



PHASE II ENVIRONMENTAL SITE ASSESSMENT

**87 & 89 Glen Cameron Road
Thornhill, Ontario**

RiskCheck Project No. 31576

Prepared for:

2830085 Ontario Inc.
87 & 89 Glen Cameron Road
Thornhill, Ontario
L3T 1N8

Prepared by:

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September 18, 2025

EXECUTIVE SUMMARY

RiskCheck Environmental (RiskCheck) was retained by 2830085 Ontario Inc., herein also referred to as the “Client”, to carry out a Phase II Environmental Site Assessment (ESA) at the commercial property located at 89 Glen Cameron Road in Thornhill, Ontario (subject property). The Phase II ESA was completed in general accordance with the requirements of Canadian Standards Association (CSA) Standard Z769-00, as reaffirmed in 2023.

The subject property is located on the south side of Glen Cameron Road, approximately 650 m east of its intersection with Yonge Street in Thornhill, Ontario. The legal description of the subject property was described as LT 12 REGISTRAR'S COMPILED PLAN 10327 MARKHAM ; MARKHAM. The subject property appeared to be generally rectangular in shape and reportedly comprised a total area of approximately 0.60 acres (or approximately 2,428 m²). The subject property was reportedly owned by the Client Inc. A location plan is presented as Figure No. 1 in Appendix A.

At the time of the site visit, the subject property consisted of a one-storey commercial building with no basement (subject building). The north portion of the subject building comprised office spaces, while the south portion comprised warehouse space. The subject building was occupied by a fencing contractor and used for the storage of fencing materials at the time of the site visit. The subject building reportedly had a total floor area of approximately 9,226 ft² (857 m²) and was constructed in approximately 1969.

The subject property is bounded by commercial properties to the west and east, by residential properties to the north across Glen Cameron Road, and by the CP railway line to the south, with additional commercial properties located further south.

RiskCheck retained Sonic Soil (Sonic, an MECP licensed contractor), to advance a total of six (6) boreholes at the subject property, three (3) completed as monitoring wells, to a maximum depth of approximately 6.10 mbgs on September 4, 2025 using a Geoprobe 6620DT drill rig. The boreholes/monitoring wells are denoted herein as BH101, BH102, BH103. The monitoring wells were completed to facilitate groundwater monitoring and sampling.

A total of three (3) groundwater samples were collected from the completed groundwater wells (BH101 to BH103), and analyzed for PHCs, VOCs.

Soil samples were collected from each borehole on September 4, 2025 and submitted for laboratory analysis. The soil samples that were selected for analytical testing were considered “worst-case” soil samples. The soil samples underwent analytical testing for the presence of one or more of PHC F1 to F4, PAHs, VOCs, and metals and inorganics.

The current applicable site condition standards for the subject property were determined to be the “*Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition*” from the MECP document entitled “*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*”, April 15, 2011 (herein referred to as the “MECP Table 3 Standards”) for industrial/commercial/community property use and coarse textured soils.

Based on the Phase II ESA, RiskCheck provides the following conclusions:

1. There was no staining and/or olfactory evidence of solvent or petroleum hydrocarbon impacts detected in the soil samples recovered from the boreholes;
2. A total of three (3) soil samples underwent testing for the presence of Metals & Inorganics and Polycyclic Aromatic Hydrocarbons (PAHs). All soil samples tested for M&I and PAHs met the applicable MECP Table 3 Standards, with the exception of the following:
3. A total of six (6) soil samples underwent testing for the presence of PHC F1 to F4 (including benzene, toluene, ethylbenzene and xylenes [BTEX]). All soil samples tested for PHC F1 to F4, BTEX met the applicable MECP Table 3 Standards.
4. A total of three (3) soil samples underwent testing for the presence of Volatile Organic Compounds (VOCs). All soil samples tested for VOCs met the applicable MECP Table 3 Standards.
5. A total of three (3) groundwater samples were collected from the completed groundwater walls (BH101 to BH103), and analyzed for PHCs and VOCs.

Based on the areas investigated in this Phase II ESA, the soil and groundwater samples collected within the subject property complied applicable regulatory standards. No further investigation is recommended at this time.

RiskCheck recommends that the monitoring wells be maintained as per the requirements of Regulation 903 – Wells (R.R.O. 1990).

The statements made here in the Executive Summary are subject to the same limitations outlined in Section 8. - *Closure* and are to be read in conjunction with the remainder of the Phase II ESA report.

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1. INTRODUCTION

RiskCheck Environmental (RiskCheck) was retained by 2830085 Ontario Inc., herein also referred to as the “Client”, to carry out a Phase II Environmental Site Assessment (ESA) at the commercial property located at 89 Glen Cameron Road in Thornhill, Ontario (subject property). The Phase II ESA was completed in general accordance with the requirements of Canadian Standards Association (CSA) Standard Z769-00, as reaffirmed in 2023.

1.1. Property Description

The subject property is located on the south side of Glen Cameron Road, approximately 650 m east of its intersection with Yonge Street in Thornhill, Ontario. The legal description of the subject property was described as LT 12 REGISTRAR'S COMPILED PLAN 10327 MARKHAM ; MARKHAM. The subject property appeared to be generally rectangular in shape and reportedly comprised a total area of approximately 0.60 acres (or approximately 2,428 m²). The subject property was reportedly owned by the Client Inc. A location plan is presented as Figure No. 1 in Appendix A.

At the time of the site visit, the subject property consisted of a one-storey commercial building with no basement (subject building). The north portion of the subject building comprised office spaces, while the south portion comprised warehouse space. The subject building was occupied by a fencing contractor and used for the storage of fencing materials at the time of the site visit. The subject building reportedly had a total floor area of approximately 9,226 ft² (857 m²) and was constructed in approximately 1969.

The subject property is bounded by commercial properties to the west and east, by residential properties to the north across Glen Cameron Road, and by the CP railway line to the south, with additional commercial properties located further south.

2. BACKGROUND AND SCOPE OF INVESTIGATION

2.1. Background

RiskCheck requested the Client to provide any previous environmental reports for the subject property and was provided with the following environmental report for the subject property:

- ✓ “Phase I Environmental Site Assessment, 89 Glen Cameron Road, Thornhill, Ontario” prepared by RiskCheck Environmental for 87 & 89 Glen Cameron Road., dated September 12, 2025;

2.2. Scope of Work

The following major tasks were carried out to assess the subject property:

- ✓ Prepared and implemented a site-specific health and safety plan for the field work;
- ✓ Obtained public and private underground utility clearances prior to commencement of the field work;

- ✓ Drilled a total of three (3) boreholes, with three (3) completed as monitoring wells, to a maximum depth of approximately 6.1 metres (20 ft) below ground surface (mbgs) or metres below the concrete floor surface in the basement (metres below floor surface [mbfs]);
- ✓ Collected representative soil samples from the boreholes and submitted the samples for laboratory analysis of one or more of petroleum hydrocarbon (PHC) fractions F1 to F4 (F1 to F4), polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and metals and inorganics;
- ✓ Collected representative groundwater samples from the newly completed monitoring wells following well development/purging, and submitted the samples for laboratory analysis of one or more of PHC F1 to F4, PAHs, VOCs and metals and inorganics;
- ✓ Collected representative soil samples from the boreholes and submitted the samples for laboratory grain size analysis and laboratory pH analysis (where necessary) for the evaluation of the current applicable site condition standards
- ✓ Completed a Phase II ESA report, with a comparison of the analytical results against current applicable site condition standards, an interpretation of the findings, and providing recommendations (if any).

The Phase II ESA was completed in general accordance with the requirements of CSA Standard Z769-00, as reaffirmed in 2018, the *“Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario”* prepared by the Ontario Ministry of the Environment, Conservation and Parks (MECP), dated December 1996 and RiskCheck’s standard operating procedures (SOPs), herein also collectively referred to as standard field practices.

This Phase II ESA is not intended to fulfil the requirements of Ontario Regulation (O.Reg.) 153/04 (as amended) for the purposes of filing a Record of Site Condition (RSC) with the MECP or for the purposes of redevelopment, or site plan approval (or other development applications).

3. APPLICABLE SITE CONDITION STANDARDS

The current applicable site condition standards for the subject property were determined to be the *“Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition”* from the MECP document entitled *“Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”*, April 15, 2011 (herein referred to as the “MECP Table 3 Standards”) for residential/parkland/institutional property use and coarse textured soils.

Our rationale for use of the MECP Table 3 Standards is further supported as follows:

- ✓ The subject property is a commercial property located in the City of Thornhill;
- ✓ The subject property is supplied by municipal potable water, does not rely on groundwater as a potable supply and no potable water wells were observed on the subject property. In addition, no potable water wells were reportedly present on the neighbouring properties within 250 m;
- ✓ The subject property is not an “environmentally sensitive area”, as defined in O.Reg. 153/04 (as amended) as the subject property is not within and does not include an area of natural significance, and is not adjacent to, nor does it contain land within 30 metres of an area of natural significance;

- ✓ The subject property is not located within 30 m of a surface water body as defined in O.Reg. 153/04 (i.e., permanent stream, river or similar watercourse or a pond or lake); and
- ✓ Based on the locations drilled, the subject property is not classified as a “shallow soil property” as defined in O.Reg. 153/04.

In addition, representative soil samples were collected from the boreholes advanced at the subject property and submitted for laboratory pH analysis. Based on the results the Full Depth Generic Site Condition Standards can be used.

Based on the results of the current analysis including our field observations (see Section 6.2 – Soil Testing), coarse textured soils were determined to be applicable for the subject property.

4. INVESTIGATION METHODOLOGY

4.1. General

RiskCheck retained Sonic Soil (Sonic, an MECP licensed contractor), to advance a total of six (6) boreholes at the subject property, three (3) completed as monitoring wells, to a maximum depth of approximately 6.10 mbgs on September 4, 2025 using a Geoprobe 6620DT drill rig. The boreholes/monitoring wells are denoted herein as BH101, BH102, BH103. The monitoring wells were completed to facilitate groundwater monitoring and sampling.

The borehole locations were drilled at the subject property as follows:

Borehole/ Monitoring Well Identification	Location Details
BH101 (monitoring well)	West Portion of subject property
BH102 (monitoring well)	South Portion of subject property
BH103 (monitoring well)	East portion of subject property

All newly completed borehole/monitoring well locations are shown on Figure No. 2 in Appendix A.

In addition, an excavation within the middle portion of the property, adjacent northeast to the Southern Building, was advanced to investigate the historical presence of a fuel UST based on observations made during the Phase I ESA.

4.2. Underground Utility Clearances

Prior to the commencement of the drilling, RiskCheck coordinated public and private underground utility clearances with the local utilities (natural gas, electricity, water, sewer, cable and communications) located in the vicinity of the subject property through Ontario One Call. OnSite Locates (a private locator)

was retained by RiskCheck to ensure that underground services and/or piping were not disturbed during the drilling activities at the borehole locations.

4.3. Monitoring Well Installation, Groundwater Monitoring and Elevation Survey

The boreholes (BH101 to BH103) were equipped with monitoring wells to facilitate recovery of groundwater for analytical testing.

The monitoring wells were constructed of 50 mm (2 in) inner diameter threaded, flush-jointed polyvinyl chloride (PVC) Schedule 40 pipe with a 3.05 m (10 ft) slotted PVC screen interval (50 mm inner diameter) at the bottom. A filter pack consisting of medium grained industrial sand was placed over the slotted screen interval and a bentonite holeplug seal was placed above the sand pack to prevent leakage of surface water into the borehole annulus. Each monitoring well installation was sealed at the bottom of the monitoring well using a threaded cap, completed at the top of the monitoring well with the setting of a J-plug and a metal casing to prevent intrusion of contaminants into the well opening. The monitoring well construction details of the newly completed monitoring wells are shown on the field boring logs in Appendix B.

Groundwater monitoring and monitoring well development took place upon completion of the drilling programs and monitoring well installation and were conducted on January 23, February 13, and March 11, 2025.

A Solinst Model 122 Interface Probe was utilized at the subject property to measure groundwater levels and the presence of LNAPL/DNAPL accumulation. The interface probe (and other sampling equipment) was cleaned between monitoring wells with a mixture of phosphate free detergent and water and rinsed with distilled water to minimize cross contamination between monitoring wells.

4.4. Soil and Groundwater Sampling Program

4.4.1. Soil Sample Handling Protocols

Soil conditions were logged during the drilling of the boreholes/monitoring wells and samples were collected continuously using split spoon sampling equipment (approximately 0.61 m in length), as per RiskCheck SOPs. Prior to recovering soil samples, the sampling equipment was brushed clean using a solution of phosphate free detergent, then rinsed with distilled water in order to avoid any cross-contamination between samples. Soil samples were examined and logged in the field. Disposable Nitrile™ gloves were used between sampling events. Recovered soil samples were collected in laboratory supplied containers with laboratory supplied field preservatives, prior to submission for laboratory analysis.

The soil samples were collected in accordance with the above referenced standard field practices (see *Section 2.2*), placed in laboratory supplied bottles, maintained up to a maximum temperature of approximately 10°C and submitted for laboratory analysis.

The above noted laboratory analyses on the sampled soil was conducted by PPB Analytical (PPB) in Toronto, Ontario,. PPB is accredited by the Canadian Association for Laboratory Accreditation, Inc. (CALA).

4.4.2. Soil Sample Screening

The recovered soil samples collected during this Phase II ESA were evaluated for the presence of visual and olfactory evidence of impact in addition to organic vapour measurements (OVMs) from the soil headspace, using a portable RKI Eagle 2 gas detector equipped with a combustible gas sensor (calibrated to 15% LEL hexane) and a photoionization detector (PID) sensor (with a 10.6 eV lamp and calibrated to 100 ppm isobutylene). The RKI Eagle 2 was calibrated as per RiskCheck SOPs.

4.4.3. Soil Sample Selection

Soil samples were collected from each borehole and submitted for laboratory analysis as detailed in the field boring logs in Appendix B.

The soil samples that were selected for analytical testing were considered “worst-case” soil samples and were chosen based on professional judgement which included consideration of the depth at which potential impact would most likely have occurred, the expected location of the local groundwater table, results of the OVMs from the soil headspace, and visual and/or olfactory conditions (i.e. staining and/or odours and/or the presence of debris), if any, that were encountered at each borehole location.

In addition, representative soil samples were collected and submitted for laboratory pH analysis, to confirm the current applicable site condition standards for the subject property.

4.4.4. Groundwater Monitoring and Groundwater Sample Handling Protocols

A Solinst Model 122 Interface Probe was utilized at the subject property to measure groundwater levels and the presence of LNAPL/DNAPL accumulation prior to groundwater sampling on January 23, February 13, and March 11, 2025. The interface probe (and other sampling equipment) was cleaned between monitoring wells with a mixture of phosphate free detergent and water and rinsed with distilled water to minimize cross contamination between monitoring wells.

4.4.5. Residue Management

Excess soil (from borehole drilling), groundwater (from monitoring well development/purging) and fluids from equipment cleaning were maintained at the subject property.

5. SUBSURFACE CONDITIONS

5.1. General

Details of the soil and groundwater conditions encountered in the boreholes/monitoring wells are presented in the field boring logs in Appendix B. A brief summary of the subsurface conditions encountered in the boreholes is presented in the following section.

All completed borehole/monitoring well locations are shown on Figure No. 2 in Appendix A.

5.2. Soil Conditions

Based on the soil samples recovered during this Phase II ESA, the soil stratigraphy below the surficial asphalt with the subject property can generally be described as fill materials (consisting of sand to a maximum boring termination depth of approximately 0.61 mbgs; and sandy silt to a maximum depth of approximately 6.1 mbgs).

A detailed description of the soil conditions encountered are presented on the field boring logs in Appendix B. In brief, there was no staining and/or olfactory evidence of solvent or petroleum hydrocarbon impacts detected in the soil samples recovered from the boreholes.

5.2.1. Soil Headspace Vapour and Soil Sampling

The OVMs from the soil headspace are presented on the field boring logs in Appendix B. The OVMs were measured with an RKI Eagle 2 gas detector with a PID sensor and results are summarized below:

- OVMs measured using the PID sensor were relatively low ranging from 0 ppm (not detected) to a maximum of 14 ppm, which was noted in soil sample.

A total of six (6) soil samples were submitted to the laboratory for analysis as described on the field boring logs in Appendix B.

5.3. Groundwater Conditions

Based on the 2025 RiskCheck Phase I ESA, the groundwater at the subject property was inferred to flow to the east towards a tributary of Lake Ontario. However, foundations, buried utilities/services, subsurface drainage (including septic) systems and zones of local, natural high permeability soils (sand seams/lenses and fissures), fractured bedrock and zones of buried rubble (concrete and building stone, metal) may significantly alter the groundwater movement. It is expected that groundwater levels would seasonally fluctuate, and groundwater levels may be different, if monitored at different points in time.

RiskCheck visited the subject property on September 5, 2025 and found the monitoring wells to be dry. The subject property was revisited on September 13th, 2025 and groundwater was identified at depths ranging from approximately 5.2 mbgs to 5.5 mbgs within BH101 to BH103.

6. LABORATORY TESTING

6.1. General

Soil and groundwater analytical results were compared to the MECP Table 3 Standards for the existing subject property land use (industrial/commercial) for coarse textured soils. A copy of the Laboratory Certificates of Analysis are presented in Appendix C.

6.2. Soil Testing

A total of four (3) soil samples underwent testing for the presence of Metals and Inorganics (M&I) and Polycyclic Aromatic Hydrocarbons (PAHs). All soil samples tested for PAHs met the applicable MECP Table 3 Standards.

A total of six (6) soil samples underwent testing for the presence of PHC F1 to F4 (including benzene, toluene, ethylbenzene and xylenes [BTEX]). All soil samples tested for PHC F1 to F4, BTEX met the applicable MECP Table 3 Standards.

A total of three (3) soil samples underwent testing for the presence of Volatile Organic Compounds (VOCs). All soil samples tested for VOCs met the applicable MECP Table 3 Standards.

Soil samples were submitted for laboratory analysis of pH. Results of the pH analysis indicated soil conditions at these sample locations have pH within a range of 5 – 9 as presented in the Laboratory Certificates of Analysis in Appendix C. In addition, a review of the pH results did not identify any low or raised pH levels in the submitted soil samples at this time.

6.3. Groundwater Testing

A total of three (3) groundwater samples were collected from the completed groundwater walls (BH101 to BH103), and analyzed for PHCs and VOCs. All groundwater samples tested complied the applicable MECP Table 3 Standards.

Groundwater samples were collected for BH102 and BH203 on March 11, 2025 and compared to applicable MECP Table 3 Standards for PHCs F1 to F4 and BTEX. All groundwater samples complied applicable regulatory standards on this sampling date.

6.4. Quality Assurance and Quality Control (QA/QC)

There were no issues associated with holding time, preservation, storage or containers used with respect to the submitted soil and groundwater samples. RiskCheck notes no field quality control samples were collected as part of this investigation. No pertinent field quality assurance and quality control (QA/QC) issues were identified.

A copy of the Laboratory Certificates of Analysis are presented in Appendix C.

7. CONCLUSIONS AND RECOMMENDATIONS

RiskCheck retained Sonic Soil (Sonic, an MECP licensed contractor), to advance a total of six (6) boreholes at the subject property, three (3) completed as monitoring wells, to a maximum depth of approximately 6.10 mbgs on September 4, 2025 using a Geoprobe 6620DT drill rig. The boreholes/monitoring wells are denoted herein as BH101, BH102, BH103. The monitoring wells were completed to facilitate groundwater monitoring and sampling.

A total of three (3) groundwater samples were collected from the completed groundwater walls (BH101 to BH103), and analyzed for PHCs, VOCs.

Soil samples were collected from each borehole on September 4, 2025 and submitted for laboratory analysis. The soil samples that were selected for analytical testing were considered “worst-case” soil samples. The soil samples underwent analytical testing for the presence of one or more of PHC F1 to F4, PAHs, VOCs, and metals and inorganics.

The current applicable site condition standards for the subject property were determined to be the “*Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition*” from the MECP document entitled “*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*”, April 15, 2011 (herein referred to as the “MECP Table 3 Standards”) for industrial/commercial/community property use and coarse textured soils.

Based on the Phase II ESA, RiskCheck provides the following conclusions:

1. There was no staining and/or olfactory evidence of solvent or petroleum hydrocarbon impacts detected in the soil samples recovered from the boreholes;
2. A total of three (3) soil samples underwent testing for the presence of Metals & Inorganics and Polycyclic Aromatic Hydrocarbons (PAHs). All soil samples tested for M&I and PAHs met the applicable MECP Table 3 Standards, with the exception of the following:
3. A total of six (6) soil samples underwent testing for the presence of PHC F1 to F4 (including benzene, toluene, ethylbenzene and xylenes [BTEX]). All soil samples tested for PHC F1 to F4, BTEX met the applicable MECP Table 3 Standards.
4. A total of three (3) soil samples underwent testing for the presence of Volatile Organic Compounds (VOCs). All soil samples tested for VOCs met the applicable MECP Table 3 Standards.
5. A total of three (3) groundwater samples were collected from the completed groundwater walls (BH101 to BH103), and analyzed for PHCs and VOCs.

Based on the areas investigated in this Phase II ESA, the soil and groundwater samples collected within the subject property complied applicable regulatory standards. No further investigation is recommended at this time.

RiskCheck recommends that the monitoring wells be maintained as per the requirements of Regulation 903 – Wells (R.R.O. 1990).

8. CLOSURE

This report has been prepared for 2830085 Ontario Inc. (Client). The information and conclusions outlined in this report cannot be used by third parties without the expressed written consent of the Client and RiskCheck.

It should be noted that the results contained in this report are limited to site conditions at the time of the Phase II Environmental Site Assessment (ESA). RiskCheck does not claim responsibility for undisclosed environmental concerns that may result in costs for environmental clean-up or remediation or any other consequential loss.

Any quantities or areas (including but not limited to contaminated media) provided in this report are order-of-magnitude values or estimates and should not be considered as exact values. Should there be a requirement for remediation services (e.g., soil or groundwater), the estimated quantities or areas noted are not to be used for tender documents or providing quotations or for any other business decisions without prior consent from RiskCheck. A more detailed site investigation may be required to verify the quantity, areas and site conditions that may affect the overall project cost. Furthermore, it is important to note that the areas of subsurface contamination may have changed since the time of the RiskCheck site visit or investigation. RiskCheck will not be held responsible for any deviations in the estimated quantities or areas documented.

The Phase II ESA is not intended to fulfil the requirements of Ontario Regulation 153/04 (as amended) for the purposes of filing a Record of Site Condition with the Ontario Ministry of the Environment, Conservation and Parks (MECP), redevelopment, or site plan approval (or other development applications).

The limitations outlined in this closure section are supplemental to our Limitations, Terms and Conditions of Retainer, in Appendix D and applies to all work performed.

We trust the information presented herein meets your requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

RISKCHECK ENVIRONMENTAL LTD.



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Dennis Hsu, P.Eng.
Principal Engineer
dhsu@riskcheckenv.com

9. QUALIFICATIONS OF ASSESSORS

RiskCheck Environmental Ltd. is a privately held Canadian company incorporated in 1999. Our mandate is to remain solely focused on providing top quality Environmental Consulting Services.

Mr. Dennis Hsu, P.Eng. has over 7 years of environmental consulting, project management and contracting experience including Phase I ESA, Phase II ESA, and contaminated site remediation projects for real estate and financing due diligence, property risk management and compliance, and brownfields re-development. Mr. Hsu is responsible for technical review, technical proposals, project management, and management of junior staff. Mr. Hsu graduated from the University of Toronto with a Master of Applied Science in Chemical Engineering degree, and is licensed with the Professional Engineers Ontario, and is a Qualified Person for environmental site assessments as defined in the amended O. Reg. 153/04.

Mr. Alexis Teohari, G.I.T., has over 4 years of environmental consulting, project management and contracting experience including Phase I ESA, Phase II ESA, and contaminated site remediation projects for real estate and financing due diligence, property risk management and compliance, and brownfields re-development. Mr. Teohari is responsible for conducting field investigations, report-writing, technical review, training of junior staff. Mr. Teohari graduated from the University of Toronto with a Bachelor of Science degree, specializing in Environmental Geoscience, and is registered with the Professional Geoscientists of Ontario as a Geoscientist-in-training.



APPENDIX A

FIGURES



LEGEND

--- SUBJECT PROPERTY BOUNDARY

NOTES
 - SOURCE: NATURAL RESOURCES CANADA - TOPORAMA, ACCESSED SEPTEMBER 2025
 - FOR ILLUSTRATIVE PURPOSES ONLY
 - ALL SITE FEATURES/DETAILS ARE CONSIDERED APPROXIMATE AND ARE NOT TO SCALE



INFERRED GROUNDWATER FLOW DIRECTION

FIGURE TITLE:

LOCATION PLAN

PROJECT ADDRESS:

**87 & 89 GLEN CAMERON ROAD,
 THORNHILL, ONTARIO**

DATE: SEPTEMBER 5, 2025

FIGURE:

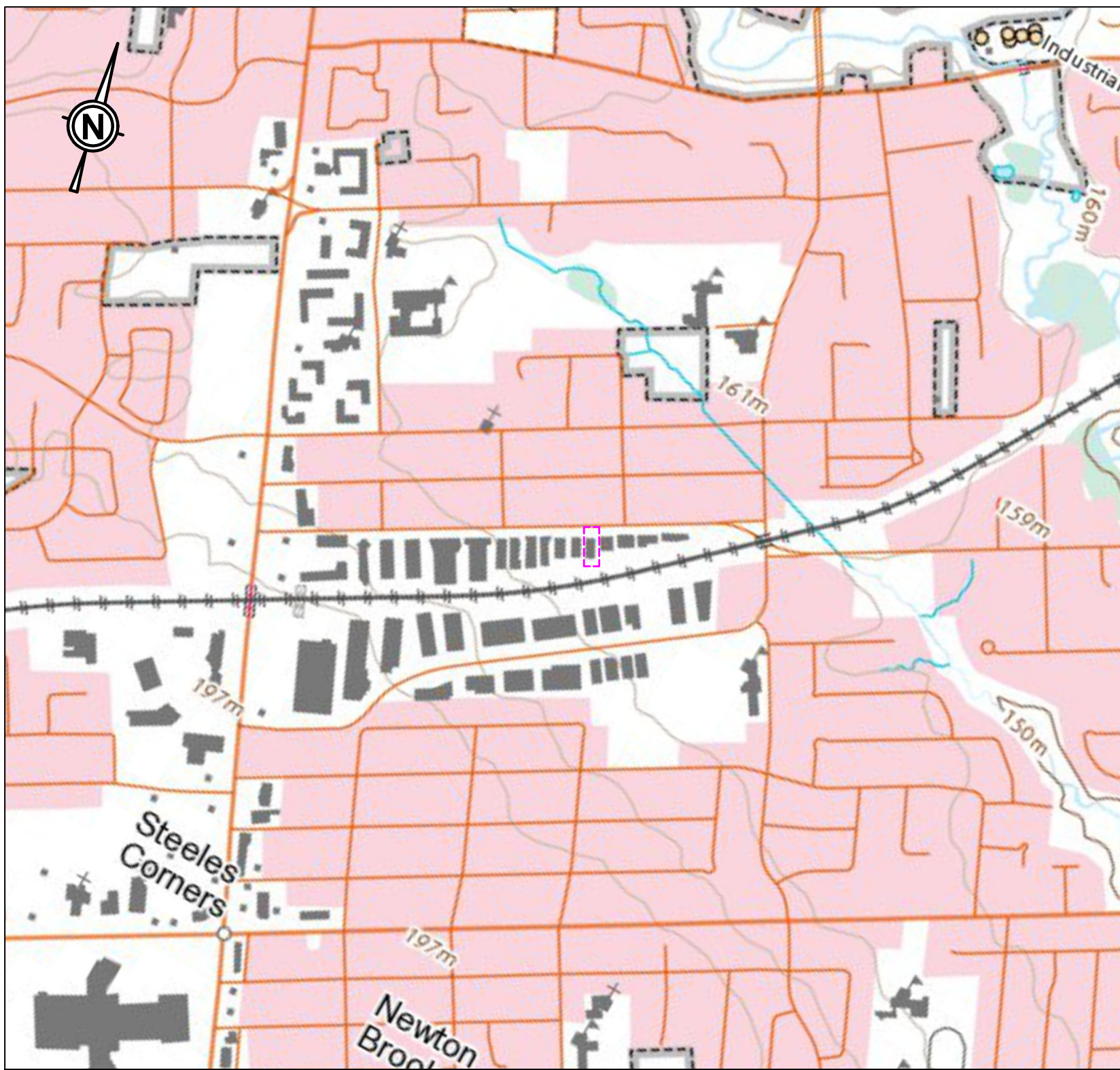
DRAWN BY:
 C.CENWU

REVIEWED BY:
 D.HSU

1




SCALE:
 NOT TO SCALE

PROJECT NO:
 31576





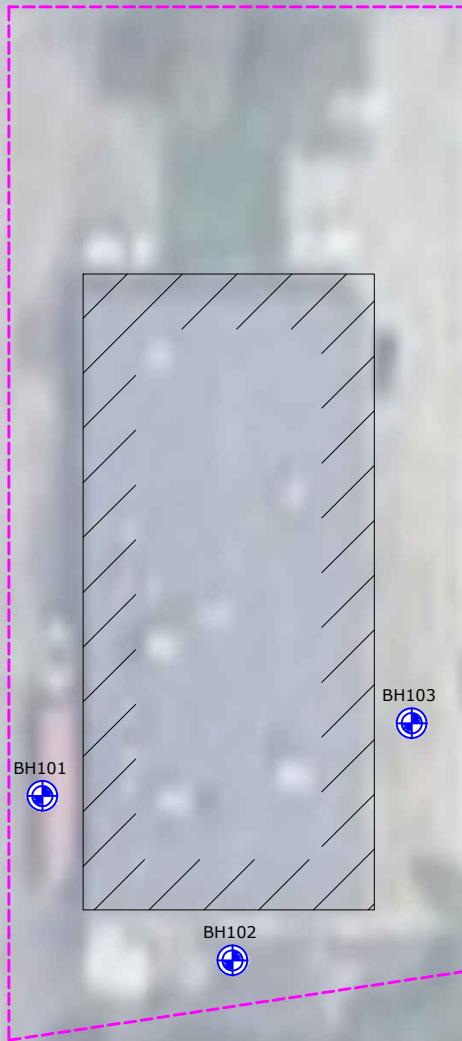
LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  EXTENT OF SUBJECT BUILDING
-  BOREHOLE/MONITORING WELL LOCATION INSTALLED BY RISKCHECK (2025)

83 & 85
GLEN CAMERON ROAD

GLEN CAMERON ROAD

91 & 93
GLEN CAMERON ROAD



BH101

BH103

BH102

- NOTES
- SOURCE: GOOGLE EARTH 2021
 - FOR ILLUSTRATIVE PURPOSES ONLY
 - ALL SITE FEATURES/DETAILS ARE CONSIDERED APPROXIMATE



INFERRED GROUNDWATER
FLOW DIRECTION

FIGURE TITLE:

**BOREHOLE & MONITORING WELL
LOCATION PLAN**

PROJECT ADDRESS:

**87 & 89 GLEN CAMERON ROAD,
THORNHILL, ONTARIO**

DATE: SEPTEMBER 17, 2025

FIGURE:

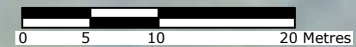
DRAWN BY:
C.CENWU

REVIEWED BY:
D.HSU

2

SCALE:
AS SHOWN

PROJECT NO.:
31576



APPENDIX B

FIELD BORING LOGS






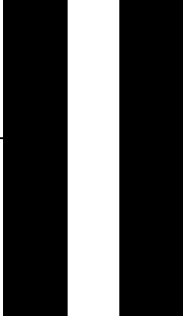


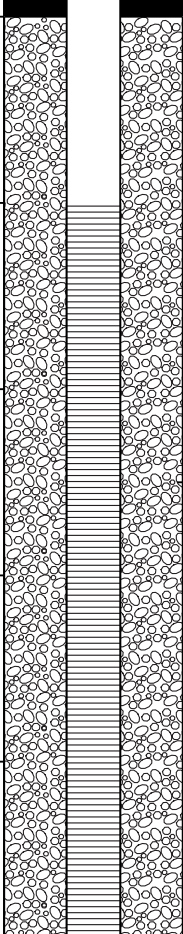



PROJECT NUMBER 31576
PROJECT NAME Limited Phase II ESA
CLIENT
ADDRESS 87 & 89 Glen Cameron Road
 Thornhill, ON

DRILLING DATE 04/09/2025
TOTAL DEPTH 20ft
DIAMETER 15 cm
Drilled by: Sonics Drilling
Drill Method:

Borehole name: BH101

LOGGED BY Fred Lo

CHECKED BY




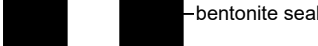


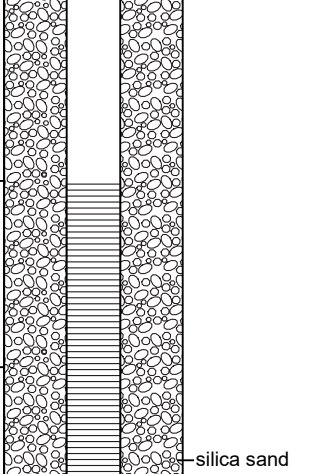


VOC READING (ppm)	Samples	Analysed	% Recovery	Depth (ft)	Graphic Log	Moisture	Material Description	Well Diagram
8	BH101 SS1	N		1		moist	brown silty sand with fill material	
	BH101 SS2	N		3		moist	brown clayey silt	
	BH101 SS3	Y		5		moist	brown clayey silt	
	BH101 SS4	N		8		moist	grey silty clay	
	BH101 SS5	N		10		moist	gray silty clay	
	NA	N		13		No Sample	No Recovery	
	2	BH101 SS6	Y		15		moist	brown silty clay
BH101 SS7		N		18		damp	gray silty clay	
				19				

PROJECT NUMBER 31576
PROJECT NAME Limited Phase II ESA
CLIENT
ADDRESS 87 & 89 Glen Cameron Road
 Thornhill, ON

DRILLING DATE 04/09/2025
TOTAL DEPTH 20ft
DIAMETER 15 cm
Drilled by: Sonics Drilling
Drill Method:

Borehole name: BH102

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VOC READING (ppm)	Samples	Analysed	% Recovery	Depth (ft)	Graphic Log	Moisture	Material Description	Well Diagram
1	BH102 SS1	N		1		moist	Brown silty sand	
	NA	N		3		No Sample	No Recovery	
0	BH102 SS2	N		5		Moist	Brown silty clay	
	BH102 SS3	Y		8		Moist	Brown silty clay	
4	BH102 SS4	N		10		Damp	Brown silty clay	
	NA	N		13		No Sample	No Recovery	
6	BH102 SS5	N		15		Damp	Grey silty clay	
	BH102 SS6	Y		18		Wet	Grey silty clay	

PROJECT NUMBER 31576
PROJECT NAME Limited Phase II ESA
CLIENT
ADDRESS 87 & 89 Glen Cameron Road
 Thornhill, ON

DRILLING DATE 04/09/2025
TOTAL DEPTH 20ft
DIAMETER 15 cm
Drilled by: Sonics Drilling
Drill Method:

Borehole name: BH103

LOGGED BY Fred Lo

CHECKED BY

VOC READING (ppm)	Samples	Analysed	% Recovery	Depth (ft)	Graphic Log	Moisture	Material Description	Well Diagram
14	BH103 SS1	N		1		moist	Brown sand with Gravel	top of casing concrete seal
	BH103 SS2	Y		3		moist	Brown silty clay	bentonite seal
1	BH103 SS3	N		5		moist	Grey silty clay	
	BH103 SS4	N		8		moist	Brown silty clay	
1	BH103 SS5	Y		10		moist	Brown silty clay	
	No Sample	N		13		No Sample	No Recovery	silica sand
4	BH103 SS6	N		15		moist	Grey silty clay	
	BH103 SS7	N		18		damp	Grey silty clay	

APPENDIX C

LABORATORY CERTIFICATES OF ANALYSIS





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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0412
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH103-SS2
Sample Description[#] BH103-SS2 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	< RL	10
F2-Naphthalene	µg/g		< RL	10
F3 (C16-C34)	µg/g	1700	< RL	50
F3-PAH	µg/g		< RL	50
F4 (C34-C50)	µg/g	3300	< RL	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	15.3	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	99.9	N/A
1,2-Dichloroethane-d4	%	50-140	107.8	N/A
Toluene-d8	%	50-140	96.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

Test Report #: 202509095-01

PPB Analytical Sample ID: 4025_0412

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	99.9	N/A
1,2-Dichloroethane-d4	%	50-140	107.8	N/A
Toluene-d8	%	50-140	96.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Polycyclic Aromatic Hydrocarbons (PAHs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acenaphthene	µg/g	96	< RL	0.05
Acenaphthylene	µg/g	0.15	< RL	0.05
Anthracene	µg/g	0.67	< RL	0.05
Benz[a]anthracene	µg/g	0.96	< RL	0.05
Benzo[a]pyrene	µg/g	0.3	< RL	0.05
Benzo[b]fluoranthene	µg/g	0.96	< RL	0.05
Benzo[g,h,i]perylene	µg/g	9.6	< RL	0.1
Benzo[k]fluoranthene	µg/g	0.96	< RL	0.05
Chrysene	µg/g	9.6	< RL	0.05
Dibenz[a,h]anthracene	µg/g	0.1	< RL	0.1
Fluoranthene	µg/g	9.6	< RL	0.05
Fluorene	µg/g	62	< RL	0.05
Indeno[1,2,3-cd]pyrene	µg/g	0.76	< RL	0.1
Methylnaphthalene, 2- (1-)	µg/g	76	< RL	0.05
Naphthalene	µg/g	9.6	< RL	0.05
Phenanthrene	µg/g	12	< RL	0.05
Pyrene	µg/g	96	< RL	0.05
<i>Surrogate recovery</i>				

Test Report #: 202509095-01

PPB Analytical Sample ID: 4025_0412

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Naphthalene-d8	%	50-140	124.2	N/A
Phenanthrene-d10	%	50-140	118.3	N/A
Chrysene-d12	%	50-140	94.2	N/A
Method: TM-EN-001				
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025				
Batch: 2503366				

Metals				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Antimony	µg/g	40	< RL	1
Arsenic	µg/g	18	1.1	1
Barium	µg/g	670	73.0	5
Beryllium	µg/g	8	< RL	2
Boron	µg/g	120	< RL	5
Cadmium	µg/g	1.9	< RL	1
Chromium	µg/g	160	13.7	5
Cobalt	µg/g	80	5.3	2
Copper	µg/g	230	8.9	5
Lead	µg/g	120	11.2	10
Molybdenum	µg/g	40	< RL	2
Nickel	µg/g	270	10.3	5
Selenium	µg/g	5.5	< RL	1
Silver	µg/g	40	< RL	0.5
Thallium	µg/g	3.3	< RL	1
Uranium	µg/g	33	< RL	1
Vanadium	µg/g	86	< RL	10
Zinc	µg/g	340	< RL	30
Method: TM-EN-005				
Analysis Date: Sep. 04, 2025 – Sep. 09, 2025				
Batch: 2503328				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	15.3	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				

Test Report #: 202509095-01

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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

Test Report #: 202509095-01

PPB Analytical Sample ID: 4025_0412

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL ($\mu\text{g/g}$)	Field blank ($\mu\text{g/g}$)		Method blank ($\mu\text{g/g}$)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

Test Report #: 202509095-01

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											

Polycyclic Aromatic Hydrocarbons (PAHs)										
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)		
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>	
Acenaphthene	0.05	< RL	< RL	50-140	123	50-140	81	≤ 40	0	
Acenaphthylene	0.05	< RL	< RL	50-140	130	50-140	91	≤ 40	0	

Test Report #: 202509095-01

PPB Analytical Sample ID: 4025_0412

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Anthracene	0.05	< RL	< RL	50-140	114	50-140	77	≤ 40	0
Benz[a]anthracene	0.05	< RL	< RL	50-140	103	50-140	54	≤ 40	0
Benzo[a]pyrene	0.05	< RL	< RL	50-140	110	50-140	60	≤ 40	0
Benzo[b]fluoranthene	0.05	< RL	< RL	50-140	110	50-140	67	≤ 40	0
Benzo[g,h,i]perylene	0.1	< RL	< RL	50-140	112	50-140	54	≤ 40	0
Benzo[k]fluoranthene	0.05	< RL	< RL	50-140	116	50-140	65	≤ 40	0
Chrysene	0.05	< RL	< RL	50-140	113	50-140	56	≤ 40	0
Dibenz[a,h]anthracene	0.1	< RL	< RL	50-140	106	50-140	69	≤ 40	0
Fluoranthene	0.05	< RL	< RL	50-140	109	50-140	67	≤ 40	0
Fluorene	0.05	< RL	< RL	50-140	129	50-140	81	≤ 40	0
Indeno[1,2,3-cd]pyrene	0.1	< RL	< RL	50-140	107	50-140	56	≤ 40	0
Methylnaphthalene, 2- (1-)	0.05	< RL	< RL	50-140	126	50-140	88	≤ 40	0
Naphthalene	0.05	< RL	< RL	50-140	126	50-140	99	≤ 40	0
Phenanthrene	0.05	< RL	< RL	50-140	109	50-140	78	≤ 40	0
Pyrene	0.05	< RL	< RL	50-140	111	50-140	67	≤ 40	0
<i>Surrogate recovery (%)</i>									
Naphthalene-d8	N/A	50-140	133	50-140	140	50-140	108	50-140	130
Phenanthrene-d10	N/A	50-140	138	50-140	126	50-140	90	50-140	121
Chrysene-d12	N/A	50-140	123	50-140	100	50-140	95	50-140	79
Method: TM-EN-001									
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025									
Batch: 2503366									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

Metals									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Antimony	1	< RL	< RL	80-120	104	70-130	106	≤ 30	0
Arsenic	1	< RL	< RL	80-120	104	70-130	101	≤ 30	6

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Barium	5	< RL	< RL	80-120	105	70-130	107	≤ 30	7
Beryllium	2	< RL	< RL	80-120	107	70-130	104	≤ 30	0
Boron	5	< RL	< RL	80-120	109	70-130	109	≤ 30	0
Cadmium	1	< RL	< RL	80-120	105	70-130	105	≤ 30	0
Chromium	5	< RL	< RL	80-120	104	70-130	102	≤ 30	6
Cobalt	2	< RL	< RL	80-120	106	70-130	101	≤ 30	7
Copper	5	< RL	< RL	80-120	105	70-130	99	≤ 30	7
Lead	10	< RL	< RL	80-120	106	70-130	106	≤ 30	6
Molybdenum	2	< RL	< RL	80-120	108	70-130	106	≤ 30	0
Nickel	5	< RL	< RL	80-120	106	70-130	100	≤ 30	7
Selenium	1	< RL	< RL	80-120	104	70-130	100	≤ 30	0
Silver	0.5	< RL	< RL	80-120	104	70-130	92	≤ 30	0
Thallium	1	< RL	< RL	80-120	106	70-130	107	≤ 30	0
Uranium	1	< RL	< RL	80-120	105	70-130	107	≤ 30	0
Vanadium	10	< RL	< RL	80-120	106	70-130	83	≤ 30	0
Zinc	30	< RL	< RL	80-120	107	70-130	103	≤ 30	0

Method: TM-EN-005

Analysis Date: Sep. 04, 2025 – Sep. 09, 2025

Batch: 2503328

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

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PPB Analytical Sample ID: 4025_0412

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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0413
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH103-SS5
Sample Description[#] BH103-SS5 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	< RL	10
F2-Naphthalene	µg/g		N/A	10
F3 (C16-C34)	µg/g	1700	< RL	50
F3-PAH	µg/g		N/A	50
F4 (C34-C50)	µg/g	3300	< RL	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	15.9	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	97.4	N/A
1,2-Dichloroethane-d4	%	50-140	105.3	N/A
Toluene-d8	%	50-140	94.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

Test Report #: 202509098-01

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	97.4	N/A
1,2-Dichloroethane-d4	%	50-140	105.3	N/A
Toluene-d8	%	50-140	94.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	15.9	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL (µg/g)	Field blank (µg/g)		Method blank (µg/g)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

Test Report #: 202509098-01

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											



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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0414
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH102-SS3
Sample Description[#] BH102-SS3 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	< RL	10
F2-Naphthalene	µg/g		< RL	10
F3 (C16-C34)	µg/g	1700	404	50
F3-PAH	µg/g		404	50
F4 (C34-C50)	µg/g	3300	737	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	17.2	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	100.6	N/A
Dibromofluoromethane	%	50-140	95.6	N/A
1,2-Dichloroethane-d4	%	50-140	105.0	N/A
Toluene-d8	%	50-140	94.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	100.6	N/A
Dibromofluoromethane	%	50-140	95.6	N/A
1,2-Dichloroethane-d4	%	50-140	105.0	N/A
Toluene-d8	%	50-140	94.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Polycyclic Aromatic Hydrocarbons (PAHs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acenaphthene	µg/g	96	< RL	0.05
Acenaphthylene	µg/g	0.15	< RL	0.05
Anthracene	µg/g	0.67	< RL	0.05
Benz[a]anthracene	µg/g	0.96	< RL	0.05
Benzo[a]pyrene	µg/g	0.3	< RL	0.05
Benzo[b]fluoranthene	µg/g	0.96	< RL	0.05
Benzo[g,h,i]perylene	µg/g	9.6	< RL	0.1
Benzo[k]fluoranthene	µg/g	0.96	< RL	0.05
Chrysene	µg/g	9.6	< RL	0.05
Dibenz[a,h]anthracene	µg/g	0.1	< RL	0.1
Fluoranthene	µg/g	9.6	< RL	0.05
Fluorene	µg/g	62	< RL	0.05
Indeno[1,2,3-cd]pyrene	µg/g	0.76	< RL	0.1
Methylnaphthalene, 2- (1-)	µg/g	76	< RL	0.05
Naphthalene	µg/g	9.6	< RL	0.05
Phenanthrene	µg/g	12	< RL	0.05
Pyrene	µg/g	96	< RL	0.05
<i>Surrogate recovery</i>				



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Naphthalene-d8	%	50-140	81.4	N/A
Phenanthrene-d10	%	50-140	89.0	N/A
Chrysene-d12	%	50-140	67.3	N/A
Method: TM-EN-001				
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025				
Batch: 2503366				

Metals				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Antimony	µg/g	40	< RL	1
Arsenic	µg/g	18	1.3	1
Barium	µg/g	670	38.7	5
Beryllium	µg/g	8	< RL	2
Boron	µg/g	120	< RL	5
Cadmium	µg/g	1.9	< RL	1
Chromium	µg/g	160	9.9	5
Cobalt	µg/g	80	3.5	2
Copper	µg/g	230	8.1	5
Lead	µg/g	120	< RL	10
Molybdenum	µg/g	40	< RL	2
Nickel	µg/g	270	8.7	5
Selenium	µg/g	5.5	< RL	1
Silver	µg/g	40	< RL	0.5
Thallium	µg/g	3.3	< RL	1
Uranium	µg/g	33	< RL	1
Vanadium	µg/g	86	< RL	10
Zinc	µg/g	340	< RL	30
Method: TM-EN-005				
Analysis Date: Sep. 04, 2025 – Sep. 09, 2025				
Batch: 2503328				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	17.2	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

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Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL ($\mu\text{g/g}$)	Field blank ($\mu\text{g/g}$)		Method blank ($\mu\text{g/g}$)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											

Polycyclic Aromatic Hydrocarbons (PAHs)										
Analyte	RL (µg/g)	Method blank (µg/g)		Method spike (%)		Matrix spike (%)		Duplicate (%)		
		Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD	
Acenaphthene	0.05	< RL	< RL	50-140	123	50-140	81	≤ 40	0	
Acenaphthylene	0.05	< RL	< RL	50-140	130	50-140	91	≤ 40	0	

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Anthracene	0.05	< RL	< RL	50-140	114	50-140	77	≤ 40	0
Benz[a]anthracene	0.05	< RL	< RL	50-140	103	50-140	54	≤ 40	0
Benzo[a]pyrene	0.05	< RL	< RL	50-140	110	50-140	60	≤ 40	0
Benzo[b]fluoranthene	0.05	< RL	< RL	50-140	110	50-140	67	≤ 40	0
Benzo[g,h,i]perylene	0.1	< RL	< RL	50-140	112	50-140	54	≤ 40	0
Benzo[k]fluoranthene	0.05	< RL	< RL	50-140	116	50-140	65	≤ 40	0
Chrysene	0.05	< RL	< RL	50-140	113	50-140	56	≤ 40	0
Dibenz[a,h]anthracene	0.1	< RL	< RL	50-140	106	50-140	69	≤ 40	0
Fluoranthene	0.05	< RL	< RL	50-140	109	50-140	67	≤ 40	0
Fluorene	0.05	< RL	< RL	50-140	129	50-140	81	≤ 40	0
Indeno[1,2,3-cd]pyrene	0.1	< RL	< RL	50-140	107	50-140	56	≤ 40	0
Methylnaphthalene, 2- (1-)	0.05	< RL	< RL	50-140	126	50-140	88	≤ 40	0
Naphthalene	0.05	< RL	< RL	50-140	126	50-140	99	≤ 40	0
Phenanthrene	0.05	< RL	< RL	50-140	109	50-140	78	≤ 40	0
Pyrene	0.05	< RL	< RL	50-140	111	50-140	67	≤ 40	0
<i>Surrogate recovery (%)</i>									
Naphthalene-d8	N/A	50-140	133	50-140	140	50-140	108	50-140	130
Phenanthrene-d10	N/A	50-140	138	50-140	126	50-140	90	50-140	121
Chrysene-d12	N/A	50-140	123	50-140	100	50-140	95	50-140	79
Method: TM-EN-001									
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025									
Batch: 2503366									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

Metals									
<i>Analyte</i>	<i>RL</i>	<i>Method blank (µg/g)</i>		<i>Method spike (%)</i>		<i>Matrix spike (%)</i>		<i>Duplicate (%)</i>	
	<i>(µg/g)</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Antimony	1	< RL	< RL	80-120	104	70-130	106	≤ 30	0
Arsenic	1	< RL	< RL	80-120	104	70-130	101	≤ 30	6

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Barium	5	< RL	< RL	80-120	105	70-130	107	≤ 30	7
Beryllium	2	< RL	< RL	80-120	107	70-130	104	≤ 30	0
Boron	5	< RL	< RL	80-120	109	70-130	109	≤ 30	0
Cadmium	1	< RL	< RL	80-120	105	70-130	105	≤ 30	0
Chromium	5	< RL	< RL	80-120	104	70-130	102	≤ 30	6
Cobalt	2	< RL	< RL	80-120	106	70-130	101	≤ 30	7
Copper	5	< RL	< RL	80-120	105	70-130	99	≤ 30	7
Lead	10	< RL	< RL	80-120	106	70-130	106	≤ 30	6
Molybdenum	2	< RL	< RL	80-120	108	70-130	106	≤ 30	0
Nickel	5	< RL	< RL	80-120	106	70-130	100	≤ 30	7
Selenium	1	< RL	< RL	80-120	104	70-130	100	≤ 30	0
Silver	0.5	< RL	< RL	80-120	104	70-130	92	≤ 30	0
Thallium	1	< RL	< RL	80-120	106	70-130	107	≤ 30	0
Uranium	1	< RL	< RL	80-120	105	70-130	107	≤ 30	0
Vanadium	10	< RL	< RL	80-120	106	70-130	83	≤ 30	0
Zinc	30	< RL	< RL	80-120	107	70-130	103	≤ 30	0

Method: TM-EN-005

Analysis Date: Sep. 04, 2025 – Sep. 09, 2025

Batch: 2503328

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0415
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH102-SS6
Sample Description[#] BH102-SS6 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	11	10
F2-Naphthalene	µg/g		N/A	10
F3 (C16-C34)	µg/g	1700	134	50
F3-PAH	µg/g		N/A	50
F4 (C34-C50)	µg/g	3300	< RL	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	16.6	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	101.7	N/A
Dibromofluoromethane	%	50-140	95.6	N/A
1,2-Dichloroethane-d4	%	50-140	107.0	N/A
Toluene-d8	%	50-140	95.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

Test Report #: 202509099-01

PPB Analytical Sample ID: 4025_0415

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	101.7	N/A
Dibromofluoromethane	%	50-140	95.6	N/A
1,2-Dichloroethane-d4	%	50-140	107.0	N/A
Toluene-d8	%	50-140	95.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	16.6	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

Test Report #: 202509099-01

PPB Analytical Sample ID: 4025_0415

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL ($\mu\text{g/g}$)	Field blank ($\mu\text{g/g}$)		Method blank ($\mu\text{g/g}$)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											



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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0416
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH101-SS1
Sample Description[#] BH101-SS1 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	< RL	10
F2-Naphthalene	µg/g		< RL	10
F3 (C16-C34)	µg/g	1700	53	50
F3-PAH	µg/g		53	50
F4 (C34-C50)	µg/g	3300	< RL	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	13.7	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	97.1	N/A
1,2-Dichloroethane-d4	%	50-140	107.1	N/A
Toluene-d8	%	50-140	95.1	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

Test Report #: 202509097-01

PPB Analytical Sample ID: 4025_0416

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.3	N/A
Dibromofluoromethane	%	50-140	97.1	N/A
1,2-Dichloroethane-d4	%	50-140	107.1	N/A
Toluene-d8	%	50-140	95.1	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Polycyclic Aromatic Hydrocarbons (PAHs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acenaphthene	µg/g	96	< RL	0.05
Acenaphthylene	µg/g	0.15	< RL	0.05
Anthracene	µg/g	0.67	< RL	0.05
Benz[a]anthracene	µg/g	0.96	< RL	0.05
Benzo[a]pyrene	µg/g	0.3	< RL	0.05
Benzo[b]fluoranthene	µg/g	0.96	< RL	0.05
Benzo[g,h,i]perylene	µg/g	9.6	< RL	0.1
Benzo[k]fluoranthene	µg/g	0.96	< RL	0.05
Chrysene	µg/g	9.6	< RL	0.05
Dibenz[a,h]anthracene	µg/g	0.1	< RL	0.1
Fluoranthene	µg/g	9.6	< RL	0.05
Fluorene	µg/g	62	< RL	0.05
Indeno[1,2,3-cd]pyrene	µg/g	0.76	< RL	0.1
Methylnaphthalene, 2- (1-)	µg/g	76	< RL	0.05
Naphthalene	µg/g	9.6	< RL	0.05
Phenanthrene	µg/g	12	< RL	0.05
Pyrene	µg/g	96	< RL	0.05
<i>Surrogate recovery</i>				

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Naphthalene-d8	%	50-140	122.1	N/A
Phenanthrene-d10	%	50-140	91.1	N/A
Chrysene-d12	%	50-140	66.5	N/A
Method: TM-EN-001				
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025				
Batch: 2503366				

Metals				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Antimony	µg/g	40	< RL	1
Arsenic	µg/g	18	1.4	1
Barium	µg/g	670	40.3	5
Beryllium	µg/g	8	< RL	2
Boron	µg/g	120	< RL	5
Cadmium	µg/g	1.9	< RL	1
Chromium	µg/g	160	10.6	5
Cobalt	µg/g	80	3.7	2
Copper	µg/g	230	8.6	5
Lead	µg/g	120	< RL	10
Molybdenum	µg/g	40	< RL	2
Nickel	µg/g	270	9.2	5
Selenium	µg/g	5.5	< RL	1
Silver	µg/g	40	< RL	0.5
Thallium	µg/g	3.3	< RL	1
Uranium	µg/g	33	< RL	1
Vanadium	µg/g	86	< RL	10
Zinc	µg/g	340	< RL	30
Method: TM-EN-005				
Analysis Date: Sep. 04, 2025 – Sep. 09, 2025				
Batch: 2503328				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	13.7	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

Test Report #: 202509097-01

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL (µg/g)	Field blank (µg/g)		Method blank (µg/g)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											

Polycyclic Aromatic Hydrocarbons (PAHs)										
Analyte	RL (µg/g)	Method blank (µg/g)		Method spike (%)		Matrix spike (%)		Duplicate (%)		
		Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD	
Acenaphthene	0.05	< RL	< RL	50-140	123	50-140	81	≤ 40	0	
Acenaphthylene	0.05	< RL	< RL	50-140	130	50-140	91	≤ 40	0	

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Anthracene	0.05	< RL	< RL	50-140	114	50-140	77	≤ 40	0
Benz[a]anthracene	0.05	< RL	< RL	50-140	103	50-140	54	≤ 40	0
Benzo[a]pyrene	0.05	< RL	< RL	50-140	110	50-140	60	≤ 40	0
Benzo[b]fluoranthene	0.05	< RL	< RL	50-140	110	50-140	67	≤ 40	0
Benzo[g,h,i]perylene	0.1	< RL	< RL	50-140	112	50-140	54	≤ 40	0
Benzo[k]fluoranthene	0.05	< RL	< RL	50-140	116	50-140	65	≤ 40	0
Chrysene	0.05	< RL	< RL	50-140	113	50-140	56	≤ 40	0
Dibenz[a,h]anthracene	0.1	< RL	< RL	50-140	106	50-140	69	≤ 40	0
Fluoranthene	0.05	< RL	< RL	50-140	109	50-140	67	≤ 40	0
Fluorene	0.05	< RL	< RL	50-140	129	50-140	81	≤ 40	0
Indeno[1,2,3-cd]pyrene	0.1	< RL	< RL	50-140	107	50-140	56	≤ 40	0
Methylnaphthalene, 2- (1-)	0.05	< RL	< RL	50-140	126	50-140	88	≤ 40	0
Naphthalene	0.05	< RL	< RL	50-140	126	50-140	99	≤ 40	0
Phenanthrene	0.05	< RL	< RL	50-140	109	50-140	78	≤ 40	0
Pyrene	0.05	< RL	< RL	50-140	111	50-140	67	≤ 40	0
<i>Surrogate recovery (%)</i>									
Naphthalene-d8	N/A	50-140	133	50-140	140	50-140	108	50-140	130
Phenanthrene-d10	N/A	50-140	138	50-140	126	50-140	90	50-140	121
Chrysene-d12	N/A	50-140	123	50-140	100	50-140	95	50-140	79
Method: TM-EN-001									
Analysis Date: Sep. 08, 2025 – Sep. 09, 2025									
Batch: 2503366									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

Metals									
<i>Analyte</i>	<i>RL</i>	<i>Method blank (µg/g)</i>		<i>Method spike (%)</i>		<i>Matrix spike (%)</i>		<i>Duplicate (%)</i>	
	<i>(µg/g)</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Antimony	1	< RL	< RL	80-120	104	70-130	106	≤ 30	0
Arsenic	1	< RL	< RL	80-120	104	70-130	101	≤ 30	6

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Barium	5	< RL	< RL	80-120	105	70-130	107	≤ 30	7
Beryllium	2	< RL	< RL	80-120	107	70-130	104	≤ 30	0
Boron	5	< RL	< RL	80-120	109	70-130	109	≤ 30	0
Cadmium	1	< RL	< RL	80-120	105	70-130	105	≤ 30	0
Chromium	5	< RL	< RL	80-120	104	70-130	102	≤ 30	6
Cobalt	2	< RL	< RL	80-120	106	70-130	101	≤ 30	7
Copper	5	< RL	< RL	80-120	105	70-130	99	≤ 30	7
Lead	10	< RL	< RL	80-120	106	70-130	106	≤ 30	6
Molybdenum	2	< RL	< RL	80-120	108	70-130	106	≤ 30	0
Nickel	5	< RL	< RL	80-120	106	70-130	100	≤ 30	7
Selenium	1	< RL	< RL	80-120	104	70-130	100	≤ 30	0
Silver	0.5	< RL	< RL	80-120	104	70-130	92	≤ 30	0
Thallium	1	< RL	< RL	80-120	106	70-130	107	≤ 30	0
Uranium	1	< RL	< RL	80-120	105	70-130	107	≤ 30	0
Vanadium	10	< RL	< RL	80-120	106	70-130	83	≤ 30	0
Zinc	30	< RL	< RL	80-120	107	70-130	103	≤ 30	0

Method: TM-EN-005

Analysis Date: Sep. 04, 2025 – Sep. 09, 2025

Batch: 2503328

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0417
Sampling Date[#] Sep. 04, 2025
Sample Receiving Date Sep. 04, 2025
Sample Registration Date Sep. 04, 2025
Receiving Condition In cooler
Client Sample Code[#] BH101-SS6
Sample Description[#] BH101-SS6 PN#31576
Test Report Date Sep. 11, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/g	55	< RL	10
F1-BTEX	µg/g	55	< RL	10
F2 (C10-C16)	µg/g	230	< RL	10
F2-Naphthalene	µg/g		N/A	10
F3 (C16-C34)	µg/g	1700	59	50
F3-PAH	µg/g		N/A	50
F4 (C34-C50)	µg/g	3300	< RL	50
Return to baseline at C50	N/A	Report	Yes	N/A
Moisture	%	NV	14.6	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)
Batch: 2503369 (F1); 2503318 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/g	0.32	< RL	0.02
Toluene	µg/g	68	< RL	0.2
Ethylbenzene	µg/g	9.5	< RL	0.05
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.5	N/A
Dibromofluoromethane	%	50-140	94.8	N/A
1,2-Dichloroethane-d4	%	50-140	106.6	N/A
Toluene-d8	%	50-140	101.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/g	16	< RL	0.5
Benzene	µg/g	0.32	< RL	0.02
Bromodichloromethane	µg/g	18	< RL	0.05
Bromoform	µg/g	0.61	< RL	0.05
Bromomethane	µg/g	0.05	< RL	0.05
Carbon tetrachloride	µg/g	0.21	< RL	0.05
Chlorobenzene	µg/g	2.4	< RL	0.05
Chloroform	µg/g	0.47	< RL	0.05
Dibromochloromethane	µg/g	13	< RL	0.05
Dichlorobenzene, 1,2-	µg/g	6.8	< RL	0.05
Dichlorobenzene, 1,3-	µg/g	9.6	< RL	0.05
Dichlorobenzene, 1,4-	µg/g	0.2	< RL	0.05
Dichlorodifluoromethane	µg/g	16	< RL	0.05
Dichloroethane, 1,1-	µg/g	17	< RL	0.05
Dichloroethane, 1,2-	µg/g	0.05	< RL	0.05
Dichloroethylene, 1,1-	µg/g	0.064	< RL	0.05
Dichloroethylene, 1,2-cis-	µg/g	55	< RL	0.05
Dichloroethylene, 1,2-trans-	µg/g	1.3	< RL	0.05
Dichloropropane, 1,2-	µg/g	0.16	< RL	0.05
Dichloropropene, 1,3-	µg/g	0.18	< RL	0.05
Ethylbenzene	µg/g	9.5	< RL	0.05
Ethylene dibromide	µg/g	0.05	< RL	0.05
Hexane, n-	µg/g	46	< RL	0.05
Methyl ethyl ketone	µg/g	70	< RL	0.5
Methyl isobutyl ketone	µg/g	31	< RL	0.5

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Methyl tert-butyl ether (MTBE)	µg/g	11	< RL	0.05
Methylene chloride	µg/g	1.6	< RL	0.05
Styrene	µg/g	34	< RL	0.05
Tetrachloroethane, 1,1,1,2-	µg/g	0.087	< RL	0.05
Tetrachloroethane, 1,1,2,2-	µg/g	0.05	< RL	0.05
Tetrachloroethylene	µg/g	4.5	< RL	0.05
Toluene	µg/g	68	< RL	0.2
Trichloroethane, 1,1,1-	µg/g	6.1	< RL	0.05
Trichloroethane, 1,1,2-	µg/g	0.05	< RL	0.05
Trichloroethylene	µg/g	0.91	< RL	0.05
Trichlorofluoromethane	µg/g	4	< RL	0.05
Vinyl chloride	µg/g	0.032	< RL	0.02
Xylene mixture	µg/g	26	< RL	0.05
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	102.5	N/A
Dibromofluoromethane	%	50-140	94.8	N/A
1,2-Dichloroethane-d4	%	50-140	106.6	N/A
Toluene-d8	%	50-140	101.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025				
Batch: 2503368				

Moisture				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Moisture	%	NV	14.6	N/A
Method: TM-EN-003				
Analysis Date: Sep. 09, 2025 – Sep. 09, 2025				
Method: 2503372				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	10	< RL	< RL	80-120	89	60-140	89	≤ 30	0
F2 (C10-C16)	10	< RL	< RL	80-120	95	60-140	85	≤ 30	0
F3 (C16-C34)	50	< RL	< RL	80-120	82	60-140	76	≤ 30	0
F4 (C34-C50)	50	< RL	< RL	80-120	83	60-140	75	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025 (F1); Sep. 04, 2025 – Sep. 09, 2025 (F2-4)									
Batch: 2503369 (F1); 2503318 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/g}$)	<i>Field blank</i> ($\mu\text{g/g}$)		<i>Method blank</i> ($\mu\text{g/g}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											

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Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL ($\mu\text{g/g}$)	Field blank ($\mu\text{g/g}$)		Method blank ($\mu\text{g/g}$)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	0.5	< RL	N/A ^	< RL	< RL	50-140	98	50-140	100	≤ 50	0
Benzene	0.02	< RL	N/A ^	< RL	< RL	60-130	102	50-140	104	≤ 50	0
Bromodichloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 50	0
Bromoform	0.05	< RL	N/A ^	< RL	< RL	60-130	91	50-140	90	≤ 50	0
Bromomethane	0.05	< RL	N/A ^	< RL	< RL	50-140	102	50-140	101	≤ 50	0
Carbon tetrachloride	0.05	< RL	N/A ^	< RL	< RL	60-130	95	50-140	92	≤ 50	0
Chlorobenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Chloroform	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dibromochloromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Dichlorobenzene, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorobenzene, 1,4-	0.05	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 50	0
Dichlorodifluoromethane	0.05	< RL	N/A ^	< RL	< RL	50-140	99	50-140	94	≤ 50	0
Dichloroethane, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	98	≤ 50	0
Dichloroethane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	100	≤ 50	0
Dichloroethylene, 1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	97	≤ 50	0
Dichloroethylene, 1,2-cis-	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Dichloroethylene, 1,2-trans-	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	96	≤ 50	0
Dichloropropane, 1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	100	≤ 50	0
Dichloropropene, 1,3-	0.05	< RL	N/A ^	< RL	< RL	60-130	90	50-140	91	≤ 50	0
Ethylbenzene	0.05	< RL	N/A ^	< RL	< RL	60-130	98	50-140	98	≤ 50	0
Ethylene dibromide	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Hexane, n-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	98	≤ 50	0
Methyl ethyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	92	50-140	94	≤ 50	0

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Methyl isobutyl ketone	0.5	< RL	N/A ^	< RL	< RL	50-140	102	50-140	104	≤ 50	0
Methyl tert-butyl ether (MTBE)	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	96	≤ 50	0
Methylene chloride	0.05	< RL	N/A ^	< RL	< RL	60-130	109	50-140	92	≤ 50	0
Styrene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethane, 1,1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	94	50-140	94	≤ 50	0
Tetrachloroethane, 1,1,2,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Tetrachloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	102	≤ 50	0
Toluene	0.2	< RL	N/A ^	< RL	< RL	60-130	102	50-140	103	≤ 50	0
Trichloroethane, 1,1,1-	0.05	< RL	N/A ^	< RL	< RL	60-130	97	50-140	94	≤ 50	0
Trichloroethane, 1,1,2-	0.05	< RL	N/A ^	< RL	< RL	60-130	104	50-140	105	≤ 50	0
Trichloroethylene	0.05	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 50	0
Trichlorofluoromethane	0.05	< RL	N/A ^	< RL	< RL	60-130	100	50-140	98	≤ 50	0
Vinyl chloride	0.02	< RL	N/A ^	< RL	< RL	50-140	98	50-140	98	≤ 50	0
Xylene mixture	0.05	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 50	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	102	50-140	105	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	98	50-140	100	50-140	96	50-140	100
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	104	50-140	103	50-140	100	50-140	108
Toluene-d8	N/A	50-140	N/A ^	50-140	93	50-140	103	50-140	104	50-140	96
Method: TM-EN-004											
Analysis Date: Sep. 05, 2025 – Sep. 09, 2025											
Batch: 2503368											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											



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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0429
Sampling Date[#] Sep. 15, 2025
Sample Receiving Date Sep. 16, 2025
Sample Registration Date Sep. 16, 2025
Receiving Condition In cooler
Client Sample Code[#] BH101
Sample Description[#] BH101 PN# 31576
Test Report Date Sep. 18, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/L	750	< RL	25
F1-BTEX	µg/L	750	< RL	25
F2 (C10-C16)	µg/L	150	< RL	100
F2-Naphthalene	µg/L		N/A	100
F3 (C16-C34)	µg/L	500	< RL	500
F3-PAH	µg/L		N/A	500
F4 (C34-C50)	µg/L	500	< RL	500
Return to baseline at C50	N/A	Report	N/A	N/A
Moisture	%	NV	N/A	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)
Batch: 2503499 (F1); 2503498 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/L	44	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	97.5	N/A
Dibromofluoromethane	%	50-140	103.6	N/A
1,2-Dichloroethane-d4	%	50-140	107.7	N/A
Toluene-d8	%	50-140	88.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/L	130000	< RL	30
Benzene	µg/L	44	< RL	0.5
Bromodichloromethane	µg/L	85000	< RL	2
Bromoform	µg/L	380	< RL	5
Bromomethane	µg/L	5.6	< RL	0.5
Carbon tetrachloride	µg/L	0.79	< RL	0.2
Chlorobenzene	µg/L	630	< RL	0.5
Chloroform	µg/L	2.4	< RL	1
Dibromochloromethane	µg/L	82000	< RL	2
Dichlorobenzene, 1,2-	µg/L	4600	< RL	0.5
Dichlorobenzene, 1,3-	µg/L	9600	< RL	0.5
Dichlorobenzene, 1,4-	µg/L	8	< RL	0.5
Dichlorodifluoromethane	µg/L	4400	< RL	2
Dichloroethane, 1,1-	µg/L	320	< RL	0.5
Dichloroethane, 1,2-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,1-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-cis-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-trans-	µg/L	1.6	< RL	0.5
Dichloropropane, 1,2-	µg/L	16	< RL	0.5
Dichloropropene, 1,3-	µg/L	5.2	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Ethylene dibromide	µg/L	0.25	< RL	0.2
Hexane, n-	µg/L	51	< RL	5
Methyl ethyl ketone	µg/L	470000	< RL	20
Methyl isobutyl ketone	µg/L	140000	< RL	20

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Methyl tert-butyl ether (MTBE)	µg/L	190	< RL	2
Methylene chloride	µg/L	610	< RL	5
Styrene	µg/L	1300	< RL	0.5
Tetrachloroethane, 1,1,1,2-	µg/L	3.3	< RL	0.5
Tetrachloroethane, 1,1,2,2-	µg/L	3.2	< RL	0.5
Tetrachloroethylene	µg/L	1.6	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Trichloroethane, 1,1,1-	µg/L	640	< RL	0.5
Trichloroethane, 1,1,2-	µg/L	4.7	< RL	0.5
Trichloroethylene	µg/L	1.6	< RL	0.5
Trichlorofluoromethane	µg/L	2500	< RL	5
Vinyl chloride	µg/L	0.5	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	97.5	N/A
Dibromofluoromethane	%	50-140	103.6	N/A
1,2-Dichloroethane-d4	%	50-140	107.7	N/A
Toluene-d8	%	50-140	88.0	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	25	< RL	< RL	60-140	104	60-140	101	≤ 30	0
F2 (C10-C16)	100	< RL	< RL	60-140	65	60-140	80	≤ 30	0
F3 (C16-C34)	500	< RL	< RL	60-140	64	60-140	78	≤ 30	0
F4 (C34-C50)	500	< RL	< RL	60-140	61	60-140	70	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)									
Batch: 2503499 (F1); 2503498 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Field blank</i> ($\mu\text{g/L}$)		<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											

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Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL (µg/L)	Field blank (µg/L)		Method blank (µg/L)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	30	< RL	N/A ^	< RL	< RL	50-140	114	50-140	111	≤ 30	0
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Bromodichloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Bromoform	5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Bromomethane	0.5	< RL	N/A ^	< RL	< RL	50-140	103	50-140	98	≤ 30	0
Carbon tetrachloride	0.2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Chlorobenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Chloroform	1	< RL	N/A ^	< RL	< RL	60-130	103	50-140	100	≤ 30	0
Dibromochloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Dichlorobenzene, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 30	0
Dichlorobenzene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	101	≤ 30	0
Dichlorobenzene, 1,4-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	102	≤ 30	0
Dichlorodifluoromethane	2	< RL	N/A ^	< RL	< RL	50-140	100	50-140	101	≤ 30	0
Dichloroethane, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	105	50-140	102	≤ 30	0
Dichloroethane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	100	≤ 30	0
Dichloroethylene, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	103	≤ 30	0
Dichloroethylene, 1,2-cis-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Dichloroethylene, 1,2-trans-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Dichloropropane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	101	≤ 30	0
Dichloropropene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	93	50-140	94	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Ethylene dibromide	0.2	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 30	0
Hexane, n-	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	97	≤ 30	0
Methyl ethyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	108	50-140	109	≤ 30	0

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Methyl isobutyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	103	50-140	108	≤ 30	0
Methyl tert-butyl ether (MTBE)	2	< RL	N/A ^	< RL	< RL	60-130	111	50-140	98	≤ 30	0
Methylene chloride	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	86	≤ 30	0
Styrene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	106	≤ 30	0
Tetrachloroethane, 1,1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 30	0
Tetrachloroethane, 1,1,2,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Tetrachloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	98	50-140	101	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Trichloroethane, 1,1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	102	≤ 30	0
Trichloroethane, 1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Trichloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Trichlorofluoromethane	5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Vinyl chloride	0.5	< RL	N/A ^	< RL	< RL	50-140	105	50-140	104	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											



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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0430
Sampling Date[#] Sep. 15, 2025
Sample Receiving Date Sep. 16, 2025
Sample Registration Date Sep. 16, 2025
Receiving Condition In cooler
Client Sample Code[#] BH102
Sample Description[#] BH102 PN# 31576
Test Report Date Sep. 18, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/L	750	< RL	25
F1-BTEX	µg/L	750	< RL	25
F2 (C10-C16)	µg/L	150	< RL	100
F2-Naphthalene	µg/L		N/A	100
F3 (C16-C34)	µg/L	500	< RL	500
F3-PAH	µg/L		N/A	500
F4 (C34-C50)	µg/L	500	< RL	500
Return to baseline at C50	N/A	Report	N/A	N/A
Moisture	%	NV	N/A	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)
Batch: 2503499 (F1); 2503498 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/L	44	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	101.0	N/A
Dibromofluoromethane	%	50-140	104.8	N/A
1,2-Dichloroethane-d4	%	50-140	112.9	N/A
Toluene-d8	%	50-140	90.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/L	130000	< RL	30
Benzene	µg/L	44	< RL	0.5
Bromodichloromethane	µg/L	85000	< RL	2
Bromoform	µg/L	380	< RL	5
Bromomethane	µg/L	5.6	< RL	0.5
Carbon tetrachloride	µg/L	0.79	< RL	0.2
Chlorobenzene	µg/L	630	< RL	0.5
Chloroform	µg/L	2.4	< RL	1
Dibromochloromethane	µg/L	82000	< RL	2
Dichlorobenzene, 1,2-	µg/L	4600	< RL	0.5
Dichlorobenzene, 1,3-	µg/L	9600	< RL	0.5
Dichlorobenzene, 1,4-	µg/L	8	< RL	0.5
Dichlorodifluoromethane	µg/L	4400	< RL	2
Dichloroethane, 1,1-	µg/L	320	< RL	0.5
Dichloroethane, 1,2-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,1-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-cis-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-trans-	µg/L	1.6	< RL	0.5
Dichloropropane, 1,2-	µg/L	16	< RL	0.5
Dichloropropene, 1,3-	µg/L	5.2	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Ethylene dibromide	µg/L	0.25	< RL	0.2
Hexane, n-	µg/L	51	< RL	5
Methyl ethyl ketone	µg/L	470000	< RL	20
Methyl isobutyl ketone	µg/L	140000	< RL	20

Test Report #: 202509309-01

PPB Analytical Sample ID: 4025_0430

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Methyl tert-butyl ether (MTBE)	µg/L	190	< RL	2
Methylene chloride	µg/L	610	< RL	5
Styrene	µg/L	1300	< RL	0.5
Tetrachloroethane, 1,1,1,2-	µg/L	3.3	< RL	0.5
Tetrachloroethane, 1,1,2,2-	µg/L	3.2	< RL	0.5
Tetrachloroethylene	µg/L	1.6	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Trichloroethane, 1,1,1-	µg/L	640	< RL	0.5
Trichloroethane, 1,1,2-	µg/L	4.7	< RL	0.5
Trichloroethylene	µg/L	1.6	< RL	0.5
Trichlorofluoromethane	µg/L	2500	< RL	5
Vinyl chloride	µg/L	0.5	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	101.0	N/A
Dibromofluoromethane	%	50-140	104.8	N/A
1,2-Dichloroethane-d4	%	50-140	112.9	N/A
Toluene-d8	%	50-140	90.5	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	25	< RL	< RL	60-140	104	60-140	101	≤ 30	0
F2 (C10-C16)	100	< RL	< RL	60-140	65	60-140	80	≤ 30	0
F3 (C16-C34)	500	< RL	< RL	60-140	64	60-140	78	≤ 30	0
F4 (C34-C50)	500	< RL	< RL	60-140	61	60-140	70	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)									
Batch: 2503499 (F1); 2503498 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Field blank</i> ($\mu\text{g/L}$)		<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											

Test Report #: 202509309-01

PPB Analytical Sample ID: 4025_0430

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL ($\mu\text{g/L}$)	Field blank ($\mu\text{g/L}$)		Method blank ($\mu\text{g/L}$)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	30	< RL	N/A ^	< RL	< RL	50-140	114	50-140	111	≤ 30	0
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Bromodichloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Bromoform	5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Bromomethane	0.5	< RL	N/A ^	< RL	< RL	50-140	103	50-140	98	≤ 30	0
Carbon tetrachloride	0.2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Chlorobenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Chloroform	1	< RL	N/A ^	< RL	< RL	60-130	103	50-140	100	≤ 30	0
Dibromochloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Dichlorobenzene, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 30	0
Dichlorobenzene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	101	≤ 30	0
Dichlorobenzene, 1,4-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	102	≤ 30	0
Dichlorodifluoromethane	2	< RL	N/A ^	< RL	< RL	50-140	100	50-140	101	≤ 30	0
Dichloroethane, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	105	50-140	102	≤ 30	0
Dichloroethane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	100	≤ 30	0
Dichloroethylene, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	103	≤ 30	0
Dichloroethylene, 1,2-cis-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Dichloroethylene, 1,2-trans-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Dichloropropane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	101	≤ 30	0
Dichloropropene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	93	50-140	94	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Ethylene dibromide	0.2	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 30	0
Hexane, n-	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	97	≤ 30	0
Methyl ethyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	108	50-140	109	≤ 30	0

Test Report #: 202509309-01

PPB Analytical Sample ID: 4025_0430

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Methyl isobutyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	103	50-140	108	≤ 30	0
Methyl tert-butyl ether (MTBE)	2	< RL	N/A ^	< RL	< RL	60-130	111	50-140	98	≤ 30	0
Methylene chloride	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	86	≤ 30	0
Styrene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	106	≤ 30	0
Tetrachloroethane, 1,1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 30	0
Tetrachloroethane, 1,1,2,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Tetrachloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	98	50-140	101	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Trichloroethane, 1,1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	102	≤ 30	0
Trichloroethane, 1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Trichloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Trichlorofluoromethane	5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Vinyl chloride	0.5	< RL	N/A ^	< RL	< RL	50-140	105	50-140	104	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											



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Certificate of Analysis

Client Name 1000766368 Ontario Limited RiskCheck Environmental
Client Address #106, 7050 Woodbine Ave, Markham, ON, L3R 4G8
Client Contact Dennis Hsu (dhsu@riskcheckenv.com)

PPB Analytical Sample ID 4025_0431
Sampling Date[#] Sep. 15, 2025
Sample Receiving Date Sep. 16, 2025
Sample Registration Date Sep. 16, 2025
Receiving Condition In cooler
Client Sample Code[#] BH103
Sample Description[#] BH103 PN# 31576
Test Report Date Sep. 18, 2025

Petroleum Hydrocarbons (PHCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
F1 (C6-C10)	µg/L	750	< RL	25
F1-BTEX	µg/L	750	< RL	25
F2 (C10-C16)	µg/L	150	< RL	100
F2-Naphthalene	µg/L		N/A	100
F3 (C16-C34)	µg/L	500	< RL	500
F3-PAH	µg/L		N/A	500
F4 (C34-C50)	µg/L	500	< RL	500
Return to baseline at C50	N/A	Report	N/A	N/A
Moisture	%	NV	N/A	N/A

The method complies with the reference method for the CWS PHC and is validated for use in the laboratory.
The following quality criteria are met:

- nC6 and nC10 response factors within 30% of response factor for toluene,
- nC10, nC16 and nC34 response factors within 10% of each other,
- C50 response factor within 70% of nC10 + nC16 + nC34 average, and
- Linearity is within 15%.

Data of QC samples is available on request.
Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
PAH = phenanthrene, benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd] pyrene, pyrene.

- µg/g = mg/kg

Method: TM-EN-003
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)
Batch: 2503499 (F1); 2503498 (F2-4)



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BTEX				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Benzene	µg/L	44	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	96.2	N/A
Dibromofluoromethane	%	50-140	105.5	N/A
1,2-Dichloroethane-d4	%	50-140	111.6	N/A
Toluene-d8	%	50-140	88.1	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				

Volatile Organic Compounds (VOCs)				
<i>Analyte</i>	<i>Unit</i>	<i>Specification</i>	<i>Result</i>	<i>RL</i>
Acetone	µg/L	130000	< RL	30
Benzene	µg/L	44	< RL	0.5
Bromodichloromethane	µg/L	85000	< RL	2
Bromoform	µg/L	380	< RL	5
Bromomethane	µg/L	5.6	< RL	0.5
Carbon tetrachloride	µg/L	0.79	< RL	0.2
Chlorobenzene	µg/L	630	< RL	0.5
Chloroform	µg/L	2.4	< RL	1
Dibromochloromethane	µg/L	82000	< RL	2
Dichlorobenzene, 1,2-	µg/L	4600	< RL	0.5
Dichlorobenzene, 1,3-	µg/L	9600	< RL	0.5
Dichlorobenzene, 1,4-	µg/L	8	< RL	0.5
Dichlorodifluoromethane	µg/L	4400	< RL	2
Dichloroethane, 1,1-	µg/L	320	< RL	0.5
Dichloroethane, 1,2-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,1-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-cis-	µg/L	1.6	< RL	0.5
Dichloroethylene, 1,2-trans-	µg/L	1.6	< RL	0.5
Dichloropropane, 1,2-	µg/L	16	< RL	0.5
Dichloropropene, 1,3-	µg/L	5.2	< RL	0.5
Ethylbenzene	µg/L	2300	< RL	0.5
Ethylene dibromide	µg/L	0.25	< RL	0.2
Hexane, n-	µg/L	51	< RL	5
Methyl ethyl ketone	µg/L	470000	< RL	20
Methyl isobutyl ketone	µg/L	140000	< RL	20

Test Report #: 202509310-01

PPB Analytical Sample ID: 4025_0431

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Methyl tert-butyl ether (MTBE)	µg/L	190	< RL	2
Methylene chloride	µg/L	610	< RL	5
Styrene	µg/L	1300	< RL	0.5
Tetrachloroethane, 1,1,1,2-	µg/L	3.3	< RL	0.5
Tetrachloroethane, 1,1,2,2-	µg/L	3.2	< RL	0.5
Tetrachloroethylene	µg/L	1.6	< RL	0.5
Toluene	µg/L	18000	< RL	0.5
Trichloroethane, 1,1,1-	µg/L	640	< RL	0.5
Trichloroethane, 1,1,2-	µg/L	4.7	< RL	0.5
Trichloroethylene	µg/L	1.6	< RL	0.5
Trichlorofluoromethane	µg/L	2500	< RL	5
Vinyl chloride	µg/L	0.5	< RL	0.5
Xylene mixture	µg/L	4200	< RL	0.5
<i>Surrogate recovery</i>				
4-Bromofluorobenzene	%	50-140	96.2	N/A
Dibromofluoromethane	%	50-140	105.5	N/A
1,2-Dichloroethane-d4	%	50-140	111.6	N/A
Toluene-d8	%	50-140	88.1	N/A
Method: TM-EN-004				
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025				
Batch: 2503517				



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Quality Assurance Report

Petroleum Hydrocarbons (PHCs)									
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
F1 (C6-C10)	25	< RL	< RL	60-140	104	60-140	101	≤ 30	0
F2 (C10-C16)	100	< RL	< RL	60-140	65	60-140	80	≤ 30	0
F3 (C16-C34)	500	< RL	< RL	60-140	64	60-140	78	≤ 30	0
F4 (C34-C50)	500	< RL	< RL	60-140	61	60-140	70	≤ 30	0
Method: TM-EN-003									
Analysis Date: Sep. 16, 2025 – Sep. 17, 2025 (F1); Sep. 17, 2025 – Sep. 18, 2025 (F2-4)									
Batch: 2503499 (F1); 2503498 (F2-4)									
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)									

BTEX											
<i>Analyte</i>	<i>RL</i> ($\mu\text{g/L}$)	<i>Field blank</i> ($\mu\text{g/L}$)		<i>Method blank</i> ($\mu\text{g/L}$)		<i>Method spike</i> (%)		<i>Matrix spike</i> (%)		<i>Duplicate</i> (%)	
		<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Result</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>Recovery</i>	<i>Limit</i>	<i>RPD</i>
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery</i> (%)											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											

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^ No field blank provided.

Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)

Volatile Organic Compounds (VOCs)											
Analyte	RL (µg/L)	Field blank (µg/L)		Method blank (µg/L)		Method spike (%)		Matrix spike (%)		Duplicate (%)	
		Limit	Result	Limit	Result	Limit	Recovery	Limit	Recovery	Limit	RPD
Acetone	30	< RL	N/A ^	< RL	< RL	50-140	114	50-140	111	≤ 30	0
Benzene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Bromodichloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Bromoform	5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Bromomethane	0.5	< RL	N/A ^	< RL	< RL	50-140	103	50-140	98	≤ 30	0
Carbon tetrachloride	0.2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	99	≤ 30	0
Chlorobenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Chloroform	1	< RL	N/A ^	< RL	< RL	60-130	103	50-140	100	≤ 30	0
Dibromochloromethane	2	< RL	N/A ^	< RL	< RL	60-130	99	50-140	98	≤ 30	0
Dichlorobenzene, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	102	≤ 30	0
Dichlorobenzene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	101	≤ 30	0
Dichlorobenzene, 1,4-	0.5	< RL	N/A ^	< RL	< RL	60-130	97	50-140	102	≤ 30	0
Dichlorodifluoromethane	2	< RL	N/A ^	< RL	< RL	50-140	100	50-140	101	≤ 30	0
Dichloroethane, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	105	50-140	102	≤ 30	0
Dichloroethane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	100	≤ 30	0
Dichloroethylene, 1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	103	≤ 30	0
Dichloroethylene, 1,2-cis-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Dichloroethylene, 1,2-trans-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Dichloropropane, 1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	101	≤ 30	0
Dichloropropene, 1,3-	0.5	< RL	N/A ^	< RL	< RL	60-130	93	50-140	94	≤ 30	0
Ethylbenzene	0.5	< RL	N/A ^	< RL	< RL	60-130	96	50-140	101	≤ 30	0
Ethylene dibromide	0.2	< RL	N/A ^	< RL	< RL	60-130	101	50-140	101	≤ 30	0
Hexane, n-	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	97	≤ 30	0
Methyl ethyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	108	50-140	109	≤ 30	0

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Methyl isobutyl ketone	20	< RL	N/A ^	< RL	< RL	50-140	103	50-140	108	≤ 30	0
Methyl tert-butyl ether (MTBE)	2	< RL	N/A ^	< RL	< RL	60-130	111	50-140	98	≤ 30	0
Methylene chloride	5	< RL	N/A ^	< RL	< RL	60-130	89	50-140	86	≤ 30	0
Styrene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	106	≤ 30	0
Tetrachloroethane, 1,1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	100	≤ 30	0
Tetrachloroethane, 1,1,2,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	104	50-140	103	≤ 30	0
Tetrachloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	98	50-140	101	≤ 30	0
Toluene	0.5	< RL	N/A ^	< RL	< RL	60-130	99	50-140	101	≤ 30	0
Trichloroethane, 1,1,1-	0.5	< RL	N/A ^	< RL	< RL	60-130	103	50-140	102	≤ 30	0
Trichloroethane, 1,1,2-	0.5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Trichloroethylene	0.5	< RL	N/A ^	< RL	< RL	60-130	101	50-140	103	≤ 30	0
Trichlorofluoromethane	5	< RL	N/A ^	< RL	< RL	60-130	102	50-140	102	≤ 30	0
Vinyl chloride	0.5	< RL	N/A ^	< RL	< RL	50-140	105	50-140	104	≤ 30	0
Xylene mixture	0.5	< RL	N/A ^	< RL	< RL	60-130	100	50-140	105	≤ 30	0
<i>Surrogate recovery (%)</i>											
4-Bromofluorobenzene	N/A	50-140	N/A ^	50-140	100	50-140	103	50-140	103	50-140	102
Dibromofluoromethane	N/A	50-140	N/A ^	50-140	104	50-140	102	50-140	101	50-140	105
1,2-Dichloroethane-d4	N/A	50-140	N/A ^	50-140	110	50-140	105	50-140	99	50-140	111
Toluene-d8	N/A	50-140	N/A ^	50-140	90	50-140	102	50-140	103	50-140	90
Method: TM-EN-004											
Analysis Date: Sep. 17, 2025 – Sep. 18, 2025											
Batch: 2503517											
^ No field blank provided.											
Remark: Limits from Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (2011)											

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APPENDIX D

LIMITATIONS, TERMS AND CONDITIONS OF RETAINER



RISKCHECK ENVIRONMENTAL LTD.

LIMITATIONS, TERMS AND CONDITIONS OF RETAINER

1. **Our Standard of Care** - RiskCheck Environmental Ltd. (RiskCheck) will conduct/has conducted the work as specified in the scope of work, contained in the RiskCheck proposal and/or the engagement letter, and perform/performed the environmental investigations requested by the Client according to the standards of a reasonable environmental consultant ("Retainer"). Any work performed by RiskCheck is conducted in accordance with generally accepted engineering or scientific or environmental practices current in the location and at the time the work is performed. No other warranty, expressed or implied is made.
2. **Our Sources of Information** - RiskCheck will/has sought to obtain relevant information, statements, documents and analytical test results concerning the subject property from our Client, third party sources, government or regulatory publications, databases and officials, and other persons to the extent covered by our Retainer. The accuracy of the findings, opinions and conclusions expressed in the RiskCheck report and/or any deliverables ("Deliverables") are subject to any errors or omissions in, or refusals to provide, information. RiskCheck shall not be responsible for any deficiency, misstatement, or inaccuracy contained in the Deliverables as a result of relying on the above information or lack thereof.
3. **Site Inspections** - RiskCheck will complete/has completed the inspection(s) of the subject property in the manner covered by our Retainer. The purpose of our inspection is to identify obvious visible evidence of potential and/or actual sources of environmental contamination and patent irregularities in waste management practices at the subject property. Our findings during the site inspection(s) are subject to any restrictions placed upon our free access to all aspects of the subject property, and neighbouring properties, including but not limited to snow coverage and material storage. A reasonable site inspection may not identify latent or hidden contamination, evidence of potential environmental concerns or irregularities.
4. **Sample and Testing Procedures** - The sample and testing procedures described in the Deliverables, are performed at specific point locations, by experienced personnel using equipment and techniques appropriate for our Retainer. Based upon available data, RiskCheck provides expressed opinion as to the conditions, which may exist between the points investigated, and is based on the location and time of sample collection, and the type of media and parameters analyzed. As actual conditions may vary significantly between sample or test points, and with time, our Client assumes the inherent risk that some conditions may not be detected. RiskCheck shall not be responsible for any cross-contamination resulting from subsurface investigations.
5. **Legal Issues** - The Deliverables are intended to direct our Client's attention to potential and/or actual sources of environmental contamination, including but not limited to, irregular waste management practices at the subject property. Nothing in the Deliverables are intended to express any legal opinion upon environmental liabilities relating to the subject property or whether site operations legally conform with relevant legislative requirements. RiskCheck makes no other representations or warranties whatsoever, including those concerning the legal significance of our findings, or as to other legal matters noted in the Deliverables, including but not limited to, ownership of any property, or the application of any law, to the facts set forth herein.

RISKCHECK ENVIRONMENTAL LTD.

LIMITATIONS, TERMS AND CONDITIONS OF RETAINER

6. **Confidentiality of Client Information** – RiskCheck agrees to hold all information obtained in the course of our Retainer and the contents of the Deliverables in strict confidence, except where disclosure is directed by our Client's expressed written consent with instructions, or by compulsion of law.
7. **Working Information/Documents** – The Deliverables shall be the property of RiskCheck's Client. All other data, sample and test results, working sheets, draft reports or other papers, documents, information or records prepared or collected by us in the course of our Retainer, shall remain the property of RiskCheck Environmental Ltd. and/or successors. Our Client agrees that we shall be entitled to retain a copy of the Deliverables for RiskCheck's own files.
8. **Use of the Deliverables** – The information and opinions expressed in the Deliverables are prepared for the sole benefit of our Client. No other party may use or rely upon the Deliverables, or any portion thereof, without the express written consent of RiskCheck Environmental Ltd. and/or successors. We accept no responsibility for the accuracy of the Deliverables to other parties. We give no warranty, representation, or assurance to other parties, that the findings, statements, opinions or conclusions expressed in the Deliverables are accurate or valid. RiskCheck, at its discretion, will consent to any reasonable request by our Client to approve the use of the Deliverables by other parties as "Approved Users" within one year from the date of the Deliverables.
9. **Copyright** – RiskCheck owns copyright of the Deliverables. We authorize our Client and "Approved Users" to make copies of the Deliverables only in such quantities as are reasonably necessary for its use by those parties. Our Client and Approved Users may not give, lend, sell, or otherwise make available our Deliverables, or any portion or copy thereof, to any party, without our express written consent. No person may alter or modify the Deliverables.
10. **Personal Liability** – The Client and/or "Approved User" expressly agrees that RiskCheck employees shall have no personal liability to the Client and/or "Approved User" with respect to a claim, whether in contract, tort and/or any other cause of action in law. Furthermore, the Client and/or "Approved User" agrees that it will bring no proceedings, nor take any action in any court of law, against RiskCheck employees in their personal capacity.
11. **Professional Liability** – RiskCheck will not be responsible for any consequential or indirect losses incurred by the Client and/or "Approved Users", including but not limited to, loss of income, business opportunities, business interruptions, personal injury or death.
12. **Subconsultant and Contractor Liability** – RiskCheck on certain investigations/assessments (including but not limited to subsurface investigations, laboratory services, remediation, risk assessments, abatements) will require hiring the services of individuals and companies with special expertise and/or services, which are not provided by RiskCheck. RiskCheck may retain these services on behalf of the Client, as part of the overall project, as a convenience to the Client. RiskCheck shall not be responsible for errors, omissions or negligence by those parties in carrying out their work. These will be the responsibility of the subconsultant and contractors retained for completion of the project. The Client indemnifies RiskCheck from all such claims associated with the work carried out by subconsultant and contractors.