



FINAL

# Supplemental Phase II Environmental Site Assessment

343 County Road 22  
Picton, Ontario

Prepared for:

**Loch-Sloy Holdings Ltd.**

343 County Road 22  
Picton, ON K0K 2T0

Attn: Jamie S. Scott

January 9, 2020

Pinchin File: 237033.003



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## EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement signed by Jamie S. Scott of Loch-Sloy Holdings Ltd. (Client) to conduct a Supplemental Phase II Environmental Site Assessment of the property located at 343 County Road 22 in Picton, Ontario (hereafter referred to as the Site).

The Site was historically developed as a military training facility (i.e., Camp Picton); however, it has since been redeveloped into a business park and private airport. The Site is developed with six hangar buildings (Site Buildings H-1 to H-6) and thirty-four commercial buildings (Site Buildings 1 to 33 and 40). In addition, six vacant, dilapidated buildings (Site Buildings 34-39) are also located on-Site.

The purpose of this Supplemental Phase II ESA was to further delineate groundwater impacts identified by a previous Phase II ESA and Supplemental Phase II ESA completed by Pinchin.

The results of a previous Phase II ESA and Supplemental Phase II ESA completed by Pinchin identified the following potential issues of environmental concern in relation to groundwater quality at the Site:

- The groundwater sample collected from monitoring well MW5 exceeded the *Table 6 Standards* for PHCs (F1), benzene, 1,3-Dichloropropene, toluene, xylenes, methylnaphthalene 2-(1-), naphthalene, and phenanthrene;
- The groundwater sample collected at monitoring well MW101 exceeded the *Table 6 Standards* for petroleum hydrocarbons (PHCs) in the F1 and F2 fractions;
- The groundwater sample collected at monitoring well MW102 exceeded the *Table 6 Standards* for methylnaphthalene 2-(1-) and naphthalene; and
- The groundwater sample collected at monitoring well MW103 exceeded the *Table 6 Standards* for PHCs in the F2 fraction.

Based on the above-mentioned findings, Pinchin recommended that an additional Supplemental Phase II ESA be conducted at the Site in order to further delineate the extent of groundwater impacts at the Site.

The Supplemental Phase II ESA was completed at the Site by Pinchin between November 21, 2019 and November 26, 2019, and consisted of the advancement of seven boreholes, all of which were completed as groundwater monitoring wells.

Groundwater samples collected from the newly installed were submitted for laboratory analysis of PHCs in the F1 to F4 fractions (F1-F4), benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX) and polycyclic aromatic hydrocarbons (PAHs).



Based on Site-specific information, the soil and groundwater quality was assessed based on the Ontario Ministry of the Environment, Conservation and Parks *Table 6 Standards* for industrial/commercial/community land use and coarse-textured soil.

The reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), BTEX, and PAHs satisfied their respective *Table 6 Standards*, with the exception of the groundwater sample collected at monitoring well MW203, which had a concentration of benzene that exceeded the *Table 6 Standards*. In addition, the groundwater sample collected at monitoring well MW204 had concentrations of benzene, ethylbenzene methylnaphthalene 2-(1-), and naphthalene that exceeded the *Table 6 Standards*.

Based on the findings of the Supplemental Phase II ESA, it is Pinchin's opinion that the impacted groundwater has been sufficiently delineated to proceed with a Remedial Action Plan and to complete a Risk Assessment at the Site.

*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.*



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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 Jamie S. Scott of Loch-Sloy Holdings Ltd. (Client) to conduct a Supplemental Phase II Environmental Site Assessment of the property located at 343 County Road 22 in Picton, Ontario (hereafter referred to as the Site).

The Site was historically developed as a military training facility (i.e., Camp Picton); however, it has since been redeveloped into a business park and private airport. The Site is developed with six hangar buildings (Site Buildings H-1 to H-6) and thirty-four commercial buildings (Site Buildings 1 to 33 and 40). In addition, six vacant, dilapidated buildings (Site Buildings 34-39) are also located on-Site.

The purpose of this Supplemental Phase II ESA was to further delineate groundwater impacts identified by a previous Phase II ESA and Supplemental Phase II ESA completed by Pinchin.

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 (R2018)*", dated 2000 and reaffirmed in 2018.

### 1.1 Background

Pinchin completed a Phase I ESA of the Site for the Client, the findings of which were provided in the report entitled "*Phase I Environmental Site Assessment, 343 County Road 22, Picton, Ontario*", and dated June 6, 2019. The results of the Phase I ESA completed by Pinchin identified the following areas of potential environmental concern (APECs) that could give rise to potential subsurface impacts in connection with the Site:

- Two gasoline USTs are located on the northwest portion of the Site. The USTs were reportedly installed in the late 1950s, and have not been used since the 1960s;
- A firing range (backstop and sand pit) is located on the west-central portion of the Site;
- An automotive repair facility operates out of Site Building 9. The south portion of Site Building 9 is equipped with a mechanic pit used to complete oil changes. At the time of the Site reconnaissance the pit contained a large volume of oily water; and
- Site Building 12 historically operated as a truck maintenance facility.

Based on the above-mentioned findings, it was Pinchin's recommendation that a Phase II ESA be conducted at the Site in order to assess the above-noted APECs for the presence of environmental impacts.



## **Phase II ESA – April 2019**

Pinchin completed a Phase II ESA at the Site between April 3, 2019 and April 29, 2019, which consisted of the advancement of five boreholes, all of which were completed as groundwater monitoring wells. Select “worst case” soil samples collected during the borehole drilling program were submitted for laboratory analysis of petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), lead, and samples from three of the five boreholes were analyzed for metals. In addition, two surficial grab soil samples were collected and submitted for laboratory analysis of metals. Groundwater samples collected from the newly installed wells were submitted for laboratory analysis of PHCs (F1-F4), VOCs, PAHs, metals (one of the five wells), and lead (four of the five wells).

Based on Site-specific information, the soil and groundwater quality was assessed based on the Ontario Ministry of the Environment, Conservation and Parks *Table 6 Standards*, for shallow soil and potable groundwater conditions and industrial/commercial/community land use with coarse-textured soil.

Reported concentrations in the soil samples submitted for analysis of PHCs (F1-F4), VOCs and/or metals satisfied their respective *Table 6 Standards*, with the exception of soil samples SS1, SS2 and MW1-AS3, which had concentrations of lead that exceeded the *Table 6 Standard*.

Reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, PAHs metals and/or lead satisfied their respective *Table 6 Standards*, with the exception of the groundwater sample collected at monitoring well MW5, which reported concentration of PHCs (F1), benzene, 1,3-Dichloropropene, toluene, xylenes, methylnaphthalene 2-(1-), naphthalene, and phenanthrene that exceeded the *Table 6 Standards*.

Based on the findings of the initial Phase II ESA, Pinchin recommended that a UST excavation and soil verification sampling program be completed at the Site to remove the two current on-Site USTs. Pinchin also recommended that additional boreholes/wells be completed at the Site to delineate the extent of groundwater impacts identified at monitoring well MW5, which had various parameters that exceeded *Table 6 Standards*. In addition, Pinchin recommended that delineation and a remedial excavation be completed in the vicinity of soil sampling locations SS1 and SS2 to remove the soil exceeding the *Table 6 Standard* for lead.

## **Supplemental Phase II ESA – July 2019**

A Supplemental Phase II ESA was completed at the Site by Pinchin between July 18, 2019 and July 23, 2019, and consisted of the advancement of 11 boreholes, four of which were completed as groundwater monitoring wells.





Select “worst case” soil samples collected during the borehole drilling program were submitted for lead from boreholes BH105 to BH111. Groundwater samples collected from the newly installed monitoring wells MW101 to MW104 were submitted for laboratory analysis of PHCs (F1-F4), BTEX and PAH parameters.

Reported concentrations in the soil samples submitted for analysis of lead satisfied their respective *Table 6 Standards*, with the exception of soil sample S1/2 collected at borehole BH105 that reported a concentration of lead that exceeded the *Table 6 Standards*.

Reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), BTEX, and PAHs satisfied their respective *Table 6 Standards*, with the following exceptions:

- The groundwater sample collected at monitoring well MW101 exceeded the *Table 6 Standards* for PHCs (F1 and F2);
- The groundwater sample collected at monitoring well MW102 exceeded the *Table 6 Standards* for methylnaphthalene 2-(1-) and naphthalene; and
- The groundwater sample collected at monitoring well MW103 exceeded the *Table 6 Standard* for PHCs (F2).

Based on the findings of this Supplemental Phase II ESA, Pinchin recommended that a UST excavation and verification soil sampling program be completed at the Site to remove the current on-Site USTs and any PHC impacted soil. In addition, Pinchin recommended that a remedial excavation be completed in the vicinity of the firing range backstop to remove the soil exceeding the *Table 6 Standard* for lead.

### **Remedial Excavation and Verification Soil Sampling**

Remedial excavation work to remove lead-impacted soil in the vicinity of the firing range backstop as well as the exhumation and removal of three USTs was completed at the Site between July 22, 2019 and September 20, 2019. Following the excavation activities; including the removal of the three USTs and the removal of soil with known/obvious impacts, soil samples were collected from the floor and sidewalls at the final limits of each excavation for field screening. Excavations extended to bedrock which precluded collection of floor sampling at excavations EX1, EX3 and EX4. Based on the results of field screening, the following soil samples were submitted for laboratory analysis.

Verification soil samples collected from the final limits of each excavation area and the suspected clean segregated soil stockpile were submitted for laboratory analysis of BTEX, VOCs, PHCs (F1-F4), PAHs and/or lead.

Reported concentrations in the verification soil samples submitted for analysis of the above-noted parameters satisfied the *Table 6 Standards* at the final limits of each excavation.



Based on the findings of the verification soil sampling program completed for the Remedial Excavation, it is Pinchin's opinion that no further remedial work is required in relation to soil quality at the Site.

### **Residual Groundwater Impacts**

Based on the above-noted work, it was Pinchin's opinion that the groundwater impacts (i.e., PHCs (F1 and F2), PAHs, and BTEX), which exceeded the *Table 6 Standards* in the vicinity of MW5, MW101, MW102 and MW103 be addressed through a Remedial Technology Evaluation (RTE) in order to assess the most technical and financially viable options to mitigate the PHC impacted groundwater. Pinchin recommended that the first task of the RTE was to further delineate the residual groundwater impacts through an additional Supplemental Phase II ESA.

### **1.2 Scope of Work**

The scope of work completed by Pinchin, as outlined in the Pinchin proposal entitled "*Proposal for Preliminary Remedial Action Plan*" submitted to the Client on November 14, 2019, included the following:

- Advancement of seven boreholes following the clearance of underground services, all of which were instrumented with monitoring wells;
- Collection of groundwater samples from each of the newly installed monitoring wells, following well development and purging, for laboratory analysis of PHCs (F1-F4), BTEX, and PAHs;
- Completion of an elevation survey and depth to groundwater measurements for the newly installed monitoring wells as well as select existing monitoring wells;
- Comparison of the groundwater laboratory analytical results to the applicable regulatory criteria; and
- Preparation of a factual report detailing the findings of the Supplemental Phase II ESA and recommendations.

## **2.0 METHODOLOGY**

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



## **2.1 Borehole Investigation**

Pinchin retained Dedicated Environmental Services Inc. (DES) to complete the borehole drilling program at the Site between November 21, 2019 and November 22, 2019 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. DES is licensed by the MECP in accordance with Ontario Regulation 903 (as amended) to undertake borehole drilling/well installation activities.

The boreholes were advanced to a maximum depth of 4.57 metres below ground surface (mbgs) using a Techno-Drill K-40 utilizing hollow stem augers to advance in overburden and an air rotary hammer to advance boreholes through bedrock. Subsurface soil conditions were logged on-Site by Pinchin personnel at the time of drilling; however, it should be noted that no soil samples were collected as part of this Supplemental Phase II ESA Investigation.

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**

Groundwater monitoring wells were installed in boreholes MW201, MW202, MW203, MW204, MW205, MW206 and MW207 to enable groundwater monitoring and sampling. The monitoring wells were constructed with 5.08 cm inner diameter (ID) flush-threaded Schedule 40 polyvinyl chloride (PVC) risers, followed by a length of 5.08 cm ID No. 10 slot PVC screen that intersected the suspected static groundwater level.

Each well screen was sealed at the bottom using a threaded cap and each 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 7.6 cm ID Schedule 40 PVC outer casing, approximately 45 cm in length, was installed in each 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 (MW201) and aboveground monument casings (MW202, MW203, MW204, MW205, MW206 and MW207) were installed at the ground surface over each riser pipe and outer casing and cemented in place.

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



## **2.3 Groundwater Monitoring**

The water levels within the monitoring wells were measured on November 26, 2019 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 groundwater monitoring wells on November 26, 2019, using a Transit Level. A temporary benchmark was used to determine the relative elevation of the top of the monitoring well casings and the ground surface at each well location, and the ground surface elevation at each borehole location. The temporary benchmark used was the top of a traffic control safety cone wrapped around a light pole, which was arbitrarily assigned the elevation of 100.00 metres. These elevation measurements represent a relative (not a geodetic) elevation. A summary of the elevation data is presented in Table 3.

## **2.4 Sampling and Laboratory Analysis**

### *2.4.1 Groundwater*

On November 22, 2019, all newly installed groundwater monitoring wells MW201, MW202, MW203, MW204, MW205, MW206 and MW207 were developed by removing three to five well casing volumes, or were purged until dry, in accordance with Pinchin's SOPs.

On November 26, 2019, newly installed groundwater monitoring wells MW201, MW202, MW203, MW204, MW205, MW206 and MW207 were purged and sampled using Pinchin's SOPs. The groundwater samples collected from these monitoring wells were submitted for laboratory analysis of PHCs (F1-F4), BTEX and PAHs.

All monitoring well development activities were conducted using dedicated inertial pumps comprised of Waterra polyethylene tubing and foot valves. Following pre-sampling purging with dedicated inertial pumps, sampling for PHCs (F2-F4) and PAHs was conducted using a peristaltic pump and dedicated polyethylene tubing. Sampling for VOCs, PHCs (F1) and BTEX was then conducted using dedicated inertial pumps.

### *2.4.2 Analytical Laboratory*

Selected soil and groundwater samples were delivered to Paracel Laboratories Ltd. for analysis. (Paracel) 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 Paracel.



## **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:

- Groundwater samples were placed in laboratory-supplied glass sample jars;
- 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;
- Groundwater samples were placed in coolers on ice immediately upon collection, with appropriate sample temperatures maintained prior to submission to the laboratory;
- 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 *APGO Guideline* and Pinchin's SOPs for Phase II ESAs.

Paracel's 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. DES 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/light industrial property located in Picton, Ontario. It is Pinchin's understanding that potable water for the Site is hauled to the site and stored in on site water storage tanks. There are no water supply wells on site. The Picton municipal water supply distribution system terminates approximately 400 metres north of the site.

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. Two representative soil samples collected from the boreholes advanced at the Site during the previous Pinchin Phase II ESA 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.

One representative soil sample collected from the boreholes advanced at the Site during the previous Pinchin Phase II ESA 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 coarse-textured for the purpose of selecting the appropriate Site Condition Standards applicable to the Site as provided in the MECP document entitled "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", dated April 15, 2011 (*MECP Standards*).

The results of the borehole drilling program indicated that the overburden is less than two metres thick over more than one-third of the Site area, classifying the Site as a "shallow soil property" as per Ontario Regulation 153/04 (as amended).

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

- "Table 6: Generic Site Condition Standards for Shallow Soils in a Potable Ground Water Condition", provided in the *MECP Standards (Table 6 Standards)* for:
  - Coarse-textured soils; and
  - Industrial/commercial/community property use.

As such, the analytical results have been compared to these *Table 6 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 grass and asphalt generally consists of fill material comprised of sand and gravel to a maximum depth of 0.76 mbgs.

Limestone (bedrock) was observed underlying the fill material that extended to the maximum borehole completion depth of 4.57 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 3 and on the borehole logs in Appendix II. The depth to groundwater measured within the newly installed monitoring wells ranged from 0.88 mbgs at monitoring well MW204 to 3.70 mbgs at monitoring well MW203 on November 26, 2019.

The water table elevations calculated using the water level measurements made on November 26, 2019. The inferred groundwater flow directions are indicated on Figure 3; however, Pinchin notes that groundwater conditions may not have been at equilibrium at the time of the water level measurements.

### 3.2 Field Observations

No odours or evidence of NAPL were observed during groundwater monitoring and sampling, with the exception of the groundwater at monitoring wells MW203, MW204, MW205 and MW207 which exhibited a PHC-like odour. In addition, it should be noted that monitoring well MW204 had a visible PHC-like sheen. Monitoring well 101, installed during the first supplemental assessment, contained 1 metre of free phase based on measurements taken on November 26, 2019.

### 3.3 Analytical

#### 3.3.1 Groundwater

As indicated in Tables 4 through 5, reported concentrations of PHCs (F1-F4), BTEX, and PAHs in the groundwater samples submitted for analysis met the *Table 6 Standards*, with the following exceptions:

- The groundwater sample collected from monitoring well MW203 exceeded the *Table 6 Standard* for benzene (2.5 micrograms per litre ( $\mu\text{g/L}$ ) vs. the *Table 6 Standard* of 0.5  $\mu\text{g/L}$ ); and



- The groundwater sample collected from monitoring well MW204 exceeded the *Table 6 Standards* for benzene (3.8 micrograms per litre (µg/L) vs. the *Table 6 Standard* of 0.5 µg/L), ethylbenzene (13.7 µg/L vs. the *Table 6 Standard* of 2.4 µg/L), methylnaphthalene 2-(1-) (9.7 µg/L vs. the *Table 6 Standard* of 3.2 µg/L), and naphthalene (55.5 µg/L vs. the *Table 6 Standard* of 7µg/L).

The laboratory Certificate of Analysis for the groundwater samples is provided in Appendix IV.

#### 4.0 FINDINGS AND CONCLUSIONS

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

- Pinchin retained DES to advance seven (7) boreholes at the Site on November 21, 2019 and November 22, 2019. The boreholes were advanced to a maximum depth of 4.57 mbgs using a Techno-Drill K-40 utilizing hollow stem augers in overburden and an air rotary hammer to advance boreholes through bedrock. All boreholes were instrumented with monitoring wells to enable groundwater monitoring and sampling;
- The soil stratigraphy at the drilling locations generally consists of sand and gravel fill to a maximum depth 0.76 mbgs overlying limestone (bedrock) that extended to the maximum borehole completion depth of 4.57 mbgs;
- Groundwater levels at the newly installed monitoring wells measured on November 26, 2019 varied between 0.88 mbgs (MW204) and 3.7 mbgs (MW204). The inferred groundwater flow directions are indicated on Figure 3;
- Based on Site-specific information, the groundwater quality was assessed based on the *Table 6 Standards* for industrial/commercial/community land use and coarse-textured soils;
- Groundwater samples were collected from monitoring wells MW201, MW202, MW203, MW204, MW205, MW206 and MW207 installed by Pinchin on November 26, 2019 and were submitted for laboratory analysis of PHCs (F1-F4), BTEX and PAHs; and
- Reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), BTEX, and PAHs satisfied their respective *Table 6 Standards*, with the exception of the groundwater sample collected at monitoring well MW203, which had a concentration of benzene that exceeded the *Table 6 Standard*, and the groundwater sample collected at monitoring well MW204, which had concentrations of benzene, ethylbenzene methylnaphthalene 2-(1-), and naphthalene that exceeded the *Table 6 Standards*.





Based on the findings of the Supplemental Phase II ESA, it is Pinchin's opinion that the impacted groundwater has been sufficiently delineated to proceed with a Remedial Action Plan and to complete a Risk Assessment at the Site.

## **5.0 TERMS AND LIMITATIONS**

This Supplemental Phase II ESA was performed for Loch-Sloy Holdings Ltd. (Client) in order to investigate potential environmental impacts at 343 County Road 22 in Picton, Ontario (Site). The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the property or into the ground, groundwater, or surface water of the property. This Supplemental Phase II ESA does not quantify the extent of the current and/or recognized environmental condition 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 recognized environmental conditions 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 recognized environmental conditions 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). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

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,



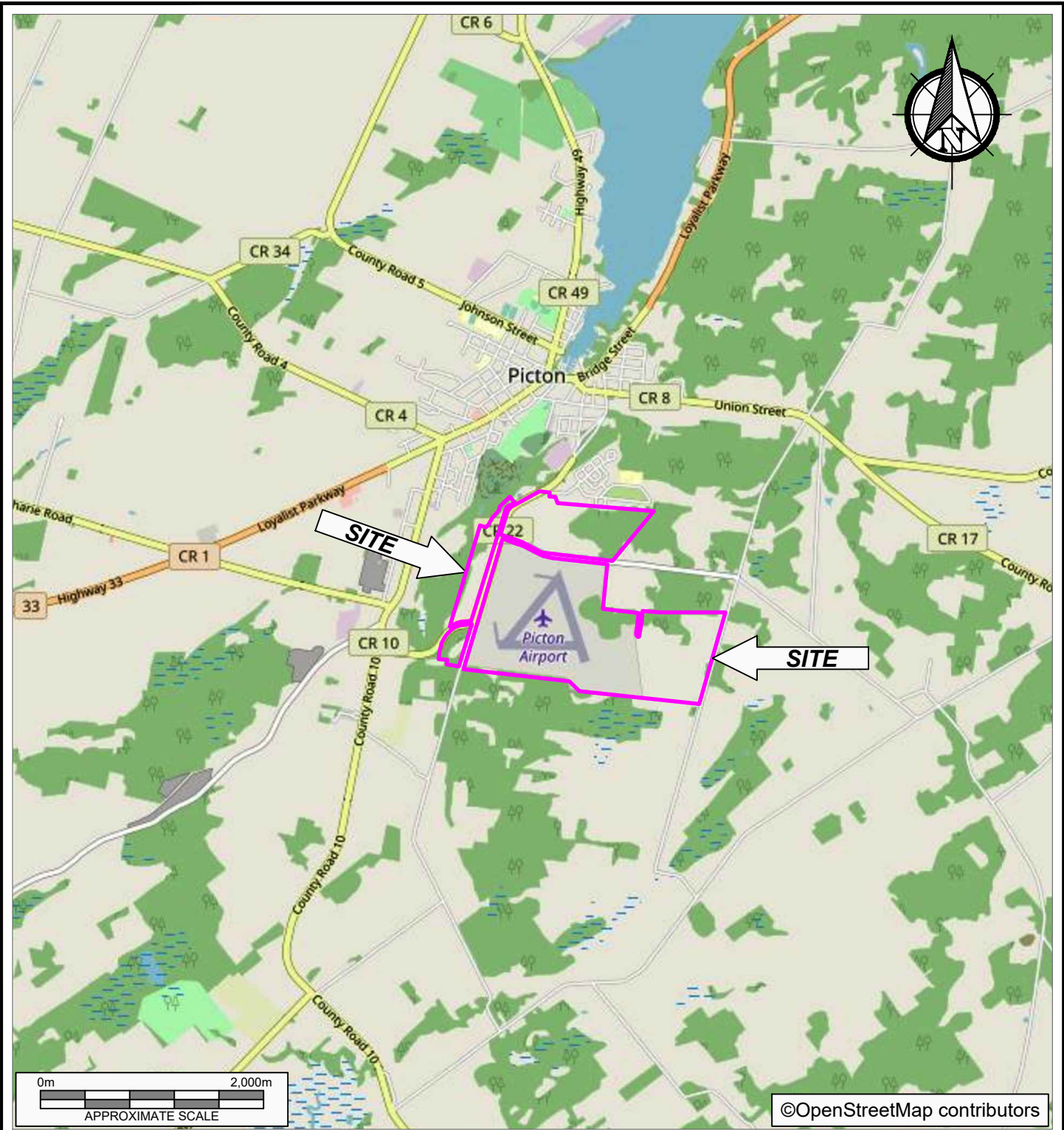
this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

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.

237033.003 Final Supplemental Phase II ESA Report 343 Cty Rd 22 Picton LOCHSLOY

Template: Master Report for Phase II ESA - Stage 2 PSI, EDR, October 29, 2019

**APPENDIX I**  
**Figures**



PROJECT NAME			
SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME			
LOCH-SLOY HOLDING LIMITED			
PROJECT LOCATION			
343 COUNTY ROAD 22, PICTON, ONTARIO			
FIGURE NAME			FIGURE NO.
KEY MAP			1
APPROXIMATE SCALE	PROJECT NO.	DATE	
AS SHOWN	237033.003	DECEMBER 2019	

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW103	
	23/07/2019	
Petroleum Hydrocarbons F1 (C <sub>6</sub> - C <sub>10</sub> )		ND (25)
Petroleum Hydrocarbons F2 (>C <sub>10</sub> - C <sub>16</sub> )		880

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW101	
	22/07/2019	
Petroleum Hydrocarbons F1 (C <sub>6</sub> - C <sub>10</sub> )		728
Petroleum Hydrocarbons F2 (>C <sub>10</sub> - C <sub>16</sub> )		44000

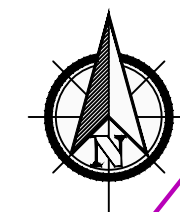
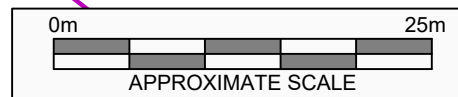
Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW204	
	26/11/2019	
Benzene		3.8
Ethylbenzene		13.7
Methylnaphthalene 2-(1-)		9.7
Naphthalene		55.5

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW203	
	23/07/2019	
Benzene		2.5

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW102	
	22/07/2019	
Methylnaphthalene 2-(1-)		12.4
Naphthalene		46.8

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
	MW5	
	10/04/2019	
Petroleum Hydrocarbons F1 (C <sub>6</sub> - C <sub>10</sub> )		3250
Benzene		38.8
Ethylbenzene		1180
Toluene		70.1
Xylenes (Total)		3840
Methylnaphthalene 2-(1-)		29.3
Naphthalene		268
Phenanthrene		2.12

Parameter	Sample Designation	
	Sample Collection Date (dd/mm/yyyy)	
		MECP TABLE 6 STANDARDS
Petroleum Hydrocarbons F1 (C <sub>6</sub> - C <sub>10</sub> )		420
Petroleum Hydrocarbons F2 (>C <sub>10</sub> - C <sub>16</sub> )		150
Benzene		0.5
Ethylbenzene		2.4
Toluene		24
Xylenes (Total)		72
Methylnaphthalene 2-(1-)		3.2
Naphthalene		7
Phenanthrene		1



- LEGEND**
- SITE BUILDING
  - APPROXIMATE SITE BOUNDARY
  - + MONITORING WELL (MAY 2019)
  - + MONITORING WELL (AUGUST 2019)
  - + MONITORING WELL (DECEMBER 2019)
  - UST UNDERGROUND STORAGE TANK
  - EXCEEDS SITE CONDITION STANDARDS
  - EXCEEDS SITE CONDITION STANDARDS
  - MEETS SITE CONDITION STANDARDS
- ALL UNITS IN µg/L
- µg/L MICROGRAM PER LITRE
- APPROXIMATE EXTENT OF FREE PRODUCT PLUME
  - APPROXIMATE EXTENT OF PHC-IMPACTED PLUME

SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT, APRIL 15, 2011, TABLE 6 STANDARDS, COARSE-TEXTURED SOILS, POTABLE GROUNDWATER AND SHALLOW SOIL CONDITIONS, FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.



PROJECT NAME  
**SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT**

CLIENT NAME  
**LOCH-SLOY HOLDING LIMITED**

PROJECT LOCATION  
**343 COUNTY ROAD 22, PICTON, ONTARIO**

FIGURE NAME  
**GROUNDWATER IMPACT SUMMARY**

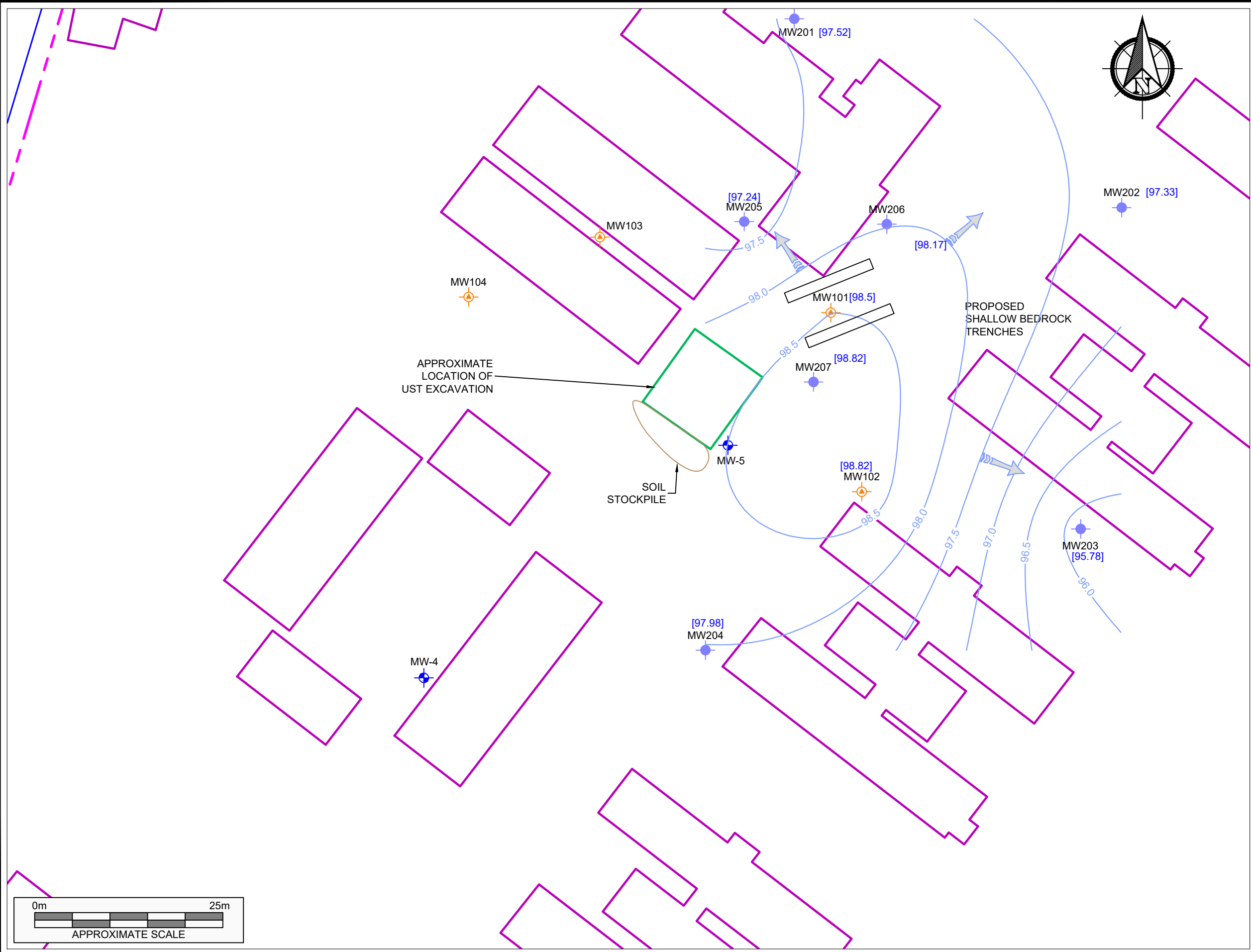
APPROXIMATE SCALE  
**AS SHOWN**

PROJECT NO.  
**237033.003**

DATE  
**DECEMBER 2019**

FIGURE NO.  
**2**





- LEGEND**
- SITE BUILDING
  - APPROXIMATE SITE BOUNDARY
  - + MONITORING WELL (MAY 2019)
  - + MONITORING WELL (AUGUST 2019)
  - + PROPOSED MONITORING WELL LOCATION
  - UST UNDERGROUND STORAGE TANK
  - [#] GROUNDWATER ELEVATION
  - 98.5 GROUNDWATER CONTOUR ELEVATION
  - GROUNDWATER FLOW DIRECTION ARROW

SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART XV.1 OF THE ENVIRONMENTAL PROTECTION ACT, APRIL 15, 2011, TABLE 6 STANDARDS, COARSE-TEXTURED SOILS, POTABLE GROUNDWATER AND SHALLOW SOIL CONDITIONS, FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE.



PROJECT NAME  
**SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT**

CLIENT NAME  
**LOCH-SLOY HOLDING LIMITED**

PROJECT LOCATION  
**343 COUNTY ROAD 22, PICTON, ONTARIO**

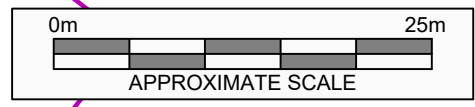
FIGURE NAME  
**GROUNDWATER ELEVATION PLAN (NOV. 26, 2019)**

APPROXIMATE SCALE  
**AS SHOWN**

PROJECT NO.  
**237033.003**

DATE  
**DECEMBER 2019**

FIGURE NO.  
**3**



**APPENDIX II**  
**Borehole Logs**



# Log of Borehole: MW201

Project #: 237033.003

Logged By: SY

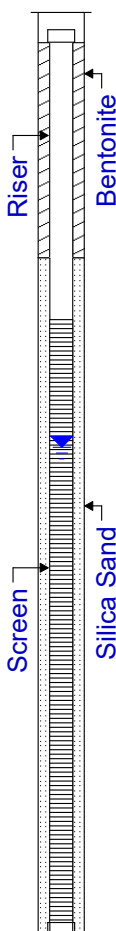
Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 21, 2019

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00					
0		<b>Gravel</b>	0.15					
1		<b>Sand Fill</b> Brown with some gravel	0.61		0	NS	NS	
2		<b>Limestone</b> Auger refusal at 0.61 mbgs.  Air hammered to 4.57 mbgs						
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15			4.57					
16		End of Borehole						
17								
18								



Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 99.85 m

Top of Casing Elevation: 99.72 m

Sheet: 1 of 1







# Log of Borehole: MW202

Project #: 237033.003

Logged By: SY

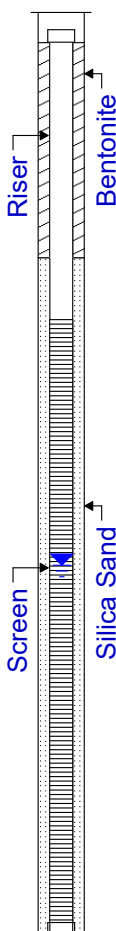
Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 21, 2019

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00					
0		<b>Grass</b> With topsoil rootlets	0.15					
1		<b>Sand and Gravel</b> Brown	0.76		0	NS	NS	
2		<b>Limestone</b> Auger refusal at 0.76 mbgs. Air hammered to 4.57 mbgs						
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15		End of Borehole	4.57					
16								
17								
18								



Water level measured at 2.73 mbgs on Nov. 22, 2019

**Contractor:** Dedicated Environmental  
**Drilling Method:** Auger / Air Hammer  
**Well Casing Size:** 5.03 cm

Note:  
 \* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

**Grade Elevation:** 99.71 m  
**Top of Casing Elevation:** 100.62 m  
**Sheet:** 1 of 1





# Log of Borehole: MW206

Project #: 237033.003

Logged By: SY

Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 21, 2019

SUBSURFACE PROFILE				SAMPLE				
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00		0	NS	NS	
0.41	Asphalt With topsoil and rootlets							
0.41	Sand and Gravel Fill Brown							
0.41	Limestone Auger refusal at 0.41 mbgs.							
4.57	Air hammered to 4.57 mbgs.							
1.52	PHC-like odour in groundwater at 1.52 mbgs							
4.57	End of Borehole							
2.46	Water level measured at 2.46 mbgs on Nov. 22, 2019							
4.57								
4.57								
4.57								
4.57								
4.57								
4.57								
4.57								

Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 99.80 m

Top of Casing Elevation: 100.77 m

Sheet: 1 of 1





# Log of Borehole: MW203

Project #: 237033.003

Logged By: SY

Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 21, 2019

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00		0	NS	NS	
0		<b>Grass</b> With topsoil and rootlets	0.15					
1		<b>Sand Fill</b> Brown and dry	0.61					
2		<b>Limestone</b> Auger refusal at 0.61 mbgs.						
3		Air hammered to 4.57 mbgs						
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15			4.57					
16		End of Borehole						
17								
18								

Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 99.16 m

Top of Casing Elevation: 100.38 m

Sheet: 1 of 1





# Log of Borehole: MW205

Project #: 237033.003

Logged By: SY

Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 21, 2019

SUBSURFACE PROFILE				SAMPLE				
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00		0	NS	NS	
0		<b>Grass</b>	0.15					
1		With topsoil and rootlets	0.46					
1		<b>Sand and Gravel</b>						
2		Brown and dry						
3		<b>Limestone</b>						
3		Auger refusal at 0.61 mbgs.						
4		Air hammered to 4.57 mbgs.						
5		PHC-like odour in groundwater at 1.52 mbgs						
6								
7								
8								
9								
10								
15		End of Borehole	4.57					
16				Water level measured at 2.30 mbgs on Nov. 22, 2019				
17								
18								

Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 99.94 m

Top of Casing Elevation: 100.94 m

Sheet: 1 of 1





# Log of Borehole: MW204

Project #: 237033.003

Logged By: SY

Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 22, 2019

SUBSURFACE PROFILE				SAMPLE				
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00		0	NS	NS	
0		<b>Grass</b> With topsoil and rootlets	0.15					
1		<b>Sand Fill</b> Brown and dry	0.61					
2		<b>Limestone</b> Auger refusal at 0.61 mbgs.						
3		Air hammered to 4.57 mbgs						
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15			4.57					
16		End of Borehole		Water level measured at 2.04 mbgs on Nov. 22, 2019				
17								
18								

Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 99.16 m

Top of Casing Elevation: 99.76 m

Sheet: 1 of 1





# Log of Borehole: MW207

Project #: 237033.003

Logged By: SY

Project: Supplemental Phase II Environmental Site Assessment

Client: Loch-Sloy Holding Limited

Location: 343 County Road 22, Picton, Ontario

Drill Date: November 22, 2019

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0		Ground Surface	0.00					
0		<b>Grass</b> With topsoil and rootlets	0.15					
1		<b>Sand and Gravel Fill</b> Brown, dry	0.61		0	NS	NS	
2		<b>Limestone</b> Auger refusal at 0.61 mbgs.		<p>Riser</p> <p>Bentonite</p> <p>Screen</p> <p>Silica Sand</p>				
3		Air hammered to 4.57 mbgs						
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15		End of Borehole	4.57					
16					Water level measured at 2.04 mbgs on Nov. 22, 2019			
17								
18								

Contractor: Dedicated Environmental

Drilling Method: Auger / Air Hammer

Well Casing Size: 5.03 cm

Note:  
\* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: 100.05 m

Top of Casing Elevation: 100.96 m

Sheet: 1 of 1



**APPENDIX III**  
**Summary Tables**

**TABLE 1**  
**SAMPLES SUBMITTED FOR LABORATORY ANALYSIS**  
 Loch-Sloy Holdings Limited  
 343 County Road 22, Picton, Ontario

Samples			Parameters													Rationale/Notes			
Borehole / Monitoring Well ID	Sample ID	Sample Depth Range (mbgs)	SOIL SAMPLES	PHCs (F1-F4) & BTEX	PCBs	VOCs	FOC (Triplicate)	PAHs	Metals	pH	Grain Size Analysis	TCLP	GROUNDWATER SAMPLES	PHCs (F1-F4) & BTEX	VOCs		PAHs	Metals	
MW201	MW201	-														●		●	
MW202	MW202	-														●		●	
MW203	MW203	-														●		●	
MW204	MW204	-														●		●	
MW205	MW205	-														●		●	
MW206	MW206	-														●		●	
MW207	MW207	-														●		●	

Futher delineate/assess groundwater impacts identified on the northwest portion of the Site in the vicinity of MW101.

Notes:

- PHCs (F1-F4) Petroleum Hydrocarbons (Fraction 1 to Fraction 4)
- BTEX Benzene, Toluene, Ethylbenzene, and Xylenes
- PCBs Polychlorinated Biphenyls
- VOCs Volatile Organic Compounds
- FOC Fraction of Organic Carbon
- PAHs Polycyclic Aromatic Hydrocarbons
- TCLP Toxicity Characteristic Leaching Procedure
- mbgs Metres Below Ground Surface
- MECP Ontario Ministry of the Environment, Conservation and Parks



**TABLE 2**  
**MONITORING WELL CONSTRUCTION DETAILS**  
 Loch-Sloy Holdings Limited  
 343 County Road 22, Picton, Ontario

<i>Well Number</i>	<i>Surveyed TOC Elevation (mREL)</i>	<i>Surveyed Ground Elevation (mREL)</i>	<i>Calculated Difference Between Ground and TOC (m)</i>	<i>Length of Screen (m)</i>
MW101	99.79	99.94	-0.09	3.05
MW102	100.77	99.87	0.86	3.05
MW201	99.72	99.85	-0.10	3.05
MW202	100.63	99.71	0.90	3.05
MW203	100.38	99.16	0.90	3.05
MW204	99.76	99.16	0.90	3.05
MW205	100.94	99.94	0.95	3.05
MW206	100.77	99.80	1.00	3.05
MW207	100.96	100.05	0.87	3.05

Notes:

mREL      Indicates Groundwater Elevation (metres) Relative to Site Benchmark with Assumed Elevation of 100.00 Metres  
 TOC        Indicates Top of Casing  
 NM         Not Measured  
 m          Metres

**TABLE 3**  
**GROUNDWATER ELEVATION DATA**  
 Loch-Sloy Holdings Limited  
 343 County Road 22, Picton, Ontario

<i>Well Number</i>	<i>Date (dd/mm/yyyy)</i>	<i>NAPL Level Measurement from TOC (m)</i>	<i>Water Level Measurement from TOC (m)</i>	<i>Water Level Measurement from Ground (mbgs)</i>	<i>Product Thickness (m)</i>	<i>Calculated Water Level Elevation (mREL)</i>
MW101	26/11/2019	1.28	0.28	1.37	1	98.5
MW102	26/11/2019	ND	1.95	1.09	ND	98.82
MW201	26/11/2019	ND	2.20	2.30	ND	97.52
MW202	26/11/2019	ND	3.30	2.40	ND	97.33
MW203	26/11/2019	ND	4.60	3.70	ND	95.78
MW204	26/11/2019	ND	1.78	0.88	ND	97.98
MW205	26/11/2019	ND	3.70	2.75	ND	97.24
MW206	26/11/2019	ND	2.60	1.60	ND	98.17
MW207	26/11/2019	ND	2.14	1.27	ND	98.82

Notes:

- mREL Indicates Groundwater Elevation (metres) Relative To Site Benchmark with Assumed Elevation of 100.00 Metres
- NAPL Non-Aqueous Phase Liquid
- ND Not Detected
- TOC Indicates Top of Casing
- m Metres
- mbgs Metres Below Ground Surface

**TABLE 4**  
**PETROLEUM HYDROCARBON AND BTEX ANALYSIS FOR GROUNDWATER**  
 Loch-Sloy Holdings Limited  
 343 County Road 22, Picton, Ontario

Parameter	MECP Table 6 Standards*	Sample Designation									
		Sample Collection Date (dd/mm/yyyy)									
		MW5	MW101	MW103	MW201	MW202	MW203	MW204	MW205	MW206	MW207
		10/04/2019	22/07/2019	23/07/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019
Benzene	0.5	<b>38.8</b>	< 0.5	< 0.5	< 0.5	< 0.5	<b>2.5</b>	<b>3.8</b>	< 0.5	< 0.5	< 0.5
Toluene	24	<b>70.1</b>	< 0.5	< 0.5	< 0.5	< 0.5	3.5	2.1	< 0.5	< 0.5	< 0.5
Ethylbenzene	2.4	<b>1180</b>	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	<b>13.7</b>	< 0.5	< 0.5	0.8
Xylenes (Total)	72	<b>3840</b>	< 0.5	< 0.5	< 0.5	< 0.5	1.9	31.7	< 0.5	< 0.5	1.9
Petroleum Hydrocarbons F1 (C <sub>6</sub> - C <sub>10</sub> )	420	<b>3250</b>	728	< 25	< 25	< 25	< 25	204	194	< 25	< 25
Petroleum Hydrocarbons F2 (>C <sub>10</sub> - C <sub>16</sub> )	150	< 100	<b>44000</b>	<b>880</b>	< 100	< 100	< 100	< 100	< 100	< 100	< 100
Petroleum Hydrocarbons F3 (>C <sub>16</sub> - C <sub>34</sub> )	500	< 100	140	< 100	< 100	< 100	< 100	< 100	< 100	< 100	< 100
Petroleum Hydrocarbons F4 (>C <sub>34</sub> - C <sub>50</sub> )	500	< 100	< 100	< 100	< 100	< 100	< 100	< 100	< 100	< 100	< 100

Notes:

MECP Table 6 Standards\*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 6 Standards, Coarse-Textured Soils, Potable Groundwater Condition, for All Types of Property Use.

<b>BOLD</b>	Exceeds Site Condition Standard
<b>BOLD</b>	Reportable Detection Limit Exceeds Site Condition Standard
Units	All Units in µg/L
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes

**TABLE 5**  
**POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR GROUNDWATER**  
 Loch-Sloy Holdings Limited  
 343 County Road 22, Picton, Ontario

Parameter	MECP Table 6 Standards*	Sample Designation								
		Sample Collection Date (dd/mm/yyyy)								
		MW5	MW102	MW201	MW202	MW203	MW204	MW205	MW206	MW207
		10/04/2019	22/07/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019	26/11/2019
Acenaphthene	4.1	0.44	< 0.05	< 0.05	< 0.05	< 0.05	0.05	< 0.05	0.11	< 0.05
Acenaphthylene	1	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene	1	0.27	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.02	< 0.01
Benzo(a)anthracene	1	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(a)pyrene	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(b)fluoranthene	0.1	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	0.2	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	0.1	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	0.1	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	0.2	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	0.41	0.14	< 0.01	< 0.01	< 0.01	0.02	0.01	< 0.01	0.03	< 0.01
Fluorene	120	0.43	0.07	< 0.05	< 0.05	< 0.05	0.11	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	0.2	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene 2-(1-)	3.2	<b>29.3</b>	<b>12.4</b>	< 0.10	< 0.10	< 0.10	<b>9.7</b>	< 0.10	< 0.10	2.2
Naphthalene	7	<b>268</b>	<b>46.8</b>	< 0.05	< 0.05	0.13	<b>55.5</b>	< 0.05	< 0.05	5.49
Phenanthrene	1	<b>2.12</b>	0.07	< 0.05	< 0.05	< 0.05	0.09	< 0.05	0.14	< 0.05
Pyrene	4.1	0.07	0.02	< 0.01	< 0.01	0.02	< 0.01	< 0.01	0.02	< 0.01

Notes:

MECP Table 6 Standards\* Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 6 Standards, Coarse-Textured Soils, Potable Groundwater Condition, for All Types of Property Use.

<b>BOLD</b>	Exceeds Site Condition Standard
<b>BOLD</b>	Reportable Detection Limit Exceeds Site Condition Standard
Units	All Units in µg/L

**APPENDIX IV**  
**Laboratory Certificates of Analysis**

## Certificate of Analysis

**Pinchin Ltd. (Kingston)**

1456 Centennial Drive, Suite 2  
Kingston, ON K7P 0K4  
Attn: Samantha Young

Client PO:  
Project: 237033.003  
Custody: 122587

Report Date: 3-Dec-2019  
Order Date: 27-Nov-2019

**Order #: 1948265**

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Parcel ID	Client ID
1948265-01	MW201
1948265-02	MW202
1948265-03	MW203
1948265-04	MW204
1948265-05	MW205
1948265-06	MW206
1948265-07	MW207

Approved By:



Mark Foto, M.Sc.  
Lab Supervisor

Certificate of Analysis  
Client: Pinchin Ltd. (Kingston)  
Client PO:

Report Date: 03-Dec-2019  
Order Date: 27-Nov-2019  
Project Description: 237033.003

### Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 624 - P&T GC-MS	30-Nov-19	30-Nov-19
PHC F1	CWS Tier 1 - P&T GC-FID	29-Nov-19	30-Nov-19
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	29-Nov-19	2-Dec-19
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	2-Dec-19	2-Dec-19

Certificate of Analysis  
 Client: Pinchin Ltd. (Kingston)  
 Client PO:

Report Date: 03-Dec-2019  
 Order Date: 27-Nov-2019  
 Project Description: 237033.003

Client ID:	MW201	MW202	MW203	MW204
Sample Date:	26-Nov-19 11:00	26-Nov-19 11:15	26-Nov-19 11:30	26-Nov-19 13:15
Sample ID:	1948265-01	1948265-02	1948265-03	1948265-04
MDL/Units	Water	Water	Water	Water

**Volatiles**

	MDL/Units	MW201	MW202	MW203	MW204
Benzene	0.5 ug/L	<0.5	<0.5	2.5	3.8
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	13.7
Toluene	0.5 ug/L	<0.5	<0.5	3.5	2.1
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	1.9	31.7
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Xylenes, total	0.5 ug/L	<0.5	<0.5	1.9	31.7
Toluene-d8	Surrogate	104%	105%	105%	104%

**Hydrocarbons**

	MDL/Units	MW201	MW202	MW203	MW204
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	204
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	<100
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	<100
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	<100

**Semi-Volatiles**

	MDL/Units	MW201	MW202	MW203	MW204
Acenaphthene	0.05 ug/L	<0.05	<0.05	<0.05	0.05
Acenaphthylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Chrysene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Fluoranthene	0.01 ug/L	<0.01	<0.01	0.02	0.01
Fluorene	0.05 ug/L	<0.05	<0.05	<0.05	0.11
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	3.87
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	0.05	5.82
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	<0.10	9.70
Naphthalene	0.05 ug/L	<0.05	<0.05	0.13	55.5
Phenanthrene	0.05 ug/L	<0.05	<0.05	<0.05	0.09
Pyrene	0.01 ug/L	<0.01	<0.01	0.02	<0.01
2-Fluorobiphenyl	Surrogate	98.6%	99.7%	93.9%	102%
Terphenyl-d14	Surrogate	116%	121%	125%	127%



Certificate of Analysis  
 Client: Pinchin Ltd. (Kingston)  
 Client PO:

Report Date: 03-Dec-2019  
 Order Date: 27-Nov-2019  
 Project Description: 237033.003

<b>Client ID:</b>	MW205	MW206	MW207	-
<b>Sample Date:</b>	26-Nov-19 12:45	26-Nov-19 10:15	26-Nov-19 12:15	-
<b>Sample ID:</b>	1948265-05	1948265-06	1948265-07	-
<b>MDL/Units</b>	Water	Water	Water	-

**Volatiles**

Benzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	0.8	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	1.9	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	1.9	-
Toluene-d8	Surrogate	103%	103%	104%	-

**Hydrocarbons**

F1 PHCs (C6-C10)	25 ug/L	194	<25	<25	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	-
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	-

**Semi-Volatiles**

Acenaphthene	0.05 ug/L	<0.05	0.11	<0.05	-
Acenaphthylene	0.05 ug/L	<0.05	<0.05	<0.05	-
Anthracene	0.01 ug/L	<0.01	0.02	<0.01	-
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	<0.01	-
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	<0.01	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	<0.05	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	-
Chrysene	0.05 ug/L	<0.05	<0.05	<0.05	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	<0.05	-
Fluoranthene	0.01 ug/L	<0.01	0.03	<0.01	-
Fluorene	0.05 ug/L	<0.05	<0.05	<0.05	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	<0.05	-
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	2.20	-
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	2.20	-
Naphthalene	0.05 ug/L	<0.05	<0.05	5.49	-
Phenanthrene	0.05 ug/L	<0.05	0.14	<0.05	-
Pyrene	0.01 ug/L	<0.01	0.02	<0.01	-
2-Fluorobiphenyl	Surrogate	97.0%	107%	94.1%	-
Terphenyl-d14	Surrogate	120%	122%	121%	-

Certificate of Analysis  
Client: Pinchin Ltd. (Kingston)  
Client PO:

Report Date: 03-Dec-2019  
Order Date: 27-Nov-2019  
Project Description: 237033.003

**Method Quality Control: Blank**

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<b>Hydrocarbons</b>									
F1 PHCs (C6-C10)	ND	25	ug/L						
F2 PHCs (C10-C16)	ND	100	ug/L						
F3 PHCs (C16-C34)	ND	100	ug/L						
F4 PHCs (C34-C50)	ND	100	ug/L						
<b>Semi-Volatiles</b>									
Acenaphthene	ND	0.05	ug/L						
Acenaphthylene	ND	0.05	ug/L						
Anthracene	ND	0.01	ug/L						
Benzo [a] anthracene	ND	0.01	ug/L						
Benzo [a] pyrene	ND	0.01	ug/L						
Benzo [b] fluoranthene	ND	0.05	ug/L						
Benzo [g,h,i] perylene	ND	0.05	ug/L						
Benzo [k] fluoranthene	ND	0.05	ug/L						
Chrysene	ND	0.05	ug/L						
Dibenzo [a,h] anthracene	ND	0.05	ug/L						
Fluoranthene	ND	0.01	ug/L						
Fluorene	ND	0.05	ug/L						
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L						
1-Methylnaphthalene	ND	0.05	ug/L						
2-Methylnaphthalene	ND	0.05	ug/L						
Methylnaphthalene (1&2)	ND	0.10	ug/L						
Naphthalene	ND	0.05	ug/L						
Phenanthrene	ND	0.05	ug/L						
Pyrene	ND	0.01	ug/L						
Surrogate: 2-Fluorobiphenyl	20.0		ug/L		99.9	50-140			
Surrogate: Terphenyl-d14	21.8		ug/L		109	50-140			
<b>Volatiles</b>									
Benzene	ND	0.5	ug/L						
Ethylbenzene	ND	0.5	ug/L						
Toluene	ND	0.5	ug/L						
m,p-Xylenes	ND	0.5	ug/L						
o-Xylene	ND	0.5	ug/L						
Xylenes, total	ND	0.5	ug/L						
Surrogate: Toluene-d8	83.3		ug/L		104	50-140			

Certificate of Analysis  
 Client: Pinchin Ltd. (Kingston)  
 Client PO:

Report Date: 03-Dec-2019  
 Order Date: 27-Nov-2019  
 Project Description: 237033.003

**Method Quality Control: Duplicate**

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<b>Hydrocarbons</b>									
F1 PHCs (C6-C10)	ND	25	ug/L	ND				30	
<b>Volatiles</b>									
Benzene	2.05	0.5	ug/L	1.79			13.5	30	
Ethylbenzene	ND	0.5	ug/L	ND				30	
Toluene	1.88	0.5	ug/L	2.03			7.7	30	
m,p-Xylenes	ND	0.5	ug/L	ND				30	
o-Xylene	ND	0.5	ug/L	ND				30	
Surrogate: Toluene-d8	82.8		ug/L		103	50-140			

Certificate of Analysis  
 Client: Pinchin Ltd. (Kingston)  
 Client PO:

Report Date: 03-Dec-2019  
 Order Date: 27-Nov-2019  
 Project Description: 237033.003

**Method Quality Control: Spike**

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
<b>Hydrocarbons</b>									
F1 PHCs (C6-C10)	1870	25	ug/L		93.5	68-117			
F2 PHCs (C10-C16)	1780	100	ug/L		111	60-140			
F3 PHCs (C16-C34)	4130	100	ug/L		105	60-140			
F4 PHCs (C34-C50)	2330	100	ug/L		93.8	60-140			
<b>Semi-Volatiles</b>									
Acenaphthene	4.73	0.05	ug/L		94.6	50-140			
Acenaphthylene	4.08	0.05	ug/L		81.6	50-140			
Anthracene	4.61	0.01	ug/L		92.1	50-140			
Benzo [a] anthracene	4.49	0.01	ug/L		89.7	50-140			
Benzo [a] pyrene	3.92	0.01	ug/L		78.4	50-140			
Benzo [b] fluoranthene	5.67	0.05	ug/L		113	50-140			
Benzo [g,h,i] perylene	3.67	0.05	ug/L		73.4	50-140			
Benzo [k] fluoranthene	5.12	0.05	ug/L		102	50-140			
Chrysene	5.52	0.05	ug/L		110	50-140			
Dibenzo [a,h] anthracene	3.79	0.05	ug/L		75.7	50-140			
Fluoranthene	4.49	0.01	ug/L		89.8	50-140			
Fluorene	4.26	0.05	ug/L		85.1	50-140			
Indeno [1,2,3-cd] pyrene	3.49	0.05	ug/L		69.8	50-140			
1-Methylnaphthalene	5.73	0.05	ug/L		115	50-140			
2-Methylnaphthalene	6.32	0.05	ug/L		126	50-140			
Naphthalene	5.68	0.05	ug/L		114	50-140			
Phenanthrene	4.26	0.05	ug/L		85.1	50-140			
Pyrene	4.69	0.01	ug/L		93.9	50-140			
<i>Surrogate: 2-Fluorobiphenyl</i>	<i>24.7</i>		<i>ug/L</i>		<i>123</i>	<i>50-140</i>			
<b>Volatiles</b>									
Benzene	39.0	0.5	ug/L		97.6	60-130			
Ethylbenzene	37.6	0.5	ug/L		94.1	60-130			
Toluene	36.7	0.5	ug/L		91.7	60-130			
m,p-Xylenes	78.3	0.5	ug/L		97.9	60-130			
o-Xylene	39.7	0.5	ug/L		99.3	60-130			

Certificate of Analysis  
Client: Pinchin Ltd. (Kingston)  
Client PO:

Report Date: 03-Dec-2019  
Order Date: 27-Nov-2019  
Project Description: 237033.003

**Qualifier Notes:**

None

**Sample Data Revisions**

None

**Work Order Revisions / Comments:**

None

**Other Report Notes:**

n/a: not applicable  
ND: Not Detected  
MDL: Method Detection Limit  
Source Result: Data used as source for matrix and duplicate samples  
%REC: Percent recovery.  
RPD: Relative percent difference.

*CCME PHC additional information:*

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.



LABORATORIES LTD.

TRUSTED .  
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Parcel ID: 1948265



Chain of Custody  
(Lab Use Only)

No 122587

Page 1 of 1

Client Name: <u>Pinehin</u>	Project Reference: <u>237033.003</u>	Turnaround Time: <input type="checkbox"/> 1 Day <input type="checkbox"/> 3 Day <input type="checkbox"/> 2 Day <input checked="" type="checkbox"/> Regular Date Required: _____
Contact Name: <u>Sam Young</u>	Quote #	
Address:	PO #	
Telephone:	Email Address:	

Criteria:  O. Reg. 153/04 (As Amended) Table     RSC Filing     O. Reg. 558/00     PWQO     CCME     SUB (Storm)     SUB (Sanitary) Municipality: \_\_\_\_\_     Other: \_\_\_\_\_

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)			Required Analyses															
Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken		PHCS F1-F4+BTEX	PAHs	Metals by ICP	Hg	CrVI	B (HWS)							
				Date	Time													
1 MW201	GW		4	Nov 26	11:00	X	X											
2 MW202					11:15													
3 MW203					11:30													
4 MW204					1:15													
5 MW205					12:45													
6 MW206					10:15													
7 MW207					12:15													
8																		
9																		
10																		

Comments: \_\_\_\_\_ Method of Delivery: Drop-Box

Relinquished By (Sign): <u>[Signature]</u>	Received by Driver Depot: <u>[Signature]</u>	Received at Lab: <u>Amrapal Bhatnagar</u>	Verified By: <u>[Signature]</u>
Relinquished By (Print): <u>Sam Young</u>	Date/Time: <u>Nov 27/19 8:30</u>	Date/Time: <u>Nov 27, 2019 10:25</u>	Date/Time: <u>Nov 27/19 8:50</u>
Date/Time: <u>Nov 26/19 @ 5:44</u>	Temperature: <u>8.6 °C</u>	Temperature: <u>8.9 °C</u>	pH Verified [ ] By: _____