SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

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PROJECT NO.: SM 250079-E April 4, 2025

KENNETH HOMES
481 Queenston Road
Niagara-on-the-Lake, Ontario
L0S 1J0

Attention: Ken Ledwez

ENVIRONMENTAL CONSIDERATIONS
BACKGROUND SOIL SAMPLING AND LABORATORY ANALYTICAL TESTING
475 – 481 QUEENSTON ROAD
NIAGARA-ON-THE-LAKE, ONTARIO

Dear Mr. Ledwez,

As requested, SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] has prepared this Environmental Considerations letter in connection with the above noted project. The purpose of this letter is to provide our comments and recommendations with respect to the historical "orchard" land use on the Site, as identified by Niagara Region. The following potentially contaminating activity [PCA] was identified in connection with the Site:

- PCA No.: 40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) manufacturing, Processing, Bulk Storage and Large-Scale Applications.

Given the above, and as per your authorization, a representative of SOIL-MAT ENGINEERS visited the Site on March 11, 2025. The purpose of our site visit was to secure representative soil samples throughout the area of potential environmental concern [APEC] on the Site. In total, eight [8] soil samples were secured throughout the APEC.

The purpose of the soil sampling was to assess potential adverse environmental impacts, if any, to the near surface soil as a result of the identified on-site PCA (former orchard lands). Of note, this soil sampling programme, and associated reporting, is intended as a background summary for 'due diligence' purposes only.

The samples secured on March 11, 2025, identified as samples 'TP1A', 'TP1B', 'TP2A', 'TP3A', 'TP4A', 'TP4B', 'TP5A' and 'TP6A' on the attached Certificate of Analysis, were collected by a representative of SOIL-MAT ENGINEERS and were comprised of surficial and near surface soils within the upper approximately 0.1 metres, with the exception of samples 'TP1B' and 'TP4B' which were secured at a depth of approximately 0.2 metres below ground surface.

The samples were submitted to AGAT Laboratories [AGAT], which is recognised as an accredited Canadian Environmental Laboratory, for select laboratory analytical testing including Organochlorine Pesticides [OCs] and Metals, including hydrides.

The laboratory analytical test results received in our Office were compared with the applicable soil standards from the 2011 amended Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*, as follows:

- **ONTARIO REGULATION 153/04 [AS AMENDED] – TABLE 1**: Full Depth Background Site Condition Standards Residential/Parkland/Institutional [RPI] and Industrial/ Commercial/Community [ICC] land use.
- **ONTARIO REGULATION 153/04 – TABLE 2 [AS AMENDED]**: Full Depth Generic Site Condition Standards RPI and ICC land use in a potable groundwater condition.
- **ONTARIO REGULATION 153/04 – TABLE 3 [AS AMENDED]**: Full Depth Generic Site Condition Standards RPI and ICC land use in a non-potable groundwater condition.

The results of this laboratory testing are presented in the attached AGAT Certificate of Analysis [AGAT Work Order Number '25T257827'].

ANALYTICAL COMMENTS

Based on SOIL-MAT ENGINEERS' field observations and the laboratory analytical test results from AGAT, SOIL-MAT ENGINEERS has the following comments to offer:

1. The laboratory analytical test results received in our Office indicate that the sampled material is below the Table 1 RPI/ICC Site Condition Standards [SCSs] in all cases for the select tested contaminants of potential concern [COPC] groupings.
2. When compared to the Table 2 and Table 3 RPI SCSs, being less stringent standards than the Table 1 [RPI/ICC] SCSs, the laboratory analytical test results indicate that sampled material is below the Table 2 and Table 3 RPI SCSs in all cases for the select tested COPC groupings.
3. When compared to the Table 2 and Table 3 ICC SCSs, being less stringent standards than the Table 2 and Table 3 RPI SCSs, the laboratory analytical test results indicate that sampled material Is below the Table 2 and Table 3 ICC SCSs in all cases for the select tested COPC groupings.
4. There was no notable visual or olfactory evidence of a suspected petroleum hydrocarbon or suspected solvent impact to the soil observed at the time of the sampling;
5. The secured soil samples are believed to be representative of the soil conditions at the sample locations only. No staining or odours were observed during the fieldwork. This Office should be contacted to re-assess the environmental characteristics of the soil if any unusual staining or odours are observed during future activities, and;
6. The descriptions of the sampled material in question are limited to the environmental characteristics of the soil. The suitability of the soil as *engineered fill* should be addressed by this Office prior to such re-use.

GENERAL COMMENTS

Based on the available laboratory analytical test results, it is the opinion of SOIL-MAT ENGINEERS that the topsoil and near surface soils on the subject Site are within the applicable Table 2 RPI standards for the Site, with no detectable levels of OCPs. As such the PCA assessed during this background soil sampling programme is not considered an environmental concern at this time. As such, additional intrusive sampling is not warranted at this time.

The material in this report reflects SOIL-MAT ENGINEERS' best judgement in light of the information available at the time of preparation. The subsurface descriptions and test pit information are intended to describe conditions at the test pit locations only. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust this is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Geena Gilmour, B.A.
Environmental Technician

Kyle Richardson, P. Eng., QP_{ESA}
Project Engineer

Enclosures: Drawing No. 1, Sample Location Plan [1 page]
AGAT Certificate of Analysis 25T257827 [10 pages]
Distribution: KENNETH HOMES [pdf]

LEGEND

= Site Boundary

TP# = Test Pit Location

NOTES

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No. SM 250075-E.

2. Sample locations are approximate.

SOIL-MAT

ENGINEERS & CONSULTANTS LTD.

Soil Characterisation
475-481 Queenston Road
Niagara-on-the-Lake,
Ontario

Sample Location Plan

Project No. SM 250079-E

Date: March 2025

Drawn: GG | Checked: KR

SM 250079-E Sample Location Plan

Drawing No. 1

AGAT Laboratories

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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
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HAMILTON, ON L8E 2Z3
(905) 318-7440

ATTENTION TO: Kyle Richardson

PROJECT: 250079

AGAT WORK ORDER: 25T257827

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

DATE REPORTED: Mar 18, 2025

PAGES (INCLUDING COVER): 10

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.*
- *This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.*
- *For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.*

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Certificate of Analysis

AGAT WORK ORDER: 25T257827

PROJECT: 250079

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

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

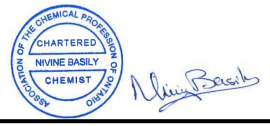
DATE RECEIVED: 2025-03-12 **DATE REPORTED: 2025-03-18**

		SAMPLE DESCRIPTION:		TP1A	TP1B	TP2A	TP3A	TP4A	TP4B	TP5A	TP6A
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-03-11	2025-03-11	2025-03-11	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00
Parameter	Unit	G / S	RDL	6579678	6579680	6579681	6579682	6579683	6579684	6579685	6579686
Antimony	µg/g	1.3	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	6	8	5	6	5	6	5	5
Barium	µg/g	220	2.0	97.5	137	117	86.5	105	126	81.4	96.6
Beryllium	µg/g	2.5	0.5	0.7	1.0	0.6	<0.5	0.8	1.0	0.6	0.6
Boron	µg/g	36	5	9	9	11	10	9	9	8	9
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	70	5	22	31	22	24	25	29	19	20
Cobalt	µg/g	21	0.8	9.7	13.1	10.2	8.0	11.9	14.5	7.4	8.5
Copper	µg/g	92	1.0	24.4	29.5	25.5	24.5	20.0	21.1	20.7	24.3
Lead	µg/g	120	1	39	27	21	37	21	20	25	54
Molybdenum	µg/g	2	0.5	0.6	0.6	0.6	0.8	0.7	0.6	0.6	0.6
Nickel	µg/g	82	1	20	29	22	32	23	25	17	19
Selenium	µg/g	1.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	2.5	0.50	<0.50	0.52	0.62	<0.50	0.53	0.58	0.52	<0.50
Vanadium	µg/g	86	2.0	31.6	42.0	30.2	27.2	36.9	42.8	28.5	28.9
Zinc	µg/g	290	5	81	79	64	95	68	69	69	89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



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Certificate of Analysis

AGAT WORK ORDER: 25T257827

PROJECT: 250079

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2025-03-12

DATE REPORTED: 2025-03-18

SAMPLE DESCRIPTION:				TP1A	TP1B	TP2A	TP3A	TP4A	TP4B	TP5A	TP6A
SAMPLE TYPE:				Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
DATE SAMPLED:				2025-03-11	2025-03-11	2025-03-11	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00
Parameter	**Unit**	**G / S**	**RDL**	**6579678**	**6579680**	**6579681**	**6579682**	**6579683**	**6579684**	**6579685**	**6579686**
Hexachloroethane	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Aldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor Epoxide	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan I	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan II	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Alpha-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
gamma-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Chlordane	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDE	ug/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDE	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDE	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDD	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDD	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
op'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDT	µg/g		0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
DDT (Total)	µg/g	1.4	0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007	<0.007
Dieldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Endrin	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Methoxychlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.01	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	32.6	22.0	32.4	23.7	33.8	24.9	26.4	31.6
wet weight OC	g		0.005	10.5	10.8	10.7	11.0	10.9	10.7	10.8	10.3

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T257827

PROJECT: 250079

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

O. Reg. 153(511) - OC Pesticides (Soil)

DATE RECEIVED: 2025-03-12 **DATE REPORTED: 2025-03-18**

		SAMPLE DESCRIPTION:	TP1A	TP1B	TP2A	TP3A	TP4A	TP4B	TP5A	TP6A
		SAMPLE TYPE:	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:	2025-03-11	2025-03-11	2025-03-11	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00	2025-03-11 12:00
Surrogate	Unit	Acceptable Limits	6579678	6579680	6579681	6579682	6579683	6579684	6579685	6579686
TCMX	%	50-140	96	85	80	80	86	94	85	79
Decachlorobiphenyl	%	50-140	107	90	89	82	92	101	86	89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6579678-6579686 Results are based on the dry weight of the soil.
DDT total is a calculated parameter. The calculated value is the sum of op'DDT and pp'DDT.
DDD total is a calculated parameter. The calculated value is the sum of op'DDD and pp'DDD.
DDE total is a calculated parameter. The calculated value is the sum of op'DDE and pp'DDE.
Endosulfan total is a calculated parameter. The calculated value is the sum of Endosulfan I and Endosulfan II.
Chlordane total is a calculated parameter. The calculated value is the sum of Alpha-Chlordane and Gamma-Chlordane.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: Jinkal Patel

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T257827

PROJECT: 250079

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

Soil Analysis

RPT Date: Mar 18, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)															
Antimony	6579678	6579678	<0.8	<0.8	NA	< 0.8	116%	70%	130%	96%	80%	120%	99%	70%	130%
Arsenic	6579678	6579678	6	6	0.0%	< 1	107%	70%	130%	95%	80%	120%	90%	70%	130%
Barium	6579678	6579678	97.5	98.1	0.6%	< 2.0	107%	70%	130%	105%	80%	120%	105%	70%	130%
Beryllium	6579678	6579678	0.7	0.7	NA	< 0.5	91%	70%	130%	88%	80%	120%	83%	70%	130%
Boron	6579678	6579678	9	8	NA	< 5	79%	70%	130%	91%	80%	120%	77%	70%	130%
Cadmium	6579678	6579678	<0.5	<0.5	NA	< 0.5	111%	70%	130%	103%	80%	120%	103%	70%	130%
Chromium	6579678	6579678	22	21	NA	< 5	99%	70%	130%	103%	80%	120%	NA	70%	130%
Cobalt	6579678	6579678	9.7	9.4	3.1%	< 0.8	92%	70%	130%	100%	80%	120%	92%	70%	130%
Copper	6579678	6579678	24.4	23.6	3.3%	< 1.0	93%	70%	130%	104%	80%	120%	92%	70%	130%
Lead	6579678	6579678	39	39	0.0%	< 1	100%	70%	130%	107%	80%	120%	101%	70%	130%
Molybdenum	6579678	6579678	0.6	0.5	NA	< 0.5	111%	70%	130%	106%	80%	120%	104%	70%	130%
Nickel	6579678	6579678	20	19	5.1%	< 1	92%	70%	130%	98%	80%	120%	98%	70%	130%
Selenium	6579678	6579678	<0.8	<0.8	NA	< 0.8	109%	70%	130%	107%	80%	120%	109%	70%	130%
Silver	6579678	6579678	<0.5	<0.5	NA	< 0.5	120%	70%	130%	100%	80%	120%	97%	70%	130%
Thallium	6579678	6579678	<0.5	<0.5	NA	< 0.5	110%	70%	130%	103%	80%	120%	99%	70%	130%
Uranium	6579678	6579678	<0.50	<0.50	NA	< 0.50	102%	70%	130%	100%	80%	120%	99%	70%	130%
Vanadium	6579678	6579678	31.6	30.9	2.2%	< 2.0	102%	70%	130%	101%	80%	120%	95%	70%	130%
Zinc	6579678	6579678	81	83	2.4%	< 5	99%	70%	130%	100%	80%	120%	NA	70%	130%

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

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

Certified By:

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T257827

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ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

Trace Organics Analysis

RPT Date: Mar 18, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - OC Pesticides (Soil)															
Hexachloroethane	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	80%	50%	140%	82%	50%	140%	80%	50%	140%
Gamma-Hexachlorocyclohexane	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	89%	50%	140%	80%	50%	140%	81%	50%	140%
Heptachlor	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	117%	50%	140%	86%	50%	140%	83%	50%	140%
Aldrin	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	109%	50%	140%	97%	50%	140%	90%	50%	140%
Heptachlor Epoxide	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	119%	50%	140%	99%	50%	140%	102%	50%	140%
Endosulfan I	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	100%	50%	140%	92%	50%	140%	101%	50%	140%
Endosulfan II	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	105%	50%	140%	90%	50%	140%	99%	50%	140%
Alpha-Chlordane	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	105%	50%	140%	94%	50%	140%	92%	50%	140%
gamma-Chlordane	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	83%	50%	140%	101%	50%	140%	102%	50%	140%
op'-DDE	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	104%	50%	140%	112%	50%	140%	103%	50%	140%
pp'-DDE	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	107%	50%	140%	104%	50%	140%
op'-DDD	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	114%	50%	140%	101%	50%	140%	102%	50%	140%
pp'-DDD	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	99%	50%	140%	88%	50%	140%	89%	50%	140%
op'-DDT	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	88%	50%	140%	96%	50%	140%	92%	50%	140%
pp'-DDT	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	107%	50%	140%	96%	50%	140%	93%	50%	140%
Dieldrin	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	85%	50%	140%	87%	50%	140%	88%	50%	140%
Endrin	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	89%	50%	140%	90%	50%	140%	92%	50%	140%
Methoxychlor	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	119%	50%	140%	108%	50%	140%	102%	50%	140%
Hexachlorobenzene	6579686	6579686	< 0.005	< 0.005	NA	< 0.005	104%	50%	140%	104%	50%	140%	92%	50%	140%
Hexachlorobutadiene	6579686	6579686	< 0.01	< 0.01	NA	< 0.01	118%	50%	140%	106%	50%	140%	102%	50%	140%

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

Certified By:

AGAT Laboratories

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

Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T257827

PROJECT: 250079

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T257827

PROJECT: 250079

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Hexachloroethane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Gamma-Hexachlorocyclohexane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Heptachlor	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Aldrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Heptachlor Epoxide	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan I	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan II	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endosulfan	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
Alpha-Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
gamma-Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Chlordane	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
op'-DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDE	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
op'-DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDD	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	CALCULATION
op'-DDT	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
pp'-DDT	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
DDT (Total)	ORG-91-5113	modified from EPA 3570, 3620C & 8081B	CALCULATION
Dieldrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Endrin	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Methoxychlor	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Hexachlorobenzene	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Hexachlorobutadiene	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
TCMX	ORG-91-5112	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Decachlorobiphenyl	ORG-91-5113	modified from EPA 3570 & 3620C & 8081B	GC/ECD
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T257827

PROJECT: 250079

ATTENTION TO: Kyle Richardson

SAMPLING SITE:475-481 Queenston Rd, NOTL

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
wet weight OC	ORG-91-5113		BALANCE

AGAT Laboratories

Have feedback? Scan here for a quick survey!

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

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Laboratory Use Only

Work Order #: 25T257827

Cooler Quantity: 1 Lg

Arrival Temperatures: 6.9 | 6.7 | 8.8

Depot Temperatures: | |

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: LCT

Report Information:

Company: Soil-Mat

Contact: Geena Gilmour

Address: 401 Grays Rd.

Phone: Fax:

Reports to be sent to:

1. Email: ggilmour@soilmat.ca
2. Email: KRichardson@soilmat.ca

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 1 (Indicate One) ☐ Ind/Com ☐ Res/Park ☐ Agriculture

Soil Texture (Check One) ☐ Coarse ☐ Fine

☐ Regulation 406 — Table (Indicate One) ☐ Ind/Com ☐ Res/Park ☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm — Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other (Indicate One)

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT

*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Project Information:

Project: 250079

Site Location: 475-481 Gurenston Rd, NOTL

Sampled By: GG

AGAT Quote #: PO:

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

Is this submission for a **Record of Site Condition (RSC)?** ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:

Contact:

Address:

Email:

Legal Sample ☐

Sample Matrix Legend

GW	Ground Water	**SD**	Sediment
O	Oil	**SW**	Surface Water
P	Paint	**R**	Rock/Shale
S	Soil		

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ BIAP ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	OC Pesticides	Reg 153 Metals including hydrides						Potentially Hazardous or High Concentration (Y/N)
1. TP1A	03/11/25	AM PM	2	S															X	X						
2. TP1B	↓	AM PM	↓	↓															X	X						
3. TP2A		AM PM																	X	X						
4. TP3A		AM PM																	X	X						
5. TP4A		AM PM																	X	X						
6. TP4B		AM PM																	X	X						
7. TP5A		AM PM																	X	X						
8. TP6A	↓	AM PM	↓	↓															X	X						
9.		AM PM																								
10.		AM PM																								
11.		AM PM																								

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
[signature]	03/11/25	1:30pm	[signature]	Mar 12	3:45pm

Page 1 of 1

N: T-166557

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