Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

- and -

2663308 ONTARIO INC.

Respondent

MOTION RECORD OF THE RECEIVER, MNP LTD.

(Returnable February 14, 2025)

January 31, 2025

FOGLER, RUBINOFF LLP

Lawyers Scotia Plaza 40 King Street West, Suite 2400 P.O. Box #215 Toronto, ON M5H 3Y2

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AND TO:	HIS MAJESTY THE KING IN RIGHT OF ONTARIO, as represented by the Ministry of Finance Revenue Collections Branch – Insolvency Unit 33 King Street W., P.O. Box 627 Oshawa, ON L1H 8H5 Email: insolvency.unit@ontario.ca
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Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

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- and -

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Respondent

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TAB 1

Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

- and -

2663308 ONTARIO INC.

Respondent

NOTICE OF MOTION

MNP LTD., in its capacity as the Court-appointed receiver (the "**Receiver**") of the assets, undertakings and properties of 2663308 Ontario Inc. (the "**Debtor**"), will make a motion to the Court on Friday, February 14, 2025 at 10:00 a.m., or as soon after that time as the motion can be heard.

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

[] In writing under subrule 37.12.1(1) because it is [insert on consent, unopposed or made without notice];

- [] In writing as an opposed motion under subrule 37.12.1(4);
- [] In person;
- [] By telephone conference;
- [X] By video conference.

at the following location:

Zoom video conference details to be provided by the Court.

THE MOTION IS FOR:

- 1. An Order, substantially in the form attached hereto as Schedule "A":
 - a) If necessary, abridging the time for service of this motion, or, alternatively, dispensing with service;
 - b) Approving the First and Final Report of the Receiver dated January 13, 2025 (the "Report") and the actions and activities of the Receiver described therein;
 - c) Approving the Receiver's interim statement of receipts and disbursements as at December 15, 2024;
 - d) Approving the fees and disbursements of the Receiver to and including January 7, 2025; and approving the fees and disbursements of the Receiver's counsel to and including January 10, 2025;
 - e) Approving the Receiver Fee Accrual and Fogler Fee Accrual (as defined in the Report); and
 - f) Approving an increase in the borrowing certificate from \$100,000 to \$200,000;

g) Discharging MNP Ltd. as the Receiver of the Debtor and releasing MNP Ltd. from any and all liability from any claims which have been raised or which could have been raised in these proceedings against the Receiver.

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2. Such further and other relief as counsel may advise and this Honourable Court may deem just.

THE GROUNDS FOR THE MOTION ARE:

Pursuant to the Order of the Honourable Justice K.A. Gorman dated February 9,
 2024 (the "Receivership Order"), MNP Ltd. was appointed as Receiver, without security, of all of the assets, undertakings and properties of the Debtor.

2. The Receivership Order was made upon the application of the Debtor's secured creditor, Royal Bank of Canada ("**RBC**").

3. Since the effective date of its appointment, the Receiver attended to, among other things:

- i. safeguarding the real property municipally known as 387 Maidstone
 Avenue East, Essex, Ontario (the "Real Property");
- ii. obtaining an appraisal of the Real Property;
- iii. obtaining environmental site assessments of the Real Property;
- iv. discussions with creditors and interested parties; and
- v. communications with Canada Revenue Agency with respect to the Debtor.

4. The Debtor's business was no longer operating at the time of the Receiver's appointment, and the Receiver did not restart operations. The Receiver, in consultation with RBC, concluded that it was not commercially reasonable for the Receiver to take possession of the Real Property.

5. RBC has agreed to pay the fees and disbursements of the Receiver and the Receiver's counsel incurred to date including the Receiver Fee Accrual and Fogler Fee Accrual.

6. On December 13, 2024, RBC advised the Receiver that RBC has arranged a sale of its security, and a condition of the sale is that the Receiver be discharged.

7. In view of the outstanding indebtedness owing to RBC, the appraised value of the Real Property, the extent of the environmental contamination on site and the estimated remediation costs, the Receiver believes that the Real Property likely will have no value left after the outstanding indebtedness owing to RBC and the remediation costs are paid.

8. The fees of the Receiver and its counsel are fair and reasonable.

9. The increase to the borrowing certificate is fair and reasonable.

10. The facts and recommendations described in the Report.

11. Rules 1.04, 2.03, 3.02 and 37 of the Rules of Civil Procedure.

12. Such further and other grounds as the lawyers may advise.

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

- (a) The First and Final Report of the Receiver dated January 13, 2025 and the appendices thereto; and
- (b) Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

January 31, 2025

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Lawyers for the Receiver, MNP Ltd.

TO: THE SERVICE LIST

SCHEDULE "A"

Court File No. CV-24-00000178-0000

DAY OF FEBRUARY, 2025

ONTARIO SUPERIOR COURT OF JUSTICE

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THE HONOURABLE

FRIDAY, THE 14^{TH}

JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

- and -

2663308 ONTARIO INC.

Respondent

DISCHARGE ORDER

THIS MOTION, made by MNP Ltd., in its capacity as the Court-appointed receiver (the "**Receiver**") of the undertakings, properties and assets of 2663308 Ontario Inc. (the "**Debtor**"), for an Order:

1. if necessary, abridging the time for service of this motion, or alternatively, dispensing with service;

2. approving the First and Final Report of the Receiver dated January 13, 2025 (the "**Report**") and the activities of the Receiver as set out in the Report;

3. approving the fees and disbursements of the Receiver and its counsel, including the Receiver Fee Accrual and Fogler Fee Accrual (as defined in the Report);

4. approving the Receiver's interim statement of receipts and disbursements as at December 15, 2024;

5. approving an increase in the borrowing limit from \$100,000 to \$200,000;

6. discharging MNP Ltd. as Receiver of the undertakings, properties and assets of the Debtor; and

7. releasing MNP Ltd. from any and all liability, as set out in paragraph 6 of this Order,

was heard this day at 80 Dundas Street, London, Ontario.

ON READING the Report, the affidavits of the Receiver and its counsel as to fees (the "**Fee Affidavits**"), and on hearing the submissions of counsel for the Receiver, no one else appearing although served as evidenced by the Affidavit of Service of _________, 2025, filed;

1. **THIS COURT ORDERS** that the time for service of this motion is hereby abridged, service of this motion is validated, and further service of this motion is hereby dispensed with.

2. **THIS COURT ORDERS** that the Report and the activities of the Receiver, as set out in the Report, are hereby approved.

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3. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, including the Receiver Fee Accrual and the Fogler Fee Accrual, as set out in the Report and the fee affidavits, are hereby approved.

4. **THIS COURT ORDERS** that the Interim Statement of Receipts and Disbursements as at December 15, 2024, included in the Report, are hereby approved.

5. **THIS COURT ORDERS** that the Receiver's authorized borrowing limit as set out in paragraph 21 of the Receivership Order signed by Justice Gorman on February 9, 2024 is increased from \$100,000.00 to \$200,000.00.

6. **THIS COURT ORDERS** that upon payment of the amounts set out in paragraph 3 hereof and upon the Receiver filing a certificate certifying that it has completed the other activities described in the Report, the Receiver shall be discharged as Receiver of the undertakings, properties and assets of the Debtor, provided however that notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of MNP Ltd. in its capacity as Receiver.

7. **THIS COURT ORDERS AND DECLARES** that MNP Ltd. is hereby released and discharged from any and all liability that MNP Ltd. now has or may hereafter have by reason of, or in any way arising out of, the acts or omissions of MNP Ltd. while acting in its capacity as Receiver herein, save and except for any gross negligence or wilful misconduct on the Receiver's part. Without limiting the generality of the foregoing, MNP

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Ltd. is hereby forever released and discharged from any and all liability relating to matters that were raised, or which could have been raised, in the within receivership proceedings, save and except for any gross negligence or wilful misconduct on the Receiver's part.

-4-

-and- 2663308 ONTARIO INC. Respondent

Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT LONDON

DISCHARGE ORDER

FOGLER, RUBINOFF LLP

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-and- 2663308 ONTARIO INC. Respondent

Court File No. CV-24-00000178-000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT LONDON

NOTICE OF MOTION

FOGLER, RUBINOFF LLP

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Lawyers for the Receiver, MNP Ltd.

TAB 2

Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

-and-

2663308 ONTARIO INC.

Respondents

FIRST AND FINAL REPORT TO THE COURT SUBMITTED BY MNP LTD. RECEIVER

January 13, 2025

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Confidential Appendix 1	-	Valco Appraisal
Confidential Appendix 2	-	Environmental Remediation Cost Estimates

1.0 Introduction

1.1 Introduction and purpose of report

- **1.1.1** 2663308 Ontario Inc. ("**2663308**" or the "**Debtor**") operated a Mobil branded gas station and convenience store from owned real property municipally known as 387 Maidstone Avenue East, Essex, Ontario (the "**Real Property**")
- **1.1.2** Sherin George ("George") is the director and principal of 2663308.
- **1.1.3** 2663308 is indebted to the Royal Bank of Canada (the "**Bank**") in the approximate amount of \$2.6 million, plus accruing interest and costs of enforcement.
- **1.1.4** As security for this indebtedness Bank was provided with the following security:
 - first ranking charge/mortgage in the principal sum of \$2,870,000 registered over the Real Property;
 - General Security Agreement dated May 6, 2022 from 2663308; and
 - Guarantee and Postponement of Claim from George dated May 6, 2022 limited to the principal amount of \$2,450,000.
- **1.1.5** On November 9, 2023, due to various events of default under the terms of 2663308's credit agreements, the Bank demanded payment and issued Notices of Intention to Enforce Security pursuant to section 244 of the *Bankruptcy and Insolvency Act*.
- **1.1.6** On February 9, 2024, on the application of the Bank, the Honourable Mr. Justice Gorman issued an Order (the "**Appointment Order**") appointing MNP Ltd. as receiver (the "**Receiver**") of the assets, undertakings, and properties of 2663308, including the Real Property. A copy of the Appointment Order is attached as **Appendix A**. The Appointment Order is substantially in the form of the Model Receivership Order prepared by the Commercial Court Users Committee for use on the Commercial List.
- **1.1.7** The Appointment Order authorizes, but does not obligate, the Receiver to, among other things:
 - take possession of and exercise control over 2663308's assets;
 - to manage, operate, and carry on the business of 2663308;
 - market any or all 2663308's assets and negotiate such terms and conditions of sale as the Receiver may deem appropriate; and,
 - sell, convey, transfer, lease or assign the assets out of the ordinary course of business without Court approval in respect of any single transaction not exceeding \$50,000 or \$150,000 in aggregate.

1.2 Purpose of Receiver's First and Final Report

1.2.1 This constitutes the Receiver's First and Final Report to the Court (the "**Report**") in this matter and is filed to:

- i. Provide an overview of the Receiver's activities since the date of its appointment; and
- ii. Recommend to the Court that it make an Order:
 - a) Approving the Report, along with the activities of the Receiver detailed therein;
 - b) Approving the Receiver's Statement of Receipts and Disbursements at December 15, 2024;
 - c) Increasing the Receiver's authorized borrowing limit from \$100,000 to \$200,000
 - d) Approving the fees and disbursements of the Receiver and its counsel; and,
 - e) Discharging and releasing the Receiver.
- iii. In the alternative, if the Receiver is not discharged, an order sealing Confidential Appendices 1 and 2 pending further order of the Court.

2.4 Government Accounts

2.4.1 The Receiver notified Canada Revenue Agency ("**CRA**") of its appointment in the event CRA wished to conduct an audit of the Debtor's source deduction account up to the date of the receivership. CRA has not requested an audit.

- **2.4.2** The Receiver requested a Harmonized Sales Tax ("**HST**") account to report HST collected and paid through the receivership process.
- **2.4.3** CRA has advised the Receiver of the following pre-receivership debts (the "CRA Indebtedness"):
 - (i) Source deduction arrears of \$56,184.95, none of which have been claimed as deemed trust amounts by CRA; and,
 - (ii) HST arrears of \$38,877.92 of which \$18,462.97 are deemed trust.

2.0 Initial Receiver's Activities

2.1 Real Property

- **2.1.1** On February 12, 2024, following receipt of the Appointment Order, the Receiver attended to inspect the Real Property. The Receiver found the business abandoned. Practically all of the convenience store inventory and the POS terminal had been removed and all fuel tanks were empty. The only thing remaining were expired drinks.
- **2.1.2** There is a garage adjacent to the convenience store that could not be accessed when the Receiver attended. There are two doors to the garage, a man door and a sectional garage door. The man door was locked and has no exterior doorknob. The sliding garage door was locked with a deadbolt from the inside. The Receiver was required to retain a locksmith to remove a panel from the sliding garage door to gain access.
- **2.1.3** The Receiver retained a cleaning company to clean the premises and dispose of the expired drinks and/or other items. The Receiver also retained a locksmith to change the locks and gain access to the garage.

2.2 Employees

- **2.2.1** As noted above, the business was no longer operating at the time of the Receiver's appointment. The Receiver did not restart the operations, and at no time did the Receiver operate the Debtor's business.
- **2.2.2** The Receiver has not filed applications under Wage Earner Protection Program Act for any prior employees as there are no employment records. No former employees have contacted the Receiver requesting claims be filed.

2.3 Insurance

- **2.3.1** The Receiver advised the Debtor's insurer of its appointment and was added to the policy as named insured.
- **2.3.2** The pre-receivership policy expired December 2, 2024, and because the insurer would not renew the policy, the Receiver placed coverage with an alternate insurer.

2.5 Receiver's Banking

2.5.1 The Receiver set up a receivership bank account to administer estate receipts and disbursements.

2.6 Receivership Funding

- **2.6.1** The Receiver has borrowed and issued the following Receiver Certificates to the Bank:
 - (i) Receiver Certificate 001 on February 22, 2024 in the amount of \$62,000; and
 - (ii) Receiver Certificate 002 on October 7, 2024 in the amount of \$38,000.
- **2.6.2** Copies of the Receiver Certificates are attached as **Appendix B.** These funds were primarily used for environmental assessments, an appraisal and costs to safeguard the property, as described in Section 4.0 below.

2.7 Statutory Notice

- **2.7.1** The Receiver prepared a notice under Section 245 of the Bankruptcy and Insolvency Act with the office of the Superintendent of Bankruptcy. A copy of the Section 245 Notice is attached hereto as **Appendix C**.
- **2.7.2** The Receiver has setup a website at <u>https://mnpdebt.ca/en/corporate/corporate-engagements/2663308-ontario-inc</u> to post documents relating to the receivership that should be available to public, including the Appointment Order.

2.8 Independent Counsel

2.8.1 The Receiver has retained Fogler, Rubinoff LLP ("Fogler") as independent counsel.

2.9 Appraisal

2.9.1 The Receiver commissioned an appraisal of the Real Property from Valco Real Estate and Appraisers & Consultants. A copy of the appraisal is attached as **Confidential Appendix 1**. The appraisal does not take into account any environmental remediation costs, as discussed below.

2.10 Environmental Contamination

- **2.10.1** The Receiver engaged Pinchin Ltd. ("**Pinchin**") to conduct Phase I and Phase II environmental site assessments of the Real Property. The Phase II environmental site assessment (the "**Phase II**") was completed between March 25 and April 8, 2024. The Phase II revealed three areas on the property with benzo(a)pyrene, PHC's, benzene, ethylbenzene and xylenes (collectively the "**Contaminants**") that exceeded the allowed environmental standards.
- **2.10.2** The Phase II recommended additional testing be done to delineate the horizontal and vertical extent of these soil impacts, and further testing of the ground water could be done.
- **2.10.3** In July 2024, the Receiver engaged Pinchin to carry out this additional testing and prepare a Supplemental Phase II environmental site assessment (the "**Supplemental Phase II**"). The Supplemental Phase II, which contains a summary of the Phase II, is attached at **Appendix D**. In the Supplemental Phase II, Pinchin confirmed the existence of the Contaminants and estimated the depths of the impacts. The Supplemental Phase II also concluded there were no identified ground water impacts.

- **2.10.4** Two of the contaminated areas are in the vicinity of the former site of underground storage tanks the Receiver understands were removed in 2019 (the "**Historical UST's**"). The third contaminated area is in the vicinity of the current gasoline pump island. Pinchin tested the soil around the current pump island, and the existing underground storage tanks and found no evidence of contamination or leaks in these areas. Pinchin advised the Receiver it is likely the contamination occurred from the Historical UST's and migrated from there.
- **2.10.5** Pinchin further advised that to remove all contaminated soil and remediate the Real Property, it would need to remove the existing fuel pumps and canopy. A remediation cost estimate from Pinchin, along with a cost estimate from M.W.H. Petroleum Equipment Inc., a contractor specializing in gas station construction, to replace the fuel pumps and canopy, is attached as **Confidential Appendix 2.**
- **2.10.6** As the Receiver is not aware if the issues noted in the Phase II and Supplemental Phase II have extended to any of the surrounding properties, the Receiver has not notified or served any of the surrounding property owners of the contamination.

3.0 Assignment of Bank Indebtedness and Receiver's Discharge

- **3.1.1** On December 13, 2024, the Bank advised the Receiver that arrangements have been made to sell its security. A condition of the sale is that the Receiver be discharged.
- **3.1.2** The Receiver understands the Bank does not want to assume the risk of funding the remediation as costs may exceed expectations, and there is no guarantee these costs could be recouped on a sale of the Real Property.
- **3.1.3** In view of the outstanding Bank indebtedness, the appraised value of the Real Property and extent of the site contamination and estimated remediation costs, it is highly unlikely there could be any value in the Real Property over and above the Bank indebtedness after remediation costs.
- **3.1.4** Upon discharge, the receivership administration will end, and the assets and undertakings of the Company will revert back to the Company. The Receiver understand its discharge will not alter the priorities or prejudice the rights of CRA or other potential stakeholders having an interest in the Real Property.
- **3.1.5** The Receiver therefore recommends that this Court approve the discharge of the Receiver.

- **4.1.1** The Receiver's Statement of Receipts and Disbursements to December 15, 2024 is attached at **Appendix E.**
- **4.1.2** As stated previously, the Receiver has borrowed \$100,000 from RBC and issued Receiver Certificates for same.
- **4.1.3** The Receiver has made disbursements of \$96,493, primarily for environmental assessments, insurance, the appraisal and utilities.
- **4.1.4** The Receiver had a balance of \$4,282 in its trust account as at December 15, 2024.
- **4.1.5** The Appointing Order authorized the Receiver to borrow \$100,000, which has been fully utilized. The Receiver requests this limit be increased to \$200,000 to cover final disbursements and professional fees discussed in Section 5.0.

- **5.1.1** As required in the Appointment Order, the Receiver is seeking the approval of its accounts and the accounts of its legal counsel for the receivership period to date.
- **5.1.2** The Receiver has submitted one invoice since its appointment, for the period ended December 18, 2024 in the amount of \$42,739.50, plus HST. The invoice, together with the Receiver's affidavit of verification of fees, is attached as **Appendix F.**
- **5.1.3** The Receiver will incur further fees and disbursements to finalize the administration of this estate, including, without limitation, managing the Real Property until discharge, filing of all final HST returns, preparing and lodging the Receiver's Notice to Creditors pursuant to section 246 of the BIA, and all other final administrative matters. The Receiver estimates that these further fees and disbursements will not exceed \$10,000, excluding disbursements and taxes (the "**Receiver Fee Accrual**").
- **5.1.4** Fogler, the Receiver's legal counsel, has submitted one invoice since its appointment, for the period ended January 7, 2025 in the amount of \$8,124.14, plus HST. The invoice, together with Fogler's affidavit of verification of fees, is attached as **Appendix G.**
- **5.1.5** Fogler will incur further fees and disbursements to finalize the administration of this estate, including, without limitation, preparing materials for and attending on the motion for approval of the First Report and the filing of the Discharge Certificate in connection with the Discharge Order. Fogler estimates that these further fees and disbursements will not exceed \$6,000.00, excluding disbursements and taxes (the "**Fogler Fee Accrual**").
- **5.1.6** It is the Receiver's opinion that the Professional Fees are fair and reasonable and Fogler in connection with the receivership during the relevant periods. The Receiver recommends approval of the Professional Fees, including the Receiver Fee Accrual and Fogler Fee Accrual, by the Court.

6.0 Order Sought

6.1.1 The Receiver submits the First Report to the Court and respectfully request that the Court make an order as requested in paragraph 1.2.1 above.

All of which is respectfully submitted this 13th day of January 2025.

MNP Ltd., in its capacity as Court Appointed Receiver of 2663308 Ontario Inc. and without personal or corporate liability

Per:

Robert W. Smith CPA, CA, CIRP, LIT Senior Vice President

Appendix "A"

Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

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THE HONOURABLE

JUSTICE K.A. GORMAN

FRIDAY DAY, THE 9th DAY OF FEBRUARY, 2024

ROYAL BANK OF CANADA

Applicant

24

- and -

2663308 ONTARIO INC.

Respondent

ORDER (Appointing Receiver)

THIS APPLICATION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "BIA") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "CJA") appointing MNP Ltd. as receiver and manager (in such capacities, the "Receiver") without security, of all of the assets, undertakings and properties of 2663308 Ontario Inc. (the "Debtor") acquired for, or used in relation to a business carried on by the Debtor, including the real property described at Schedule "A" hereto and owned by the Debtor (the "Real Property") was heard this day by judicial videoconference via Zoom, at 80 Dundas Street, London, Ontario.

ON READING the Affidavit of Manoj Davé sworn January 12, 2024 and the Exhibits thereto, the Supplemental Affidavit of Manoj Davé sworn February 8, 2024 and the Exhibits thereto and on hearing the submissions of counsel for the Applicant, no one else appearing although duly served as appears from the affidavits of service of Emma Benaway sworn January 18 and January 23, 2024 and the affidavit of service of Emily Robitaille sworn January 24, 2024 and on reading the consent of MNP Ltd. to act as the Receiver,



SERVICE

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

APPOINTMENT

2. THIS COURT ORDERS that pursuant to section 243(1) of the BIA and section 101 of the CJA, MNP Ltd. is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Debtor acquired for, or used in relation to a business carried on by the Debtor, including the Real Property, and also including all proceeds thereof (the "Property").

RECEIVER'S POWERS

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

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate, and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;

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- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel, and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- to purchase or lease such machinery, equipment, inventories, supplies, premises, or other assets to continue the business of the Debtor or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to the Debtor;
- (h) to execute, assign, issue, and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property, or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

- (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court in respect of any transaction not exceeding \$50,000.00, provided that the aggregate consideration for all such transactions does not exceed \$150,000.00; and
 - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;
 - (iii) and in each such case notice under subsection 63(4) of the Ontario
 Personal Property Security Act, or section 31 of the Ontario
 Mortgages Act, as the case may be, shall not be required.
- to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- to apply for any permits, licences, approvals, or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;
- (p) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing,

the ability to enter into occupation agreements for any property owned or leased by the Debtor;

- (q) to exercise any shareholder, partnership, joint venture, or other rights which the Debtor may have; and
- (r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.

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

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

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

5. THIS COURT ORDERS that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege

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attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

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

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

NO PROCEEDINGS AGAINST THE RECEIVER

8. THIS COURT ORDERS that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.
NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

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

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NO EXERCISE OF RIGHTS OR REMEDIES

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

NO INTERFERENCE WITH THE RECEIVER

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

CONTINUATION OF SERVICES

12. THIS COURT ORDERS that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers,

facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

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

EMPLOYEES

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

PIPEDA

15. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and

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limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

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

LIMITATION ON THE RECEIVER'S LIABILITY

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

RECEIVER'S ACCOUNTS

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

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

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

FUNDING OF THE RECEIVERSHIP

21. THIS COURT ORDERS that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$100,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in

favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

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

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

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

SERVICE AND NOTICE

25. THIS COURT ORDERS that the E-Service Protocol of the Commercial List (the "**Protocol**") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <u>https://www.ontariocourts.ca/scj/practice/regional-practice-directions/eservice-%20commercial/#Part_III_The_E-Service_List</u> shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL 'mnpdebt.ca/corporate'.

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

records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

GENERAL

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

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

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

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

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

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

33. THIS COURT ORDERS that this Order and all of its provisions are effective as of 12:01 a.m. on the date of this Order and is enforceable without the need for entry or filing.

Kelly a. Howen

Justice, Ontario Superior Court of Justice

SCHEDULE "A"

REAL PROPERTY

PT LT 282 CON NTR MAIDSTONE AS IN R1463832; LAKESHORE (PIN 75019-0129 LT)

SCHEDULE "B"

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RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$

1. THIS IS TO CERTIFY that MNP Ltd., the receiver (the "Receiver") of the assets, undertakings and properties of 2663308 Ontario Inc. acquired for, or used in relation to a business carried on by the Debtor, including the Real Property (as defined in the Order), and including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (the "Court") dated the _____ day of ______, 20___ (the "Order") made in an action having Court file number __-CL-_____, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$______, being part of the total principal sum of \$______, which the Receiver is authorized to borrow under and pursuant to the Order.

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

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

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

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

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

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

DATED the _____ day of _____, 20__.

MNP Ltd., solely in its capacity as Receiver of the Property, and not in its personal capacity

Per:

Name: Title:

O INC. Court File No. 24-00000178-0000	ONTARIO SUPERIOR COURT OF JUSTICE PROCEEDING COMMENCED AT LONDON, ONTARIO	ORDER	HARRISON PENSA LLP Barristers & Solicitors 130 Dufferin Avenue, Suite 1101 London, Ontario N6A 5R2 Timothy C. Hogan (LSO #36553S) Robert Danter (LSO #69806O)	Tel : (519) 661-6743 Fax: (519) 667-3362 Email: <u>thogan@harrisonpensa.com</u> <u>rdanter@harrisonpensa.com</u> Lawyers for the Applicant, Royal Bank of Canada
2663308 ONTARI0 Respondent				
ROYAL BANK OF CANADA Applicant				

Appendix "B"

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. 001

AMOUNT \$ 68,000

1. THIS IS TO CERTIFY that MNP Ltd., the receiver (the "Receiver") of the assets, undertakings and properties of 2663308 Ontario Inc. acquired for, or used in relation to a business carried on by the Debtor, including the Real Property (as defined in the Order), and including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (the "Court") dated the <u>9th</u> day of <u>February</u>, 20<u>24</u> (the "Order") made in an action having CV-24-00000178-000 Court file number <u>CL</u>, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of <u>\$68,000</u>, being part of the total principal sum of <u>\$68,000</u> which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily] [monthly not in advance on the <u>1st</u> day of each month] after the date hereof at a notional rate per annum equal to the rate of <u>5</u> per Royal Bank cent above the prime commercial lending rate of Bank of of Canada from time to time.

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

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

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

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

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

DATED the <u>22nd</u> day of <u>February</u>, 20<u>24</u>.

MNP Ltd., solely in its capacity as Receiver of the Property, and not in its personal capacity

Per:

Name: Rob Smith Title: Senior Vice-President

SCHEDULE "B"

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RECEIVER CERTIFICATE

CERTIFICATE NO. 002

AMOUNT \$ 32,000

1. THIS IS TO CERTIFY that MNP Ltd., the receiver (the "Receiver") of the assets, undertakings and properties of 2663308 Ontario Inc. acquired for, or used in relation to a business carried on by the Debtor, including the Real Property (as defined in the Order), and including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (the "Court") dated the <u>9th</u> day of <u>February</u>, 20<u>24</u> (the "Order") made in an action having CV-24-00000178-000 Court file number <u>CL</u>, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of <u>\$32,000</u>, being part of the total principal sum of <u>\$100,000</u> which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily] [monthly not in advance on the <u>1st</u> day of each month] after the date hereof at a notional rate per annum equal to the rate of <u>5</u> per Royal Bank cent above the prime commercial lending rate of Bank of of Canada from time to time.

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

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

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

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

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

DATED the <u>7th</u> day of <u>October</u> , 20 ²⁴.

MNP Ltd., solely in its capacity as Receiver of the Property, and not in its personal capacity

Per:

Name: Rob Smith Title: Senior Vice-President

Appendix "C"

Notice and Statement of Receiver (Subsection 245 & 246 (1) of the Bankruptcy and Insolvency Act)

IN THE MATTER OF THE RECEIVERSHIP OF 2663308 ONTARIO INC.

THE RECEIVER GIVES NOTICE AND DECLARES THAT:

1. On the 9th day of February, 2024, the undersigned MNP Ltd. became receiver (the "**Receiver**") of the property of 2663308 Ontario Inc. (the "**Company**"), an insolvent person (corporation), that is described below:

Real Property – 387 Maidstone Ave East, Essex, ON	\$TBD
Gas Station Equipment	\$TBD
Inventory	\$TBD
Global Foods Supply Agreement	\$TBD
Coffee Time Franchise Agreement	\$TBD
Other assets	\$TBD

-(hereafter referred to as the "Property")

2. The undersigned was appointed receiver in respect of the Property described above pursuant to a General Security Agreement held by the Royal Bank of Canada.

3. The undersigned has made arrangements take possession and control of the Property.

4. The following information relates to the receivership:

(a)	Address of insolvent person:	2169 Bonfiled Crt Burlington, ON L7P 2W7
(b)	Principal Line of Business:	Gas Station
(c)	Location of Business:	387 Maidstone Ave East Essex, ON N8M 2X1

(d) Estimated amount owed by the Company to each creditor who holds a security on the property described above:

Royal Bank of Canada	\$2,575,000
Silver Chef Rentals Inc.	unknown
Venderlender Funding Corp	unknown

- 2
- (e) The list of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is attached.
- (f) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:

The Receiver will market the Property for sale through a court approved sale process.

(g) Contact person for Receiver:

MNP Ltd. Receiver of 2663308 Ontario Inc. 201-557 Southdale Road East London, ON N6E 1A2

Attention: Rob Smith

- Telephone (519) 964-2212
- Facsimile (519) 964-2210
- Email: rob.smith@mnp.ca

Dated at London, Ontario this 15th day of February 2024.

MNP Ltd. In its capacity as Receiver of 2663308 Ontario Inc.

She f

Rob Smith CPA, CA, CIRP, LIT Senior Vice President

3 2663308 Ontario Inc. Creditor List

Creditor	Unsecured claim
Canada Revenue Agency	unknown
Insolvency Intake Centre	
4695 Shawinigan-Sud Blvd	
Shawinigan, QC G9P 5H9	
Silver Chef Rentals Inc.	unknown
3 rd Floor, 948 Homer Street	
Vancouver, BC V6B 2W7	
Venderlender Funding Corp	unknown
90C Centurian Drive, Suite 213	
Markham, ON L3R 8C5	
Waste Connections of Canada	unknown
5000 8th Concession Rd RR#3	
Maidstone, ON NOR 1K0	
Town of Essex	unknown
33 Talbot Street South	
Essex, ON N8M 1A8	

Appendix "D"



FINAL Supplemental Phase II Environmental Site Assessment

387 Maidstone Avenue East Essex, Ontario

Prepared for:

MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc.

#201-557 Southdale Road East London, Ontario N6E 1A2

August 7, 2024

Pinchin File: 338681.001



August 7, 2024 Pinchin File: 338681.001 FINAL

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Issued To:

Issued On: Pinchin File: Issuing Office: Primary Contact: MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. August 7, 2024 338681.001 Tilbury, ON Kimberly Westover, C.E.T., EP Team Leader 613.453.0357 kwestover@pinchin.com

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Reviewer:

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. (the Client) to conduct a Supplemental Phase II Environmental Site Assessment (ESA) in connection with the property located at 387 Maidstone Avenue East in Essex, Ontario (the Site).

The Site is developed with a single-storey commercial building (the Site Building), occupied by Mobil for use as a convenience store and retail fuel outlet (RFO).

The purpose of this Supplemental Phase II ESA was to delineate soil impacts identified during a previous Phase II ESA completed by Pinchin at the Site in relation to the potential divestiture of the Site through receiver proceedings.

Pinchin completed a Phase II ESA at the Site between March 25 and April 8, 2024 (2024 Pinchin Phase II ESA) to investigate potential issues of environmental concern identified in a previous Phase I ESA completed by Pinchin in March 2024.

The 2024 Pinchin Phase II ESA consisted of the advancement of twelve boreholes, seven of which were completed as groundwater monitoring wells. Select "worst case" soil samples collected during the borehole drilling program were submitted for laboratory analyses of petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and/or lead. Groundwater samples collected from the newly installed and three previously installed monitoring wells were submitted for laboratory analyses of PHCs (F1-F4), VOCs, PAHs and/or lead.

Based on the Site-specific information, the soil and groundwater quality was assessed based on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 Standards for industrial/commercial/community land use and medium/fine-textured soil (*Table 3 Standards*).

The reported concentrations of PHCs (F1-F4), VOCs, PAHs and lead in the soil samples submitted for laboratory analyses met the *Table 3 Standards*, with the following exceptions:

- Soil sample BH102-2 (0.30 to 1.52 metres below ground surface (mbgs)) collected at borehole BH102, which had a concentration of benzo(a)pyrene that exceeded the *Table 3 Standard*;
- Soil sample MW104-1 (0.13 to 1.52 mbgs) collected at borehole MW104, which had concentrations of PHCs (F1 and F2) and benzene that exceeded the *Table 3 Standards*; and



Soil sample MW106-3 (1.07 to 1.52 mbgs) collected at borehole MW106, which had concentrations of PHC (F1), benzene, ethylbenzene and xylenes that exceeded the *Table 3 Standards*.

The reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, PAHs and/or lead satisfied their respective *Table 3 Standards*.

Based on the findings of the 2024 Pinchin Phase II ESA, the impacted soil identified at boreholes BH102 and MW104 appeared to be associated with the historical UST nest which has since been removed. Borehole MW106 was located in the vicinity of the current gasoline pump island and south of the former pump island.

Pinched recommended that additional boreholes/monitoring wells be completed at the Site to delineate the horizontal and vertical extent of the soil impacts observed at boreholes BH102, MW104 and MW106. In addition, at the time of the 2024 Pinchin Phase II ESA, there was insufficient groundwater present within MW106 to permit groundwater sampling activities. Furthermore, based on the measured depths to groundwater in the remaining monitoring wells, it was expected that sufficient groundwater would be available for sampling at monitoring well MW106. Given the presence of soil impacts at this location, it was recommended that additional attempts be made to sample MW106 in the future.

The Supplemental Phase II ESA was completed at the Site by Pinchin between July 4 and 11, 2024, and consisted of the advancement of six boreholes, one of which was completed as a groundwater monitoring well (MW116).

Select "worst case" soil samples collected during the borehole drilling program were submitted for laboratory analyses of PHCs (F1-F4) including benzene, toluene, ethylbenzene and xylenes (BTEX) and/or PAHs. Groundwater samples collected from the newly and previously installed monitoring wells (MW106 and MW116) were submitted for laboratory analyses of PHCs (F1-F4) including BTEX and PAHs.

The reported concentrations of PHCs (F1-F4), PAHs and BTEX in the soil samples submitted for analysis met the *Table 3 Standards*, with the following exceptions:

- Soil sample BH113-2 (0.61 to 1.52 mbgs) collected at borehole BH113, which had concentrations of benzene, ethylbenzene, xylenes and PHC (F1) that exceeded the *Table 3 Standards*;
- Soil sample BH115-2 (0.61 to 1.52 mbgs) collected at borehole BH115, which had concentrations of benzene, ethylbenzene, xylenes and PHC (F1) that exceeded the *Table 3 Standards*; and
- Soil sample BH117-2 (1.52 3.05 mbgs) collected at borehole BH117, which had concentrations of benzene and PHC (F1) that exceeded the *Table 3 Standards*.



The reported concentrations in the groundwater samples submitted for analyses of PHCs (F1-F4) including BTEX and PAHs satisfied their respective *Table 3 Standards*.

Based on the findings of this Supplemental Phase II ESA, soil impacts (PHC parameters, benzene and/or benzo(a)pyrene) are laterally delineated in the vicinity of boreholes BH102, MW104 and BH117, but are not vertically delineated to a maximum depth of 3.05 mbgs. Additional soil impacts (PHCs (F1), benzene, ethylbenzene and xylenes) were also identified at boreholes BH113 and BH115, southwest and northeast of MW106. These soil impacts have been vertically delineated to an approximate depth of 1.52 mbgs, but not fully laterally delineated. Based on the proximity of BH115 to the Site boundary, Pinchin cannot refute the possibility of off-Site PHC impacts in soil; however, Pinchin notes that no groundwater impacts have been identified based on the subsurface investigations completed to date.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



FINAL

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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement signed by MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. (the Client) to conduct a Supplemental Phase II Environmental Site Assessment (ESA) in connection with the property located at 387 Maidstone Avenue East in Essex, Ontario (the Site). The Site location is shown on Figure 1 (all Figures are provided in Appendix I).

The Site is developed with a single-storey commercial building (the Site Building), occupied by Mobil for use as a convenience store and retail fuel outlet (RFO).

The purpose of this Supplemental Phase II ESA was to delineate soil impacts identified during a previous Phase II ESA completed by Pinchin at the Site in relation to the potential divestiture of the Site through receiver proceedings.

This Supplemental Phase II ESA was completed in general accordance with the Canadian Standards Association document entitled "*Phase II Environmental Site Assessment, CSA Standard Z769-00 (R2023)*", dated 2000 and reaffirmed in 2023 and the Technical Standards and Safety Authority document entitled "*Environmental Management Protocol for Fuel Handling Sites in Ontario, TSSA EMP-2012*", dated August 2012.

1.1 Background

Pinchin completed a Phase II ESA at the Site between March 25 and April 8, 2024, the findings of which were provided in the report entitled "*Final Phase II Environmental Site Assessment, 387 Maidstone Avenue East, Essex, Ontario*", dated April 17, 2024 (2024 Pinchin Phase II ESA) to investigate the following potential issues of environmental concern identified in a previous Phase I ESA completed by Pinchin at the Site in March 2024, which included:

On-Site

Based on a review of available historical information, the Site has been occupied by an RFO from at least 1978 until present-day. In addition, a 1998 Property Underwriters' Report indicated that an automotive service bay was formerly located within the east portion of the present-day Site Building. Furthermore, a concrete cut-out, inferred to be associated with a potential former service pit and/or hoist that was infilled, was observed in the east garage portion of the Site Building;



- Based on a review of available regulatory information, four 22,700-Litre (L) fibreglass single-walled gasoline underground storage tanks (USTs) were reportedly installed at the Site in 1988. Furthermore, based on a review of available satellite imagery dated 2000 and 2008, a UST nest was formerly located west of the present-day Site Building. The above-noted UST nest was not observed during Pinchin's Site reconnaissance and no reports regarding the removal of the USTs were provided for Pinchin's review;
- During the Site reconnaissance, Pinchin observed two 55,000-L double-walled gasoline and/or diesel USTs located adjacent to the east exterior elevation of the Site Building. The above-noted USTs were reportedly installed at the Site in 2019. Records regarding historical inventory, leaks and/or spills associated with the USTs were not provided for Pinchin's review;
- Based on a review of a Phase II ESA Report completed in connection with the Site by Rubicon Environmental Inc. (Rubicon) in 2018, it is Pinchin's opinion that the subsurface investigation completed by Rubicon did not adequately assess potential impacts associated with the former on-Site automotive repair and RFO operations, as soil analysis was limited to petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), benzene, toluene, ethylbenzene and xylenes (collectively referred to as 'BTEX') in soil and groundwater and did not include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) or lead, all of which may be associated with historical RFO/automotive servicing operations. In addition, borehole/monitoring well locations were limited to three 'worst case' areas of potential environmental concern associated with current operations at the time of the 2018 Rubicon Phase II ESA Report;
- Black staining (likely petroleum hydrocarbon) was observed on the concrete floor within the east garage portion of the Site Building. The concrete floor was observed to be in poor condition (i.e., cracking and pitting) and expansion joints and a floor drain were observed in the vicinity of the staining; and
- Suspect piping potentially associated with a UST was observed protruding through the concrete floor surface in the west-central portion of the garage area within the Site Building. The Site Representative was unaware of the purpose of the pipe.

Off-Site

Dr. Bernie's Motorcycle Clinic, an automotive repair operation, was located at 379
 Maidstone Avenue East and 2105 Naylor Sideroad during Pinchin's Site reconnaissance.
 Based on a review of available Google Street View imagery dated 2009, 2012, 2014,
 2021 and 2023, it appears that this automotive repair operation has been at this location since at least 2014. The above-noted property is located adjacent to the north and west



of the Site, with the building on this property (area of inferred operations) located approximately 5 metres (m) northwest of the Site and situated hydraulically transgradient/downgradient of the Site relative to the inferred groundwater flow direction; and

Fairview Carstar Collision, an automotive repair operation, was located at 363 Maidstone Avenue East during Pinchin's Site reconnaissance. Based on the information obtained from the historical review, it appears that this automotive repair operation has been at this location since at least 1991. The above-noted property is located approximately 15 m west of the Site and is situated hydraulically transgradient of the Site relative to the inferred groundwater flow direction.

The 2024 Pinchin Phase II ESA consisted of the advancement of twelve boreholes, seven of which were completed as groundwater monitoring wells. Select "worst case" soil samples collected during the borehole drilling program were submitted for laboratory analyses of PHCs (F1-F4), VOCs, PAHs and/or lead. Groundwater samples collected from the newly installed and three previously installed monitoring wells were submitted for laboratory analysis of PHCs (F1-F4), VOCs, PAHs and/or lead.

Based on the Site-specific information, the soil and groundwater quality was assessed based on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Table 3 Standards for industrial/commercial/community land use and medium/fine-textured soil (*Table 3 Standards*).

The reported concentrations of PHCs (F1-F4), VOCs, PAHs and lead in the soil samples submitted for laboratory analyses met the *Table 3 Standards*, with the following exceptions:

- Soil sample BH102-2 (0.30 to 1.52 metres below ground surface (mbgs)) collected at borehole BH102, which had a concentration of benzo(a)pyrene that exceeded the *Table 3 Standard*;
- Soil sample MW104-1 (0.13 to 1.52 mbgs) collected at borehole MW104, which had concentrations of PHCs (F1 and F2) and benzene that exceeded the *Table 3 Standards*; and
- ï Soil sample MW106-3 (1.07 to 1.52 mbgs) collected at borehole MW106, which had concentrations of PHC (F1), benzene, ethylbenzene and xylenes that exceeded the *Table 3 Standards*.

The reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, PAHs and/or lead satisfied their respective *Table 3 Standards*.



Based on the findings of the 2024 Pinchin Phase II ESA, the impacted soil identified at boreholes BH102 and MW104 appeared to be associated with the historical UST nest which has since been removed. Borehole MW106 was located in the vicinity of the current gasoline pump island and south of the former pump island.

Pinched recommended that additional boreholes/monitoring wells be completed at the Site to delineate the horizontal and vertical extent of the soil impacts observed at boreholes BH102, MW104 and MW106. In addition, at the time of the 2024 Pinchin Phase II ESA, there was insufficient groundwater present within MW106 to permit groundwater sampling activities. Furthermore, based on the measured depths to groundwater in the remaining monitoring wells, it was expected that sufficient groundwater would be available for sampling at monitoring well MW106. Given the presence of soil impacts at this location, it was recommended that additional attempts be made to sample MW106 in the future.

1.2 Scope of Work

The scope of work completed by Pinchin, as outlined in the proposal entitled "*Proposal for Supplemental Phase II Environmental Site Assessment, 387 Maidstone Avenue East, Essex, Ontario*" submitted to the Client on April 29, 2024, included the following:

- Following the clearance of underground services, advancement of seven boreholes, two of which were to be instrumented with a monitoring well;
- Submission of one most-apparent "worst case" soil sample, based on field screening methodologies, from each of the boreholes for chemical analysis of PHCs (F1-F4), PAHs and/or benzene, toluene, ethylbenzene and xylenes (BTEX);
- Following well development and purging, collection of groundwater samples from each of the two newly installed monitoring wells for laboratory analyses of PHCs (F1-F4), PAHs and/or BTEX;
- Comparison of the soil and groundwater laboratory analytical results to the *Table 3* Standards; and
- i Preparation of a factual report detailing the findings of the Supplemental Phase II ESA and recommendations.

The scope of work described in the Pinchin proposal included the advancement of two monitoring wells at the Site, one of which was to collect groundwater in the vicinity of monitoring well MW106 which previously had an insufficient volume of water for sampling. However, sufficient groundwater was present within the previous installed monitoring well MW106 during this Supplemental Phase II ESA to permit groundwater sampling. As such, only one of the proposed monitoring wells was installed.



August 7, 2024 Pinchin File: 338681.001 FINAL

2.0 METHODOLOGY

The investigation methodology was conducted in general accordance with the MECP document entitled "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario" dated December 1996 (MECP Sampling Guideline), the Professional Geoscientists of Ontario document entitled "Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)", dated April 2011 (PGO Guideline) and Pinchin's standard operating procedures (SOPs).

2.1 Borehole Investigation

Pinchin retained Strata Drilling Group (Strata) to complete the borehole drilling program at the Site on July 4, 2024, following the clearance of underground services in the vicinity of the work area by public utility locators and a private utility locator retained by Pinchin. Strata is licensed by the MECP in accordance with Ontario Regulation 903 (as amended) to undertake borehole drilling/well installation activities.

Six boreholes (BH113, BH114, BH115, MW116, BH117 and BH118) were advanced to a maximum depth of 6.10 mbgs using a Geoprobe 7822 DT direct push drill rig. Soil samples were collected at regular intervals using 5.1 centimetre (cm) inner diameter (ID) direct push soil samplers with dedicated single-use sample liners. Discrete soil samples were collected from the single-use liners and placed in laboratory-supplied sample containers.

Subsurface soil conditions were logged on-Site by Pinchin personnel at the time of drilling. Soil samples were examined for visual and olfactory evidence of impacts and a portion of each sample was analyzed in the field for combustible and VOC and petroleum-derived vapour concentrations in soil headspace using a photoionization detector (PID) calibrated to isobutylene and a combustible gas indicator (CGI) calibrated to hexane and operated in methane elimination mode (RKI Eagle II).

The locations of the boreholes are shown on Figure 2 and a description of the subsurface stratigraphy encountered during the drilling program is documented in the borehole logs included in Appendix II.

2.2 Monitoring Well Installation

A groundwater monitoring well was installed in borehole MW116 to enable groundwater monitoring and sampling. The monitoring well was constructed with a 5.1 cm ID flush-threaded Schedule 40 polyvinyl chloride (PVC) riser, followed by a 3.05 length of 5.1 cm ID No. 10 slot PVC screen that intersected the water table.

The well screen was sealed at the bottom using a threaded cap and the riser was sealed at the top with a lockable J-plug cap. Silica sand was placed around and above the screened interval to form a filter pack around the well screen. A layer of bentonite was placed above the silica sand and was extended to just below the ground surface. A 15.2 cm ID Schedule 40 PVC outer casing, approximately 25 cm in length,



was installed in the well around the top of the riser and into the top of the bentonite seal. A bentonite seal was then placed between the riser and outer casing. A protective flush-mount cover was installed at the ground surface over the riser pipe and outer casing and cemented in place.

The monitoring well location is shown on Figure 2. The monitoring well construction details are shown on the borehole logs included in Appendix II and on Table 3 in Appendix III (all Tables are provided within Appendix III).

2.3 Groundwater Monitoring and Elevation Survey

The water levels within the monitoring wells were measured on July 7, 9 and 11, 2024, using an interface probe. The presence/absence of non-aqueous phase liquid (NAPL) was also assessed during groundwater monitoring using the interface probe.

Pinchin completed a relative elevation survey of the newly installed and previously installed groundwater monitoring wells on July 9, 2024, using a CST/Berger self-levelling rotary laser level. A geodetic benchmark identified on a Client-provided survey of the Site was used to determine the relative elevation of the top of the monitoring wells casings at each well location. The geodetic benchmark used was the top of a manhole cover located on the sidewalk adjacent to the southeast of the Site (refer to Figure 2), which had a determined elevation of 193.77 metres. A summary of the elevation data is presented in Table 3.

2.4 Sampling and Laboratory Analysis

2.4.1 Soil

Select most-apparent "worst case" soil samples recovered from each borehole, based on vapour concentrations, samples depth, contaminant characteristics, as well as visual and/or olfactory considerations or vertical delineation purposes, were submitted for laboratory analysis of PHCs (F1-F4), PAHs and/or BTEX.

A composite sample of the excess soil generated by the borehole drilling program was also submitted for analysis of leachate concentrations of metals, inorganics, VOCs, PCBs and benzo(a)pyrene in accordance with the Toxicity Characteristic Leaching Procedure (TCLP) procedure as per Ontario Regulation 347 (as amended) to characterize the soil cuttings for possible off-Site disposal purposes.

Table 1 provides a summary of the soil samples submitted for laboratory analysis.

2.4.2 Groundwater

On July 5 and 9, 2024, newly installed groundwater monitoring well MW116 and previously installed monitoring well MW106 were purged until dry, in accordance with Pinchin's SOPs. All monitoring well development activities were conducted using dedicated inertial pumps comprised of Waterra polyethylene tubing and foot valves to draw groundwater to the surface.



Between July 9 and 11, 2024, Pinchin sampled groundwater monitoring wells MW106 and MW116 for laboratory analyses of PHCs (F1-F4), PAHs and/or BTEX. Due to a slow recharge rate, Pinchin did not pre-purge groundwater monitoring wells MW106 and MW116 prior to sampling. Sampling for PHCs (F2 – F4) and PAHs was conducted using a peristaltic pump and dedicated polyethylene tubing. Sampling for PHCs (F1) and BTEX was then conducted using a dedicated inertial pump comprised of Waterra polyethylene tubing and foot valves.

Table 1 provides a summary of the groundwater samples submitted for laboratory analysis.

2.4.3 Analytical Laboratory

Selected soil and groundwater samples were delivered to Bureau Veritas Laboratories Inc. (BV Labs) in Mississauga, Ontario for analysis. BV Labs is an independent laboratory accredited by the Standards Council of Canada and the Canadian Association for Laboratory Accreditation. Formal chain of custody records of the sample submissions were maintained between Pinchin and the staff at BV Labs

2.5 QA/QC Protocols

Various quality assurance/quality control (QA/QC) protocols were followed during the Supplemental Phase II ESA to ensure that representative samples were obtained, and that representative analytical data were reported by the laboratory.

Field QA/QC protocols that were employed by Pinchin included the following:

- Soil samples were extracted from the interior of the sampling device (where possible),
 rather than from areas in contact with the sampler walls to minimize the potential for
 cross-contamination;
- Soil and groundwater samples were placed in laboratory-supplied sample containers or vials, with the appropriate preservative as required by the analytical method;
- The monitoring wells were developed following installation and were purged to remove stagnant water prior to sample collection so that representative groundwater samples could be obtained;
- Dedicated purging and sampling equipment was used for monitoring well development, purging and sampling to minimize the potential for cross-contamination;
- Soil and groundwater samples were placed in coolers on ice immediately upon collection,
 with appropriate sample temperatures maintained prior to submission to the laboratory;
- i Dedicated and disposable nitrile gloves were used for sample handling;



- Non-dedicated monitoring and sampling equipment (e.g., interface probe) was cleaned before initial use and between uses to minimize the potential for cross-contamination by washing with an Alconox[™]/potable water mixture followed by a deionized water rinse; and
- Sample collection and handling procedures were performed in general accordance with the *MECP Sampling Guideline*, the *PGO Guideline* and Pinchin's SOPs for Phase II ESAs.

BV Labs' internal laboratory QA/QC consisted of the analysis of laboratory duplicate, method blank, matrix spike and spiked blank samples, an evaluation of relative percent difference calculations for laboratory duplicate samples, and an evaluation of surrogate recoveries.

2.6 Ontario Water Well Records

Ontario Regulation 903 (as amended) requires that all wells installed to depths greater than 3.0 mbgs have a water well record completed by a licensed well technician. The owner of the monitoring well must keep the water well record on file for a period of two years and the monitoring wells must be decommissioned as per Ontario Regulation 903 (as amended) if monitoring wells are no longer in use. Strata is a licensed well driller under Ontario Regulation 903 (as amended), and submitted a water well record to the MECP and the Client to fulfill the requirements of Ontario Regulation 903 (as amended).

2.7 Site Condition Standards

The Site is a commercial property located within the Town of Essex. It is Pinchin's understanding that potable water for the Site and surrounding area is supplied by the Town of Essex, with the Lake Erie serving as the potable water source.

Ontario Regulation 153/04 (as amended) states that a Site is classified as an "environmentally sensitive area" if the pH of the surface soil (less than 1.5 mbgs) is less than 5 or greater than 9, the pH of the subsurface soil (greater than 1.5 mbgs) is less than 5 or greater than 11, or if the Site is an area of natural significance or is adjacent to or contains land within 30 metres of an area of natural significance. As part of the previous 2024 Pinchin Phase II ESA, two representative soil samples collected from the boreholes advanced at the Site were submitted for pH analysis. The pH values measured in the submitted soil samples were within the limits for non-sensitive sites. The Site is also not an area of natural significance, and it is not adjacent to, nor does it contain land within 30 metres of, an area of natural significance. As such, the Site is not an environmentally sensitive area.


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As part of the previous 2024 Pinchin Phase II ESA, one representative soil sample collected from the boreholes advanced at the Site was submitted for 75 micron single-sieve grain size analysis. Based on the results of this analysis, the soil at the Site is interpreted to be medium/fine-textured for the purpose of selecting the appropriate *MECP Standards*.

The pH and grain size analytical results are summarized in Table 2.

Based on the above, the appropriate Site Condition Standards for the Site are:

- "Table 3: Full Depth Generic Site Condition Standards for Use in a Non-Potable Ground Water Condition", provided in the MECP Standards (Table 3 Standards) for:
 - ï Medium/fine-textured soils; and
 - ï Industrial/commercial/community property use.

As such, the analytical results have been compared to these Table 3 Standards.

3.0 RESULTS

3.1 Site Geology and Hydrogeology

Based on the soil samples recovered during the borehole drilling program, the soil stratigraphy at the drilling locations below the asphalt surface generally consisted of inferred fill material comprised of sand and gravel to depths ranging between 0.10 and 4.11 mbgs.

Native subsurface material underlying the fill material consisted of silty clay that extended to the maximum borehole completion depth of 6.10 mbgs.

A detailed description of the subsurface stratigraphy encountered during borehole advancement is documented in the borehole logs located in Appendix II.

The water level information obtained during groundwater monitoring is presented in Table 4 and on the borehole logs in Appendix II. The depth to groundwater measured within the monitoring wells ranged from 0.56 mbgs at monitoring well MW101 to 4.11 mbgs at monitoring well MW116 on July 9, 2024.

The corresponding groundwater elevations ranged between 193.54 m (MW101) and 189.72 m (MW116). Based on the measured groundwater elevations on July 9, 2024, groundwater flow at the Site is variable as indicated on Figure 3. Groundwater flow is expected to be influenced the presence of other preferential pathways such as fill material and underground utilities installed at the Site. It should be noted that monitoring wells MW106 and MW116 were not utilized to determine the groundwater flow direction as groundwater conditions within the above-noted monitoring wells may not have been at equilibrium at the time of the water level measurements. Regional groundwater flow is expected to generally flow to the east.



3.2 Soil Headspace Vapour Concentrations

Petroleum-derived and VOC-derived vapour concentrations measured in the headspace of soil samples collected during the drilling investigation are presented in the borehole logs in Appendix II.

The field vapour concentrations with the CGI ranged from 0 parts per million by volume (ppm_v) to a maximum of 3,900 ppm_v in soil sample BH113-2 collected at a depth ranging between 0.61 and 1.52 mbgs in borehole BH113.

The field vapour concentrations with the PID ranged from 0 ppm_v to a maximum of 1,000 ppm_v also in soil sample BH113-2.

3.3 Field Observations

Evidence of staining and/or odours were observed in the soil samples collected from each of the boreholes advanced, as further described in the borehole logs in Appendix II.

No odours or evidence of NAPL were observed during groundwater monitoring and sampling, with the exception of the groundwater at monitoring well MW106, which exhibited an indistinctive VOC-like odour during groundwater development and sampling activities.

3.4 Analytical

3.4.1 Soil

A total of eight soil samples were submitted for laboratory analyses of PHCs (F1-F4) including BTEX and/or PAHs. The analytical results are summarized in Tables 5 and 6 (Appendix III), and the laboratory Certificate of Analysis is included in Appendix IV.

The reported concentrations of PHCs (F1-F4), BTEX and PAHs in the soil samples submitted for analysis met the *Table 3 Standards*, with the following exceptions:

- Soil sample BH113-2 (0.61 to 1.52 mbgs) collected at borehole BH113, which had concentrations of benzene, ethylbenzene, xylenes and PHCs (F1) that exceeded the *Table 3 Standards*;
- Soil sample BH115-2 (0.61 to 1.52 mbgs) collected at borehole BH115, which had concentrations of benzene, ethylbenzene, xylenes and PHCs (F1) that exceeded the *Table 3 Standards*; and
- Soil sample BH117-2 (1.52 3.05 mbgs) collected at borehole BH117, which had concentrations of benzene and PHCs (F1) that exceeded the *Table 3 Standards*.

The highest concentrations of tested parameters were within soil sample BH113-2, where the impacts were vertically delineated at an approximate depth of 1.52 mbgs. Soil impacts were not vertically delineated at borehole BH117 where impacts extend to a depth of at least 3.05 mbgs.



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The summary of the TCLP analytical results along with the leachate quality criteria listed in Schedule 4 of Ontario Regulation 347 (as amended) (*Schedule 4 Criteria*) can be found in Table 7. As indicated in Table 7, the leachate concentrations in the soil sample were below the applicable *Schedule 4 Criteria*. Based on these findings, the cuttings generated by the borehole drilling program is suitable for off-Site disposal as non-hazardous solid waste.

3.4.2 Groundwater

Groundwater samples collected from monitoring wells MW106 and MW116 were submitted for laboratory analysis of PHCs (F1-F4) including BTEX and PAHs. The analytical results are summarized in Tables 8 and 9 (Appendix III), and the laboratory Certificate of Analysis is included in Appendix IV.

The reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), BTEX and PAHs satisfied the *Table 3 Standards*.

4.0 INVESTIGATION FINDINGS

Based on the work completed, the following provides a summary of the findings of this Supplemental Phase II ESA:

- The investigation included the advancement of six boreholes, one of which was completed as a groundwater monitoring well (MW116).
- Soil samples were collected by Pinchin during the drilling work, and select "worst case samples" were submitted or laboratory analysis of PHCs (F1-F4) including BTEX and/or PAHs.
- Groundwater samples were collected between July 9 and 11, 2024, from previously installed monitoring well MW106 and newly installed monitoring well MW116, and were submitted or laboratory analyses of PHCs (F1-F4) including BTEX and PAHs.
- Groundwater levels at the Site measured on July 9, 2024, varied between 0.47 mbgs (MW01) and 4.11 mbgs (MW116). The inferred groundwater flow direction is generally in an easterly direction based on the water table elevations obtained from groundwater monitoring.
- Based on Site-specific information, the soil and groundwater quality were assessed based on the Table 3 Standards for industrial/commercial/community land use and medium/fine-textured soils.
- The reported concentrations of PHCs (F1-F4), PAHs and/or BTEX in the soil samples submitted for analysis met the *Table 3 Standards*, with the following exceptions:



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- Soil sample BH113-2 (0.61 to 1.52 mbgs) collected at borehole BH113, which had concentrations of benzene, ethylbenzene, xylenes and PHC (F1) that exceeded the *Table 3 Standards*;
- Soil sample BH115-2 (0.61 to 1.52 mbgs) collected at borehole BH115, which had concentrations of benzene, ethylbenzene, xylenes and PHC (F1) that exceeded the *Table 3 Standards*; and
- Soil sample BH117-2 (1.52 3.05 mbgs) collected at borehole BH117, which had concentrations of benzene and PHC (F1) that exceeded the *Table 3 Standards*.
- The reported concentrations in the groundwater samples submitted for analyses of PHCs (F1-F4), BTEX and PAHs satisfied their respective *Table 3 Standards*.

Based on the findings of this Supplemental Phase II ESA, soil impacts (PHC parameters, benzene and/or benzo(a)pyrene) are laterally delineated in the vicinity of boreholes BH102, MW104 and BH117, but are not vertically delineated to a maximum depth of 3.05 mbgs. Additional soil impacts (PHCs (F1), benzene, ethylbenzene and xylenes) were also identified at boreholes BH113 and BH115, southwest and northeast of MW106. These soil impacts have been vertically delineated to an approximate depth of 1.52 mbgs, but not fully laterally delineated. Based on the proximity of BH115 to the Site boundary, Pinchin cannot refute the possibility of off-Site PHC impacts in soil; however, Pinchin notes that no groundwater impacts have been identified based on the subsurface investigations completed to date.

5.0 TERMS AND LIMITATIONS

This Supplemental Phase II ESA was performed for MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. (the Client) in order to investigate potential environmental impacts at 387 Maidstone Avenue East in Essex, Ontario (the Site). This Supplemental Phase II ESA does not quantify the extent of the current and/or potential environmental impacts or the cost of any remediation.

Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples have been analyzed for a limited number of contaminants that are expected to be present at the Site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental impacts on a property. Performance of this Supplemental Phase II ESA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental impacts on the Site and recognizes reasonable limits on time and cost.



This Supplemental Phase II ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Supplemental Phase II ESA, is not sufficient (in and of itself) to meet the requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended) or Ontario Regulation 406/19 (O.Reg.406/19). Therefore, the scope of work completed by Pinchin is not sufficient (in and of itself) to meet the reporting requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended) or Ontario Regulation 406/19 to meet the reporting requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended), nor will it meet the requirements to manage Excess Soils in accordance with Ontario regulation 406/19.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

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Template: Master Report for Phase II ESA - Stage 2 PSI, EDR, January 30, 2024

APPENDIX I Figures











APPENDIX II Borehole Logs

								75
			Log	of Boreh	ole:	BH113	}	
			Project #	: 338681.00 ⁻	1		Logged B	y: CB
			Project:	Supplementa	al Phase	e II Environr	nental Site As	sessment
			Client: N	INP Ltd. Cou	rt Appo	inted Receiv	ver of 2663308	3 Ontario Inc.
			Location	: 387 Maidst	one Av	enue East, I	Essex, Ontario	
			Drill Date	e: July 4, 202	.4			
		SUBSURFACE PROFI	LE				SAMPLE	
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
ft m		Ground Surface		T		-		
		Asphalt ~ 102 mm		Ţ				
	HH H	Sand and Gravel Fill Grey, moist				BH113-1	0/5	-
- - - - - - - - - - - - - - - - - - -	新生活性生活性	Brown and grey mottled, moist, black staining and some PHC-like odours Strong PHC-like odours below 0.61 mbgs		Vell Installed	100	BH113-2	3900/1000	PHCs (F1-F4) and BTEX
		1.52 mbgs		Monitoring V		BH113-3	0/14	PHCs (F1-F4) and BTEX
- 2 2 	14年1年1年1年1年1年1年1	mbgs		S	100	BH113-4	0/1	
		End of Borehole		Ŧ				1
_								
			Note:			Grada El-	votion NM	
Drilli	racto na Me	r: Strata Drilling Group	* Soil vapou measured u equipped w	ir concentrations ising a RKI Eagl ith a combustible	s e 2 e gas	Top of Ca	sing Elevation	<i>n:</i> NM
			indicator (C	GI) and a		Shaat 1	-	
Well	Casir	ng Size: 5.08 cm	photoioniza	tion detector (PI	D).	Sheet: 1 o	f 1	

								76
			Log o	of Borel	nole:	BH114		
			Project #	: 338681.00	1		Logged B	y: CB
	D		Project:	Supplement	al Phase	e II Environn	nental Site As	sessment
			Client: M	NP Ltd. Cou	irt Appo	inted Receiv	ver of 2663308	3 Ontario Inc.
			Location	: 387 Maids	tone Ave	enue East, E	Essex, Ontaric)
			Drill Date	e: July 4, 202	24			
		SUBSURFACE PROFII	LE				SAMPLE	
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
ît∣m —0		Ground Surface		*		-		
-		Asphalt ∖~ 102 mm /						
-	Ŧ	Sand and Gravel Fill						_
	H	Grey, moist				BH114-1	0/1	
-		Brown and grey mottled,						
	H	moist, some black staining			100			
-	H	No black staining below 0.61						
<u>-</u> 1				eq		BH114-2	0/0	PHCs (F1-F4)
-				stall				
	H			ell In				
-	H	Brown and moist below 1.52		ð				
-		mbgs		torin				
-				Moni			0.10	
	H			No I		ВН114-3	0/0	
-	H			I				
					100			4
-								
	H						0.10	
_	H					ВН114-4	0/0	
-								
+ 3				¥				_
- -		End of Borehole						
-								
Cont	racto	r: Strata Drilling Group	Note:			Grade Ele	vation: NM	
	na Mr	thod: Direct Push	 Soil vapour measured us 	r concentration sing a RKI Eag	s le 2	Top of Ca	sing Elevatio	<i>n:</i> NM
	ng Me		ednibbea mi	ui a compustib	e gas			

								77
			Log o	f Borel	nole:	BH115		
			Project #	: 338681.00	1		Logged B	y: CB
			Project:	Supplementa	al Phase	e II Environn	nental Site As	sessment
		INCHIN	Client: M	NP Ltd. Cou	rt Appo	inted Receiv	ver of 2663308	3 Ontario Inc.
			Location	: 387 Maids	one Av	enue East, E	Essex, Ontaric)
			Drill Date	e: July 4, 202	24	,	,	
		SUBSURFACE PROFI	LE				SAMPLE	
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
ft m 00		Ground Surface		T		-		
	7. 17	Asphalt ∖~ 102 mm //		T				
1-	HH	Sand and Gravel Fill Grey, moist					0/5	_
2 	H	<i>Silty Clay</i> Stained black, moist, and PHC-like odours				вппр-т	0/5	
3 		Brown and grey mottled, moist, strong PHC-like odours below 0.61 mbgs		Well Installed	100	BH115-2	330/225	PHCs (F1-F4) and BTEX
		mbgs		No Monitoring	100	BH115-3	0/1	
						BH115-4	0/0	
		End of Borehole		×				1
1-								
Cont	tracto	r: Strata Drilling Group	Note: * Soil vapou	r concentration	s	Grade Ele	vation: NM	
Drilli	ing Me	ethod: Direct Push	measured u equipped wi	sing a RKI Eag th a combustibl	le 2 e gas	Top of Ca	sing Elevatio	<i>n:</i> NM
Well	Casin	ng Size: 5.08 cm	indicator (C0 photoionizat	GI) and a ion detector (Pl	D).	Sheet: 1 o	f 1	

								78
			Log	of Bore	hole:	· MW11	6	
			Project	#: 338681.0	01		Logged B	y: CB
			Project:	Supplemen	tal Phas	e II Environr	nental Site As	sessment
			Client:	MNP Ltd. Co	urt Appo	ointed Receiv	ver of 2663308	3 Ontario Inc.
			Locatio	n: 387 Maids	stone Av	enue East, E	Essex, Ontario)
			Drill Dat	t e: July 4, 20	24			
		SUBSURFACE PROFIL	.E				SAMPLE	
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
ft m 0—0		Ground Surface	193.83			_		
1-1 1-1		Asphalt ~ 102 mm	193.42			MW116-1	0/2	-
	Ħ	Sand and Gravel Fill Grev PHC-like odours moist	100.42					
2 1 3 4 1 4 1 5		Silty Clay Grey and brown mottling, minor PHC-like odours, moist		Riser	40	MW116-2	0/2	PHCs (F1-F4), BTEX and PAHs
5 		Brown			100	MW116-3	0/0	PHCs (F1-F4), BTEX and PAHs
8 1 9 1 1 9 1 1 3	HHHHH	Grey, minor brown mottling				MW116-4	0/0	
2		Grey		Suites Sand -	100	MW116-5	0/0	
3 - 4 4			189.26	Scree		MW116-6	0/0	
Ĩ		End of Borehole						
6-								
Cont	racto	r: Strata Drilling Group	Note:		26	Grade Ele	vation: 193.8	3
Drilli	ng Me	ethod: Direct Push	measured i equipped w	vith a combustil	gle 2 ble gas	Top of Ca	sing Elevatio	n: 193.73
Well	Casin	ng Size: 5.08 cm	Indicator (C photoioniza	(IOI) and a ation detector (I	PID).	Sheet: 1 o	f 1	

									79
				Log c	of Borel	ole:	BH117	•	
				Project #	: 338681.00	1		Logged B	y: CB
				Project:	Supplementa	al Phase	e II Environr	nental Site As	sessment
			INCHIN	Client: N	INP Ltd. Cou	rt Appo	inted Receiv	ver of 2663308	3 Ontario Inc.
				Location	: 387 Maidst	one Av	enue East, I	Essex, Ontario	1
				Drill Date	e: July 4, 202	24	,	,	
			SUBSURFACE PROFIL	_E	, <u> </u>	 		SAMPLE	
Depth		Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
ft m	h		Ground Surface		Ŧ				
	-		Asphalt		Ī				-
2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1		Sand and Gravel Fill Grey, moist, some black staining and PHC-like odours			20	BH117-1	125/110	
5			Wet below 1.52 mbgs						
6 7 1 8 1 1 1	2				Well Installed	20	BH117-2	155/111	PHCs (F1-F4), BTEX and PAHs
10 11 12 12 13 13	4		Pea Gravel Grey, some sand, wet and PHC-like odours		No Monitoring	100	BH117-3	220/207	
14		HT HT	Silty Clay Grey, minor brown mottling,				BH117-4	25/26	
16 17	5		Grey and minor PHC-like odours below 4.57 mbgs			100	BH117-5	0/8	
18 19 19 20	6				×	100	BH117-6	0/10	
-~ <u>+</u> 21 -			End of Borehole						
	nt-	racto	r: Strata Drilling Group	Note:			Grade Fle	vation: NM	
Dril	llin	ng Me	ethod: Direct Push	* Soil vapou measured u equipped wi	ir concentration sing a RKI Eag ith a combustibl	s le 2 e gas	Top of Ca	sing Elevatio	<i>n:</i> NM
We	<i> (</i>	Casin	g Size: 5.08 cm	indicator (C photoioniza	GI) and a tion detector (Pl	D).	Sheet: 1 o	f 1	

Cont Drilli	racto ng Me	r: Strata Drilling Group ethod: Direct Push	* Soil vapou measured u equipped wi indicator (Co	r concentrations sing a RKI Eagle th a combustible GI) and a	e 2 e gas	Grade Ele	vation: NM sing Elevatio	n: NM
16-		End of Borehole	Note:			Oregia El		
14				.		BH118-6	0/0	
11- 12- 13		Grey below 3.96 mbgs			100	BH118-5	0/0	-
8-1- 9-1- 10-1-3		Grey, minor brown mottling		No Monitoring	100	BH118-4	0/0	
5 62 72		mbgs		Well Installed	100	BH118-3	0/0	
3-1-1 4-1-		Brown and grey mottled, moist, and minor PHC-like odours below 0.91 mbgs Brown and moist below 1.52			100	BH118-2	0/1	PAHs
1-1-1 2-1-	HHHH	Asphalt ~ 102 mm Silty Clay Black stained, moist and some PHC-like odours			100	BH118-1	0/2	
		Ground Surface						
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
	1	SUBSURFACE PROFI	E				SAMPLE	1
			Location	: 387 Maidsto : July 4, 2024	o <mark>ne Ave</mark> 4	enue East, I	Essex, Ontario	
1	P	INCHIN	Client: M	INP Ltd. Cour	t Appoi	nted Receiv	ver of 2663308	Ontario Inc.
			Project #	Supplementa	l Phase	e II Environr	nental Site Ass	sessment
			Log	of Boreh	ole:	BH118	l a sura d Da	
								80

APPENDIX III Summary Tables

MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. SAMPLES SUBMITTED FOR LABORATORY ANALYSIS 387 Maidstone Avenue East, Essex, Ontario **TABLE 1**

	Samples					Para	mete	ŝrs				
Borehole / Monitoring Well ID	Sample ID	Sample Depth Range (mbgs)		ьнс ² (F1-F4)	X3T8	sHA9	ТСГР		ГПСS (ГІ-Г4) ВТЕV	-11/0	rans	Rationale/Notes
RH112	BH113-2	0.61 - 1.52		•	•							
21112	BH113-3	1.52 - 1.98		•	•			5374				
BH114	BH114-2	0.61 - 1.52	SET	•	•			MAS				
BH115	BH115-2	0.61 - 1.52	dWA:	•	•		932	ובא				-
	MW116-2	0.30 - 1.52	S JIO	•	•	•		<i>∀M</i> a			= 2	Jelineate trie nonzontal and vertical extent of soil mpacts observed at boreholes BH102, MW104 and MV106
MW116	MW116-3	1.52 - 2.29	S	•	•	•		NUUX				
	MW116	NA						มค	•			
BH117	BH117-2	1.52 - 3.05		•	•	•						
BH118	BH118-2	0.91 - 1.52				•						
MW106	MW106	MW106						-	•	•		betermine groundwater quality in the vicinity of MW106.
TCLP	TCLP	Composite					•				0 0	classify soil cuttings generated by borehole drilling for off- site disposal.

Petroleum Hydrocarbons (Fraction 1 to Fraction 4) Benzene, Toluene, Ethylbenzene, and Xylenes Polycyclic Aromatic Hydrocarbons Toxicity Characteristic Leaching Procedure Metres Below Ground Surface Ontario Ministry of the Environment, Conservation and Parks

PHCs (F1-F4) BTEX PAHS TCLP mbgs MECP

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Notes:

TABLE 2 pH AND GRAIN SIZE ANALYSIS FOR SOIL MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario

			Sample D	esignation
			Sample Collection	Date (dd/mm/yyyy)
		MECP Site	Sample De	pth (mbgs)
Parameter	Units	Condition Standard	MW101-2	5-111HB
		Selection Criteria	26/3/2024	26/3/2024
			0.76 - 1.52	2.29 - 3.05
			Surface	Sub-Surface
2		Surface: 5 < pH < 9	14	7 66
E o		Subsurface: 5 < pH < 11	1.4.1	00.1
Sieve #200 <0.075 mm	%	20%	NA	86.3
Sieve #200 >0.075 mm	%	%05	NA	13.7
		Grain Size Classification	NA	Med/Fine
Notes:				

|--|

Environmentally Sensitive Area (Based Upon pH of Surface Soil) Environmentally Sensitive Area (Based Upon pH of Sub-Surface Soil) Not Analysed Metres Below Ground Surface Pinchin File: 338681.001

MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. MONITORING WELL CONSTRUCTION DETAILS 387 Maidstone Avenue East, Essex, Ontario **TABLE 3**

		Surveyed	Calculated Difference Between	
	Surveyed	Ground	Ground and	Length of
Well Number	TOC Elevation (mAMSL)	Elevation (mAMSL)	10C (m)	Screen (m)
MW01	193.70	193.78	0.08	Unknown
MW 02	193.68	193.79	0.11	Unknown
MW 03	193.74	193.82	0.08	Unknown
MW101	193.92	194.01	60.0	2.13
MW104	193.64	193.72	0.08	3.05
MW/105	193.68	193.80	0.12	2.13
MW106	193.74	193.86	0.12	2.13
MW108	193.73	193.87	0.14	3.05
MW109	193.65	193.75	0.10*	2.13
MW112	193.77	193.87	0.10	3.05
MW116	193.73	193.83	0.10	3.05

Notes:

Indicates Groundwater Elevation (metres above sea level) Relative to a Geodetic Benchmark with Elevation of 193.77 Metres mASL

Indicates Top of Casing

Not Measured

Metres

Metres Below Ground Surface TOC NM mbgs *

Metres Below Floor Surface

Denotes Depth Measured in mbfs

MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario **GROUNDWATER ELEVATION DATA TABLE 4**

		NAPL Level	Water Level	Water Level		Calculated
		Measurement	Measurement	Measurement	Product	Water Level
	Date	from TOC	from TOC	from Ground	Thickness	Elevation
Well Number	(dd/mm/yyyy)	(<i>m</i>)	(<i>m</i>)	(mbgs)	(<i>m</i>)	(mAMSL)
MW01	09/07/2024	ΠN	0.68	0.76	ΟN	193.02
Z0WM	09/07/2024	DN	0.52	0.63	DN	193.27
MW03	09/07/2024	DN	06.0	0.98	DN	192.92
101 MM	09/07/2024	DN	0.47	0.56	DN	193.54
MW 104	09/07/2024	ND	0.57	0.65	ND	193.15
MW 105	09/07/2024	DN	0.57	0.69	DN	193.23
SOF WWW	05/07/2024	ND	1.03	1.15	ND	192.83
	09/07/2024	ND	2.49	2.61	ND	190.99
MW 108	09/07/2024	ND	1.04	1.18	ND	192.83
MW 109	09/07/2024	DN	.85.0	.68%	ND	193.17
MW112	09/07/2024	DN	1.17	1.27	DN	192.70
	05/07/2024	DN	QN	QN	DN	ı
MW116	09/07/2024	ND	4.01	4.11	ND	189.72
	11/07/2024	ND	3.89	3.99	ND	189.94
Note:						

Notes:

Indicates Groundwater Elevation (metres above sea level) Relative to a Geodetic Benchmark with Elevation of 193.77 Metres mASL

Non-Aqueous Phase Liquid NAPL

Indicates Top of Casing Not Detected ND

Metres TOC

E

Metres Below Ground Surface Metres Below Floor Surface mbgs mbfs

Denotes Depth Measured in mbfs *

TABLE 5 PETROLEUM HYDROCARBON AND BTEX ANALYSIS FOR SOIL MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario

				Sar	nple Designat	ion		
				Sample Coll	ection Date (c	(d/mm/yyyy)		
normore d	MECP Table 3			Sam	ıple Depth (ml	(sbç		
Lalalleel	Standards*	BH113-2	BH113-3	BH114-2	BH115-2	MW116-2	MW116-3	BH117-2
		05/07/2024	05/07/2024	05/07/2024	05/07/2024	05/07/2024	05/07/2024	05/07/2024
		0.61 - 1.52	1.52 - 1.98	0.61 - 1.52	0.61 - 1.52	0.30 - 1.52	1.52 - 2.29	1.52 - 3.05
Benzene	0.4	8.6	0.051	<0.020	2.5	<0.020	<0.020	0.49
Toluene	78	64	<0.020	<0.020	6'8	<0.020	<0.020	0.19
Ethylbenzene	19	52	<0.020	<0.020	29	<0.020	<0.020	9.5
Xylenes (Total)	30	260	<0.040	<0.040	84	<0.040	<0.040	4.6
Petroleum Hydrocarbons F1 (C ₆ - C ₁₀)	65	1500	<10	<10	650	<10	<10	200
Petroleum Hydrocarbons F2 (>C ₁₀ - C ₁₆)	250	70	<10	<10	120	<10	<10	22
Petroleum Hydrocarbons F3 (>C ₁₆ - C ₃₄)	2500	<50	<50	<50	<50	<50	53	160
Petroleum Hydrocarbons F4 (>C ₃₄ - C ₅₀)	6600	<50	<50	<50	<50	<50	<50	240
Notes:								

MECP Table 3 Standards* Soil, Gr

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use.



Exceeds Site Condition Standard Reportable Detection Limit Exceeds Site Condition Standard All Units in µg/g Metres Below Ground Surface

Benzene, Toluene, Ethylbenzene and Xylenes

86

POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR SOIL MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario **TABLE 6**

			Sample De	esignation	
		Samp	le Collection	Date (dd/mm/	VVV)
	MECP Table 3		Sample De	ipth (mbgs)	
Larameter	Standards*	<i>MW116-2</i>	MW116-3	BH117-2	BH118-2
		05/07/2024	05/07/2024	05/07/2024	05/07/2024
		0.30 - 1.52	1.52 - 2.29	1.52 - 3.05	0.91 - 1.52
Acenaphthene	96	<0.0050	<0.0050	0.050	<0.0050
Acenaphthylene	0.17	<0.0050	<0.0050	<0:050	<0.0050
Anthracene	0.74	<0.0050	<0.0050	0.086	<0.0050
Benzo(a)anthracene	96'0	<0.0050	<0.0050	0.26	<0.0050
Benzo(a)pyrene	0.3	<0.0050	<0.0050	0.24	<0.0050
Benzo(b)fluoranthene	96'0	<0.0050	<0.0050	0:30	<0.0050
Benzo(ghi)perylene	9'6	<0.0050	<0.0050	0.16	<0.0050
Benzo(k)fluoranthene	96'0	<0.0050	<0.0050	0.11	<0.0050
Chrysene	9.6	<0.0050	0.0075	0.23	<0.0050
Dibenzo(a,h)anthracene	0.1	<0.0050	<0.0050	<0.050	<0.0050
Fluoranthene	9'6	<0.0050	<0.0050	0.87	<0.0050
Fluorene	69	<0.0050	<0.0050	0.05	<0.0050
Indeno(1,2,3-cd)pyrene	0.95	<0.0050	<0.0050	0.16	<0.0050
Methylnaphthalene 2-(1-)	85	<0.0071	<0.0071	2.2	<0.0071
Naphthalene	28	<0.0050	<0.0050	1.2	<0.0050
Phenanthrene	16	<0.0050	<0.0050	0.41	<0.0050
Pyrene	96	<0.0050	<0.0050	0.79	<0.0050
Notes:					

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use.



Reportable Detection Limit Exceeds Site Condition Standard All Units in $\mu g/g$ Metres Below Ground Surface Exceeds Site Condition Standard

TABLE 7 TOXICITY CHARACTERISTIC LEACHING PROCEDURE (TCLP) ANALYSIS FOR SOIL MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario

		Sample Designation
		Sample Collection Date
Parameter	Schedule 4 ⁺⁺	(dd/mm/vvvv)
		TCLP
		15/07/2024
METALS		
Arsenic	2.5	<0.2
Barium	100	1
Boron	500	0.2
Cadmium	0.5	<0.05
Chromium	5	<0.1
Lead	5	<0.1
Mercury	0.1	<0.001
Selenium	1	<0.1
Silver	5	<0.01
Uranium	10	<0.01
VOLATILE ORGANIC COMPOUNDS		
Benzene	0.5	<0.020
Carbon Tetrachloride	0.5	<0.020
Chlorobenzene	8	<0.020
Chloroform	10	<0.020
1,2-Dichlorobenzene	20	<0.050
1,4-Dichlorobenzene	0.5	<0.050
1,2-Dichloroethane	0.5	<0.050
1,1-Dichloroethylene	1.4	<0.020
Methylene Chloride	5	<0.20
Methyl Ethyl Ketone	200	<1.0
Tetrachloroethylene	3	<0.020
Trichloroethylene	5	<0.020
Vinyl Chloride	0.2	<0.020
INORGANICS		
Fluoride	150	0.26
Free Cyanide	20	<0.010
Nitrite and Nitrate	1000	<1.0
POLYCHLORINATED BIPHENYLS		
Total PCBs	0.3	<0.003
SEMI-VOLATILE		
Benzo(a)pyrene	0.001	<0.001
Notes:		

Schedule 4⁺⁺ Ontario Regulation 347/90 - As Amended

BOLD Units Exceeds Schedule 4 Criteria All Values Reported in Units of mg/L.

PETROLEUM HYDROCARBON AND BTEX ANALYSIS FOR GROUNDWATER MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario **TABLE 8**

		Sample De	esignation
	MECP Table 3	Sample Collection	Date (dd/mm/yyyy)
Lalalleel	Standards*	MW106	MW116
		09/07/2024	11/07/2024
Benzene	430	160	<0.20
Toluene	18000	7.3	<0.20
Ethylbenzene	2300	0.47	<0.20
Xylenes (Total)	4200	64	<0.40
Petroleum Hydrocarbons F1 (C ₆ - C ₁₀)	750	730	<25
Petroleum Hydrocarbons F2 (>C10 - C16)	150	<100	<100
Petroleum Hydrocarbons F3 (>C ₁₆ - C ₃₄)	200	<200	<200
Petroleum Hydrocarbons F4 (>C ₃₄ - C ₅₀)	200	<200	<200
Notes:			

MECP Table 3 Standards*

BOLD Exce BOLD Rep Units All L BTEX Benz

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

Exceeds Site Condition Standard Reportable Detection Limit Exceeds Site Condition Standard All Units in µg/L Benzene, Toluene, Ethylbenzene and Xylenes

POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR GROUNDWATER MNP Ltd. Court Appointed Receiver of 2663308 Ontario Inc. 387 Maidstone Avenue East, Essex, Ontario **TABLE 9**

		Sample Do	signation
Deremotor	MECP Table 3	Sample Collection	Date (dd/mm/yyyy)
Laramerer	Standards*	901MW	911MW
		7772024 09/02/2024	11/07/2024
Acenaphthene	1700	<0.050	<0.050
Acenaphthylene	1.8	<0.050	<0.050
Anthracene	2.4	<0.050	<0.050
Benzo(a)anthracene	4.7	<0.050	<0.050
Benzo(a)pyrene	0.81	0600'0>	0600.0>
Benzo(b)fluoranthene	0.75	<0.050	<0.050
Benzo(ghi)perylene	0.2	<0.050	<0.050
Benzo(k)fluoranthene	0.4	<0.050	<0.050
Chrysene	1	<0.050	<0.050
Dibenzo(a,h)anthracene	0.52	<0.050	<0.050
Fluoranthene	130	<0.050	<0.050
Fluorene	400	<0.050	<0.050
Indeno(1,2,3-cd)pyrene	0.2	<0.050	<0.050
Methylnaphthalene 2-(1-)	1800	0.13	<0.071
Naphthalene	6400	97.0	<0.050
Phenanthrene	580	<0:030	0.032
Pyrene	89	<0.050	<0.050
Notes:			

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.



APPENDIX IV Laboratory Certificates of Analysis



Your Project #: 338681.001 Your C.O.C. #: N/A

Attention: Kimberly Westover

Pinchin Ltd 5 Superior Street P.O. Box 399 Tilbury, ON CANADA NOP 2L0

> Report Date: 2024/07/19 Report #: R8241441 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L3921 Received: 2024/07/12, 12:29

Sample Matrix: Water # Samples Received: 2

		Date	Date		
Analyses	Quantity	Extracted	Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2024/07/17	CAM SOP-00301	EPA 8270D m
Petroleum Hydro. CCME F1 & BTEX in Water	2	N/A	2024/07/18	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	2	2024/07/16	2024/07/17	CAM SOP-00316	CCME PHC-CWS m
PAH Compounds in Water by GC/MS (SIM)	2	2024/07/16	2024/07/17	CAM SOP-00318	EPA 8270E

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

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



Your Project #: 338681.001 Your C.O.C. #: N/A

Attention: Kimberly Westover

Pinchin Ltd 5 Superior Street P.O. Box 399 Tilbury, ON CANADA NOP 2L0

> Report Date: 2024/07/19 Report #: R8241441 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L3921 Received: 2024/07/12, 12:29



Please direct all questions regarding this Certificate of Analysis to: Antonella Brasil, Senior Project Manager Email: Antonella.Brasil@bureauveritas.com Phone# (905)817-5817

This report has been generated and distributed using a secure automated process.

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

> Total Cover Pages : 2 Page 2 of 11

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Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

SEMI-VOLATILE ORGANICS BY GC-MS (WATER)

Bureau Veritas ID		ZSF944	ZSF945			
Sampling Date		2024/07/09	2024/07/11			
COC Number		N/A	N/A			
	UNITS	MW106	MW116	RDL	MDL	QC Batch
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	0.13	<0.071	0.071	N/A	9513118
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Acenaphthylene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(a)anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(a)pyrene	ug/L	<0.0090	<0.0090	0.0090	0.0030	9517573
Benzo(b/j)fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(g,h,i)perylene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(k)fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Chrysene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Dibenzo(a,h)anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Fluorene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Indeno(1,2,3-cd)pyrene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
1-Methylnaphthalene	ug/L	0.053	<0.050	0.050	0.0030	9517573
2-Methylnaphthalene	ug/L	0.080	<0.050	0.050	0.0030	9517573
Naphthalene	ug/L	0.26	<0.050	0.050	0.0030	9517573
Phenanthrene	ug/L	<0.030	0.032	0.030	0.0030	9517573
Pyrene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Surrogate Recovery (%)						
D10-Anthracene	%	120	116			9517573
D14-Terphenyl (FS)	%	123	119			9517573
D8-Acenaphthylene	%	111	108			9517573
RDL = Reportable Detection L	imit					
QC Batch = Quality Control Ba	atch					
N/A = Not Applicable						

Page 3 of 11 Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, LSN 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com



PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		ZSF944				ZSF944				ZSF945			
Sampling Date		2024/07/09				2024/07/09				2024/07/11			
COC Number		N/A				N/A				N/A			
	UNITS	MW106	RDL	MDL	QC Batch	MW106 Lab-Dup	RDL	MDL	QC Batch	MW116	RDL	MDL	QC Batch
BTEX & F1 Hydrocarbons	-												
Benzene	ug/L	160	0.20	0.040	9522076	160	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
Toluene	ug/L	7.3	0.20	0.040	9522076	7.1	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
Ethylbenzene	ug/L	0.47	0.20	0.040	9522076	0.45	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
o-Xylene	ug/L	59	0.20	0.040	9522076	58	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
p+m-Xylene	ug/L	4.8	0.40	0.080	9522076	4.6	0.40	0.080	9522076	<0.40	0.40	0.080	9522076
Total Xylenes	ug/L	64	0.40	0.080	9522076	62	0.40	0.080	9522076	<0.40	0.40	0.080	9522076
F1 (C6-C10)	ug/L	730	25	20	9522076	720	25	20	9522076	<25	25	20	9522076
F1 (C6-C10) - BTEX	ug/L	500	25	20	9522076	490	25	20	9522076	<25	25	20	9522076
F2-F4 Hydrocarbons													
F2 (C10-C16 Hydrocarbons)	ug/L	<100	100	50	9517575					<100	100	50	9517575
F3 (C16-C34 Hydrocarbons)	ug/L	<200	200	70	9517575					<200	200	70	9517575
F4 (C34-C50 Hydrocarbons)	ug/L	<200	200	50	9517575					<200	200	50	9517575
Reached Baseline at C50	ug/L	Yes			9517575					Yes			9517575
Surrogate Recovery (%)													
1,4-Difluorobenzene	%	109			9522076	108			9522076	108			9522076
4-Bromofluorobenzene	%	99			9522076	101			9522076	94			9522076
D10-o-Xylene	%	109			9522076	106			9522076	110			9522076
D4-1,2-Dichloroethane	%	104			9522076	106			9522076	104			9522076
o-Terphenyl	%	97			9517575					92			9517575
RDL = Reportable Detection L QC Batch = Quality Control Ba Lab-Dup = Laboratory Initiate	imit atch ed Duplic	cate											

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Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

GENERAL COMMENTS

Each ter	nperature is the a	average of	p to three cooler temperatures taken at receipt
	Package 1	3.0°C	
All 40 m	l vials for F1BTEX	analysis co	ntained visible sediment .
All 100 n	nl amber glass bo	ttles for F2	74 and PAH analyses contained visible sediment, which was included in the extraction .

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	3LANK	Method B	3lank	Ida	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9517573	D10-Anthracene	2024/07/16	114	50 - 130	115	50 - 130	117	%		
9517573	D14-Terphenyl (FS)	2024/07/16	118	50 - 130	125	50 - 130	121	%		
9517573	D8-Acenaphthylene	2024/07/16	106	50 - 130	108	50 - 130	102	%		
9517575	o-Terphenyl	2024/07/17	96	60 - 140	94	60 - 140	97	%		
9522076	1,4-Difluorobenzene	2024/07/18	105	70 - 130	102	70 - 130	108	%		
9522076	4-Bromofluorobenzene	2024/07/18	102	70 - 130	100	70 - 130	93	%		
9522076	D10-o-Xylene	2024/07/18	105	70 - 130	106	70 - 130	109	%		
9522076	D4-1,2-Dichloroethane	2024/07/18	100	70 - 130	102	70 - 130	106	%		
9517573	1-Methylnaphthalene	2024/07/16	102	50 - 130	102	50 - 130	<0.050	ng/L	NC	30
9517573	2-Methylnaphthalene	2024/07/16	102	50 - 130	104	50 - 130	<0.050	ng/L	NC	30
9517573	Acenaphthene	2024/07/16	106	50 - 130	106	50 - 130	<0.050	ng/L	NC	30
9517573	Acenaphthylene	2024/07/16	107	50 - 130	109	50 - 130	<0.050	ng/L	NC	30
9517573	Anthracene	2024/07/16	103	50 - 130	114	50 - 130	<0.050	ng/L	NC	30
9517573	Benzo(a)anthracene	2024/07/16	92	50 - 130	112	50 - 130	<0.050	ng/L	NC	30
9517573	Benzo(a)pyrene	2024/07/16	85	50 - 130	104	50 - 130	0600.0>	ng/L	NC	30
9517573	Benzo(b/j)fluoranthene	2024/07/16	88	50 - 130	106	50 - 130	<0.050	ng/L	NC	30
9517573	Benzo(g,h,i)perylene	2024/07/16	83	50 - 130	101	50 - 130	<0.050	ng/L	NC	30
9517573	Benzo(k)fluoranthene	2024/07/16	78	50 - 130	101	50 - 130	<0.050	ng/L	NC	30
9517573	Chrysene	2024/07/16	87	50 - 130	108	50 - 130	<0.050	ng/L	NC	30
9517573	Dibenzo(a,h)anthracene	2024/07/16	78	50 - 130	100	50 - 130	<0.050	ng/L	NC	30
9517573	Fluoranthene	2024/07/16	111	50 - 130	120	50 - 130	<0.050	ng/L	NC	30
9517573	Fluorene	2024/07/16	107	50 - 130	109	50 - 130	<0.050	ng/L	NC	30
9517573	Indeno(1,2,3-cd)pyrene	2024/07/16	84	50 - 130	105	50 - 130	<0.050	ng/L	NC	30
9517573	Naphthalene	2024/07/16	100	50 - 130	100	50 - 130	<0.050	ng/L	NC	30
9517573	Phenanthrene	2024/07/16	111	50 - 130	114	50 - 130	<0.030	ng/L	NC	30
9517573	Pyrene	2024/07/16	107	50 - 130	118	50 - 130	<0.050	ug/L	NC	30
9517575	F2 (C10-C16 Hydrocarbons)	2024/07/17	06	60 - 140	86	60 - 140	<100	ug/L	NC	30
9517575	F3 (C16-C34 Hydrocarbons)	2024/07/17	93	60 - 140	89	60 - 140	<200	ug/L	NC	30
9517575	F4 (C34-C50 Hydrocarbons)	2024/07/17	91	60 - 140	85	60 - 140	<200	ug/L	NC	30
9522076	Benzene	2024/07/18	NC	50 - 140	86	50 - 140	<0.20	ug/L	3.1	30 C
9522076	Ethvlbenzene	2024/07/18	86	50 - 140	66	50 - 140	<0.20	nø/L	4.1	30 Z

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



QUALITY ASSURANCE REPORT(CONT'D)

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	3LANK	Method B	lank	RPI	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	NNITS	Value (%)	QC Limits
9522076	F1 (C6-C10) - BTEX	2024/07/18					<25	ng/L	2.0	30
9522076	F1 (C6-C10)	2024/07/18	95	60 - 140	103	60 - 140	<25	ng/L	2.3	30
9522076	o-Xylene	2024/07/18	98	50 - 140	66	50 - 140	<0.20	ng/L	3.1	30
9522076	p+m-Xylene	2024/07/18	100	50 - 140	101	50 - 140	<0.40	ng/L	3.2	30
9522076	Toluene	2024/07/18	93	50 - 140	94	50 - 140	<0.20	ng/L	3.1	30
9522076	Total Xylenes	2024/07/18					<0.40	ng/L	3.1	30
Duplicate: Pa	ired analysis of a separate portion of the same sample. L	Jsed to evaluate t	he variance in th	ne measurem	ent.					

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

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

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

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

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

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Page 7 of 11


VALIDATION SIGNATURE PAGE

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

avisting Carriere

Cristina Carriere, Senior Scientific Specialist

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

Page 8 of 11 Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, LSN 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

	-2024-07-1401	Bottle Order #:		DC # Project Manager:		Antonella Brasil	Turnaround Time (TAT) Required: provide advance notice for rush projects	TAT: TAT: VT is not specified):	Ving days for most tests. VT forcontain tests such as BOD and Dioxins/Furans are > 5 ct Manager for details.	T (if applies to entire submission) Time Required:	Der. (call lab for #) Comments											Dnly	n Recei Custody Seal Yes No	Intact	White: Bureau Veritas Yellow: Client C ON TCC V2/	
				-			Please	Regular (Standard) (will be applied if Rush 7,	Standard TAT = 5-7 Wor Please note: Standard Tr days - contact your Proje	Job Specific Rush TA Date Required:	Rush Confirmation Numi # of Bottles	5	S									Laboratory Use C	Sensitive Temperature (°C) o	51511	JE KEPT COOL (< 10° C) FROM TIME VIIL DELIVERY TO BUREAU VERITAS	
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www.bvna.com		Quotat	P.O.#	Project	Project	50 hchin Can Sample	ANALYSIS	(++	K EI- 2		e ni sAa		Ŕ									Date: (YY/MM/DD)	illeal hear	21/Ko mez	4S. SIGNING ÖF THIS CH. -TERMS-AND-CONDITION JLT IN ANALYTICAL TAT	
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Bureau Veritas 6740 Campobello Road, M	DICE TO:		Dhut 11 at # 0	SN 6S2	Eav (905		WATER OR WATER I	б Б	ine CCME CME MISA Mr	Pwao	n Certificate of Analys	nu lob	mm 116									iture/Print)			VG, WORK SUBMITTED 0N DUR TERMS WHICH AREA UISHER TO ENSURE THEA	
	DVNI	ame: #3103 Pinchin Lta	Accounts Payable	Mississaura ON L5	(905) 363-0678	ap@pinchin.com	REGULATED DRINKING V SLIAMITTED ON THE	ulation 153 (2011)	Res/Park Medium/F Mind/Comm Coarse		Include Criteria o											* RELINQUISHED BY: (Signa	Crew	Chris Brown	HERWISE AGREED TO IN WRITIN GMENT AND ACCEPTANCE OF (SPONSIBILITY OF THE RELINQU	
		Company N	Attention:	Address:	Tat	Email:	MOE	Reg	Table 1 Table 2	Table	-	-	5	m	4	2	Q	7	0	<u></u> б	10		1		UNLESS OT, CKNOWLED IT IS THE RE	

Pinchin Ltd Client Project #: 338681.001 Client ID: MW106 Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Pinchin Ltd Client Project #: 338681.001 Client ID: MW116 Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.



Your Project #: 338681.001 Your C.O.C. #: N/A

Attention: Kimberly Westover

Pinchin Ltd 5 Superior Street P.O. Box 399 Tilbury, ON CANADA NOP 2L0

> Report Date: 2024/07/19 Report #: R8241441 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L3921 Received: 2024/07/12, 12:29

Sample Matrix: Water # Samples Received: 2

		Date	Date		
Analyses	Quantity	Extracted	Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	2	N/A	2024/07/17	CAM SOP-00301	EPA 8270D m
Petroleum Hydro. CCME F1 & BTEX in Water	2	N/A	2024/07/18	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	2	2024/07/16	2024/07/17	CAM SOP-00316	CCME PHC-CWS m
PAH Compounds in Water by GC/MS (SIM)	2	2024/07/16	2024/07/17	CAM SOP-00318	EPA 8270E

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

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Your Project #: 338681.001 Your C.O.C. #: N/A

Attention: Kimberly Westover

Pinchin Ltd 5 Superior Street P.O. Box 399 Tilbury, ON CANADA NOP 2L0

> Report Date: 2024/07/19 Report #: R8241441 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4L3921 Received: 2024/07/12, 12:29



Please direct all questions regarding this Certificate of Analysis to: Antonella Brasil, Senior Project Manager Email: Antonella.Brasil@bureauveritas.com Phone# (905)817-5817

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> Total Cover Pages : 2 Page 2 of 11

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SEMI-VOLATILE ORGANICS BY GC-MS (WATER)

Bureau Veritas ID		ZSF944	ZSF945			
Sampling Date		2024/07/09	2024/07/11			
COC Number		N/A	N/A			
	UNITS	MW106	MW116	RDL	MDL	QC Batch
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	0.13	<0.071	0.071	N/A	9513118
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Acenaphthylene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(a)anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(a)pyrene	ug/L	<0.0090	<0.0090	0.0090	0.0030	9517573
Benzo(b/j)fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(g,h,i)perylene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Benzo(k)fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Chrysene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Dibenzo(a,h)anthracene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Fluoranthene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Fluorene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Indeno(1,2,3-cd)pyrene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
1-Methylnaphthalene	ug/L	0.053	<0.050	0.050	0.0030	9517573
2-Methylnaphthalene	ug/L	0.080	<0.050	0.050	0.0030	9517573
Naphthalene	ug/L	0.26	<0.050	0.050	0.0030	9517573
Phenanthrene	ug/L	<0.030	0.032	0.030	0.0030	9517573
Pyrene	ug/L	<0.050	<0.050	0.050	0.0030	9517573
Surrogate Recovery (%)						
D10-Anthracene	%	120	116			9517573
D14-Terphenyl (FS)	%	123	119			9517573
D8-Acenaphthylene	%	111	108			9517573
RDL = Reportable Detection L	imit					
QC Batch = Quality Control Ba	atch					
N/A = Not Applicable						

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PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		ZSF944				ZSF944				ZSF945			
Sampling Date		2024/07/09				2024/07/09				2024/07/11			
COC Number		N/A				N/A				N/A			
	UNITS	MW106	RDL	MDL	QC Batch	MW106 Lab-Dup	RDL	MDL	QC Batch	MW116	RDL	MDL	QC Batch
BTEX & F1 Hydrocarbons													
Benzene	ug/L	160	0.20	0.040	9522076	160	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
Toluene	ug/L	7.3	0.20	0.040	9522076	7.1	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
Ethylbenzene	ug/L	0.47	0.20	0.040	9522076	0.45	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
o-Xylene	ug/L	59	0.20	0.040	9522076	58	0.20	0.040	9522076	<0.20	0.20	0.040	9522076
p+m-Xylene	ug/L	4.8	0.40	0.080	9522076	4.6	0.40	0.080	9522076	<0.40	0.40	0.080	9522076
Total Xylenes	ug/L	64	0.40	0.080	9522076	62	0.40	0.080	9522076	<0.40	0.40	0.080	9522076
F1 (C6-C10)	ug/L	730	25	20	9522076	720	25	20	9522076	<25	25	20	9522076
F1 (C6-C10) - BTEX	ug/L	500	25	20	9522076	490	25	20	9522076	<25	25	20	9522076
F2-F4 Hydrocarbons			-			-	_	-			_		
F2 (C10-C16 Hydrocarbons)	ug/L	<100	100	50	9517575					<100	100	50	9517575
F3 (C16-C34 Hydrocarbons)	ug/L	<200	200	70	9517575					<200	200	70	9517575
F4 (C34-C50 Hydrocarbons)	ug/L	<200	200	50	9517575					<200	200	50	9517575
Reached Baseline at C50	ug/L	Yes			9517575					Yes			9517575
Surrogate Recovery (%)													
1,4-Difluorobenzene	%	109			9522076	108			9522076	108			9522076
4-Bromofluorobenzene	%	99			9522076	101			9522076	94			9522076
D10-o-Xylene	%	109			9522076	106			9522076	110			9522076
D4-1,2-Dichloroethane	%	104			9522076	106			9522076	104			9522076
o-Terphenyl	%	97			9517575					92			9517575
RDL = Reportable Detection L	imit												
QC Batch = Quality Control Ba	atch												
Lab-Dup = Laboratory Initiate	d Duplic	ate											

Page 4 of 11 Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, LSN 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com



GENERAL COMMENTS

Each te	emperature is the	average of up	o three cooler temperatures taken at receipt
	Package 1	3.0°C	
All 40 n	nl vials for F1BTEX	(analysis con	ined visible sediment .
All 100	ml amber glass bo	ottles for F2-F4	and PAH analyses contained visible sediment, which was included in the extraction .

Results relate only to the items tested.

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QUALITY ASSURANCE REPORT

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

		Matrix	: Spike	SPIKED	BLANK	Method B	lank	RP	0
	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
	2024/07/16	114	50 - 130	115	50 - 130	117	%		
	2024/07/16	118	50 - 130	125	50 - 130	121	%		
	2024/07/16	106	50 - 130	108	50 - 130	102	%		
	2024/07/17	96	60 - 140	94	60 - 140	97	%		
	2024/07/18	105	70 - 130	102	70 - 130	108	%		
	2024/07/18	102	70 - 130	100	70 - 130	63	%		
	2024/07/18	105	70 - 130	106	70 - 130	109	%		
	2024/07/18	100	70 - 130	102	70 - 130	106	%		
	2024/07/16	102	50 - 130	102	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	102	50 - 130	104	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	106	50 - 130	106	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	107	50 - 130	109	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	103	50 - 130	114	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	92	50 - 130	112	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	85	50 - 130	104	50 - 130	0600.0>	ng/L	NC	30
	2024/07/16	88	50 - 130	106	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	83	50 - 130	101	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	78	50 - 130	101	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	87	50 - 130	108	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	78	50 - 130	100	50 - 130	<0.050	ng/L	NC	30
	2024/07/16	111	50 - 130	120	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	107	50 - 130	109	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	84	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	100	50 - 130	100	50 - 130	<0.050	ug/L	NC	30
	2024/07/16	111	50 - 130	114	50 - 130	<0.030	ng/L	NC	30
	2024/07/16	107	50 - 130	118	50 - 130	<0.050	ng/L	NC	30
	2024/07/17	06	60 - 140	86	60 - 140	<100	ng/L	NC	30
	2024/07/17	93	60 - 140	89	60 - 140	<200	ng/L	NC	30
	2024/07/17	91	60 - 140	85	60 - 140	<200	ug/L	NC	30
1	2024/07/18	NC	50 - 140	98	50 - 140	<0.20	ug/L	3.1	10 ਲ਼
1	2024/07/18	86	50 - 140	66	50 - 140	<0.20	ng/L	4.1	8 .08

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



Client Project #: 338681.001 Sampler Initials: CB Pinchin Ltd

			Matrix	Spike	SPIKED	BLANK	Method F	3lank	RPI	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
9522076	F1 (C6-C10) - BTEX	2024/07/18					<25	ng/L	2.0	30
9522076	F1 (C6-C10)	2024/07/18	95	60 - 140	103	60 - 140	<25	ng/L	2.3	30
9522076	o-Xylene	2024/07/18	98	50 - 140	66	50 - 140	<0.20	ng/L	3.1	30
9522076	p+m-Xylene	2024/07/18	100	50 - 140	101	50 - 140	<0.40	ng/L	3.2	30
9522076	Toluene	2024/07/18	93	50 - 140	94	50 - 140	<0.20	ng/L	3.1	30
9522076	Total Xylenes	2024/07/18					<0.40	ng/L	3.1	30
Duplicate: Pa	aired analysis of a separate portion of the same sample. I	Jsed to evaluate t	he variance in t	he measurem	ient.					
Matrix Spike:	A sample to which a known amount of the analyte of in	terest has been ac	lded. Used to e	valuate samp	le matrix interfe	rence.				
Spiked Blank:	: A blank matrix sample to which a known amount of the	analyte, usually fr	om a second so	urce, has bee	in added. Used t	to evaluate me	thod accuracy.			
Method Blan	k. A blank matrix containing all reagents used in the ana	vrical procedure.	Used to identify	/ Jahoratory o	ontamination					

j D ŝ

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

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

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VALIDATION SIGNATURE PAGE

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

avisting Carriere

Cristina Carriere, Senior Scientific Specialist

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

Page 8 of 11 Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, LSN 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Pinchin Ltd Company Name. Company Name. Company Name. Company Name. Company Name. Company Name. Rel R	PROJECT INFORMATION:	NONT-2024-07-1401
Tel: SI = 3 SO - SL + 1 S	##iation#: # act	Both Grant #
	ect Name # Died By:	Actionelia Brasi
DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE TED ON THE BUREAU VERTAS DRINKING WATER CHAIN OF CUSIODY TED ON THE BUREAU VERTAS DRINKING WATER CHAIN OF CUSIOD OF CUSIOD On the Bandarian	IS REQUESTED (PLEASE BE SPECIFIC)	Turnaround Time (TAT) Required: Prease provide abharva notice for rush projects Regular (Standard) TAT:
As in water by a perturbation of the content intervention	PHH3 PHH3	Veril be applied if Russ TAT is not specified): Standar TAT = TV Profind graps that and tests. Please note: Standar TAT For certain test such as BOD and Diorins/Furans are dops - contact your Progent Manager For details. Job Specific Rush TAT (if applies to entrine submission) Date Required: Rush Confirmation Number:
abel Sample (Location) dentification Date Sampled Time Sampled Matrix E E A Num Vo6 34-171/9 PM G-VV	X	
MW116 3417/11 PM G-W		2
HED BY: (SignaturaiPrint) Date: (YYMMMDD) Time A RECEIVED BY: (SignaturaiPrint) Date: (YYMM 24/7/11 4:2311 5:14 5:000 00000000000000000000000000000000	D) Time # jars used and 12 29/ not submitted	Laboratory Use Only e Sensitive Températuré (°C) on Recei Custody Seal Yes
Jawn Margara Klard 23 W 31	2 (P. 20	3/5/1 Intact



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

Client ID: MW116



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.



Your Project #: 338681.001 Your C.O.C. #: C#990897-03-01

Attention: Kimberly Westover

Pinchin Ltd 2360 Meadowpine Blvd Unit # 2 Mississauga, ON CANADA L5N 6S2

> Report Date: 2024/07/15 Report #: R8235371 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4K8167

Received: 2024/07/08, 11:50

Sample Matrix: Soil # Samples Received: 9

		Date	Date		
Analyses	Quantity	Extracted	Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	4	N/A	2024/07/12	CAM SOP-00301	EPA 8270D m
Cyanide (WAD) in Leachates	1	N/A	2024/07/11	CAM SOP-00457	OMOE 3015 m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	4	N/A	2024/07/11	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	3	N/A	2024/07/12	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	4	2024/07/10	2024/07/11	CAM SOP-00316	CCME CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	3	2024/07/11	2024/07/12	CAM SOP-00316	CCME CWS m
Fluoride by ISE in Leachates	1	2024/07/11	2024/07/11	CAM SOP-00449	SM 24 4500-F- C m
Total Metals in TCLP Leachate by ICPMS	1	2024/07/12	2024/07/12	CAM SOP-00447	EPA 6020B m
Moisture	8	N/A	2024/07/10	CAM SOP-00445	Carter 2nd ed 70.2 m
Nitrate& Nitrite as Nitrogen in Leachate	1	N/A	2024/07/11	CAM SOP-00440	SM 24 4500-NO3I/NO2B
PAH Compounds in Leachate by GC/MS (SIM)	1	2024/07/11	2024/07/12	CAM SOP-00318	EPA 8270E
PAH Compounds in Soil by GC/MS (SIM)	3	2024/07/11	2024/07/11	CAM SOP-00318	EPA 8270E
PAH Compounds in Soil by GC/MS (SIM)	1	2024/07/11	2024/07/12	CAM SOP-00318	EPA 8270E
Polychlorinated Biphenyl in Leachate	1	2024/07/11	2024/07/12	CAM SOP-00309	EPA 8082A m
TCLP - % Solids	1	2024/07/10	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP Zero Headspace Extraction	1	2024/07/10	2024/07/11	CAM SOP-00430	EPA 1311 m
VOCs in ZHE Leachates	1	2024/07/11	2024/07/11	CAM SOP-00228	EPA 8260D

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or

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Your Project #: 338681.001 Your C.O.C. #: C#990897-03-01

Attention: Kimberly Westover

Pinchin Ltd 2360 Meadowpine Blvd Unit # 2 Mississauga, ON CANADA L5N 6S2

> Report Date: 2024/07/15 Report #: R8235371 Version: 1 - Final

CERTIFICATE OF ANALYSIS

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Received: 2024/07/08, 11:50

implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

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Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

Bureau Veritas

15 Jul 2024 16:38:45

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated. (2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.



Please direct all questions regarding this Certificate of Analysis to: Antonella Brasil, Senior Project Manager Email: Antonella.Brasil@bureauveritas.com Phone# (905)817-5817

This report has been generated and distributed using a secure automated process.

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

> Total Cover Pages : 2 Page 2 of 32

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ZRC291	ZRC292			ZRC293		
Sampling Date		2024/07/04	2024/07/04			2024/07/04		
Sumpling Dute		11:00	11:05			13:00		
COC Number		C#990897-03-01	C#990897-03-01			C#990897-03-01		
	UNITS	MW116-2	MW116-3	RDL	QC Batch	BH117-2	RDL	QC Batch
Calculated Parameters								
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	9504571	2.2	0.071	9504571
Polyaromatic Hydrocarbons								
Acenaphthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.050	0.050	9507606
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	9507604	<0.050	0.050	9507606
Anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.086	0.050	9507606
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.26	0.050	9507606
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.24	0.050	9507606
Benzo(b/j)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.30	0.050	9507606
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.16	0.050	9507606
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.11	0.050	9507606
Chrysene	ug/g	<0.0050	0.0075	0.0050	9507604	0.23	0.050	9507606
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	<0.050	0.050	9507606
Fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.87	0.050	9507606
Fluorene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.050	0.050	9507606
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.16	0.050	9507606
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.79	0.050	9507606
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	1.4	0.050	9507606
Naphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	1.2	0.050	9507606
Phenanthrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.41	0.050	9507606
Pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.79	0.050	9507606
Surrogate Recovery (%)								
D10-Anthracene	%	95	94		9507604	97		9507606
D14-Terphenyl (FS)	%	97	94		9507604	96		9507606
D8-Acenaphthylene	%	88	89		9507604	89		9507606
RDL = Reportable Detection L QC Batch = Quality Control Ba	imit atch							

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ZRC295		
Sampling Date		2024/07/04		
Samping Date		12:00		
COC Number		C#990897-03-01		
	UNITS	BH118-2	RDL	QC Batch
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	9504571
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.0050	0.0050	9507604
Acenaphthylene	ug/g	<0.0050	0.0050	9507604
Anthracene	ug/g	<0.0050	0.0050	9507604
Benzo(a)anthracene	ug/g	<0.0050	0.0050	9507604
Benzo(a)pyrene	ug/g	<0.0050	0.0050	9507604
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	9507604
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	9507604
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	9507604
Chrysene	ug/g	<0.0050	0.0050	9507604
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	9507604
Fluoranthene	ug/g	<0.0050	0.0050	9507604
Fluorene	ug/g	<0.0050	0.0050	9507604
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	9507604
1-Methylnaphthalene	ug/g	<0.0050	0.0050	9507604
2-Methylnaphthalene	ug/g	<0.0050	0.0050	9507604
Naphthalene	ug/g	<0.0050	0.0050	9507604
Phenanthrene	ug/g	<0.0050	0.0050	9507604
Pyrene	ug/g	<0.0050	0.0050	9507604
Surrogate Recovery (%)				
D10-Anthracene	%	93		9507604
D14-Terphenyl (FS)	%	95		9507604
D8-Acenaphthylene	%	89		9507604
RDL = Reportable Detection L	imit			
QC Batch = Quality Control Ba	atch			

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O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		ZRC285			ZRC287		ZRC288		
Compling Data		2024/07/04			2024/07/04		2024/07/04		
Sampling Date		14:30			14:35		14:00		
COC Number		C#990897-03-01			C#990897-03-01		C#990897-03-01		
	UNITS	BH113-2	RDL	QC Batch	BH113-3	QC Batch	BH114-2	RDL	QC Batch
BTEX & F1 Hydrocarbons									
Benzene	ug/g	8.6	0.10	9507812	0.051	9507812	<0.020	0.020	9507812
Toluene	ug/g	64	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
Ethylbenzene	ug/g	52	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
o-Xylene	ug/g	70	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
p+m-Xylene	ug/g	190	0.20	9507812	<0.040	9507812	<0.040	0.040	9507812
Total Xylenes	ug/g	260	0.20	9507812	<0.040	9507812	<0.040	0.040	9507812
F1 (C6-C10)	ug/g	1500	50	9507812	<10	9507812	<10	10	9507812
F1 (C6-C10) - BTEX	ug/g	1100	50	9507812	<10	9507812	<10	10	9507812
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	70	10	9507654	<10	9507423	<10	10	9507654
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	9507654	<50	9507423	<50	50	9507654
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	9507654	<50	9507423	<50	50	9507654
Reached Baseline at C50	ug/g	Yes		9507654	Yes	9507423	Yes		9507654
Surrogate Recovery (%)									
1,4-Difluorobenzene	%	105		9507812	104	9507812	107		9507812
4-Bromofluorobenzene	%	100		9507812	99	9507812	98		9507812
D10-o-Xylene	%	100		9507812	108	9507812	114		9507812
D4-1,2-Dichloroethane	%	107		9507812	113	9507812	110		9507812
o-Terphenyl	%	86		9507654	96	9507423	85		9507654
RDL = Reportable Detection L	imit								
QC Batch = Quality Control Ba	atch								

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O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		ZRC289		ZRC291	ZRC292			ZRC292		
Sampling Date		2024/07/04		2024/07/04	2024/07/04			2024/07/04		
Sampling Date		13:30		11:00	11:05			11:05		
COC Number		C#990897-03-01		C#990897-03-01	C#990897-03-01			C#990897-03-01		
	UNITS	BH115-2	RDL	MW116-2	MW116-3	RDL	QC Batch	MW116-3 Lab-Dup	RDL	QC Batch
BTEX & F1 Hydrocarbons	BTEX & F1 Hydrocarbons									
Benzene	ug/g	2.5	0.040	<0.020	<0.020	0.020	9507812			
Toluene	ug/g	8.9	0.040	<0.020	<0.020	0.020	9507812			
Ethylbenzene	ug/g	29	0.040	<0.020	<0.020	0.020	9507812			
o-Xylene	ug/g	20	0.040	<0.020	<0.020	0.020	9507812			
p+m-Xylene	ug/g	64	0.080	<0.040	<0.040	0.040	9507812			
Total Xylenes	ug/g	84	0.080	<0.040	<0.040	0.040	9507812			
F1 (C6-C10)	ug/g	650	20	<10	<10	10	9507812			
F1 (C6-C10) - BTEX	ug/g	530	20	<10	<10	10	9507812			
F2-F4 Hydrocarbons										
F2 (C10-C16 Hydrocarbons)	ug/g	120	10	<10	<10	10	9507423	12	10	9507423
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	<50	53	50	9507423	55	50	9507423
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	<50	<50	50	9507423	<50	50	9507423
Reached Baseline at C50	ug/g	Yes		Yes	Yes		9507423	Yes		9507423
Surrogate Recovery (%)										
1,4-Difluorobenzene	%	103		107	103		9507812			
4-Bromofluorobenzene	%	100		98	103		9507812			
D10-o-Xylene	%	104		118	113		9507812			
D4-1,2-Dichloroethane	%	110		113	112		9507812			
o-Terphenyl	%	102		97	98		9507423	99		9507423
RDL = Reportable Detection I	imit									
QC Batch = Quality Control Ba	atch									
Lab-Dup = Laboratory Initiate	ed Duplig	cate								

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r		-		
Bureau Veritas ID		ZRC293		
Sampling Date		2024/07/04		
Samping Date		13:00		
COC Number		C#990897-03-01		
	UNITS	BH117-2	RDL	QC Batch
BTEX & F1 Hydrocarbons				
Benzene	ug/g	0.49	0.020	9507812
Toluene	ug/g	0.19	0.020	9507812
Ethylbenzene	ug/g	9.5	0.020	9507812
o-Xylene	ug/g	0.14	0.020	9507812
p+m-Xylene	ug/g	4.5	0.040	9507812
Total Xylenes	ug/g	4.6	0.040	9507812
F1 (C6-C10)	ug/g	200	10	9507812
F1 (C6-C10) - BTEX	ug/g	190	10	9507812
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	22	10	9507654
F3 (C16-C34 Hydrocarbons)	ug/g	160	50	9507654
F4 (C34-C50 Hydrocarbons)	ug/g	240	50	9507654
Reached Baseline at C50	ug/g	Yes		9507654
Surrogate Recovery (%)				
1,4-Difluorobenzene	%	106		9507812
4-Bromofluorobenzene	%	100		9507812
D10-o-Xylene	%	112		9507812
D4-1,2-Dichloroethane	%	111		9507812
o-Terphenyl	%	90		9507654
RDL = Reportable Detection L	.imit			
QC Batch = Quality Control Ba	atch			

O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

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O.REG 558 TCLP BENZO(A)PYRENE

Bureau Veritas ID		ZRC296						
Sampling Date		2024/07/04 15:00						
COC Number		C#990897-03-01						
	UNITS	TCLP	RDL	QC Batch				
Polyaromatic Hydrocarbons								
Leachable Benzo(a)pyrene	ug/L	<0.10	0.10	9508779				
Surrogate Recovery (%)								
Leachable D10-Anthracene	%	110		9508779				
Leachable D14-Terphenyl (FS)	%	112		9508779				
Leachable D8-Acenaphthylene	%	104		9508779				
RDL = Reportable Detection Lim	it							
QC Batch = Quality Control Batcl	h							

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	-		r	
Bureau Veritas ID		ZRC296		
Sampling Date		2024/07/04		
		15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
Inorganics				
Leachable Fluoride (F-)	mg/L	0.26	0.10	9508754
Leachable WAD Cyanide (Free)	mg/L	<0.010	0.010	9508775
Leachable Nitrite (N)	mg/L	<0.10	0.10	9508776
Leachable Nitrate (N)	mg/L	<1.0	1.0	9508776
Leachable Nitrate + Nitrite (N)	mg/L	<1.0	1.0	9508776
Metals				
Leachable Arsenic (As)	mg/L	<0.2	0.2	9511565
Leachable Barium (Ba)	mg/L	1.0	0.2	9511565
Leachable Boron (B)	mg/L	0.2	0.1	9511565
Leachable Cadmium (Cd)	mg/L	<0.05	0.05	9511565
Leachable Chromium (Cr)	mg/L	<0.1	0.1	9511565
Leachable Lead (Pb)	mg/L	<0.1	0.1	9511565
Leachable Mercury (Hg)	mg/L	<0.001	0.001	9511565
Leachable Selenium (Se)	mg/L	<0.1	0.1	9511565
Leachable Silver (Ag)	mg/L	<0.01	0.01	9511565
Leachable Uranium (U)	mg/L	<0.01	0.01	9511565
RDL = Reportable Detection Limi	it			
QC Batch = Quality Control Batcl	n			

O.REG 558 TCLP INORGANICS PACKAGE (SOIL)

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Bureau Veritas ID		ZRC296		
Sampling Data		2024/07/04		
Samping Date		15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
Inorganics				
Final pH	pН	5.80		9508814
Initial pH	pН	9.61		9508814
TCLP - % Solids	%	100	0.2	9505761
TCLP Extraction Fluid	N/A	FLUID 2		9508811
RDL = Reportable Detection	on Limit			
QC Batch = Quality Contro	ol Batch			

TCLP LEACHATE PREPARATION (SOIL)

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O.REG 558 TCLP PCBS (SOIL)

Bureau Veritas ID		ZRC296		
Sampling Date		2024/07/04 15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
PCBs				
Leachable Aroclor 1016	ug/L	<3.0	3.0	9509015
Leachable Aroclor 1221	ug/L	<3.0	3.0	9509015
Leachable Aroclor 1242	ug/L	<3.0	3.0	9509015
Leachable Aroclor 1248	ug/L	<3.0	3.0	9509015
Leachable Aroclor 1254	ug/L	<3.0	3.0	9509015
Leachable Aroclor 1260	ug/L	<3.0	3.0	9509015
Leachable Total PCB	ug/L	<3.0	3.0	9509015
Surrogate Recovery (%)				
Leachable Decachlorobiphenyl	%	99		9509015
RDL = Reportable Detection Lim QC Batch = Quality Control Batcl	it h			

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O.REG 558 TCLP VOCS BY HS (SOIL)

Bureau Veritas ID		ZRC296		
Sampling Date		2024/07/04		
		15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
Charge/Prep Analysis				
Amount Extracted (Wet Weight) (g)	N/A	25	N/A	9505413
Volatile Organics	_		-	
Leachable Benzene	mg/L	<0.020	0.020	9507813
Leachable Carbon Tetrachloride	mg/L	<0.020	0.020	9507813
Leachable Chlorobenzene	mg/L	<0.020	0.020	9507813
Leachable Chloroform	mg/L	<0.020	0.020	9507813
Leachable 1,2-Dichlorobenzene	mg/L	<0.050	0.050	9507813
Leachable 1,4-Dichlorobenzene	mg/L	<0.050	0.050	9507813
Leachable 1,2-Dichloroethane	mg/L	<0.050	0.050	9507813
Leachable 1,1-Dichloroethylene	mg/L	<0.020	0.020	9507813
Leachable Methylene Chloride(Dichloromethane)	mg/L	<0.20	0.20	9507813
Leachable Methyl Ethyl Ketone (2-Butanone)	mg/L	<1.0	1.0	9507813
Leachable Tetrachloroethylene	mg/L	<0.020	0.020	9507813
Leachable Trichloroethylene	mg/L	<0.020	0.020	9507813
Leachable Vinyl Chloride	mg/L	<0.020	0.020	9507813
Surrogate Recovery (%)				
Leachable 4-Bromofluorobenzene	%	106		9507813
Leachable D4-1,2-Dichloroethane	%	116		9507813
Leachable D8-Toluene	%	88		9507813
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				
N/A = Not Applicable				

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RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		ZRC285		ZRC287		ZRC288		
Samuling Data		2024/07/04		2024/07/04		2024/07/04		
Sampling Date		14:30		14:35		14:00		
COC Number		C#990897-03-01		C#990897-03-01		C#990897-03-01		
	UNITS	BH113-2	QC Batch	BH113-3	QC Batch	BH114-2	RDL	QC Batch
Inorganics								
Moisture	%	19	9506538	16	9506690	22	1.0	9506538
			•		•			

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		ZRC289	ZRC291	ZRC292	ZRC292		
Sampling Date		2024/07/04 13:30	2024/07/04 11:00	2024/07/04 11:05	2024/07/04 11:05		
COC Number		C#990897-03-01	C#990897-03-01	C#990897-03-01	C#990897-03-01		
	UNITS	BH115-2	MW116-2	MW116-3	MW116-3 Lab-Dup	RDL	QC Batch
Inorganics							
Moisture	%	18	18	14	14	1.0	9506690
RDI = Reportable Detection I	imit						

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas ID		ZRC293		ZRC295		
Sampling Date		2024/07/04 13:00		2024/07/04 12:00		
COC Number		C#990897-03-01		C#990897-03-01		
	UNITS	BH117-2	QC Batch	BH118-2	RDL	OC Batch
Inorganics						
Inorganics Moisture	%	15	9506538	17	1.0	9506690



TEST SUMMARY

Bureau Veritas ID:	ZRC285					Collected:	2024/07/04
Matrix:	Soil					Received:	2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC287 BH113-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC288 BH114-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Andronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC289 BH115-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC291 MW116-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automated	d Statchk
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil b	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA



TCLP - % Solids

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

TEST SUMMARY

Bureau Veritas ID: Sample ID: Matrix:	ZRC292 MW116-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Petroleum Hydro. CCME F	1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	·
PAH Compounds in Soil by	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA
Bureau Veritas ID: Sample ID: Matrix:	ZRC292 Dup MW116-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC293 BH117-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Petroleum Hydro. CCME F	1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil by	y GC/MS (SIM)	GC/MS	9507606	2024/07/11	2024/07/12	Jett Wu	
Bureau Veritas ID: Sample ID: Matrix:	ZRC295 BH118-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil by	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA
Bureau Veritas ID: Sample ID: Matrix:	ZRC296 TCLP Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Cyanide (WAD) in Leachat	tes	SKAL/CN	9508775	N/A	2024/07/11	Alen Wang	
Fluoride by ISE in Leachat	es	ISE	9508754	2024/07/11	2024/07/11	Nachiketa	Gohil
Total Metals in TCLP Leac	hate by ICPMS	ICP1/MS	9511565	2024/07/12	2024/07/12	Indira Hari	ryPaul
Nitrate& Nitrite as Nitrog	en in Leachate	LACH	9508776	N/A	2024/07/11	Jinal Chave	da
PAH Compounds in Leach	ate by GC/MS (SIM)	GC/MS	9508779	2024/07/11	2024/07/12	Jonghan Y	oon
Polychlorinated Biphenyl	in Leachate	GC/ECD	9509015	2024/07/11	2024/07/12	Farag Man	sour

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2024/07/10

2024/07/11

Dave Adriel Gunawan

9505761

BAL

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



VOCs in ZHE Leachates

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

2024/07/11

Gabriella Morrone

TEST SUMMARY

Bureau Veritas ID: Sample ID: Matrix:	ZRC296 TCLP Soil					Collected: 2024/07/04 Shipped: Received: 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst
TCLP - Extraction Fluid			9508811	N/A	2024/07/11	Dave Adriel Gunawan
TCLP - Initial and final pH		РН	9508814	N/A	2024/07/11	Dave Adriel Gunawan
TCLP Zero Headspace Ext	raction		9505413	2024/07/10	2024/07/11	Arshdeep Jagayat

2024/07/11

9507813

GC/MS

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GENERAL COMMENTS

Each t	emperature is the	average of up to thre	ee cooler temperatures taken at r	eceipt		
	Package 1	2.3°C				
Sample accord	e ZRC285 [BH113-2 ingly.	?] : F1/BTEX Analysis	s: Due to high concentration of ta	rget analytes, sample requ	ired dilution. Reporting li	mits were adjusted
Sample accord	e ZRC289 [BH115-2 ingly.	?] : F1/BTEX Analysis	s: Due to high concentration of ta	rget analytes, sample requ	ired dilution. Reporting li	mits were adjusted
Sample metha	e ZRC292 [MW116 nol was added to t	 -3] : VOC/F1 Analys he vial to ensure ext 	is: Soil weight exceeds the protoco raction efficiency) specification of approxin	nately 5g in the field prese	erved vial. Additional
Sample	e ZRC293 [BH117-2	?] :PAH ANALYSIS: D	Due to the sample matrix, sample r O.REG 153 PHCS, BTE	equired dilution. Detectio X/F1-F4 (SOIL)	n limits were adjusted acc	cordingly.
Petrol vial. A	eum Hydro. CCME dditional methanol	F1 & BTEX in Soil: VC was added to the vi	DC/F1 Analysis: Soil weight exceed ial to ensure extraction efficiency	s the protocol specification	ι of approximately 5g in tl	he field preserved
Result	s relate only to the	e items tested.				

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QUALITY ASSURANCE REPORT

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	BLANK	Method B	llank	RPI	0	Leachate E	lank
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9507423	o-Terphenyl	2024/07/11	102	60 - 130	100	60 - 130	103	%				
9507604	D10-Anthracene	2024/07/11	101	50 - 130	86	50 - 130	86	%				
9507604	D14-Terphenyl (FS)	2024/07/11	103	50 - 130	96	50 - 130	98	%				
9507604	D8-Acenaphthylene	2024/07/11	06	50 - 130	87	50 - 130	88	%				
9507606	D10-Anthracene	2024/07/11	96	50 - 130	86	50 - 130	95	%				
9507606	D14-Terphenyl (FS)	2024/07/11	95	50 - 130	66	50 - 130	63	%				
9507606	D8-Acenaphthylene	2024/07/11	92	50 - 130	96	50 - 130	71	%				
9507654	o-Terphenyl	2024/07/11	89	60 - 130	94	60 - 130	97	%				
9507812	1,4-Difluorobenzene	2024/07/11	102	60 - 140	106	60 - 140	107	%				
9507812	4-Bromofluorobenzene	2024/07/11	97	60 - 140	66	60 - 140	66	%				
9507812	D10-o-Xylene	2024/07/11	95	60 - 140	56	60 - 140	96	%				
9507812	D4-1,2-Dichloroethane	2024/07/11	110	60 - 140	111	60 - 140	112	%				
9507813	Leachable 4-Bromofluorobenzene	2024/07/11	105	70 - 130	102	70 - 130	101	%				
9507813	Leachable D4-1,2-Dichloroethane	2024/07/11	108	70 - 130	101	70 - 130	116	%				
9507813	Leachable D8-Toluene	2024/07/11	111	70 - 130	106	70 - 130	87	%				
9508779	Leachable D10-Anthracene	2024/07/11	113	50 - 130	114	50 - 130	113	%				
9508779	Leachable D14-Terphenyl (FS)	2024/07/11	113	50 - 130	112	50 - 130	107	%				
9508779	Leachable D8-Acenaphthylene	2024/07/11	111	50 - 130	108	50 - 130	101	%				
9509015	Leachable Decachlorobiphenyl	2024/07/11	110	30 - 130	56	30 - 130	98	%				
9506538	Moisture	2024/07/10							2.3	20		
9506690	Moisture	2024/07/10							0.71	20		
9507423	F2 (C10-C16 Hydrocarbons)	2024/07/11	66	60 - 130	96	80 - 120	<10	ng/g	14	30		
9507423	F3 (C16-C34 Hydrocarbons)	2024/07/11	101	60 - 130	86	80 - 120	<50	ng/g	3.5	30		
9507423	F4 (C34-C50 Hydrocarbons)	2024/07/11	94	60 - 130	16	80 - 120	<50	ng/g	NC	30		
9507604	1-Methylnaphthalene	2024/07/11	83	50 - 130	83	50 - 130	<0.0050	g/gn	NC	40		
9507604	2-Methylnaphthalene	2024/07/11	81	50 - 130	82	50 - 130	<0.0050	g/gn	NC	40		
9507604	Acenaphthene	2024/07/11	92	50 - 130	88	50 - 130	<0.0050	g/gn	NC	40		
9507604	Acenaphthylene	2024/07/11	82	50 - 130	82	50 - 130	<0.0050	ng/g	NC	40		
9507604	Anthracene	2024/07/11	89	50 - 130	68	50 - 130	<0.0050	ng/g	NC	40		
9507604	Benzo(a)anthracene	2024/07/11	92	50 - 130	68	50 - 130	<0.0050	ng/g	NC	40		13
9507604	Benzo(a)pyrene	2024/07/11	85	50 - 130	84	50 - 130	<0.0050	ug/g	NC	40		1
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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	BLANK	Method	3lank	RPI	0	Leachate I	slank
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9507604	Benzo(b/j)fluoranthene	2024/07/11	85	50 - 130	83	50 - 130	<0.0050	g/gn	NC	40		
9507604	Benzo(g,h,i)perylene	2024/07/11	81	50 - 130	08	50 - 130	<0.0050	₿/₿n	NC	40		
9507604	Benzo(k)fluoranthene	2024/07/11	79	50 - 130	28	50 - 130	<0.0050	g/gn	NC	40		
9507604	Chrysene	2024/07/11	91	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40		
9507604	Dibenzo(a,h)anthracene	2024/07/11	78	50 - 130	77	50 - 130	<0.0050	ng/g	NC	40		
9507604	Fluoranthene	2024/07/11	95	50 - 130	52	50 - 130	<0.0050	g/gn	NC	40		
9507604	Fluorene	2024/07/11	80	50 - 130	8/	50 - 130	<0.0050	g/gu	NC	40		
9507604	Indeno(1,2,3-cd)pyrene	2024/07/11	85	50 - 130	78	50 - 130	<0.0050	₿/₿n	NC	40		
9507604	Naphthalene	2024/07/11	80	50 - 130	82	50 - 130	<0.0050	₿/₿n	NC	40		
9507604	Phenanthrene	2024/07/11	06	50 - 130	68	50 - 130	<0.0050	₿/₿n	NC	40		
9507604	Pyrene	2024/07/11	95	50 - 130	86	50 - 130	<0.0050	₿/₿n	NC	40		
9507606	1-Methylnaphthalene	2024/07/11	77	50 - 130	82	50 - 130	<0.0050	₿/₿n	NC	40		
9507606	2-Methylnaphthalene	2024/07/11	79	50 - 130	78	50 - 130	<0.0050	₿/₿n	NC	40		
9507606	Acenaphthene	2024/07/11	83	50 - 130	87	50 - 130	<0.0050	g/gn	NC	40		
9507606	Acenaphthylene	2024/07/11	86	50 - 130	16	50 - 130	<0.0050	₿/₿n	NC	40		
9507606	Anthracene	2024/07/11	86	50 - 130	26	50 - 130	<0.0050	g/gn	NC	40		
9507606	Benzo(a)anthracene	2024/07/11	85	50 - 130	68	50 - 130	<0.0050	g/gn	NC	40		
9207606	Benzo(a)pyrene	2024/07/11	83	50 - 130	68	50 - 130	<0.0050	g/gn	NC	40		
9507606	Benzo(b/j)fluoranthene	2024/07/11	81	50 - 130	88	50 - 130	<0.0050	g/gn	NC	40		
9507606	Benzo(g,h,i)perylene	2024/07/11	80	50 - 130	68	50 - 130	<0.0050	₿/₿n	NC	40		
9507606	Benzo(k)fluoranthene	2024/07/11	79	50 - 130	87	50 - 130	<0.0050	g/gn	NC	40		
9507606	Chrysene	2024/07/11	83	50 - 130	88	50 - 130	<0.0050	g/gn	NC	40		
9507606	Dibenzo(a,h)anthracene	2024/07/11	83	50 - 130	93	50 - 130	<0.0050	ng/g	NC	40		
9507606	Fluoranthene	2024/07/11	88	50 - 130	93	50 - 130	<0.0050	ng/g	NC	40		
9507606	Fluorene	2024/07/11	87	50 - 130	91	50 - 130	<0.0050	ug/g	NC	40		
9507606	Indeno(1,2,3-cd)pyrene	2024/07/11	85	50 - 130	93	50 - 130	<0.0050	ug/g	NC	40		
9507606	Naphthalene	2024/07/11	75	50 - 130	83	50 - 130	<0.0050	g/gn	NC	40		
9507606	Phenanthrene	2024/07/11	86	50 - 130	91	50 - 130	<0.0050	ug/g	NC	40		
9507606	Pyrene	2024/07/11	89	50 - 130	94	50 - 130	<0.0050	ng/g	NC	40		
9507654	F2 (C10-C16 Hydrocarbons)	2024/07/12	89	60 - 130	92	80 - 120	<10	ug/g	NC	30		13
9507654	F3 (C16-C34 Hydrocarbons)	2024/07/12	93	60 - 130	96	80 - 120	<50	ug/g	NC	30		2
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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	BLANK	Method	Blank	RPI	٥	Leachate E	3 lank
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9507654	F4 (C34-C50 Hydrocarbons)	2024/07/12	87	60 - 130	06	80 - 120	<50	g/gn	NC	30		
9507812	Benzene	2024/07/11	26	50 - 140	06	50 - 140	<0.020	g/gn	NC	50		
9507812	Ethylbenzene	2024/07/11	92	50 - 140	93	50 - 140	<0.020	g/gn	NC	50		
9507812	F1 (C6-C10) - BTEX	2024/07/11					<10	g/gn	NC	30		
9507812	F1 (C6-C10)	2024/07/11	06	60 - 140	86	80 - 120	<10	g/gn	NC	30		
9507812	o-Xylene	2024/07/11	92	50 - 140	06	50 - 140	<0.020	g/gn	NC	50		
9507812	p+m-Xylene	2024/07/11	06	50 - 140	86	50 - 140	<0.040	g/gn	NC	50		
9507812	Toluene	2024/07/11	83	50 - 140	81	50 - 140	<0.020	g/gn	NC	50		
9507812	Total Xylenes	2024/07/11					<0.040	g/gn	NC	50		
9507813	Leachable 1,1-Dichloroethylene	2024/07/11	26	70 - 130	94	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable 1,2-Dichlorobenzene	2024/07/11	96	70 - 130	86	70 - 130	<0:050	mg/L	NC	30		
9507813	Leachable 1,2-Dichloroethane	2024/07/11	104	70 - 130	66	70 - 130	<0.050	mg/L	NC	30		
9507813	Leachable 1,4-Dichlorobenzene	2024/07/11	64	70 - 130	66	70 - 130	<0:050	mg/L	NC	30		
9507813	Leachable Benzene	2024/07/11	92	70 - 130	93	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Carbon Tetrachloride	2024/07/11	101	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Chlorobenzene	2024/07/11	56	70 - 130	67	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Chloroform	2024/07/11	102	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Methyl Ethyl Ketone (2-Butanone)	2024/07/11	66	60 - 140	101	60 - 140	<1.0	mg/L	NC	30		
9507813	Leachable Methylene Chloride (Dichloromethane)	2024/07/11	118	70 - 130	112	70 - 130	<0.20	mg/L	NC	30		
9507813	Leachable Tetrachloroethylene	2024/07/11	86	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Trichloroethylene	2024/07/11	96	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Vinyl Chloride	2024/07/11	91	70 - 130	86	70 - 130	<0.020	mg/L	NC	30		
9508754	Leachable Fluoride (F-)	2024/07/11	68	80 - 120	104	80 - 120	<0.10	mg/L	0	25	<0.10	mg/L
9508775	Leachable WAD Cyanide (Free)	2024/07/11	81	80 - 120	96	80 - 120	<0.0020	mg/L	NC	20	<0.010	mg/L
9508776	Leachable Nitrate (N)	2024/07/11	91	80 - 120	100	80 - 120	<1.0	mg/L	NC	20	<1.0	mg/L
9508776	Leachable Nitrate + Nitrite (N)	2024/07/11	64	80 - 120	100	80 - 120	<1.0	mg/L	NC	20	<1.0	mg/L
9508776	Leachable Nitrite (N)	2024/07/11	107	80 - 120	103	80 - 120	<0.10	mg/L	NC	20	<0.10	mg/L
9508779	Leachable Benzo(a)pyrene	2024/07/11	95	50 - 130	105	50 - 130	<0.10	ug/L	NC	40		
9509015	Leachable Aroclor 1016	2024/07/11					<3.0	ug/L				13
9509015	Leachable Aroclor 1221	2024/07/11					<3.0	ug/L				3

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

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Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

		•	Matrix	Spike	SPIKED	BLANK	Method E	3 ank	RPI	0	Leachate f	3 an k
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9509015	Leachable Aroclor 1242	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1248	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1254	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1260	2024/07/11	117	30 - 130	98	30 - 130	<3.0	ng/L				
9509015	Leachable Total PCB	2024/07/11	117	30 - 130	98	30 - 130	<3.0	ng/L	NC	40		
9511565	Leachable Arsenic (As)	2024/07/12	66	80 - 120	101	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
9511565	Leachable Barium (Ba)	2024/07/12	100	80 - 120	101	80 - 120	<0.2	mg/L	4.8	35	<0.2	mg/L
9511565	Leachable Boron (B)	2024/07/12	101	80 - 120	96	80 - 120	<0.1	mg/L	7.7	35	<0.1	mg/L
9511565	Leachable Cadmium (Cd)	2024/07/12	101	80 - 120	66	80 - 120	<0.05	mg/L	NC	35	<0.05	mg/L
9511565	Leachable Chromium (Cr)	2024/07/12	98	80 - 120	98	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Lead (Pb)	2024/07/12	95	80 - 120	95	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Mercury (Hg)	2024/07/12	100	80 - 120	98	80 - 120	<0.001	mg/L	NC	35	<0.001	mg/L
9511565	Leachable Selenium (Se)	2024/07/12	66	80 - 120	67	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Silver (Ag)	2024/07/12	98	80 - 120	95	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
9511565	Leachable Uranium (U)	2024/07/12	97	80 - 120	95	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
Duplicate:	Paired analysis of a separate portion of the same :	sample. Used to	evaluate the	variance in t	he measuren	ient.						
Matrix Spike	e: A sample to which a known amount of the ana	lyte of interest h	as been adde	d. Used to e	valuate samp	ole matrix inte	erference.					
Leachate Bl	ank: A blank matrix containing all reagents used i	in the leaching pr	ocedure. Use	d to determ	ine anv proce	ess contamin	ation.					

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

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

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

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

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VALIDATION SIGNATURE PAGE

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

Anastassia Hamanov, Scientific Specialist

austin Camere

Cristina Carriere, Senior Scientific Specialist

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

Page 22 of 32 Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, LSN 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

~		ottle Order #:	Project Manager:	Antonella Brasil		 T) Required: tor rush projects 		as BOD and Dioxins/Furans are > 5	ubmission) Time Required:	(call lab for #)	mments												IV Seal Yes No ent fent act	nNT_r 1/1/2	ムノシン
NONT-2024-07-72		7	COC #:		C#990897-03-01	Turmaround Time (TA	(Standard) TAT: (jed itRush TAT is not specified)	AT = 5-7 Working days for most tests. s: Standard TAT for certain lests such and unit Province Manager for destails	ific Rush TAT (if applies to entire s red:	rmation Number:	Co					* PHOH - UC				Dn - Hold *		ratory Use Only	ature (°C) on Becei Custod	Vhi) FROM TIME OF SAMPLING EAU VERITAS	
							Regular (Standard Tr Standard Tr Please note	Job Speci Date Requir	Rush Confi	# of Bottles	4	4-	4	4	4	4	4	4	4	4	Labo	ime Sensitive Temper	ST BE KEPT COOL (< 10° C	
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NOGNOT	PROJEC	#u	ame		By: CI	EQUESTED (PLEASE B	(+	X 1-Er	1) z	B_ SH	9	X	X	XX	XX			X	XX			Time	11:50	N OF CUSTODY DOCUM	3000 0
RECO IN		Quotatio	Project N	Site #:	N.Com Sampled	ANALYSIS R	1	TEX/F1-F4	bHC²' B. b∀H²	831 De	эя.0	~										Date: (YY/MM/DD)	2024 02/08	SIGNING OF THIS CHAI SIGNING OF THIS CHAI ERMS-AND-CONDITIONS FIN ANALYTICAL TAT D	
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Toll-free:800-563-6266	REPORT TO:	Chris	perior stree	1195.056	prehinter Cbe	JST BE	ircle):	bjesze c	ASC Thered (i biəi	Matrix	1:05	soi l	1 :00	1:05	5011	oi l	1:05	l'ioc	Soil	1:03	RECEIVED BY: (Sign	2 Soundar	ERITAS'S STANDARD TE MENTAL-LABORATORIE NCOMPLETE CHAIN OF	
L8 Tel:(905) 817-5700		y Name: 1: 2	nce	519.	Kunshverg	ONSUMPTION MU	Special Instru		No Par		Time Sampled	J. JOPM	2:35 PM	2:00 MM 5	1: 300M S	1:35pm 5	II:DOAM =	11:05AM	1:001M	MO SO:1	S M0 00:01	me	0 MM ASING	IBJECT TO BUREAU VE W.BVNA.COMIENVIRON JSTODY RECORD. AN1	
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	ory Use Only:	Bottle Order #:	NINNIN NIN	Project Manager:	Antonella Brasil		ime (TAT) Required: nce notice for rush projects		ost lests. sts such as BOD and Dioxins/Furans are > 5 details.) entire submission) Time Required:	(call lab for #)	Comments								Custody Seal Yes No Present	Intact
	Laborat	Bureau Veritas Job #:		COC #:		0,#990897-04-01	Turmaround T Please provide adva	Regular (Stardard) TAT:	Standard TAT = £.7 Working days for m Please nole: Stardard TAT for certain le days - contact your Project Manager for	Job Specific Rush TAT (if applies to Date Required:	Rush Confirmation Number.	# of Bottles		7					Laboratory Use Only	Temperature (°C) on Recei	\$12.2
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HC		Quotation #:	P.O.#:	Project Name	Site #:	Sampled By:	ANALYSIS REQU	1	BTEX/F1-F4	93 PHCs,	91 69 91 69	8.0							Date: (YY/MM/DD)	Salfa haar	SIGNING OF THIS CHAIN OF
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					(905) 363-0681	STOCK STOCK - CONTRACTOR STOCK	TER INTENDED FOR ITAS DRINKING WAT	Other Regulations	Sanitary Sewer Byla Storm Sewer Bylaw Municipality	Reg 406 Table	Analysis (Y/N)?	n) dentification Da		5					Date: (YY/MM/D	512120	TED ON THIS CHAIN OF CL
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101		ne: #3103 Pinchin	Accounts Payat 2360 Meadowpi	Mississauga ON	(905) 363-0678	ap@piiiciiii.coi	EGULATED DRINKIN SUBMITTED ON	lation 153 (2011)	Res/Park Medii	T	Include Criter	nple Barcode Label							* RELINQUISHED BY: (\$	Balen	ERWISE AGREED TO IN W
B U R E A I V E A I T A S		ompany Nam	ttention: Idress:		ie i	mail:	MOERE	Regul	Table 1 Table 2 Table 3	Table		Sam									

Pinchin Ltd Client Project #: 338681.001 Client ID: BH113-2 Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Pinchin Ltd Client Project #: 338681.001 Client ID: BH113-3 Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Pinchin Ltd Client Project #: 338681.001 Client ID: BH114-2 Petroleum Hydrocarbons F2-F4 in Soil Chromatogram





142

Pinchin Ltd Client Project #: 338681.001 Client ID: MW116-2 Petroleum Hydrocarbons F2-F4 in Soil Chromatogram





Client Project #: 338681.001 Client ID: MW116-3

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

Bureau Veritas Job #: C4K8167

Bureau Veritas Sample: ZRC292 Lab-Dup

Report Date: 2024/07/15







Your Project #: 338681.001 Your C.O.C. #: C#990897-03-01

Attention: Kimberly Westover

Pinchin Ltd 2360 Meadowpine Blvd Unit # 2 Mississauga, ON CANADA L5N 6S2

> Report Date: 2024/07/15 Report #: R8235371 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4K8167

Received: 2024/07/08, 11:50

Sample Matrix: Soil # Samples Received: 9

		Date	Date		
Analyses	Quantity	Extracted	Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum	4	N/A	2024/07/12	CAM SOP-00301	EPA 8270D m
Cyanide (WAD) in Leachates	1	N/A	2024/07/11	CAM SOP-00457	OMOE 3015 m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	4	N/A	2024/07/11	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	3	N/A	2024/07/12	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	4	2024/07/10	2024/07/11	CAM SOP-00316	CCME CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	3	2024/07/11	2024/07/12	CAM SOP-00316	CCME CWS m
Fluoride by ISE in Leachates	1	2024/07/11	2024/07/11	CAM SOP-00449	SM 24 4500-F- C m
Total Metals in TCLP Leachate by ICPMS	1	2024/07/12	2024/07/12	CAM SOP-00447	EPA 6020B m
Moisture	8	N/A	2024/07/10	CAM SOP-00445	Carter 2nd ed 70.2 m
Nitrate& Nitrite as Nitrogen in Leachate	1	N/A	2024/07/11	CAM SOP-00440	SM 24 4500-NO3I/NO2B
PAH Compounds in Leachate by GC/MS (SIM)	1	2024/07/11	2024/07/12	CAM SOP-00318	EPA 8270E
PAH Compounds in Soil by GC/MS (SIM)	3	2024/07/11	2024/07/11	CAM SOP-00318	EPA 8270E
PAH Compounds in Soil by GC/MS (SIM)	1	2024/07/11	2024/07/12	CAM SOP-00318	EPA 8270E
Polychlorinated Biphenyl in Leachate	1	2024/07/11	2024/07/12	CAM SOP-00309	EPA 8082A m
TCLP - % Solids	1	2024/07/10	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2024/07/11	CAM SOP-00401	EPA 1311 Update I m
TCLP Zero Headspace Extraction	1	2024/07/10	2024/07/11	CAM SOP-00430	EPA 1311 m
VOCs in ZHE Leachates	1	2024/07/11	2024/07/11	CAM SOP-00228	EPA 8260D

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or

Page 1 of 32

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Your Project #: 338681.001 Your C.O.C. #: C#990897-03-01

Attention: Kimberly Westover

Pinchin Ltd 2360 Meadowpine Blvd Unit # 2 Mississauga, ON CANADA L5N 6S2

> Report Date: 2024/07/15 Report #: R8235371 Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C4K8167

Received: 2024/07/08, 11:50

implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated. (2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data

reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key



Please direct all questions regarding this Certificate of Analysis to: Antonella Brasil, Senior Project Manager Email: Antonella.Brasil@bureauveritas.com Phone# (905)817-5817

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> Total Cover Pages : 2 Page 2 of 32

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ZRC291	ZRC292			ZRC293		
Sampling Date		2024/07/04	2024/07/04			2024/07/04		
Sumpling Dute		11:00	11:05			13:00		
COC Number		C#990897-03-01	C#990897-03-01			C#990897-03-01		
	UNITS	MW116-2	MW116-3	RDL	QC Batch	BH117-2	RDL	QC Batch
Calculated Parameters								
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	<0.0071	0.0071	9504571	2.2	0.071	9504571
Polyaromatic Hydrocarbons								
Acenaphthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.050	0.050	9507606
Acenaphthylene	ug/g	<0.0050	<0.0050	0.0050	9507604	<0.050	0.050	9507606
Anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.086	0.050	9507606
Benzo(a)anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.26	0.050	9507606
Benzo(a)pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.24	0.050	9507606
Benzo(b/j)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.30	0.050	9507606
Benzo(g,h,i)perylene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.16	0.050	9507606
Benzo(k)fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.11	0.050	9507606
Chrysene	ug/g	<0.0050	0.0075	0.0050	9507604	0.23	0.050	9507606
Dibenzo(a,h)anthracene	ug/g	<0.0050	<0.0050	0.0050	9507604	<0.050	0.050	9507606
Fluoranthene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.87	0.050	9507606
Fluorene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.050	0.050	9507606
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.16	0.050	9507606
1-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.79	0.050	9507606
2-Methylnaphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	1.4	0.050	9507606
Naphthalene	ug/g	<0.0050	<0.0050	0.0050	9507604	1.2	0.050	9507606
Phenanthrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.41	0.050	9507606
Pyrene	ug/g	<0.0050	<0.0050	0.0050	9507604	0.79	0.050	9507606
Surrogate Recovery (%)								
D10-Anthracene	%	95	94		9507604	97		9507606
D14-Terphenyl (FS)	%	97	94		9507604	96		9507606
D8-Acenaphthylene	%	88	89		9507604	89		9507606
RDL = Reportable Detection L QC Batch = Quality Control Ba	imit atch							

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O.REG 153 PAHS (SOIL)

Bureau Veritas ID		ZRC295		
Sampling Data		2024/07/04		
Sampling Date		12:00		
COC Number		C#990897-03-01		
	UNITS	BH118-2	RDL	QC Batch
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.0071	0.0071	9504571
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.0050	0.0050	9507604
Acenaphthylene	ug/g	<0.0050	0.0050	9507604
Anthracene	ug/g	<0.0050	0.0050	9507604
Benzo(a)anthracene	ug/g	<0.0050	0.0050	9507604
Benzo(a)pyrene	ug/g	<0.0050	0.0050	9507604
Benzo(b/j)fluoranthene	ug/g	<0.0050	0.0050	9507604
Benzo(g,h,i)perylene	ug/g	<0.0050	0.0050	9507604
Benzo(k)fluoranthene	ug/g	<0.0050	0.0050	9507604
Chrysene	ug/g	<0.0050	0.0050	9507604
Dibenzo(a,h)anthracene	ug/g	<0.0050	0.0050	9507604
Fluoranthene	ug/g	<0.0050	0.0050	9507604
Fluorene	ug/g	<0.0050	0.0050	9507604
Indeno(1,2,3-cd)pyrene	ug/g	<0.0050	0.0050	9507604
1-Methylnaphthalene	ug/g	<0.0050	0.0050	9507604
2-Methylnaphthalene	ug/g	<0.0050	0.0050	9507604
Naphthalene	ug/g	<0.0050	0.0050	9507604
Phenanthrene	ug/g	<0.0050	0.0050	9507604
Pyrene	ug/g	<0.0050	0.0050	9507604
Surrogate Recovery (%)				
D10-Anthracene	%	93		9507604
D14-Terphenyl (FS)	%	95		9507604
D8-Acenaphthylene	%	89		9507604
RDL = Reportable Detection L	imit			
QC Batch = Quality Control Ba	atch			

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O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		ZRC285			ZRC287		ZRC288		
Sampling Data		2024/07/04			2024/07/04		2024/07/04		
Sampling Date		14:30			14:35		14:00		
COC Number		C#990897-03-01			C#990897-03-01		C#990897-03-01		
	UNITS	BH113-2	RDL	QC Batch	BH113-3	QC Batch	BH114-2	RDL	QC Batch
BTEX & F1 Hydrocarbons									
Benzene	ug/g	8.6	0.10	9507812	0.051	9507812	<0.020	0.020	9507812
Toluene	ug/g	64	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
Ethylbenzene	ug/g	52	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
o-Xylene	ug/g	70	0.10	9507812	<0.020	9507812	<0.020	0.020	9507812
p+m-Xylene	ug/g	190	0.20	9507812	<0.040	9507812	<0.040	0.040	9507812
Total Xylenes	ug/g	260	0.20	9507812	<0.040	9507812	<0.040	0.040	9507812
F1 (C6-C10)	ug/g	1500	50	9507812	<10	9507812	<10	10	9507812
F1 (C6-C10) - BTEX	ug/g	1100	50	9507812	<10	9507812	<10	10	9507812
F2-F4 Hydrocarbons									
F2 (C10-C16 Hydrocarbons)	ug/g	70	10	9507654	<10	9507423	<10	10	9507654
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	9507654	<50	9507423	<50	50	9507654
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	9507654	<50	9507423	<50	50	9507654
Reached Baseline at C50	ug/g	Yes		9507654	Yes	9507423	Yes		9507654
Surrogate Recovery (%)	-								
1,4-Difluorobenzene	%	105		9507812	104	9507812	107		9507812
4-Bromofluorobenzene	%	100		9507812	99	9507812	98		9507812
D10-o-Xylene	%	100		9507812	108	9507812	114		9507812
D4-1,2-Dichloroethane	%	107		9507812	113	9507812	110		9507812
o-Terphenyl	%	86		9507654	96	9507423	85		9507654
RDL = Reportable Detection L	imit								
QC Batch – Quanty Collifol Ba									

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O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

Bureau Veritas ID		ZRC289		ZRC291	ZRC292			ZRC292		
Sampling Date		2024/07/04		2024/07/04	2024/07/04			2024/07/04		
Sampling Date		13:30		11:00	11:05			11:05		
COC Number		C#990897-03-01		C#990897-03-01	C#990897-03-01			C#990897-03-01		
	UNITS	BH115-2	RDL	MW116-2	MW116-3	RDL	QC Batch	MW116-3 Lab-Dup	RDL	QC Batch
BTEX & F1 Hydrocarbons										
Benzene	ug/g	2.5	0.040	<0.020	<0.020	0.020	9507812			
Toluene	ug/g	8.9	0.040	<0.020	<0.020	0.020	9507812			
Ethylbenzene	ug/g	29	0.040	<0.020	<0.020	0.020	9507812			
o-Xylene	ug/g	20	0.040	<0.020	<0.020	0.020	9507812			
p+m-Xylene	ug/g	64	0.080	<0.040	<0.040	0.040	9507812			
Total Xylenes	ug/g	84	0.080	<0.040	<0.040	0.040	9507812			
F1 (C6-C10)	ug/g	650	20	<10	<10	10	9507812			
F1 (C6-C10) - BTEX	ug/g	530	20	<10	<10	10	9507812			
F2-F4 Hydrocarbons										
F2 (C10-C16 Hydrocarbons)	ug/g	120	10	<10	<10	10	9507423	12	10	9507423
F3 (C16-C34 Hydrocarbons)	ug/g	<50	50	<50	53	50	9507423	55	50	9507423
F4 (C34-C50 Hydrocarbons)	ug/g	<50	50	<50	<50	50	9507423	<50	50	9507423
Reached Baseline at C50	ug/g	Yes		Yes	Yes		9507423	Yes		9507423
Surrogate Recovery (%)										
1,4-Difluorobenzene	%	103		107	103		9507812			
4-Bromofluorobenzene	%	100		98	103		9507812			
D10-o-Xylene	%	104		118	113		9507812			
D4-1,2-Dichloroethane	%	110		113	112		9507812			
o-Terphenyl	%	102		97	98		9507423	99		9507423
RDL = Reportable Detection L	imit									
QC Batch = Quality Control Ba	atch									
Lab-Dup = Laboratory Initiate	ed Duplic	cate								



		-		
Bureau Veritas ID		ZRC293		
Sampling Date		2024/07/04		
Samping Date		13:00		
COC Number		C#990897-03-01		
	UNITS	BH117-2	RDL	QC Batch
BTEX & F1 Hydrocarbons			<u> </u>	
Benzene	ug/g	0.49	0.020	9507812
Toluene	ug/g	0.19	0.020	9507812
Ethylbenzene	ug/g	9.5	0.020	9507812
o-Xylene	ug/g	0.14	0.020	9507812
p+m-Xylene	ug/g	4.5	0.040	9507812
Total Xylenes	ug/g	4.6	0.040	9507812
F1 (C6-C10)	ug/g	200	10	9507812
F1 (C6-C10) - BTEX	ug/g	190	10	9507812
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	22	10	9507654
F3 (C16-C34 Hydrocarbons)	ug/g	160	50	9507654
F4 (C34-C50 Hydrocarbons)	ug/g	240	50	9507654
Reached Baseline at C50	ug/g	Yes		9507654
Surrogate Recovery (%)				
1,4-Difluorobenzene	%	106		9507812
4-Bromofluorobenzene	%	100		9507812
D10-o-Xylene	%	112		9507812
D4-1,2-Dichloroethane	%	111		9507812
o-Terphenyl	%	90		9507654
RDL = Reportable Detection L	.imit			
QC Batch = Quality Control Ba	atch			

O.REG 153 PHCS, BTEX/F1-F4 (SOIL)

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O.REG 558 TCLP BENZO(A)PYRENE

Bureau Veritas ID		ZRC296						
Sampling Date		2024/07/04 15:00						
COC Number		C#990897-03-01						
	UNITS	TCLP	RDL	QC Batch				
Polyaromatic Hydrocarbons								
Leachable Benzo(a)pyrene	ug/L	<0.10	0.10	9508779				
Surrogate Recovery (%)								
Leachable D10-Anthracene	%	110		9508779				
Leachable D14-Terphenyl (FS)	%	112		9508779				
Leachable D8-Acenaphthylene	%	104		9508779				
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								

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				r
Bureau Veritas ID		ZRC296		
Sampling Date		2024/07/04		
		15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
Inorganics				
Leachable Fluoride (F-)	mg/L	0.26	0.10	9508754
Leachable WAD Cyanide (Free)	mg/L	<0.010	0.010	9508775
Leachable Nitrite (N)	mg/L	<0.10	0.10	9508776
Leachable Nitrate (N)	mg/L	<1.0	1.0	9508776
Leachable Nitrate + Nitrite (N)	mg/L	<1.0	1.0	9508776
Metals				
Leachable Arsenic (As)	mg/L	<0.2	0.2	9511565
Leachable Barium (Ba)	mg/L	1.0	0.2	9511565
Leachable Boron (B)	mg/L	0.2	0.1	9511565
Leachable Cadmium (Cd)	mg/L	<0.05	0.05	9511565
Leachable Chromium (Cr)	mg/L	<0.1	0.1	9511565
Leachable Lead (Pb)	mg/L	<0.1	0.1	9511565
Leachable Mercury (Hg)	mg/L	<0.001	0.001	9511565
Leachable Selenium (Se)	mg/L	<0.1	0.1	9511565
Leachable Silver (Ag)	mg/L	<0.01	0.01	9511565
Leachable Uranium (U)	mg/L	<0.01	0.01	9511565
RDL = Reportable Detection Limi	it			
QC Batch = Quality Control Batch	'n			

O.REG 558 TCLP INORGANICS PACKAGE (SOIL)

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Bureau Veritas ID		ZRC296								
Sampling Date		2024/07/04								
Samping Date		15:00								
COC Number		C#990897-03-01								
	UNITS	TCLP	RDL	QC Batch						
Inorganics										
Final pH	рН	5.80		9508814						
Initial pH	рН	9.61		9508814						
TCLP - % Solids	%	100	0.2	9505761						
TCLP Extraction Fluid N/A FLUID 2 9508811										
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										

TCLP LEACHATE PREPARATION (SOIL)

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O.REG 558 TCLP PCBS (SOIL)

Bureau Veritas ID		ZRC296								
Sampling Date		2024/07/04 15:00								
COC Number		C#990897-03-01								
	UNITS	TCLP	RDL	QC Batch						
PCBs										
Leachable Aroclor 1016	ug/L	<3.0	3.0	9509015						
Leachable Aroclor 1221	ug/L	<3.0	3.0	9509015						
Leachable Aroclor 1242	ug/L	<3.0	3.0	9509015						
Leachable Aroclor 1248	ug/L	<3.0	3.0	9509015						
Leachable Aroclor 1254	ug/L	<3.0	3.0	9509015						
Leachable Aroclor 1260	ug/L	<3.0	3.0	9509015						
Leachable Total PCB	ug/L	<3.0	3.0	9509015						
Surrogate Recovery (%)	Surrogate Recovery (%)									
Leachable Decachlorobiphenyl	%	99		9509015						
RDL = Reportable Detection Limit QC Batch = Quality Control Batch										

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O.REG 558 TCLP VOCS BY HS (SOIL)

Bureau Veritas ID		ZRC296		
Sampling Date		2024/07/04		
		15:00		
COC Number		C#990897-03-01		
	UNITS	TCLP	RDL	QC Batch
Charge/Prep Analysis				
Amount Extracted (Wet Weight) (g)	N/A	25	N/A	9505413
Volatile Organics				
Leachable Benzene	mg/L	<0.020	0.020	9507813
Leachable Carbon Tetrachloride	mg/L	<0.020	0.020	9507813
Leachable Chlorobenzene	mg/L	<0.020	0.020	9507813
Leachable Chloroform	mg/L	<0.020	0.020	9507813
Leachable 1,2-Dichlorobenzene	mg/L	<0.050	0.050	9507813
Leachable 1,4-Dichlorobenzene	mg/L	<0.050	0.050	9507813
Leachable 1,2-Dichloroethane	mg/L	<0.050	0.050	9507813
Leachable 1,1-Dichloroethylene	mg/L	<0.020	0.020	9507813
Leachable Methylene Chloride(Dichloromethane)	mg/L	<0.20	0.20	9507813
Leachable Methyl Ethyl Ketone (2-Butanone)	mg/L	<1.0	1.0	9507813
Leachable Tetrachloroethylene	mg/L	<0.020	0.020	9507813
Leachable Trichloroethylene	mg/L	<0.020	0.020	9507813
Leachable Vinyl Chloride	mg/L	<0.020	0.020	9507813
Surrogate Recovery (%)				
Leachable 4-Bromofluorobenzene	%	106		9507813
Leachable D4-1,2-Dichloroethane	%	116		9507813
Leachable D8-Toluene	%	88		9507813
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				
N/A = Not Applicable				

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RESULTS OF ANALYSES OF SOIL

Dura au Marita a ID		700205		700207		70,000		
Bureau veritas ID		ZRC285		ZRC287		ZRC288		
Sampling Data		2024/07/04		2024/07/04		2024/07/04		1
		14:30		14:35		14:00		1
COC Number		C#990897-03-01		C#990897-03-01		C#990897-03-01		
	UNITS	BH113-2	QC Batch	BH113-3	QC Batch	BH114-2	RDL	QC Batch
Inorganics								
Moisture	%	19	9506538	16	9506690	22	1.0	9506538
	• •.							

RDL = Reportable Detection Limit

QC Batch = Quality Control Batch

Bureau Veritas ID		ZRC289	ZRC291	ZRC292	ZRC292		
Sampling Date		2024/07/04 13:30	2024/07/04 11:00	2024/07/04 11:05	2024/07/04 11:05		
COC Number		C#990897-03-01	C#990897-03-01	C#990897-03-01	C#990897-03-01		
	UNITS	BH115-2	MW116-2	MW116-3	MW116-3 Lab-Dup	RDL	QC Batch
Inorganics							
Moisture	%	18	18	14	14	1.0	9506690
		= -			= -		

QC Batch = Quality Control Batch

Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas ID		ZRC293		ZRC295		
Sampling Date		2024/07/04 13:00		2024/07/04 12:00		
COC Number		C#990897-03-01		C#990897-03-01		
	UNITS	BH117-2	QC Batch	BH118-2	RDL	QC Batch
Inorganics						I <u> </u>
Inorganics Moisture	%	15	9506538	17	1.0	9506690
Inorganics Moisture RDL = Reportable Detection L	% .imit	15	9506538	17	1.0	9506690



TEST SUMMARY

Bureau Veritas ID:	ZRC285					Collected:	2024/07/04
Matrix:	Soil					Received:	2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	ndronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC287 BH113-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC288 BH114-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	ndronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC289 BH115-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/12	Domnica A	ndronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC291 MW116-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automated	d Statchk
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil b	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



TCLP - % Solids

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

TEST SUMMARY

Bureau Veritas ID: Sample ID: Matrix:	ZRC292 MW116-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	·
PAH Compounds in Soil b	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA
Bureau Veritas ID: Sample ID: Matrix:	ZRC292 Dup MW116-3 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507423	2024/07/10	2024/07/11	Mohamme	ed Abdul Nafay Shoeb
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
Bureau Veritas ID: Sample ID: Matrix:	ZRC293 BH117-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Petroleum Hydro. CCME	F1 & BTEX in Soil	HSGC/MSFD	9507812	N/A	2024/07/11	Domnica A	Indronescu
Petroleum Hydrocarbons	F2-F4 in Soil	GC/FID	9507654	2024/07/11	2024/07/12	Agnieszka	Brzuzy-Snopko
Moisture		BAL	9506538	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil b	y GC/MS (SIM)	GC/MS	9507606	2024/07/11	2024/07/12	Jett Wu	
Bureau Veritas ID: Sample ID: Matrix:	ZRC295 BH118-2 Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Methylnaphthalene Sum		CALC	9504571	N/A	2024/07/12	Automate	d Statchk
Moisture		BAL	9506690	N/A	2024/07/10	Raj Patel	
PAH Compounds in Soil b	y GC/MS (SIM)	GC/MS	9507604	2024/07/11	2024/07/11	Nicoleta N	1aria CIUBLEA
Bureau Veritas ID: Sample ID: Matrix:	ZRC296 TCLP Soil					Collected: Shipped: Received:	2024/07/04 2024/07/08
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
Cyanide (WAD) in Leacha	tes	SKAL/CN	9508775	N/A	2024/07/11	Alen Wang	
Fluoride by ISE in Leachat	ies	ISE	9508754	2024/07/11	2024/07/11	Nachiketa	Gohil
Total Metals in TCLP Lead	hate by ICPMS	ICP1/MS	9511565	2024/07/12	2024/07/12	Indira Harı	ryPaul
Nitrate& Nitrite as Nitrog	en in Leachate	LACH	9508776	N/A	2024/07/11	Jinal Chave	da
PAH Compounds in Leach	ate by GC/MS (SIM)	GC/MS	9508779	2024/07/11	2024/07/12	Jonghan Y	oon
Polychlorinated Biphenyl	in Leachate	GC/ECD	9509015	2024/07/11	2024/07/12	Farag Man	sour

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2024/07/10

2024/07/11

Dave Adriel Gunawan

9505761

BAL

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



VOCs in ZHE Leachates

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

2024/07/11

Gabriella Morrone

TEST SUMMARY

Bureau Veritas ID: Sample ID: Matrix:	ZRC296 TCLP Soil					Collected: 2024/07/04 Shipped: Received: 2024/07/08	
Test Description		Instrumentation	Batch	Extracted	Date Analyzed	Analyst	
TCLP - Extraction Fluid			9508811	N/A	2024/07/11	Dave Adriel Gunawan	
TCLP - Initial and final pH		РН	9508814	N/A	2024/07/11	Dave Adriel Gunawan	
TCLP Zero Headspace Ext	raction		9505413	2024/07/10	2024/07/11	Arshdeep Jagayat	

2024/07/11

9507813

GC/MS

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GENERAL COMMENTS

Each te	emperature is the av	erage of up to th	ree cooler temperatures taken at receipt
	Package 1	2.3°C]
Sample accordi	ZRC285 [BH113-2] ngly.	: F1/BTEX Analy	sis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted
Sample accordi	ZRC289 [BH115-2] ngly.	: F1/BTEX Analy	sis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted
Sample methar	ZRC292 [MW116-3 ool was added to the	 VOC/F1 Analysis vial to ensure estimation 	ysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial. Additional xtraction efficiency
Sample	ZRC293 [BH117-2]	: PAH ANALYSIS:	Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly. O.REG 153 PHCS, BTEX/F1-F4 (SOIL)
Petrole vial. Ac	um Hydro. CCME F1 Iditional methanol v	& BTEX in Soil: V vas added to the	VOC/F1 Analysis: Soil weight exceeds the protocol specification of approximately 5g in the field preserved vial to ensure extraction efficiency

Results relate only to the items tested.



QUALITY ASSURANCE REPORT

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	3LANK	Method E	llank	RPI	0	Leachate B	llank
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9507423	o-Terphenyl	2024/07/11	102	60 - 130	100	60 - 130	103	%				
9507604	D10-Anthracene	2024/07/11	101	50 - 130	86	50 - 130	86	%				
9507604	D14-Terphenyl (FS)	2024/07/11	103	50 - 130	96	50 - 130	86	%				
9507604	D8-Acenaphthylene	2024/07/11	06	50 - 130	87	50 - 130	88	%				
9507606	D10-Anthracene	2024/07/11	96	50 - 130	98	50 - 130	95	%				
9507606	D14-Terphenyl (FS)	2024/07/11	56	50 - 130	66	50 - 130	63	%				
9507606	D8-Acenaphthylene	2024/07/11	92	50 - 130	96	50 - 130	71	%				
9507654	o-Terphenyl	2024/07/11	68	60 - 130	94	60 - 130	97	%				
9507812	1,4-Difluorobenzene	2024/07/11	102	60 - 140	106	60 - 140	107	%				
9507812	4-Bromofluorobenzene	2024/07/11	67	60 - 140	66	60 - 140	66	%				
9507812	D10-o-Xylene	2024/07/11	56	60 - 140	56	60 - 140	96	%				
9507812	D4-1,2-Dichloroethane	2024/07/11	110	60 - 140	111	60 - 140	112	%				
9507813	Leachable 4-Bromofluorobenzene	2024/07/11	105	70 - 130	102	70 - 130	101	%				
9507813	Leachable D4-1,2-Dichloroethane	2024/07/11	108	70 - 130	101	70 - 130	116	%				
9507813	Leachable D8-Toluene	2024/07/11	111	70 - 130	106	70 - 130	87	%				
9508779	Leachable D10-Anthracene	2024/07/11	113	50 - 130	114	50 - 130	113	%				
9508779	Leachable D14-Terphenyl (FS)	2024/07/11	113	50 - 130	112	50 - 130	107	%				
9508779	Leachable D8-Acenaphthylene	2024/07/11	111	50 - 130	108	50 - 130	101	%				
9509015	Leachable Decachlorobiphenyl	2024/07/11	110	30 - 130	56	30 - 130	98	%				
9506538	Moisture	2024/07/10							2.3	20		
9506690	Moisture	2024/07/10							0.71	20		
9507423	F2 (C10-C16 Hydrocarbons)	2024/07/11	66	60 - 130	96	80 - 120	<10	ng/g	14	30		
9507423	F3 (C16-C34 Hydrocarbons)	2024/07/11	101	60 - 130	98	80 - 120	<50	ug/g	3.5	30		
9507423	F4 (C34-C50 Hydrocarbons)	2024/07/11	76	60 - 130	16	80 - 120	<50	g/gu	NC	30		
9507604	1-Methylnaphthalene	2024/07/11	83	50 - 130	83	50 - 130	<0.0050	ng/g	NC	40		
9507604	2-Methylnaphthalene	2024/07/11	81	50 - 130	82	50 - 130	<0.0050	ug/g	NC	40		
9507604	Acenaphthene	2024/07/11	92	50 - 130	88	50 - 130	<0.0050	ug/g	NC	40		
9507604	Acenaphthylene	2024/07/11	82	50 - 130	82	50 - 130	<0.0050	ug/g	NC	40		
9507604	Anthracene	2024/07/11	89	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40		
9507604	Benzo(a)anthracene	2024/07/11	92	50 - 130	89	50 - 130	<0.0050	ug/g	NC	40		16
9507604	Benzo(a)pyrene	2024/07/11	85	50 - 130	84	50 - 130	<0.0050	g/gn	NC	40		3

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Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



QUALITY ASSURANCE REPORT(CONT'D)

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	BLANK	Method E	Blank	RPI	D	Leachate E	3 ank
-	arameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
ш	3enzo(b/j)fluoranthene	2024/07/11	85	50 - 130	83	50 - 130	<0.0050	g/gu	NC	40		
ι ^ω	3enzo(g,h,i)perylene	2024/07/11	81	50 - 130	80	50 - 130	<0.0050	8/8n	NC	40		
ш	3enzo(k)fluoranthene	2024/07/11	79	50 - 130	78	50 - 130	<0.0050	g/gu	NC	40		
J	Chrysene	2024/07/11	91	50 - 130	68	50 - 130	<0.0050	g/gu	NC	40		
)ibenzo(a,h)anthracene	2024/07/11	78	50 - 130	<i>LL</i>	50 - 130	<0.0050	8/8n	NC	40		
<u> </u>	luoranthene	2024/07/11	95	50 - 130	26	50 - 130	<0.0050	g/gu	NC	40		
<u> </u>	luorene	2024/07/11	80	50 - 130	78	50 - 130	<0.0050	g/gu	NC	40		
μΞ.	ndeno(1,2,3-cd)pyrene	2024/07/11	85	50 - 130	84	50 - 130	<0.0050	g/gn	NC	40		
<u>ک</u>	Vaphthalene	2024/07/11	80	50 - 130	82	50 - 130	<0.0050	g/gn	NC	40		
<u>ц</u>	henanthrene	2024/07/11	06	50 - 130	68	50 - 130	<0.0050	g/gu	NC	40		
<u> </u>	yrene	2024/07/11	95	50 - 130	93	50 - 130	<0.0050	g/gu	NC	40		
	:-Methylnaphthalene	2024/07/11	77	50 - 130	82	50 - 130	<0.0050	g/gu	NC	40		
~	?-Methylnaphthalene	2024/07/11	79	50 - 130	84	50 - 130	<0.0050	g/gu	NC	40		
4	Acenaphthene	2024/07/11	83	50 - 130	87	50 - 130	<0.0050	g/gu	NC	40		
4	Acenaphthylene	2024/07/11	86	50 - 130	91	50 - 130	<0.0050	g/gu	NC	40		
7	Anthracene	2024/07/11	86	50 - 130	92	50 - 130	<0.0050	g/gu	NC	40		
ш	3enzo(a)anthracene	2024/07/11	85	50 - 130	89	50 - 130	<0.0050	g/gu	NC	40		
ш	3enzo(a)pyrene	2024/07/11	83	50 - 130	89	50 - 130	<0.0050	ng/g	NC	40		
ш	3enzo(b/j)fluoranthene	2024/07/11	81	50 - 130	88	50 - 130	<0.0050	g/gu	NC	40		
ш	3enzo(g,h,i)perylene	2024/07/11	80	50 - 130	89	50 - 130	<0.0050	g/gu	NC	40		
ш	3enzo(k)fluoranthene	2024/07/11	79	50 - 130	87	50 - 130	<0.0050	g/gu	NC	40		
5	Chrysene	2024/07/11	83	50 - 130	88	50 - 130	<0.0050	g/gu	NC	40		
)ibenzo(a,h)anthracene	2024/07/11	83	50 - 130	93	50 - 130	<0.0050	g/gu	NC	40		
-	luoranthene	2024/07/11	88	50 - 130	63	50 - 130	<0.0050	8/gu	NC	40		
Ľ.	iluorene	2024/07/11	87	50 - 130	16	50 - 130	<0.0050	8/8n	NC	40		
Ē	ndeno(1,2,3-cd)pyrene	2024/07/11	85	50 - 130	63	50 - 130	<0.0050	8/8n	NC	40		
É	Vaphthalene	2024/07/11	75	50 - 130	83	50 - 130	<0.0050	g/gu	NC	40		
<u> </u>	henanthrene	2024/07/11	86	50 - 130	91	50 - 130	<0.0050	g/gu	NC	40		
ц	yrene	2024/07/11	89	50 - 130	94	50 - 130	<0.0050	ng/g	NC	40		
ш	⁻² (C10-C16 Hydrocarbons)	2024/07/12	89	60 - 130	92	80 - 120	<10	ng/g	NC	30		16
ш	:3 (C16-C34 Hydrocarbons)	2024/07/12	93	60 - 130	96	80 - 120	<50	g/gu	NC	30		4

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.

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QUALITY ASSURANCE REPORT(CONT'D)

Pinchin Ltd Client Project #: 338681.001 Sampler Initials: CB

			Matrix	Spike	SPIKED	BLANK	Method	Blank	RPI	D	Leachate E	3lan k
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9507654	F4 (C34-C50 Hydrocarbons)	2024/07/12	87	60 - 130	06	80 - 120	<50	g/gu	NC	30		
9507812	Benzene	2024/07/11	92	50 - 140	06	50 - 140	<0.020	g/gu	NC	50		
9507812	Ethylbenzene	2024/07/11	92	50 - 140	93	50 - 140	<0.020	g/gn	NC	50		
9507812	F1 (C6-C10) - BTEX	2024/07/11					<10	g/gu	NC	30		
9507812	F1 (C6-C10)	2024/07/11	06	60 - 140	98	80 - 120	<10	g/gu	NC	30		
9507812	o-Xylene	2024/07/11	92	50 - 140	06	50 - 140	<0.020	g/gu	NC	50		
9507812	p+m-Xylene	2024/07/11	06	50 - 140	98	50 - 140	<0.040	g/gu	NC	50		
9507812	Toluene	2024/07/11	83	50 - 140	81	50 - 140	<0.020	g/gu	NC	50		
9507812	Total Xylenes	2024/07/11					<0.040	g/gu	NC	50		
9507813	Leachable 1,1-Dichloroethylene	2024/07/11	67	70 - 130	94	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable 1,2-Dichlorobenzene	2024/07/11	96	70 - 130	86	70 - 130	<0.050	mg/L	NC	30		
9507813	Leachable 1,2-Dichloroethane	2024/07/11	104	70 - 130	66	70 - 130	<0.050	mg/L	NC	30		
9507813	Leachable 1,4-Dichlorobenzene	2024/07/11	76	70 - 130	66	70 - 130	<0.050	mg/L	NC	30		
9507813	Leachable Benzene	2024/07/11	26	70 - 130	63	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Carbon Tetrachloride	2024/07/11	101	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Chlorobenzene	2024/07/11	56	70 - 130	26	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Chloroform	2024/07/11	102	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Methyl Ethyl Ketone (2-Butanone)	2024/07/11	66	60 - 140	101	60 - 140	<1.0	mg/L	NC	30		
9507813	Leachable Methylene Chloride (Dichloromethane)	2024/07/11	118	70 - 130	112	70 - 130	<0.20	mg/L	NC	30		
9507813	Leachable Tetrachloroethylene	2024/07/11	86	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Trichloroethylene	2024/07/11	96	70 - 130	96	70 - 130	<0.020	mg/L	NC	30		
9507813	Leachable Vinyl Chloride	2024/07/11	91	70 - 130	86	70 - 130	<0.020	mg/L	NC	30		
9508754	Leachable Fluoride (F-)	2024/07/11	68	80 - 120	104	80 - 120	<0.10	mg/L	0	25	<0.10	mg/L
9508775	Leachable WAD Cyanide (Free)	2024/07/11	81	80 - 120	96	80 - 120	<0.0020	mg/L	NC	20	<0.010	mg/L
9508776	Leachable Nitrate (N)	2024/07/11	16	80 - 120	100	80 - 120	<1.0	mg/L	NC	20	<1.0	mg/L
9508776	Leachable Nitrate + Nitrite (N)	2024/07/11	76	80 - 120	100	80 - 120	<1.0	mg/L	NC	20	<1.0	mg/L
9508776	Leachable Nitrite (N)	2024/07/11	107	80 - 120	103	80 - 120	<0.10	mg/L	NC	20	<0.10	mg/L
9508779	Leachable Benzo(a)pyrene	2024/07/11	95	50 - 130	105	50 - 130	<0.10	ug/L	NC	40		
9509015	Leachable Aroclor 1016	2024/07/11					<3.0	ug/L				16
9509015	Leachable Aroclor 1221	2024/07/11					<3.0	ug/L				5

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QUALITY ASSURANCE REPORT(CONT'D)

Client Project #: 338681.001 Sampler Initials: CB Pinchin Ltd

			Matrix	Spike	SPIKED	BLANK	Method E	3 ank	RP	Q	Leachate I	3 an k
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits	Value	UNITS
9509015	Leachable Aroclor 1242	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1248	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1254	2024/07/11					<3.0	ng/L				
9509015	Leachable Aroclor 1260	2024/07/11	117	30 - 130	98	30 - 130	<3.0	ng/L				
9509015	Leachable Total PCB	2024/07/11	117	30 - 130	98	30 - 130	<3.0	ng/L	NC	40		
9511565	Leachable Arsenic (As)	2024/07/12	66	80 - 120	101	80 - 120	<0.2	mg/L	NC	35	<0.2	mg/L
9511565	Leachable Barium (Ba)	2024/07/12	100	80 - 120	101	80 - 120	<0.2	mg/L	4.8	35	<0.2	mg/L
9511565	Leachable Boron (B)	2024/07/12	101	80 - 120	96	80 - 120	<0.1	mg/L	7.7	35	<0.1	mg/L
9511565	Leachable Cadmium (Cd)	2024/07/12	101	80 - 120	66	80 - 120	<0.05	mg/L	NC	35	<0.05	mg/L
9511565	Leachable Chromium (Cr)	2024/07/12	98	80 - 120	98	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Lead (Pb)	2024/07/12	95	80 - 120	95	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Mercury (Hg)	2024/07/12	100	80 - 120	98	80 - 120	<0.001	mg/L	NC	35	<0.001	mg/L
9511565	Leachable Selenium (Se)	2024/07/12	66	80 - 120	97	80 - 120	<0.1	mg/L	NC	35	<0.1	mg/L
9511565	Leachable Silver (Ag)	2024/07/12	98	80 - 120	95	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
9511565	Leachable Uranium (U)	2024/07/12	97	80 - 120	95	80 - 120	<0.01	mg/L	NC	35	<0.01	mg/L
Duplicate:	Paired analysis of a separate portion of the same	sample. Used to	evaluate the	variance in t	he measuren	nent.						
Matrix Spik	e: A sample to which a known amount of the ana	lyte of interest h	as been adde	d. Used to e	valuate samp	ole matrix inte	erference.					
Leachate Bl	ank: A blank matrix containing all reagents used i	n the leaching pr	ocedure. Use	ed to determ	ine any proce	ess contamina	ation.					
Spiked Blan	k: A blank matrix sample to which a known amou	nt of the analyte,	usually from	i a second so	urce, has be	en added. Use	ed to evaluate	method a	ccuracy.			

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

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

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

Microbiology testing is conducted at 6660 Campobello Rd. Chemistry testing is conducted at 6740 Campobello Rd.



VALIDATION SIGNATURE PAGE

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

Anastassia Hamanov, Scientific Specialist

austin Camere

Cristina Carriere, Senior Scientific Specialist

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

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	INVOICE TO:			REPOR	RT TO:				PROJECT	NFORMATION:			
Company Name: #3103 F	Pinchin Ltd	Compan	iy Name:				Quo	tation #:	1			201	ottle Order #:
Attention: Accounts Address: 2360 Met	s Payable adowpine Blvd Unit # 2	Attention	2) Subscier S	thris Biou	Uhuru , ON	P.O.	#		338681.00	10		100887
Mississa	uga ON L5N 6S2						Proi	act Name:				COC #:	Project Manager:
Tel: (905) 36: Email: ap@pinc	3-0678 Fax (90 hin.com	05) 363-0681 Tel: Email:	Kuerhow	Doverinter	Chrown O	Dinchin.	Cor Sar	#: pled By:	CB		-	C#990897-03-01	Antonella Brasil
MOE REGULATED D	DRINKING WATER OR WATER	RINTENDED FOR HUMAN C	CONSUMPTION I	MUST BE		-	ANALYS	S REQUESTED	(PLEASE BE	SPECIFIC)		Turmaround Time (TAT) Re Please provide advance notice for	equired: rr rush projects
Regulation 153 (2011)		other Regulations	Special Ins	structions	:(əlɔı			(-			Regul	ar (Standard) TAT:	
Table 1 Res/Park	Medium/Fine CCME Coarse For Reg 558.	Sanitary Sewer Bylaw Storm Sewer Bylaw			ig / Cr VI	be/rcwa	NJ PJINJI	1-F4	X		Standar Standar Please f days - c	pproduct recent to the population, and the sets. 2 TAT = 5-7 Working days for most tests. tote: Standard TAT for certain tests such as BC intect your Project Manager for details.	OD and Dioxins/Furans are > 5
Table		Reg 406 Table	NO FON	2 1430	Filtered \ 21619	vater by SPR	sHA9 5	7) 2	1 E	ZHA	Job Sr Date Re	ecific Rush TAT (if applies to entire subm quired:Tim	lission) he Required:
Inclua Samole Barcode Lab	le Criteria on Certificate of Anal. Samole (Location) Ide	ysis (Y/N)?	Time Sampled	Matrix	DI9i7	v ni SAH	Gt 29A.(PHC	B	łd	Rush C # of Bo	Ites Comme	all lab for #) ents
F	BHI13-2	24/7/4	3:30 PM	1:05		4		X	X		4		
2	BH113-3	24/7/4	2:35 PM	1 ios				X	X		4		
3	13H14-2	24/7/4	W100:2	1 :05	1			X	X		4		
4	BHIIS - 2	24/7/4	1: 30 PM	1:0S				X	X		4		
2	BHILS - 3	24/7/4	1:35pm	Soi l							4	· * ProH - UO	
9	- glimw	24/7/4	II:DORM	1:05				X			4		
7	E- 911MW	24/7/42	11:05AM	1:05				Х			4		
80	2 - L1148	24171A	N:001M	1:05				Х		\checkmark	4		
σ	1- LII HE	PILIPS	NO 20:1	1:05					Ļ		4	0n - Hold *	
10	2-811HS	241714	NO 00:01	so:1							4		
+ RELINQUISHI	ED BY: (Signature/Print)	Date: (YY/MM/DD) T	ime	RECEIVED B	Y: (Signature/Print)		Date: (YY/MM/C	(0	ime	# jars used and not submitted		boratory Use Only	
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• UNLESS OTHERWISE AGREEI ACKNOWLEDGMENT AND ACC	D TO IN WRITING, WORK SUBMITTED EPTANCE OF OUR TERMS WHICH ARE THE RELINQUISHER TO ENSURE THE	I I ON THIS CHAIN OF CUSTODY IS SU E AVAILABLE FOR VIEWING AT WW E ACCURACY OF THE CHAIN OF CI	JBJECT TO BUREAU W.BVNA.COMIENVIR USTODY RECORD.A	VERITAS'S STAN	DARD TERMS AND C RATORIES/RESOUR HAIM OF CUSPODY 1	ONDITIONS. SI	SNING OF THIS IS-AND-CONDIT ANALYTICAL T	CHAIN OF CUST ONS. VT DELAYS.	oby bocume	VT IS SAMPLES MUS	r BE KEPT COOL (< 10 INTIL DELIVERY TO A	PC FROM TIME OF SAMPLING	Bureau Veritas Yellow: Client
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	Jse Only:	Bottle Order #:	768066	Project Manager:	Antonella Brasil	AT) Remitred:	office for rush projects		is th as BOD and Dioxins/Furans are > 5	s submission) Time Required:	(call lab for #)	Comments									ody Seal Yes No esent	hite: Bureau Veritas Yellow: Client	1112
	Laboratory	Bureau Veritas Job #:		COC #:	C#000807.04.04	Turnaround Time (Please provide advance n	(will be applied if Rush TAT is not specified):	Standard TAT = 5-7 Working days for most tes Please note: Standard TAT for certain tests su davs - contact vour Protect Manaper for details	Job Specific Rush TAT (if applies to entir Date Required:	Rush Confirmation Number:	# of Bottles		7						Laboratory Use Only	Temperature (°C) on Recei	N	OOL (< 10° C) FROM TIME OF SAMPLING
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Bureau Veritas Job #: C4K8167

Report Date: 2024/07/15 Bureau Veritas Sample: ZRC285








Bureau Veritas Job #: C4K8167

Bureau Veritas Sample: ZRC291

Report Date: 2024/07/15





Bureau Veritas Job #: C4K8167

Bureau Veritas Sample: ZRC292 Lab-Dup

Report Date: 2024/07/15

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram





Appendix "E"

Receivership 2663308 Ontario Inc. Interim Statement of Receipts and Disbursments As at December 15, 2024

Receipts	
Advances from RBC	100,000.00
Interest	774.94
	100,774.94
Disbursements	
Environmental assessments	61,865.00
Insurance	12,718.30
Appraisal	6,000.00
Utilities	4,269.71
Repairs and Maintenance	1,434.27
Mail redirect	321.00
Lock change	215.00
Filing fee	75.30
HST	9,594.84
	96,493.42
Net balance in trust account	4,281.52

Appendix "F"

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

-and-

2663308 ONTARIO INC.

Respondents

AFFIDAVIT OF ROB SMITH

(January 7, 2025)

I, Rob Smith, of the city of London, in the Province of Ontario, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Senior Vice President and Licensed Insolvency Trustee at MNP Ltd. ("MNP") and, as such, I have knowledge of the matters to which I hereinafter depose.

2. MNP was appointed as receiver (the "Receiver"), without security, of the assets, undertakings and properties of 2663308 Ontario Inc. by the Ontario Superior Court of Justice on February 9, 2024.

3. The Receiver has prepared one Statement of Account in connection with its appointment as Receiver detailing its services rendered and disbursements. The invoice is dated January 7, 2025 for the period ended December 18, 2024 in the amount of \$42,739.50 plus HST. Attached hereto and marked as Exhibit "A" to this my Affidavit, is a copy of the Statement of Account. The average hourly rate is \$435.67.

4. To the best of my knowledge the rates charged by MNP in connection with the within matter are comparable to the rates charges by other insolvency professionals in the Southwestern Ontario market for the provision of similar services.

5. This Affidavit is made in support of a motion to, inter alia, approve the fees and disbursements of the Receiver.

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SWORN before me at the City of London, in the Province of Ontario This 7th day of January 2025

Melanie Fuller, Commissioner of Oaths For the Province of Ontario MNP Ltd. Expires March 20, 2025

Rob Smith

Attached is Exhibit "A"

Referred to in the

AFFIDAVIT OF ROB SMITH

Sworn before me

This 7th Day of January 2025

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Melanie Fuller, Commissioner of Oaths For the Province of Ontario MNP Ltd. Expires March 20, 2025 Invoice



Invoice Number :12082730Client Number : 1062319Invoice Date :Jan 7 2025Invoice Terms : Due Upon Receipt

2663308 Ontario Inc. MNP Ltd. 201-557 Southdale Road East London, ON N6E 1A2

For Professional Services Rendered :

Invoice for Professional Services rendered to Decem capacity as Court Appointed Receiver of 2663308 Or the attached WIP Report.	42,739.50	
	Harmonized Sales Tax :	5,556.14
	Total (CAD) :	48,295.64

HST Registration Number : 103697215 RT 0001

Invoices are due and payable upon receipt.

Continued on page ..2

Licensed Insolvency Trustees 557 SOUTHDALE RD E, SUITE 201; LONDON ON; N6E 1A2 P: (519) 964-2200 F: (519) 964-2210 www.MNPDebt.ca

Thank you for your business. We sincerely appreciate your trust in us.

Invoice



12082730 **Invoice Number:**

Invoice Date :

Client Number : 1062319

Jan 7 2025

Invoice Terms : Due Upon Receipt

2663308 Ontario Inc. MNP Ltd. 201-557 Southdale Road East London, ON N6E 1A2

...Continued from page 1

Payment Options:

We strongly encourage all clients to remit payments through online bill payment or EFT, which helps ensure remittances are received and processed in a timely manner. Payment options are as follows:

Online (at most Canadian financial institutions): Please select MNP LTD as payee and reference client number: 1062319

Electronic Wire or EFT: BMO, 595-8 Avenue SW, Calgary, AB T2P 1G1 Account Name: MNP LTD Transit No: 001-00109 Account: 1283302 Swift Code: BOFMCAM2 Email payment details, including invoice number 12082730 and amount paid to: payments@mnp.ca

By Cheque: Please make cheques payable to MNP LTD and reference invoice number 12082730. Remit to 557 Southdale Rd E, Suite 201; London ON; N6E 1A2

In Person: Payments can be made in person at your local MNP office

Receivership of 2663308 Ontario Inc. MNP WIP Report To December 18, 2024

Date	Description	Units	Amount	Notes
11-Mar-2024	Anne Nelligan	.20	41.20	issue cheques
11-Mar-2024	Anne Nelligan	.30	61.80	issue cheques
12-Mar-2024	Anne Nelligan	.20	41.20	banking
14-Mar-2024	Anne Nelligan	.10	20.60	issue cheques
15-Mar-2024	Anne Nelligan	.10	20.60	issue cheques
25-Mar-2024	Anne Nelligan	.10	20.60	\$20 USD bill deposit
26-Mar-2024	Anne Nelligan	.20	41.20	issue cheques
15-Apr-2024	Anne Nelligan	.20	41.20	cheques
22-Apr-2024	Anne Nelligan	.10	20.60	issue cheques
07-May-2024	Anne Nelligan	.20	41.20	issue cheques
13-May-2024	Anne Nelligan	.20	41.20	issue cheques
14-May-2024	Anne Nelligan	.20	41.20	saving banking documents
21-May-2024	Anne Nelligan	.20	41.20	issue cheques
28-May-2024	Anne Nelligan	.20	41.20	banking
03-Jun-2024	Anne Nelligan	.10	21.40	issue cheques
11-Jun-2024	Anne Nelligan	.10	21.40	issue cheques
17-Jun-2024	Anne Nelligan	.10	21.40	issue cheques
04-Jul-2024	Anne Nelligan	.10	21.40	issue cheques
22-Jul-2024	Anne Nelligan	.10	21.40	stop payment
31-Jul-2024	Anne Nelligan	.20	42.80	issue cheques
19-Aug-2024	Anne Nelligan	.30	64.20	issue cheques
16-Sep-2024	Anne Nelligan	.20	42.80	issue cheques
23-Sep-2024	Anne Nelligan	.10	21.40	issue cheques
01-Oct-2024	Anne Nelligan	.10	21.50	issue cheques
04-Oct-2024	Anne Nelligan	.10	21.50	saving documents
15-Oct-2024	Anne Nelligan	.20	43.00	wire
16-Oct-2024	Anne Nelligan	.20	43.00	issue cheques
24-Oct-2024	Anne Nelligan	.10	21.50	issue cheques
28-Oct-2024	Anne Nelligan	.10	21.50	issue cheques
01-Nov-2024	Anne Nelligan	.20	43.00	saving documents
21-Nov-2024	Anne Nelligan	.20	43.00	issue cheques
04-Dec-2024	Anne Nelligan	.20	43.00	issue cheques
06-Dec-2024	Anne Nelligan	.10	21.50	saving documents
		5.30	1,115.70	
30-Jul-2024	Brendan Hinton	.30	151.50	Review invoices and approve payments. Note concern with Enbridge account and address with P. Williams to follow up (re: non-usage and meter
				reads).
09-May-2024	Emeka Nwabugwu	.10	30.60	process utility invoice
14-May-2024	Emeka Nwabugwu	.10	30.60	process utility invoice
17-May-2024	Emeka Nwabugwu	.10	30.60	process Valco invoice
01-Aug-2024	Emeka Nwabugwu	.30	95.40	process invoices
		.60	187.20	
	D		<i></i>	
09-Feb-2024	Patricia Williams	.30	61.80	ii setup, versa setup

Date Description	Units	Amount	Notes
12-Feb-2024 Patricia Williams	.20	41.20	ii undates
13-Feb-2024 Patricia Williams	.50	103.00	Sitecore setup
26-Feb-2024 Patricia Williams	.20	41.20	letters re utilities
04-Mar-2024 Patricia Williams	.30	61.80	Cheque requests
11-Mar-2024 Patricia Williams	.10	20.60	Cheque request
11-Mar-2024 Patricia Williams	.20	41.20	Bank recordilation
13-Mar-2024 Patricia Williams	.10	20.60	Cheque request
14-Mar-2024 Patricia Williams	.60	123.60	Filing scans, supplementary 245 notices sent. Cheque request
15-Mar-2024 Patricia Williams	.10	20.60	Filing
19-Mar-2024 Patricia Williams	.20	41.20	Cheque requests
21-Mar-2024 Patricia Williams	.10	20.60	Scan
22-Mar-2024 Patricia Williams	.10	20.60	Cheque request
22-Mar-2024 Patricia Williams	.10	20.60	Filing
28-Mar-2024 Patricia Williams	.10	20.60	Filing
09-Apr-2024 Patricia Williams	.30	61.80	Bank reconciliation
11-Apr-2024 Patricia Williams	.20	41.20	Cheque request x 2
10-May-2024 Patricia Williams	.30	61.80	ank reconciliation
15-May-2024 Patricia Williams	.10	20.60	
16-May-2024 Patricia Williams	.20	41.20	Cheque request filing
23-May-2024 Patricia Williams	.30	61.80	Filing, assisting creditor. Cheque request
29-May-2024 Patricia Williams	.10	20.60	Cheque request
31-May-2024 Patricia Williams	.10	20.60	Filing
04-Jun-2024 Patricia Williams	.10	21.40	Cheque request
06-Jun-2024 Patricia Williams	.10	21.40	
07-Jun-2024 Patricia Williams	.10	21.40	Cheque request
13-Jun-2024 Patricia Williams	.20	42.80	Filing Cheque request
13-Jun-2024 Patricia Williams	.30	64.20	Bank reconciliation
17-Jun-2024 Patricia Williams	.10	21.40	Cheque request
21-Jun-2024 Patricia Williams	.10	21.40	Filing
02-Jul-2024 Patricia Williams	.10	21.40	Filing
02-Jul-2024 Patricia Williams	.10	21.40	Cheque request
04-Jul-2024 Patricia Williams	.10	21.40	Cheque request
15-Jul-2024 Patricia Williams	.50	107.00	Filing Cheque requests x 4
18-Jul-2024 Patricia Williams	.30	64.20	Bank reconciliation
25-Jul-2024 Patricia Williams	.10	21.40	Filing
30-Jul-2024 Patricia Williams	.20	42.80	Cheque request x 2
01-Aug-2024 Patricia Williams	.10	21.40	Filing
13-Aug-2024 Patricia Williams	.20	42.80	Cheque requests
14-Aug-2024 Patricia Williams	.20	42.80	Cheque requests
21-Aug-2024 Patricia Williams	.30	64.20	Bank reconciliation
22-Aug-2024 Patricia Williams	.10	21.40	Filing
26-Aug-2024 Patricia Williams	.10	21.40	Cheque request
28-Aug-2024 Patricia Williams	.10	21.40	Filing
03-Sep-2024 Patricia Williams	.10	21.40	Filing
05-Sep-2024 Patricia Williams	.10	21.40	Filing
11-Sep-2024 Patricia Williams	.30	64.20	Bank reconciliation
13-Sep-2024 Patricia Williams	.20	42.80	Cheque requests
19-Sep-2024 Patricia Williams	.20	42.80	Filing, Cheque request
24-Sep-2024 Patricia Williams	.10	21.40	Filing

Date	Description	Units	Amount	Notes
27-Sen-20	24 Patricia Williams	10	21 40	Filing
30-Sep-20	24 Patricia Williams	.10	21.40	Change request
01-Oct-20	24 Patricia Williams	.10	/3 00	Cheque request
01-0ct-20	24 Patricia Williams	.20	43.00 21.50	
15 Oct 20	24 Patricia Williams	.10	42.00	Thing Chaque requests
13-0ct-20	24 Patricia Williams	.20	45.00	
17-0ct-20	24 Patricia Williams	.30	42.00	
18-0ct-20	24 Patricia Williams	.20	43.00	Cheque request, ning
21-Oct-20	24 Patricia Williams	.10	21.50	Cheque request
23-Oct-20	24 Patricia Williams	.20	43.00	Filing, Creque request
28-Oct-20	24 Patricia Williams	.10	21.50	Filing
31-Oct-20	24 Patricia Williams	.10	21.50	Filing
08-Nov-20	24 Patricia Williams	.10	21.50	Filing
12-Nov-20	24 Patricia Williams	.40	86.00	Cheque request, Bank reconciliation
13-Nov-20	24 Patricia Williams	.10	21.50	Filing
15-Nov-20	24 Patricia Williams	.10	21.50	Cheque request
18-Nov-20	24 Patricia Williams	.10	21.50	Cheque request
27-Nov-20	24 Patricia Williams	.10	21.50	Filing
02-Dec-20	24 Patricia Williams	.10	21.50	Cheque request
04-Dec-20	24 Patricia Williams	.10	21.50	Filing
05-Dec-20	24 Patricia Williams	.10	21.50	Filing
12-Dec-20	24 Patricia Williams	.40	86.00	Cheque request, Bank reconciliation
16-Dec-20	24 Patricia Williams	.10	21.50	_Payables
		12.70	2,682.60	
29-Jan-20	24 Rob Smith	1.00	550.00	prepare possession checklist; call with counsels and M. Dave re possession and environmental risks; review environmental memos; prepare door
31-Jan-20	24 Roh Smith	60	330.00	noice review Phase 2 and annraical undate noscession planning memo, prepare notice for door re tobacco etc.
09-Feb-20	24 Rob Smith	1.00	550.00	attend court motion: call/email with S. George re appointment order: calls with Hogan re court order: attend gas station and take nictures
05 105 20	24 100 5111(11	1.00	550.00	
12-Feb-20	24 Rob Smith	2.00	1,100.00	at premises to take possession, photographs, change locks, update email to RBC
13-Feb-20	24 Rob Smith	.70	385.00	call with M. Dave to discussion possession; email to S. George re info required; redirect mail; call with OLG re return of terminal; calls and email with
				Pinchin for quote; calls to local Mobil stations for franchisor contact info
14-Feb-20	24 Rob Smith	3.20	1,760.00	call from OLG and coordinate terminal pickup; review coffee time franchise agreement; letter to Brokerlink re insurance; email Valco; call and email with Joe at Coffee Time; calls/emails with area operators and Parkland to track down franchisor rep; call to Ezee Cash re ATM on premises; call with
				A. Simanavicius (Global territory manager), email to Global internal legal re receivership appointment
15-Feb-20	24 Rob Smith	1.80	990.00	call from Mike @ Global re sales process, info required; f/u email to S. George re info required; email to R. Moses re letter for S. George; prepare 245
				notice; review proposal from Pinchin
16-Feb-20	24 Rob Smith	.20	110.00	letter to CRA re 0002 account and o/s filings
20-Feb-20	24 Rob Smith	.10	55.00	call to Brokerlink to get info on policy
21-Feb-20	24 Rob Smith	.80	440.00	call from M. Dave; emails with Brokerlink; calls from Prosp purchasers; call from Access Cash and arrange removal of ATM; finalize funding request
				and email same to M. Dave
22-Feb-20	24 Rob Smith	.40	220.00	prepare receiver certificate and funding instructions; emails with RBC; email to Pinchin
23-Feb-20	24 Rob Smith	.50	275.00	emails with Slush Puppie, review rental agreement and send to R. Moses; review and execute Pinchin engagement letter
26-Feb-20	24 Rob Smith	.10	55.00	email to Brokerlink re adequacy of coverage
27-Feb-20	24 Rob Smith	.70	385.00	respond to S. George emails requesting financial info; call with S. O'Neil re locked bay door; email to AON re insurance coverage in place and request
				survey form; emails with Pinchin re property questions, forward list of questions to S. George; emails with S. O'Neil re slushy machine, site cleanup, garage door access, etc.

Date	Description	Units	Amount	Notes
28-Feb-2024	Rob Smith	.30	165.00	call and follow up email to R. Bautista at BrokerLink re policy questions; emails with Municipality re property taxes; emails with Pinchin re info
				required
29-Feb-2024	Rob Smith	.30	165.00	call with R. Moses re next steps for o/s info and report to court
01-Mar-2024	Rob Smith	.10	55.00	email to R. Moses re next steps for provision of o/s info
04-Mar-2024	Rob Smith	.40	220.00	update email to RBC, begin first court report; emails with BrokerLink and complete AON insurance questionnaire
05-Mar-2024	Rob Smith	.20	110.00	call from Unilever re missing freezer, email to S. George re same; respond to AON email
07-Mar-2024	Rob Smith	3.10	1,705.00	call and email from Silver Chef Rentals re lease and equipment repo, review PPSA and respond requesting clarification on assets and copy of lease;
				finalize First Report and email to R. Moses re same
08-Mar-2024	Rob Smith	.60	330.00	review Change Order from Pinchin, email to M. Dave to summarize, sign change order; review email from AON re premiums, emails to AON and
				Brokerlink re options for coverage
11-Mar-2024	Rob Smith	.20	110.00	email to BrokerLink re continuance of insurance policy per court order, request payment of quarterly premium
13-Mar-2024	Rob Smith	.20	110.00	call from prosp purchaser
19-Mar-2024	Rob Smith	1.10	605.00	respond to insurance related questions from BrokerLink; review Phase 2 and email to RBC to advise; call with R. Moses re court report; email to
				Valco re financial info required for appraisal
20-Mar-2024	Rob Smith	.30	165.00	call with Valco re appraisal; emails with Pinchin re asbestos and site attendances
22-Mar-2024	Rob Smith	.10	55.00	February bank reconciliation
24-Mar-2024	Rob Smith	.30	165.00	call with R. Moses re comments on our report
25-Mar-2024	Rob Smith	.50	275.00	emails with BrokerLink re payment of environmental policy; f/u email to S. George re o/s info; review Fogler summary on Econolease/Silver Chef, f/u
				email to Silver Chef re additional requested info
26-Mar-2024	Rob Smith	.50	275.00	updates to Court Report per R. Moses comments
28-Mar-2024	Rob Smith	.40	220.00	calls with bookkeeper and accountant, call with S. George looking for o/s financial information
02-Apr-2024	Rob Smith	.70	385.00	review and summarize 2022 shift reports from S. George; f/u email to S. George re missing months, call to Abdul to f/u on additional info required;
04-Apr-2024	Rob Smith	.20	110.00	f/u call to Abdul and email to S. George re o/s information
05-Apr-2024	Rob Smith	.30	165.00	review info received from S. George, respond to request info still outstanding
09-Apr-2024	Rob Smith	.20	110.00	update email and call with RBC
10-Apr-2024	Rob Smith	1.00	550.00	call with Valco re appraisal; review 2023 shift reports from Abdul; review historic daily sales summary from Abdul, note numerous discrepancies
				between report and email to S. George re same
11-Apr-2024	Rob Smith	1.50	825.00	call with S. George to review discrepancies on sale info provided; analysis of monthly and weekly POS sales reports and use to prepare summary of
				2022/2023 sales; email to Valco re all available sales info for appraisal
15-Apr-2024	Rob Smith	.10	55.00	respond to Pinchin re Phase 2 and additional boreholes
16-Apr-2024	Rob Smith	.50	275.00	emails with Commercial Brokers to request listing proposals
17-Apr-2024	Rob Smith	1.30	715.00	notice of cancellation of insurance, pay online; send 245 notices; prepare prelim funding request; emails with BrokerLInk re enviro policy; review
				draft of Phase 2 and email to Pinchin with f/u questions
19-Apr-2024	Rob Smith	.20	110.00	call from Colliers to discuss listing proposal
19-Apr-2024	Rob Smith	.10	55.00	March bank reconciliation
23-Apr-2024	Rob Smith	.20	110.00	call from prosp purchaser (Bhatia)
24-Apr-2024	Rob Smith	.20	110.00	emails with BrokerLink re environmental policy
25-Apr-2024	Rob Smith	.30	165.00	f/u email to Econolease re requested info for security review; review info from Econolease and email docs received to counsel for review
29-Apr-2024	Rob Smith	.80	440.00	review Phase 2 and quote for supplemental Phase 2, email to RBC to advise; call with M. Dave
30-Apr-2024	Rob Smith	.30	165.00	call from M. Dave re Phase 2
01-IVIay-2024	KOD SMITH	.30	165.00	review security opinion on vendor Finance equip, email re serial numbers
02-May-2024	KOD Smith	.70	385.00	call with KBC, Hogan and Moses re Phase 2 and next steps
03-IVIay-2024	KOD SMITH	.10	55.00	respond to UBKE email relisting proposal
07-IVIay-2024	KOD SMITH	.20	110.00	review Colliers listing proposal
09-IVIAy-2024		.20	110.00	review docs received from Coca-Cola, review pics re Coca-Cola cooler and responding email
13-IVIay-2024	KOD SMITH	.30	165.00	call from CBKE re listing proposal; review Avison Young listing proposal

Date	Description	Units	Amount	Notes
14-May-20	24 Rob Smith	.50	275.00	April bank reconciliation; call with prosp purchaser summarize VendorLendor/Silver Chef assets, review pics, email to W. Van Alphen re release of
				assets; email to prosp purchaser
15-May-20	24 Rob Smith	.40	220.00	review appraisal and email to RBC re same
16-May-20	24 Rob Smith	.40	220.00	call from Hogan re appraisal and Phase 2; f/u email to RBC re Phase 2; email to VendorLendor re assets at gas station
23-May-20	24 Rob Smith	.20	110.00	online payment for insurance premium
28-May-20	24 Rob Smith	.30	165.00	review and execute Pinchin proposal for supplemental phase 2
02-Jun-20	24 Rob Smith	.10	55.00	respond to econolease email re removal of assets
03-Jun-20	24 Rob Smith	.20	110.00	call with prosp purchaser, add to list
05-Jun-20	24 Rob Smith	.20	110.00	call with prospective purchaser (T. Firman)
14-Jun-20	24 Rob Smith	.10	55.00	call and email to prosp purchaser (Barnim)
28-Jun-20	24 Rob Smith	.10	55.00	May bank rec
02-Jul-20	24 Rob Smith	.20	110.00	nav insurance online
11-Jul-20	24 Rob Smith	.20	110.00	call from CRA re o/s returns
22-Jul-20	24 Rob Smith	30	165.00	call with Pinchin review Geowarehouse re property lines review and email survey
26-Jul-20	24 Rob Smith	.50	110.00	undate call with Manoi Dave
06-Aug-20	24 Rob Smith	.20	55.00	duate can wint wint of a draft report
06-Aug-20	24 Rob Smith	.10	55.00	rya with minimum dia teppin
00-Aug-20	24 Rob Smith	.10	440.00	respond to interested party
00-Aug-20	24 ROD Smith	.00	440.00 EE 00	
12 Aug 20	24 ROD SIIIIII	.10	220.00	Julie Dalik iec
12-Aug-20	24 ROD SIIIIII	.40	220.00	
26-Aug-20	24 ROD Smith	.20	110.00	can from CRA; pay monthly insurance premium
28-Aug-20	24 ROD Smith	.20	110.00	
30-Aug-20	24 ROD Smith	.10	55.00	July bank reconculation
09-Sep-20	24 Rob Smith	.20	110.00	call from CRA; call with G. Singh - prosp purchaser; call with B. Harrigan - prosp purchaser
24-Sep-20	24 Rob Smith	.10	55.00	August bank reconciliation
24-Sep-20	24 Rob Smith	.20	110.00	call from M. Dave - update request
28-Sep-20	24 Rob Smith	.10	55.00	pay insurance
03-Oct-20	24 Rob Smith	.90	495.00	review remediation estimate from Pinchin, call with Pinchin to discuss same, call and email to M. Dave to update
05-Oct-20	24 Rob Smith	.30	165.00	call with JP Marina at Terra Nova Environmental Services re reconstruction estimate, email to K. Westover to confirm area to be remediated
07-Oct-20	24 Rob Smith	.40	220.00	prepare R&D and 2nd receiver certificate, email same to M. Dave and request additional funds
16-Oct-20	24 Rob Smith	.10	55.00	emails with BrokerLink re insurance renewal
23-Oct-20	24 Rob Smith	.10	55.00	review POC filed by CRA
24-Oct-20	24 Rob Smith	.10	55.00	respond to Bell email; update email to M. Dave
25-Oct-20	24 Rob Smith	.30	165.00	call with T. Hogan and M. Dave re next steps
25-Oct-20	24 Rob Smith	.10	55.00	September bank reconciliation
31-Oct-20	24 Rob Smith	.20	110.00	complete vacancy questionnaire for new insurance
25-Nov-20	24 Rob Smith	.60	330.00	review quote from MWH, email to RBC to update
27-Nov-20	24 Rob Smith	.60	330.00	call with CRA; call with RBC and counsel re next steps; email property docs to T. Hogan
02-Dec-20	24 Rob Smith	.10	55.00	October bank reconciliation
02-Dec-20	24 Rob Smith	.20	110.00	emails with BrokerLink to pay and confirm coverage
16-Dec-20	24 Rob Smith	3.70	2.035.00	draft first court report and R&D. email to R. Moses
		45.10	24,805.00	
28-Feb-20	23 Sandra O'Neill	2.90	1,160.00	attend station, investigate broken window and break-in, prepare memo re same, arrange for boarding of broken window
05-Dec-20	23 Sandra O'Neill	.30	120.00	site visit
31-Jan-20	24 Sandra O'Neill	1.00	400.00	planning call, arrange for locksmith, prepare door notices
09-Feb-20	24 Sandra O'Neill	.80	320.00	calls with locksmith to arrange attendance today, then reschedule to Monday, calls with R. Smith
19-Feb-20	24 Sandra O'Neill	.30	120.00	site visit

Date	Description	Units	Amount	Notes
21-Feb-2024	Sandra O'Neill	1.00	400.00	call from prospective purchaser; attend station, meet with Access Cash to release cash machine, photographs
25-Feb-2024	Sandra O'Neill	.40	160.00	site visit
26-Feb-2024	Sandra O'Neill	.30	120.00	call from prospective purchaser
27-Feb-2024	Sandra O'Neill	2.40	960.00	attend station, meet Pinchin, contact locksmith re bay door, release 3rd party assets, contact TCT re propane tanks, meet locksmith for bay doors,
				arrange cleaning
29-Feb-2024	Sandra O'Neill	.30	120.00	site visit
05-Mar-2024	Sandra O'Neill	.70	280.00	call from creditor re third party assets; emails with Pinchin re info requested; site attendance
08-Mar-2024	Sandra O'Neill	.30	120.00	site visit
11-Mar-2024	Sandra O'Neill	.70	280.00	site attendance to meet Tank Traders and release propane tanks
14-Mar-2024	Sandra O'Neill	.40	160.00	site attendance and call from prospective purchasers
19-Mar-2024	Sandra O'Neill	.30	120.00	site visit
21-Mar-2024	Sandra O'Neill	.30	120.00	site visit
25-Mar-2024	Sandra O'Neill	2.50	1,000.00	attend station, meet Pinchin, deal with hydro outage
26-Mar-2024	Sandra O'Neill	.60	240.00	attend station to meet with Pinchin
27-Mar-2024	Sandra O'Neill	.80	320.00	attend station for meeting with Pinchin
31-Mar-2024	Sandra O'Neill	.30	120.00	site visit
03-Apr-2024	Sandra O'Neill	.30	120.00	site visit
06-Apr-2024	Sandra O'Neill	.30	120.00	site visit
08-Apr-2024	Sandra O'Neill	.30	120.00	site visit
12-Apr-2024	Sandra O'Neill	.70	280.00	meet Valco at station
16-Apr-2024	Sandra O'Neill	.40	160.00	site visit and clean water from ceiling leak
19-Apr-2024	Sandra O'Neill	.30	120.00	site visit
23-Apr-2024	Sandra O'Neill	.30	120.00	site visit
30-Apr-2024	Sandra O'Neill	.40	160.00	site visit
03-May-2024	Sandra O'Neill	.40	160.00	site visit
08-May-2024	Sandra O'Neill	.40	160.00	site visit
15-May-2024	Sandra O'Neill	.70	280.00	attend station to locate third party assets
20-May-2024	Sandra O'Neill	.30	120.00	site visit
23-May-2024	Sandra O'Neill	.30	120.00	site visit
27-May-2024	Sandra O'Neill	.50	200.00	site visit
30-May-2024	Sandra O'Neill	.30	120.00	site visit
01-Jun-2024	Sandra O'Neill	.70	280.00	attend station to meet with lawn maintenance company
06-Jun-2024	Sandra O'Neill	.30	120.00	site visit
07-Jun-2024	Sandra O'Neill	.45	180.00	attend station to meet Pinchin
12-Jun-2024	Sandra O'Neill	.30	120.00	site visit
20-Jun-2024	Sandra O'Neill	.30	120.00	site visit
25-Jun-2024	Sandra O'Neill	.30	120.00	site visit
30-Jun-2024	Sandra O'Neill	.30	120.00	site visit
04-Jul-2024	Sandra O'Neill	.45	180.00	attend station to meet Pinchin
08-Jul-2024	Sandra O'Neill	.30	120.00	site visit
15-Jul-2024	Sandra O'Neill	.30	120.00	Travel to Mobile gas station
				Walk around and through gas station
				Travel home from Mobile gas
18-Jul-2024	Sandra O'Neill	.30	120.00	site visit
23-Jul-2024	Sandra O'Neill	.40	160.00	site visit
26-Jul-2024	Sandra O'Neill	.30	120.00	site visit
31-Jul-2024	Sandra O'Neill	.30	120.00	site visit
06-Aug-2024	Sandra O'Neill	.30	120.00	site visit

Description	Unite	Amount	Notes
		Anount	Notes States State
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.40	160.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.40	160.00	site visit
Sandra O'Neill	1.30	520.00	site visit to meet MWH and Pinchin re remediation work
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
Sandra O'Neill	.30	120.00	site visit
	32.60	13,040.00	
	4.20	606.00	
wendy van Alphen	1.20	606.00	print order, onsite attendance and taking possession
Wendy Van Alphen	.30	151.50	attend station and emails with Coca-Cola
	1.50	757.50	
al Fees	98.10	42.739.50	
	Description Sandra O'Neill Sandra O'Neill	DescriptionUnitsSandra O'Neill.30Sandra O'Neill.30Wendy Van Alphen1.20Wendy Van Alphen.30I-50.31mal Fees.98.10	Description Units Amount Sandra O'Neill .30 120.00 Sandra O'Neill .40 160.00 Sandra O'Neill .40 160.00 Sandra O'Neill .40 160.00 Sandra O'Neill .40 160.00 Sandra O'Neill .30 120.00 Sandra O'Neill .30 150.00 Wendy Va

Appendix "G"

Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

BETWEEN:

ROYAL BANK OF CANADA

Applicant

- and -

2663308 ONTARIO INC.

Respondent

AFFIDAVIT OF CAROL LIU

(Sworn January 27, 2025)

I, CAROL LIU, of the City of Toronto, in the Province of Ontario, MAKE

OATH AND SAY AS FOLLOWS:

I am a lawyer with the law firm of Fogler, Rubinoff LLP ("Foglers"), and as such,
I have knowledge of the matters to which I hereinafter depose.

2. Foglers acts for MNP Ltd., in its capacity as receiver and manager, without security, of all the assets, undertakings and properties of 2663308 Ontario Inc. (the "**Receiver**").

3. The Receiver was appointed pursuant to the Order made by the Honourable Justice K.A. Gorman of the Ontario Superior Court of Justice on February 9, 2024.

4. Foglers has prepared a statement of account in connection with its mandate as the lawyer to the Receiver, detailing its services rendered and disbursements incurred, namely:

a) an account dated January 10, 2025 in the amount of \$9,180.28 in respect of the period from January 18, 2024 to January 10, 2025;

(the "**Statement of Account**"). Attached as **Exhibit "A**" is a copy of the Statement of Account.

5. Foglers has WIP of \$1,393.29 for the period January 13, 2025 to January 26, 2025 and has estimated a fee accrual of \$6,000.00 to complete the proceedings (WIP and fee accrual are collectively the "**Fee Accrual**").

6. Attached as **Exhibit "B"** is a chart detailing the lawyers who have worked on this matter and their hourly rates.

7. This Affidavit is made in support of a motion by the Receiver for, *inter alia*, approval of the Statement of Account and the Fogler Fee Accrual as detailed herein, and for no improper purpose whatsoever.

SWORN by Carol Liu of the City of Toronto, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on January 27, 2025 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely

Commissioner for Taking Affidavits (or as may be)

CAROL LIU

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Katelin Zoe Parker, a Commissioner, etc., Province of Ontario, for Fogler, Rubinoff LLP, Barristers and Solicitors. Expires April 23, 2026.

This is Exhibit "A" referred to

in the Affidavit of Carol Liu

Sworn this 27th

day of January, 2025.

A Commissioner for Taking Affidavits

Katelin Zoe Parker, a Commissioner, etc., Province of Ontario, for Fogler, Rubinoff LLP, Barristers and Solicitors. Expires April 23, 2026.

Invoice Num: 22500079

IN ACCOUNT WITH

Fogler, Rubinoff LLP Scotia Plaza 40 King Street West, Suite 2400 P.O. Box #215 Toronto, ON M5H 3Y2 Telephone: 416-864-9700 Fax: 416-941-8852 www.foglers.com



Our File: M5308 / 240512 2663308 Ontario Inc. o/a Essex Mobil at 381 Maidstone Ave East, Essex, ON N8M 3K3

FOR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter to January 10, 2025.

Total Disburgements	\$8,098.10
Total Disbui sements	\$20.04
Total Fees and Disbursements	\$8,124.14
HST @ 13% on Fees and Taxable Disbursements	\$1,056.14
Total Fees, Disbursements and Taxes this Bill	\$9,180.28
Balance Due:	\$9,180.28

THIS IS OUR ACCOUNT HEREIN FOGLER, RUBINOFF LLP

THIS ACCOUNT BEARS INTEREST, COMMENCING ONE MONTH AFTER DELIVERY, AT THE RATE OF 5.30% PER ANNUM AS AUTHORIZED BY THE SOLICITORS' ACT. ANY DISBURSEMENTS NOT POSTED TO YOUR ACCOUNT ON THE DATE OF THIS STATEMENT WILL BE BILLED LATER.

E. & O.E. GST/HST No : R119420859 Please return a copy of this account with your payment. Thank you.

Rachel Moses

MNP Ltd. 557 Southdale Road East, Suite 201 London ON N6E 1A2 Attention: Rob Smith Senior Vice President



Invoice Num: 22500079

IN ACCOUNT WITH

January 10, 2025

MNP Ltd. 557 Southdale Road East, Suite 201 London ON N6E 1A2 Attention: Rob Smith Senior Vice President Fogler, Rubinoff LLP Scotia Plaza 40 King Street West, Suite 2400 P.O. Box #215 Toronto, ON M5H 3Y2 Telephone: 416-864-9700 Fax: 416-941-8852 www.foglers.com

fogler

Our File: M5308 / 240512 2663308 Ontario Inc. o/a Essex Mobil at 381 Maidstone Ave East, Essex, ON N8M 3K3

FOR PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter, including:

<u>Date</u>	<u>Lawyer</u>	Description	<u>Hrs</u>	<u>Fees</u>
Jan-18-24	RM	Review RBC Application Record for appointment of receiver.	0.20	137.00
Jan-19-24	RM	Communications with R. Smith et al re environmental report for gas station.	0.10	68.50
Jan-24-24	RM	Communications with R. Smith and T. Hogan re operating gas station and environmental report.	0.20	137.00
Jan-29-24	RM	Review memo on receivership liability for environmental contamination re operating a gas station; communications with R. Smith, T. Hogan and M. Dave re receivership hearing and operation of gas station given shortfall to operate, lack of financial information, environmental phase 2 report	1.00	685.00
Feb-09-24	RM	Communications with T. Hogan re receivership hearing.	0.20	137.00
Feb-12-24	RM	Communications with T. Hogan, R. Smith re Receivership Order and engaged to register Receivership Order on title to the Real Property.	0.20	137.00
Feb-12-24	RM	Communications with R. Smith re non-cooperation from debtor and state of affairs re gas station.	0.10	68.50
Feb-15-24	RM	Communications with R. Smith re correspondence to S. George re compliance with receivership order; to draft correspondence to S. George re cooperating with Receiver'.	0.70	479.50

fogler rubinoff

<u>Date</u>	<u>Lawyer</u>	Description	<u>Hrs</u>	<u>Fees</u>
Feb-21-24	RM	Communications with R. Smith re failure of G. Sherin to comply with information request, communication re Borrowing Certificate and communication to G. Sherin re compliance with Appointment Order	0.60	411.00
Feb-22-24	RM	Communications between R. Smith and M. Dave re	0.10	68.50
Feb-23-24	RM	Communication from D. Manoj re receiver's	0.10	68.50
Feb-23-24	RM	Review correspondence from R. Smith re Slush Puppies rental agreement.	0.10	68.50
Feb-26-24	RM	Communications with R. Smith re rental agreement of Slush Puppies.	0.10	68.50
Feb-26-24	RM	Communication from R. Smith re Receiver's	0.10	68.50
Feb-29-24	RM	Communications with R. Smith re next steps to require compliance with receivership order by principal	0.20	137.00
Mar-01-24	RM	Communications with R. Smith re Receiver's Report to Court and compelling principal to provide information	0.20	137.00
Mar-04-24	RM	Communications with R. Smith and D. Manoj re Receiver's Report and Order to compel principal to	0.20	137.00
Mar-19-24	RM	Communications with R. Smith re report to court for disclosure information and review of leases	0.20	137.00
Mar-20-24	CL	Review lease agreements to assess if PMSI is valid; draft PMSI analysis	1.38	496.80
Mar-24-24	RM	Communications with R. Smith re First Report and to revise same; to review equipment and security documents re PMSL	1.20	822.00
Mar-25-24	CL	Revise PMSI review per Rachel Moses comments	0.20	72.00
Mar-26-24	RM	Communication from R. Smith re Receiver's Report	0.10	68.50
Apr-09-24	RM	Communication from R. Smith re Pinchin and Environmental Phase 2 and moderate cooperation from S. George	0.10	68.50
Apr-15-24	RM	Communications with R. Smith re notice of registration of tax arrears by Municipality of Lakeshore and letter to Municipality re stay of proceedings.	0.40	274.00
Apr-27-24	RM	Communication with R. Smith re PMSI claims and final legal opinion.	0.10	68.50
Apr-29-24	RM	Communication from R. Smith re Phase II and further testing recommended for site	0.10	68.50
Apr-29-24	CL	Update PMSI analysis per further information provided by Econolease re Silver Chef equipment; send to Rachel Moses for review.	0.43	154.80



<u>Date</u>	<u>Lawyer</u>	Description	<u>Hrs</u>	<u>Fees</u>
Apr-30-24	RM	Communications with M. Dave, R. Smith and T. Hogan re WebEx to discuss environmental issues;	0.40	274.00
May-01-24	CL	Send undated PMSI analysis to Rob Smith	0.10	36.00
May-02-24	RM	WebEx meeting with J. Dawson, M. Dave, T. Hogan and R. Smith re environmental issues and	0.60	411.00
May-09-24	RM	Communications with R. Smith re PMSI claim to be disallowed re lack of VIN.	0.20	137.00
May-15-24	RM	Communication from R. Smith re further environmental testing.	0.10	68.50
May-28-24	RM	Communication from D. Manoj re instructions to proceed with Pinchin.	0.10	68.50
Jul-03-24	RM	Communications with J. DiFruscia and R. Smith re Receiver's Certificate and RBC's motion for summary judgment	0.20	137.00
Aug-08-24	RM	Communication from R. Smith re Pinchin report and environmental containination.	0.10	68.50
Nov-25-24	RM	Communication from R. Smith re environmental findings and next steps.	0.10	68.50
Nov-26-24	RM	Communication from T. Hogan re WebEx to discuss next steps after environmental reporting.	0.10	68.50
Nov-27-24	RM	WebEx call with R. Smith, M. Dave and T. Hogan re next steps and interest in selling Bank's security.	0.40	274.00
Dec-13-24	RM	Communications with T. Hogan and R. Smith re RBC assignment and discharge of MNP.	0.10	68.50
Dec-18-24	RM	Communications with R. Smith re discharge motion and to revise first and final report.	1.50	1,027.50
Jan-07-25	RM	Communications with R. Smith re Receiver's report for discharge motion.	0.20	146.00
		TOTAL FEES:	:	\$8,098.10
		OUR FEE HEREIN:	:	\$8,098.10
Summary of	<u>Fees</u>			

-	<u>Initials</u>	<u>Total</u> <u>Time</u>	<u>Hourly</u> <u>Rate</u>	<u>Value</u>
	CL	2.11	360.00	759.60
	RM	10.70	685.84	7,338.50

Disbursements

Taxable	Faxes	\$9.35
Taxable	Postage/Registered Mail	\$3.19
Taxable	Prints	\$13.50
	Total Disbursements	

\$26.04

\$8,124.14

Total Fees and Disbursements



HST @ 13% on Fees and Taxable Disbursements	\$1,056.14	
Total Fees, Disbursements and Taxes this Bill	\$9,180.28	

Balance Due: \$9,180.28

THIS IS OUR ACCOUNT HEREIN FOGLER, RUBINOFF LLP

THIS ACCOUNT BEARS INTEREST, COMMENCING ONE MONTH AFTER DELIVERY, AT THE RATE OF 5.30% PER ANNUM AS AUTHORIZED BY THE SOLICITORS' ACT. ANY DISBURSEMENTS NOT POSTED TO YOUR ACCOUNT ON THE DATE OF THIS STATEMENT WILL BE BILLED LATER.

E. & O.E. GST/HST No : R119420859 Please return a copy of this account with your payment. Thank you.

Rachel Moses

For your convenience, we have the following payment options:

- Online banking using the Bill Payment Service at most Canadian chartered banks. Please reference your file or account number in the notes box.
- Direct Deposits at a TD Branch (please provide your Fogler, Rubinoff lawyer with a copy of the cheque and deposit receipt).
- Wire transfer (please reference your file or account number).
- Electronic Funds Transfer (EFT).
- Cheque by mail or courier.

Should you require assistance, please contact our Accounts Receivable Department at 416.864.9700 x152 or by e-mail <u>accountsreceivable@foglers.com</u>.

MOVE ALERT: Effective December 2, 2024, our office has moved to:

Scotia Plaza 40 King Street West, Suite 2400 P.O. Box 215 Toronto, ON M5H 3Y2

All phone and email contact information will remain the same. Please update your records.

This is Exhibit "B" referred to

in the Affidavit of Carol Liu

Sworn this 27th

day of January, 2025.

A Commissioner for Taking Affidavits

Katelin Zoe Parker, a Commissioner, etc., Province of Ontario, for Fogler, Rubinoff LLP, Barristers and Solicitors. Expires April 23, 2026.

STATEMENT OF RESPONSIBLE INDIVIDUALS

Fogler, Rubinoff LLP's professional fees herein are made with respect to the following individuals:

2024 Rates:

Lawyer	Year of Call	Hourly Rate	Total Time	Value
Rachel Moses	1999	\$685.00	10.50 Hours	\$7,192.50
Carol Liu	2022	\$360.00	2.11 Hours	\$759.60

2025 Rates:

Lawyer	Year of Call	Hourly Rate	Total Time	Value
Rachel Moses	1999	\$380.00	1.90	\$722.00
Carol Liu	2022	\$730.00	0.90 Hours	\$657.00

*Standard hourly rates listed. However, in certain circumstances adjustments to the account may have been made.

Applicant

ROYAL BANK OF CANADA -and-

2663308 ONTARIO INC.

Respondent Court File No. CV-24-00000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT LONDON

AFFIDAVIT OF CAROL LIU

(Sworn January 27, 2025)

FOGLER, RUBINOFF LLP Lawyers Scotia Plaza 40 King Street West, Suite 2400 P.O. Box #215 Toronto, ON M5H 3Y2

Rachel Moses (LSO# 42081V) rmoses@foglers.com Tel: 416-864-7627

Carol Liu (LSO# 84938G) cliu@foglers.com Tel: 416-849-4150

Lawyers for the Receiver, MNP Ltd.

Confidential Appendix 1

Valco Appraisal (Filed Separately)

Confidential Appendix 2

Environmental Remediation Cost Estimates (Filed Separately)
TAB 3

ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

THE HONOURABLE	$\frac{1}{1} \qquad \frac{\text{FRIDAY, THE } 14^{\text{TH}}}{1}$
THE HONOURABLE	WEEKDAY, THE #
JUSTICE	DAY OF MONTHFEBRUARY, 20YR2025

BETWEEN: PLAINTIFF

ROYAL BANK OF CANADA

Applicant Plaintiff

- and -DEFENDANT 2663308 ONTARIO INC.

Respondent Defendant

DISCHARGE ORDER

THIS MOTION, made by [RECEIVER'S NAME]MNP Ltd., in its capacity as the Court-appointed receiver (the ""Receiver"") of the undertaking, property undertakings, properties and assets of [DEBTOR]2663308 Ontario Inc. (the "Debtor"), for an orderOrder:

<u>1.</u> <u>if necessary, abridging the time for service of this motion, or alternatively,</u> <u>dispensing with service:</u> <u>1.</u> approving the <u>First and Final Report of the Receiver dated January 13, 2025 (the "Report") and the activities of the Receiver as set out in the report of the Receiver dated [DATE] (the "Report");</u>

<u>2.</u> approving the fees and disbursements of the Receiver and its counsel, including
<u>the Receiver Fee Accrual and Fogler Fee Accrual (as defined in the Report)</u>;

<u>4.</u> 3. approving the distribution of the remaining proceeds available in the estate of the Debtor; [and]Receiver's interim statement of receipts and disbursements as at December <u>15, 2024;</u>

5. <u>approving an increase in the borrowing limit from \$100,000 to \$200,000:</u>

<u>6.</u> 4. discharging [RECEIVER'S NAME]MNP Ltd. as Receiver of the undertaking, property undertakings, properties and assets of the Debtor[; and

<u>7.</u> <u>5.</u>releasing [RECEIVER'S NAME]MNP Ltd. from any and all liability, as set out in paragraph <u>56</u> of this Order]¹,

was heard this day at 330 University Avenue, Toronto 80 Dundas Street, London, Ontario.

ON READING the Report, the affidavits of the Receiver and its counsel as to fees (the "Fee Affidavits"), and on hearing the submissions of counsel for the Receiver, no

⁴ If this relief is being sought, stakeholders should be specifically advised, and given ample notice. See also Note 4, below.

one else appearing although served as evidenced by the Affidavit of [NAME]Service of

_____ sworn <mark>{DATE}_____ 2025</mark>, filed²;

1. THIS COURT ORDERS that the time for service of this motion is hereby abridged, service of this motion is validated, and further service of this motion is hereby dispensed with.

2. 1. THIS COURT ORDERS that the <u>Report and the</u> activities of the Receiver, as set out in the Report, are hereby approved.

<u>3.</u> **2. THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, <u>including the Receiver Fee Accrual and the Fogler Fee Accrual,</u> as set out in the Report and the Fee Affidavits<u>fee affidavits</u>, are hereby approved.

<u>4.</u> 3. THIS COURT ORDERS that, after payment of the fees and disbursements herein approved, the Receiver shall pay the monies remaining in its hands to [NAME OF PARTY]³.- <u>the</u> Interim Statement of Receipts and Disbursements as at December 15, 2024, included in the Report, are hereby approved.

5. **THIS COURT ORDERS** that the Receiver's authorized borrowing limit as set out in paragraph 21 of the Receivership Order signed by Justice Gorman on February 9, 2024 is increased from \$100,000.00 to \$200,000.00.

<u>4.</u> THIS COURT ORDERS that upon payment of the amounts set out in paragraph
3 hereof {and upon the Receiver filing a certificate certifying that it has completed the

² This model order assumes that the time for service does not need to be abridged.

³ This model order assumes that the material filed supports a distribution to a specific secured creditor or other party.

other activities described in the Report³, the Receiver shall be discharged as Receiver of the <u>undertaking</u>, <u>propertyundertakings</u>, <u>properties</u> and assets of the Debtor, provided however that notwithstanding its discharge herein (a) the Receiver shall remain Receiver

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however that notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of [RECEIVER'S NAME]MNP Ltd. in its capacity as Receiver.

7. 5. [THIS COURT ORDERS AND DECLARES that [RECEIVER'S NAME] MNP Ltd.

is hereby released and discharged from any and all liability that [RECEIVER'S NAME]MNP Ltd. now has or may hereafter have by reason of, or in any way arising out of, the acts or omissions of [RECEIVER'S NAME]MNP Ltd. while acting in its capacity as Receiver herein, save and except for any gross negligence or wilful misconduct on the Receiver's part. Without limiting the generality of the foregoing, [RECEIVER'S NAME] MNP Ltd. is hereby forever released and discharged from any and all liability relating to matters that were raised, or which could have been raised, in the within receivership proceedings, save and except for any gross negligence or wilful misconduct on the Receiver's part.]⁴

<u>-4-</u>

⁴ The model order subcommittee was divided as to whether a general release might be appropriate. On the one hand, the Receiver has presumably reported its activities to the Court, and presumably the reported activities have been approved in prior Orders. Moreover, the Order that appointed the Receiver likely has protections in favour of the Receiver. These factors tend to indicate that a general release of the Receiver is not necessary. On the other hand, the Receiver has acted only in a representative capacity, as the Court's officer, so the Court may find that it is appropriate to insulate the Receiver from all liability, by way of a general release. Some members of the subcommittee felt that, absent a general release, Receivers might hold back funds and/or wish to conduct a claims bar process, which would unnecessarily add time and cost to the receivership. The general release language has been added to this form of model order as an option only, to be considered by the presiding Judge in each specific case. See also Note 1, above.



ROYAL BANK OF CANADA - Applicant -	<u>and-</u>	2663308 ONTARIO INC. Respondent	
		Court File No. CV-24-00000178-000	
		Court File No. CV-24-00000178-000 ONTARIO SUPERIOR COURT OF JUSTICE PROCEEDING COMMENCED AT LONDON DISCHARGE ORDER FOGLER, RUBINOFF LLP Lawyers Scotia Plaza 40 King Street West, Suite 2400 P.O. Box #215 Toronto, ON M5H 3Y2 Rachel Moses (LSO# 42081V) rmoses@foglers.com Tel: 416-864-7627 Carol Liu (LSO# 84938G) cliu@foglers.com	
		Lawyers for the Receiver, MNP Ltd.	

Summary report: Litera Compare for Word 11.3.0.46 Document comparison done on 01/30/2025 3:45:11 PM				
Style name: Default Style				
Intelligent Table Comparison: Active				
Original DMS: nd://4899-4436-3284/1/Model Discharge Order.doc				
Modified DMS: nd://4933-4396-2639/1/Draft Order (Discharge Receiver).docx				
Changes:				
Add	63			
Delete	111			
Move From	4			
Move To	4			
Table Insert	5			
Table Delete	0			
Table moves to	0			
Table moves from	0			
Embedded Graphics (Visio, ChemDraw, Images etc.)	0			
Embedded Excel	0			
Format changes	0			
Total Changes:	187			

-and- 2663308 ONTARIO INC. Respondents

Court File No. CV-24-0000178-0000

ONTARIO SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT LONDON

MOTION RECORD OF THE RECEIVER, MNP LTD.

(Returnable February 14, 2025)

FOGLER, RUBINOFF LLP

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