



Phase Two Environmental Site Assessment

2670 & 2690 Erin Center Boulevard, Mississauga, ON

Client:

EMTC Holdings Inc. c/o The Muzzo Group of Companies
50 Confederation Parkway
Concord, ON, L4K 4T8

Attention:

Mr. Barry Stern

Type of Document:

Final

Project Name:

Phase Two Environmental Site Assessment (ESA)

Project Number:

GTR-00257769-H0

EXP Services Inc.

1595 Clark Boulevard

Brampton, ON, L6T 4V1

t: 905.793.9800

f: 905.793.0641

Date Submitted:

March 28, 2024

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1 Executive Summary

EXP Services Inc. (EXP) was retained by EMTC Holdings Inc. c/o EMTC Holdings Inc. c/o The Muzzo Group of Companies (the “Client”) to complete a Phase One Environmental Site Assessment (ESA) of the property that encompasses the municipal addresses 2670 & 2690 Erin Center Boulevard, Mississauga, Ontario, which is hereinafter referred to as the “Site” (Figure 1). It is understood that a Record of Site Condition (RSC) will be required as there is an indented change in land use from commercial to mixed-use residential.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation 153/04, as amended (O.Reg.153/04); and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in the Phase One ESA completed by EXP, dated March 26, 2024.

The APECs identified in the Phase One ESA are provided in the table below.

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Entire Site (PCA-1d)	Entire Site	PCA#30-Importation of Fill Material of Unknown Quality.	On-Site	PHCs, VOCs, PAHs, Metals, Inorganics	Soil
APEC 2: Seasonal application of de-icing salt agents (PCA-1e)	Central and northeastern portion of the Site - Parking lot	PCA#48- Salt Manufacturing, Processing and Bulk Storage	On-Site	pH, EC, SAR	Soil
APEC 3: Transformers on Site (PCA-1f)	North portion of the Site	PCA#55-Transformer Manufacturing, Processing and Use.	On-Site	PCBs	Soil

Based on the findings of the Phase One ESA, a Phase Two ESA was recommended to assess the soil conditions at the Site.

The results and findings of the Phase Two ESA conducted by EXP at the Site are summarized as follows:

- A total of fourteen (14) boreholes were advanced during this time. Boreholes 201 to 214 were advanced by Davis Drilling (Davis) to a maximum depth of 15.9 metres below ground surface (m bgs).

- The general stratigraphy at the Site, as observed in the boreholes, consists of topsoil or asphalt underlain by sand and gravel. Fill material was observed beneath the topsoil and sand and gravel. Fill material generally consisted of clayey silt and/or silty sand which overlies native soil. Native material at the Site generally consists of silt, sandy silt, and/or silt till. Shale bedrock of the Queenston Formation was encountered below the silt till at all borehole locations.
- As part of the Hydrogeological Investigation completed in conjunction with the Phase Two ESA, static water levels in the monitoring wells installed outside of the existing building were recorded on February 4, 2024. The groundwater elevation recorded in the shallow wells installed in the native material ranged from 167.74 masl to 172.30 masl. The groundwater elevation recorded in the deep wells installed in the shale bedrock ranged from 168.90 masl to 170.42 masl.
- Soil samples were submitted for the analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (BTEX), volatile organic compounds (VOCs), metals and inorganics, Polycyclic Aromatic Hydrocarbons (PAHs) and Polychlorinated Bi-Phenols (PCBs).
- Six (6) soil samples were submitted for PHCs including BTEX analysis. All PHC including BTEX parameters were not detected above the laboratory Reporting Detection Limits (RDLs) in all samples submitted.
- Six (6) soil samples were submitted for metals, As, Sb, Se, Hg, CN-, and Cr(VI) analysis. The concentrations of metal and other regulated parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory RDLs
- Six (6) soil samples were submitted for VOC analysis. All VOC parameters were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.
- Six (6) soil samples were submitted for PAH analysis. All PAH parameters were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.
- One (1) soil sample was submitted for PCB analysis. PCBs were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.
- Six (6) soil samples were submitted for EC and SAR analysis. The concentrations of EC and SAR parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory RDLs with the following exceptions: BH202-SS2 (SAR), BH205-SS2 (EC and SAR), BH205-SS6 (EC and SAR), BH209-SS2 (EC and SAR), BH203-SS2 (EC and SAR), and BH211-SS2 (EC). The laboratory RDLs are below the Table 3 SCS.
- No evidence of free product (i.e. visible film or sheen), or odour was observed during soil sampling.

It is anticipated that road salt has been applied across the paved areas of the Site, for the purposes of vehicular and pedestrian safety under conditions of snow and/or ice. As such, it is the QP_{ESA}'s opinion that the applicable Table 3 Site Conditions Standards (SCS) for EC and SAR in soil were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore these parameters are not considered to exceed as per Section 49.1 (1) of O. Reg. 153/04.

Based on the findings of the Phase Two ESA, it is the opinion of the QP that no additional environmental investigations are required at this time and that an RSC can be filed for the Site for the proposed land use change.

2 Introduction

EXP Services Inc. (EXP) was retained by EMTC Holdings Inc. c/o EMTC Holdings Inc. c/o The Muzzo Group of Companies (the “Client”) to complete a Phase One Environmental Site Assessment (ESA) of the property that encompasses the municipal addresses 2670 & 2690 Erin Center Boulevard, Mississauga, Ontario, which is hereinafter referred to as the “Site” (Figure 1). It is understood that a Record of Site Condition (RSC) will be required as there is an indented change in land use from commercial to mixed-use residential.

This Phase Two ESA was conducted in accordance with the Phase Two ESA standard defined by Ontario Regulation 153/04, as amended (O.Reg.153/04); and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

2.1 Site Description

The Site is an irregular shaped parcel of land that measures approximately 4.28 hectares (10.58 acres) in size. The Site is located on the southeast corner of Glen Erin Drive and Erin Center Boulevard in the city of Mississauga, Ontario. At the time of this investigation, the Site consisted of the following:

- The northeastern portion of the Site is asphalt-paved with a narrow-landscaped area located on the Site boundaries.
- The southwestern portion of the Site is landscaped with grass area.
- The central portion of the Site is developed with two (2) Site buildings that have the municipal addresses 2670 Erin Center Boulevard (Site Building A) and 2690 Erin Center Boulevard (Site Building B) and asphalt-paved with parking area towards central-east. The tenants include:
 - 2670 Erin Center Boulevard (Site Building A): Dollarama, Bouclair Home, and Home Sense.
 - 2690 Erin Center Boulevard (Site Building B): Pizza Pizza, Hero’s Burger, Walk-in Medical Clinic, Cosmetic Dentistry, Studio 10 Salon, Chiropractor Practice Center.

The areas surrounding the Site buildings have been paved with asphalt and landscaped areas are located along the perimeter of the Site.

It is EXP’s understanding that the Site will be redeveloped with nine (9) residential towers of 20 to 44 storeys. The development will include three (3) levels of underground car parking. In support of the proposed development plan which would see the property use change from commercial to multiple mixed-use residential buildings, a Record of Site Condition (RSC) will be required for this property.

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed during the mid 1990’s for commercial use (retail).

2.2 Legal Description and Property Ownership

The legal description and property ownership are as follows. A legal Site Survey is presented in Appendix B.

Municipal Address	2670 & 2690 Erin Center Boulevard, Mississauga, Ontario
Current Land Use	Commercial Use (Retail Stores, Restaurants, Medical Walk-in Clinic)

Proposed Land Use	Mixed- Use Residential
Legal Description	<p>Blk 1, Pl 43m823 Save And Except Pts 1, 2, Pl 43r16736, Pts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Pl 43r35938; Blk 20, Pl 43m823; Pt Blk 5, Pl 43m823 (0.30 Reserves) Des As Pt 6, Pl 43r20654; Pt Of Eglinton Avenue Being Pt Lt 2, Registrar's Compiled Pl 1003, Des As Pts 2, 4, 7, 8, 11, 13 Pl 43r20654, Save And Except Pts 19, 20, Pl 43r35938 As Closed By Bylaw No. Lt1580524; Pt Blk 18, Pl 43m823 (0.30 Reserve) Des As Pt 14, Pl 43r20654; Blk 4, Pl 43m823 (0.30 Reserve); Blk 17, Pl 43m823 (0.30 Reserve), Save And Except Pts 16, 17, 18, Pl 43r35938; Blk 6, Pl 43m823 Subject To An Easement As In Vs162364 Subject To An Easement Over Pts 9, 10, 11, 12, 13, 14, 15, 24, 26, 27, 28, 29, 30, 31, 32, 33, Pl 43r15700 And Pts 10, 11, 12, 13, 14, 15, 16, 17, Pl 43r16222, Save And Except Pts 1, 2, 3, 9, 10, 11, Pl 43r35938 In Favour Of Mississauga Hydro-electric Commission And Bell Canada As In Lt955564 Subject To An Easement Over Pt 1, Pl 43r16217, Pt 1, Pl 43r16218, Pt 1, Pl 43r16219 In Favour Of The Corporation Of The City Of Mississauga As In Lt955566 Subject To An Easement Over Pts 4, 5, 8, 9, Pl 43r16222, Save And Except Pts 1, 9, Pl 43r35938 In Favour Of The Corporation Of The City Of Mississauga As In Lt955568 Subject To An Easement Over Pts 1, 2, 3, 4, 7, 8, 11, 13, 43r20654 And Pts 5, 6, 7, 10, Pl 43r20653 In Favour Of Mississauga Hydro-electric Commission As In Lt1741001 Subject To An Easement Over Pts 1, 3, 4, Pl 43r20654 In Favour Of The Regional Municipality Of Peel As In Lt1741002 Subject To An Easement Over Pts 2, 3, 7, Lpl 43r16222 And Pts 16, 17, 18, 21, 22, 34, 35, 38, Pl 43r15700, Save And Except Pts 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, pl 43r35938 In Favour Of The Regional Municipality Of Peel As In Lt1007104 Subject To An Easement Over Pt 5, Pl 43r16736 In Favour Of Mississauga Hydro-electric Commission As In Lt1130471 Together With An Easement As In Ro551159 Subject To An Easement In Gross Over Parts 1,2,3,4 And 5, 43r39842 As In Pr3811615</p> <p>City Of Mississauga</p>
Property Identification Number (PIN)	Part of PIN 1351 – 20035 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 603714.75 m E m 4823575.93 m N Google Earth
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	4.28 hectares (10.58 acres)
Property Owners, Owner Contact and Address	<p>Mr. Barry Stern</p> <p>EMTC Holdings Inc. c/o The Muzzo Group of Companies</p> <p>50 Confederation Parkway</p> <p>Concord, ON, L4K 4T8</p>

2.3 Current and Proposed Future Uses

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed circa 1990s. The Site was developed with two (2) Site buildings – A & B and a parking lot, inferred to be used for commercial use. At the time of the Site visit, the Site buildings were developed with slab-on grade single-storey buildings. Site Building A has a footprint of approximately 4,357 m² (46,899 ft²) and Site Building B has a footprint of approximately 1,621 m² (17,447 ft²). It is to be noted that only tenant - Home sense located in Site Building A has a mezzanine in the northern part of the building that is used for office space and employees lounge / lunch area. The mezzanine is equipped with basic home appliances such as refrigerator, microwave and coffee makers. The northeastern portion of the Site is asphalt-paved with a narrow-landscaped area located on the Site boundaries. The southwestern portion of the Site is landscaped with grass area.

It is EXP's understanding that the Site will be redeveloped with nine (9) residential towers of 20 to 44 storeys and will be completed in various phases. The development will include three (3) levels of underground car parking. In support of the proposed development plan which would see the property use change from commercial to multiple mixed-use residential buildings, a Record of Site Condition (RSC) will be required for this property, in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04).

2.4 Applicable Site Condition Standards

Analytical results obtained for Site, soil and groundwater, were assessed against Site Condition Standards (SCS) as established under subsection 169.4(1) of the Environmental Protection Act, and presented in the document Ministry of Environmental, Conservation, and Parks (MECP) "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", ("SGWS" Standards), (MECP, 2011a). Tabulated background SCS (Table 1) applicable to environmentally sensitive Sites and effects based generic SCS (Tables 2 to 9) applicable to non-environmentally sensitive Sites are provided in MECP (2011a). The effects based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

Tables 1 to 9 of MECP (2011a) are summarized as follows:

- Table 1 – applicable to sites where background concentrations must be met (full depth), such as sensitive sites where site-specific criteria have not been derived;
- Table 2 – applicable to sites with potable groundwater and full depth restoration;
- Table 3 – applicable to sites with non-potable groundwater and full depth restoration;
- Table 4 – applicable to sites with potable groundwater and stratified restoration;
- Table 5 – applicable to sites with non-potable groundwater and stratified restoration;
- Table 6 – applicable to sites with potable groundwater and shallow soils;
- Table 7 – applicable to sites with non-potable groundwater and shallow soils;
- Table 8 – applicable to sites with potable groundwater and that are within 30 m of a water body; and,
- Table 9 – applicable to sites with non-potable groundwater and that are within 30 m of a water body.

For assessment purposes, EXP selected the MECP, also known as MECP (2011) Table 3: Full Depth Generic Site Condition Standards (SDS) in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use and medium-fine textured soil conditions. The selection of this category was based on the following factors:

- At least 2/3 of the Site has an overburden thickness greater than 2 m.
- The Site is not located within 30 m of a surface water body or an area of natural significance.

- The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.
- The property is not within an area of natural significance; does not include, nor is it adjacent to an area of natural significance, nor is it part of such an area; and, it does not include land that is within 30 m of an area of natural significance, nor is it part of such an area.
- The Site is serviced by the City of Mississauga water distribution system which obtains its municipal water supply from Lake Ontario.
- The predominant soil type on the Site is medium-fine textured.
- The proposed land use is residential.
- There is no intention to carry out a stratified restoration at the Site.

2.5 General Objective of the Phase Two ESA

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified in EXP's Phase One ESA completed on March 26, 2026 (hereinafter referred to as "the 2024 Phase One ESA"); and to obtain soil data to determine the chemical quality of soil on the Site. The objective of the investigation was to support the Site redevelopment. APECs are shown on Figure 4.

3 Background Information

3.1 Physical Setting

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 030M11. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_ll.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Topography and Overburden Thickness Mapping, Southern Ontario, prepared by Ontario Geological Survey, published 2006.

Based on the review of the above maps, the following information was obtained:

- There is a decrease in elevation towards the north and east in the Phase I Study Area. A permanent stream is located approximately 150 m east of the Site, and it flows in a southeasterly direction towards Millet Creek draining in Lake Ontario. Based on a review of the topographic map, the inferred groundwater flow at the Site and surrounding properties is anticipated to flow in a southerly direction.
- The Site is approximately 177 m above sea level and mostly flat.
- The Site and surrounding areas are dominated by Till Moraines deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale).
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone.
- Based on a review of "Bedrock Topography and Overburden Thickness Mapping, Southern Ontario, prepared by Ontario Geological Survey, published 2006," the bedrock in the vicinity of the Site is anticipated to be encountered at a depth of approximately 11 metres below ground surface (mbgs).

3.2 Previous Environmental Investigations

The need for a Phase Two ESA at the Site was identified as per the Phase One ESA completed by EXP dated March 26, 2024. Based on the findings of the Phase One ESA, including a review of a previously completed environmental reports, various Potentially Contaminating Activities (PCAs) were identified within the Phase One ESA Study Area (see Figure 2).

Several previous environmental reports of the Site were provided to EXP by the Client. It is noted that the previous reports were completed for the larger Erim Mills Town Centre Complex which included the Site. Significant findings are summarized below.

- A report entitled "Phase I Environmental Site Assessment, 5100 Erin Mills Parkway & 2690 Erin Centre Boulevard, Mississauga, Ontario" dated April 28, 2014, was prepared for OPB (EMTC) Inc. by its agent and manager 20 Vic Management Inc. by Pinchin Environmental. Pertinent information from the report is as follows:
 - The subject property consisted of a multi-tenant commercial building at 5100 Erin Mills Parkway, and a one -storey multi-tenant commercial building at 2690 Erin Centre Boulevard.

- Three (3) generator rooms with AST containing diesel fuel were identified at 5100 Erin Mills Parkway. These ASTs are located off-Site.
- 5100 Erin Mills Parkway was constructed in 1989, and 2690 Erin Centre Boulevard in 1993.
- The tenant, London Cleaners, located on-Site, was reportedly a dry-cleaning drop-off depot.
- The property at 2670 Erin Centre Boulevard was listed as being occupied by a dry cleaner, however according to Site Representative it was a dry-cleaning depot.
- Based on the previous reports, the Site had a geotechnical investigation which noted the stratigraphy as clayey silt fill, compact to dense till to approximately 1.7 to 5.5 m bgs, followed by red shale bedrock with limestone interbeds. Groundwater ranged between 3.4 to 4.2 m bgs.
- Based on the findings of the Phase I ESA, no potential environmental concerns were identified.
- A report entitled “Phase I Environmental Site Assessment Update, Erin Mills Shopping Centre, Mississauga, Ontario” dated November 5, 2018, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Golder. Pertinent information from the report is as follows:
 - The subject property was noted to consist of the municipal address 5100 Erin Mills Parkway.
 - Based on the ERIS report, Loblaw's Properties Ltd. At the Pumps, located approximately 30 m southwest of the Site at 5010 Glen Erin Drive, was listed as a gasoline service station with two (2) liquid fuel tanks, with expiration November 11, 2010.
 - Based on the findings, no issues of potential environmental concern were identified for the Site.
- A report entitled “Waste Audit Report, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, ON, L5M 4Z5”, by Green for Life Environmental (GFL) in January 2019. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled “Investigation of Indoor Air Quality, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario”, dated February 26, 2019, was prepared for Cushman & Wakefield Ltd. by Pinchin. Pertinent information from the report is as follows:
 - The survey addressed all common areas in the shopping mall.
 - Elevated dust measurements were recorded in several areas of the building.
 - Total Volatile Organic Compounds (TVOC) measurements were slightly elevated on the lower level in the vicinity of a fragrance shop and an eyeglass clinic.
- A report entitled “Asbestos Reassessment, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario”, dated February 28, 2019, was prepared for Cushman & Wakefield Asset Services by Pinchin. Pertinent information from the report is as follows:
 - No samples were collected as part of the assessment. The purpose of the report was to assess changes in the condition and quantity of previously reported asbestos-containing materials.
 - Asbestos – cement (transite) rainwater leaders are present in various locations in the building, in good condition.
- A report entitled “Water Sample Collection and Analysis for Lead, Erin Mills Town Centre”, dated March 4, 2019, was prepared for Cushman & Wakefield by Ontario Environmental & Safety Network Ltd. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled “Test Pit Program, Erin Mills Town Centre (Former Sears), 5100 Erin Mills Parkway, Mississauga, Ontario”, dated March 6, 2020, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Pinchin. Pertinent information from the report is as follows:
 - Sixteen (16) bulk soil samples were submitted for PHCs, VOCs, PAH, and metal and inorganics to a maximum depth of 4.27 m bgs using an excavator.
 - The soil samples submitted met Table 3 SCS with the exception of Electric Conductivity (EC) and Sodium Adsorption Ratio (SAR) exceedance. These exceedances can be discounted based on the recent exemption that was passed

by the MECP associated with areas that have been subject to the application of de-icing products to walkways and driveways (eg. Road salt).

- A report entitled “Phase I Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario” dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).
 - The Phase I ESA was prepared for Muzzo Group with the objective to identify issues of environmental concern to the Site in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
 - Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST’s were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST’s. These ASTs are located off-Site.
 - Based on the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
 - Based on the findings of the Phase I ESA, a Phase II was recommended.
- A report entitled “Phase II Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario” dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was prepared for Muzzo Group to support identified on-Site concerns of waste generation, and off-Site concerns of a nearby gas station and hydro one facility. Based on recommendations made in the Phase I ESA (EXP, 2020).
 - Between March 2 and 6, 2020, nine (9) boreholes were advanced at the Site (BH1, BH2, BH5, BH6, BH9, BH11, , BH13, BH17 and BH20). Five (5) of the boreholes were equipped with monitoring wells (BH1, BH5, BH9, BH17 and BH20).
 - Soil samples were collected and submitted for the analysis of one or more of the following: Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Metals and Inorganics (M&I), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), pH, and grain-size (75-micron sleeve).
 - Groundwater samples were collected from one (1) monitoring well (MW17) and analyzed for PHC, Metals and VOCs. It was noted that the collection of groundwater from MW1, MW5, MW9 and MW20 were attempted on two (2) separate occasions, however, groundwater was not encountered at these locations.
 - Groundwater flow direction could not be determined as three (3) water levels screened within the sample geological formation are required to determine groundwater flow at the Site. Based on local topography, groundwater was anticipated to flow in a northeast direction towards a tributary of the Credit River.
 - The concentrations of all parameters submitted for the soil samples from the boreholes were either below the applicable MECP (2011) Table 7 Site Condition Standards (SCS) for residential/parkland/institutional property with medium to fine soil, or not detected above the laboratory detection limits, with the exception of the following:

- Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) in BH5 SS2 (0.8 – 1.5 m bgs), BH9 SS2 (0.8 – 1.5 m bgs), BH11 SS2 (0.8 – 1.5 m bgs), and BH13 SS2 (0.8 – 1.5 m bgs). It was inferred the high concentrations were due to de-salting activities for road safety or for pedestrian walkways. As such, the elevated EC/SAR in soil was not considered an exceedance based on section 49.1 of O.Reg. 407/19.
- The concentrations of all parameters submitted for groundwater for one (1) monitoring well were either below the applicable MECP (2022) Table 7 SCS or not detected above laboratory detection limits.
- Based on the results of the Phase II ESA (EXP, 2020), no further work was recommended at the time. It was noted that, should an RSC be required for the Site or smaller portions of the Site, additional environmental work would be required to support those submissions.
- A report entitled “Phase I Environmental Site Assessment Update, 5100 Erin Mills Parkway, Mississauga, Ontario” dated October 18, 2022, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).
 - The Phase I ESA Update was prepared for Muzzo Group for due diligence purposes in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
 - Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST’s were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST’s. These ASTs are not located on-Site.
 - According to information provided by the Site Representative and based on a reviewed Environmental Control Incident Report provided by the MECP, the spill occurred on November 27, 2021, during the construction activities in the corridor of mall entrance F in the west portion of 5100 Erin Mills Parkway, a diesel-filled construction heater was temporarily stationed on the concrete walkway adjacent to the building.
 - EXP was made aware that since the previous Phase I ESA, there was a fire On-Site Fire at 2575 Erin Mills Parkway in the building in 2021.
 - Similar to the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
 - Based on the Phase I ESA Update (EXP, 2022) findings, the fire and spill are considered a low concern and immediate action is not required at this time. However, it was noted that this will need to be identified as an Area of Potential Environmental Concern (APEC) in any future O. Reg 153/04 compliant Phase One ESA and investigated through a Phase Two ESA both of which will be required for the purpose of filing an RSC.
 - It is noted that based on the nature and distance from the spill and the fire to the Site, neither were considered to contribute to an APEC.

4 Scope of the Investigation

4.1 Overview of Site Investigation

The objective of the Phase Two ESA was to assess the APECs to obtain soil data to further characterize the Site. APECs are shown on Figure 4.

4.1.1 Scope of Work

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

- Request local utility locating companies (e.g. cable, telephone, gas, hydro, water, sewer and storm water) to mark any underground utilities present at the Site;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the proposed borehole locations and to clear the individual borehole locations;
- Oversee a licensed drilling company to advance a total of fourteen (14) boreholes across the Site.
- Collect representative soil samples from the boreholes for laboratory analysis of petroleum hydrocarbons (PHC) fraction (F1 – F4) including benzene, toluene, ethylbenzene and xylenes (BTEX), metals and inorganics, Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs) and Polychlorinated Bi-Phenyls (PCBs). Please note that not all fourteen (14) of the boreholes were sampled as part of the Phase Two ESA. Soil samples were selected to provide adequate coverage of the APECs identified in the Phase One ESA (EXP, 2024), as shown in Table 3.
- Complete an elevation survey of the boreholes and monitoring wells to determine the groundwater flow direction in the groundwater unit(s) identified beneath the Site; and,
- Analyze the data and prepare a report of the findings, in accordance with O.Reg.153/04.

It is noted that the boreholes advanced as part of the Site investigation were also utilized to support preliminary geotechnical and hydrogeological investigations. As such, the completion depths of the boreholes were determined to support the respective investigations. Furthermore, given that the Phase One ESA did not identify and potential contaminants of concern (pCOC) in groundwater, installing monitoring wells was not considered part of the scope for the Phase Two ESA. It is noted however that monitoring wells were installed at the Site in support of the hydrogeological investigation and those wells were relied upon in this Phase Two ESA to determine groundwater flow direction at the Site.

4.2 Media Investigated

The Phase Two ESA included the investigation of the Site soil. As the Phase One ESA did not identify and potentially contaminants of concern (pCOC) in groundwater and there were no surface water bodies on the Site, groundwater and sediment sampling were not required.

Soil was selected as the media to be investigated due the presence of the PCAs/APECs at the Site that were identified in the Phase One ESA.

4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) is incorporated into the Phase Two CSM, presented in Appendix F.

4.4 Deviations from Sampling and Analysis Plan

The field investigative and sampling program was carried out following the requirements of the Site Sampling and Analysis Plan (SAAP) presented in Appendix A. No significant deviations from the SAAP were reported that could affect the sampling and data quality objectives for the Site.

4.5 Impediments

Soil duplicate samples, including one (1) duplicate sample for every ten (10) samples analyzed, were not obtained as part of the Phase Two ESA. However, EXP advises that duplicates be obtained prior to the RSC submission for quality assurance (QA) purposes. No other impediments were encountered during the completion of this Phase Two ESA could affect the sampling and data quality objectives for the Site

5 Investigation Method

5.1 General

The Site investigative activities consisted of the following:

- Borehole drilling to facilitate the collection of soil samples for geologic characterization and/or chemical analysis.

Boreholes were advanced in the overburden soils by a licensed drilling company under the full-time supervision of EXP staff. The drilling equipment used to advance the boreholes is described below. No petroleum-based grease or solvent was used during drilling activities.

The approximate locations of the boreholes and monitoring wells are shown on Figure 5A. The approximate locations of the boreholes and monitoring wells with APECs are shown on Figure 5B.

5.2 Underground Utilities

Prior to the commencement of drilling activities, the location of underground utilities including but not limited to cable, telephone, natural gas, electrical lines, water, sewer and storm water conduits were marked out by public locating companies. In addition, a private utility locating service was retained to clear individual borehole locations. Refer to Figure 3 for the underground utility locations depicted on the Site plan.

5.3 Borehole Drilling

The fieldwork for the Phase Two ESA drilling program was carried out between January 4 to January 22, 2024.

A total of fourteen (14) boreholes were advanced during this time. Boreholes 201 to 214 were advanced by Davis Drilling (Davis) to a maximum depth of 15.9 metres below ground surface (m bgs). A summary of the boreholes advanced by EXP is provided in Table 2. Please note that not all fourteen (14) of the boreholes were sampled as part of the Phase Two ESA. Soil samples were selected to provide adequate coverage of the APECs identified in the Phase One ESA (EXP, 2024), as shown in Table 3.

EXP continuously monitored the drilling activities to record the physical characteristics of the soil, depth of soil sample collection and total depth of boreholes (see borehole logs in Appendix C).

Representative soil samples were recovered in the overburden of the boreholes at regular intervals and submitted for chemical analysis (refer to Table 3).

5.4 Soil Sampling

The soil sampling conducted during the completion of this Phase Two ESA was undertaken in accordance with the SAAP to ensure that soil quality in the APECs identified in the Phase One ESA was characterized in accordance with O.Reg.153/04.

Soil samples for geologic characterization and chemical analysis were collected on a continuous basis in the overburden materials using sampling equipment advanced into the subsurface. Upon retrieval from the boreholes, the steel split spoons were placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores were logged and assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes were texturally, visually, and olfactory classified in the field and in the laboratory. Soil samples were logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings.

A portion of each soil sample was placed in a sealed ziplock plastic bag and allowed to reach ambient temperature prior to field screening with a RKI Eagle 2 (RKI) calibrated to hexane and isobutylene. The field screening measurements were made by

inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These 'headspace' readings provide a real-time indication of the relative concentration of organic vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of potential impacts and the selection of soil samples for analysis. The readings measured from the headspace of the soil samples collected during this Phase Two ESA, in parts per million (ppm) are provided on the borehole logs in Appendix C.

Measures were taken in the field and during transport to preserve sample integrity prior to chemical analysis. Recommended volumes of soil samples selected for chemical analysis were collected from the recovered cores into pre-cleaned, laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC fractions F1 and VOCs were collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined lids.

Soil samples selected for laboratory analysis were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, AGAT Laboratories (AGAT Labs) of Mississauga, Ontario. The samples were transported/submitted within the acceptable holding time to AGAT Labs following Chain of Custody protocols for chemical analysis.

Decontamination and other protocols were followed during sample collection and handling to minimize the potential for sample cross-contamination. New disposable nitrile gloves were used for the handling and sampling of each retrieved soil core. The sampling equipment was decontaminated between borehole locations by the drilling contractor using a potable water/phosphate-free detergent solution followed by rinses with potable water and de-ionized water. Wash and rinse waters were collected in sealed, labeled containers. Drill cuttings were placed in labeled, sealed drums upon completion of sampling.

Soil samples submitted for specific chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval. The rationale for soil sample submission is presented in Table 3.

5.7 Groundwater Level Measurements

As part of the Hydrogeological Investigation, static water levels in the monitoring wells installed outside of the existing building were recorded on February 4, 2024. The groundwater elevation recorded in the shallow wells installed in the native material ranged from 167.74 masl to 172.30 masl. The groundwater elevation recorded in the deep wells installed in the shale bedrock ranged from 168.90 masl to 170.42 masl.

5.9 Groundwater Sampling

Given that the Phase One ESA did not identify any potential contaminants of concern (pCOC) in groundwater, groundwater sampling was not undertaken during the Phase Two ESA.

5.10 Sediment Sampling

As no water body was present on the development lands, sediment sampling was not undertaken during the Phase Two ESA.

5.11 Analytical Testing

All laboratory analyses were completed by AGAT Laboratories (AGAT), an accredited laboratory located in Mississauga, Ontario. AGAT performed the work following formal written methods and procedures. These methods include all the minimum requirements as specified in the document entitled Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (March 9, 2004, amended as of July 1, 2011).

5.12 Residue Management Procedures

The residue materials produced during the borehole drilling soil sampling programs and monitoring well sampling programs comprised of soil cuttings from drilling activities, decontamination fluids from equipment cleaning, and waters from well development and purging (from hydrogeological investigation). All soil cuttings were stored in drums on-Site for future disposal. All development and purged water was collected and stored on-Site in labeled, sealed containers for future disposal.

5.13 Elevation Survey

An elevation survey was conducted during the Phase Two ESA investigative activities, with the purpose of obtaining relative vertical control of the monitoring well locations. The top of pipe and ground surface elevations of each monitoring well were surveyed relative to a geodetic benchmark.

5.14 Quality Assurance and Quality Control Measures

Quality Control/Quality Assurance (QA/QC) measures, as set out in the Sampling and Analysis Plan, were implemented during sample collection, storage and transport to provide accurate data representative of conditions in the surficial fill and upper overburden soils and the water table aquifer. The QA/QC measures included decontamination procedures to minimize the potential for sample cross contamination, the execution of standard operating procedures to collect representative and unbiased samples, the collection of quality control samples to evaluate sample precision and accuracy, and the implementation of measures to preserve sample integrity.

Soil duplicate samples, including one (1) duplicate sample for every ten (10) samples analyzed, were not obtained as part of the Phase Two ESA. However, EXP advises that duplicates be obtained prior to the RSC submission, as required by O.Reg. 153/04.

There were no significant deviations from the SAAP.

6 Review and Evaluation

6.1 Geology

The current soil investigation conducted at the Site consisted of the advancement of fourteen (14) boreholes into the surficial fill material and the underlying native materials to a maximum depth of 15.9 m bgs. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the boreholes, consists of topsoil or asphalt underlain by sand and gravel. Fill material was observed beneath the topsoil and sand and gravel. Fill material generally consisted of clayey silt and/or silty sand which overlies native soil. Native material at the Site generally consists of silt, sandy silt, and/or silt till. Shale bedrock of the Queenston Formation was encountered below the silt till at all borehole locations. The approximate elevation for the bedrock encountered in each borehole is presented in the individual borehole and core logs. A brief description of the soil stratigraphy at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy. The interpreted Site geology is also shown on the enclosed cross section.

6.1.1. Surface Material

Asphalt with thickness ranging from about 70 to 140 mm was encountered at the surface of Boreholes 201, 202, 203, 204, 205, 206 and 209D.

At the ground surface of Boreholes 207, 210, 211, 212, 213 and 214D, topsoil cover with thickness ranging from about 100 to 200 mm was encountered.

At Borehole 208, a topsoil layer of about 125 mm thick was encountered below the surficial pebble layer.

6.1.2. Fill Material

Fill, comprising sand and gravel, silty sand and clayey silt was encountered below the asphalt or topsoil at all borehole locations. The fill extends to depths ranging from about 0.7 to 2 m below existing ground surface (El. ~176.1 to 173.3 m).

6.1.3. Native Soils

The fill in Borehole 205 is underlain by a silt deposit which is brown to grey in colour, contains a trace of clay and gravel. It is in a dense to very dense state of compactness (recorded 'N'-values of 41 to over 100) and extends to a depth of about 8.5 m below existing grade (El. ~166.8 m).

A sandy silt to silty sand deposit was encountered below the fill in Borehole 206. This deposit is brown in colour and is in a compact state of compactness. The sandy silt to silty sand extends to a depth of about 2.5 m below existing ground surface (El. ~173.5 m).

A silt till deposit was encountered below the silt in Borehole 205, below the sandy silt to silty sand in Borehole 206 and below the fill in the remaining boreholes. The silt till is generally reddish brown in colour, contains some clay, a trace of sand with a trace of shale fragments at lower level of the deposit. It has moisture contents of about 5 to 11 percent of dry mass and is in a dense to very dense state of compactness (recorded 'N'-values of 38 to over 100). The silt till extends to depths of about 2.6 to 10.1 m below existing ground surface (El. ~174.2 to 165.2 m).

6.1.4 Bedrock

Shale bedrock with some interbedded sandstone and limestone layers were encountered at all the borehole locations. The top of the shale bedrock was encountered between 2.3 and 10.1 mbgs across the boreholes 201 to 214.

6.2 Groundwater: Elevations and Flow Direction

As previously mentioned, groundwater monitoring wells were not installed as part of the Phase Two ESA. They were however installed in support of the hydrogeological investigation that was completed concurrently. Based on the findings of the hydrogeological investigation the water levels indicated that the general groundwater flow direction is interpreted to be northeast and northwest of the Site for the shallow and deep water-bearing zones respectively, towards Mullet Creek, one of the tributaries of Credit River. This is consistent with the Oak Ridges Moraine Groundwater Program database. Groundwater levels are expected to show seasonal fluctuations and vary in response to prevailing climate conditions. This may also affect the direction and rate of flow.

It is noted that EXP will collect a current round of water levels from all accessible monitoring wells at the Site and that an updated groundwater contour plan will be prepared and included in the final submission of this Phase Two ESA.

6.2.1 Groundwater: Hydraulic Conductivity

Six (6) Single Well Response Tests (SWRT's) were completed on monitoring wells BH/MW 202, BH/MW 205, BH/MW 207, BH/MW 209D, BH/MW 212, and BH/MW 214D on February 4, 2024. The tests were completed to estimate the saturated hydraulic conductivity (K) of the soils at the well screen depths utilizing data loggers, preprogrammed to take measurement on (time in sec/ half sec/minutes) intervals.

The static water level within each monitoring well was measured prior to the start of testing. In advance of performing SWRTs, each monitoring well underwent development to remove fines introduced into the screens following construction. The development process involved purging of the monitoring wells to induce the flow of fresh formation water through the screen. Each monitoring well was permitted to fully recover prior to performing SWRTs.

Hydraulic conductivity values were calculated from the SWRT and constant rate test data as per Hvorslev's solution included in the Aqtesolv Pro. V.4.5 software package. The highest K-value of the tested water-bearing zone is 1.3×10^{-6} m/s, and the geometric mean of the K-values is 2.6×10^{-7} m/s.

6.2.2 Groundwater: Horizontal Hydraulic Gradients

Based on the water levels collected as part of the hydrogeological investigation, it was noted that the horizontal hydraulic gradient across the Site is 0.0019 m/m to the north / northeast.

6.3 Soil Texture

Grain size analysis were carried out on seven (7) representative samples recovered from the boreholes. The test results are presented in Appendix A and summarized in Table 1 below:

Table 1: Summary of Grain Size Analysis Results

Sample	Depth (m)	Gravel (%)	Sand (%)	Silt (%)	Clay (%)	Description
BH203 SS2	0.8 – 1.4	0.0	3.7	83.8	12.5	Silt, some Clay, trace Sand
BH205 SS5	3.1 – 3.7	0.7	11.8	79.9	7.6	Silt, some Sand, trace Clay & Gravel
BH205 SS8	7.6 - 8.0	3.6	50.8	42.6	3.0	Sand & Silt, trace Clay & Gravel
BH207 SS3	1.5 – 2.1	0.0	4.8	68.0	27.2	Clayey Silt, trace Sand

Sample	Depth (m)	Gravel (%)	Sand (%)	Silt (%)	Clay (%)	Description
BH211 SS2	0.8 – 1.4	0.0	2.4	73.1	24.5	Clayey Silt, trace Sand
BH212 SS4	2.3 – 2.8	0.0	6.5	78.8	14.7	Silt, some Clay, trace Sand
BH214 SS7	4.6 – 5.0	0.0	12.7	80.0	7.3	Silt, some Sand, trace Clay

Based on the 75 micron sieve of representative soil, six (6) of the seven (7) samples were identified as fine grained. As such the soil texture at the Site was determined to be medium and fine textured soils (refer to the 75 micron sieve analysis in Appendix D).

6.4 Soil Field Screening

TOV readings from each sample interval were measured for soil samples selected for BTEX/PHC and VOC analysis. Soil samples collected from previous environmental investigations were field screened in a similar manner.

Vapour concentrations readings collected during subsurface drilling were measured using the RKI Eagle 2 in ppm calibrated with hexane and isobutylene or equivalent. The vapour readings, in ppm, are provided on the borehole logs in Appendix C.

Soil samples submitted for chemical analysis were selected on the basis of visual inspection of the recovered cores, TOV readings, sample location and/or depth interval.

6.5 Soil Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. The selection of representative “worst case” soil samples was based on field screening, visual and/or olfactory evidence of impacts, and the presence of potential water bearing zones. A summary of the analytical results for the soil samples, including the location and depth of each sample, a comparison of concentrations against applicable SCS, and the identification of the potential contaminants of concern, are provided in Appendix D. Copies of the laboratory Certificates of Analysis for the analyzed soil samples are provided in Appendix E.

6.5.1 pH

The soil at the Site has a pH value between 5 and 9 for surficial soils; and, between 5 and 11 for subsurface soils.

6.5.2 Petroleum Hydrocarbons including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX)

Six (6) soil samples were submitted for PHCs including BTEX analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 1 in Appendix D and shown in plan view on Figure 7.

All PHC including BTEX parameters were not detected above the laboratory Reporting Detection Limits (RDLs) in all samples submitted. The laboratory RDLs were below the Table 3 SCS.

6.5.3 Metals, As, Sb, Se, Hg, CN-, Cr(VI)

Six (6) soil samples were submitted for metals, As, Sb, Se, Hg, CN-, and Cr(VI) analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 4 in Appendix D and shown in plan view on Figure 10.

The concentrations of metal and other regulated parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory RDLs.

The laboratory RDLs are below the Table 3 SCS.

6.5.4 Electrical Conductivity and Sodium Adsorption Ratio

Six (6) soil samples were submitted for EC and SAR analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 4 in Appendix D and shown in plan view on Figure 11.

The concentrations of EC and SAR parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory reportable detection limits (RDLs) with the following exceptions:

- BH202-SS2 (SAR), BH205-SS2 (EC and SAR), BH205-SS6 (EC and SAR), BH209-SS2 (EC and SAR), BH203-SS2 (EC and SAR), and BH211-SS2 (EC).

The laboratory RDLs are below the Table 3 SCS.

It is anticipated that road salt has been applied across the paved areas of the Site, for the purposes of vehicular and pedestrian safety under conditions of snow and/or ice. As such, it is the QP_{ESA}'s opinion that the applicable Table 3 SCS for EC and SAR in soil were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore these parameters are not considered to exceed as per Section 49.1 (1) of O. Reg. 153/04.

6.5.5 Volatile Organic Compounds (VOCs)

Six (6) soil samples were submitted for VOC analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 2 in Appendix D and shown in plan view on Figure 8.

All VOC parameters were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.

6.5.6 Polycyclic Aromatic Hydrocarbons (PAHs)

Six (6) soil samples were submitted for PAH analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 3 in Appendix D and shown in plan view on Figure 9.

All PAH parameters were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.

6.5.7 Polychlorinated Bi-Phenols (PCBs)

One (1) soil sample was submitted for PCB analysis. The results of the analysis together with the applicable Table 3 SCS presented in Table 5 in Appendix D and shown in plan view on Figure 12.

PCBs were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.

6.5.8 Chemical Transformation and Soil Contaminant Sources

No soil exceedances of the applicable Table 3 SCS were identified at the Site (see section 6.5.4 for further explanation). Given that no contaminants have been identified in soil, no chemical transformations or contaminant sources have been considered.

6.5.9 Evidence of Non-Aqueous Phase Liquid

Inspection of the soil cores retrieved from the boreholes did not indicate the presence of non-aqueous phase liquid (NAPL), staining. No hydrocarbon sheen was observed at the time of the Phase Two ESA.

6.6 Groundwater Quality

Groundwater sampling was not conducted as part of the Phase Two ESA as it was not identified as a media of concern in the Phase One ESA.

6.7 Sediment Quality

Sediment sampling was not considered as part of the Phase Two ESA scope as sediment was not identified as a media of concern in the Phase One ESA. Furthermore, no water bodies are located on-Site.

6.8 Quality Assurance and Quality Control Measures

Quality assurance and quality control measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the overburden at the Site.

Review of field activity documentation indicated that recommended sample volumes were collected from soil for each analytical test group into appropriate containers and preserved with proper chemical reagents in accordance with the protocols set out in the "Protocol for Analytical Methods used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act" (MECP, 2004). Samples were preserved at the required temperatures in pre-chilled insulated coolers and met applicable holding time requirements, when relinquished to the receiving laboratory.

Please note that field QA/QC samples were not collected during this Phase Two ESA. However, duplicate samples will be required at a frequency of one (1) per ten (10) samples, per analyte, prior to the RSC submission. The field duplicate sample results will be quantitatively evaluated by calculating the relative percent difference (RPD).

The contractual laboratory selected to perform the chemical analyses was AGAT Labs, of Mississauga, ON. AGAT Labs is an accredited laboratory under the Standards Council of Canada/Canadian Association of Laboratory Accreditation in accordance with ISO/IEC 17025:2005 – "General Requirements for the Competence of Testing and Calibration Laboratories". Certificates of Analysis were received from AGAT Labs reporting the results of all the chemical analyses performed on the submitted soil and groundwater samples. Copies of the Certificates of Analysis are provided in Appendix E. Review of the Certificates of Analysis, prepared by AGAT Labs, indicates that they were in compliance with the requirements set out under subsection 47(3) of O. Reg. 153/04.

The analytical program conducted by AGAT Labs included analytical test group specific QA/QC measures to evaluate the accuracy and precision of the analytical results and the efficiency of analyte recovery during solute extraction procedures. The laboratory QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries (VOCs only) to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificate of Analysis prepared by AGAT Labs. The QA/QC results are reported as percent recoveries for matrix spikes, spike blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks. The QA/QC results were assessed against test group control limits in the case of spiked blanks, matrix spikes and surrogate recoveries and alert criteria in the case of method blanks and laboratory duplicates. Review of the laboratory QA/QC results reported by BV Labs indicated that they were within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups. Based on the assessment of the QA/QC, the analytical results reported are of acceptable quality and data qualifications are not required.

6.9 Phase Two Conceptual Site Model

A Phase Two Conceptual Site Model (CSM) provides a narrative, graphical and tabulated description integrating information related to the Site geologic and hydrogeologic conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of potential contaminants of concern, contaminant fate and transport, and potential exposure pathways. The Phase Two CSM was completed in accordance with O. Reg.153/04 as defined by the MECP and is presented in Appendix F.

7 Conclusions

The results and findings of the Phase Two ESA conducted by EXP at the Site are summarized as follows:

- A total of fourteen (14) boreholes were advanced during this time. Boreholes 201 to 214 were advanced by Davis Drilling (Davis) to a maximum depth of 15.9 metres below ground surface.
- The general stratigraphy at the Site, as observed in the boreholes, consists of topsoil or asphalt underlain by sand and gravel. Fill material was observed beneath the topsoil and sand and gravel. Fill material generally consisted of clayey silt and/or silty sand which overlies native soil. Native material at the Site generally consists of silt, sandy silt, and/or silt till. Shale bedrock of the Queenston Formation was encountered below the silt till at all borehole locations.
- As part of the Hydrogeological Investigation completed in conjunction with the Phase Two ESA, static water levels in the monitoring wells installed outside of the existing building were recorded on February 4, 2024. The groundwater elevation recorded in the shallow wells ranged from 167.74 masl to 172.30 masl. The groundwater elevation recorded in the deep wells ranged from 168.90 masl to 170.42 masl.
- Soil samples were submitted for the analysis of PHCs, BTEX, VOCs, metals and inorganics, PAHs, and PCBs. Please note that not all fourteen (14) of the boreholes were sampled as part of the Phase Two ESA. Soil samples were selected to provide adequate coverage of the APECs identified in the Phase One ESA (EXP, 2024).
- Six (6) soil samples were submitted for PHCs including BTEX analysis. All PHC including BTEX parameters were not detected above the laboratory RDLs in all samples submitted.
- Six (6) soil samples were submitted for VOC analysis. All VOC parameters were not detected above the laboratory RDLs in all samples submitted.
- Six (6) soil samples were submitted for metals, As, Sb, Se, Hg, CN-, and Cr(VI) analysis. The concentrations of metal and other regulated parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory RDLs.
- Six (6) soil samples were submitted for PAH analysis. All PAH parameters were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.
- One (1) soil sample was submitted for PCB analysis. PCBs were not detected above the laboratory RDLs in all samples submitted. The laboratory RDLs were below the Table 3 SCS.
- Six (6) soil samples were submitted for EC and SAR analysis. The concentrations of EC and SAR parameters in the analyzed soil samples were either below the MECP (2011) Table 3 SCS or not detected at the laboratory reportable detection limits (RDLs) with the following exceptions: BH202-SS2 (SAR), BH205-SS2 (EC and SAR), BH205-SS6 (EC and SAR), BH209-SS2 (EC and SAR), BH203-SS2 (EC and SAR), and BH211-SS2 (EC). The laboratory RDLs are below the Table 3 SCS.
- No evidence of free product (i.e. visible film or sheen), or odour was observed during soil sampling.

It is anticipated that road salt has been applied across the paved areas of the Site, for the purposes of vehicular and pedestrian safety under conditions of snow and/or ice. As such, it is the QP_{ESA}'s opinion that the applicable Table 3 SCS for EC and SAR in soil were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore these parameters are not considered to exceed as per Section 49.1 (1) of O. Reg. 153/04.

Based on the findings of the Phase Two ESA, it is the opinion of the QP that no additional environmental investigations are required, at this time. An RSC can be filed for the Site for the proposed land use change.

8 General Limitations

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

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

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

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

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

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*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

9 Closure

We trust this report is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

EXP Services Inc.



Alessandro Girardo, C.E.T.
Project Manager
Environmental Services



Amanda Catenaro, P.Ge., QP_{ESA}
Senior Project Manager
Environmental Services

10 References

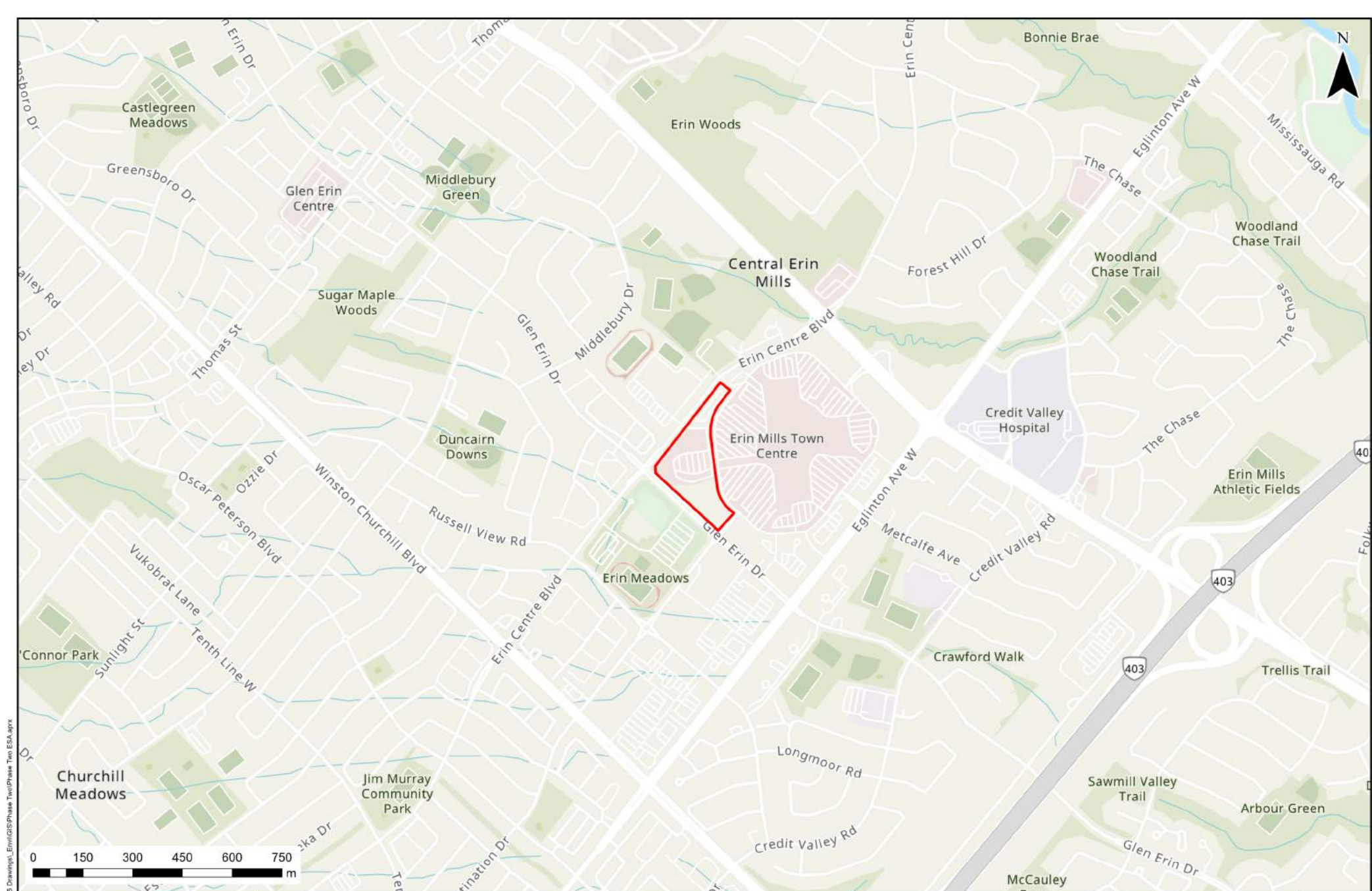
This study was conducted in general accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of the Environment. Specific reference is made to the following:

- Canadian Standards Association [CSA] (2000) Z769-00, Phase II Environmental Site Assessment. Canadian Standards Association, March 2000.
- Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, September 2004.
- Ministry of the Environment [MECP] (1996) Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario. Ontario Ministry of the Environment, December 1996.
- MECP (2011a) Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, March 2004, amended as of July 1, 2011.
- MECP (2011) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ontario Ministry of the Environment, April 15, 2010.
- Occupational Health and Safety Act - Ministry of Labour (MOL).
- Ontario Regulation 153/04, made under the Environmental Protection Act, May 2004, amended.
- Ontario Water Resources Act – R.R.O. 1990, Regulation 903, amended.

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*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Figures



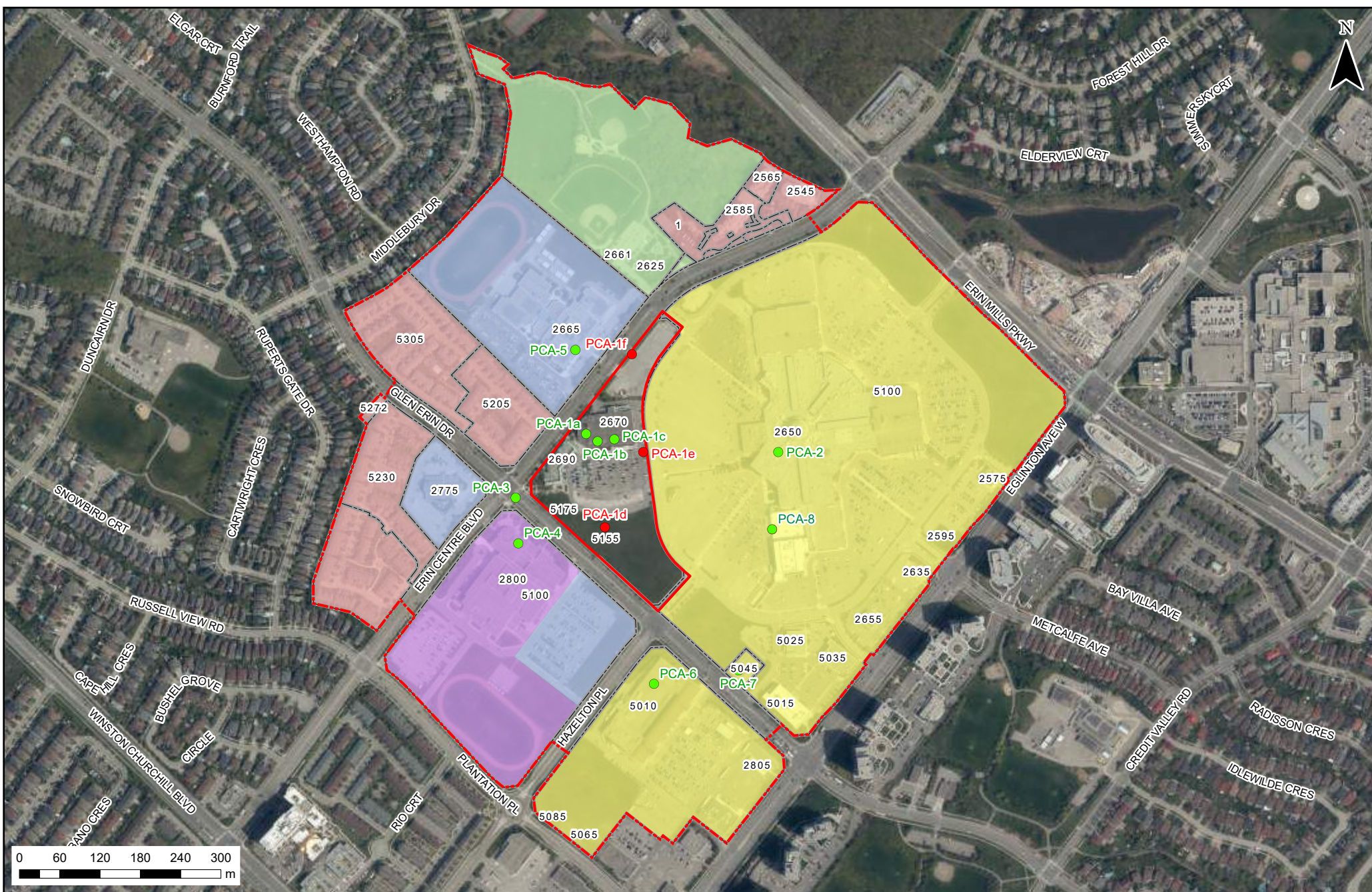
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LEGEND:
 APPROXIMATE SITE BOUNDARY

TITLE AND LOCATION:
SITE LOCATION PLAN
 PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 5100 ERIN MILLS PARKWAY - BLOCK 1
 MISSISSAUGA, ONTARIO

PROJECT NO:	GTR-00257769-H0	OWNER:	AC
SCALE:	AS NOTED	CLIENT:	AG
DATE:	MARCH 2024	FIG. NO.:	1



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LEGEND:

- APPROXIMATE SITE BOUNDARY
- PHASE ONE STUDY AREA
- PCA CONTRIBUTING TO APEC
- PCA OF *DE MINIMIS* CONCERN

LAND USE

- COMMERCIAL
- COMMUNITY
- INSTITUTIONAL
- PARKLAND
- RESIDENTIAL

TITLE AND LOCATION:

PHASE ONE STUDY AREA,
 ADJACENT LAND USE AND
 POTENTIALLY CONTAMINATING ACTIVITIES
 PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 5100 ERIN MILLS PARKWAY - BLOCK 1
 MISSISSAUGA, ONTARIO

<small>PROJECT NO.:</small> GTR-00257769-H0	<small>DWN.:</small> AC
<small>SCALE:</small> AS NOTED	<small>CHKD.:</small> AG
<small>DATE:</small> FEBRUARY 2024	<small>FIG. NO.:</small> 2



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LEGEND:

- APPROXIMATE SITE BOUNDARY
- T TRANSFORMER

TITLE AND LOCATION:

SITE PLAN

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 5100 ERIN MILLS PARKWAY - BLOCK 1
 MISSISSAUGA, ONTARIO

<small>PROJECT NO.:</small> GTR-00257769-H0	<small>DWR:</small> AC
<small>SCALE:</small> AS NOTED	<small>CHD:</small> AG
<small>DATE:</small> MARCH 2024	<small>FIG. NO.:</small> 3

Real Region, Town of Oakville, Maxar, Microsoft

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LEGEND:

	APPROXIMATE SITE BOUNDARY
	APEC 1
	APEC 2
	APEC 3

TITLE AND LOCATION:









AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 5100 ERIN MILLS PARKWAY - BLOCK 1
 MISSISSAUGA, ONTARIO

PROJECT NO:	GTR-00257769-H0	DWR:	AC
SCALE:	AS NOTED	CHR:	AG
DATE:	MARCH 2024	FIG. NO.:	4

Real Region, Town of Oakville, Maxar, Microsoft





-  Borehole (EXP, 2020)
-  Borehole (EXP, 2024)
-  Test Pit (EXP, 2024)
-  Borehole / Monitoring Well (EXP, 2020)
-  Borehole / Monitoring Well (EXP, 2022)
-  Borehole / Monitoring Well (EXP, 2024)
-  Cross Section Axis
-  Approximate Site Boundary

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TITLE AND LOCATION:
**BOREHOLE / MONITORING WELL
 LOCATION PLAN**
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

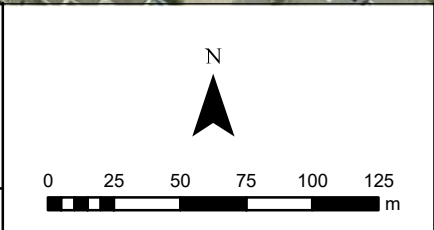
PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	5A



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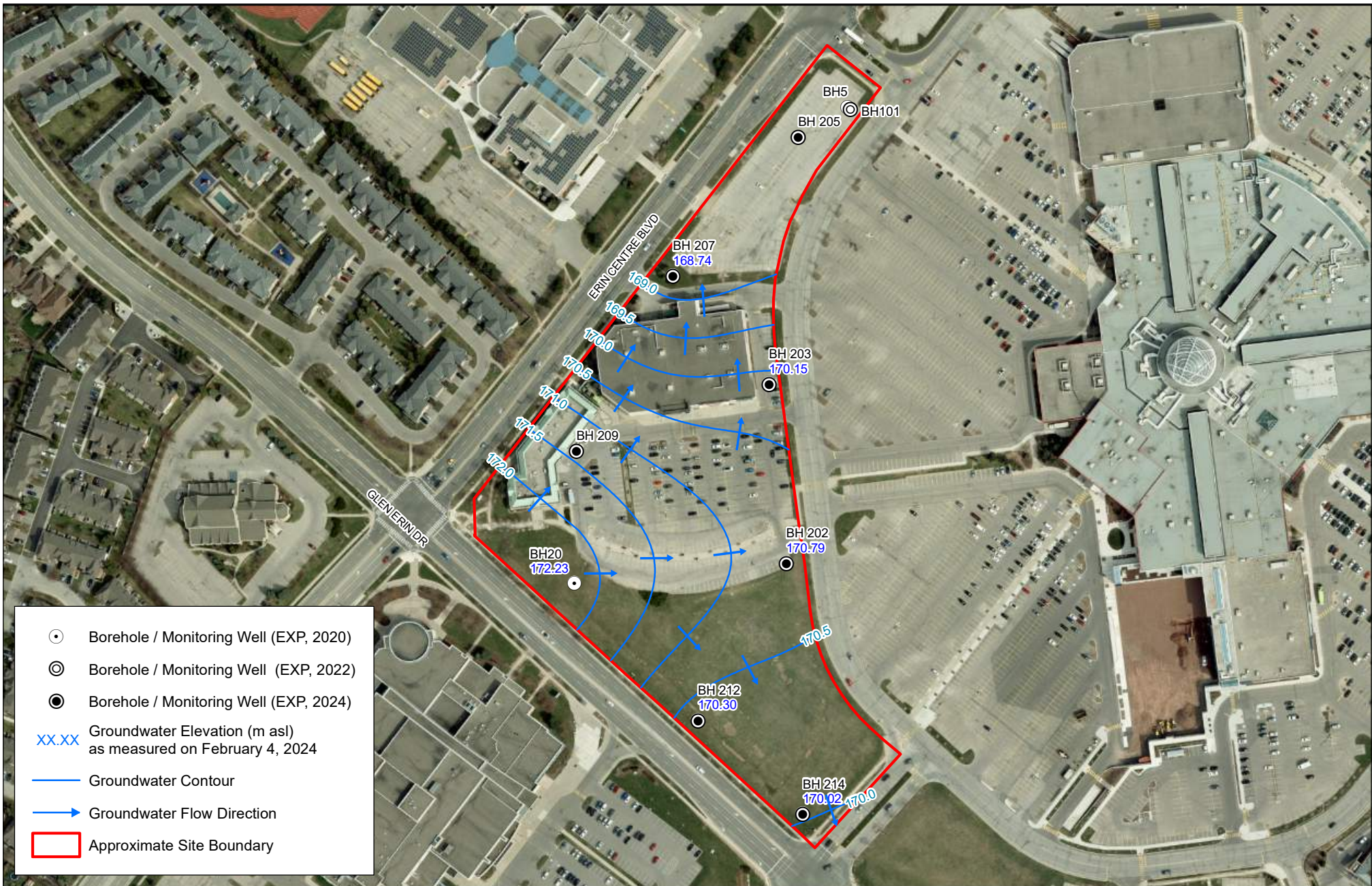


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PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	5B

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	5B



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TITLE AND LOCATION:
GROUNDWATER CONTOUR PLAN
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No.: GTR-23013629-H0
 SCALE: AS NOTED
 DATE: MARCH 2024

OWN: AC
 CHKD: AG
 FIG. No.: 6

0 25 50 75 100 125 m

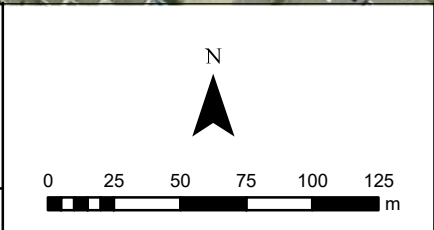


● Soil Sample Meets Table 3 SCS for PHCs
 □ Approximate Site Boundary

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TITLE AND LOCATION:
**SOIL ANALYTICAL RESULTS -
 PETROLEUM HYDROCARBONS (PHCs)
 INCLUDING BTEX**
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	7





● Soil Sample Meets Table 3 SCS for VOCs
 □ Approximate Site Boundary

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N

0 25 50 75 100 125
m

TITLE AND LOCATION:
**SOIL ANALYTICAL RESULTS -
 VOLATILE ORGANIC COMPOUNDS (VOCs)**
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	8




● Soil Sample Meets Table 3 SCS for PAHs
 □ Approximate Site Boundary

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 ● INDUSTRIAL ● INFRASTRUCTURE ● SUSTAINABILITY ●

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TITLE AND LOCATION:
 SOIL ANALYTICAL RESULTS -
 POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	9



ORPs Including
 Hot Water Soluble Boron
 Hexavalent Chromium
 Mercury
 Free Cyanide



● Soil Sample Meets Table 3 SCS for Metals and ORPs
 □ Approximate Site Boundary

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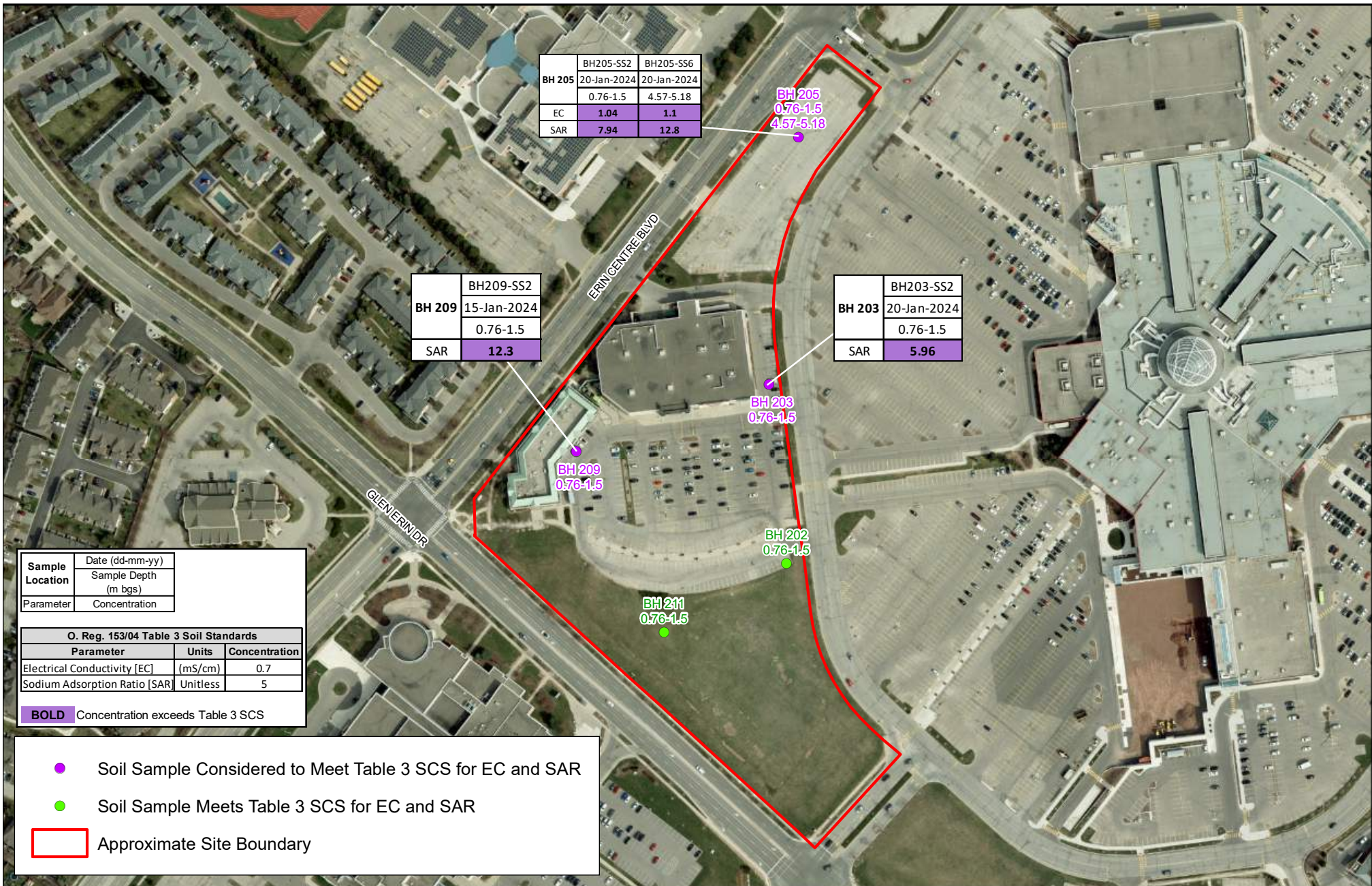
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 • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

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TITLE AND LOCATION:
 SOIL ANALYTICAL RESULTS -
 METALS INCLUDING HYDRIDE-FORMING METALS
 AND OTHER REGULATED PARAMETERS (ORPs)
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	10


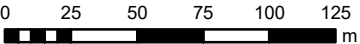


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TITLE AND LOCATION:
**SOIL ANALYTICAL RESULTS -
 ELECTRICAL CONDUCTIVITY (EC) AND
 SODIUM ADSORPTION RATIO (SAR)**
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	11

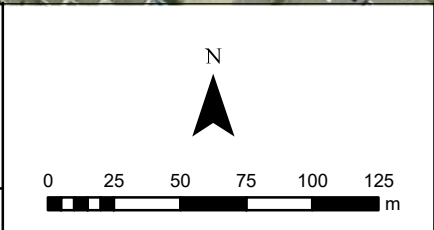


● Soil Sample Meets Table 3 SCS for PCBs
 Approximate Site Boundary

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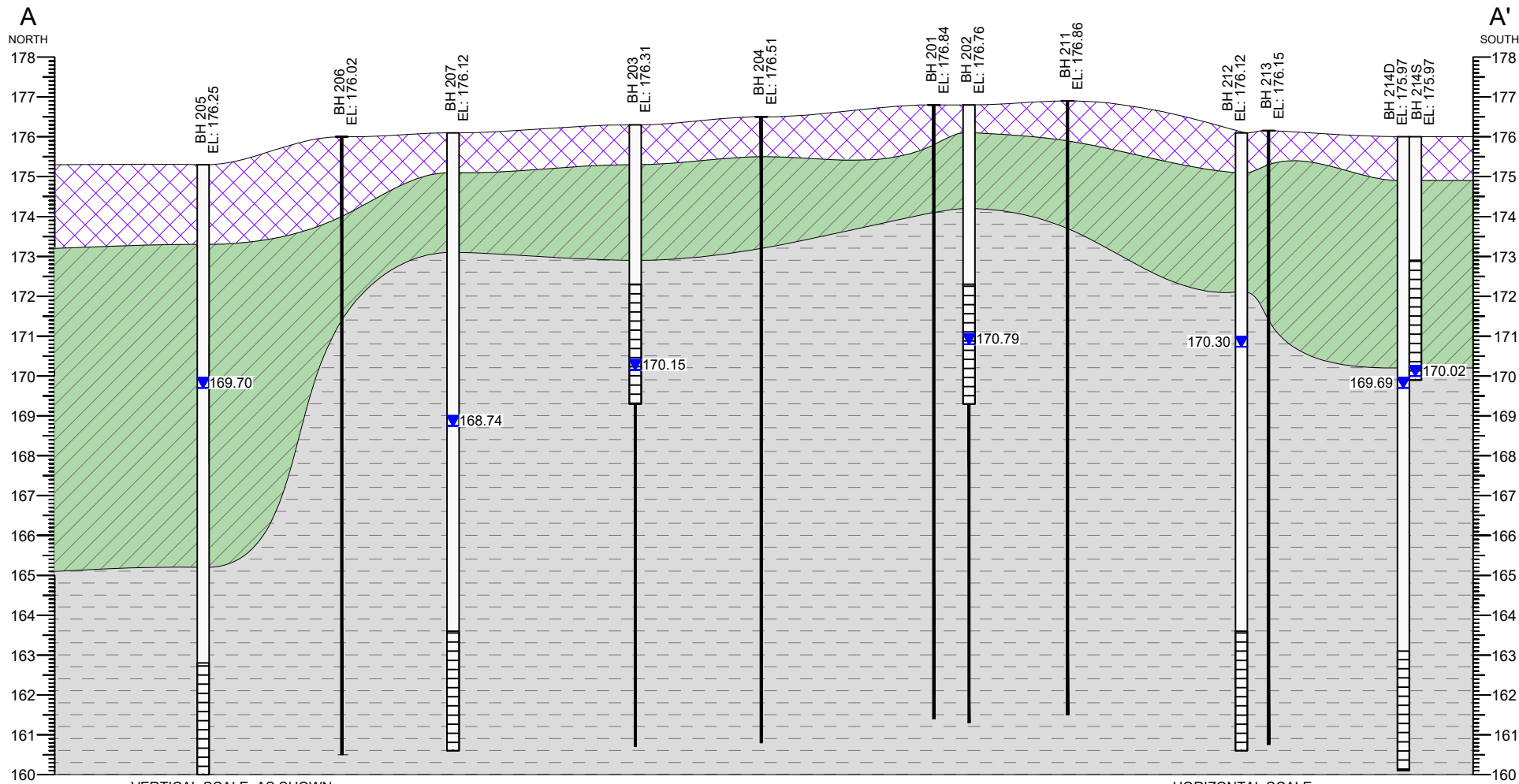


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TITLE AND LOCATION:
 SOIL ANALYTICAL RESULTS -
 POLYCHLORINATED BIPHENYLS (PCBs)
 Phase Two Environmental Site Assessment
 5100 Erin Mill Parkway - Block 1
 Mississauga, Ontario

PROJECT No:	GTR-23013629-H0	OWN:	AC
SCALE:	AS NOTED	CHKD:	AG
DATE:	MARCH 2024	FIG. No.:	12






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LEGEND:

-  FILL
-  SILT TILL
-  SHALE BEDROCK

 GROUNDWATER ELEVATION ON
 FEBRUARY 4, 2024

TITLE AND LOCATION:

CROSS SECTION A-A'
 5100 ERIN MILLS PARKWAY - BLOCK 1,
 MISSISSAUGA, ONTARIO

PROJECT NO.: GTR-00257769-H0	DWN.: NS
SCALE: AS NOTED	CK: FC
DATE: MARCH 19, 2024	FIG. NO.: 13

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*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Tables

TABLE 1 - Areas of Potential Environmental Concern (APECs)

*GTR-00257769-H0 - Phase Two Environmental Site Assessment
2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario*

Area of Potential Environmental Concern (APEC) ⁽¹⁾	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ⁽²⁾	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern ⁽³⁾	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Entire Site (PCA-1d)	Entire Site	PCA#30-Importation of Fill Material of Unknown Quality.	On-Site	PHCs, VOCs, PAHs, Metals, Inorganics	Soil
APEC 2: Seasonal application of de-icing salt agents (PCA-1e)	Central and northeastern portion of the Site - Parking lot	PCA#48- Salt Manufacturing, Processing and Bulk Storage	On-Site	pH, EC, SAR	Soil
APEC 3: Transformers on Site (PCA-1f)	North portion of the Site	PCA#55-Transformer Manufacturing, Processing and Use.	On-Site	PCBs	Soil

Notes:

1. Area of Potential Environmental Concern means the area on, in or under a phase one study area where one or more contaminants are potentially present, as determined through the P One ESA, including through,
(a) identification of post or present uses on, in or under the phase one property, and
(b) identification of potentially contaminating activities.

2. Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3. When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

ABNs	PCBs	PCBs	Metals	Electrical Conductivity	SAR
CPs	PAHs	PAHs	As, Sb, Se	Cr (VI)	
1,4- Dioxane	THMs	THMs	Na	Hg	
Dioxins/Furans, PCDDs/PCDFs	VOCs	VOCs	B-HWS	Methyl Mercury	
Ocs	BTEX	BTEX	Cl-	high pH	
PHCs	Ca, Mg	Ca, Mg	CN-	low pH	

4. When submitting a record of site condition for filing, a copy of this table must be attached

en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290

TABLE 2 - Borehole Log Information

GTR-00257769-H0 - Phase Two Environmental Site Assessment
2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Location ID	Ground Elevation (m)	Depth of BH (m bgs)	Bottom Elevation (m bgs)	Date Drilled	Drilling Contractor
BH201	176.84	15.44	161.40	Jan 19-22, 2024	Davis Drilling
BH202	176.76	15.46	161.30	Jan 17-18, 2024	Davis Drilling
BH203	176.31	15.61	160.70	Jan 19-22, 2024	Davis Drilling
BH204	176.51	15.71	160.80	Jan 19-22, 2024	Davis Drilling
BH205	175.26	15.46	159.80	Jan 19-22, 2024	Davis Drilling
BH206	176.02	15.52	160.50	Jan 11, 2024	Davis Drilling
BH207	176.12	15.52	160.60	Jan 10-11, 2024	Davis Drilling
BH208	176.52	15.72	160.80	Jan 10, 2024	Davis Drilling
BH209	176.87	15.07	161.80	Jan 15, 2024	Davis Drilling
BH210	176.76	15.76	161.00	Jan 20, 2024	Davis Drilling
BH211	176.86	15.36	161.50	Jan 8, 2024	Davis Drilling
BH212	176.12	15.42	160.70	Jan 5, 2024	Davis Drilling
BH213	176.15	15.25	160.90	Jan 5, 2024	Davis Drilling
BH214	175.97	15.87	160.10	Jan 4, 2024	Davis Drilling

Elevations are based on the geodetic benchmark (monument no. 042100306), assigned with an elevation of 184.414 m asl

TABLE 3 - Summary of Soil Samples Submitted for Chemical Analysis

*GTR-00257769-H0 - Phase Two Environmental Site Assessment
2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario*

Soil Sample ID	Sample Depth Interval (m)	Rationale	Analysis
BH202-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PAHs and Metals/Inorganics
BH202-SS3	1.52-2.13	General Site Characterization	PHCs and VOCs
BH203-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PAHs and Metals/Inorganics
BH203-SS3	1.52-2.13	General Site Characterization	PHCs and VOCs
BH205-SS1	0.0-0.3	To Assess presence of transformer on-site.	PCBs
BH205-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PHCs, VOCs, PAHs and Metals/Inorganics
BH205-SS6	4.57-5.18	General Site Characterization	PHCs, VOCs, PAHs and Metals/Inorganics
BH209-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PHCs, VOCs, PAHs and Metals/Inorganics
BH210-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PHCs and VOCs
BH211-SS2	0.76-1.37	To assess potential presence of fill material at the site.	PAHs and Metals/Inorganics

VOCs - Volatile Organic Compounds
PAHs - Polycyclic Aromatic Hydrocarbons
PCBs - Polychlorinated Bi-Phenols
PHC - Petroleum Hydrocarbons
BTEX - Benzene, Toluene, Ethylbenzene and Xylenes
Metals - O.Reg 153 Metals

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*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix A – Sampling and Analysis Plan



Phase Two Environmental Site Assessment

1. Introduction

This Appendix presents the Sampling and Analysis Plan (SAAP) that was developed in support of the Phase Two Environmental Assessment Work (ESA) for the property located at 2670 & 2690 Erin Center Boulevard, Mississauga, Ontario (hereinafter referred to as the 'Site'). The Phase Two ESA will be conducted to provide further characterization of the Site subsurface conditions and address the Areas of Potential Environmental Concerns (APECs) outlined in EXP's March 2024 Phase One ESA to support the subsequent filing of a Record of Site Condition (RSC) on the Ontario Ministry of the Environment, Conservation & Parks (MECP) Brownfields Environmental Site Registry, which will be required. The SAAP presents the procedures and measures that will be undertaken during field investigative activities to characterize the Site conditions and meet the data quality objectives of the Phase Two ESA.

The SAAP presents the sampling program proposed for the Site, the recommended procedures and protocols for sampling and related field activities, the data quality objectives, and the quality assurance/ quality control measures that will be undertaken to provide for the collection of accurate, reproducible and representative data.

2. Field Sampling Program

The field sampling program was developed to provide for the collection of samples of the surficial and subsurface soil materials for chemical analysis of petroleum hydrocarbons (PHCs), benzene, toluene, ethylbenzene and xylenes (collectively known as 'BTEX'), volatile organic compounds (VOCs), Metals, Polycyclic Aromatic Hydrocarbons (PAHs), Other Regulated Parameters (ORPs), and Polychlorinated Bi-Phenols (PCBs) in soil. The soil sampling media is to consist of the surface soils and upper overburden materials. The soil sampling will be location-specific to assess for the potential presence of PHCs, BTEX, VOCs, Metals, ORPs, PAHs and PCBs based on the identification of areas of potential environmental concern (APECs). Vapour readings will also be collected in the field to determine samples to be submitted for BTEX and PHC F1-F2 analysis. The soil sample intervals will extend from the surface up to a maximum depth of approximately 15 meters (m) below grade surface (bgs) or sample refusal.

Vertical control of the boreholes will be obtained through the completion of an elevation survey with reference to a local structure with a known geodetic elevation. Groundwater flow and direction in the water table aquifer will also be determined through groundwater level measurements and the elevations established from the Site elevation survey.

3. Field Methods

To meet the requirements of the field sampling program, the following field investigative methods will be undertaken:

- Borehole Drilling;
- Soil Sampling; and,
- Elevation Survey

The field investigative methods will be performed following the procedures and protocols set out in EXP's standard operating procedures and are outlined below:

3.1 Borehole Drilling

It is noted that the boreholes being completed for the purposes of this Phase Two ESA are also being completed to support a geotechnical and hydrogeological investigation at the site. Boreholes will be advanced at the Site to facilitate the collection of soil samples for chemical analysis and geologic characterization; and, for the installation of groundwater monitoring wells (for the hydrogeological investigation). A total of fourteen (14) boreholes are proposed to be advanced at the Site for the combined investigation, up to a maximum depth of approximately 15 m below grade, to provide for the collection of samples of the surficial and overburden materials beneath the Site. The borehole locations will be selected to determine the presence or absence of impacts in the soils and the upper overburden groundwater and to address the APECs outlined in EXP's Phase One ESA Report dated March 26, 2024.

Prior to borehole drilling, utility clearances will be obtained from public and private locators, as required. If any uncertainty regarding the location of a buried utility at a borehole location is encountered, hand augering or digging will be performed beforehand to confirm the location of the utility.

Where there is overlying asphalt or concrete, the overlying material will be mechanically cored to provide access to the underlying soil materials. The borehole drilling program will be conducted by a licensed driller under the oversight of EXP field staff. Auger flights will be cleaned prior to the commencement of drilling at each borehole location.

3.2 Soil Sampling

Soil samples will be collected for chemical analysis and geologic property characterization. The soil samples will be collected using 5 cm diameter, 61 cm long, split spoons and solid stem augers or a 5 cm diameter, 1.2 m long, duel tube sampling system with interior dedicated vinyl sampling tubes. Upon retrieval from the boreholes, the split spoons or vinyl sampling tubes will be placed on a flat surface and disassembled by drilling personnel to provide access of the recovered cores. Geologic and sampling details of the recovered cores will be logged and the samples will be assessed for the potential presence of non-aqueous phase liquids. Soil stratigraphy encountered in the boreholes will be texturally, visually and olfactory classified in the field and in the laboratory. Soil samples will be logged for colour, grain size, moisture content, density, structures, texture, staining, and field vapour readings. A Photo-ionization Detector (PID) or RKI Eagle 2 will be utilized to screen the soil samples for Total Organic Vapour (TOV). Representative worst-case soil samples from each borehole will be collected and submitted to a certified laboratory for analysis based on TOV readings, sample depth, visual and/or olfactory field observations.

Recommended volumes of soil samples selected for chemical analysis will be collected into pre-cleaned laboratory-supplied glass sample jars/vials identified for the specified analytical test group. Samples intended for PHC/BTEX and VOCs will be collected using a laboratory-supplied soil core sampler, placed into the vials containing methanol for preservation purposes and sealed using Teflon lined septa lids. The samples will be placed into clean insulated coolers chilled with ice for storage and transport. The samples will be assigned unique identification numbers, and the date, time, location, and requested analyses for each sample will be documented in a bound field note book. The samples will be submitted to the contractual laboratory within analytical test group holding times under Chain of Custody protocols. New disposable chemical resistant gloves will be used for each soil core to prevent sample cross-contamination.

3.3 Elevation Survey

An elevation survey will be conducted to obtain vertical control of the boreholes. The ground surface elevation of the monitoring well and borehole locations will be surveyed against a geodetic benchmark, or if unavailable, against a suitable arbitrary benchmark. Elevations measured against a geodetic/arbitrary benchmark will be recorded as meters above mean sea level (m AMSL). The elevation survey will be accurate to within ± 0.3 cm.

4. Field Quality Assurance/Quality Control Program

The objective of the field quality assurance/quality control (QA/QC) program is to obtain soil and groundwater samples and other field measurements that provide data of acceptable quality that meets the objectives of the Phase Two ESA. The objectives of the QA/QC program will be achieved through the implementation of procedures for the collection of unbiased (i.e. non-contaminated) samples, sample documentation and the collection of appropriate QC samples to provide a measure of sample reproducibility and accuracy. The field QA/QC measures will comprise:

- Decontamination Protocols;
- Equipment Calibration;
- Sample Preservation;
- Sample Documentation; and,
- Field Quality Control Samples.

Details on the field QA/QC measures are provided below.

4.1 Decontamination Protocols

Decontamination protocols will be followed during field sampling where non-dedicated sampling equipment is used to prevent sample cross contamination. For the borehole drilling and soil sampling, soil sampling devices will be cleaned/decontaminated between sampling intervals and auger flights between borehole locations in according with SOP requirements. All decontamination fluids will be collected and stored in sealed, labeled containers.

4.2 Equipment Calibration

All equipment requiring calibration will be calibrated in the field according to manufacturer's requirements using analytical grade reagents, or by the supplier prior to conducting field activities, and subsequently checked in the field. The calibration of all pre-calibrated instruments will be checked in the field using analytical grade reagents and re-calibrated as required. For multiple day sampling events, equipment calibration will be checked prior to the beginning of sampling activities. All calibration data will be documented in a bound hard cover notebook.

4.3 Sample Preservation

All samples will be preserved using appropriate analytical test group specific reagents, as required, and upon collection placed in pre-chilled insulated coolers packed with ice for storage and transport.

4.4 Sample Documentation

All samples will be assigned a unique identification number, which is to be recorded along with the date, time, project number, company name, location and requested analysis in a bound field notebook. All samples will be handled and transported following COC protocols.

4.5 Field Quality Control

Field quality control samples will be collected to evaluate the accuracy and reproducibility of the field sampling procedures. For groundwater sampling, one (1) field duplicate is to be collected for every ten (10) samples submitted for chemical analysis. For multiple day sampling events, at least one (1) field duplicate soil and groundwater sample will be submitted for chemical analysis. The field duplicate samples will be assessed by calculating the relative percent difference and comparing to the analytical test group specific acceptance criteria.

EXP Services Inc.

*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix B – Survey

EXP Services Inc.

*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix C – Borehole Logs

ROCK CORE LOG

BH 212

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 14A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
171.9			See Borehole Log for Details															
171.5			QUEENSTON FORMATION															
171.1	5		Shale with interbedded siltstone, and clay layers.	1	B	F	C	RU						1	100	74	95	Red
171.0																		
170.7			Shale (71%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.7 m and between moderately weathered and unweathered below.	1	B	F	C	RP		NC	20 mm			2	100	100	100	Red
170.5																		
170.4	6		Limestone (3%) fine grained, grey, medium strength, unweathered				C	RP										
170.0																		
169.6			Siltstone (25%) fine grained, grey, medium strength, unweathered.		F	V												
169.5			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.							NC	20 mm							
169.3	7		Vertical fractures were noted at ~6.6 m, 7.1 m, 7.6 m, 9.1 m and 10.2 m.	1	F	V	C	RP		NC	60 mm			3	100	74	100	Red
169.1																		
168.7			A Clay (1%) layers, heavily weathered, very low strength were noted at ~5.4 m, 6.6 m and 6.8 m.		F	V												
168.7																		
168.6																		
168.5																		
168.3	8																	
168.1																		
167.6																		
167.6																		
167.2	9			1	B	F	W	SU						4	100	89	100	Red
167.2																		
167.1																		
166.9																		
166.8																		
166.7																		
166.5																		
166.0	10																	
165.7				1	B	F	M	SP						5	100	91	100	Red
165.1	11																	
165.0																		
164.9																		
164.7																		
164.7	12			1	B	F	W	SP						6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 212

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 14A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
163.9			QUEENSTON FORMATION															
163.7			Shale with interbedded siltstone, and clay layers.															
163.4			Shale (71%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.7 m and between moderately weathered and unweathered below.															
163.0	13		Limestone (3%) fine grained, grey, medium strength, unweathered	1	B	F	W W	SP SP						7	100	100	100	Red
162.0	14		Siltstone (25%) fine grained, grey, medium strength, unweathered.															
161.9			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
161.1	15		Vertical fractures were noted at ~6.6 m, 7.1 m, 7.6 m, 9.1 m and 10.2 m.	1	B	F	W W	SP SP						8	100	100	100	Red
160.9			A Clay (1%) layers, heavily weathered, very low strength were noted at ~5.4 m, 6.6 m and 6.8 m.															
160.7			End of Borehole at 15.4 m															
	16																	
	17																	
	18																	
	19																	
	20																	

Log of Borehole 201

Project No. GTR-00257769-H0

Drawing No. 2

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 19 - 22, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

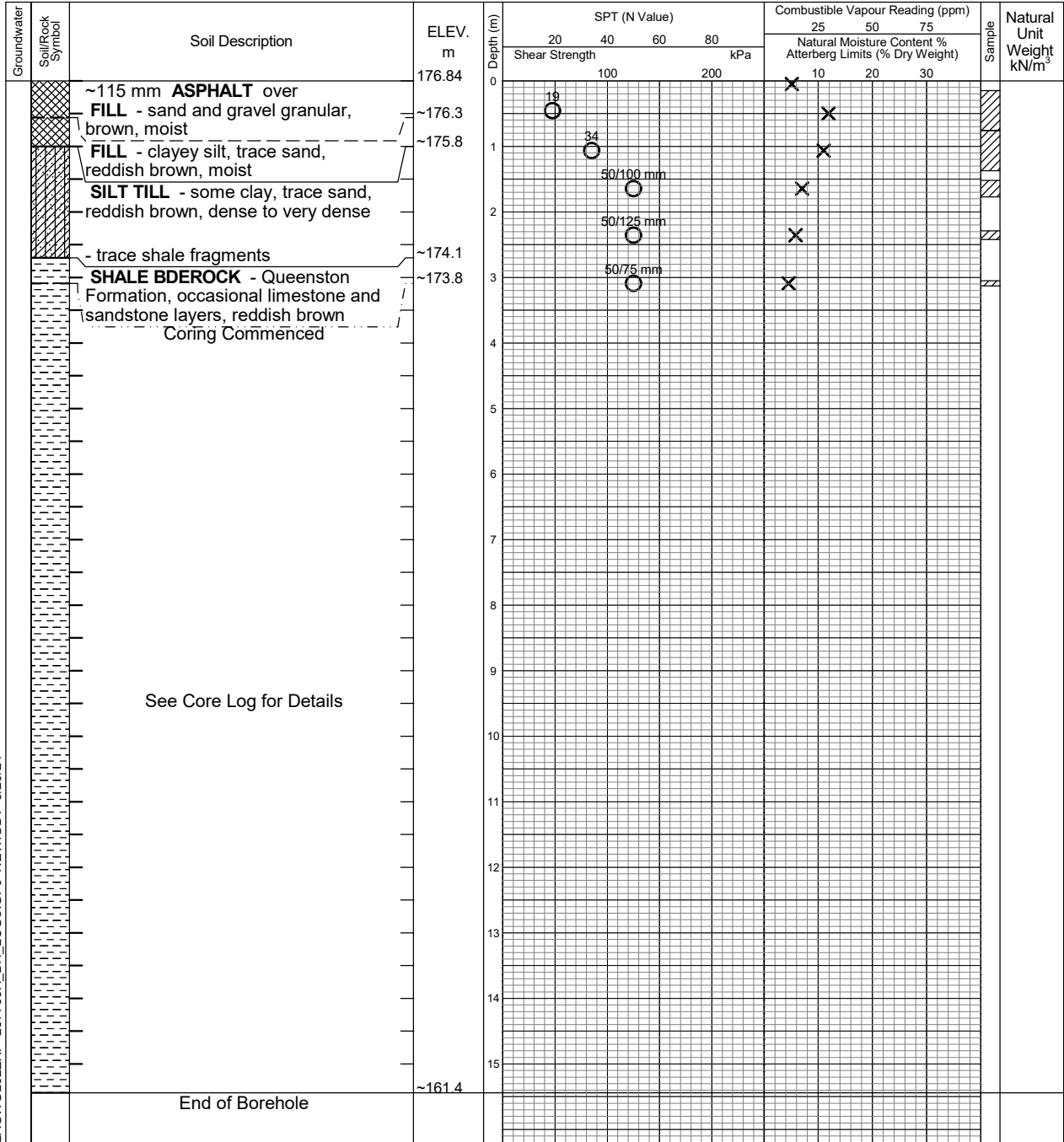
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.4 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 201

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/22/23	COMPLETED 01/22/23	LOGGED BY D. Panchal	DRAWING NUMBER 2A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.3			See Borehole Log for Details															
173.8	3		QUEENSTON FORMATION															
173.7				1	F B	V F	C C	RU RU						1	100	75	95	Red
173.3			Shale with interbedded siltstone, and clay layers.															
173.0			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~7.2 and between moderately weathered and unweathered below.	1	B F F	F V V	C M	RU RP						2	100	91	100	Red
172.4			Limestone (6%) fine grained, grey, medium strength, unweathered															
172.3			Siltstone (14%) fine grained, grey, medium strength, unweathered.															
171.8	5		Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.5			Vertical fractures were noted at ~3.1 m, 4.4 m, 4.5 m, 6.3 m and 6.5 m.	1	B	F	VC VC	RP RP		SO	180 mm			3	100	56	90	Red
171.1			Clay (2%) layers, heavily weathered, very low strength were noted at ~5.5 m, 5.9 m and 6.4 m.							NC	20 mm							
170.9	6		Rubble layers, heavily weathered, very low strength were noted at ~5.1m (50 mm) and 6.3 m (40 mm).		F	V				NC	70 mm							
170.8					F	V												
170.6					F	V												
170.5																		
170.4																		
170.4																		
170.3	7			1	B	F	C M	RP SU						4	100	90	100	Red
170.1																		
169.6																		
169.6																		
169.5																		
169.3	8																	
169.0																		
168.9																		
168.7																		
168.5																		
168.1																		
168.0	9			1	B	F	W W	SU SP						5	100	100	100	Red
167.7																		
167.6																		
167.2																		
167.1																		
166.8	10			1	B	F	W W	SP SP						6	100	100	100	Red
166.8																		

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 201

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/22/23	COMPLETED 01/22/23	LOGGED BY D. Panchal	DRAWING NUMBER 2A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS								WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
166.3			QUEENSTON FORMATION																
166.1																			
165.5	11		Shale with interbedded siltstone, and clay layers.																
165.4			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~7.2 and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	Red	
165.1																			
164.7	12		Limestone (6%) fine grained, grey, medium strength, unweathered																
164.6			Siltstone (14%) fine grained, grey, medium strength, unweathered.																
164.0			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.																
163.6	13		Vertical fractures were noted at ~3.1 m, 4.4 m, 4.5 m, 6.3 m and 6.5 m.																
163.5			Clay (2%) layers, heavily weathered, very low strength were noted at ~5.5 m, 5.9 m and 6.4 m.	1	B	F	W	SP						8	100	100	100	Red	
163.1																			
163.0	14		Rubble layers, heavily weathered, very low strength were noted at ~5.1m (50 mm) and 6.3 m (40 mm).																
162.6																			
162.6	15																		
161.7																			
161.6																			
161.4			End of Borehole at 15.4 m																
	16																		
	17																		
	18																		

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 202

Project No. GTR-00257769-H0

Drawing No. 3

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 17 - 18, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

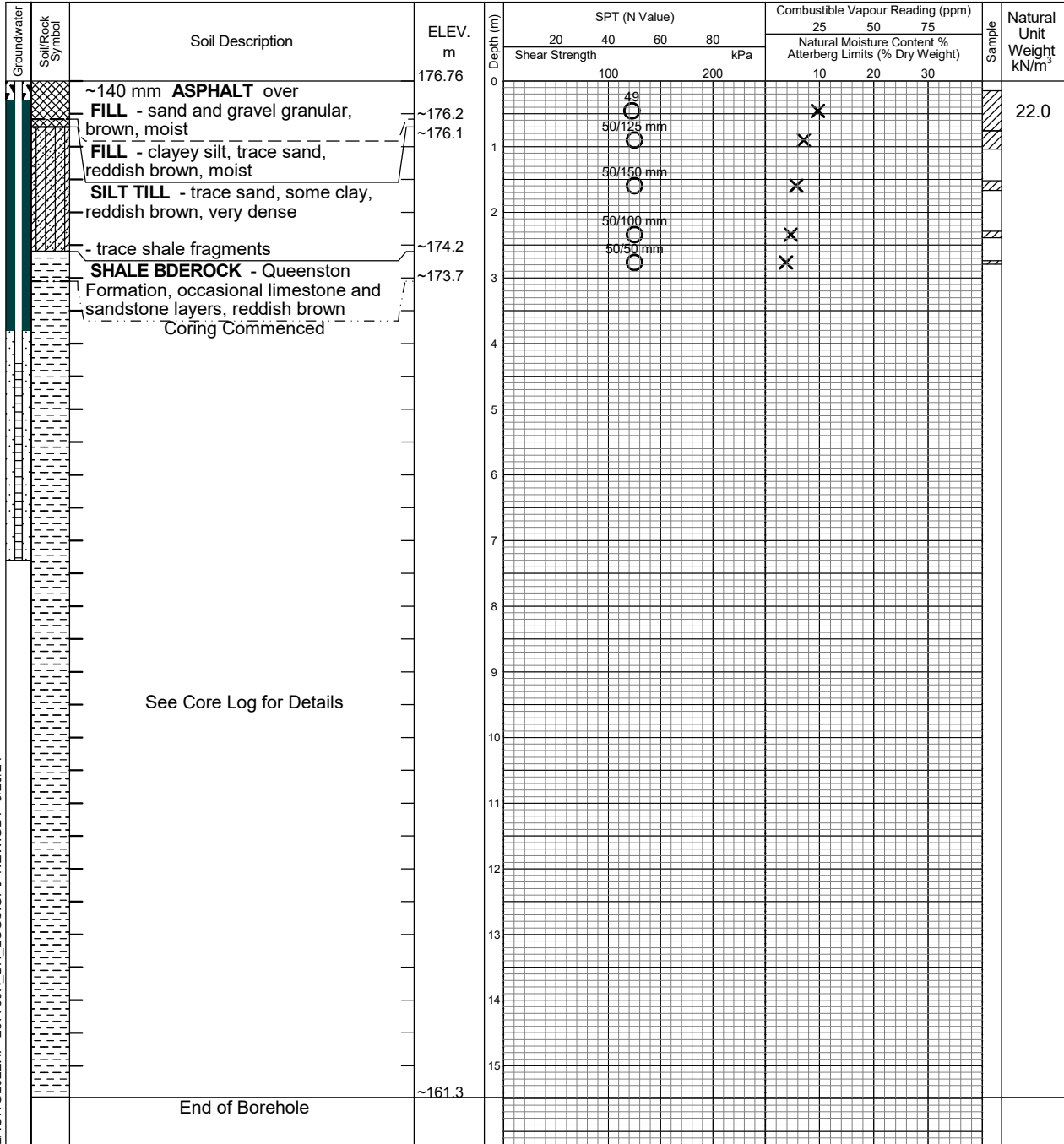
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.5 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~5.9	Well
February 4, 2024	~6.0	Well

ROCK CORE LOG

BH 202

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/18/23	COMPLETED 01/18/23	LOGGED BY D. Panchal	DRAWING NUMBER 3A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 75 - Truck	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.3			See Borehole Log for Details															
173.7	3		QUEENSTON FORMATION															
173.6				1	F	V	C	RU						1	100	76	95	Red
173.5			Shale with interbedded siltstone, and clay layers.		B	F	C	RU										
173.4																		
173.3																		
173.2			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.0 m and between moderately weathered and unweathered below.															
172.6	4			1	B	F	C	RU						2	98	94	100	Red
172.5			Limestone (9%) fine grained, grey, medium strength, unweathered															
171.9			Siltstone (13%) fine grained, grey, medium strength, unweathered.															
171.8	5																	
171.5			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.5			Vertical fractures were noted at ~3.2 m, 3.3 m and 8.0 m.															
171.0																		
170.9				1	B	F	C	RP	SU					3	100	100	100	Red
170.7	6																	
170.6																		
170.1																		
169.9																		
169.8																		
169.7	7			1	B	F	M	SU	SU					4	100	98	100	Red
169.6																		
169.1																		
168.8																		
168.8	8				F	V												
168.6																		
168.4																		
167.8																		
167.7	9			1	B	F	W	SU	SP					5	100	100	100	Red
167.4																		
167.3																		
166.8																		
166.8	10																	
166.7																		
166.5																		
166.5				1	B	F	W	SP						6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG_GDT_3/20/24



ROCK CORE LOG

BH 202

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/18/23	COMPLETED 01/18/23	LOGGED BY D. Panchal	DRAWING NUMBER 3A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 75 - Truck	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
166.1			QUEENSTON FORMATION				W	SP										
165.9	11		Shale with interbedded siltstone, and clay layers.															
165.3			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.0 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	Red
165.0			Limestone (9%) fine grained, grey, medium strength, unweathered				W	SP										
164.9	12		Siltstone (13%) fine grained, grey, medium strength, unweathered.				W	SP										
164.4			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
164.4			Vertical fractures were noted at ~3.2 m, 3.3 m and 8.0 m.															
163.9	13			1	B	F	W	SP						8	100	100	100	Red
163.6							W	SP										
163.5							W	SP										
163.3																		
163.1																		
162.9	14																	
162.2																		
162.1																		
161.7	15			1	B	F	W	SP						9	100	100	100	Red
161.6							W	SP										
161.3			End of Borehole at 15.5 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 203

Project No. GTR-00257769-H0

Drawing No. 4

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 17 - 19, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

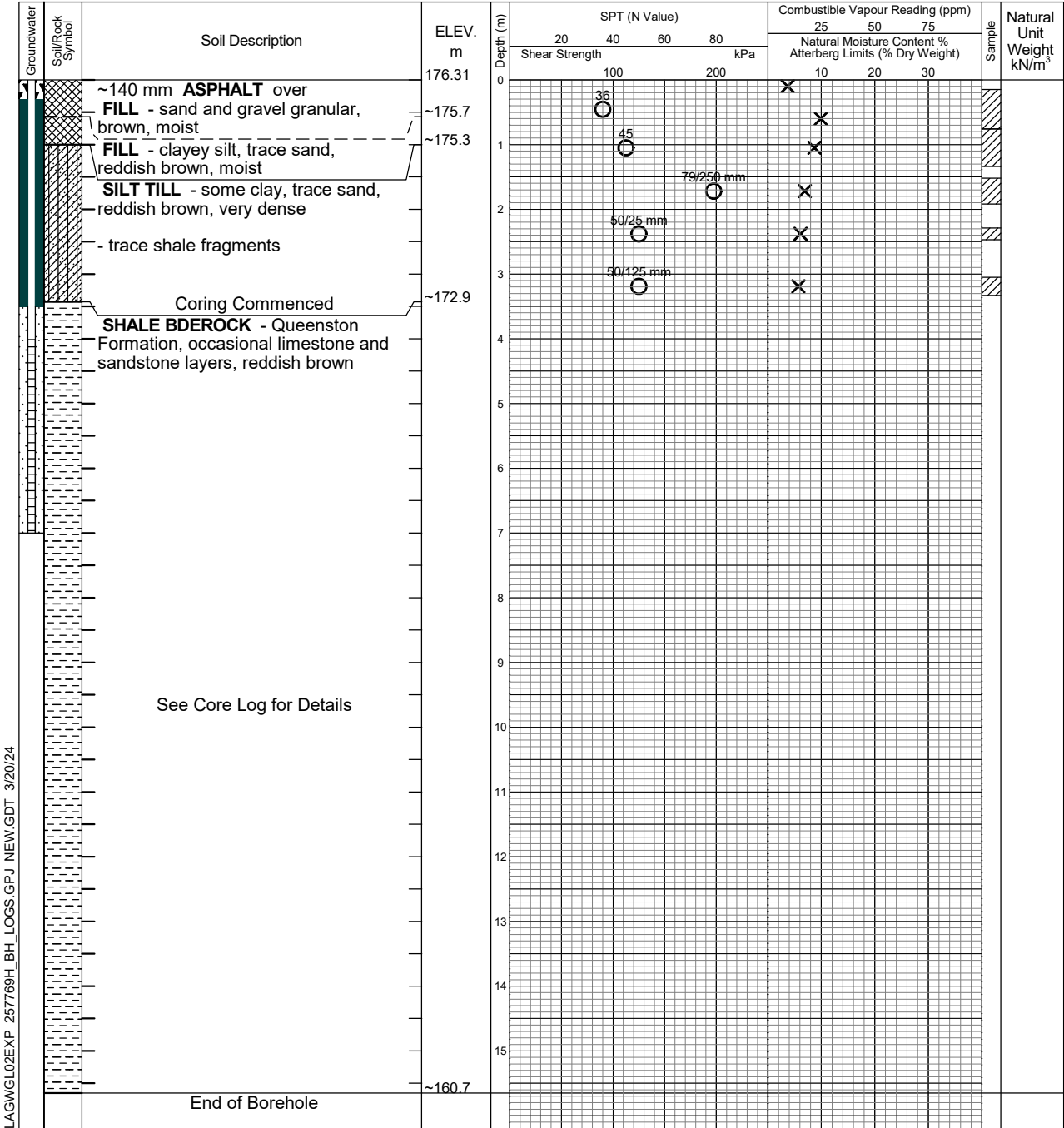
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.7 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~6.5	Well
February 4, 2024	~6.2	Well

ROCK CORE LOG

BH 203

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.3	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/19/23	COMPLETED 01/19/23	LOGGED BY D. Panchal	DRAWING NUMBER 4A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 75 - Truck	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
173.3	3		See Borehole Log for Details															
172.9			QUEENSTON FORMATION	1	B	F	C	RU						1	100	0	95	Red
172.8							C	RU										
172.6			Shale with interbedded siltstone, and clay layers.															
172.6	4		Shale (74%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.5 m and between moderately weathered and unweathered below.	1	B	F	M	RU						2	98	87	95	Red
171.7							C	RP										
171.6			Limestone (6%) fine grained, grey, medium strength, unweathered			F	V											
171.3	5		Siltstone (19%) fine grained, grey, medium strength, unweathered.			F	V											
171.2						F	V											
171.2			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.			F	V											
171.1																		
171.0																		
170.9	6		Vertical fractures were noted at ~5.1 m, 5.2 m, 5.4 m, 6.4 m, 6.8 m, 7.0 m, 7.2 m, 8.4 m, 11.6 m and 13.4 m.	1	B	F	C	RP						3	100	90	100	Red
170.0							C	RP										
169.9																		
169.7																		
169.6																		
169.4						F	V											
169.3	7					F	V											
169.1						F	V											
169.0																		
168.9																		
168.8					1	B	F	C	RP					4	100	62	100	Red
168.8							M	SU										
168.8																		
168.6																		
168.5	8																	
168.0																		
167.9						F	V											
167.6																		
167.6																		
167.3																		
167.3	9				1	B	F	C	SU					5	95	94	100	Red
167.1								W	SP									
167.0																		
166.5																		
166.4																		
166.2																		
166.2	10				1	B	F	W	SP					6	100	100	100	Red
165.4							W	SP										

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 203

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.3	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/19/23	COMPLETED 01/19/23	LOGGED BY D. Panchal	DRAWING NUMBER 4A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 75 - Truck	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
165.3	11		QUEENSTON FORMATION															
165.1																		
165.0																		
164.8			Shale with interbedded siltstone, and clay layers.		F	V												
164.7																		
164.5																		
164.5	12		Shale (74%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.5 m and between moderately weathered and unweathered below.	1	B	F	C W	SP SP						7	100	97	100	Red
164.3																		
164.0			Limestone (6%) fine grained, grey, medium strength, unweathered															
163.5																		
163.5	13		Siltstone (19%) fine grained, grey, medium strength, unweathered.															
163.0			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
162.9																		
162.7																		
162.6			Vertical fractures were noted at ~5.1 m, 5.2 m, 5.4 m, 6.4 m, 6.8 m, 7.0 m, 7.2 m, 8.4 m, 11.6 m and 13.4 m.	1	F B	V F	M M	SP SP						8	100	98	100	Red
162.5																		
162.4	14																	
161.7																		
161.6																		
161.3																		
161.3	15			1	B	F	W W	SP SP						9	100	100	100	Red
161.1																		
161.0																		
160.7			End of Borehole at 15.7 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 204

Project No. GTR-00257769-H0

Drawing No. 5

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 19 - 22, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

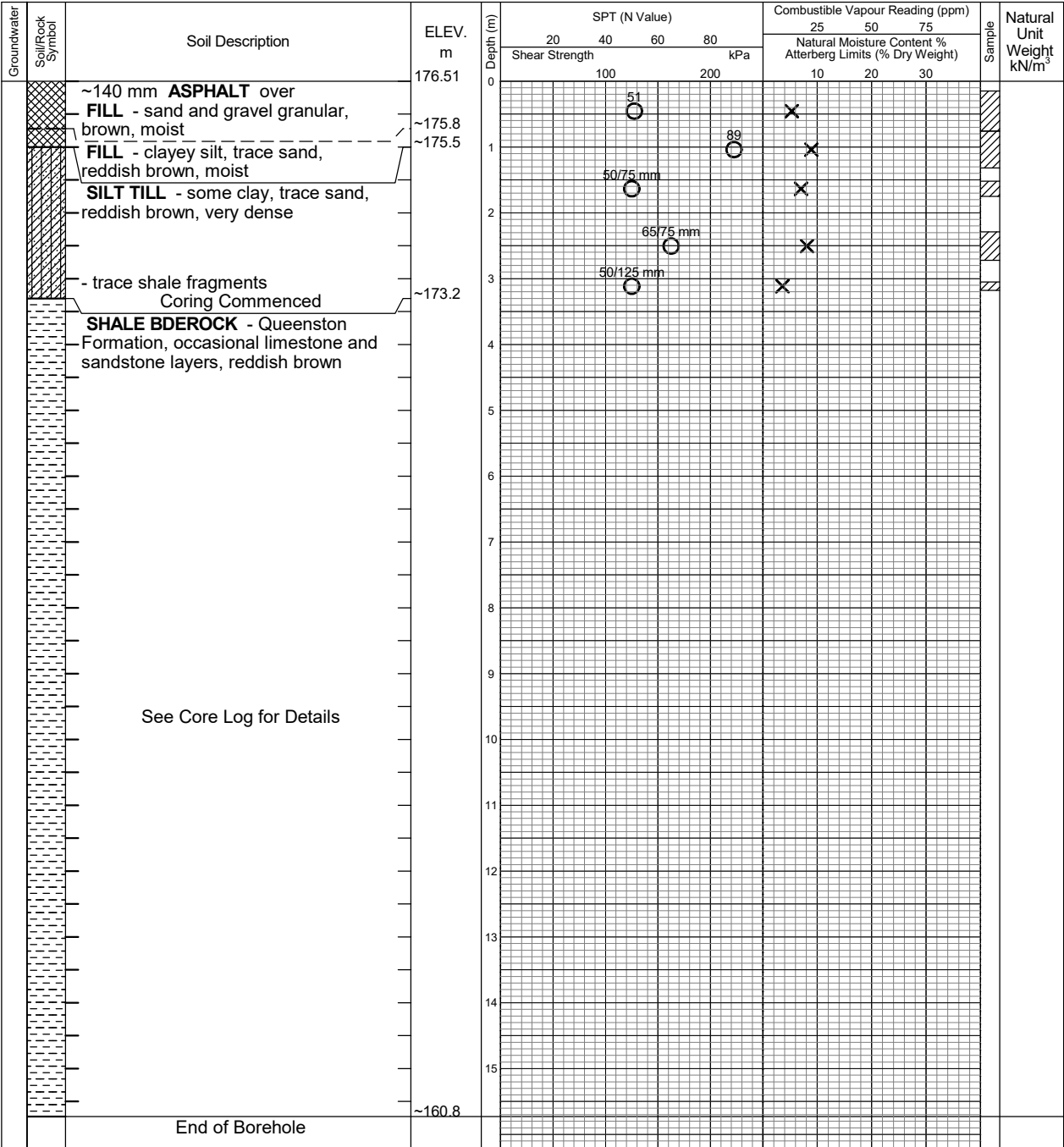
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.7 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 204

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.5	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/22/23	COMPLETED 01/22/23	LOGGED BY D. Panchal	DRAWING NUMBER 5A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.0																		
173.2	3		See Borehole Log for Details															
173.1			QUEENSTON FORMATION	1	B	F	C	RU						1	100	0	95	Red
173.1					F	V	C	RU										
173.0			Shale with interbedded siltstone, and clay layers.															
172.9	4				F	V												
172.6			Shale (74%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.9 and between moderately weathered and unweathered below.	1	B	F	M	RU						2	100	90	100	Red
172.3					F	V	C	RP										
172.2																		
171.7			Limestone (3%) fine grained, grey, medium strength, unweathered															
171.6	5				F	V												
171.5			Siltstone (22%) fine grained, grey, medium strength, unweathered.															
171.4																		
171.0			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.0																		
170.8			Vertical fractures were noted at ~ 3.5 m, 3.9 m, 4.3 m, 4.8 m, 5.1 m, 6.5 m, 7.0 m, 9.6 m and 10.5 m.	1	B	F	C	RP						3	100	92	100	Red
170.7	6						C	RP										
170.4			A Rubble layers, heavily weathered, low strength was noted at ~10.1 m (110 mm).															
170.4					F	V												
170.3																		
170.2																		
170.1																		
170.0																		
169.8																		
169.5	7				F	V												
169.1																		
169.1				1	B	F	C	RP						4	100	83	100	Red
169.0							C	SU										
168.7																		
168.7	8																	
168.4																		
168.4																		
168.0																		
167.9																		
167.6																		
167.5	9			1	B	F	M	SU						5	100	100	100	Red
167.5																		
167.4																		
167.3																		
167.2																		
166.9						F	V											
166.8																		
166.8	10																	
166.7																		
166.5																		
166.4				1	B	F	M	SP						6	100	97	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 204

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.5	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/22/23	COMPLETED 01/22/23	LOGGED BY D. Panchal	DRAWING NUMBER 5A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
166.3			QUEENSTON FORMATION		F	V	M	SP										
166.1																		
166.0																		
166.0	11		Shale with interbedded siltstone, and clay layers.															
165.5																		
165.4																		
165.1			Shale (74%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.9 and between moderately weathered and unweathered below.															
165.0																		
164.7																		
164.6	12		Limestone (3%) fine grained, grey, medium strength, unweathered	1	B	F	W	SP						7	100	100	100	Red
164.5																		
164.2			Siltstone (22%) fine grained, grey, medium strength, unweathered.															
163.9			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
163.6																		
163.5	13		Vertical fractures were noted at ~ 3.5 m, 3.9 m, 4.3 m, 4.8 m, 5.1 m, 6.5 m, 7.0 m, 9.6 m and 10.5 m.															
163.3																		
163.2			A Rubble layers, heavily weathered, low strength was noted at ~10.1 m (110 mm).	1	B	F	M	SP						8	100	97	100	Red
162.8																		
162.8																		
162.4	14																	
162.3																		
161.7																		
161.7	15			1	B	F	W	SP						9	100	100	100	Red
161.3																		
161.1																		
160.8			End of Borehole at 15.7 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 205

Project No. GTR-00257769-H0

Drawing No. 6

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 12, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

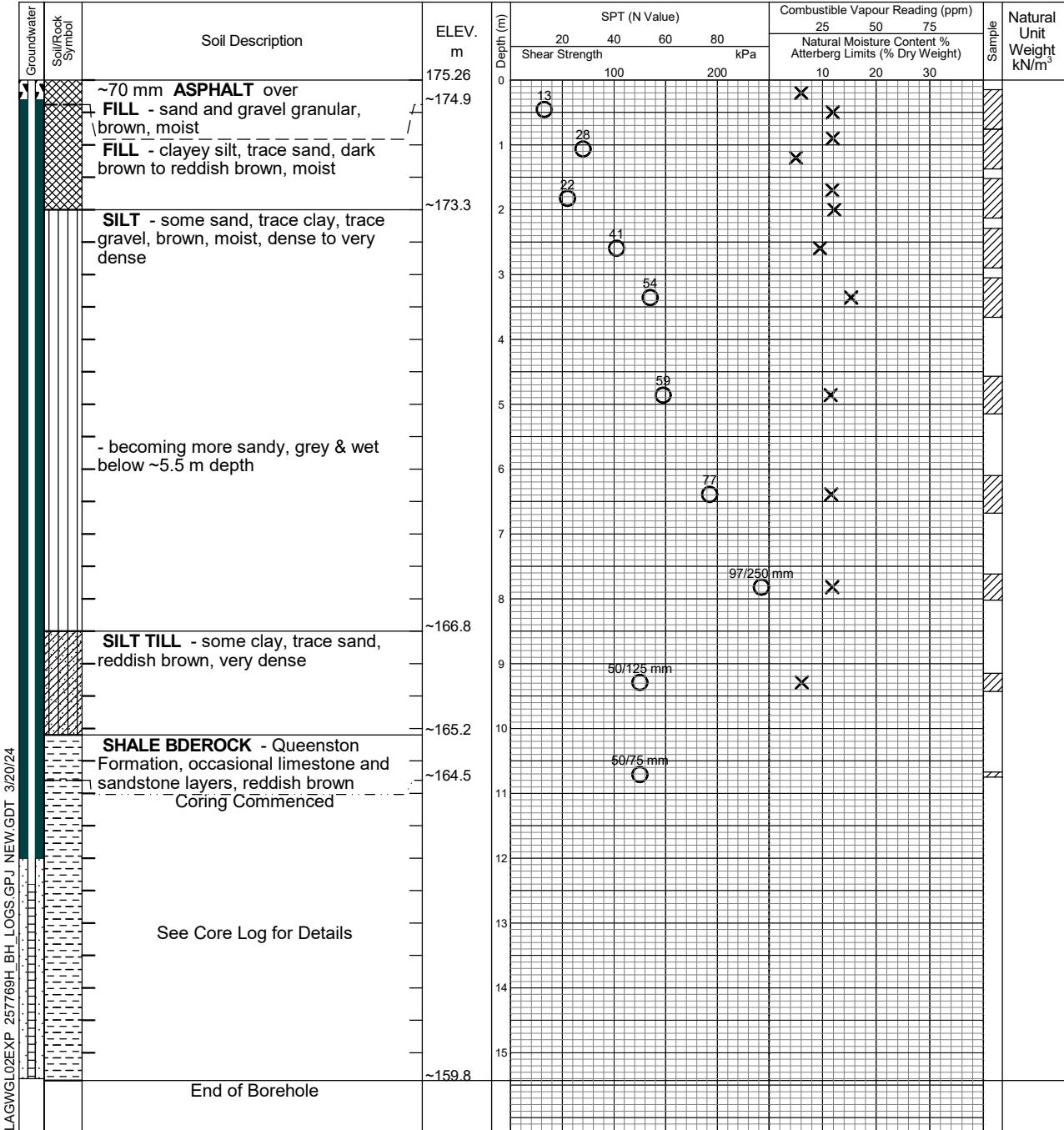
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



Notes:

- Borehole advanced to completion at ~15.4 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~5.3	Well
February 4, 2024	~5.6	Well

Log of Borehole 206

Project No. GTR-00257769-H0

Drawing No. 7

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 11, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

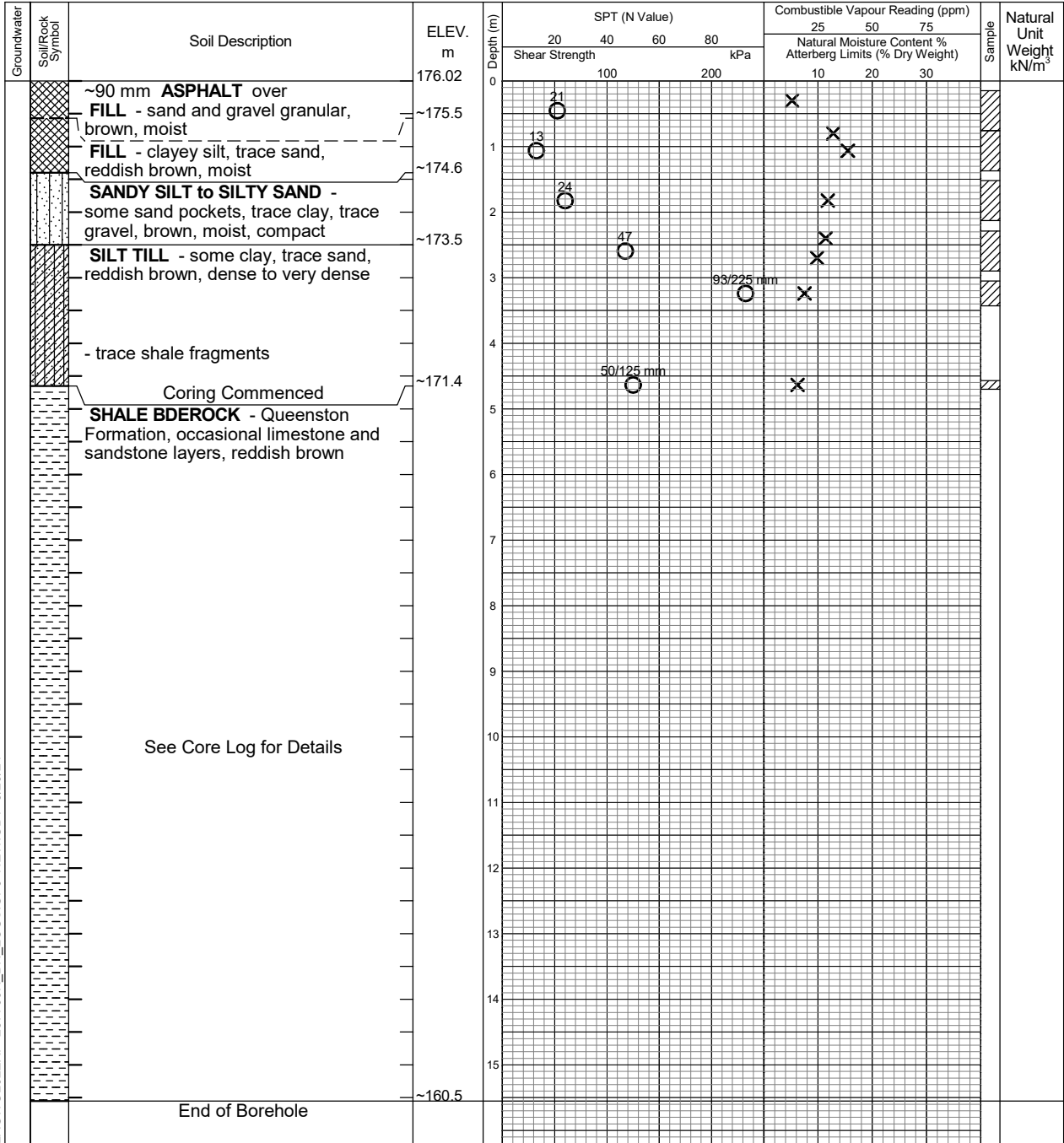
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.6 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 206

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.0	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/11/23	COMPLETED 01/12/23	LOGGED BY D. Panchal	DRAWING NUMBER 7A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
171.8			See Borehole Log for Details															
171.4			QUEENSTON FORMATION															
171.1	5		Shale with interbedded siltstone, and clay layers.	1	B	F	VC	RU						1	100	88	95	
170.9			Shale (86%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.5 m and between moderately weathered and unweathered below.	1	B	F	C	RP						2	100	73	100	
170.7			Limestone (4%) fine grained, grey, medium strength, unweathered		F	V	C	RP										
170.6			Siltstone (8%) fine grained, grey, medium strength, unweathered.		F	V												
170.1	6		Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.		F	V												
169.9			Vertical fractures were noted at ~6.0 m, 6.2 m, 6.5 m, 6.9 m, 7.2 m, 7.4 m, 8.2 m, 10.1 m and 12.1 m.	1	B	F	C	RP						3	100	70	100	
169.8			Rubble layers, heavily weathered, very low strength were noted at ~9.9 m (80 mm) and 10.3 m (160 mm).		F	V	C	RP										
169.6																		
169.5																		
169.4																		
169.3																		
169.1	7																	
168.4																		
168.4																		
168.0	8																	
168.0																		
167.9																		
167.8																		
167.4																		
167.3																		
166.9	9																	
166.8																		
166.1																		
166.1	10																	
165.8																		
165.7																		
165.4																		
165.3																		
165.0	11																	
164.9																		
164.7																		
164.6																		
164.4																		
164.2																		
164.1	12																	
				1	B	F	M	SU						6	100	92	100	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 206

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.0	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/11/23	COMPLETED 01/12/23	LOGGED BY D. Panchal	DRAWING NUMBER 7A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
163.8			QUEENSTON FORMATION				M	SP										
163.7			Shale with interbedded siltstone, and clay layers.															
163.6			Shale (86%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.5 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	
162.5			Limestone (4%) fine grained, grey, medium strength, unweathered				W	SP										
162.4			Siltstone (8%) fine grained, grey, medium strength, unweathered.															
162.2			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
162.1			Vertical fractures were noted at ~6.0 m, 6.2 m, 6.5 m, 6.9 m, 7.2 m, 7.4 m, 8.2 m, 10.1 m and 12.1 m.	1	B	F	W	SP						8	100	100	100	
161.8			Rubble layers, heavily weathered, very low strength were noted at ~9.9 m (80 mm) and 10.3 m (160 mm).				W	SP										
161.6																		
161.5																		
161.4																		
161.0																		
160.9																		
160.5			End of Borehole at 15.6 m															

Log of Borehole 207

Project No. GTR-00257769-H0

Drawing No. 8

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 10 - 11, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

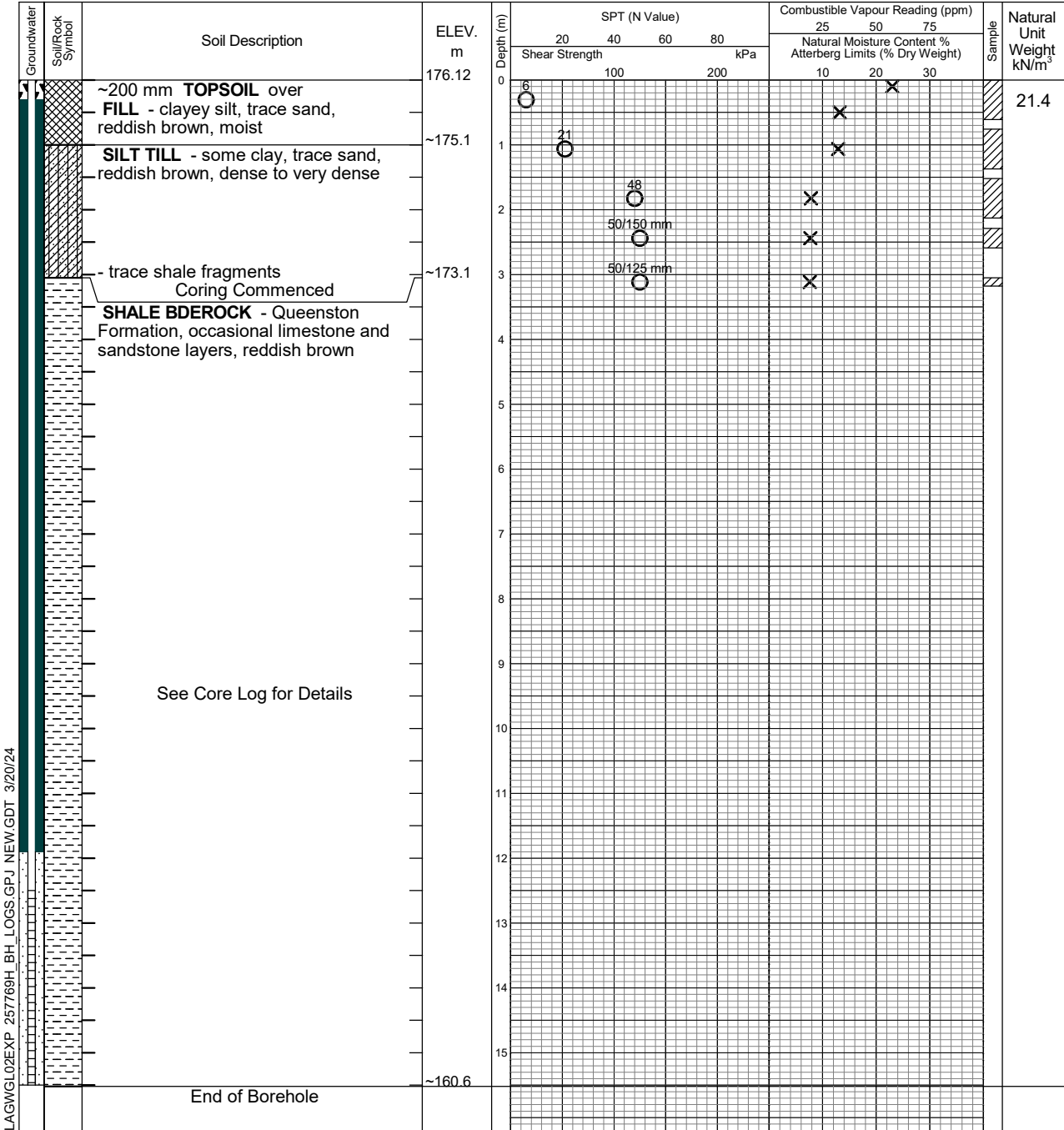
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.5 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~6.1	Well
February 4, 2024	~7.4	Well

ROCK CORE LOG

BH 207

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/11/23	COMPLETED 01/11/23	LOGGED BY D. Panchal	DRAWING NUMBER 8A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
173.6			See Borehole Log for Details															
173.1	3		QUEENSTON FORMATION	1	B	F	C C	RU RP					1	100	100	95	Red	
			Shale with interbedded siltstone, and clay layers.															
	4		Shale (73%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~3.4 m and between moderately weathered and unweathered below.	1	B	F	C C	RP RP					2	100	82	100	Red	
171.8			Limestone (3%) fine grained, grey, medium strength, unweathered			F	V											
171.8			Siltstone (24%) fine grained, grey, medium strength, unweathered.			F	V											
171.7						F	V											
171.6						F	V											
171.4						F	V											
171.3	5		Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.			F	V											
171.2						F	V											
170.8			Vertical fractures were noted at ~4.5 m, 4.8 m, 5.0 m, 5.3 m, 5.6 m, 6.8 m, 9.2 m, 12.4 m, 13.4 m and 14.8 m.	1	B	F	C C	RP SU					3	100	85	100	Red	
170.6						F	V											
170.4						F	V											
170.0	6					F	V											
170.0						F	V											
169.8						F	V											
169.6						F	V											
169.4						F	V											
169.2	7					B	F	C M	SU SU				4	100	93	100	Red	
169.0						B	F	C M	SU SU									
168.9						B	F	C M	SU SU									
168.8						B	F	C M	SU SU									
168.6						B	F	C M	SU SU									
168.5						B	F	C M	SU SU									
168.4						B	F	C M	SU SU									
168.0	8					B	F	W M	SU SP				5	100	97	100	Red	
167.9						B	F	W M	SU SP									
167.5						B	F	W M	SU SP									
167.5						B	F	W M	SU SP									
167.2	9					B	F	W M	SU SP									
167.1						B	F	W M	SU SP									
167.0						B	F	W M	SU SP									
166.9						B	F	W M	SU SP									
166.7						B	F	W M	SU SP									
166.7						B	F	W M	SU SP									
166.2	10					B	F	W M	SU SP									
166.2						B	F	W M	SU SP									
165.9						B	F	W M	SU SP									
165.8						B	F	W M	SU SP									
165.8					1	B	F	W M	SU SP				6	100	100	100	Red	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 207

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/11/23	COMPLETED 01/11/23	LOGGED BY D. Panchal	DRAWING NUMBER 8A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
			QUEENSTON FORMATION				W	SP										
164.9	11		Shale with interbedded siltstone, and clay layers.															
164.8			Shale (73%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~3.4 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	93	100	Red
164.5			Limestone (3%) fine grained, grey, medium strength, unweathered				C	SU										
164.4	12		Siltstone (24%) fine grained, grey, medium strength, unweathered.															
164.3			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
164.1			Vertical fractures were noted at ~4.5 m, 4.8 m, 5.0 m, 5.3 m, 5.6 m, 6.8 m, 9.2 m, 12.4 m, 13.4 m and 14.8 m.	1	B	F	M	SU						8	100	93	100	Red
164.0					F	V	M	SP										
163.9																		
163.8																		
163.8																		
163.7																		
163.5	13																	
163.4																		
162.8																		
162.7																		
162.6																		
161.7	14																	
161.5																		
161.4																		
161.3																		
161.0	15																	
160.9																		
160.6			End of Borehole at 15.5 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ CORE_LOG.GDT 3/20/24



Log of Borehole 208

Project No. GTR-00257769-H0

Drawing No. 9

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 10, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

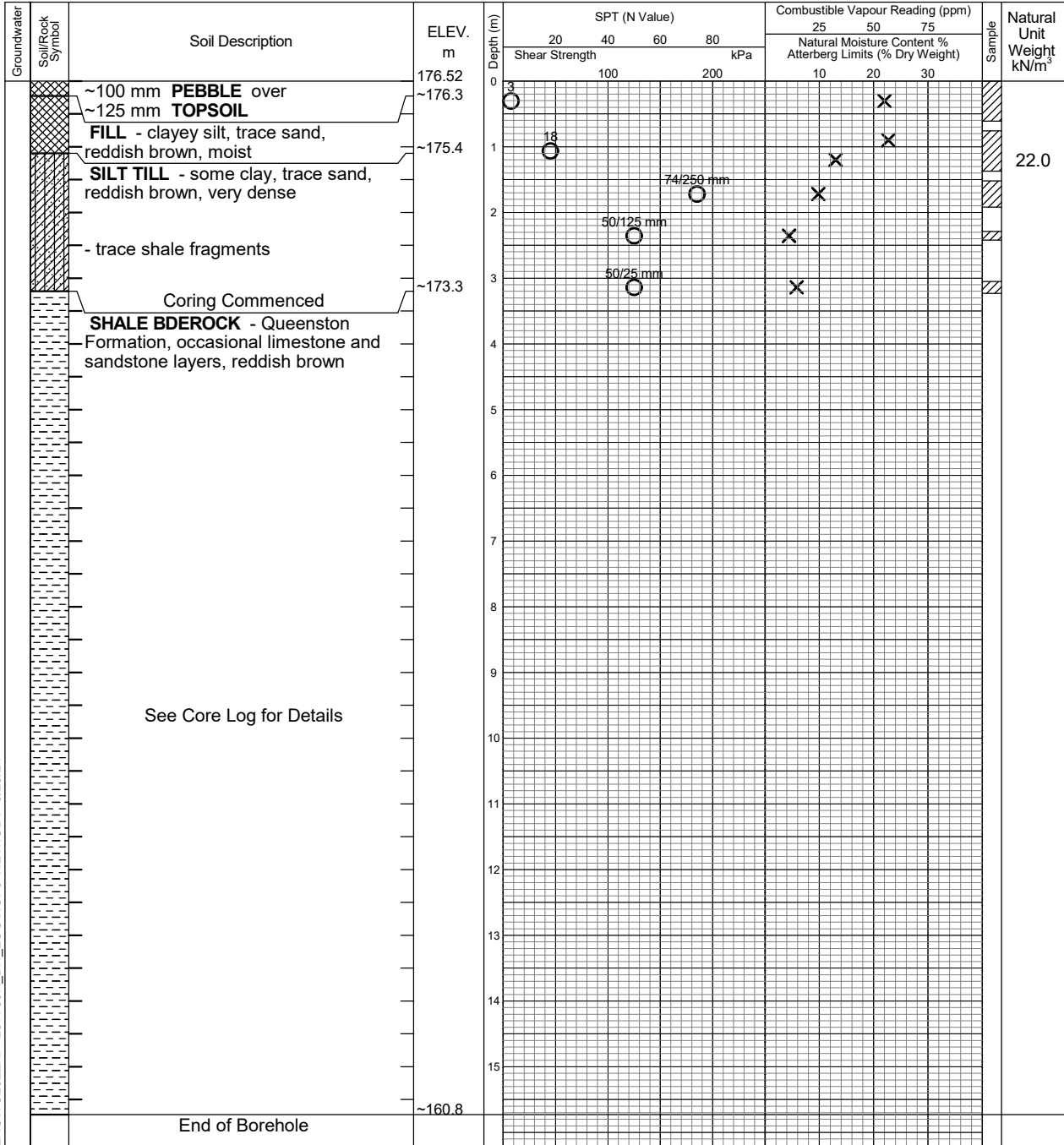
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.7 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 208

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.5	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/10/23	COMPLETED 01/10/23	LOGGED BY D. Panchal	DRAWING NUMBER 9A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
173.8			See Borehole Log for Details															
173.3		3	QUEENSTON FORMATION															
173.2				1	B	F	C	RU						1	100	53	100	Red
173.2							C	RU										
172.9			Shale with interbedded siltstone, and clay layers.															
172.8																		
172.5		4	Shale (87%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.1 m and between moderately weathered and unweathered below.	1	B	F	C	RU						2	100	88	100	Red
172.5					F	V	C	RP										
172.4																		
172.3																		
171.9			Limestone (3%) fine grained, grey, medium strength, unweathered			F	V											
171.9																		
171.7																		
171.6		5	Siltstone (9%) fine grained, grey, medium strength, unweathered.															
171.3																		
171.2			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
170.9																		
170.8			Vertical fractures were noted at ~4.4 m, 4.7 m, 6.4 m, 7.1 m, 8.4 m, 10.8 m and 14.6 m.	1	B	F	M	RP						3	100	93	100	Red
170.5		6	A Clay (1%) layer, heavily weathered, very low strength was noted at ~15.7 m.				C	RP										
170.4																		
170.1						F	V											
170.1																		
169.8																		
169.6		7				F	V											
169.2																		
169.1																		
169.0				1	B	F	C	RP						4	100	70	100	Red
168.9							M	SU										
168.8																		
168.8		8																
168.7																		
168.1						F	V											
168.0																		
167.8																		
167.6		9		1	B	F	C	SU						5	100	95	100	Red
167.3							M	SP										
167.3																		
166.5		10		1	B	F	W	SP						6	100	97	100	Red
166.3							M	SP										

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 208

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.5	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/10/23	COMPLETED 01/10/23	LOGGED BY D. Panchal	DRAWING NUMBER 9A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
165.8			QUEENSTON FORMATION		F	V												
165.7	11		Shale with interbedded siltstone, and clay layers.															
165.4			Shale (87%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.1 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	Red
165.2			Limestone (3%) fine grained, grey, medium strength, unweathered				W	SP										
164.4	12		Siltstone (9%) fine grained, grey, medium strength, unweathered.															
164.2			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
163.8			Vertical fractures were noted at ~4.4 m, 4.7 m, 6.4 m, 7.1 m, 8.4 m, 10.8 m and 14.6 m.															
163.7			A Clay (1%) layer, heavily weathered, very low strength was noted at ~15.7 m.	1	B	F	W	SP						8	100	100	100	Red
163.5	13																	
163.4																		
163.2																		
163.1																		
162.7	14																	
162.6																		
161.6																		
161.5	15																	
161.4																		
161.3																		
161.2																		
161.1																		
160.9																		
160.8	16		End of Borehole at 15.7 m							NC	50							
160.8																		
160.8																		
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ CORE_LOG.GDT 3/20/24



Log of Borehole 209D

Project No. GTR-00257769-H0

Drawing No. 10

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 15, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

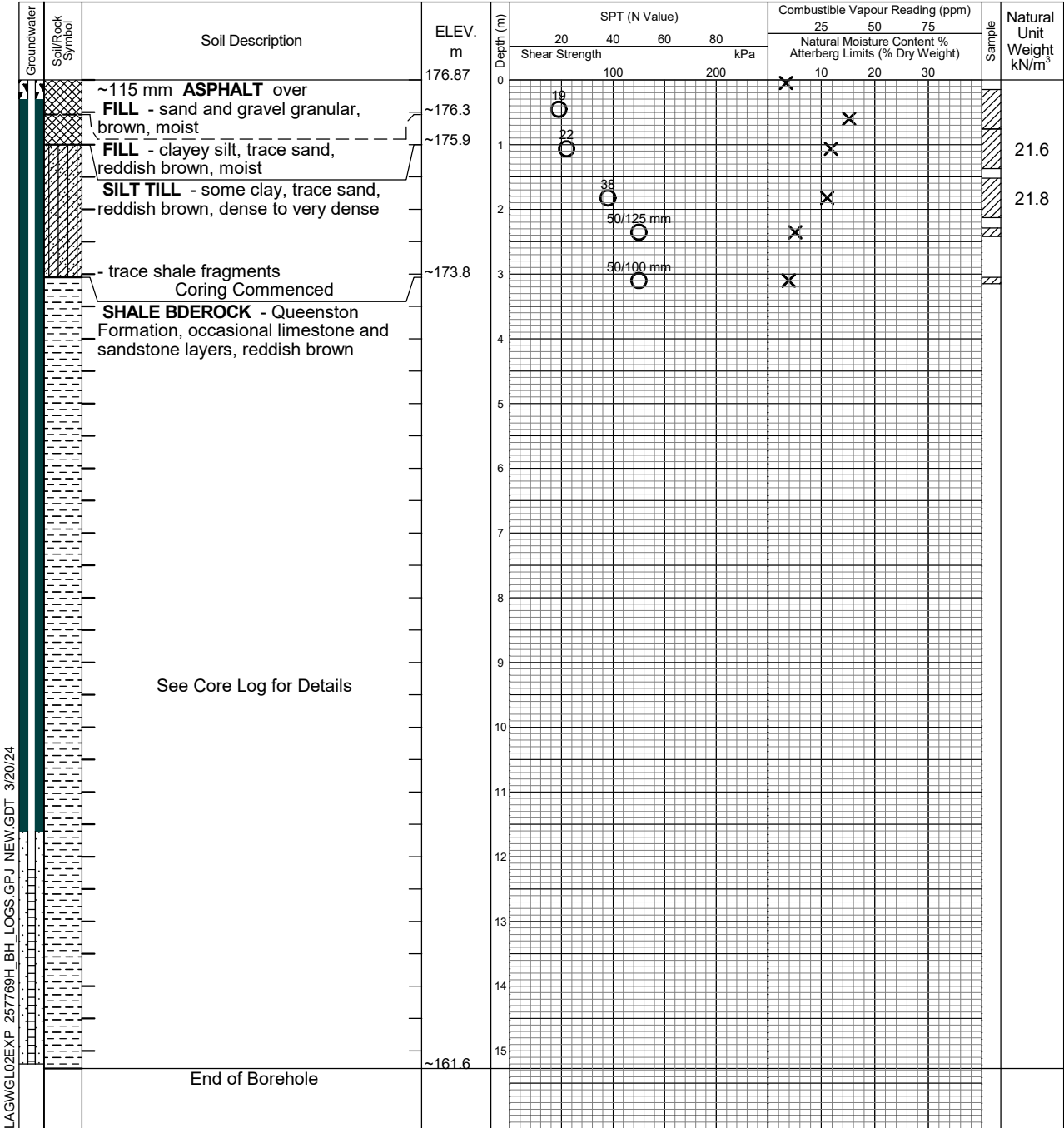
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.3 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~7.9	Well
February 4, 2024	~8.0	Well

ROCK CORE LOG

BH 209D

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.9	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/15/23	COMPLETED 01/15/23	LOGGED BY D. Panchal	DRAWING NUMBER 10A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.4			See Borehole Log for Details															
173.8	3		QUEENSTON FORMATION															
173.7				1	F B F	V F V	VC C	RU RU						1	100	68	95	Red
173.4			Shale with interbedded siltstone, and clay layers.															
173.3																		
173.0			Shale (98%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.4 m and between moderately weathered and unweathered below.															
173.0	4			1	F B	V F	C M	RU RP						2	100	92	100	Red
172.7			Limestone (1%) fine grained, grey, medium strength, unweathered															
172.6			Siltstone (1%) fine grained, grey, medium strength, unweathered.															
			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.5			Vertical fractures were noted at ~3.2 m, 3.5 m, 4.2 m, 6.2 m and 6.7 m.															
171.4																		
171.1				1	B	F	M C	RP RP						3	100	98	100	Red
171.0	6																	
170.7																		
170.6																		
170.5																		
170.4																		
170.2																		
170.0	7																	
169.6				1	B	F	C C	RP SU						4	100	97	100	Red
169.4																		
169.0																		
168.9	8																	
168.9																		
168.8																		
168.7																		
168.5																		
168.3																		
168.3	9			1	B	F	W W	SU SP						5	100	100	100	Red
167.5																		
167.3																		
167.1																		
167.1	10																	
166.8																		
166.8																		
166.5				1	B	F	M	SP						6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 209D

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.9	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/15/23	COMPLETED 01/15/23	LOGGED BY D. Panchal	DRAWING NUMBER 10A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
166.4			QUEENSTON FORMATION				M	SP										
166.2																		
166.1																		
165.9	11		Shale with interbedded siltstone, and clay layers.															
165.7																		
165.5			Shale (98%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.4 m and between moderately weathered and unweathered below.															
165.4																		
165.1	12		Limestone (1%) fine grained, grey, medium strength, unweathered	1	B	F	M	SP						7	100	97	100	Red
165.0							M	SP										
164.6			Siltstone (1%) fine grained, grey, medium strength, unweathered.															
164.5																		
164.3			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
164.1	13		Vertical fractures were noted at ~3.2 m, 3.5 m, 4.2 m, 6.2 m and 6.7 m.															
163.9																		
163.7																		
163.3	14			1	B	F	W	SP						8	100	100	100	Red
163.1							W	SP										
162.6	15																	
162.5																		
162.4																		
162.3				1	B	F	W	SP						9	100	100	100	Red
161.6			End of Borehole at 15.3 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 209S

Project No. GTR-00257769-H0

Drawing No. 11

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 15, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

Datum: Geodetic

Shelby Tube

Undrained Triaxial at

Field Vane Test

% Strain at Failure

Penetrometer

Groundwater Soil/Rock Symbol	Soil Description	ELEV. m	Depth (m)	SPT (N Value)				Combustible Vapour Reading (ppm)			Sample	Natural Unit Weight kN/m ³
				20	40	60	80	25	50	75		
				Shear Strength kPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
		176.87	0	100		200		10	20	30		
	See Log of Borehole 209D for Details		1									
			2									
			3									
			4									
			5									
		~170.8	6									
	End of Borehole											

LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~6.1 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	No Free Water	Well
February 4, 2024	No Free Water	Well

Log of Borehole 210

Project No. GTR-00257769-H0

Drawing No. 12

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 8 - 9, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

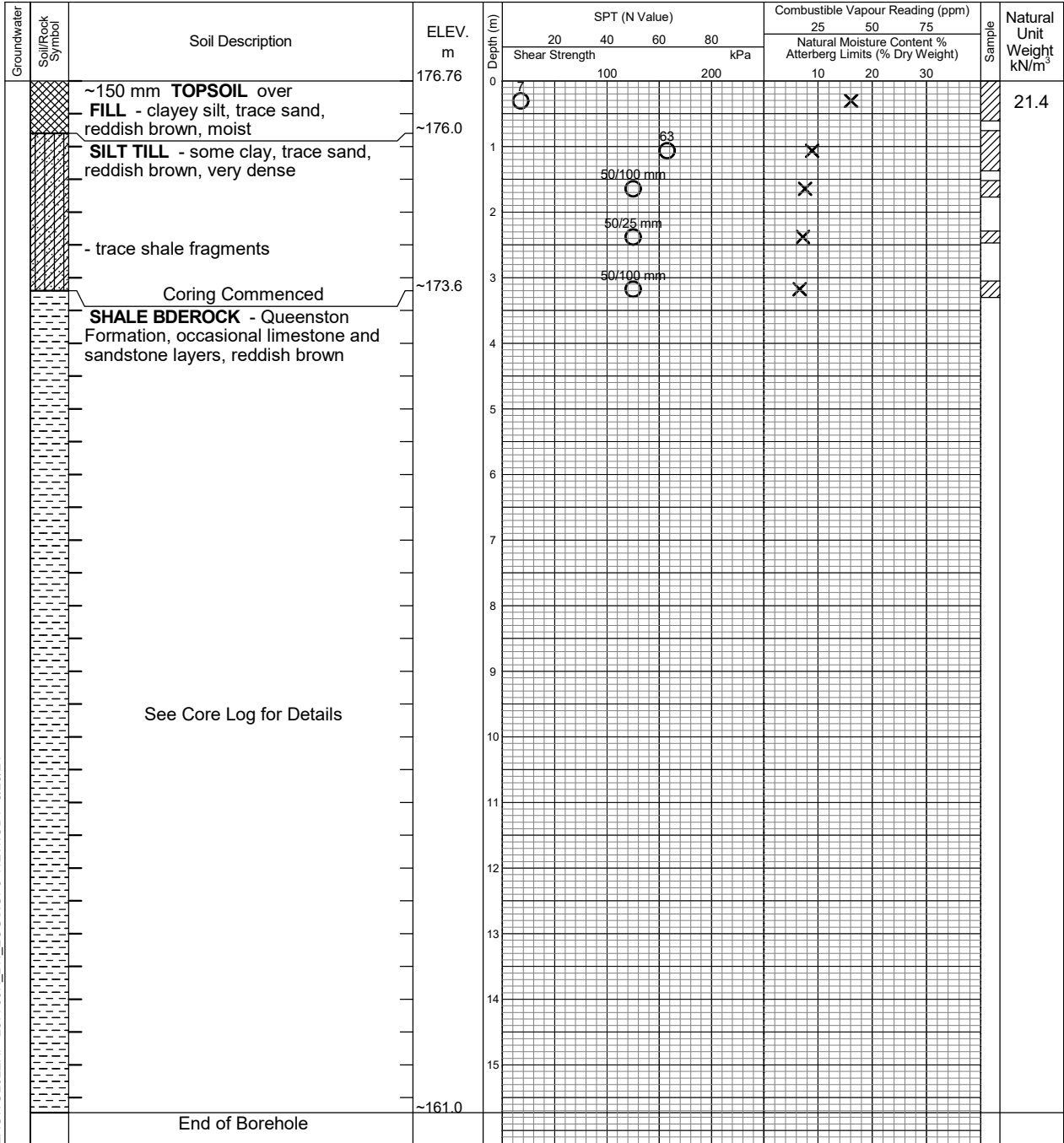
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.7 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 210

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/09/23	COMPLETED 01/09/23	LOGGED BY D. Panchal	DRAWING NUMBER 12A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.3			See Borehole Log for Details															
173.6			QUEENSTON FORMATION															
173.5				1	B	F	C	RU						1	100	100	95	Red
173.4						F	V	C	RP									
173.3			Shale with interbedded siltstone, and clay layers.															
173.1				4														
172.8			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.5 m and between moderately weathered and unweathered below.	1	B	F	C	RP	SU					2	100	100	100	Red
172.7							M											
			Limestone (7%) fine grained, grey, medium strength, unweathered															
171.9				5														
171.7			Siltstone (15%) fine grained, grey, medium strength, unweathered.															
171.3			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.2				1	B	F	M	SU	SP					3	100	100	100	Red
170.8			Vertical fractures were noted at ~3.6 m and 13.5 m.				M											
170.7				6														
170.0																		
169.9				7														
169.8																		
169.7				1	B	F	M	SP	SP					4	100	100	100	Red
169.3							W											
169.0																		
168.7				8														
168.7																		
168.5																		
168.4																		
167.8				1	B	F	W	SP	SP					5	100	100	100	Red
167.7							W											
167.1																		
167.1																		
167.0				10														
166.9																		
166.4				1	B	F	W	SP	SP					6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT 3/20/24



ROCK CORE LOG

BH 210

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.8	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/09/23	COMPLETED 01/09/23	LOGGED BY D. Panchal	DRAWING NUMBER 12A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
166.3			QUEENSTON FORMATION															
165.9	11		Shale with interbedded siltstone, and clay layers.															
165.2			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~4.5 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	Red
164.9			Limestone (7%) fine grained, grey, medium strength, unweathered				W	SP										
164.8	12		Siltstone (15%) fine grained, grey, medium strength, unweathered.			F	V											
164.0			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
163.8	13		Vertical fractures were noted at ~3.6 m and 13.5 m.	1	B	F	M	SP						8	100	100	100	Red
163.3							M	SP										
163.2																		
163.1																		
162.6	14																	
162.2																		
162.1																		
161.6	15			1	B	F	W	SP						9	100	100	100	Red
161.4							W	SP										
161.0	16		End of Borehole at 15.7 m															
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ CORE_LOG.GDT 3/20/24



Log of Borehole 211

Project No. GTR-00257769-H0

Drawing No. 13

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 8, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

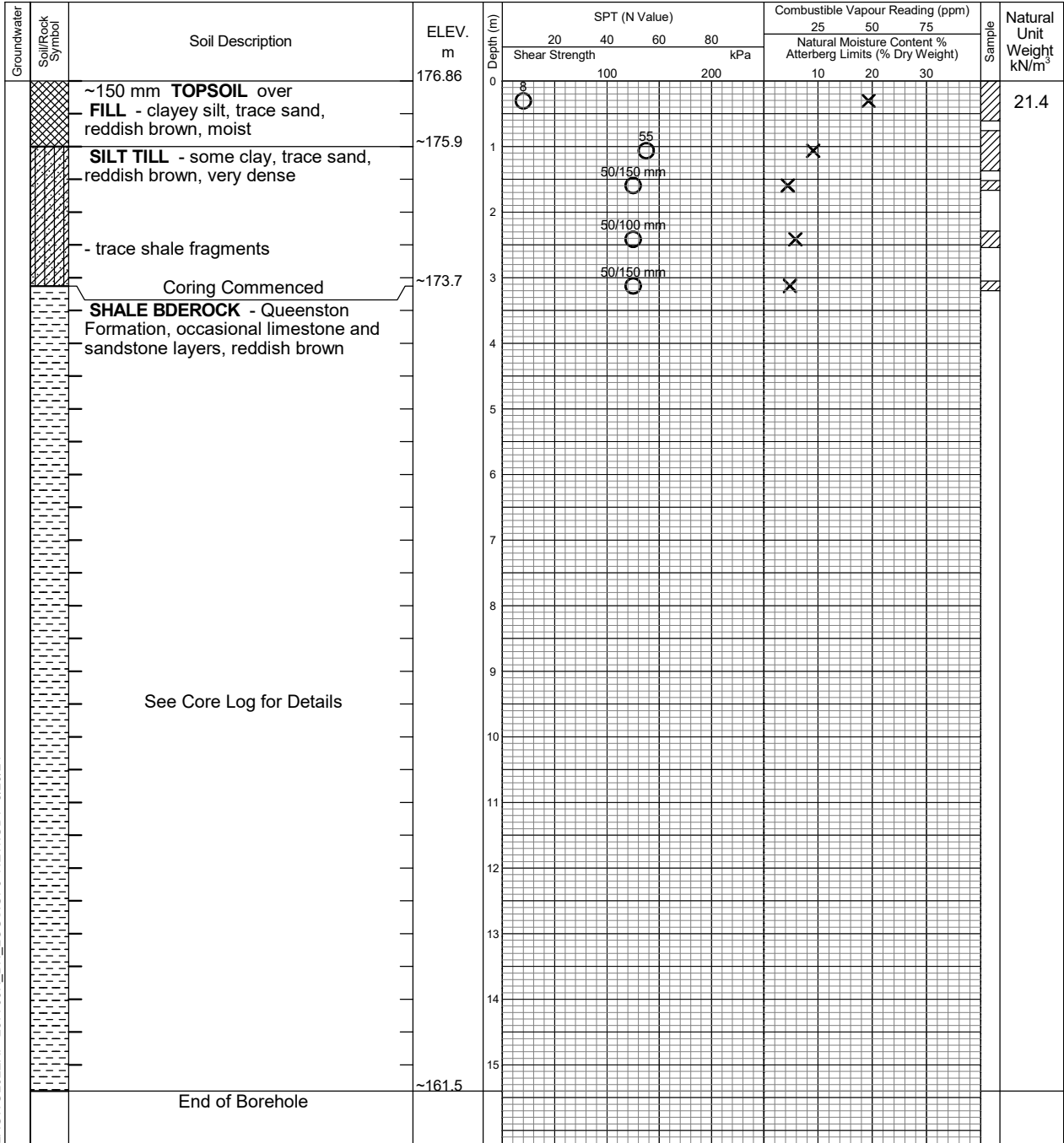
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.4 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 211

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.9	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/08/23	COMPLETED 01/08/23	LOGGED BY D. Panchal	DRAWING NUMBER 13A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
174.4			See Borehole Log for Details															
173.7	3		QUEENSTON FORMATION															
173.6				1	B	F	C	RU						1	94	94	90	Red
173.5						F	V	C	RP									
173.3			Shale with interbedded siltstone, and clay layers.															
173.1	4		Shale (87%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.8 and between moderately weathered and unweathered below.	1	B	F	C	RP	SU					2	100	90	100	Red
			Limestone (6%) fine grained, grey, medium strength, unweathered				M											
	5		Siltstone (7%) fine grained, grey, medium strength, unweathered.															
			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
171.2	6		Vertical fractures were noted at ~3.6 m, 4.2 m and 6.9 m.	1	B	F	M	SU	SU					3	100	97	100	Red
171.2							C											
170.0	7					F	V											
169.9																		
169.4				1	B	F	M	SU	SP					4	100	100	100	Red
169.2																		
169.0																		
168.9	8																	
168.3																		
168.3																		
167.7	9			1	B	F	W	SP	SP					5	100	100	100	Red
167.6																		
167.3																		
167.2																		
166.7	10																	
166.7																		
166.4														6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT 3/20/24



ROCK CORE LOG

BH 211

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.9	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/08/23	COMPLETED 01/08/23	LOGGED BY D. Panchal	DRAWING NUMBER 13A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
166.2			QUEENSTON FORMATION	1	B	F	W W	SP SP										
165.9	11		Shale with interbedded siltstone, and clay layers.															
165.8			Shale (87%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.8 and between moderately weathered and unweathered below.															
165.2				1	B	F	W W	SP SP						7	100	100	100	Red
165.1			Limestone (6%) fine grained, grey, medium strength, unweathered															
164.8	12		Siltstone (7%) fine grained, grey, medium strength, unweathered.															
164.8			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
164.1			Vertical fractures were noted at ~3.6 m, 4.2 m and 6.9 m.															
163.8	13			1	B	F	W W	SP SP						8	100	100	100	Red
163.4																		
163.2																		
162.8	14																	
162.8																		
162.3																		
162.2				1	B	F	W W	SP SP						9	100	100	100	Red
161.9	15																	
161.8																		
161.5			End of Borehole at 15.4 m															
	16																	
	17																	
	18																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 212

Project No. GTR-00257769-H0

Drawing No. 14

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 5, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

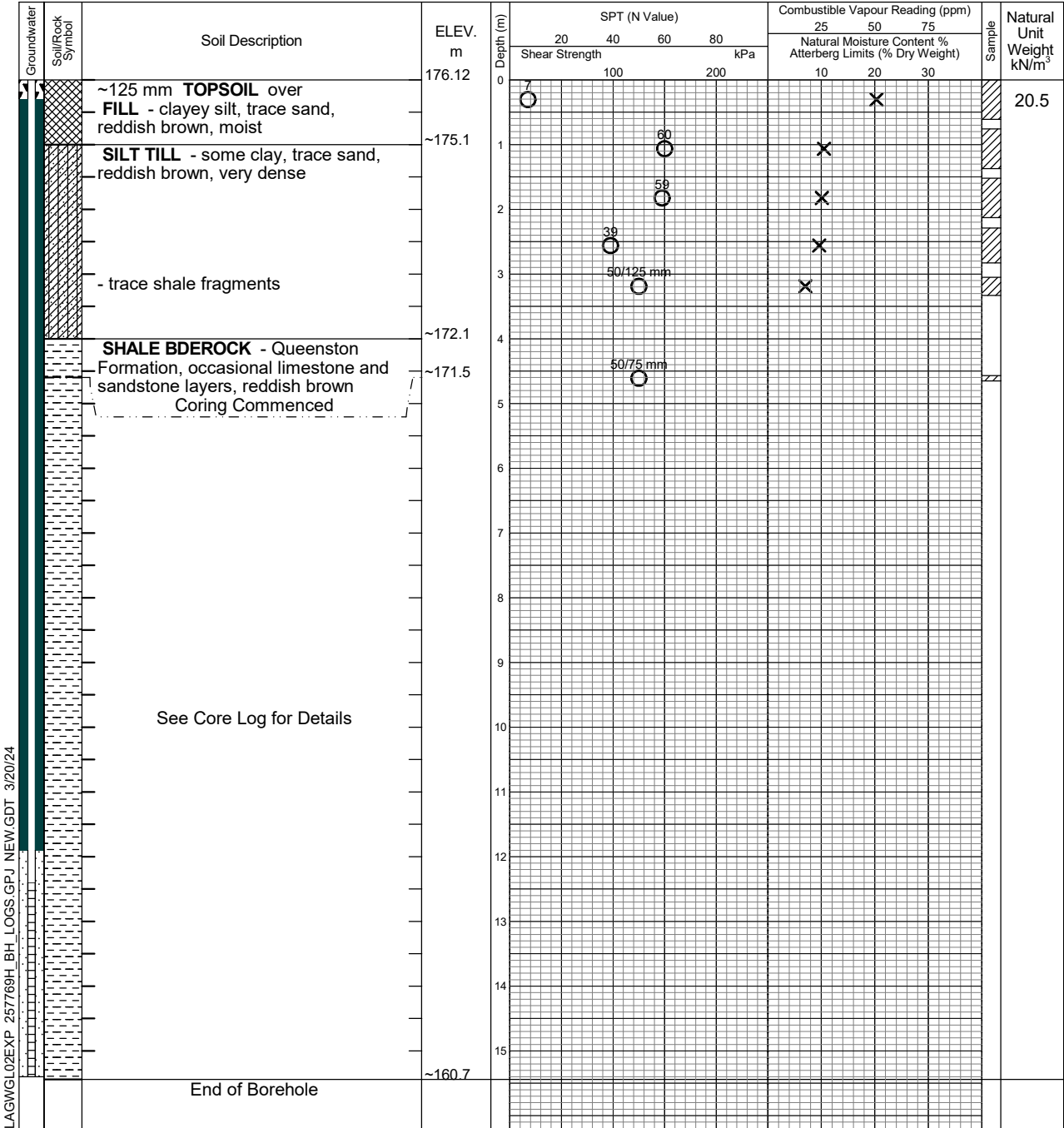
Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at % Strain at Failure

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.4 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~5.7	Well
February 4, 2024	~5.8	Well

ROCK CORE LOG

BH 212

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 14A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
171.9			See Borehole Log for Details															
171.5			QUEENSTON FORMATION															
171.1	5		Shale with interbedded siltstone, and clay layers.	1	B	F	C	RU						1	100	74	95	Red
171.0																		
170.7			Shale (71%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.7 m and between moderately weathered and unweathered below.						NC	20								
170.5																		
170.4	6		Limestone (3%) fine grained, grey, medium strength, unweathered	1	B	F	C	RP						2	100	100	100	Red
170.0																		
169.6			Siltstone (25%) fine grained, grey, medium strength, unweathered.															
169.5			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.		F	V			NC	20								
169.3	7		Vertical fractures were noted at ~6.6 m, 7.1 m, 7.6 m, 9.1 m and 10.2 m.						NC	60								
169.1			A Clay (1%) layers, heavily weathered, very low strength were noted at ~5.4 m, 6.6 m and 6.8 m.	1	F	V	C	RP						3	100	74	100	Red
168.7					B	V	C	SU										
168.6					F	V												
168.5																		
168.3	8																	
168.1																		
167.6																		
167.2	9			1	B	F	W	SU						4	100	89	100	Red
167.1																		
166.9					F	V												
166.8																		
166.7																		
166.5																		
166.0	10																	
165.7				1	B	F	M	SP						5	100	91	100	Red
165.1	11																	
165.0																		
164.9																		
164.7	12			1	B	F	W	SP						6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 212

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.1	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 14A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
163.9			QUEENSTON FORMATION															
163.7																		
163.4			Shale with interbedded siltstone, and clay layers.															
163.0	13		Shale (71%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.7 m and between moderately weathered and unweathered below.	1	B	F	W	SP						7	100	100	100	Red
			Limestone (3%) fine grained, grey, medium strength, unweathered				W	SP										
162.0	14		Siltstone (25%) fine grained, grey, medium strength, unweathered.															
161.9			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
			Vertical fractures were noted at ~6.6 m, 7.1 m, 7.6 m, 9.1 m and 10.2 m.	1	B	F	W	SP						8	100	100	100	Red
161.1	15		A Clay (1%) layers, heavily weathered, very low strength were noted at ~5.4 m, 6.6 m and 6.8 m.				W	SP										
160.9																		
160.7			End of Borehole at 15.4 m															
	16																	
	17																	
	18																	
	19																	
	20																	

Log of Borehole 213

Project No. GTR-00257769-H0

Drawing No. 15

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 4 - 5, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

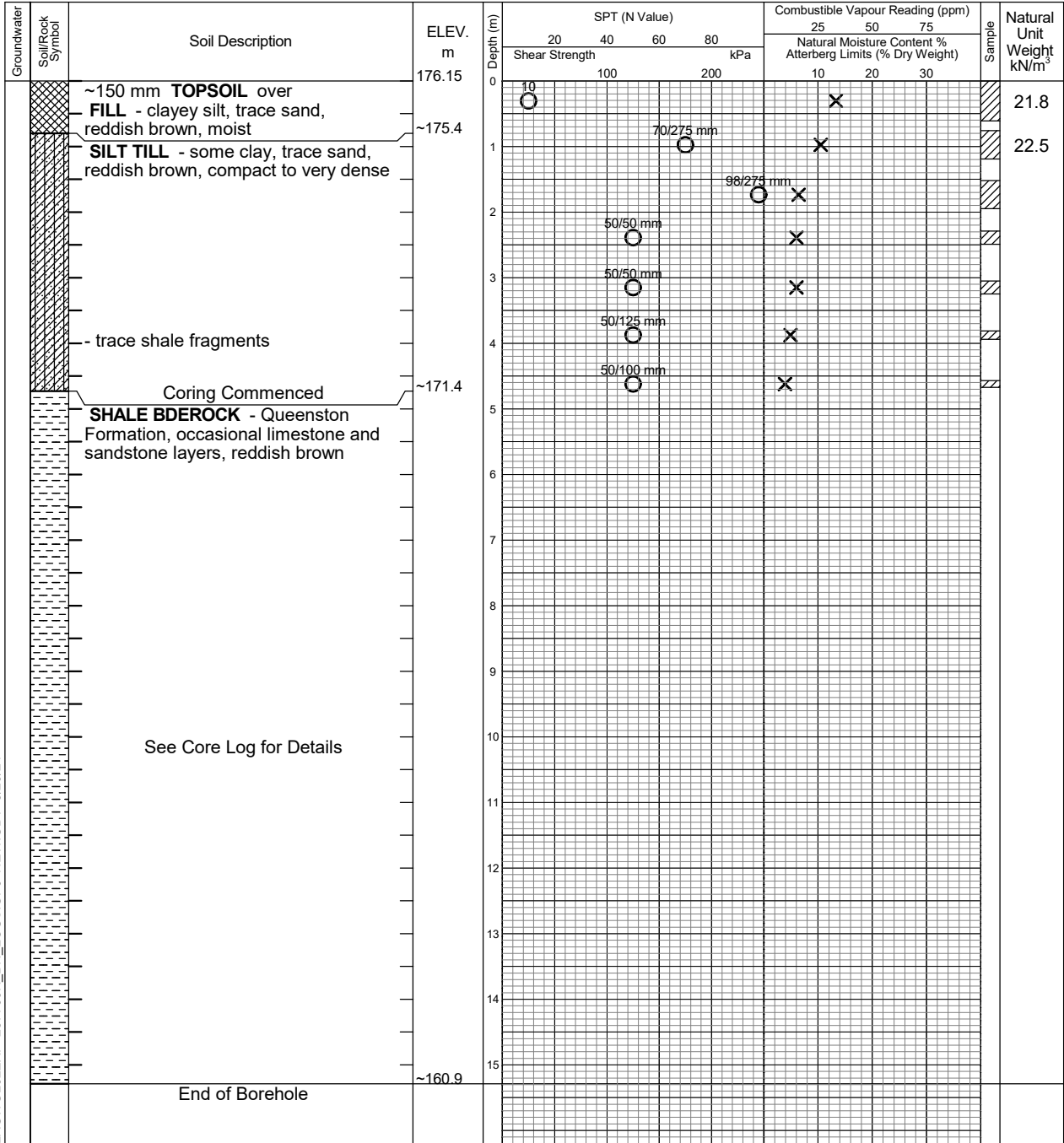
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:

- Borehole advanced to completion at ~15.3 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
- This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)

ROCK CORE LOG

BH 213

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.2	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 15A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS								WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
172.0			See Borehole Log for Details																
171.4			QUEENSTON FORMATION																
170.9	5		Shale with interbedded siltstone, and clay layers.	1	B	F	M	RU						1	100	100	95	Red	
170.9						F	V												
170.7			Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.6 and between moderately weathered and unweathered below.																
170.6																			
170.4																			
170.4	6		Limestone (2%) fine grained, grey, medium strength, unweathered	1	B	F	C	RP	NC	20				2	100	97	100	Red	
170.2							M	SU	NC	20									
170.2																			
169.8			Siltstone (20%) fine grained, grey, medium strength, unweathered.																
169.7																			
169.1	7		Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.																
169.1																			
169.0			A Vertical fracture was noted at ~5.3 m.																
168.9																			
168.9			Clay (1%) layers, heavily weathered, very low strength were noted at ~5.8 m, 5.9 m and 7.0 m.	1	B	F	C	SU		20				3	100	90	100	Red	
168.8							M	SP											
168.7																			
168.6	8																		
168.4																			
167.5																			
167.3	9			1	B	F	W	SP						4	100	100	100	Red	
167.0							W	SP											
166.9																			
166.3																			
166.2	10																		
165.7																			
165.6				1	B	F	W	SP						5	100	100	100	Red	
164.5							W	SP											
164.4	11																		
164.5																			
164.4	12			1	B	F	W	SP						6	100	100	100	Red	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 213

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.2	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/05/23	COMPLETED 01/05/23	LOGGED BY D. Panchal	DRAWING NUMBER 15A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
163.9			QUEENSTON FORMATION				W	SP										
163.8																		
163.6			Shale with interbedded siltstone, and clay layers.															
163.2	13		Shale (78%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~5.6 and between moderately weathered and unweathered below.															
162.9																		
162.7				1	B	F	M	SP						7	100	100	100	Red
162.4			Limestone (2%) fine grained, grey, medium strength, unweathered				W	SP										
162.3	14		Siltstone (20%) fine grained, grey, medium strength, unweathered.															
			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to very close intervals.															
			A Vertical fracture was noted at ~5.3 m.															
161.3				1	B	F	M	SP						8	100	100	100	Red
161.2	15		Clay (1%) layers, heavily weathered, very low strength were noted at ~5.8 m, 5.9 m and 7.0 m.				M	SP										
160.9			End of Borehole at 15.3 m															
	16																	
	17																	
	18																	
	19																	
	20																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 214D

Project No. GTR-00257769-H0

Drawing No. 16

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 4, 2024

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Drill Type: Hollow Stem Augers

Dynamic Cone Test

Plastic and Liquid Limit

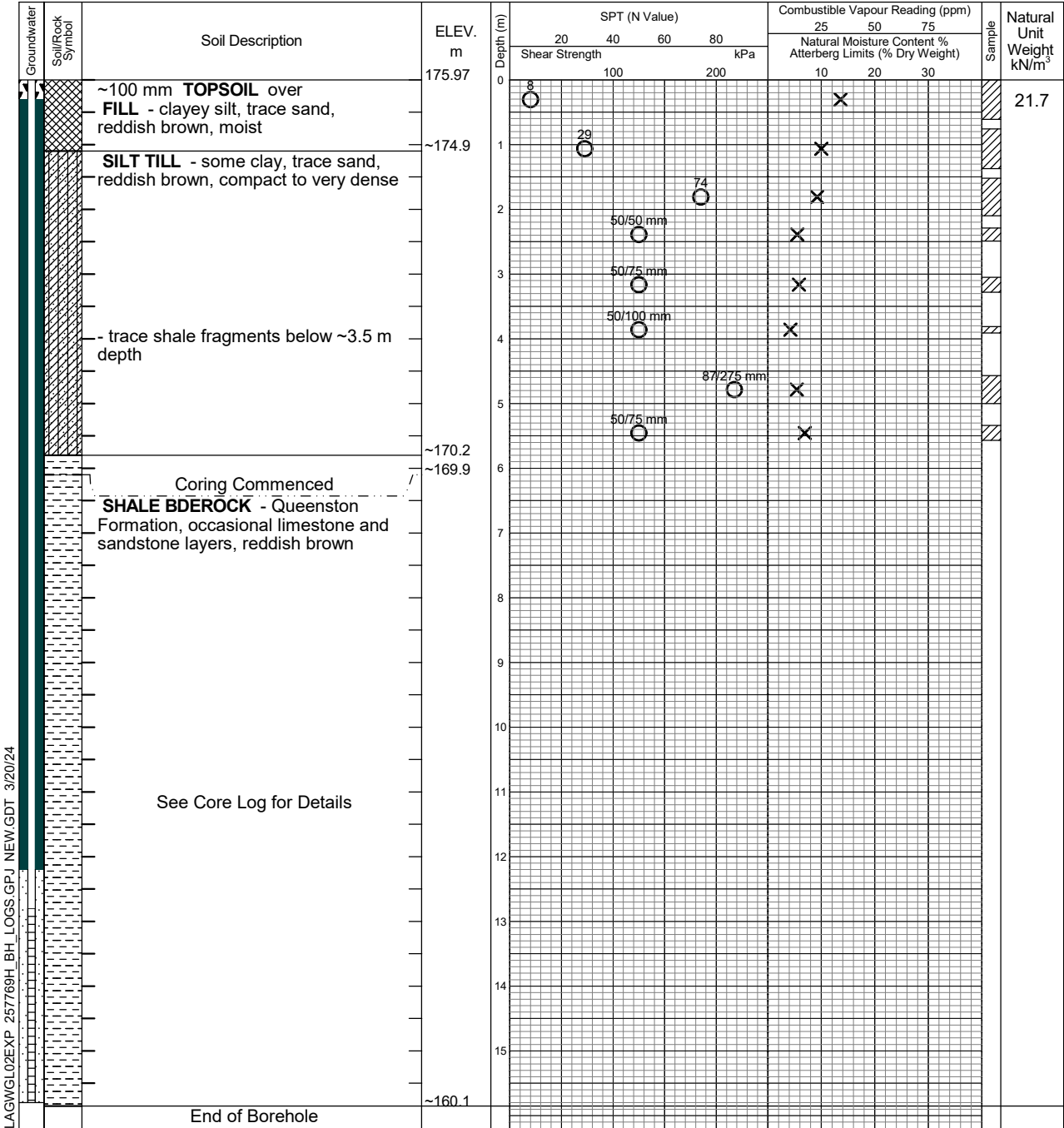
Datum: Geodetic

Shelby Tube

Undrained Triaxial at % Strain at Failure

Field Vane Test

Penetrometer



LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~15.9 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~6.1	Well
February 4, 2024	~6.3	Well

ROCK CORE LOG

BH 214D

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.0	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/04/23	COMPLETED 01/04/23	LOGGED BY D. Panchal	DRAWING NUMBER 16A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 1 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
170.3			See Borehole Log for Details															
169.9	6		QUEENSTON FORMATION															
			Shale with interbedded siltstone, and clay layers.	1	B	F	C	RU	RP					1	100	88	95	Red
169.0	7		Shale (91%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~6.6 and between moderately weathered and unweathered below.															
168.8			Limestone (1%) fine grained, grey, medium strength, unweathered	1	B	F	M	RP	SP					2	100	97	100	Red
168.7			Siltstone (8%) fine grained, grey, medium strength, unweathered.															
168.4			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to close intervals.															
168.1	8																	
167.0	9			1	B	F	W	SU	SP					3	100	100	100	Red
166.9																		
166.6																		
166.5																		
	10																	
165.3				1	B	F	W	SP	SP					4	100	100	100	Red
165.2																		
	11																	
164.5																		
164.4																		
164.0	12			1	B	F	W	SP	SP					5	100	100	100	Red
163.9																		
163.7																		
163.6																		
163.0	13																	
162.8				1	B	F	W	SP						6	100	100	100	Red

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



ROCK CORE LOG

BH 214D

PROJECT Geotechnical Investigation	ORIENTATION Vertical	ELEVATION (m) 176.0	DATUM Geodetic	PROJECT NUMBER GTR-00257769-H0
LOCATION 5100 Erin Mills Parkway, Mississauga, Ontario	DATE STARTED 01/04/23	COMPLETED 01/04/23	LOGGED BY D. Panchal	DRAWING NUMBER 16A
CLIENT The Muzzo Group of Companies	DRILLER Davis Drilling	DRILL TYPE CME 55 - Track	CORE BARREL HQ	SHEET 2 of 2

ELEVATION (m)	DEPTH (m)	SYMBOL	GENERAL DESCRIPTION	JOINT CHARACTERISTICS							WEATHERING	STRENGTH	FRACTURE FREQUENCY	RUN NUMBER	RECOVERY (%)	RQD	WATER RECOVERY (%)	WATER COLOUR
				NO. OF SETS	JOINT TYPE	ORIENTATION	SPACING	ROUGHNESS	FILLING	APERTURE (mm)								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
162.0	14		QUEENSTON FORMATION Shale with interbedded siltstone, and clay layers.				W	SP										
161.9																		
161.6			Shale (91%) thinly bedded or laminated, red, low strength, alternating between heavily and slightly weathered to ~6.6 and between moderately weathered and unweathered below.															
161.6																		
	15		Limestone (1%) fine grained, grey, medium strength, unweathered	1	B	F	W	SP						7	100	100	100	Red
160.7																		
160.5			Siltstone (8%) fine grained, grey, medium strength, unweathered.				W	SP										
160.3																		
160.1			Discontinuities: bedding joints are rough planar to smooth undulating and at wide to close intervals.															
	16		End of Borehole at 15.9 m															
	17																	
	18																	
	19																	
	20																	
	21																	

EXP_ROCKCORE_257769H_ROCK_LOGS.GPJ_CORE_LOG.GDT_3/20/24



Log of Borehole 214S

Project No. GTR-00257769-H0

Drawing No. 17

Project: Geotechnical Investigation

Sheet No. 1 of 1

Location: Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario

Date Drilled: January 4, 2024

Drill Type: Hollow Stem Augers

Datum: Geodetic

Auger Sample

SPT (N) Value

Dynamic Cone Test

Shelby Tube

Field Vane Test

Combustible Vapour Reading

Natural Moisture

Plastic and Liquid Limit

Undrained Triaxial at

% Strain at Failure

Penetrometer

Groundwater Soil/Rock Symbol	Soil Description	ELEV. m	SPT (N Value)				Combustible Vapour Reading (ppm)			Sample	Natural Unit Weight kN/m ³
			20	40	60	80	25	50	75		
			Shear Strength kPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
		175.97	100		200						
	See Log of Borehole 214D for Details										
	End of Borehole	~169.9									

LAGWGL02EXP 257769H_BH_LOGS.GPJ NEW.GDT 3/20/24

Notes:
 1. Borehole advanced to completion at ~6.1 m depth by conventional soil sampling methods using a specialist drilling subcontractor. For borehole definitions, see notes prior to logs.
 2. This drawing forms part of and must be read in conjunction with the subject report (Ref. No.: GTR-00257769-H0); borehole data requires interpretation assistance by exp professional staff before use by others.



Brampton

Elapsed Time	Water Level (m)	Hole Open to (m)
January 29, 2024	~5.9	Well
February 4, 2024	~6.0	Well

EXP Services Inc.

*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix D – Analytical Results – Soil and Groundwater

Table 1 - Petroleum Hydrocarbons (PHCs) including Benzene, Toluene, Ethylbenzene and Xylene (BTEX) in Soil

GTR-00257769-H0 - Phase Two Environmental Site Assessment
 2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Sample ID				BH202-SS3	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS3	BH210-SS2
Depth (mbgs)				1.52-2.13	0.76-1.37	4.57-5.18	0.76-1.37	1.52-2.13	0.76-1.37
Date Sampled				1/18/2024	1/20/2024	1/20/2024	1/15/2024	1/20/2024	1/20/2024
Date Analyzed	Units	Ontario Regulation 153/04 Table 3 Soil Standards**	Minimum RDL*	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Lab Job Number				24T116256	24T116256	24T116256	24T116256	24T116256	24T116256
Benzene	µg/g	0.21	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	2.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	3.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 - C10)	µg/g	55	5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50	<50	<50	<50	<50

NOTES:

All results in ppm (µg/g) and based on dry weight basis.

* Minimum Reporting Detection Limit is listed. Refer to individual Certificate of Analyses for sample-specific Reporting Detection Limit (RDL) value.

** Standards shown are for a Residential/Parkland/Institutional property use with Medium/Fine textured soil.

Exceedances of Table 3 Standards are shown in **bold, red and shaded**.

NA - Not Applicable

Table 2 - Volatile Organic Compounds (VOCs) in Soil

GTR-00257769-HO - Phase Two Environmental Site Assessment
 2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Sample ID				BH202-SS3	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS3	BH210-SS2
Depth (mbgs)				1.52-2.13	0.76-1.37	4.57-5.18	0.76-1.37	1.52-2.13	0.76-1.37
Date Sampled				1/18/2024	1/20/2024	1/20/2024	1/15/2024	1/20/2024	1/20/2024
Date Analyzed	Units	Ontario Regulation 153/04 Table 3 Soil Standards**	Minimum RDL*	EXP	EXP	EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Lab Job Number				24T116256	24T116256	24T116256	24T116256	24T116256	24T116256
1,1,1,2-Tetrachloroethane	µg/g	0.058	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,1,1-Trichloroethane	µg/g	0.38	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	µg/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,1-Dichloroethane	µg/g	3.5	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,1-Dichloroethylene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	µg/g	3.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichloroethane	µg/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,2-Dichloropropane	µg/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,3-Dichlorobenzene	µg/g	4.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	µg/g	0.083	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	µg/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	µg/g	0.21	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	µg/g	13	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	µg/g	0.27	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromomethane	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	µg/g	2.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chloroform	µg/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Cis- 1,2-Dichloroethylene	µg/g	3.4	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Dibromochloromethane	µg/g	9.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	µg/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
m & p-Xylene	µg/g	-	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone	µg/g	16	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	µg/g	1.7	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl Ether	µg/g	0.75	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g	-	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	µg/g	0.7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	µg/g	0.28	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Toluene	µg/g	2.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	µg/g	0.084	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichloroethylene	µg/g	0.061	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichlorofluoromethane	µg/g	4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	µg/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Xylenes (Total)	µg/g	3.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

NOTES:

All results in ppm (ug/g) and based on dry weight basis.

* Minimum Reporting Detection Limit is listed. Refer to individual Certificate of Analyses for sample-specific Reporting Detection Limit (RDL) value.

** Standards shown are for a Residential/Parkland/Institutional property use with Medium/Fine-textured soil.

Exceedances of Table 3 Standards are shown in **bold, red and shaded**.

NA - Not Applicable



Table 3 - Polycyclic Aromatic Hydrocarbons (PAHs) in Soil

GTR-00257769-H0 - Phase Two Environmental Site Assessment
 2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Sample ID				BH202-SS2	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS2	BH211-SS2
Depth (mbgs)				0.76-1.37	0.76-1.37	4.57-5.18	0.76-1.37	0.76-1.37	0.76-1.37
Date Sampled				1/18/2024	1/20/2024	1/20/2024	1/15/2024	1/20/2024	1/8/2024
Date Analyzed				EXP	EXP	EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Lab Job Number				24T116256	24T116256	24T116256	24T116256	24T116256	24T116256
	Units	Ontario Regulation 153/04 Table 3 Soil Standards**	Minimum RDL*						
Naphthalene	µg/g	9.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	12	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	9.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	9.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.96	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.76	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	9.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1 and 2 Methylnaphthalene	µg/g	76	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

NOTES:

All results in ppm (µg/g) and based on dry weight basis.

* Minimum Reporting Detection Limit is listed. Refer to individual Certificate of Analyses for sample-specific Reporting Detection Limit (RDL) value.

** Standards shown are for a Residential/Parkland/Institutional property use with Medium/Fine-textured soil.

Exceedances of Table 3 Standards are shown in **bold, red and shaded**.

pH exceedances of Applicable Standards are shown in purple text.

NA - Not Applicable



Table 4 - Metals and Inorganics in Soil

GTR-00257769-H0 - Phase Two Environmental Site Assessment
2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Sample ID				BH202-SS2	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS2	BH211-SS2
Depth (mbgs)				0.76-1.5	0.76-1.5	4.57-5.18	0.76-1.5	0.76-1.5	0.76-1.5
Date Sampled				1/18/2024	1/20/2024	1/20/2024	1/15/2024	1/20/2024	1/8/2024
Date Analyzed				EXP	EXP	EXP	EXP	EXP	EXP
Laboratory				AGAT	AGAT	AGAT	AGAT	AGAT	AGAT
Lab Job Number				24T110066	24T110066	24T110066	24T110066	24T110066	24T110066
	Units	Ontario Regulation 153/04 Table 3 Soil Standards**	Minimum RDL*						
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	6	3	2	5	5	5
Barium	µg/g	390	2	70.1	51.4	22.4	65.7	72.5	74.4
Beryllium	µg/g	4	0.5	0.8	<0.5	<0.5	0.8	0.7	0.7
Boron	µg/g	120	5	20	8	<5	14	18	17
Boron (Hot Water Soluble)	µg/g	1.5	0.1	0.21	0.16	<0.10	0.11	0.18	0.11
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	26	18	8	24	26	24
Chromium, Hexavalent	µg/g	8	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cobalt	µg/g	22	0.8	14.4	7.3	3.3	15.4	14.9	14.3
Copper	µg/g	140	1	7.6	14.1	7.3	9.7	8	8.8
Cyanide, WAD	µg/g	0.051	0.04	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.282	1.04	1.1	0.697	0.486	0.141
Lead	µg/g	120	1	9	5	2	9	10	9
Mercury	µg/g	0.27	0.1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Molybdenum	µg/g	6.9	0.5	1.2	0.5	<0.5	1.1	1.1	0.7
Nickel	µg/g	100	1	31	16	6	32	31	30
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	7.45	8.1	7.5	7.43	7.4	7.15
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	NA	3.08	7.94	12.8	12.3	5.96	2.08
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.5	0.64	0.6	<0.50	0.64	0.61	0.81
Vanadium	µg/g	86	2	31.7	27.7	16.9	31.8	32.5	40.8
Zinc	µg/g	340	5	65	37	19	67	71	61

NOTES:

All results in ppm (ug/g) and based on dry weight basis.

* Minimum Reporting Detection Limit is listed. Refer to individual Certificate of Analyses for sample-specific Reporting Detection Limit (RDL) value.

** Standards shown are for a Residential/Parkland/Institutional property use with Medium/Fine textured soil.

Exceedances of Table 3 Standards are shown in **bold, red and shaded**.

pH exceedances of Applicable Standards are shown in purple text.

NA - Not applicable



Table 5 - Polychlorinated Bi-Phenols in Soil

GTR-00257769-H0 - Phase Two Environmental Site Assessment
 2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario

Sample ID Depth (mbgs) Date Sampled Date Analyzed Laboratory Lab Job Number	Units	Ontario Regulation 153/04 Table 3 Soil Standards**	Minimum RDL*	BH205-SS1 (Collected from TP5A) 0.0-0.3 1/20/2024 EXP AGAT 24T110066
Polychlorinated Biphenyls	µg/g	0.35	0.1	<0.1

NOTES:

All results in ppm (ug/g) and based on dry weight basis.

* Minimum Reporting Detection Limit is listed. Refer to individual Certificate of Analyses for sample-specific Reporting Detection Limit (RDL) value.

** Standards shown are for a Residential/Parkland/Institutional property use with Medium/Fine textured soil.

Exceedances of Table 3 Standards are shown in **bold, red and shaded**.

pH exceedances of Applicable Standards are shown in purple text.

NA - Not applicable

EXP Services Inc.

*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix E – Laboratory Certificates of Analysis



**CLIENT NAME: EXP SERVICES INC
1595 CLARK BLVD.
BRAMPTON, ON L6T4V1
(905) 793-9800**

**ATTENTION TO: Alessandro Girardo
PROJECT: GTR-00257769-H0**

AGAT WORK ORDER: 24T116256

**SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist**

DATE REPORTED: Feb 07, 2024

PAGES (INCLUDING COVER): 19

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: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC
SAMPLING SITE:5100 Erin Mills

ATTENTION TO: Alessandro Girardo
SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-07

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	BH202-SS2	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS2	BH211-SS2
		G / S: A	G / S: B		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:			2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30
		5614359	5614370		5614371	5614372	5614373	5614382		
Antimony	µg/g	1.3	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	18	1	6[<A]	3[<A]	2[<A]	5[<A]	5[<A]	5[<A]
Barium	µg/g	220	390	2.0	70.1[<A]	51.4[<A]	22.4[<A]	65.7[<A]	72.5[<A]	74.4[<A]
Beryllium	µg/g	2.5	4	0.5	0.8[<A]	<0.5	<0.5	0.8[<A]	0.7[<A]	0.7[<A]
Boron	µg/g	36	120	5	20[<A]	8[<A]	<5	14[<A]	18[<A]	17[<A]
Boron (Hot Water Soluble)	µg/g	NA	1.5	0.10	0.21[<B]	0.16[<B]	<0.10	0.11[<B]	0.18[<B]	0.11[<B]
Cadmium	µg/g	1.2	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	70	160	5	26[<A]	18[<A]	8[<A]	24[<A]	26[<A]	24[<A]
Cobalt	µg/g	21	22	0.8	14.4[<A]	7.3[<A]	3.3[<A]	15.4[<A]	14.9[<A]	14.3[<A]
Copper	µg/g	92	140	1.0	7.6[<A]	14.1[<A]	7.3[<A]	9.7[<A]	8.0[<A]	8.8[<A]
Lead	µg/g	120	120	1	9[<A]	5[<A]	2[<A]	9[<A]	10[<A]	9[<A]
Molybdenum	µg/g	2	6.9	0.5	1.2[<A]	0.5[<A]	<0.5	1.1[<A]	1.1[<A]	0.7[<A]
Nickel	µg/g	82	100	1	31[<A]	16[<A]	6[<A]	32[<A]	31[<A]	30[<A]
Selenium	µg/g	1.5	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	2.5	23	0.50	0.64[<A]	0.60[<A]	<0.50	0.64[<A]	0.61[<A]	0.81[<A]
Vanadium	µg/g	86	86	2.0	31.7[<A]	27.7[<A]	16.9[<A]	31.8[<A]	32.5[<A]	40.8[<A]
Zinc	µg/g	290	340	5	65[<A]	37[<A]	19[<A]	67[<A]	71[<A]	61[<A]
Chromium, Hexavalent	µg/g	0.66	8	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.27	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.57	0.7	0.005	0.282[<A]	1.04[>B]	1.10[>B]	0.697[A-B]	0.486[<A]	0.141[<A]
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	5	N/A	3.08[A-B]	7.94[>B]	12.8[>B]	12.3[>B]	5.96[>B]	2.08[<A]
pH, 2:1 CaCl2 Extraction	pH Units			NA	7.45	8.10	7.50	7.43	7.40	7.15

Certified By:



Alessandro Girardo



Certificate of Analysis

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo

SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-07

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use, B Refers to O. Reg. 406/19 TABLE 2.1: Full Depth Potable Ground Water Condition Volume Independent - RP
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.

5614359-5614382 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl₂ extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Nivine Dasily



Certificate of Analysis

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo

SAMPLED BY:

Sulphate

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-05

Parameter	Unit	SAMPLE DESCRIPTION:		DATE SAMPLED:	
		G / S	RDL	G / S	RDL
		BH202-SS2	BH205-SS6	2024-01-30	2024-01-30
		Soil	Soil	5614359	5614371
Sulphate (2:1)	µg/g	2	13	49	

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

5614359-5614371 Sulphate was determined on the extract obtained from the 2:1 leaching procedure (2 parts DI water: 1 part soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Alessandro Girardo



Certificate of Analysis

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC
SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo
SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-06

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	BH202-SS2	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS2	BH211-SS2
		SAMPLE TYPE:			Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:			2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30
		G / S: A	G / S: B		5614359	5614370	5614371	5614372	5614373	5614382
Naphthalene	µg/g	0.09	0.2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.093	0.093	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.072	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.12	6.8	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.69	6.2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.16	0.16	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.56	0.69	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	1	28	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benz(a)anthracene	µg/g	0.36	0.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	2.8	7	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	3.2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	3.1	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.31	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.38	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.57	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	6.6	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.59	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%			0.1	5.1	3.6	10.2	8.4	6.7	7.0
Surrogate	Unit	Acceptable Limits								
Naphthalene-d8	%	50-140			85	90	100	100	90	85
Acridine-d9	%	50-140			80	70	80	110	95	90
Terphenyl-d14	%	50-140			95	105	95	110	95	105

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use, B Refers to O. Reg. 406/19 TABLE 2.1: Full Depth Potable Ground Water Condition Volume Independent - RP
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.

5614359-5614382 Results are based on the dry weight of the soil.

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo

SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-07

SAMPLE DESCRIPTION: BH205-SS1

SAMPLE TYPE: Soil

DATE SAMPLED: 2024-01-30

5614365

Parameter	Unit	G / S	RDL	5614365
Polychlorinated Biphenyls	µg/g	0.3	0.1	<0.1
Moisture Content	%		0.1	5.0

Surrogate	Unit	Acceptable Limits
Decachlorobiphenyl	%	50-140 80

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
 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.

5614365 Results are based on the dry weight of soil extracted.
 PCB total is a calculated parameter. The calculated value is the sum of Aroclor 1242, Aroclor 1248, Aroclor 1254 and Aroclor 1260.
 The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

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PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo

SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-07

Parameter	Unit	SAMPLE DESCRIPTION:			BH205-SS2	BH205-SS6	BH209-SS2
		SAMPLE TYPE:			Soil	Soil	Soil
		DATE SAMPLED:			2024-01-30	2024-01-30	2024-01-30
		G / S: A	G / S: B	RDL	5614370	5614371	5614372
F1 (C6 to C10)	µg/g	25		5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	25	5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g			10	<10	<10	<10
F3 (C16 to C34)	µg/g	240	240	50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g		240	50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	2800	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120		50	NA	NA	NA
Moisture Content	%			0.1	3.6	10.2	8.4
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140			94	92	95
Terphenyl	%	60-140			78	78	92

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use, B Refers to O. Reg. 406/19 TABLE 2.1: Full Depth Potable Ground Water Condition Volume Independent - RP 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.

5614370-5614372 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 and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
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.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo

SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-07

Parameter	Unit	SAMPLE DESCRIPTION:			BH202-SS3	BH203-SS3	BH210-SS2
		SAMPLE TYPE:			Soil	Soil	Soil
		DATE SAMPLED:			2024-01-30	2024-01-30	2024-01-30
		G / S: A	G / S: B	RDL	5614360	5614376	5614381
F1 (C6 to C10)	µg/g	25		5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	25	5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	10	<10	<10	<10
F3 (C16 to C34)	µg/g	240	240	50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	2800	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120		50	NA	NA	NA
Moisture Content	%			0.1	4.2	6.6	7.1
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140			96	97	98
Terphenyl	%	60-140			80	82	90

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use, B Refers to O. Reg. 406/19 TABLE 2.1: Full Depth Potable Ground Water Condition Volume Independent - RP
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.

5614360-5614381 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: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC
SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo
SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-06

Parameter	Unit	SAMPLE DESCRIPTION:		RDL	BH202-SS3	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS3	BH210-SS2
		SAMPLE TYPE:			Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:			2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30
		G / S: A	G / S: B		5614360	5614370	5614371	5614372	5614376	5614381
Dichlorodifluoromethane	µg/g	0.05	1.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<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
Trichlorofluoromethane	ug/g	0.25	0.25	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	0.5	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.05	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.05	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.11	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.02	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.05	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	0.2	0.2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	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	0.05	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	0.05	0.083	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g			0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC
SAMPLING SITE: 5100 Erin Mills

ATTENTION TO: Alessandro Girardo
SAMPLED BY:

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

DATE RECEIVED: 2024-01-31

DATE REPORTED: 2024-02-06

Parameter	Unit	SAMPLE DESCRIPTION:		BH202-SS3	BH205-SS2	BH205-SS6	BH209-SS2	BH203-SS3	BH210-SS2	
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	
		DATE SAMPLED:		2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30	2024-01-30	
		G / S: A	G / S: B	RDL	5614360	5614370	5614371	5614372	5614376	5614381
Bromoform	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	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	0.05	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
1,3-Dichlorobenzene	ug/g	0.05	0.26	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	3.4	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	0.05	0.091	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	0.05	2.5	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%			0.1	4.2	3.6	10.2	8.4	6.6	7.1
Surrogate	Unit	Acceptable Limits								
Toluene-d8	% Recovery	50-140		96	94	92	95	97	98	
4-Bromofluorobenzene	% Recovery	50-140		80	75	82	72	76	77	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use, B Refers to O. Reg. 406/19 TABLE 2.1: Full Depth Potable Ground Water Condition Volume Independent - RP 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.

5614360-5614381 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:



Exceedance Summary

AGAT WORK ORDER: 24T116256

PROJECT: GTR-00257769-H0

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

CLIENT NAME: EXP SERVICES INC

ATTENTION TO: Alessandro Girardo

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
5614359	BH202-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	3.08
5614370	BH205-SS2	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.04
5614370	BH205-SS2	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	7.94
5614370	BH205-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.57	1.04
5614370	BH205-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	7.94
5614371	BH205-SS6	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.7	1.10
5614371	BH205-SS6	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	12.8
5614371	BH205-SS6	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.57	1.10
5614371	BH205-SS6	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	12.8
5614372	BH209-SS2	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	12.3
5614372	BH209-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.57	0.697
5614372	BH209-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	12.3
5614373	BH203-SS2	ON 406/19 T2.1 RP	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	5.96
5614373	BH203-SS2	ON T1 S RPI/ICC	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	2.4	5.96

Quality Assurance

CLIENT NAME: EXP SERVICES INC
 PROJECT: GTR-00257769-H0
 SAMPLING SITE: 5100 Erin Mills

AGAT WORK ORDER: 24T116256
 ATTENTION TO: Alessandro Girardo
 SAMPLED BY:

Soil Analysis															
RPT Date:			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 & Inorganics (Soil)

Antimony	5615305		<0.8	<0.8	NA	< 0.8	105%	70%	130%	104%	80%	120%	96%	70%	130%
Arsenic	5615305		4	4	NA	< 1	124%	70%	130%	101%	80%	120%	100%	70%	130%
Barium	5615305		133	138	3.7%	< 2.0	106%	70%	130%	102%	80%	120%	113%	70%	130%
Beryllium	5615305		1.0	0.9	NA	< 0.5	106%	70%	130%	117%	80%	120%	93%	70%	130%
Boron	5615305		7	9	NA	< 5	86%	70%	130%	107%	80%	120%	85%	70%	130%
Boron (Hot Water Soluble)	5614359	5614359	0.21	0.21	NA	< 0.10	101%	60%	140%	105%	70%	130%	95%	60%	140%
Cadmium	5615305		<0.5	<0.5	NA	< 0.5	114%	70%	130%	100%	80%	120%	101%	70%	130%
Chromium	5615305		34	35	2.9%	< 5	100%	70%	130%	99%	80%	120%	99%	70%	130%
Cobalt	5615305		12.4	12.7	2.4%	< 0.8	111%	70%	130%	103%	80%	120%	101%	70%	130%
Copper	5615305		17.9	18.7	4.4%	< 1.0	99%	70%	130%	99%	80%	120%	93%	70%	130%
Lead	5615305		15	15	0.0%	< 1	116%	70%	130%	93%	80%	120%	87%	70%	130%
Molybdenum	5615305		<0.5	<0.5	NA	< 0.5	119%	70%	130%	105%	80%	120%	107%	70%	130%
Nickel	5615305		23	24	4.3%	< 1	114%	70%	130%	105%	80%	120%	104%	70%	130%
Selenium	5615305		<0.8	<0.8	NA	< 0.8	121%	70%	130%	102%	80%	120%	101%	70%	130%
Silver	5615305		<0.5	<0.5	NA	< 0.5	105%	70%	130%	101%	80%	120%	97%	70%	130%
Thallium	5615305		<0.5	<0.5	NA	< 0.5	104%	70%	130%	97%	80%	120%	90%	70%	130%
Uranium	5615305		0.87	0.83	NA	< 0.50	124%	70%	130%	108%	80%	120%	108%	70%	130%
Vanadium	5615305		50.1	49.9	0.4%	< 2.0	109%	70%	130%	107%	80%	120%	99%	70%	130%
Zinc	5615305		75	78	3.9%	< 5	108%	70%	130%	102%	80%	120%	100%	70%	130%
Chromium, Hexavalent	5620358		<0.2	<0.2	NA	< 0.2	104%	70%	130%	87%	80%	120%	73%	70%	130%
Cyanide, WAD	5615066		<0.040	<0.040	NA	< 0.040	107%	70%	130%	101%	80%	120%	92%	70%	130%
Mercury	5615305		<0.10	<0.10	NA	< 0.10	120%	70%	130%	102%	80%	120%	108%	70%	130%
Electrical Conductivity (2:1)	5614359	5614359	0.282	0.345	20.1%	< 0.005	89%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	5614359	5614359	3.08	3.34	8.1%	NA									
pH, 2:1 CaCl2 Extraction	5615975		6.32	6.60	4.3%	NA	102%	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.

Sulphate

Sulphate (2:1)	5615730		72	72	0.0%	< 2	103%	70%	130%	92%	80%	120%	94%	70%	130%
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Certified By:



Nivine Basily

Quality Assurance

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 24T116256
PROJECT: GTR-00257769-H0
ATTENTION TO: Alessandro Girardo
SAMPLING SITE: 5100 Erin Mills
SAMPLED BY:

Trace Organics Analysis

RPT Date:			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) - PAHs (Soil)

Naphthalene	5620834	<0.05	<0.05	NA	< 0.05	71%	50%	140%	85%	50%	140%	73%	50%	140%
Acenaphthylene	5620834	<0.05	<0.05	NA	< 0.05	67%	50%	140%	103%	50%	140%	95%	50%	140%
Acenaphthene	5620834	<0.05	<0.05	NA	< 0.05	95%	50%	140%	100%	50%	140%	83%	50%	140%
Fluorene	5620834	<0.05	<0.05	NA	< 0.05	107%	50%	140%	105%	50%	140%	88%	50%	140%
Phenanthrene	5620834	<0.05	<0.05	NA	< 0.05	83%	50%	140%	75%	50%	140%	93%	50%	140%
Anthracene	5620834	<0.05	<0.05	NA	< 0.05	113%	50%	140%	95%	50%	140%	80%	50%	140%
Fluoranthene	5620834	<0.05	<0.05	NA	< 0.05	108%	50%	140%	88%	50%	140%	75%	50%	140%
Pyrene	5620834	<0.05	<0.05	NA	< 0.05	90%	50%	140%	73%	50%	140%	98%	50%	140%
Benz(a)anthracene	5620834	<0.05	<0.05	NA	< 0.05	113%	50%	140%	73%	50%	140%	78%	50%	140%
Chrysene	5620834	<0.05	<0.05	NA	< 0.05	74%	50%	140%	80%	50%	140%	100%	50%	140%
Benzo(b)fluoranthene	5620834	<0.05	<0.05	NA	< 0.05	106%	50%	140%	85%	50%	140%	73%	50%	140%
Benzo(k)fluoranthene	5620834	<0.05	<0.05	NA	< 0.05	95%	50%	140%	108%	50%	140%	80%	50%	140%
Benzo(a)pyrene	5620834	<0.05	<0.05	NA	< 0.05	83%	50%	140%	100%	50%	140%	75%	50%	140%
Indeno(1,2,3-cd)pyrene	5620834	<0.05	<0.05	NA	< 0.05	101%	50%	140%	95%	50%	140%	80%	50%	140%
Dibenz(a,h)anthracene	5620834	<0.05	<0.05	NA	< 0.05	97%	50%	140%	100%	50%	140%	108%	50%	140%
Benzo(g,h,i)perylene	5620834	<0.05	<0.05	NA	< 0.05	98%	50%	140%	95%	50%	140%	100%	50%	140%

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

F1 (C6 to C10)	5613514	<5	<5	NA	< 5	86%	60%	140%	105%	60%	140%	102%	60%	140%
F2 (C10 to C16)	5614495	< 10	< 10	NA	< 10	115%	60%	140%	110%	60%	140%	110%	60%	140%
F3 (C16 to C34)	5614495	< 50	< 50	NA	< 50	112%	60%	140%	118%	60%	140%	120%	60%	140%
F4 (C34 to C50)	5614495	< 50	< 50	NA	< 50	72%	60%	140%	83%	60%	140%	81%	60%	140%

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

Dichlorodifluoromethane	5613514	<0.05	<0.05	NA	< 0.05	108%	50%	140%	102%	50%	140%	85%	50%	140%
Vinyl Chloride	5613514	<0.02	<0.02	NA	< 0.02	95%	50%	140%	103%	50%	140%	113%	50%	140%
Bromomethane	5613514	<0.05	<0.05	NA	< 0.05	97%	50%	140%	97%	50%	140%	90%	50%	140%
Trichlorofluoromethane	5613514	<0.05	<0.05	NA	< 0.05	103%	50%	140%	91%	50%	140%	110%	50%	140%
Acetone	5613514	<0.50	<0.50	NA	< 0.50	94%	50%	140%	105%	50%	140%	112%	50%	140%
1,1-Dichloroethylene	5613514	<0.05	<0.05	NA	< 0.05	100%	50%	140%	86%	60%	130%	86%	50%	140%
Methylene Chloride	5613514	<0.05	<0.05	NA	< 0.05	108%	50%	140%	96%	60%	130%	94%	50%	140%
Trans- 1,2-Dichloroethylene	5613514	<0.05	<0.05	NA	< 0.05	82%	50%	140%	90%	60%	130%	85%	50%	140%
Methyl tert-butyl Ether	5613514	<0.05	<0.05	NA	< 0.05	69%	50%	140%	97%	60%	130%	72%	50%	140%
1,1-Dichloroethane	5613514	<0.02	<0.02	NA	< 0.02	102%	50%	140%	93%	60%	130%	93%	50%	140%
Methyl Ethyl Ketone	5613514	<0.50	<0.50	NA	< 0.50	105%	50%	140%	94%	50%	140%	110%	50%	140%
Cis- 1,2-Dichloroethylene	5613514	<0.02	<0.02	NA	< 0.02	66%	50%	140%	77%	60%	130%	66%	50%	140%
Chloroform	5613514	<0.04	<0.04	NA	< 0.04	84%	50%	140%	75%	60%	130%	106%	50%	140%
1,2-Dichloroethane	5613514	<0.03	<0.03	NA	< 0.03	78%	50%	140%	67%	60%	130%	97%	50%	140%
1,1,1-Trichloroethane	5613514	<0.05	<0.05	NA	< 0.05	87%	50%	140%	60%	60%	130%	88%	50%	140%
Carbon Tetrachloride	5613514	<0.05	<0.05	NA	< 0.05	101%	50%	140%	88%	60%	130%	81%	50%	140%

Quality Assurance

CLIENT NAME: EXP SERVICES INC
 PROJECT: GTR-00257769-H0
 SAMPLING SITE: 5100 Erin Mills

AGAT WORK ORDER: 24T116256
 ATTENTION TO: Alessandro Girardo
 SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date:			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
Benzene	5613514		<0.02	<0.02	NA	< 0.02	67%	50%	140%	109%	60%	130%	91%	50%	140%
1,2-Dichloropropane	5613514		<0.03	<0.03	NA	< 0.03	70%	50%	140%	102%	60%	130%	87%	50%	140%
Trichloroethylene	5613514		<0.03	<0.03	NA	< 0.03	82%	50%	140%	100%	60%	130%	98%	50%	140%
Bromodichloromethane	5613514		<0.05	<0.05	NA	< 0.05	88%	50%	140%	86%	60%	130%	93%	50%	140%
Methyl Isobutyl Ketone	5613514		<0.50	<0.50	NA	< 0.50	99%	50%	140%	95%	50%	140%	96%	50%	140%
1,1,2-Trichloroethane	5613514		<0.04	<0.04	NA	< 0.04	80%	50%	140%	90%	60%	130%	100%	50%	140%
Toluene	5613514		<0.05	<0.05	NA	< 0.05	111%	50%	140%	101%	60%	130%	105%	50%	140%
Dibromochloromethane	5613514		<0.05	<0.05	NA	< 0.05	89%	50%	140%	94%	60%	130%	93%	50%	140%
Ethylene Dibromide	5613514		<0.04	<0.04	NA	< 0.04	84%	50%	140%	102%	60%	130%	74%	50%	140%
Tetrachloroethylene	5613514		< 0.05	< 0.05	NA	< 0.05	89%	50%	140%	90%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	5613514		<0.04	<0.04	NA	< 0.04	84%	50%	140%	97%	60%	130%	103%	50%	140%
Chlorobenzene	5613514		<0.05	<0.05	NA	< 0.05	76%	50%	140%	104%	60%	130%	81%	50%	140%
Ethylbenzene	5613514		<0.05	<0.05	NA	< 0.05	83%	50%	140%	96%	60%	130%	82%	50%	140%
m & p-Xylene	5613514		<0.05	<0.05	NA	< 0.05	106%	50%	140%	108%	60%	130%	106%	50%	140%
Bromoform	5613514		<0.05	<0.05	NA	< 0.05	92%	50%	140%	90%	60%	130%	85%	50%	140%
Styrene	5613514		<0.05	<0.05	NA	< 0.05	89%	50%	140%	79%	60%	130%	85%	50%	140%
1,1,2,2-Tetrachloroethane	5613514		<0.05	<0.05	NA	< 0.05	98%	50%	140%	94%	60%	130%	90%	50%	140%
o-Xylene	5613514		<0.05	<0.05	NA	< 0.05	99%	50%	140%	91%	60%	130%	104%	50%	140%
1,3-Dichlorobenzene	5613514		<0.05	<0.05	NA	< 0.05	89%	50%	140%	97%	60%	130%	87%	50%	140%
1,4-Dichlorobenzene	5613514		<0.05	<0.05	NA	< 0.05	90%	50%	140%	74%	60%	130%	83%	50%	140%
1,2-Dichlorobenzene	5613514		<0.05	<0.05	NA	< 0.05	83%	50%	140%	75%	60%	130%	103%	50%	140%
n-Hexane	1		< 0.05	< 0.05	NA	< 0.05	93%	50%	140%	85%	60%	130%	101%	50%	140%
4-Bromofluorobenzene	5613514		77	73	5.7%	< 1	NA			NA			106%		
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)															
F1 (C6 to C10)	5613514		<5	<5	NA	< 5	86%	60%	140%	105%	60%	140%	102%	60%	140%
O. Reg. 153(511) - PCBs (Soil)															
Polychlorinated Biphenyls	5620362		< 0.1	< 0.1	NA	< 0.1	106%	50%	140%	91%	50%	140%	93%	50%	140%

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

Certified By: 

AGAT Laboratories 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.

Results relate only to the items tested. Results apply to samples as received.

Method Summary

CLIENT NAME: EXP SERVICES INC
PROJECT: GTR-00257769-H0
SAMPLING SITE: 5100 Erin Mills

AGAT WORK ORDER: 24T116256
ATTENTION TO: Alessandro Girardo
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Sulphate (2:1)	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH

Method Summary

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 24T116256
PROJECT: GTR-00257769-H0
ATTENTION TO: Alessandro Girardo
SAMPLING SITE: 5100 Erin Mills
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benz(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Polychlorinated Biphenyls	ORG-91-5113	modified from EPA SW-846 3570 & 8082A	GC/ECD
Decachlorobiphenyl	ORG-91-5113	modified from EPA SW-846 3541 & 8082A	GC/ECD
F1 (C6 to 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
F2 (C10 to C16) minus Naphthalene	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
F3 (C16 to C34) minus PAHs	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

Method Summary

CLIENT NAME: EXP SERVICES INC
PROJECT: GTR-00257769-H0
SAMPLING SITE: 5100 Erin Mills
AGAT WORK ORDER: 24T116256
ATTENTION TO: Alessandro Girardo
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F3 (C16 to C34)	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
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

Method Summary

CLIENT NAME: EXP SERVICES INC
AGAT WORK ORDER: 24T116256
PROJECT: GTR-00257769-H0
ATTENTION TO: Alessandro Girardo
SAMPLING SITE: 5100 Erin Mills
SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
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

Have feedback?
Scan here for a quick survey!



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

Laboratory Use Only

Work Order #: 24T116256

Cooler Quantity: 1 large
Arrival Temperatures: 5.6 | 5.8 | 6.0

Custody Seal Intact: Yes No N/A
Notes: loose seal

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: EXP SERVICES INC
 Contact: _____
 Address: 1595 CLARK BLVD, BRAMPTON, ON
LGT 4V1
 Phone: 905-793-9800 Fax: _____
 Reports to be sent to:
 1. Email: alessandro.girardo@exp.com
 2. Email: _____

Regulatory Requirements:
(Please check all applicable boxes)

Regulation 153/04 Regulation 406 Sewer Use
 Sanitary Storm
 Table 1 Indicate One Ind/Com
 Res/Park Regulation 558
 Agriculture CCME
 Soil Texture (Check One) Coarse Fine
 Other
 Region _____
 Indicate One

Turnaround Time (TAT) Required:

Regular TAT 5 to 7 Business Days
Rush TAT (Rush Surcharges Apply)
 3 Business Days 2 Business Days Next Business Day
OR Date Required (Rush Surcharges May Apply): _____

Project Information:
 Project: GTR-00257769-H0
 Site Location: 5100 ERIE MILLS
 Sampled By: _____
 AGAT Quote #: _____ PO: _____

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

Report Guideline on Certificate of Analysis
 Yes No

Please provide prior notification for rush TAT
 *TAT is exclusive of weekends and statutory holidays
 For 'Same Day' analysis, please contact your AGAT CPM

Invoice Information:
 Bill To Same: Yes No
 Company: EXP SERVICES INC
 Contact: ACCOUNTS PAYABLE
 Address: _____
 Email: AP@EXP.COM, KAREN.BURKE@EXP.COM

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	0. Reg 153		0. Reg 406		0. Reg 558		Potentially Hazardous or High Concentration (Y/N)
							Metals & Inorganics	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs	PCBs: Aroclors	
1. BH202 - SS2	01/30/24	AM	2	S	Limited Supply		✓						
2. BH202 - SS3		PM	3					✓	✓				
3. BH205 - SS1		PM	1										
4. BH205 - SS2		PM	5		Limited Sample		✓	✓	✓	✓			
5. BH205 - SS6		PM	↓				✓	✓	✓	✓			
6. BH209 - SS2		PM	↓				✓	✓	✓	✓			
7. BH203 - SS2		PM	2		Limited Sample		✓		✓				
8. BH203 - SS3		PM	3				✓	✓	✓				
9. BH210 - SS2		PM	3				✓	✓					
10. BH211 - SS2		PM	2		Limited Sample		✓		✓				
11.		PM											

Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:
			<u>JK</u>	<u>Jan 31</u>	<u>11:53p</u>
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

Page 1 of 1
 No: T-152429

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

EXP Services Inc.

*Phase Two Environmental Site Assessment
2670 & 2690 Erin Center Boulevard, Mississauga, ON
GTR-00257769-H0
March 28, 2024*

Appendix F – Phase Two Conceptual Site Model



Phase Two Conceptual Site Model – 2670 & 2690 Erin Center Boulevard, Mississauga, ON

This section presents the Phase Two Conceptual Site Model (CSM), as it relates to the portion of the property addressed as 2670 & 2690 Erin Center Boulevard, Mississauga, Ontario identified (herein after referred to as the ‘Site’ or ‘RSC Property’). The Phase Two CSM has been developed from observations made during the Phase Two ESA dated March 27, 2024. The Phase Two CSM provides a narrative and graphical interpretation of the RSC property surface features, near surface geologic and hydrogeological conditions, potential contaminants of concern, contaminant fate and transport mechanisms and relevant receptors and exposure pathways. These components are discussed in the following sections.

1 Introduction

The Site is an irregular shaped parcel of land that measures approximately 4.28 hectares (10.58 acres) in size. The Site is located on the southeast corner of Glen Erin Drive and Erin Center Boulevard in the city of Mississauga, Ontario, as indicated on Figures 1 and 2. The RSC Property described above is an irregularly shaped parcel of land with an area of approximately 4.85 hectares (11.98 acres).

Refer to Table 1 for the Site identification information.

Table 1: Site Identification Information

Municipal Address	2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario
Current Land Use	Commercial Use (Retail Stores, Restaurants, Medical Walk-in Clinic)
Proposed Land Use	Mixed- Use Residential
Legal Description	Blk 1, Pl 43m823 Save And Except Pts 1, 2, Pl 43r16736, Pts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Pl 43r35938; Blk 20, Pl 43m823; Pt Blk 5, Pl 43m823 (0.30 Reserves) Des As Pt 6, Pl 43r20654; Pt Of Eglinton Avenue Being Pt Lt 2, Registrar's Compiled Pl 1003, Des As Pts 2, 4, 7, 8, 11, 13 Pl 43r20654, Save And Except Pts 19, 20, Pl 43r35938 As Closed By Bylaw No. Lt1580524; Pt Blk 18, Pl 43m823 (0.30 Reserve) Des As Pt 14, Pl 43r20654; Blk 4, Pl 43m823 (0.30 Reserve); Blk 17, Pl 43m823 (0.30 Reserve), Save And Except Pts 16, 17, 18, Pl 43r35938; Blk 6, Pl 43m823 Subject To An Easement As In Vs162364 Subject To An Easement Over Pts 9, 10, 11, 12, 13, 14, 15, 24, 26, 27, 28, 29, 30, 31, 32, 33, Pl 43r15700 And Pts 10, 11, 12, 13, 14, 15, 16, 17, Pl 43r16222, Save And Except Pts 1, 2, 3, 9, 10, 11, Pl 43r35938 In Favour Of Mississauga Hydro-electric Commission And Bell Canada As In Lt955564 Subject To An Easement Over Pt 1, Pl 43r16217, Pt 1, Pl 43r16218, Pt 1, Pl 43r16219 In Favour Of The Corporation Of The City Of Mississauga As In Lt955566 Subject To An Easement Over Pts 4, 5, 8, 9, Pl 43r16222, Save And Except Pts 1, 9, Pl 43r35938 In Favour Of The Corporation Of The City Of Mississauga As In Lt955568 Subject To An Easement Over Pts 1, 2, 3, 4, 7, 8, 11, 13, 43r20654 And Pts 5, 6, 7, 10, Pl 43r20653 In Favour Of Mississauga Hydro-electric Commission As In Lt1741001 Subject To An Easement Over Pts 1,

Phase Two Conceptual Site Model (CSM)
2670 & 2690 Erin Center Boulevard, Toronto, ON
GTR-00257769-H0
March 28, 2024

	3, 4, Pl 43r20654 In Favour Of The Regional Municipality Of Peel As In Lt1741002 Subject To An Easement Over Pts 2, 3, 7, Lpl 43r16222 And Pts 16, 17, 18, 21, 22, 34, 35, 38, Pl 43r15700, Save And Except Pts 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, pl 43r35938 In Favour Of The Regional Municipality Of Peel As In Lt1007104 Subject To An Easement Over Pt 5, Pl 43r16736 In Favour Of Mississauga Hydro-electric Commission As In Lt1130471 Together With An Easement As In Ro551159 Subject To An Easement In Gross Over Parts 1,2,3,4 And 5, 43r39842 As In Pr3811615 City Of Mississauga
Property Identification Number (PIN)	Part of PIN 1351 – 20035 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 603714.75 m E m 4823575.93 m N Google Earth
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	4.28 hectares (10.58 acres)
Property Owners, Owner Contact and Address	Mr. Barry Stern EMTC Holdings Inc. c/o The Muzzo Group of Companies 50 Confederation Parkway Concord, ON, L4K 4T8

2 Phase One Conceptual Site Model

This section presents the Phase One Conceptual Site Model (P1CSM), as it relates to the RSC Property. It has been developed from observations made during the Phase One ESA, dated March 26, 2024. The P1CSM provides a narrative and graphical description integrating information related to the areas of potential environmental concern/potential contaminating activities and the presence and distribution of potential contaminants of concern. The P1CSM was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04), as defined by the Ontario Ministry of the Environment, Conservation and Parks (MECP).

2.1 Background

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed circa 1990s. The Site was developed with two (2) Site buildings – A & B and a parking lot, inferred to be used for commercial use. At the time of the Site visit, the Site buildings were developed with slab-on grade single-storey buildings. Site Building A has a footprint of approximately 4,357 m² (46,899 ft²) and Site Building B has a footprint of approximately 1,621 m² (17,447 ft²). It is to be noted that only tenant - Home sense located in Site Building A has a mezzanine in the northern part of the building that is used for office space and employees lounge / lunch area. The mezzanine is equipped with basic home appliances such as refrigerator, microwave and coffee makers. The northeastern portion of the Site is asphalt-paved with a narrow-landscaped area located on the Site boundaries. The southwestern portion of the Site is landscaped with grass area.

2.2 Geological and Hydrogeological Conditions

Based on a review of the topographic map, the inferred groundwater flow at the Site and surrounding properties is anticipated to flow in an easterly direction. A permanent stream is located approximately 150 m east of the Site, and it flows in a southeasterly direction towards Millet Creek draining in Lake Ontario. The Site is approximately 177 m above sea level and mostly

flat. The Site and surrounding areas are dominated by Till Moraines deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale). The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone. Based on a review of "Bedrock Topography and Overburden Thickness Mapping, Southern Ontario, prepared by Ontario Geological Survey, published 2006," the bedrock in the vicinity of the Site is anticipated to be encountered at a depth of approximately 11 metres below ground surface (mbgs).

2.3 Previous Investigations

Several previous environmental reports of the Site were provided to EXP by the Client. It is noted that the previous reports were completed for the larger Erin Mills Town Centre Complex which included the Site. Significant findings are summarized below.

- A report entitled "Phase I Environmental Site Assessment, 5100 Erin Mills Parkway & 2690 Erin Centre Boulevard, Mississauga, Ontario" dated April 28, 2014, was prepared for OPB (EMTC) Inc. by its agent and manager 20 Vic Management Inc. by Pinchin Environmental. Pertinent information from the report is as follows:
 - The subject property consisted of a multi-tenant commercial building at 5100 Erin Mills Parkway, and a one -storey multi-tenant commercial building at 2690 Erin Centre Boulevard.
 - Three (3) generator rooms with AST containing diesel fuel were identified at 5100 Erin Mills Parkway. These ASTs are located off-Site.
 - 5100 Erin mills Parkway was constructed in 1989, and 2690 Erin Centre Boulevard in 1993.
 - The tenant, London Cleaners, located on-Site, was reportedly a dry-cleaning drop-off depot.
 - The property at 2670 Erin Centre Boulevard was listed as being occupied by a dry cleaner, however according to Site Representative it was a dry-cleaning depot.
 - Based on the previous reports, the Site had a geotechnical investigation which noted the stratigraphy as clayey silt fill, compact to dense till to approximately 1.7 to 5.5 m bgs, followed by red shale bedrock with limestone interbeds. Groundwater ranged between 3.4 to 4.2 m bgs.
 - Based on the findings of the Phase I ESA, no potential environmental concerns were identified.
- A report entitled "Phase I Environmental Site Assessment Update, Erin Mills Shopping Centre, Mississauga, Ontario" dated November 5, 2018, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Golder. Pertinent information from the report is as follows:
 - The subject property was noted to consist of the municipal address 5100 Erin Mills Parkway.
 - Based on the ERIS report, Loblaws Properties Ltd. At the Pumps, located approximately 30 m southwest of the Site at 5010 Glen Erin Drive, was listed as a gasoline service station with two (2) liquid fuel tanks, with expiration November 11, 2010.
 - Based on the findings, no issues of potential environmental concern were identified for the Site.
- A report entitled "Waste Audit Report, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, ON, L5M 4Z5", by Green for Life Environmental (GFL) in January 2019. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled "Investigation of Indoor Air Quality, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario", dated February 26, 2019, was prepared for Cushman & Wakefield Ltd. by Pinchin. Pertinent information from the report is as follows:
 - The survey addressed all common areas in the shopping mall.
 - Elevated dust measurements were recorded in several areas of the building.

- Total Volatile Organic Compounds (TVOC) measurements were slightly elevated on the lower level in the vicinity of a fragrance shop and an eyeglass clinic.
- A report entitled “Asbestos Reassessment, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario”, dated February 28, 2019, was prepared for Cushman & Wakefield Asset Services by Pinchin. Pertinent information from the report is as follows:
 - No samples were collected as part of the assessment. The purpose of the report was to assess changes in the condition and quantity of previously reported asbestos-containing materials.
 - Asbestos – cement (transite) rainwater leaders are present in various locations in the building, in good condition.
- A report entitled “Water Sample Collection and Analysis for Lead, Erin Mills Town Centre”, dated March 4, 2019, was prepared for Cushman & Wakefield by Ontario Environmental & Safety Network Ltd. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled “Test Pit Program, Erin Mills Town Centre (Former Sears), 5100 Erin Mills Parkway, Mississauga, Ontario”, dated March 6, 2020, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Pinchin. Pertinent information from the report is as follows:
 - Sixteen (16) bulk soil samples were submitted for PHCs, VOCs, PAH, and metal and inorganics to a maximum depth of 4.27 m bgs using an excavator.
 - The soil samples submitted met Table 3 SCS with the exception of Electric Conductivity (EC) and Sodium Adsorption Ratio (SAR) exceedance. These exceedances can be discounted based on the recent exemption that was passed by the MECP associated with areas that have been subject to the application of de-icing products to walkways and driveways (eg. Road salt).
- A report entitled “Phase I Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario” dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).
 - The Phase I ESA was prepared for Muzzo Group with the objective to identify issues of environmental concern to the Site in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
 - Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST’s were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST’s. These ASTs are located off-Site.
 - Based on the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
 - Based on the findings of the Phase I ESA, a Phase II was recommended.
- A report entitled “Phase II Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario” dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.

- The report was prepared for Muzzo Group to support identified on-Site concerns of waste generation, and off-Site concerns of a nearby gas station and hydro one facility. Based on recommendations made in the Phase I ESA (EXP, 2020).
- Between March 2 and 6, 2020, nine (9) boreholes were advanced at the Site (BH1, BH2, BH5, BH6, BH9, BH11, , BH13, BH17 and BH20). Five (5) of the boreholes were equipped with monitoring wells (BH1, BH5, BH9, BH17 and BH20).
- Soil samples were collected and submitted for the analysis of one or more of the following: Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Metals and Inorganics (M&I), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), pH, and grain-size (75-micron sieve).
- Groundwater samples were collected from one (1) monitoring well (MW17) and analyzed for PHC, Metals and VOCs. It was noted that the collection of groundwater from MW1, MW5, MW9 and MW20 were attempted on two (2) separate occasions, however, groundwater was not encountered at these locations.
- Groundwater flow direction could not be determined as three (3) water levels screened within the sample geological formation are required to determine groundwater flow at the Site. Based on local topography, groundwater was anticipated to flow in a northeast direction towards a tributary of the Credit River.
- The concentrations of all parameters submitted for the soil samples from the boreholes were either below the applicable MECP (2011) Table 7 Site Condition Standards (SCS) for residential/parkland/institutional property with medium to fine soil, or not detected above the laboratory detection limits, with the exception of the following:
 - Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) in BH5 SS2 (0.8 – 1.5 m bgs), BH9 SS2 (0.8 – 1.5 m bgs), BH11 SS2 (0.8 – 1.5 m bgs), and BH13 SS2 (0.8 – 1.5 m bgs). It was inferred the high concentrations were due to de-salting activities for road safety or for pedestrian walkways. As such, the elevated EC/SAR in soil was not considered an exceedance based on section 49.1 of O.Reg. 407/19.
- The concentrations of all parameters submitted for groundwater for one (1) monitoring well were either below the applicable MECP (2022) Table 7 SCS or not detected above laboratory detection limits.
- Based on the results of the Phase II ESA (EXP, 2020), no further work was recommended at the time. It was noted that, should an RSC be required for the Site or smaller portions of the Site, additional environmental work would be required to support those submissions.
- A report entitled “Phase I Environmental Site Assessment Update, 5100 Erin Mills Parkway, Mississauga, Ontario” dated October 18, 2022, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).
 - The Phase I ESA Update was prepared for Muzzo Group for due diligence purposes in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
 - Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST’s were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST’s. These ASTs are not located on-Site.
 - According to information provided by the Site Representative and based on a reviewed Environmental Control Incident Report provided by the MECP, the spill occurred on November 27, 2021, during the construction activities in the corridor of mall entrance F in the west portion of 5100 Erin Mills Parkway, a diesel-filled construction heater was temporarily stationed on the concrete walkway adjacent to the building.
 - EXP was made aware that since the previous Phase I ESA, there was a fire On-Site Fire at 2575 Erin Mills Parkway in the building in 2021.

- Similar to the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
- Based on the Phase I ESA Update (EXP, 2022) findings, the fire and spill are considered a low concern and immediate action is not required at this time. However, it was noted that this will need to be identified as an Area of Potential Environmental Concern (APEC) in any future O. Reg 153/04 compliant Phase One ESA and investigated through a Phase Two ESA both of which will be required for the purpose of filing an RSC.
 - It is noted that based on the nature and distance from the spill and the fire to the Site, neither were considered to contribute to an APEC.

2.4 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	The natural gas meter was observed on the eastern wall of the Site building A and northern wall of Site Building B.
Sanitary Sewer	City of Mississauga	Underground	Unknown
Storm Sewer	City of Mississauga	Underground	Various storm sewers observed in the asphalt portion of the Site
Water	City of Mississauga	Underground	Unknown
Electricity	Unknown	Underground	Unknown
Telecommunications	Unknown	Underground	Unknown

2.5 Potentially Contaminating Activities and Areas of Potential Environmental Concern

3 Phase One ESA Conceptual Site Model – 2670 & 2690 Erin Center Boulevard, Mississauga, ON

This section presents the Phase One Conceptual Site Model (P1CSM), as it relates to the Site designated as 2670 & 2690 Erin Center Boulevard in Mississauga, Ontario providing a narrative and graphical description integrating information related to the areas of potential environmental concern/potential contaminating activities and the presence and distribution of potential contaminants of concern. The P1CSM was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04), as defined by the Ontario Ministry of the Environment, Conservation and Parks (MECP).

3.1 Introduction

The Site includes municipal addresses 2670 & 2690 Erin Center Boulevard but is hereinafter collectively referred to as the 'Site'. The Site is located on the southeast corner of Glen Erin Drive and Erin Center Boulevard in the city of Mississauga, Ontario. The

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Site is an irregular shaped parcel of land that measures approximately 4.28 hectares (10.58 acres) in size. At the time of this investigation, the Site consisted of the following:

- The northeastern portion of the Site is asphalt-paved with a narrow-landscaped area located on the Site boundaries.
- The southwestern portion of the Site is landscaped with grass area.
- The central portion of the Site is developed with two (2) Site buildings that have the municipal addresses 2670 Erin Center Boulevard (Site Building A) and 2690 Erin Center Boulevard (Site Building B) and asphalt-paved with parking area towards central-east. The tenants include:
 - 2670 Erin Center Boulevard (Site Building A): Dollarama, Bouclair Home, and Home Sense.
 - 2690 Erin Center Boulevard (Site Building B): Pizza Pizza, Hero’s Burger, Walk-in Medical Clinic, Cosmetic Dentistry, Studio 10 Salon, Chiropractor Practice Center.

The areas surrounding the Site buildings have been paved with asphalt and landscaped areas are located along the perimeter of the Site.

Details of the Site are as follows:

Municipal Address	2670 & 2690 Erin Centre Boulevard, Mississauga, Ontario
Current Land Use	Commercial Use (Retail Stores, Restaurants, Medical Walk-in Clinic)
Proposed Land Use	Mixed-Use Residential
Legal Description	Blk 1, Pl 43m823 Save And Except Pts 1, 2, Pl 43r16736, Pts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Pl 43r35938; Blk 20, Pl 43m823; Pt Blk 5, Pl 43m823 (0.30 Reserves) Des As Pt 6, Pl 43r20654; Pt Of Eglinton Avenue Being Pt Lt 2, Registrar’s Compiled Pl 1003, Des As Pts 2, 4, 7, 8, 11, 13 Pl 43r20654, Save And Except Pts 19, 20, Pl 43r35938 As Closed By Bylaw No. Lt1580524; Pt Blk 18, Pl 43m823 (0.30 Reserve) Des As Pt 14, Pl 43r20654; Blk 4, Pl 43m823 (0.30 Reserve); Blk 17, Pl 43m823 (0.30 Reserve), Save And Except Pts 16, 17, 18, Pl 43r35938; Blk 6, Pl 43m823 Subject To An Easement As In Vs162364 Subject To An Easement Over Pts 9, 10, 11, 12, 13, 14, 15, 24, 26, 27, 28, 29, 30, 31, 32, 33, Pl 43r15700 And Pts 10, 11, 12, 13, 14, 15, 16, 17, Pl 43r16222, Save And Except Pts 1, 2, 3, 9, 10, 11, Pl 43r35938 In Favour Of Mississauga Hydro-electric Commission And Bell Canada As In Lt955564 Subject To An Easement Over Pt 1, Pl 43r16217, Pt 1, Pl 43r16218, Pt 1, Pl 43r16219 In Favour Of The Corporation Of The City Of Mississauga As In Lt955566 Subject To An Easement Over Pts 4, 5, 8, 9, Pl 43r16222, Save And Except Pts 1, 9, Pl 43r35938 In Favour Of The Corporation Of The City Of Mississauga As In Lt955568 Subject To An Easement Over Pts 1, 2, 3, 4, 7, 8, 11, 13, 43r20654 And Pts 5, 6, 7, 10, Pl 43r20653 In Favour Of Mississauga Hydro-electric Commission As In Lt1741001 Subject To An Easement Over Pts 1, 3, 4, Pl 43r20654 In Favour Of The Regional Municipality Of Peel As In Lt1741002 Subject To An Easement Over Pts 2, 3, 7, Pl 43r16222 And Pts 16, 17, 18, 21, 22, 34, 35, 38, Pl 43r15700, Save And Except Pts 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, pl 43r35938 In Favour Of The Regional Municipality



	Of Peel As In Lt1007104 Subject To An Easement Over Pt 5, Pl 43r16736 In Favour Of Mississauga Hydro-electric Commission As In Lt1130471 Together With An Easement As In Ro551159 Subject To An Easement In Gross Over Parts 1,2,3,4 And 5, 43r39842 As In Pr3811615 City Of Mississauga
Property Identification Number (PIN)	Part of PIN 1351 – 20035 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 603714.75 m E m 4823575.93 m N Google Earth
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	5.01 hectares (12.4 acres)
Property Owners, Owner Contact and Address	Mr. Barry Stern EMTC Holdings Inc. c/o The Muzzo Group of Companies 50 Confederation Parkway Concord, ON, L4K 4T8

3.2 Background

Based on a review of historical aerial photographs, chain of title information, historical maps, and other records, the Site was first developed circa 1990s. The Site was developed with two (2) Site buildings – A & B and a parking lot, inferred to be used for commercial use. At the time of the Site visit, the Site buildings were developed with slab-on grade single-storey buildings. Site Building A has a footprint of approximately 4,357 m² (46,899 ft²) and Site Building B has a footprint of approximately 1,621 m² (17,447 ft²). It is to be noted that only tenant - Home sense located in Site Building A has a mezzanine in the northern part of the building that is used for office space and employees lounge / lunch area. The mezzanine is equipped with basic home appliances such as refrigerator, microwave and coffee makers. The northeastern portion of the Site is asphalt-paved with a narrow-landscaped area located on the Site boundaries. The southwestern portion of the Site is landscaped with grass area.

3.3 Geological and Hydrogeological Conditions

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Map 030M11. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Topography and Overburden Thickness Mapping, Southern Ontario, prepared by Ontario Geological Survey, published 2006

Based on the review of the above maps, the following information was obtained:

- There is a decrease in elevation towards the north and east in the Phase I Study Area. A permanent stream is located approximately 150 m east of the Site, and it flows in a southeasterly direction towards Millet Creek draining in Lake

Ontario. Based on a review of the topographic map, the inferred groundwater flow at the Site and surrounding properties is anticipated to flow in an easterly direction.

- The Site is approximately 177 m above sea level and mostly flat.
- The Site and surrounding areas are dominated by Till Moraines deposits that consist predominantly of clay to silt-textured till (derived from glaciolacustrine deposits or shale).
- The bedrock in the general area of the Site is part of a group belonging to the Queenston Formation, primarily consisting of shale, limestone, dolostone and siltstone.
- Based on a review of “Bedrock Topography and Overburden Thickness Mapping, Southern Ontario, prepared by Ontario Geological Survey, published 2006,” the bedrock in the vicinity of the Site is anticipated to be encountered at a depth of approximately 11 metres below ground surface (mbgs).

3.4 Previous Investigations

The following reports were available for review at the time of this Phase One ESA.

- A report entitled “Phase I Environmental Site Assessment, 5100 Erin Mills Parkway & 2690 Erin Centre Boulevard, Mississauga, Ontario” dated April 28, 2014, was prepared for OPB (EMTC) Inc. by its agent and manager 20 Vic Management Inc. by Pinchin Environmental. Pertinent information from the report is as follows:
 - The subject property consisted of a multi-tenant commercial building at 5100 Erin Mills Parkway, and a one -storey multi-tenant commercial building at 2690 Erin Centre Boulevard.
 - Three (3) generator rooms with AST containing diesel fuel were identified at 5100 Erin Mills Parkway. Please note these ASTs are located off-Site.
 - 5100 Erin mills Parkway was constructed in 1989, and 2690 Erin Centre Boulevard in 1993.
 - The tenant, London Cleaners, located on-Site, was reportedly a dry-cleaning drop-off depot.
 - The property at 2670 Erin Centre Boulevard was listed as being occupied by a dry cleaner, however according to Site Representative it was a dry-cleaning depot.
 - Based on the previous reports, the Site had a geotechnical investigation which noted the stratigraphy as clayey silt fill, compact to dense till to approximately 1.7 to 5.5 m bgs, followed by red shale bedrock with limestone interbeds. Groundwater ranged between 3.4 to 4.2 m bgs.
 - Based on the findings of the Phase I ESA, no potential environmental concerns were identified.
- A report entitled “Phase I Environmental Site Assessment Update, Erin Mills Shopping Centre, Mississauga, Ontario” dated November 5, 2018, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Golder. Pertinent information from the report is as follows:
 - The subject property was noted to consist of the municipal address 5100 Erin Mills Parkway.
 - Based on the ERIS report, Loblaws Properties Ltd. At the Pumps, located approximately 30 m southwest of the Site at 5010 Glen Erin Drive, was listed as a gasoline service station with two (2) liquid fuel tanks, with expiration November 11, 2010. Please note these ASTs are located off-Site.

- Based on the findings, no issues of potential environmental concern were identified for the Site.
- A report entitled “Waste Audit Report, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, ON, L5M 4Z5”, by Green for Life Environmental (GFL) in January 2019. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled “Investigation of Indoor Air Quality, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario”, dated February 26, 2019, was prepared for Cushman & Wakefield Ltd. by Pinchin. Pertinent information from the report is as follows:
 - The survey addressed all common areas in the shopping mall.
 - Elevated dust measurements were recorded in several areas of the building.
 - Total Volatile Organic Compounds (TVOC) measurements were slightly elevated on the lower level in the vicinity of a fragrance shop and an eyeglass clinic.
- A report entitled “Asbestos Reassessment, Erin Mills Town Centre, 5100 Erin Mills Parkway, Mississauga, Ontario”, dated February 28, 2019, was prepared for Cushman & Wakefield Asset Services by Pinchin. Pertinent information from the report is as follows:
 - No samples were collected as part of the assessment. The purpose of the report was to assess changes in the condition and quantity of previously reported asbestos-containing materials.
 - Asbestos – cement (transite) rainwater leaders are present in various locations in the building, in good condition.
- A report entitled “Water Sample Collection and Analysis for Lead, Erin Mills Town Centre”, dated March 4, 2019, was prepared for Cushman & Wakefield by Ontario Environmental & Safety Network Ltd. No pertinent information related to an environmental concern for the Site was identified.
- A report entitled “Test Pit Program, Erin Mills Town Centre (Former Sears), 5100 Erin Mills Parkway, Mississauga, Ontario”, dated March 6, 2020, was prepared for OPB (EMTC) Inc. c/o Cushman & Wakefield Asset Services ULC by Pinchin. Pertinent information from the report is as follows:
 - Sixteen (16) bulk soil samples were submitted for PHCs, VOCs, PAH, and metal and inorganics to a maximum depth of 4.27 m bgs using an excavator.
 - The soil samples submitted met Table 3 SCS with the exception of Electric Conductivity (EC) and Sodium Adsorption Ratio (SAR) exceedance. These exceedances can be discounted based on the recent exemption that was passed by the MECP associated with areas that have been subject to the application of de-icing products to walkways and driveways (eg. Road salt).
- A report entitled “Phase I Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario” dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).

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- The Phase I ESA was prepared for Muzzo Group with the objective to identify issues of environmental concern to the Site in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
- Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST's were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST's. Please note these ASTs are located off-Site.
- Based on the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
- Based on the findings of the Phase I ESA, a Phase II was recommended.
- A report entitled "*Phase II Environmental Site Assessment, 5100 Erin Mills Parkway, Mississauga, Ontario*" dated December 1, 2020, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was prepared for Muzzo Group to support identified on-Site concerns of waste generation, and off-Site concerns of a nearby gas station and hydro one facility. Based on recommendations made in the Phase I ESA (EXP, 2020).
 - Between March 2 and 6, 2020, nine (9) boreholes were advanced at the Site (BH1, BH2, BH5, BH6, BH9, BH11, , BH13, BH17 and BH20). Five (5) of the boreholes were equipped with monitoring wells (BH1, BH5, BH9, BH17 and BH20).
 - Soil samples were collected and submitted for the analysis of one or more of the following: Petroleum Hydrocarbons (PHCs), Volatile Organic Compounds (VOCs), Metals and Inorganics (M&I), Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), pH, and grain-size (75-micron sieve).
 - Groundwater samples were collected from one (1) monitoring well (MW17) and analyzed for PHC, Metals and VOCs. It was noted that the collection of groundwater from MW1, MW5, MW9 and MW20 were attempted on two (2) separate occasions, however, groundwater was not encountered at these locations.
 - Groundwater flow direction could not be determined as three (3) water levels screened within the sample geological formation are required to determine groundwater flow at the Site. Based on local topography, groundwater was anticipated to flow in a northeast direction towards a tributary of the Credit River.
 - The concentrations of all parameters submitted for the soil samples from the boreholes were either below the applicable MECP (2011) Table 7 Site Condition Standards (SCS) for residential/parkland/institutional property with medium to fine soil, or not detected above the laboratory detection limits, with the exception of the following:

- Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) in BH5 SS2 (0.8 – 1.5 m bgs), BH9 SS2 (0.8 – 1.5 m bgs), BH11 SS2 (0.8 – 1.5 m bgs), and BH13 SS2 (0.8 – 1.5 m bgs). It was inferred the high concentrations were due to de-salting activities for road safety or for pedestrian walkways. As such, the elevated EC/SAR in soil was not considered an exceedance based on section 49.1 of O.Reg. 407/19.
- The concentrations of all parameters submitted for groundwater for one (1) monitoring well were either below the applicable MECP (2022) Table 7 SCS or not detected above laboratory detection limits.
- Based on the results of the Phase II ESA (EXP, 2020), no further work was recommended at the time. It was noted that, should an RSC be required for the Site or smaller portions of the Site, additional environmental work would be required to support those submissions.
- A report entitled “Phase I Environmental Site Assessment Update, 5100 Erin Mills Parkway, Mississauga, Ontario” dated October 18, 2022, was prepared for Muzzo Group by EXP. Pertinent information from the report is as follows:
 - The subject property included a multi-tenant commercial shopping plaza at 5100 Erin Mills Parkway, and surrounding buildings with the following municipal addresses: 2670 & 2690 Erin Centre Boulevard, 5175, 5155, 5145, 5035 & 5025 Glen Erin Drive, and 2635, 2655 & 2675 Eglinton Avenue West.
 - The report was completed in general accordance with CSA standards Z768-01 (R2016).
 - The Phase I ESA Update was prepared for Muzzo Group for due diligence purposes in support of a potential acquisition involving the Site. It was noted that an RSC was not required at the time.
 - Six (6) diesel above ground storage tanks (ASTs) were observed in the mechanical rooms of the Site building addressed as 5100 Erin Mills Parkway. The AST’s were noted to be 1,135 L and associated with the back-up generators for the shopping centre. Secondary containment was noted, and concrete appeared to be in good condition. Floor drains were noted to be in close proximity to the AST’s.
 - According to information provided by the Site Representative and based on a reviewed Environmental Control Incident Report provided by the MECP, the spill occurred on November 27, 2021, during the construction activities in the corridor of mall entrance F in the west portion of 5100 Erin Mills Parkway, a diesel-filled construction heater was temporarily stationed on the concrete walkway adjacent to the building.
 - EXP was made aware that since the previous Phase I ESA, there was a fire On-Site Fire at 2575 Erin Mills Parkway in the building in 2021.
 - Similar to the Phase I ESA (EXP, 2020) findings, the multiple registered waste generators from commercial tenants identified from the ERIS report and the potential fill materials used during development on-Site were considered a potential concern to groundwater and soil at the Site. In addition, the presence of a hydro building west adjacent to the Site and a gasoline station within close proximity to the Site were considered off-Site concerns for groundwater at the Site.
 - Based on the Phase I ESA Update (EXP, 2022) findings, the fire and spill are considered a low concern and immediate action is not required at this time. However, it was noted that this will need to be identified as an Area of Potential Environmental Concern (APEC) in any future O. Reg 153/04 compliant Phase One ESA and investigated through a Phase Two ESA both of which will be required for the purpose of filing an RSC.

- It is noted that based on the nature and distance from the spill and the fire to the Site, neither were considered to contribute to an APEC.

3.5 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Enbridge Gas	Underground	The natural gas meter was observed on the eastern wall of the Site building A and northern wall of Site Building B.
Sanitary Sewer	City of Mississauga	Underground	Unknown
Storm Sewer	City of Mississauga	Underground	Various storm sewers observed in the asphalt portion of the Site
Water	City of Mississauga	Underground	Unknown
Electricity	Unknown	Underground	Unknown
Telecommunications	Unknown	Underground	Unknown

3.6 Potentially Contaminating Activities and Areas of Potential Environmental Concern:

Refer to Table 2 for the list of potentially contaminating activities (PCAs) that have occurred within the Phase One Study Area, which includes the Site and properties within 250 m radius of the Site boundaries. The approximate locations of the PCAs are shown on Figure 2. The following PCAs were determined to contribute towards and APEC on-Site:

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
On- Site					
1a	2670 and 2690 Erin Center Boulevard	Entire Site	PCA 'Other' – Waste Generation	Based on the ERIS report, the property was registered as generating photo processing wastes between 1992 – 2001.	No, based on the previous report Phase I ESA (Pinchin, 2014) - according to Site representative the dry-cleaner was used as a drop off depot. The review of the current ERIS showed a lack of waste generation reports at the Site.
1b			PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on the ERIS report, the property was registered as was registered as a limited vendor for pesticides.	

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PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
1c			PCA#37- Operation of Dry-Cleaning Equipment (where chemicals are used)	Based on the reviewed City Directories and previous reports, the property was occupied by Dry Cleaners – The Loblaws Supermarkets Limited between 2000 - 2001.	
1d			PCA#30-Importation of Fill Material of Unknown Quality.	Based on Aerials, between 1989 and 1997, Site Building A, Site Building B, a paved parking lot (northeastern and central), and landscaping (southern) were developed. It's possible that unknown-quality fill materials were brought in for grading during construction.	
1e		Central and north eastern portion of the Site - Parking lot	PCA#48- Salt Manufacturing, Processing and Bulk Storage	During the Site visit, bulk salt storage and snow removal equipment were seen in the northeastern parking lot. The Parking areas in the north and central portion of the Site have utilized de-icing measures for public safety	APEC - 2
1f		North portion of the Site	PCA#55-Transformer Manufacturing, Processing and Use.	During the Site visit, (2) pad-mounted transformers were observed at the north portion of the Site along the Site boundary.	APEC - 3
Off-Site					
2	5100 Erin Mills Parkway	East adjacent	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks PCA#19 – Electronic and Computer Equipment Manufacturing	Based on the ERIS report, The property was listed as "digital printing", "manufacturer of medical equipment and supplies manufacturing", "manufacturer of coating,	No based on the trans-gradient location and distance to the buildings associated with the 5100 Erin Mills Parkway site as well as the previous reports and nature of the



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PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
			PCA#31 – Ink Manufacturing, Processing and Bulk Storage	engraving, heat treating and allied activities". The property generated organic/inorganic laboratory chemicals, waste compressed gases, detergents/soaps, paint/pigment/coating residues, waste oils, lubricants, petroleum distillates, wastes and aliphatic solvents between 1997 - 2022..	operations (shopping mall).
			PCA#33 – Metal Treatment, Coating, Plating and Finishing		
			PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications		
			PCA 'Other' – Waste Generation		
3	Glen Erin Drive & Erin Centre Blvd	West adjacent	PCA 'Other' – Spill	Based on the ERIS report, the intersection was listed for a spill of approximately 125 L of herbicides to the road.	No, considering that it was washed off into the catch basins on the road and the low mobility of the contaminants of concern (herbicides).
4	2800 Erin Centre Boulevard	30 m west – across Glen Erin Drive	PCA 'Other' – Waste Generation	Based on the ERIS report, the property generated halogenated solvents, alkaline wastes, acid waste, inorganic laboratory chemicals, aliphatic solvents, petroleum distillates from 2002 to 2013	No, given the nature of operations of a library.
5	2665 Erin Centre Boulevard	30 m west – across Glen Erin Drive	PCA 'Other' - Waste Generation	Based on the ERIS report, the property generated inorganic laboratory chemicals, petroleum distillates, oils skimmings & sludges, waste oils & lubricants, organic laboratory chemicals and photoprocessing wastes	No, based on the nature of the operations (a secondary school) and the ERIS report which notes that there were no environmental impacts, no sub surface contamination, and no

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PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				from 1992 to October 2022	contamination migration associated with the spill.
			PCA 'Other' – Spill	Based on the ERIS report, the property was listed for fuel oil spill of liquid petroleum (quantity unknown) in 2009.	
6	5010 Glen Erin Drive	30 m southwest – across Glen Erin Drive	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, the property was listed for two (2) expired liquid fuel tank of 40,000 L regular fuel and 20,000L diesel fuel and associated piping in 2012 and as an expired facility in 2013.	No, based on its location downgradient from the Site. Furthermore, it is noted that the gas station on the 5010 Erin Mills Drive Site is located at the far south portion of the property which is approximately 250 m south of the Site.
			PCA#58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Based on the ERIS report, the property generated halogenated pesticides, organic and inorganic laboratory chemicals, paint/pigment/coating residues, detergents/soaps, misc. waste organic chemicals waste oils and lubricants, aliphatic solvents and acid wastes – heavy metals in 2015 to October 2022.	
			PCA#40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	Based on the ERIS report, the property was registered as was registered as a limited vendor for pesticides.	
			PCA 'Other' – Spill	Based on the reviewed ERIS report, the property reported 60 L of transformer non-PCB oil spill onto the grass from a	

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
				pad-mounted transformer in 2020 to MOE.	
			PCA#37- Operation of Dry-Cleaning Equipment (where chemicals are used)	Based on the reviewed City Directories, the property was listed as drycleaner in 2021.	
7	5045 Glen Erin Drive	138 m south	PCA#55-Transformer Manufacturing, Processing and Use.	Based on the ERIS report, the property is registered as standby power system.	No, given the inferred hydraulically down-gradient location relative to the Site and the low mobility of the contaminants of concern (PCBs).
8	Major Reinvention, Mississauga, ON L5M 7E1, Canada [43.557201, -79.712680]	163 m east	PCA#28 – Gasoline and Associated Products Storage in Fixed Tanks	Based on the ERIS report, approximately 600L of diesel fuel was spilled and reported to MOE due to equipment failure / malfunction during some other heavy and civil engineering construction. Soil contamination was considered possible.	No, given the spill was considered trans gradient and at a considerable distance to the Site.

(1) These are approximate distances taken from the Site boundaries

(2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg 153/04, as amended) that is occurring or has occurred in a phase one Study area.

3.6 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area, the following areas of potential environmental concern (APECs) were identified at the RSC Property, as presented in Figure 4.

Table 3: Areas of Potential Environmental Concern

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Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Entire Site (PCA-1d)	Entire Site	PCA#30-Importation of Fill Material of Unknown Quality.	On-Site	PHCs, VOCs, PAHs, Metals, Inorganics	Soil
APEC 2: Seasonal application of de-icing salt agents (PCA-1e)	Central and northeastern portion of the Site - Parking lot	PCA#48- Salt Manufacturing, Processing and Bulk Storage	On-Site	pH, EC, SAR	Soil
APEC 3: Transformers on Site (PCA-1f)	North portion of the Site	PCA#55-Transformer Manufacturing, Processing and Use.	On-Site	PCBs	Soil

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

The seasonal salt storage area located on the Site that is used solely for the purpose of de-icing activities in the winter months. Paved areas where the salt has been applied are also present at the Site. Although seasonal salt storage and salt application has occurred on the Site, it is the QP's opinion that the seasonal on-site salt storage is not a PCA as there is no salt manufacturing, processing and/or bulk storage taking place on-site. Further, as the salt is seasonally stored and used solely for the purpose of application to the paved surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, it is the QP's opinion that the exemption outlined in O.Reg153/04, Part IX, Subsection 49.1, regarding the classification of Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) as COCs, applies.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA was required to assess the soil conditions at the Site prior to submitting an RSC.

4. Physical Site Description

4.1 Stratigraphy

The current soil investigation conducted at the Site consisted of the advancement of fourteen (14) boreholes into the surficial fill material and the underlying native materials to a maximum depth of 15.9 m bgs. Boundaries of soil indicated on the log sheets are intended to reflect transition zones for the purpose of environmental assessment and should not be interpreted as exact planes of geological change.

The general stratigraphy at the Site, as observed in the boreholes, consists of topsoil or asphalt underlain by sand and gravel. Fill material was observed beneath the topsoil and sand and gravel. Fill material generally consisted of clayey silt and/or silty sand which overlies native soil. Native material at the Site generally consists of silt, sandy silt, and/or silt till. Shale bedrock of the Queenston Formation was encountered below the silt till at all borehole locations. The approximate elevation for the bedrock encountered in each borehole is presented in the individual borehole and core logs. A brief description of the soil stratigraphy

at the Site, in order of depth, is summarized in the following sections. Refer to borehole logs provided in Appendix C for details of soil stratigraphy. The interpreted Site geology is also shown on the enclosed cross section shown on Figure 13.

4.1.1 Surface Material

Asphalt with thickness ranging from about 70 to 140 mm was encountered at the surface of Boreholes 201, 202, 203, 204, 205, 206 and 209D.

At the ground surface of Boreholes 207, 210, 211, 212, 213 and 214D, topsoil cover with thickness ranging from about 100 to 200 mm was encountered.

At Borehole 208, a topsoil layer of about 125 mm thick was encountered below the surficial pebble layer.

4.1.2 Fill Material

Fill, comprising sand and gravel, silty sand and clayey silt was encountered below the asphalt or topsoil at all borehole locations. The fill extends to depths ranging from about 0.7 to 2 m below existing ground surface (El. ~176.1 to 173.3 m).

4.1.3 Native Soils

The fill in Borehole 205 is underlain by a silt deposit which is brown to grey in colour, contains a trace of clay and gravel. It is in a dense to very dense state of compactness (recorded 'N'-values of 41 to over 100) and extends to a depth of about 8.5 m below existing grade (El. ~166.8 m).

A sandy silt to silty sand deposit was encountered below the fill in Borehole 206. This deposit is brown in colour and is in a compact state of compactness. The sandy silt to silty sand extends to a depth of about 2.5 m below existing ground surface (El. ~173.5 m).

A silt till deposit was encountered below the silt in Borehole 205, below the sandy silt to silty sand in Borehole 206 and below the fill in the remaining boreholes. The silt till is generally reddish brown in colour, contains some clay, a trace of sand with a trace of shale fragments at lower level of the deposit. It has moisture contents of about 5 to 11 percent of dry mass and is in a dense to very dense state of compactness (recorded 'N'-values of 38 to over 100). The silt till extends to depths of about 2.6 to 10.1 m below existing ground surface (El. ~174.2 to 165.2 m).

4.1.4 Bedrock

Shale bedrock with some interbedded sandstone and limestone layers were encountered at all the borehole locations. The top of the shale bedrock was encountered between 2.6 and 10.1 mbgs (El. ~174.2 to 165.2 m) across the boreholes 201 to 214.

4.2 Areas on, in or Under the Phase Two Property Where Excess Soil is Finally Placed

Based on the reviewed information, it appears that fill material may have been brought to the site at the time of the previous development for grading purposes. No fill material was brought to the Site during the Phase Two ESA.

4.3 Land Use

It is EXP's understanding that the Site will be redeveloped with nine (9) residential towers of 20 to 44 storeys. The development will include three (3) levels of underground car parking.

5 Contaminants of Concern

For assessment purposes, EXP selected the MECP (2011) Table 3: Full Depth Generic Site Condition Standards (SDS) in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use and medium-fine textured soil conditions was considered applicable for determining contaminants of concern (COCs), based on the rationale presented in the following Table.

Table 4: Site Condition Standards

Description	Site Specific Condition
Section 35 Site Sensitivity	<p>Applicable</p> <ul style="list-style-type: none"> The full depth generic site condition standards in a non-potable groundwater condition. The Site is serviced by the City of Mississauga water distribution system which obtains its municipal water supply from Lake Ontario. The Site is not proposed for agricultural or other property use for filing RSC. The Site was not located within wellhead protection area.
Section 41 Site Sensitivity	<p>Not applicable</p> <ul style="list-style-type: none"> The soil at the Site has pH values between 5 and 11 for subsurface soil and between 5 and 9 for surface soils soil. The Site is not located within a Significant Area, and/or located adjacent to an area of natural significance/an environmentally sensitive area.
Section 43.1 Site Sensitivity	<p>Not applicable</p> <ul style="list-style-type: none"> The Site is not considered a shallow soil property, based on the recovered soil cores, which indicated that more than two-thirds of the Site has an overburden thickness in excess of 2 m. The Site is note located within 30m of a waterbody
Ground Water	<p>Potable</p> <ul style="list-style-type: none"> The Site is serviced by the City of Vaughan water distribution system which obtains its municipal water supply from Lake Ontario. It is noted however that there are potable wells located within a 250 m radius of the Site and as such, the Site is considered to be in a potable groundwater condition.
Land Use	<p>Commercial</p> <ul style="list-style-type: none"> The proposed future use of the Site is for residential use.
Soil Texture	<p>Medium-fine textured</p> <ul style="list-style-type: none"> The predominant texture of soils at the Site is considered to be medium-fine textured, based on soil characteristics identified in the borehole logs and 75-micron sieve analysis.

5.1 Soil and Groundwater Characterization

A chemical constituent was selected as a COC if it was detected in soil samples obtained from the RSC Property at a concentration in excess of the applicable Table 3 SCS.

Soil samples were submitted for the analysis PHCs, BTEX, VOCs, metals and inorganics, PAHs, and PCBs. All soil parameters were either non-detected or detected below their applicable MECP (2011) Table 3 SCS. Therefore, no COCs were identified in soil.

Analytical results of soil samples collected on the RSC Property are presented in a plan view on Figures 7 through 12.

Groundwater was not identified as a media potentially impacted of the APECs at the Site; therefore, no groundwater investigation was completed.

Given that no COCs were identified on the RSC Property during the Phase Two ESA, no additional delineation work, remediation, and/or risk assessment was considered necessary prior to the filing of an RSC for the RSC Property.

5.2 Contaminant Fate and Transport

Subsurface investigations were completed to assess the impact of the PCAs on soil and ground water within the APECs identified on the RSC Property. The screening of contaminants of concern (COCs) was done by comparing the maximum concentrations of potential contaminants of concern (pCOCs) in soil and ground water with the Table 8 Standards. A summary of the assessment of each APEC is provided in Table 5.

Table 5: Site Condition Standards

APEC	Location of APEC on RSC Property	PCA	Location of PCA	pCOC and Media Potentially Affected	Current Status (Exceedances of SCS)
APEC 1: Entire Site (PCA-1d)	Entire Site	PCA#30-Importation of Fill Material of Unknown Quality.	On-Site	PHCs, VOCs, PAHs, Metals, Inorganics	Six samples were collected for PHCs, VOCs, PAHs, Metals, Inorganics. All Samples meet the Table 3 SCS.
APEC 2: Seasonal application of de-icing salt agents (PCA-1e)	Central and northeastern portion of the Site - Parking lot	PCA#48- Salt Manufacturing, Processing and Bulk Storage	On-Site	pH, EC, SAR	Six samples collected for pH, EC, SAR. All Samples meet the Table 3 SCS.*
APEC 3: Transformers on Site (PCA-1f)	North portion of the Site	PCA#55-Transformer Manufacturing, Processing and Use.	On-Site	PCBs	One (1) soil sample was collected at the location of the transformer and PCBs were not

					detected in the sample.
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* It is anticipated that road salt has been applied across the paved areas of the Site, for the purposes of vehicular and pedestrian safety under conditions of snow and/or ice. As such, it is the QPESA’s opinion that the applicable Table 3 SCS for EC and SAR in soil were exceeded solely because salt was used on the road for the purpose of keeping the road safe for traffic under conditions of snow or ice or both, and therefore these parameters are not considered to exceed as per Section 49.1 (1) of O. Reg. 153/04.

5.3 Sediment

Sediment sampling was not considered as part of the Phase Two ESA scope as sediment was not identified as a media of concern in the Phase One ESA. Furthermore, no water bodies are located on-Site.

5.4 Areas Where Contaminants are Present

No soil exceedances of the MECP Table 3 Standards are present at the RSC Property. Given that no contaminants have been identified at the RSC property, a cross-section has only been provided for the purposes of presenting the stratigraphy at the Site.

5.6 Climatic and Meteorological Conditions Affecting Migration

It is noted that climatic or meteorological conditions may influence the distribution and migration of COCs at the Site. Seasonal fluctuations in groundwater due to cyclical increases and decreases in precipitation can affect groundwater recharge. Groundwater levels may be elevated in the spring and fall due to snow melt and/or increases in precipitation; and groundwater levels may be lowered in the winter and summer due to snow storage and/or increased evaporation. Such fluctuations can increase the vertical distribution of COCs in the capillary zone, as well as alter the direction of groundwater flow paths based on changes in infiltration rates. However, based on the conditions observed at the Site, it is not anticipated that the climatic or meteorological changes will result in significant alterations in the distribution of contaminants.

Given that no soil exceedances of the MECP Table 3 Standards were identified at the RSC Property, the distribution and migration of temporal variability in ground water flow due to climatic and meteorological conditions is not a concern for the RSC Property.

6 Exposure Pathways

6.1 Human Health Receptors and Exposure Pathways

The selection of human receptors is based on the future residential use of the RSC Property. Therefore, the receptors chosen for analysis are those standard receptors found at parkland properties and includes property visitors (all ages), property trespassers (child and adult). Subsurface workers (e.g., construction/utility workers) may also be present during redevelopment of the RSC Property and, as such, are also considered.

Given that no COCs were identified on the Site for the purposes of filing a RSC, there are no potential soil gas/indoor/outdoor air exposure pathways for construction workers, long-term (outdoor) workers and property visitors. However, the potential on-site exposure pathways for the human site receptors at the RSC Property include:

- Construction worker:
 - Inadvertent soil ingestion;
 - Soil dermal contact;
 - Soil particulate inhalation;
 - Outdoor air inhalation (trench scenario).
- Property visitor:
 - Soil particulate inhalation;
 - Soil dermal contact;
 - Inadvertent soil ingestion;
 - Indoor air inhalation;
 - Outdoor air inhalation.
- Outdoor long-term (outdoor) worker:
 - Soil particulate inhalation;
 - Soil dermal contact;
 - Inadvertent soil ingest; and,
 - Outdoor air inhalation.

6.2 Ecological Receptors and Exposure Pathways

The RSC Property is proposed to be developed as parkland capable of supporting some terrestrial ecological receptors. Relevant terrestrial receptors include terrestrial vegetation, such as trees, grasses and weeds; soil invertebrates, such as earthworms, millipedes and beetles; terrestrial birds, such as pigeons, sparrows and robins; and, terrestrial mammals, such as moles, voles and mice.

Furthermore, it is noted that the MECP evaluates exposure to aquatic receptors at properties within 5 km of a surface water body. Given that no COCs were identified on the Site for the purposes of filing a RSC, there are no relevant COCs for ecological health. However, the potential on- site exposure pathways for the ecological receptors at the East Parcel include:

- Terrestrial Vegetation
 - root uptake of soil; and,
 - stem and foliar uptake of vapour.
- Soil Invertebrates
 - soil dermal contact;
 - ingestion of soil;
 - soil particulate inhalation;
 - inhalation of vapour; and,
 - tissue residue ingestion.
- Terrestrial Mammals and Birds
 - soil dermal contact;

- ingestion of soil;
- soil particulate inhalation;
- inhalation of vapour; and,
- tissue residue ingestion.
- Aquatic Receptors
 - direct contact with surface water via soil leaching and groundwater discharge.