONMENTAL CONSULTANTS INC. Alternate **Contact Name :** SHIRLEY CAIRNS Alternate

Tel :
(519) 266-4680 Ext: 2700

Alt. Phone:

Email:
scairns@aaenvironmental.ca

Received Date :
February 22 2023

Excavation Date:
March 01 2023

Revised Excavation Date :
March 01 2023

Type of Work :

Locate Address : 26233, HIGHWAY 48

City : GEORGINA

Nearest Intersection :

Method of Field Marking : Paint Stakes Flags Others

Caller's Remarks (Additional Info) :

DRILLING BORE HOLES WITHIN THE PROPERTY BOUNDARY FOR AN ENVIRONMENTAL INVESTIGATION. ACTUAL BORE HOLES WILL BE CHANGED AS NEEDED.

Utilities Marked :

<input type="checkbox"/> Gas Unit 0	<input type="checkbox"/> Eletrical Unit 0	<input checked="" type="checkbox"/> Telecom Unit 1	<input type="checkbox"/> CATV Unit 0	<input type="checkbox"/> Water Unit 0	<input type="checkbox"/> Sewer Unit 0	<input type="checkbox"/> Other Unit 0
--	--	---	---	--	--	--

LOCATED AREA : EXCAVATOR MUST NOT WORK OUTSIDE THE LOCATED AREA AS SHOWN ON THE SKETCH PAGE(S) WITHOUT OBTAINING ANOTHER LOCATE !

Fields sketch and Located Area shown on auxiliary locate sheet(s)

Trans Canada Utilities Inc. Tel: 1-888-647-5650 Email: locates@transcanadautilities.com Fax: 416-352-5227

CAUTION : Locate is VOID after days!

CAUTION : Excavator must not work outside of the "Located Area" shown on the sketch. Any changes to excavation area or nature of work requires a new locate. Privately owned services within the located area have not been marked - check with the service/property owner. For all locate requests, including remarks, 1-800-400-2255 or www.on1call.com

Locator's Name : (Please Print)
Johnathon Fitzsimons

Locator's Comments:

Date : **Start Time:** **End Time:**

A copy of this Primary Locate Sheet and Auxiliary Locate Sheet(s) must be on site and in the hands of the machine Operator during work operations. Should sketch and makings not coincide, a new locate MUST be obtained.



This form is valid
Only with the primary
Locate form

Hand dig cautiously within 1m as measured horizontally from the field markings to avoid damaging the underground utilities.
If you damage the plant. You may be held liable.

**If you damage underground plant, contact the facility owner immediately. Depth varies and
Must be verified by hand digging or vacuum excavation.**

CAUTION: Stakes or markings may disappear, or be displaced if any delays should occur in acting on the locate information as given,
or should sketch and markings not coincide a new stake-out must be obtained. This stake-out is based on information given at the time
Any change to location or nature of work requires a new stake-out.

From: S/RE OF HWY 48

To: 70.0M S OF S/RE OF HWY 48

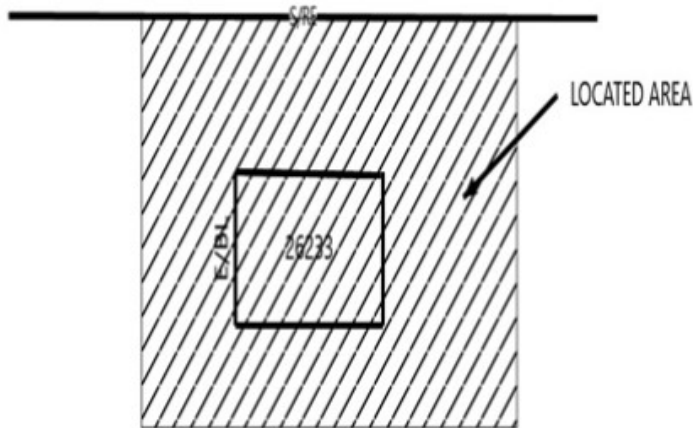
From: 60.0M E OF E/BL OF 26233 HWY 48

To: 35.0M W OF E/BL OF 26233 HWY 48



YTN CLEAR IN LOCATED AREA

HWY 48



Legend:

Building Line	—BL—
Fence Line	—FL—
Face of Curb	—FC—
Road Edge	—RE—
Property Line	—PL—
Driveway	—DW—
Catch Basin	CB
Sidewalk	SW
Demarcation	DM
Railway	
Pole	○
Flush to Gate Pedestal	FTG
Pedestal	X
Buried Cable	—B—
Conduit	—C—
Buried Service Wire	—BSW—
Manhole	MH
Fiber Optic Cable	—FO—
Gas Main	—GM—
Gas Service	—GS—
Gas Valve	⊗
Hydrant	⊗
Transformer	▲
Hydro	—H—
Hydro Service	—HS—
Hydro Pole	X
Street Light Cable	—SL—
Street Light	⊗
North	N
South	S
East	E
West	W

LOCATED AREAS HAS BEEN ALTERED AS PER:

Trans Canada Utilities Inc. Tel: 1-888-647-5650 Email: locates@transcanadautilites.com

APPENDIX 6



16 Young Street,
Woodstock, ON N4S 3L4
Tel: (519) 266 4680 Fax: (519) 266 3666
webpage: www.AAenvironmental.ca

Offices in: Woodstock Kirkland Lake North Bay Toronto

March 24, 2023

ref: 7514A

Msi Spergel Inc.,
Court-Appointed Receiver of 2314251 Ontario Inc.
1100-200 Yorkland Blvd., Toronto
T: 416-498-4325
E: pgennis@spergal.ca

**Re: Clean up Contaminated Soil/Groundwater at the Commercial Property
Located at 26233 Highway 48, Sutton West, Ontario**

Thank you for this opportunity to offer you, our services. We can conduct a cleanup operation to treat the contaminated soil and groundwater found at the above location under the protocols of the Ministry of the Environment "Guide for Use at Contaminated Sites in Ontario" (June, 1996, revised August, 1998) and the results will be compared to MECP Regulations 153/04 as amended by O. Reg. 511/09 and implemented on July 1, 2011. This requires that we examine current site conditions and conduct a sub-surface investigation to treat contaminated soil and groundwater and collect confirmation samples for testing.

The program is designed to treat the contaminated soil and the groundwater identified during the drilling program of Phase II Environmental Site Assessment investigation and the Delineation Program completed by A&A in March 2023 using the excavation program to remove the impacted soil and *in situ* chemical oxidization injection program to treat the groundwater.

Background Information

A&A completed a Phase II ESA investigation at 26233 Highway 48, Sutton, Ontario in February 6, 2022, Reference No. #7362; and a delineation program to delineate the impacted soil and groundwater identified during the Phase II ESA, the findings of this program is in the document Report #7514-Brambhatt York completed in March 24, 2023. The findings of these investigation are provided below:

Results of Phase II ESA:

Soil Sampling

The results of the analysis for selected soil samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of some PHC related parameters, which had slight exceedances reported in two soil samples.

Groundwater Sampling

The results of the analysis for selected groundwater samples sent to the lab during the Phase II ESA indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exception of some PHC related parameters, which had slight exceedances reported in one monitoring well.

Results of Delineation Program:

This investigation focused on areas around the site previously identified as impacted. Neighboring land use around the site is primarily agricultural or vacant, with some commercial use.

This investigation included analyzing soils and groundwater for evidence of contamination at the site. During the Soil and Groundwater Delineation, seven boreholes were advanced on site, with four monitoring wells installed in the annulus of the boreholes. Boreholes were advanced in areas around previously identified impacts across the site. The drilling program conducted for this study indicates that overburden deposits are mainly consistent across the property. Generally,

the soil profile consists of sand and gravel with clay. Bedrock was not encountered. One soil sample from each borehole and one groundwater sample from each well was submitted to a CALA-accredited laboratory for analysis of metals, other related parameters (ORPs), petroleum hydrocarbons (PHCs) fractions F1-F4 and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene and xylene mixture (BTEX).

The results of the analysis for selected soil samples sent to the lab during the delineation program indicated that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions.

The results of the analysis for selected groundwater samples sent to the lab during the delineation program indicate that no parameter exceeded the Table 2 Industrial/Commercial/ Community (ICC) criteria for a site with potable groundwater (PGW) conditions with the exceptions of PHC F1 and F2, and some VOC parameters, which had reported exceedances in the delineation well MW9, along with the duplicate sample collected from the same well.

Conclusion and Recommendations

Based on the results of analysis the impacted area of the site appears localized to the northern area of the site. A&A recommends a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. A&A also recommends that all monitoring wells should be maintained in accordance with the provisions of Ontario Regulation 903 including particular attention to ensuring surface casings are properly sealed and protected from damage due to winter maintenance.

SCOPE OF WORK - CLEANUP OPERATION

Description	Cost
<p>Soil Excavation & Disposal to a Registered Receiver: An excavation program is a recommended option to address the impacted soil identified at the northern area of the site. The program will include excavation and disposal of impacted soil to a licensed disposal site. Previous testing suggests the Site has contaminated soils which must be removed to certify the site is clean. <u>The full extent is unknown but has been estimated at 96m² and 2.5m deep.</u> Our proposed remediation work consists of a 'Dig & Dump' routine to remove all contaminated soils to a proper disposal site.</p> <p>All excavated holes will be backfilled with imported 'clean', compatible, granular materials, graded at the surface as needed. However, the application of a finished Asphalt layer will be done by others. (Note: This contract does not provide for asphalt replacement, grass sodding or finished landscaping following the work since the work requirement cannot be anticipated at this time).</p>	<p>\$ 72,000.00</p>
<p>Injection Program: A chemical oxidation reaction involves the breaking of chemical bonds. ISCO is a class of remediation technology in which PCE and other contaminants are degraded in place by oxidants delivered to the subsurface. Successful implementation of this technology requires an effective means for dispersing the oxidizing chemicals throughout the contaminated groundwater. Complete and rapid treatment may be inhibited by a lack of direct contact of oxidant and contaminant. This is especially true for highly heterogeneous soils with low-permeability lenses and layers. To employ ISCO across the entire plume would involve injection a chemical oxidation material and thorough characterization of the treatment area.</p> <p>Task 1 – Installing Injection Wells</p> <p>A total of 4 injection wells will be installed in the shallow aquifer to treat the impacted groundwater. The permanent injection wells will provide easy access to reach the groundwater for treatment during the current and future cleanup program in case it is required. The wells are to be used to inject a chemical oxidation (ISCO) / accelerated bioremediation reagent that uses ferric iron (Fe III) as a safe and effective means of activating persulfate to treat the impacted groundwater showing any levels of petroleum hydrocarbon and volatile organic compounds exceeding Table 2 ICC allowable limits of Ontario Regulation 153/04 (as amended).</p> <p>Task 2 – Injection #1/2</p> <p>It is proposed that two injection events lasting up to eight weeks be completed before conducting groundwater testing. The injection materials</p>	<p>\$ 60,000.00</p>

Description	Cost
will be injected at two (2) different concentrations depending on the contaminate concentrations within the groundwater.	
Monitoring Program: The monitoring program is designed to evaluate the groundwater quality during and after completing the remediation work. The results from the previous Phase II ESA will be used as a baseline groundwater sampling event. The program will include all monitoring wells installed during the Phase II ESA and also the new large diameter injection well installed as part of the injection program. The wells will be sampled after each injection event.	\$ 8,750.00
A&A Consultant Fees: A&A will supervise all the cleanup operation and provide consultation to all contractors working on the project, collecting confirmation soil and groundwater samples and writing the final cleanup environmental report.	\$ 18,000.00
Total Cost (before HST)	\$158,750.00

Terms and Conditions

The payment of this cleanup program scheduled as follows: 50 % down-payment (\$89,693.75) is required upon signing the letter of engagement, a 30 % down-payment when the excavation program is completed and the remaining payment is due in full upon presentation of the report. The cleanup program will be completed within 2-3 months. The work will be performed under our standard terms and conditions which you should read carefully (see attached). Work can be commenced within five working days of receipt of the signed “Letter of Engagement” acceptance form. We look forward to completing this assignment for you.

Sincerely,




**Dr. Ali A. Rasoul, Ph.D., EP, P. Geo., Q.P.
Senior Environmental Consultant**

STANDARD TERMS AND CONDITIONS OF PROFESSIONAL SERVICES AGREEMENTS BETWEEN A&A ENVIRONMENTAL CONSULTANTS INC. AND CLIENTS

1. Authorization to Proceed

Co-signing of a letter outlining the scope of services to be provided authorizes A&A to proceed with the services described. The parties agree that time is the essence of this contract.

2. Standard of Care

A&A will supply services with the degree of care and diligence normally employed by consultants performing the same or similar services, at the time those services are rendered.

3. Limitation of Liability

A&A's liability for damages, arising from claims from the Banks or Financial institutions, will not exceed the compensation received by A&A under this agreement regardless of the nature of the claim. A&A is responsible for the acts or omissions of other parties associated with the Project who are employees, agents, or sub-consultants of A&A and under A&A's supervision. A&A is not responsible for the acts or omissions of other parties associated with the Project who are not employees, agents, or sub-consultants of A&A and have been hired by the client directly and not part of this A&A proposal. The client also indemnifies A&A and its officers, employees, sub-consultants and agents from all claims, damages, loss and expenses including, without limitation, direct, indirect, or consequential damages and lawyers' fees arising out of or related to the Project, and arising out of or relating to the creation or existence of any hazardous radioactive, toxic, irritating, polluting or otherwise dangerous or harmful substance or condition at or near the site. A&A is not providing architectural and/or structural engineering services with respect to the project or the work. Any and all architectural and/or structural engineering work shall remain the responsibility of the Architect and/or Structural Engineer. A&A is not commenting on the adequacy of the design or its load-carrying ability.

4. Site Access and Site Conditions

The client shall grant or obtain free access to the site, including snow-ploughing for all equipment and personnel necessary for A&A to perform the work set forth in this agreement. The client shall notify any and all possessors or occupiers of the project site that the client has granted A&A free access to the site. A&A will take reasonable precautions to minimize the damage to the site, but it is understood by the client that, in normal course of work, damage may occur to other portions of the site that are not part of this site and corrections to such damage is not part of this project but it is indemnified by A&A that it is covered by the insurance and the insurance details are provided to the client and the correction of such damage is not part of this agreement unless specified in the scope of work of this proposal.

A&A completed a Phase II ESA and Delineation Program for this site; however, the delineation mentioned in the following statement is related to the utility locates on site not the environmental delineation program. A&A will order all public and private utility locates for the site. The client is responsible for accurately identifying the private utility line locates that the private locator cannot identify for any reason on the site.

5. Severability and Survival

If any term of this agreement is held illegal, invalid or unenforceable, the enforceability of the remaining terms is not impaired. Limitations of liability and indemnities survive termination of this agreement for any cause.

6. Interpretation

The limitations of liability and indemnities will apply whether any cause of action arises under breach of contract or warranty, tort, strict liability, statutory liability, or any other cause of action. The laws of Ontario govern this agreement.

7. Proprietary Information

All drawings, specification, technical data and other information furnished to the client by A&A or others under this agreement are, and will remain, the property of A&A, until A&A is fully paid and may not be reproduced or used in any way, or disclosed to third parties or used in any manner detrimental to the interests of A&A.

The following information will not be subject to the confidentiality requirements:

- (a) Information in the public domain through no action of the client; or
- (b) Information received by the client without restriction from a third party having the right to make such disclosure.

8. Assignment

This agreement will not be assigned by the client without A&A's prior written approval and A&A to another corporation without client's approval.

9. Waivers

No waiver by a party of any default by the other in the performance of this agreement will be a waiver of any future default.

10. Force Majeure

A&A will not be liable to the client for delays in supplying the services, or for the direct or indirect cost resulting from such delays, resulting from labour strikes, riots, war, acts of government authorities, extraordinary weather conditions or other natural catastrophe, or any other cause beyond the reasonable control of A&A.



LETTER OF ENGAGEMENT

From: Msi Spergel Inc.,
Court-Appointed Receiver of 2314251 Ontario Inc.
1100-200 Yorkland Blvd., Toronto
T: 416-498-4325
E: pgennis@spergal.ca

To: A & A Environmental Consultants Inc.
16 Young Street
Woodstock, Ontario N4S 3L4
Tel: 519-266-4680
Fax: 519-266-3666
www.aaenvironmental.ca

I accept the above proposal #7514A for a cleanup and injection program and agree to be bound by its terms and conditions. I certify that I am authorized to sign this agreement and I request that work commence at the time agreed.

Signed: _____ Print: _____

Date: _____

Name(s) to appear on invoice: _____

Address* to appear on invoice: _____

Check here if contact information to appear on report is the same as on the invoice OR complete below

Name(s) to appear on report: _____

Address* to appear on report: _____

* does not refer to site address, but rather the address of where the document should be sent

Contact Info for Site Visit

Name: _____ Phone: _____

Email: _____

APPENDIX 7

Mukul Manchanda

From: Dr. Ali Rasoul <arasoul@aaenvironmental.ca>
Sent: April 4, 2023 4:42 PM
To: Philip Gennis
Cc: sscott@aaenvironmental.ca; Mukul Manchanda; Nazhat Sarabi
Subject: Soil and Groundwater Contaminations at 26233 Highway 48, Sutton West, Ontario
Attachments: Report 7514 - Soil & Groundwater Delineation - 26233 Highway 48, Sutton, ON_No TSSA.pdf; 7514A-Quote for Cleanup Program.pdf

Importance: High

Hi All,

It is a pleasure to discuss with you this afternoon the environmental site condition at 26233 Highway 48, Sutton, Ontario.

Please find below our conclusion and recommendation to address the contamination present at the subject site:

1. A&A completed a Phase II ESA investigation at 26233 Highway 48, Sutton, Ontario and a delineation program to delineate the impacted soil and groundwater identified during the Phase II ESA. During the Soil and Groundwater Delineation, seven additional boreholes were advanced on site, with an additional four monitoring wells installed in the annulus of the boreholes. Boreholes were advanced in areas around previously identified impacts across the site. The results of the Phase II ESA and delineation program showed contaminated soil and groundwater with petroleum hydrocarbon present on site.
2. The results of the delineation program indicated that no off site contamination has migrated to the neighboring properties. Based on that, there is no need by law to contact or inform the Ministry of Environment about this contamination. However, the TSSA needs to be notified if the owner decides to operate the gas station without completing a cleanup program to remove the contaminated soil and treat the groundwater. The TSSA will issue an order to the owner to complete Environmental Management Protocol and provide annual monitoring report describing the site condition and levels of petroleum hydrocarbon in the groundwater.
3. Based on the results of analysis of the two environmental assessments', the impacted area on site appears to be localized to the northern area of the site. The impacted groundwater present on site at this location will migrate toward the northwest direction according to the groundwater flow map and may reach the Hwy 48 over time.
4. A&A recommends a cleanup program to reduce the identified impacts to below the applicable MECP guidelines. The cleanup program is designed to treat the contaminated soil and the groundwater identified during the environmental assessment using the excavation program to remove the impacted soil to a licensed landfill site and *in situ* chemical oxidization injection program to treat the groundwater.
5. The cleanup program will be completed within 2-3 months. Work can be commenced within five working days of receipt of the signed "Letter of Engagement" acceptance form.

Please contact us if you need any additional information.

Many thanks

Dr. Ali A. Rasoul Ph.D, EP, P.Geo, QP
Consultant Hydrogeologist
A & A Environmental Consultants Inc.
16 Young Street
Woodstock, ON N4S 3L4
Tel: 519 266 4680-Ex 4678
Cell: 519 498 2138
Email: arasoul@aaenvironmental.ca

On 2023-03-30 08:13, Philip Gennis wrote:

APPENDIX 8

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

BETWEEN:

THE TORONTO-DOMINION BANK

Applicant

- and -

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

AFFIDAVIT OF MUKUL MANCHANDA
(Sworn June 5, 2023)

I, **MUKUL MANCHANDA**, of the City of Brampton, in the Province of Ontario, **MAKE OATH AND SAY AS FOLLOWS:**

1. I am a Licensed Insolvency Trustee with msi Spergel inc. (“**Spergel**”), the Court-Appointed Receiver (the “**Receiver**”) of 2314251 Ontario Inc. (the “**Debtor**”), and as such have knowledge of the matters to be deposed herein, except where such knowledge is stated to be based on information and belief, in which case I state the source of the information and verily believe such information to be true.
2. The Receiver was appointed, without security, of all of the assets, undertakings and properties of the Debtor by Order of the Honourable Justice Osborne dated November 15, 2022.
3. In connection with the receivership for the period to and including April 30, 2023 fees of \$60,697.39 inclusive of HST was charged by Spergel as detailed in the billing summary and time

dockets attached hereto as **Exhibit "1"** to this, my Affidavit. This represents 149.1 hours at an effective rate of \$360.26 per hour.

4. The hourly billing rates detailed in this Affidavit are comparable to the hourly rates charged by Spergel for services rendered in relation to similar proceedings.

5. I make this Affidavit for no improper purpose.

SWORN before me at the City of
Toronto, in the Province of Ontario
this 5th day of June 2023.

B. Eileen Sturge

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)
)
)
)

Mukul

Mukul Manchanda

Commissioner for Taking Affidavits

Barbara Eileen Sturge,
a Commissioner, etc. for msi Spergol inc.
and Spergel & Associates Inc.
Expires September 21, 2025

**This is Exhibit "1" of the Affidavit of
Mukul Manchanda
Sworn before me on this 5th day of June 2023**

B. Eileen Sturge

A Commissioner, Etc.

Barbara Eileen Sturge,
a Commissioner, etc. for msi Spergol inc.
and Spergel & Associates Inc.
Expires September 21, 2025

May 25, 2023

Invoice #: 12504

2314251 Ontario Inc.

Billing Period: April 30, 2023

Invoice

RE: 2314251 Ontario Inc.

FOR PROFESSIONAL SERVICES RENDERED for the period ended April 30, 2023 in connection with our appointment as Court-Appointed Receiver.

	Hours	Hourly Rate	Total
Philip H. Gennis, LL.B., CIRP, LIT	17.40	\$450.00	\$7,830.00
Gillian Goldblatt, CPA, CA, CIRP, LIT	0.80	375.00	300.00
Mukul Manchanda, CPA, CIRP, LIT	60.40	450.00	27,180.00
Eileen Sturge	0.20	250.00	50.00
Susan Downey	17.20	190.00	3,268.00
Paula Amaral	50.60	290.00	14,674.00
Others	2.50	165.00	412.50
Total Professional fees	149.10	\$360.26	\$53,714.50
HST			6,982.89
Total			<u>\$60,697.39</u>

HST Registration #R103478103

(AA2314-R)

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Eileen Sturge (EST)					
Mon	11/28/2022	Order and install license; requisition for banking and submit to Haran	0.20	\$250.00	\$50.00
			0.20		\$50.00
Gillian Goldblatt (GGO)					
Fri	01/20/2023	review and approve disbursements.	0.20	\$375.00	\$75.00
Fri	01/27/2023	review and approve disbursement.	0.10	\$375.00	\$37.50
Wed	02/01/2023	review and approve bank reconciliation.	0.10	\$375.00	\$37.50
Fri	02/17/2023	review and approve disbursement.	0.10	\$375.00	\$37.50
Thur	03/09/2023	review and approve bank reconciliation.	0.10	\$375.00	\$37.50
Tues	04/04/2023	review and approve bank reconciliation.	0.10	\$375.00	\$37.50
Fri	04/28/2023	Receipt, review and Bank reconciliation.	0.10	\$375.00	\$37.50
			0.80		\$300.00
Haran Sivanathan (HSI)					
Tues	11/29/2022	setup account	0.50	\$175.00	\$87.50
Thur	01/12/2023	2 EFTs	0.40	\$175.00	\$70.00
Fri	01/13/2023	CHEQUE	0.20	\$175.00	\$35.00
Thur	01/19/2023	Cheques	0.40	\$175.00	\$70.00
			1.50		\$262.50
Inga Friptuleac (IFR)					
Thur	12/15/2022	Issue chq	0.10	\$150.00	\$15.00
Thur	12/29/2022	Issue chqs	0.20	\$150.00	\$30.00
Thur	01/26/2023	Issue cheques,	0.40	\$150.00	\$60.00
Fri	02/17/2023	Issue chqs.	0.20	\$150.00	\$30.00
Fri	04/28/2023	Issue chq	0.10	\$150.00	\$15.00
			1.00		\$150.00
Mukul Manchanda (MMA)					
Wed	11/16/2022	Time previously spent but not recorded including various calls with counsel and the bank. Review of materials with respect to receivership application. Attendance at the receivership hearing and other ancillary matters.	6.40	\$450.00	\$2,880.00
Thur	11/17/2022	Receipt and review of the court order. Instructions to staff regarding taking possession and dealing with utilities etc. Multiple calls with A. Bezner and P. Hanke. Multiple calls with T. Hogan. Travel to the gas stations. Dealt with employees and explained the situation. Multiple calls with Mohammad. Telephone call with J. Rosenstein. Arranged for securing the premises. Review of inventory and lottery tickets. Instructed P. Amaral to collect all lottery tickets and notify OLG of the Receivership. Travel back. Receipt, review and approve letters to utilities providers.	7.70	\$450.00	\$3,465.00
Fri	11/18/2022	Various telephone conversations with creditors, parties interested in purchasing the gas station and other stakeholders. Telephone call with A. Bezner regarding the financial and other information available to the bank. Sent an email to A. Bezner asking her to put the account on deposit only. Sent an email to RBC asking for the account to be put on deposit only. Lengthy call with RBC regarding same. Review of insurance policy. Instructed S. Downey to deal with renewal of same. Multiple calls with OLG, utilities providers and other parties regarding ongoing service. Multiple calls with M. Hafiz regarding possibility of refinancing. Receipt and review of the draft notice and statement of the receiver. Review of the PPSA and corporate profile searches.	3.40	\$450.00	\$1,530.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Mon	11/21/2022	Review of email exchanges with A&A environmental. Receipt and review of a quotation from A&A. Discussion with P. Amaral and S. Downey regarding insurance and other ancillary matters. Lengthy call with M. Hafiz with respect to refinancing and discharge of the Receiver. Telephone call with P. Hanke regarding the file.	2.20	\$450.00	\$990.00
Tues	11/22/2022	Receipt, review and sign the notice and statement of the receiver. Updated the case website with all the materials. Review of an email from A. Hughes regarding hydro at the premises. lengthy call with A. Hughes regarding same. Email exchanges with A. Bezner regarding amount owing to TD. Multiple email exchanges regarding insurance for the premises.	2.30	\$450.00	\$1,035.00
Wed	11/23/2022	Receipt and review of the environmental policy. Review of the projected budget and emailed same along with the receiver's certificate to A. Bezner and requested funding for the file.	0.60	\$450.00	\$270.00
Thur	11/24/2022	Email exchanges and telephone discussion with M. Spence regarding payout requested by the principal of the company. Multiple calls from creditors and other stakeholders. Telephone discussion with P. Hanke regarding the file.	1.10	\$450.00	\$495.00
Fri	11/25/2022	Email exchanges and calls regarding obtaining insurance. Email exchanges with M. SPence. Telephone discussion with T. Hogan and M. Vine regarding payout and process to be followed.	0.90	\$450.00	\$405.00
Mon	11/28/2022	Discussion regarding the propane issue. Receipt and review of email exchanges with Parkland. Receipt, review and execute the CRA documents to open RT2 account.	0.50	\$450.00	\$225.00
Tues	11/29/2022	Telephone call with P. Hanke regarding the file and advance request to fund the receiver's activities. Email exchanges with M. Spence regarding the payout numbers requested by the debtor. Email exchanges with P. Gennis regarding obtaining the environmental assessment. Prepare a budget, review quotations for insurance, appraisals, ESA Phase II etc., prepare Receiver's certificate and email same to A. Bezner to request the advance of \$60,000.	2.30	\$450.00	\$1,035.00
Wed	11/30/2022	Review of email exchanges between M. Crilly and T. Hogan regarding Parkland's security and amount outstanding with respect to same.	0.20	\$450.00	\$90.00
Fri	12/02/2022	Lengthy call with Parkland. Telephone call with Service Canada with respect to WEPPA on the file. Telephone discussion with CRA regarding trust exam. Email exchanges with T. Hogan regarding the file. Email exchanges and call with OLG regarding return of tickets.	1.70	\$450.00	\$765.00
Mon	12/05/2022	Email exchanges with and discussion with P. Gennis regarding engaging A&A to conduct the Phase II. Review of email exchanges between P. Gennis and S. Scott regarding the engagement. Email exchanges with P. Amaral regarding cancellation of the OLG Agreement. Dealt with issues surrounding the change of alarm system, utilities and ancillary matters. Receipt and review of the environmental policy.	2.40	\$450.00	\$1,080.00
Tues	12/06/2022	Telephone call regarding the break-in at the gas station. Multiple telephone calls with security company, police and ex-employees. Multiple calls with the owner of the gas station. Instructed staff to deal with the break-in and take remedial steps. Discussion with counsel regarding same. Receipt and review of a memo from S. Downey regarding the chain of events related to the break-in and the remedial actions taken with respect to same.	2.10	\$450.00	\$945.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	12/07/2022	Review of email exchanges with A. Fraser regarding a quote for appraisal. Review of email exchanges with Antec regarding quotation for appraisal. Receipt and review of an email from J. Rosenstein regarding the break-in. Forwarded same to T. Hogan. Telephone discussion with T. Hogan regarding a response. Sent an email providing information required from the borrower. Review of email exchanges between J. Rosenstein and T. Hogan. Review and approve the insurance quote and the policy. Email exchanges with banking regarding the opening of a trust account. Review of an email from P. Amaral providing list and cost of the items stolen from the premises.	1.80	\$450.00	\$810.00
Thur	12/08/2022	Review of email exchanges between T. Hogan and J. Rosenstein. Email exchanges regarding finalizing the insurance. Email exchanges with banking regarding receipt of the advance of \$60K from the bank. Email exchanges with Rocco regarding changing of the key for the inside door. Review of email exchanges with Telus.	0.90	\$450.00	\$405.00
Fri	12/09/2022	Email exchanges and telephone discussion with Telus regarding security services at the gas station. Review of insurance documentation.	0.50	\$450.00	\$225.00
Mon	12/12/2022	Receipt and review of an email from M. Webb regarding the status of the information request. Review of email exchanges with appraisals with respect to financial information on hand and other information requested by the appraisers.	0.50	\$450.00	\$225.00
Tues	12/13/2022	Email exchanges with S. Scott regarding update on the Phase II environmental. Email exchanges with Noel regarding subcontractor insurance.	0.20	\$450.00	\$90.00
Wed	12/14/2022	Receipt and review of binder of insurance. Receipt and review of an email from M. Banfield regarding the previous insurance policy.	0.20	\$450.00	\$90.00
Thur	12/15/2022	Review of email exchanges regarding transfer of insurance policy to Noel from the previous broker.	0.20	\$450.00	\$90.00
Fri	12/16/2022	Telephone call with A. Bezner regarding the file. Receipt, review and approve payables. Sent an email to M. Banfield advising the Receiver has secured alternate insurance and does not require Traveller to extend the insurance for 30 days.	0.80	\$450.00	\$360.00
Tues	12/20/2022	Receipt, review and approve payables.	0.20	\$450.00	\$90.00
Wed	12/28/2022	Receipt, review and approve payables.	0.20	\$450.00	\$90.00
Thur	01/05/2023	Email exchanges regarding setting up the alarm system.	0.20	\$450.00	\$90.00
Fri	01/06/2023	Receipt, review and approve payables.	0.10	\$450.00	\$45.00
Tues	01/10/2023	Lengthy call from CRA regarding the file.	0.80	\$450.00	\$360.00
Wed	01/11/2023	Email exchanges with A. Bezner regarding update on the file. Lengthy telephone call with the environmental consultant regarding the status of the report. Lengthy call with Parkland regarding the fuel supply agreement and the outstanding amounts. Lengthy calls and email exchanges with H. Harper regarding removal of food truck and power cord.	1.80	\$450.00	\$810.00
Thur	01/12/2023	Receipt and review of a draft appraisal fom Antec. Receipt and review of an email regarding update on the environmental assessment.	0.50	\$450.00	\$225.00
Fri	01/13/2023	Receipt, review and approve payables.	0.20	\$450.00	\$90.00
Mon	01/16/2023	Review of email exchanges between T. Hogan and M. Webb regarding information request of the receiver.	0.20	\$450.00	\$90.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Thur	01/19/2023	Review of email exchanges with the environmental consultant. Sent an email to A. Bezner and P. Hanke providing the feedback from the environmental consultant. Telephone call with A. Bezner regarding next steps. Instructed the consultant to run new samples and advise of the outcome. Receipt, review and approve payables.	1.20	\$450.00	\$540.00
Fri	01/20/2023	Receipt, review and approve payables.	0.20	\$450.00	\$90.00
Mon	01/23/2023	Receipt and review of certain requested information from M. Webb. Receipt and review of the draft appraisal from Wagner. Review of email exchanges with T. Hogan and M. Webb regarding the water well issue.	0.60	\$450.00	\$270.00
Mon	02/06/2023	Email exchanges with T. Hogan, P. Gennis and P. Amaral regarding the air machine on site.	0.30	\$450.00	\$135.00
Mon	02/06/2023	Email exchanges with S. Scott regarding the results of the environmental assessment.	0.20	\$450.00	\$90.00
Tues	02/07/2023	Further email exchanges and discussions with T. Hogan and P. Gennis regarding the air machine. Email exchanges with P. Amaral regarding the inquiry from Health department.	0.60	\$450.00	\$270.00
Wed	02/08/2023	Email exchanges and telephone discussion with S. Scott regarding location of water wells. Receipt and review of the Phase II Environmental report and TSSA Report from S. Scott. Forwarded same to P. Hanke and A. Bezner. Discussion with A. Bezner and P. Hanke regarding further delineation of the property. Review of email exchanges regarding pickup of the air machine. Receipt and review of an email from L. Coghill regarding the Phase II report.	1.20	\$450.00	\$540.00
Thur	02/09/2023	Email exchanges regarding the location of water wells.	0.20	\$450.00	\$90.00
Mon	02/13/2023	Review of email exchanges with L. Anne regarding the location of the water wells.	0.20	\$450.00	\$90.00
Wed	02/15/2023	Receipt, review and approve payables. Receipt and review of the delineation quotation. Forwarded same to A. Bezner and P. Hanke. Review of email exchanges between P. Amaral and L. Anne regarding the water wells.	0.20	\$450.00	\$90.00
Fri	02/17/2023	Email exchanges with A. Bezner regarding the environmental report.	0.20	\$450.00	\$90.00
Mon	02/20/2023	Email exchanges with A. Bezner regarding the delineation of the property. Conference call with A. Bezner and P. Hanke regarding the environmental issues. Sent an email to S. Scott instructed him to move forward with the delineation process. Telephone discussion with S. Scott regarding same. Email exchanges with T. Hogan regarding following up with Parkland with respect to outstanding amounts. Review of email exchanges between T. Hogan and M. Crilly.	1.00	\$450.00	\$450.00
Tues	02/21/2023	Review of email exchanges between T. Hogan and M. Crilly.	0.20	\$450.00	\$90.00
Mon	02/27/2023	Receipt and review of an email from M. Crilly advising that she will provide the amount outstanding to Parkland. Review of email exchanges between T. Hogan and M. Crilly.	0.20	\$450.00	\$90.00
Wed	03/01/2023	Email exchanges with S. Scott regarding the delineation. Receipt and review of an email from M. Crilly providing a statement of outstanding amount to Parkland. Email exchanges with T. Hogan regarding the supply agreement. Telephone discussion with T. Hogan regarding same.	0.60	\$450.00	\$270.00
Tues	03/07/2023	Review of email exchanges between T. Hogan and M. Crilly regarding Parkland's outstanding amount and security documents.	0.20	\$450.00	\$90.00
Fri	03/10/2023	Receipt and review of an email from M. Crilly providing the statement of account of Parkland.	0.20	\$450.00	\$90.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Tues	03/14/2023	Lengthy call with M. Crilly of Parkland. Multiple calls from various interested parties regarding the sale of the property.	1.10	\$450.00	\$495.00
Wed	03/15/2023	Various email exchanges with S.Scott and P.Gennis discussing the environmental issues and result of the assessment. Lengthy call with L. Coghill regarding the environmental assessment and reporting requirements to MOE and TSSA.	0.80	\$450.00	\$360.00
Wed	03/22/2023	Receipt and review of email communication Between P.Gennis and T.Hogan regarding the Esso covering the signs.	0.10	\$450.00	\$45.00
Thur	03/23/2023	Receipt, review and email communication with P.Amaral, P.Gennis and T.Hogan regarding the drinking water system directive. Receipt and review of email communication P.Gennis, L.Dyke and M.Vine regarding the recievership of the property and drinking water directive.	0.40	\$450.00	\$180.00
Fri	03/24/2023	Receipt, review and approval of cheque requisition. Receipt, review and approval of the invoice received for he delineation of the property. Email exchanges with L. Anne regarding the water well order.	0.40	\$450.00	\$180.00
Tues	03/28/2023	Receipt and review of email communication between T.Hogan and P.Gennis regarding the file. various Email communication regarding the delineation report and quote for the cleanup program. Receipt and review of TSSA report and shared it with T.Hogan.	0.30	\$450.00	\$135.00
Wed	03/29/2023	Lengthy phone conversation with P.Gennis regarding the file	0.50	\$450.00	\$225.00
Thur	03/30/2023	Receipt and review of email communication between P.Gennis S.Cott and A.Rasoul. Receipt and review of email communication between P.Gennis and F.Schlaefi regarding the NDA Pinchin Ltd.	0.40	\$450.00	\$180.00
Mon	04/03/2023	Receipt and review of NDA shared P. Patel. Receipt and review of Delineation report and quotes for the cleanup shared by P.Gennis.	0.50	\$450.00	\$225.00
Tues	04/04/2023	Receipt and review of the Soil and Ground Delineation report shared by A.Rasoul. Participated in a conference call with A&A Consultants regarding remediation of the property. Telephone call with P. Hanke regarding same. Telephone call with T. Hogan regarding same. Receipt and review of an email from A. Rasoul providing a summary of steps to be taken to remediate the property. Forwarded same to T. Hogan.	1.00	\$450.00	\$450.00
Wed	04/05/2023	Receipt and review of email communication from P.Gennis and F.Schlaefi regarding the ESA report.	0.20	\$450.00	\$90.00
Fri	04/07/2023	Receipt and review of the memo regarding environmental issues from T. Hogan. Discussion with T. Hogan regarding same.	0.50	\$450.00	\$225.00
Mon	04/10/2023	Email communication with T.Hogan regarding the Environmental issues Report. Lengthy call with A&A Environmental regarding remediation.	0.70	\$450.00	\$315.00
Wed	04/12/2023	Review of the delineation report, remediation quote, environmental memo and other recommendations with respect to the clean up of the property. Sent an email to A> Bezner providing all of the information and requesting a meeting to discuss go forward strategy. Email exchanges with A. Bezner regarding obtaining a second opinion with respect to the remediation. Email exchanges with A. Bezner regarding appraisal of the property. Provided copies of same.	1.20	\$450.00	\$540.00
Thur	04/13/2023	Various Email communication with A.Bezner regarding the file.	0.30	\$450.00	\$135.00
Fri	04/14/2023	Participated in a conference call with P. Hanke, A.Bezner and K. Plunkett regarding the file.	0.50	\$450.00	\$225.00
Thur	04/20/2023	Lengthy call with Rocco regarding the latest site visit and issues with the property. Instructions to P. Amaral regarding same.	0.90	\$450.00	\$405.00

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- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)			60.40		\$27,180.00
Paula Amaral (PAM)					
Thur	11/17/2022	Attend premises to take possession, meet locksmith to change locks, discuss closing with employees and obtain available information regarding operations. Review documents and information obtained onsite. Prepare letter to send to utilities and critical suppliers.	7.00	\$290.00	\$2,030.00
Fri	11/18/2022	Prepare letter to utilities to advise of receivership and set up accounts to ensure continuation of services. Review and finalize snow plowing contract. Prepare Statement and Notice of Receiver. Prepare WEPPA calculations, Fom 31 and WEPPA letter to employees. Request PPSA and Corporate profile report.	7.00	\$290.00	\$2,030.00
Tues	11/22/2022	Receive email from Hydro One regarding setting up of new accounts. Re-send receivership order and utility letter. Contact employees to obtain information required for submission of WEPPA and update spreadsheet. Receive call from Lockit to advise of inspection. Finalize snowplowing contract. Request Ascend licence. Request bank account to be open. Finalize Notice and Statement of Receiver and send to Mukul for signing. Prepare spreadsheet with projected costs to submit to bank for borrowing of funds.	2.00	\$290.00	\$580.00
Wed	11/23/2022	Preparation of Notice and Statement of the Receiver for mailing to secured and unsecured creditors. Contact ADT to discuss continuation of service, prepare and send emails with required documents and history of communication. Receive email from Sparlings Propane requesting application to set up new account. Respond to email with receivership order and request for continuation of service.	1.00	\$290.00	\$290.00
Thur	11/24/2022	Receive call from previous employee regarding newspaper deliveries. Locate newspaper delivery company and contact to stop delivery of newspapers.	0.30	\$290.00	\$87.00
Mon	11/28/2022	Prepare forms to open RT0002 and authorize a representative. Fill out form for new account with Sparlings propane, recei call from account manager from Sparlings and discuss opening of receivership account.	1.00	\$290.00	\$290.00
Thur	12/01/2022	Assemble WEPP letters and proof of claims and mail/email to employees. Creat WEPP account and enter information for employees.	3.00	\$290.00	\$870.00
Mon	12/05/2022	Research contact information for OLG. Prepare and send email to OLG notifying of receivership. Contact ADT/Telus for update regarding status of service. Contact Rogers internet to request continuation of service. Receive calls from employees regardidng WEPP program and online application. Assemble and fax documents for CRA authorization and request for opening of RT0002 account.	4.00	\$290.00	\$1,160.00
Thur	12/08/2022	Discussion with employee regarding break in and items that were taken.b Prepare email to ADT/Telus notifying break in and requesting to be added to the account.	1.00	\$290.00	\$290.00

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- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Mon	12/19/2022	Email ADT/Telus regarding security system and status of account. Receive and respond to follow up emails.	0.20	\$290.00	\$58.00
Tues	12/20/2022	Prepare requisitions for payables and submit for approval.	1.00	\$290.00	\$290.00
Thur	12/22/2022	Contact former employee and discuss accounting records and access to report. Review file for reports on hand.	0.20	\$290.00	\$58.00
Thur	01/05/2023	Receive calls from Lockit Security regarding gas pumps and security system. Arrange with Lockit to have pumps locked. Arrange for installation of security system.	0.50	\$290.00	\$145.00
Fri	01/06/2023	Receive and review invoices from Sparlings Propane and Lockit.	0.20	\$290.00	\$58.00
Tues	01/10/2023	Visit site to meet with alarm company for installation of new alarm system.	4.50	\$290.00	\$1,305.00
Wed	01/11/2023	Discuss retrieval of power chord from property by food truck operator that operated on the property. Prepare letter requesting insurance and contractor information prior to work being done on property and forward to operator. Discussion with previous employee regarding ownership of power chord.	1.00	\$290.00	\$290.00
Mon	01/16/2023	Retrieve payables and prepare requisitions for approval and payment.	0.50	\$290.00	\$145.00
Tues	01/17/2023	Contact the CRA insolvency line to request agent's contact information and confirm receipt of authorization forms and opening of RT0002 account. Prepare and send email to CRA agent to request update on status of file.	0.30	\$290.00	\$87.00
Thur	01/19/2023	Receive and review invoices from suppliers Prepare requisitions for payables and submit for approval.	0.30	\$290.00	\$87.00
Mon	01/23/2023	Prepare and send email to lawyer regarding health inspector's report regarding the location of the well. Receive and respond to an email from a party interested in purchasing property. Added party to interested parties list. Receive appraisal and save to drive. Request cheque for payment of appraisal.	0.30	\$290.00	\$87.00
Wed	01/25/2023	Attend premises to meet with OLG technicians for the removal of the OLG displays and terminal.	4.00	\$290.00	\$1,160.00
Thur	01/26/2023	Receive call from security company to confirm removal of OLG equipment,	0.10	\$290.00	\$29.00
Fri	01/27/2023	Receive emails from previous employee regarding status of WEPPA payment. Reply to employee requesting status of application on Service Canada website.	0.20	\$290.00	\$58.00
Wed	02/01/2023	Investigate status of WEPPA payment for employee. Prepare and send email with proof of filing of WEPPA claim and contact information for WEPPA in order for employee to contact and check status of claim. Receive call with OLG regarding lottery tickets. Complete count of tickets and packages with OLG agent. Prepare letter outlining the lottery ticket/package counts and payment instructions for refund. Receive invoices for utilities and save to R drive for future payment.	1.60	\$290.00	\$464.00
Fri	02/03/2023	Call with OLG regarding coordinating pick up of lottery tickets.	0.50	\$290.00	\$145.00
Mon	02/06/2023	Receive email from company that has air machine on site. Forward email to trustee for further direction.	0.10	\$290.00	\$29.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Tues	02/07/2023	Follow up on status of the location of the well on the property. Forward email with status of well to public health inspector. Receive Purolator bag from OLG and receive call from OLG confirming the pick up of the lottery tickets. Prepare package for pick up. Coordinate pick up of Air machine for Feb 8, 2023.	0.40	\$290.00	\$116.00
Wed	02/08/2023	Visit site to meet with technician for removal of Air-Serve Tire inflator. Assess extent of power issue. Terminal, printer and DVR do not have power. Email Lockit Security to request troubleshooting and recommendations.	3.50	\$290.00	\$1,015.00
Thur	02/09/2023	Receive and save emails containing environmental reports.	0.10	\$290.00	\$29.00
Mon	02/13/2023	Re-enter WEPP information for employee that has not received payment. Forward confirmation of submission to employee.	1.00	\$290.00	\$290.00
Tues	02/14/2023	Forward site drawing to public health inspector.	0.10	\$290.00	\$29.00
Wed	02/15/2023	Prepare requisitions for payment of payables and submit for approval. Receive and respond to email from public health inspector requesting information on ownership of property.	1.00	\$290.00	\$290.00
Fri	02/17/2023	Receive call from WEPP program requesting confirmation of information on WEPP claim.	0.20	\$290.00	\$58.00
Wed	03/22/2023	Receive and review direction letter from health inspector regarding drinking water system. Forward to Phil and Mukul. Receive calls from parties interested in purchasing the property. Add parties to interested party list. Receive email from security company advising that all Esso branding has been covered. Forward email to Phil and Mukul.	0.40	\$290.00	\$116.00
Thur	03/23/2023	Retrieve invoices for utilities from various online portals. Prepare requisitions for payables and submit for approval.	1.50	\$290.00	\$435.00
Fri	03/24/2023	Receive email with environmental reports and save to drive.	0.10	\$290.00	\$29.00
Mon	04/17/2023	Retrieve invoices from utilities from online portals. Prepare requisitions for payables and submit for approval.	0.50	\$290.00	\$145.00
			Paula Amaral (PAM)	50.60	\$14,674.00
Philip H. Gennis (PGE)					
Mon	11/21/2022	Receipt and review of endorsement and Order of Justice Osborne; Email request to Environmental Consultant requesting proposal quote for Phase II Assessment; receipt and review of proposal.	0.75	\$450.00	\$337.50
Mon	12/05/2022	Email exchange regarding insurance on property; review of insurance quote from Totten and Victor ;	0.50	\$450.00	\$225.00
Wed	12/07/2022	Emails to appraisers requesting quotes for appraisals; responding to information requests from appraisers; receipt and review of appraisal quote from Wagner Kovaks Appraisers; email exchange regarding insurance;	0.60	\$450.00	\$270.00
Thur	12/08/2022	Receipt and review of appraisal quote from Antec; review, execution and transmittal of insurance documents;	0.50	\$450.00	\$225.00
Mon	12/12/2022	Review, execution and transmittal of Wagner Kovaks appraisal engagement; email exchange with Alex Fraser of Wagner Kovaks; email exchange with Steve Scott of A&A Environmental; email exchange with Gus Dal Colle of Antec Appraisers confirming engagement, confirming proposed changes to engagement letter and requesting final document for execution;	1.30	\$450.00	\$585.00

Filters Used:

- Time Entry Date: 1970-01-01 to 2023-04-30
- File Client ID: AA2314-R to AA2314-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Gennis (PGE)					
Tues	12/13/2022	Email exchange with Alex Fraser of Wagner Kovaks Appraisers; email exchange with Steve Scott of A&A Appraisers; telephone discussions with both appraiser and environmental consultant; finalize, execute and transmit engagement letter to Antec Appraisers; internal email exchanges regarding insurance on premises;	0.75	\$450.00	\$337.50
Wed	12/21/2022	Email exchange with Gus Colle of Antec Appraisals; emails seeking financial and other information requested by appraisers; internal emails in this regard; telephone discussion with Gus Colle;	0.60	\$450.00	\$270.00
Thur	12/22/2022	Email exchange with environmental consultant regarding status of Phase II Report;	0.25	\$450.00	\$112.50
Fri	12/23/2022	Email exchange and telephone discussion with Antec Appraisers regarding lack of supportable financial information with respect to gas bar;	0.50	\$450.00	\$225.00
Thur	01/12/2023	Receipt and review of Antec appraisal; review and approve draft; review and approve invoice for Antec appraisal; email exchange with Alex Fraser of Warner Andrews Kovaks appraisers regarding its appraisal of the property; email exchange with Environmental Consultant requesting timeline for delivery of report;	0.60	\$450.00	\$270.00
Wed	01/18/2023	Lengthy telephone discussion with Alex Fraser of Warner Andrews Kovaks appraisers	0.50	\$450.00	\$225.00
Thur	01/19/2023	Review and approve payables. email exchange and telephone discussion with Steve Scott regarding certain environmental issues and the options available; internal emails in this regard; email to environmental consultant instructing him to proceed with an agreed option;	0.30	\$450.00	\$135.00
Mon	01/23/2023	Receipt and review of re-draft of Wagner appraisal;	0.50	\$450.00	\$225.00
Mon	02/06/2023	Receipt and review of email from environmental engineer regarding further bore hole results; receipt and review of email from Air-Serv regarding return of air machine;	0.50	\$450.00	\$225.00
Tues	02/07/2023	Email exchange with Receiver's Counsel with respect to Air-Serv machine on site and follow up telephone discussion in this regard; instructing PA to release machine; receipt and review of email regarding health department concerns over water source;	0.75	\$450.00	\$337.50
Wed	02/08/2023	Telephone discussion with Enviro Consultant regarding location of water wells on site; receipt and review of optimized Phase II Report showing minor contaminants; receipt and review of TSSA Report; internal emails with respect to Department of Health concerns;	0.75	\$450.00	\$337.50
Wed	02/15/2023	Email exchange with A&A Environmental regarding quote for delineation; receipt and review of quote	0.50	\$450.00	\$225.00
Wed	03/01/2023	Email exchange with Environmental Consultation regarding delineation drilling;	0.20	\$450.00	\$90.00
Mon	03/13/2023	Email to environmental consultant requesting update on delineation report;	0.20	\$450.00	\$90.00
Tues	03/14/2023	Receipt and review of email from environmental consultant relative to timing of delineation report;	0.20	\$450.00	\$90.00
Wed	03/15/2023	Receipt and review of email from environmental consultant confirming results of soil testing and status of delineation report; internal email exchange with MM in this regard;	0.25	\$450.00	\$112.50
Tues	03/21/2023	Receipt and review of email from environmental consultant regarding groundwater results; forwarding email to MM; telephone discussions with environmental consultant;	0.25	\$450.00	\$112.50

Filters Used:

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File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Philip H. Gennis (PGE)					
Wed	03/22/2023	Receipt and review of email from property manager with photo covering signage; internal emails and discussion relative to coverage of signage in light of currency of Parkland Fuel Supply Agreement; email to Receiver's Counsel requesting opinion; telephone discussion with Counsel; telephone discussion with realtor regarding impact of sign coverage on any sales process; confirmation that there is no impact	0.50	\$450.00	\$225.00
Thur	03/23/2023	Email to Receiver's Counsel regarding Drinking Water System Directive;; telephone discussion with Receiver's Counsel in this regard; email to Receiver's Counsel enclosing draft email to Public Health Inspector responding to Drinking Water System Directive; email to Public Health Inspector; email to Receiver's Counsel confirming no action relative to sign coverage;	0.75	\$450.00	\$337.50
Tues	03/28/2023	Receipt and review of email from Health Department responding to Receiver's email relative to water system;	0.20	\$450.00	\$90.00
Thur	03/30/2023	Email exchange with environmental consultants requesting call to discuss delineation report and quote for remediation; telephone discussion and email to Pinchin Ltd., requesting peer review of delineation report and remediation quotation; preparation and transmittal of NDA to Pinchin in advance of transmittal of documents for review;	0.75	\$450.00	\$337.50
Mon	04/03/2023	Receipt of signed NDA from Pinchin Ltd., and responding email forwarding documents for peer review; review of Delineation Report and Quotation for Cleanup in advance of conference call with environmental consultants;	1.25	\$450.00	\$562.50
Tues	04/04/2023	Call with Environmental Consultants regarding Delineation Report and Clean-up Quotation; receipt and review of lengthy email from environmental consultant;	1.20	\$450.00	\$540.00
Wed	04/05/2023	Internal emails regarding proposed course of action relative to environmental issues in light of email explanation provided by AA Consultants;Email from Pinchin with quote for peer review; telephone discussion with Frank Schiaefllii at Pinchin re possible shortening time for delivery of peer review;`	0.50	\$450.00	\$225.00
Mon	04/10/2023	Receipt and review of memorandum from Receiver's Counsel regarding environmental issues on the property; internal discussion in this regard;	1.00	\$450.00	\$450.00
Philip H. Gennis (PGE)			17.40		\$7,830.00
Susan Downey (SDW)					
Fri	11/18/2022	Dealing with insurance quote and corporate profile report.	0.50	\$190.00	\$95.00
Mon	11/21/2022	Communication with Sterling Insurance re: current policy, Receipt of certificate with receiver added as additional insured. E-mail to Chad Brownlee and Noel Smith requesting insurance quotes.	0.50	\$190.00	\$95.00
Tues	11/22/2022	Communication with Noel Smith re: insurance	0.20	\$190.00	\$38.00
Tues	11/29/2022	Follow up on insurance quote	0.10	\$190.00	\$19.00
Mon	12/05/2022	Receipt of e-mail from Noel re: Insurance policy. E-mails to MMA and PGE regarding same.	0.20	\$190.00	\$38.00
Tues	12/06/2022	Respond to break-in. Met with police. Arranged for door glass replacement. Met with Peel IT expert to review video and take copy of same for police probe.	7.00	\$190.00	\$1,330.00
Wed	12/07/2022	Attend site for glass install and deal with insurance coverage.	3.50	\$190.00	\$665.00
Mon	12/12/2022	Finalizing insurance and appraisal inspection	0.80	\$190.00	\$152.00
Wed	12/14/2022	Receipt of binder for insurance and arrangement for payment of premium	0.20	\$190.00	\$38.00

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File Name (ID): 2314251 Ontario Inc. (AA2314-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Susan Downey (SDW)					
Thur	12/15/2022	Arrangements for appraisal inspection. Reached out to previous insurance broker. E-mails to/from Noel re: new insurance.	0.20	\$190.00	\$38.00
Fri	12/16/2022	Finalize insurance coverage documents/ EFT payment.	0.50	\$190.00	\$95.00
Thur	12/29/2022	Site visit with Antec appraisers	3.00	\$190.00	\$570.00
Fri	01/06/2023	Processing disbursements	0.50	\$190.00	\$95.00
			Susan Downey (SDW)	17.20	\$3,268.00
			Total for File ID AA2314-R:	149.10	\$53,714.50
			Grand Total:	149.10	\$53,714.50

APPENDIX 9

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

BETWEEN:

THE TORONTO-DOMINION BANK

Applicant

and

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

**AFFIDAVIT OF JASON DIFRUSCIA
(Sworn June, 2023)**

I, **JASON DIFRUSCIA**, of the City of London, in the Province of Ontario, **MAKE OATH AND SAY:**

1. I am a solicitor qualified to practice law in the Province of Ontario and I am a lawyer with Harrison Pensa ^{LLP}, who acts as counsel for msi Spergel inc., in its capacity as Court-Appointed Receiver of the Respondent, 2314251 Ontario Inc. in the within proceeding, and as such I have knowledge of the matters to which I hereinafter depose except for those matters based expressly upon information and belief.
2. Attached hereto and marked as Exhibit "A" are particulars of time spent by professionals at Harrison Pensa ^{LLP} in connection with this matter for the period of July 7, 2022 to June 4, 2023 and an account statement detailing the services provided dated June 5, 2023.
3. The hourly billing rates set out in the Exhibit are comparable to the hourly rates charged by Harrison Pensa ^{LLP} for services rendered in relation to similar proceedings.

4. The fees and disbursements of Harrison Pensa^{LLP} in this matter to June 4, 2023 are as follows:
 - a. Total Billed Fees and Disbursements from July 20, 2022 to June 4, 2023 - \$10,176.34;
 - b. Total - \$10,176.34.

5. The weighted average hourly rate charged by professionals at Harrison Pensa^{LLP} is \$340.25.

6. I make this Affidavit in support of among other things, approval of fees and disbursements of the counsel for the Receiver.

Sworn before me: in person OR by video conference

by Jason DiFruscia at the City of London in the County of Middlesex, before me on June 5, 2023.



Commissioner for Taking Affidavits



JASON DIFRUSCIA

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

BETWEEN:

THE TORONTO-DOMINION BANK

Applicant

and

2314251 ONTARIO INC., MOHAMMAD ABDUL HAFIZ and KAWSER ZAHAN

Respondents

EXHIBITS

**TAB "A" IS THE
EXHIBIT TO THE AFFIDAVIT OF
JASON DIFRUSCIA
SWORN THIS 5TH DAY OF JUNE, 2023**



A Commissioner for taking Affidavits

EXHIBIT A

(From July 20, 2022 to June 4, 2023)

	NAME	YEAR OF CALL	ACTUAL HOURS	HOURLY RATE	TOTAL
Partners	Melinda Vine	2007	3.10	\$350.00	\$1,085.00
	Timothy C. Hogan	1995	13.30	\$495.00	\$6,583.50
	Robert Danter	2016	0.30	\$320.00	\$96.00
Associates	Jason DiFruscia	2021	1.70	\$215.00	\$365.50
	Jason DiFruscia	2021	1.40	\$200.00	\$280.00
Clerks	Lindsay Ferguson		1.70	\$180.00	\$306.00
	Isabelle Stacey		0.20	\$145.00	\$29.00
TOTAL FEES					\$8,745.00
HST ON FEES					\$1,136.85
TOTAL TAXABLE DISBURSEMENTS					\$260.61
TOTAL NON TAXABLE DISBURSEMENTS					\$0.00
HST DISBURSEMENTS					\$33.88
TOTAL FEES, DISBURSEMENTS AND HST					\$10,176.34

Harrison Pensa

LAWYERS

130 Dufferin Avenue, Suite 1101
P.O. Box 3237
London, ON N6A 4K3

Telephone: (519) 679 9660
Facsimile: (519) 667 3362

msi Spegel inc.

June 5, 2023
Invoice #: 236246
Account #: 236246-193108

File #: 193108/Timothy C. Hogan
RE: 2314251 Ontario Inc.

TO ALL PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter, including:

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
20-Jul-22	E-mails with client and review Order and application record	.40	\$198.00	TCH
18-Aug-22	Review Appointment Order, call with client, e-mail to counsel for Bank	.40	\$198.00	TCH
19-Aug-22	E-mail from Bank counsel	.20	\$99.00	TCH
22-Aug-22	Call with Receiver	.20	\$99.00	TCH
28-Aug-22	E-mail to counsel for TD Bank	.20	\$99.00	TCH
29-Aug-22	E-mails with counsel	.20	\$99.00	TCH
30-Aug-22	Review IR Order and e-mail to Bank counsel	.40	\$198.00	TCH
17-Nov-22	E-mail from client and call with client, review endorsement	.40	\$198.00	TCH
21-Nov-22	To review order and endorsement;	.30	\$105.00	MVI
22-Nov-22	To request and review PIN search; to request registered documents;	.40	\$140.00	MVI
22-Nov-22	To summarize PINs;	.50	\$90.00	LFE
25-Nov-22	To correspondence with client;	.20	\$70.00	MVI
29-Nov-22	E-mails with counsel to Parkland	.40	\$198.00	TCH
30-Nov-22	E-mail with Parkland counsel	.20	\$99.00	TCH
30-Nov-22	E-mail from client	.20	\$99.00	TCH
30-Nov-22	To draft Service List; To update file re court materials;	.50	\$90.00	LFE
6-Dec-22	To follow on searches;	.20	\$70.00	MVI

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
7-Dec-22	E-mail from counsel and call with client	.50	\$247.50	TCH
7-Dec-22	To correspondence with client;	.20	\$70.00	MVI
7-Dec-22	To obtain property searches;	.20	\$36.00	LFE
7-Dec-22	E-mail with client	.20	\$99.00	TCH
7-Dec-22	Call with client	.20	\$99.00	TCH
8-Dec-22	Review record, e-mail to counsel	.40	\$198.00	TCH
12-Dec-22	E-mail from counsel	.20	\$99.00	TCH
13-Dec-22	To review title search and instruments; to draft report re right of first refusal	1.40	\$280.00	JDI
15-Jan-23	E-mail with client	.20	\$99.00	TCH
16-Jan-23	E-mail from counsel	.20	\$99.00	TCH
16-Jan-23	E-mail to counsel	.20	\$99.00	TCH
19-Jan-23	E-mail from client	.20	\$99.00	TCH
23-Jan-23	E-mail from client and to counsel re water issues on property	.40	\$198.00	TCH
7-Feb-23	Review Air-serv agreement, e-mail to client	.40	\$198.00	TCH
7-Feb-23	Call with client	.20	\$99.00	TCH
7-Feb-23	Review correspondence and documents re air-serv	.30	\$96.00	RDA
21-Feb-23	E-mail to Parkand	.20	\$99.00	TCH
21-Feb-23	To draft email to counsel;	.20	\$29.00	IST
22-Feb-23	Call with receiver	.20	\$99.00	TCH
27-Feb-23	E-mail with counsel to Parkland	.20	\$99.00	TCH
1-Mar-23	E-mail from counsel to Parkland, review Parkland contract and agreement, e-mail to client	.60	\$297.00	TCH
22-Mar-23	To review file; to call to client;	.30	\$105.00	MVI
23-Mar-23	E-mail from client re water directive, review water directive, call with client	.60	\$297.00	TCH
23-Mar-23	To correspondence from client;	.20	\$70.00	MVI
28-Mar-23	E-mails with client	.20	\$99.00	TCH
29-Mar-23	Call with Receiver	.40	\$198.00	TCH
6-Apr-23	Call with client	.20	\$99.00	TCH
9-Apr-23	Review environmental law	.20	\$99.00	TCH
10-Apr-23	Review environmental law and draft memo	1.00	\$495.00	TCH
10-Apr-23	Call with client	.20	\$99.00	TCH
4-May-23	Call with client	.20	\$99.00	TCH

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
5-May-23	Call with client	.20	\$99.00	TCH
8-May-23	Call with client	.20	\$99.00	TCH
10-May-23	To draft motion materials re sale process and environmental work	1.00	\$215.00	JDI
11-May-23	To Notice of Motion;	.50	\$175.00	MVI
11-May-23	To various correspondence re: court date;	.20	\$70.00	MVI
11-May-23	Draft court date request	.20	\$99.00	TCH
11-May-23	To draft request form; To e-mail correspondence with Court;	.30	\$54.00	LFE
11-May-23	To draft motion materials re sales process and environmental remediation	.70	\$150.50	JDI
15-May-23	E-mail with client	.20	\$99.00	TCH
15-May-23	To e-mail correspondence with court; To e-mail correspondence with client; To e-mail correspondence with counsel; To edit request form;	.10	\$18.00	LFE
16-May-23	To update file re hearing date;	.10	\$18.00	LFE
25-May-23	Call with client	.20	\$99.00	TCH
25-May-23	Amend notice of motion	.60	\$297.00	TCH
25-May-23	E-mail with client and counsel re insurance	.20	\$99.00	TCH
30-May-23	Review Global Fuel supply agreement and e-mail to client	.40	\$198.00	TCH
2-Jun-23	Review revise notice of motion and Order, e-mails with client	.40	\$198.00	TCH
4-Jun-23	To review Report;	.60	\$210.00	MVI
Total Fees:			\$ 8,745.00	
Plus GST:			0.00	
Plus HST:			1,136.85	
Total Fees (INCL TAX)				\$ 9,881.85

FEE SUMMARY:

LAWYER	HOURS	RATE	AMOUNT
Timothy C. Hogan	13.30	\$495.00	\$6,583.50
Melinda Vine	3.10	\$350.00	\$1,085.00
Jason DiFruscia	1.70	\$215.00	\$365.50
Jason DiFruscia	1.40	\$200.00	\$280.00
Danter Rob	.30	\$320.00	\$96.00
Lindsay Ferguson	1.70	\$180.00	\$306.00
Isabelle Stacey	.20	\$145.00	\$29.00

TAXABLE DISBURSEMENTS

Teranet Search	63.10
Courier	27.51

Title Services		170.00	
Total Taxable Disbursements:	\$	260.61	
Plus GST:		0.00	
Plus HST:		<u>33.88</u>	
Total Disbursements (INCL TAX)			\$ <u>294.49</u>

TOTAL DUE & OWING **\$ 10,176.34**

THIS IS OUR ACCOUNT HEREIN

HARRISON PENSA LLP

Per: _____
Timothy C. Hogan

E. & O.E.

**Harrison Pensa LLP is a registered payee with most Canadian banks.
Payment can be made online through your bank's website or mobile app.**

GST / HST REGISTRATION NO: R867630543

Interest of 4.8% is charged based on the Courts of Justice Act at time of billing on all invoices over 30 days

**TERMS: DUE UPON RECEIPT
Cheque, Mastercard and VISA also accepted.**

Please make cheque payable to:
HARRISON PENSA LLP, 130 Dufferin Ave., Suite 1101, P.O. Box 3237, London ON N6A 4K3

THE TORONTO-DOMINION BANK

v. 2314251 ONTARIO INC. et al.

Applicant

Respondents

Court File No. CV-22-00685439-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

Proceeding commenced at TORONTO

AFFIDAVIT OF JASON DIFRUSCIA

Harrison Pensa ^{LLP}
Barristers and Solicitors
130 Dufferin Avenue, Suite 1101
London, Ontario N6A 5R2

Melinda Vine (LSO #53612R)
Timothy C. Hogan (LSO #36553S)

Tel: (519) 679-9660

Fax: (519) 667-3362

Lawyers for the Receiver, msi Spergel inc.

APPENDIX 10

District of Toronto
Division No. 09
Estate No. 31-459454

**In the matter of the Receiverships of
2314251 Ontario Inc.
of the Town of Georgina, in the Province of Ontario**

Receiver's Statement of Receipts and Disbursements
As at June 5, 2023

RECEIPTS

1	Miscellaneous		
	Interest Allocation	\$	576.97
	Receiver Borrowing from Secured Creditor		300,000.00
TOTAL RECEIPTS			<u>300,576.97</u>

DISBURSEMENTS

2.	Federal and Provincial taxes		
	HST paid on Ascend License Fee		35.75
	HST paid on Disbursements Exclusive of Fees		6,167.23
			<u>6,202.98</u>
3.	Miscellaneous		
	Appraisal Fees		14,425.19
	Ascend License Fee		275.00
	Change Locks		412.36
	Environmental Assessment		16,975.00
	Filing Fees Paid to O/R		72.82
	Insurance		17,565.12
	Repairs & Maintenance		4,412.36
	Security		6,746.17
	Travel		659.54
	Utilities		4,457.41
			<u>66,000.97</u>
TOTAL DISBURSEMENTS			<u>72,203.95</u>
Net Receipts over Disbursements			<u>228,373.02</u>
			E&OE

THE TORONTO-DOMINION BANK

v.

2314251 ONTARIO INC., et al.

Applicant

Respondents

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

FIRST REPORT OF THE RECEIVER

HARRISON PENZA ^{LLP}
Barristers & Solicitors
130 Dufferin Avenue, Suite 1101
London, Ontario N6A 5R2

Timothy C. Hogan (LSO #36553S)
Melinda Vine (LSO #53612R)

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mvine@harrisonpensa.com

Lawyers for the Receiver,
msi Spergel inc.

THE TORONTO-DOMINION BANK

v.

2314251 ONTARIO INC., et al.

Applicant

Respondents

Court File No. CV-22-00685439-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT
TORONTO, ONTARIO

MOTION RECORD OF THE RECEIVER

HARRISON PENZA ^{LLP}

Barristers & Solicitors
130 Dufferin Avenue, Suite 1101
London, Ontario N6A 5R2

**Timothy C. Hogan (LSO #36553S)
Melinda Vine (LSO #53612R)**

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msi Spergel inc.