116 Four Mile Creek Road, Niagara on the Lake
Phase Two Environmental Site Assessment

Project Location:
116 Four Mile Creek Road
Niagara on the Lake, ON
L0S 1J0

Prepared For:
Pinewood Homes (Niagara) Ltd.
2125 Fruitbelt Parkway
Niagara Falls, Ontario, L2J 0A5

Prepared By:
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Date: October 21st , 2025
NSSL File No.: NS2590-02

EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. (NSSL) was retained by Pinewood Homes (Niagara) Ltd. c/o Mr. Michael Colaneri Jr., to conduct a Phase Two Environmental Site Assessment (ESA) of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON (herein referred to as the "Phase Two Property" or the "Site). All work was completed in accordance with Ontario Regulation (O. Reg) 153/04 (as amended) standards.

A Phase One ESA investigation completed by NSSL in August 2025 identified three Potentially Contaminating Activities (PCAs) in the study area, resulting in three on-site Areas of Potential Environmental Concern (APECs) to the Site's soil and/or groundwater. The on-site contaminating activities were related to the historic use of pesticides onsite, an automotive workspace located at the rear of the building housing the vehicles, tools, equipment, and supplies, and de-icing activities.

The summarized findings are documented as follows:

- Sixteen environmental boreholes were advanced at the Site to a maximum depth of 6.71 m bgs within the reworked and native materials on-site.
- Three environmental monitoring wells, MW1 to MW3, were installed into the associated boreholes to a maximum depth of 6.1 m bgs.
- Target contaminants of concern for the soil included Metals, As, Sb, Se, PHCs (F1 to F4), BTEX, PAHs, VOCs, OCs, B-HWS, CN^-, Cr (VI), Hg, SAR and EC.
- Target contaminants of concern for the groundwater included metals, As, Sb, Se, PHCs (F1 to F4), BTEX, PAHs, VOCs, CN^-, Cr (VI), and Hg.
- Sixteen select soil samples and two duplicates were submitted for laboratory analyses.
- Three groundwater samples with one duplicate were submitted for laboratory analyses.
- Initial soil results met Table 3 Non-Potable Groundwater Condition standards for Residential/ Parkland/Institutional land use for coarse textured except for Metals (Lead) at BH15-1. Four additional delineation samples were submitted for lead analysis with the averaged results meeting applicable Table 3 criteria.
- The groundwater results met the applicable criteria.

Based on the soil and groundwater results stated above, NSSL concludes that the applicable Table 3 Non-Potable Groundwater Condition Standards for Residential/Parkland/Institutional land use for coarse-grained soil criteria are met. No further work is required, and a Record of Site Condition (RSC) may be submitted to the Ministry of the Environment, Conservation and Parks for a change in land use.

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ACRONYMS AND ABBREVIATIONS

APECs	Areas of Potential Environmental Concern
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
COC	Chain of Custody
EC	Electrical Conductivity
ESA	Environmental Site Assessment
MECP	Ministry of the Environment, Conservation and Parks
MOECC	Ministry of the Environment and Climate Change
NPCA	Niagara Peninsula Conservation Authority
O. Reg.	Ontario Regulation
PAHs	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PHCs	Petroleum Hydrocarbons
SAR	Sodium Adsorption Ratio
SOPs	Standard Operating Procedures
SCS	Site Condition Standard
VOCs	Volatile Organic Compounds

1.0 INTRODUCTION

Niagara Soils Solutions Ltd. (NSSL) was retained by Pinewood Homes (Niagara) Ltd. c/o Mr. Michael Colaneri Jr., to conduct a Phase Two Environmental Site Assessment (ESA) of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON (herein referred to as the "Phase Two Property" or the "Site). All work was completed in accordance with Ontario Regulation (O. Reg) 153/04 (as amended) standards. The Site location is shown in Figure 1. Authorization to proceed with the Phase One ESA was received from Michael Colaneri Jr. The contact information for Michael Colaneri Jr. is:

Michael Colaneri Jr.
Pinewood Homes (Niagara) Ltd.
2125 Fruitbelt Parkway
Niagara Falls, Ontario, L2J 0A5

A Phase One ESA investigation completed by NSSL in August 2025 identified three Potentially Contaminating Activities (PCAs) in the study area, resulting in three on-site Areas of Potential Environmental Concern (APECs) to the Site's soil and/or groundwater. The on-site contaminating activities were related to the historic use of pesticides onsite, an automotive workspace located at the rear of the building housing the vehicles, tools, equipment, and supplies, and de-icing activities.

1.1 Site Description

The Phase Two ESA Property is described as an irregularly shaped lot with one structure. The majority of the building is unoccupied, while the northwest portion of the building houses various vehicles, tools, equipment and automotive supplies, leased to a private resident as a workspace and for storage purposes. At the front of the property, near the hydro and water connections to the site and within the eastern part of the parking lot, is a food truck business. The lot is approximately 0.74 hectares in size and fronts the west side of Four Mile Creek Road. The 1971 air photograph depicts the Site as vacant and under agricultural control, while the phase one research revealed that the structure was built circa 1973. According to the chain of title records, the Site was originally registered to Peter Secord in May 1798. From then forward, it changed hands multiple times to various individuals until 1958, when there was a Grant to the Director of the Veterans' Land Act. This remained on record until 1968, when there was a Grant to Walter Fedorkow, who had been the previous owner prior to the change in 1958. In 2002, the property was transferred to 1504835 Ontario Inc. and then to Pinewood Homes (Niagara) Ltd. in 2020, who is the current owner on record.

The property is located approximately 4.8 km west of the Niagara River and 11.5 km south of Lake Ontario, in the Regional Municipality of Niagara. Four Mile Creek Road is located approximately 40 m east of the Site. The nearest major intersection is Four Mile Creek Road and York Road, approximately 5 km to the

north. According to the Niagara Region's interactive database records, Niagara Navigator, the Site is described as "Retail - one storey, generally under 10,000 s.f." with a tax roll number of 262702002509825. The building footprint was approximated to be 1,250 m^2, derived from Niagara Navigator's interactive mapping system. The surrounding neighbourhood is currently a mix of residential and commercial properties, with the majority of historical agricultural areas having been redeveloped. The Site location is depicted in Figure 1.

1.2 Property Ownership

The current owner of the subject property is recorded as Pinewood Homes (Niagara) Ltd.

1.3 Current and Proposed Future Uses

The Site is currently described as mixed use - commercially a food truck business, and privately for automotive workspace and storage. The proposed plans submitted to NSSL at the time of the report outline conversion of the property for residential land use.

1.4 Applicable Site Condition Standard

Under Ontario Regulation (O. Reg.) 153/04, as amended, the MECP has outlined Site Condition Standards (SCS) in the document "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" dated April 15, 2011. The SCS applicable to the Phase Two property has been evaluated based on the rationale listed in Table 1 below.

Table 1: Site Condition Standards Applicable to the Supplemental Phase Two Property

Property Use	The proposed future land use is residential; therefore, the SCS for Residential/ Parkland/Institutional (RPI) land use was applied.
Grain Size	As per the Niagara Testing & Inspection (NTIL) report provided in Appendix C, the grain size for selected samples was determined to be coarse-textured.
Water Wells	No domestic water wells were identified within 250 metres (m) of the Phase Two Property.
Within 30 m of a Waterbody	In accordance with O. Reg. 153/04, land on the Phase Two Property is not located within 30 m of a waterbody.
Depth to Bedrock	Based on the drilling activities, there is more than 2.0 m of soil between the ground surface and the top of the bedrock surface at the Site. Therefore, shallow groundwater soil criteria are not applicable.
pH	The pH levels across the Site were noted as above 5 and below 9.
Environmentally Sensitive Area	The Phase Two Property has not been identified as being in an environmentally sensitive area.
Area of Natural Significance	The Phase Two Property is not classified as an area of natural significance under O. Reg. 153/04, as amended. The Phase Two Property does not include land or is within 30 m of land that would be classified as an area of natural significance as defined by O. Reg. 153/04, as amended.

Therefore, based on the above characteristics, Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition for Residential/Parkland/Institutional land use coarse-grained soil criteria was utilized for the Phase Two ESA investigation.

2.0 BACKGROUND INFORMATION

2.1 Physical Setting

The Paleozoic Stratigraphy of Southern Ontario (Map 2344) identifies the Site to be in the area where Upper Ordovician, Queenston Formation outcrops are present. A review of the Ministry of Natural Resources dataset: "Quaternary Geology of Ontario, Ontario Geological Survey 2000. Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised" provided information that the quaternary geology of the Site consists of coarse-textured glaciolacustrine deposits of sand, gravel, and minor silt and clay.

From the Ontario Geological Survey Preliminary Map, P.2400, Bedrock Topography Series, Niagara and Niagara on the Lake Area, Southern Ontario, [Scale 1:50,000], bedrock was noted to consist of red shale and to be approximately 17 m below ground surface (bgs). According to well record ID #3802246, bedrock was encountered at 59 feet bgs (~17.98 m bgs). Regional groundwater flow is expected to be north towards the Lake Ontario. The Phase Two Property is not located within 30 m of a body of water. Ponded surface water was not encountered during the site visit.

The Phase Two Property land cover is characterized by asphaltic concrete across the parking areas to the north and east of the building footprint. As these sections of the Site are predominantly covered by either the building footprint or an impermeable surface, overland flow would be high in this area, as limited infiltration would happen on-site. The southern section of the Site, comprising the historical orchard and the rough grasses, would allow the infiltration of any surplus water with minimal runoff. Three catch basins were observed in the north and east portions of the parking area, each with lower elevations than the existing grade. It is suspected that they transfer surplus water to the ditch along the roadway. The Site was noted to slope gently to the north.

3.0 SCOPE OF INVESTIGATION

3.1 Overview of Site Investigation

The Phase Two ESA investigation at the Site consisted of the following components:

- Underground service utility locates were completed using Ontario One Call and a private locating service, Ontario Utility Locates.
- Sixteen environmental boreholes were advanced at the Site to a maximum depth of 6.71 m bgs within the subsurface reworked and native materials on-site.
- Three environmental monitoring wells, MW1 to MW3, were installed into the associated boreholes to a maximum depth of 6.1 m bgs.
- Target contaminants of concern for the soil included Metals, Hydride forming Metals (As, Sb, Se), Petroleum Hydrocarbons (PHCs) (F1 to F4), Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), Organochlorine Pesticides (OCs), and Other Regulated Parameters: Boron Hot Water Soluble, (B-HWS), Cyanide (CN^-), Chromium VI (Cr (VI)), Mercury (Hg), pH, Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC).
- Target contaminants of concern for the groundwater included Metals, As, Sb, Se, PHCs (F1 to F4), BTEX, PAHs, VOCs, CN^-, Cr (VI), and Hg.
- Sixteen select soil samples with two duplicates were submitted for laboratory analyses.
- Three groundwater samples with one duplicate were submitted for laboratory analyses.
- Borehole locations were survey referenced to a Site benchmark.

3.2 Media Investigated

Soil and groundwater media were investigated as part of this Phase Two assessment.

3.3 Deviation from Sampling and Analysis Plan

There were no deviations from NSSL's Sampling and Analysis Plan.

3.4 Impediments

No impediments were encountered during the Site drilling activities.

4.0 INVESTIGATION METHOD

4.1 Phase Two ESA General Overview

The investigation was carried out in accordance with the Sampling and Analysis Plan and NSSL's Standard Operating Procedures (SOPs). Sixteen environmental boreholes were advanced across the Site. Boreholes were drilled to a maximum depth of 6.1 m bgs and terminated in native soils. Three of the boreholes were converted to monitoring wells.

Groundwater monitoring wells were installed in accordance with the Ontario Water Resource Act, R.R.O. 1990, Ontario Regulation (O. Reg.) 903 – Amended to O. Reg. 128/03. The sampling and decontamination procedures were conducted in accordance with the "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario", May 1996, revised December 1996, as amended by O. Reg. 511/09.

Laboratory analytical methods, protocols, and procedures were carried out in accordance with the 'Protocol for Analytical Methods Use in the Assessment of Properties under Part XV.1 of the Environmental Protection Act", dated March 9, 2004, amended as of July 1, 2011, in accordance with O. Reg. 511/09 and O. Reg. 269/11.

4.2 Utility Clearance

Prior to the commencement of the subsurface investigations, underground service utility locates were obtained for the Site through Ontario One Call. Additionally, a private underground service locating company, Ontario Utility Locates, located the underground services (hydro, gas, water, sewer, and communications) at the Site.

4.3 Borehole Drilling

Sixteen boreholes, BH1 to BH16, were advanced across the Site on September 22nd and 24th, 2025, by Kodiak Drilling utilizing 150 mm solid stem augers. The maximum depth of the boreholes was 6.71 m bgs. The locations of the field activities are shown in Figure 5.

4.4 Monitoring Well Installation

Three monitoring wells, MW-1 to MW-3, were installed into the associated boreholes. The monitoring wells were constructed according to MECP-recognized industry standards and consisted of a 50-millimeter (2-inch) diameter slotted PVC screen surrounded by a silica sand pack. The screen was attached beneath a solid 50-millimeter(2-inch) diameter PVC riser, surrounded by bentonite grout, to ensure a seal between the ground surface and the water table. All wells were fitted with a steel monument protective casing. The borehole field logs are provided in Appendix A, with the monitoring well locations depicted in Figure 5.

4.5 Soil Sampling

Forty-seven soil samples were collected from boreholes BH1 to BH16. Recovered soil samples were immediately logged for soil type, moisture, colour, texture, and visual evidence of impacts. The samples were then stored for potential laboratory analyses and placed in clean coolers with ice. Following field screening measurements, the selected samples were transported and submitted to AGAT Laboratories (AGAT) according to Chain of Custody (COC) protocols for chemical analyses.

4.6 Soil: Field Screening Measurements

All soil samples were screened for combustible gases using an RKI Instrument, Eagle Potable Multi-gas detector (with Methane Elimination switch), operated in the methane elimination mode. The monitor has a range of 0 to 50,000 parts per million (ppm) and an accuracy of ± 5%. The monitor was calibrated to hexane standards prior to field screening for both ppm and Lower Explosive Limit (LEL) in accordance with the calibration products outlined in the instruction manual for the instrument. The instrument is regularly calibrated and tuned by the supplier, Pine Environmental. Each soil sample corresponding to a specific spoon depth was bagged for soil vapour analysis. Headspace vapour screening was conducted for all retrieved soil samples, and all were non-detectable. Results for each sample are depicted on the borehole logs located in Appendix A.

4.7 Ground Water: Field Measurements of Water Quality Parameters

Several visits were undertaken to record the groundwater levels within the monitoring wells. From these recordings, the groundwater was considered to have stabilized from the installation dates. Groundwater observations were recorded for colour, clarity, the presence or absence of any free product/surface sheen, and any odours present during the purging of the wells. After each measurement, the water level measuring device was cleaned using AlconoxTM soap solution wash/scrub, followed by a distilled water rinse, to prevent potential cross-contamination between observation wells. Well purging occurred and continued until approximately eight well casing volumes were removed from each well, and recorded readings indicated that the condition in the purged well had stabilized. Purge water was contained and stored on-site in drums for future disposal.

4.8 Ground Water: Sampling

Groundwater sampling was conducted on October 7th, 2025. The groundwater sampling activities were carried out using dedicated low-density polyethylene tubing and a Spectra Field Pro Peristaltic Pump. Groundwater samples were collected into laboratory-supplied containers, which were prepared with preservatives for the analysis. Disposable latex gloves were worn at each sample location. The groundwater samples were immediately placed into coolers packed with ice, pending delivery to the analytical laboratory.

4.9 Analytical Testing

The soil and groundwater sample analyses were completed by AGAT Laboratories, Glover Road, Stoney Creek, ON. AGAT is accredited by the Canadian Association for Laboratory Accreditation (CALA) in accordance with ISO/IEC 17025:1999 – "General Requirements for the Competence of Testing and Calibration Laboratories" for all the parameters analyzed during this investigation.

4.10 Residue Management Procedures

Soil material, purge and wash water from equipment cleaning were contained and stored on-site in steel drums for future disposal.

4.11 Elevation Surveying

The elevation of the existing ground surface at the sample locations was referenced to a site benchmark, described as the top of the storm drain located in the east parking lot of the building with an assigned elevation of 100 m. The topographic contours of the Site are depicted in Figure 6.

4.12 Quality Assurance and Quality Control Measures

All activities completed as part of this Phase Two ESA were conducted as per applicable regulatory requirements. Field blanks were prepared using laboratory provided deionized analyte-free water in order to evaluate the influence of field ambient conditions on the field groundwater sampling process. It was then submitted, without identification, to the laboratory for analysis. Trip blanks of deionized analyte-free water, in sealed containers, were provided by the laboratory and accompanied the groundwater investigative samples and field blank throughout the sampling chain of custody, round trip from the laboratory to the Site and back. The number of duplicate samples was determined at the planning stage, selected during the sampling event and were then submitted to the laboratory for exact analysis with no linking identifiers.

All soil and groundwater samples submitted as part of this Phase Two ESA investigation were handled in accordance with the laboratory's analytical protocols regarding holding time, preservation method, storage requirements, and container type. A Certificate of Analysis, which contains all the laboratory QA/QC measures, have been received for each sample submitted for analysis and appended to this report. The quality of the field data collected during this Phase Two ESA is considered sufficient to meet this study's overall objective.

5.0 REVIEW AND EVALUATION

5.1 Geology

A thick layer of compact granular material was noted in the northwest parking area. A thin layer of topsoil was noted in most parts of the Site. A thin layer of concrete, underlain by compact granular material, was observed in the interior borehole (BH/MW-3). The boreholes surrounding the garage were found to contain a thicker layer of reworked material compared to other investigated areas on-site, with an average depth of 0.76 m bgs, which is likely due to the boreholes' proximity to the building. The reworked material was composed of sandy silt with traces of clay and gravel, similar to the underlying native material. The native layer was noted to be a mix of brown sandy silt and clay, with traces of gravel and observed to be loose to very dense with increasing depth. The borehole locations are depicted in Figure 5, with cross-sections summarizing the subsurface soil conditions in Figures 10A and 10B.

5.2 Soil Texture

Grain size analysis was performed by NTIL on select soil samples, with the results indicating an average of 38% of the soil matrices passed through the No. 200 sieve (Table 2), resulting in coarse-grained soil. Coarse-textured soil is classified as soil that contains less than 50 percent by mass of particles that are 75 micrometers (µm) or smaller in mean diameter. The reported results are in Appendix C.

Table 2: Results of Grain Size Analysis

Sample ID	Sample #	Soil Sample Depth (mbgs)	Soil Type	Percent Passing 75 µm (No. 200) Sieve
BH/MW2	4	2.29 – 3.05	Silt Native	71.3% - Fine/Medium
BH/MW3	6	4.57 – 5.18	Sandy Silt Native	17.8% - Coarse
BH8	2	0.76 – 1.52	Sandy Silt Native	28.5% - Coarse
BH13	2	0.76 – 1.52	Sandy Silt Native	35.5% - Coarse
BH15	2	0.76 – 1.52	Sandy Silt Reworked	36.9% - Coarse

5.3 Groundwater Elevations and Flow Direction

Prior to groundwater sampling activities, groundwater depth was measured in all monitoring wells.

Table 3: Groundwater Details

Monitoring Well ID	Well Elevation (BM in metres)	Screen Interval (metres bgs)	October 1st, 2025		October 7th, 2025	
			Ground-water Level (metres bgs)	Ground-water Elevation (metres)	Ground-water Elevation (metres)	Ground-water Elevation (metres)
BH/MW-1	100.51	3.05 – 6.10	3.40	97.11	2.89	97.62
BH/MW-2	100.87	3.05 – 6.10	3.01	97.86	2.92	97.95
BH/MW-3	100.73	3.05 – 6.10	2.94	97.79	2.98	97.75

BM = benchmark, m bgs = metres below ground surface

Based on the measured groundwater across the Site, the groundwater flow direction within the unconfined aquifer was calculated to be north.

5.4 Hydraulic Gradient & Conductivity

The average horizontal groundwater gradient was calculated to be 0.005, with the maximum and minimum values of 0.0006 and 0.012, respectively. The vertical hydraulic gradient was not calculated as contaminants of potential concern (COPCs) were not reported in the groundwater, and only one aquifer was intercepted at the Site.

Table 4: Hydraulic Gradient

Monitoring Well	Water Level Difference (m)	Monitoring Well Distance (m)	Hydraulic Gradient
MW-1/MW-2	0.03	20	0.0015
MW-2/MW-3	0.06	5	0.012
MW-3/MW-1	0.01	17	0.0006

The K values for the hydraulic conductivity of the soils are estimated based on the results obtained from on-site field notes from drilling activities, grain size analysis, and recovery rate of the monitoring wells. The typical K-value of silty sand soils is between 10^{-2} and 10^{-4} cm/s.

5.5 Soil Quality

Soil sampling was conducted on September 22nd and 24th, 2025. Forty-seven representative soil samples were obtained from the fill, reworked, and native materials. Sixteen select soil samples and two duplicates were submitted to AGAT for analysis of Metals, As, Sb, Se, PHCs, BTEX, PAHs, VOCs, OCs, CN^-, B-HWS, Cr (VI), Hg, and pH/SAR/EC. The soil laboratory results met Table 3 Non-Potable Groundwater Condition Standards for Residential/Parkland/Institutional land use for coarse-grained soil criteria, with the exception of BH15-1 for Metals (Lead). The complete soil laboratory results are provided in Appendix B and displayed in Figure 8.

Table 5: Metal Exceedance

Parameter	Reg 153/04 (2011)-Table 3 RPI	BH15-1
Lead	120 ug/g	**318**

5.6 Groundwater Quality

The groundwater sampling was completed on October 7th, 2025. Three groundwater samples and one duplicate were collected from the monitoring wells and submitted for laboratory analysis of Metals, As, Sb, Se, Cr (VI), CN^-, Hg, PHCs (F1-F4), VOCs, and PAHs. Groundwater results revealed no exceedances to the applicable criteria. Complete groundwater laboratory results are provided in Appendix D and displayed in Figure 9.

5.7 Quality Assurance and Quality Control Results

All soil and groundwater samples submitted as part of this Phase Two ESA investigation were handled in accordance with the laboratory's analytical protocols regarding holding time, preservation method, storage requirements, and container type. A Certificate of Analysis, which contains all the laboratory QA/QC measures, has been received for each sample submitted for analysis and appended to this report. The quality of the field data collected during this Phase Two ESA is considered sufficient to meet this study's overall objective.

6.0 DELINEATION

NSSL observed one soil exceedance in BH15-1 for Lead as compared to the applicable Table 3 criteria. Based on the lead concentrations results from surrounding samples, within the APEC area associated with pesticide application, NSSL considered the possibility of BH15-1 being an outlier and not reflective of the actual environmental conditions at the Site. Therefore, four additional samples were obtained surrounding BH15-1 to verify the results. The additional samples were collected within 2.0 m of BH15-1. The averaged results indicated applicable Table 3 criteria was met as per Section 48 (2) of O. Reg. 153/04. The tabulated results are presented below in Table 6 and displayed in Figure 8.

Table 6: Delineation Results

Parameter	Reg 153/04 (2011)- Table 3 RPI	BH15-1	BH15-1A	BH15-1B	BH15-1C	BH15-1D	Average
Lead	120 ug/g	**318**	35	43	30	54	**96**

7.0 CONCLUSIONS

Niagara Soils Solutions Ltd. was retained by Pinewood Homes (Niagara) Ltd. to conduct a Phase Two Environmental Site Assessment of the commercial property located at 116 Four Mile Creek Road, in the Town of Niagara-on-the-Lake, ON. The summarized findings are documented as follows:

- Sixteen environmental boreholes were advanced at the Site to a maximum depth of 6.71 m bgs within the reworked and native materials on-site.
- Three environmental monitoring wells, MW1 to MW3, were installed into the associated boreholes to a maximum depth of 6.1 m bgs.
- Target contaminants of concern for the soil included Metals, As, Sb, Se, PHCs (F1 to F4), BTEX, PAHs, VOCs, OCs, B-HWS, CN^-, Cr (VI), Hg, SAR and EC.
- Target contaminants of concern for the groundwater included metals, As, Sb, Se, PHCs (F1 to F4), BTEX, PAHs, VOCs, CN^-, Cr (VI), and Hg.
- Sixteen select soil samples and two duplicates were submitted for laboratory analyses.
- Three groundwater samples with one duplicate were submitted for laboratory analyses.
- Initial soil results met Table 3 Non-Potable Groundwater Condition standards for Residential/ Parkland/Institutional land use for coarse textured except for Metals (Lead) at BH15-1. Four additional delineation samples were submitted for lead analysis with the averaged results meeting applicable Table 3 criteria.
- The groundwater results met the applicable criteria.

Based on the soil and groundwater results stated above, NSSL concludes that the applicable Table 3 Non-Potable Groundwater Condition Standards for Residential/Parkland/Institutional land use for coarse-grained soil criteria are met. No further work is required, and a Record of Site Condition (RSC) may be submitted to the Ministry of the Environment, Conservation and Parks for a change in land use.

7.1 Signatures

This report was prepared by Jacob Toldi and Damen Nyland under the direction of Philip Adene.

Respectively submitted,
Niagara Soils Solutions Ltd.

Damen Nyland, BSC, GIT
Environmental Geologist

Jacob Toldi, BES, GEM, EM, ER
Environmental Technician

Philip Adene, P. Geo, QP_{ESA}
Professional Geoscientist

8.0 LIMITATIONS

Niagara Soils Solutions Ltd. prepared this Report for the account of Pinewood Homes (Niagara) Ltd. and is intended to provide a Phase Two Environmental Site Assessment of the commercial property at 116 Four Mile Creek Road, in the Town of Niagara on the Lake, ON. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. 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. Should additional parties require reliance on this report, written authorization from NSSL will be required. With respect to third parties, NSSL has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The investigation undertaken by NSSL with respect to this report and any conclusions or recommendations made in this report reflect NSSL's judgment based on the site conditions observed at the time of the Site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this Site and it is based, in part, upon visual observation of the Supplemental Phase Two Property, subsurface investigation at discrete locations and depths, and specific analysis of specific chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future Site conditions, portions of the Supplemental Phase Two Property, which were unavailable for direct investigation, subsurface locations, which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Niagara Soils Solutions Ltd. has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

NSSL makes no other representation 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 change. Such interpretations and regulatory changes should be reviewed with legal counsel.

Yours very truly,
Niagara Soils Solutions Ltd.

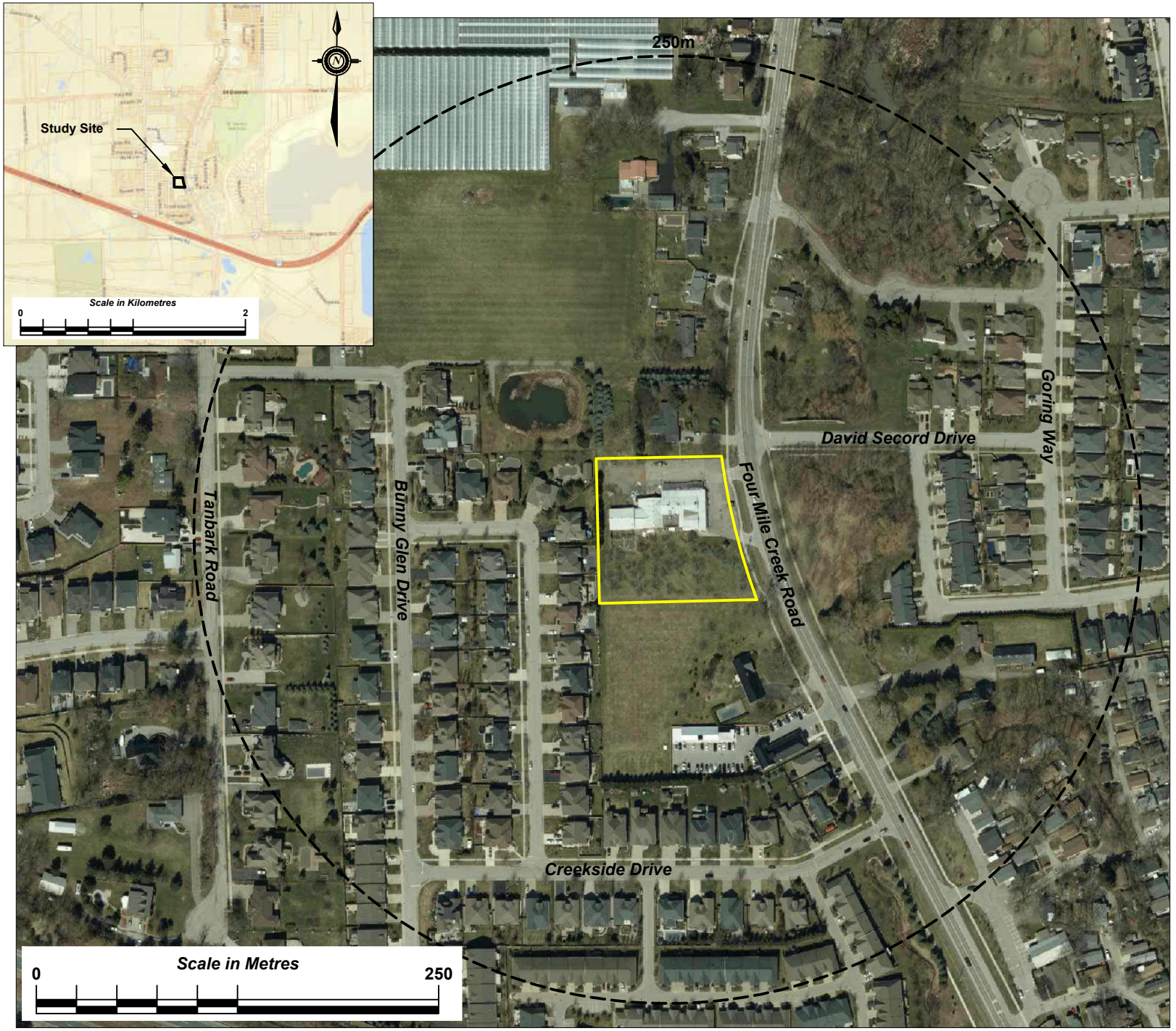
Jodie Glasier, H.BA., M.MM, EMA, EP
Founder & CEO

9.0 REFERENCES

The following resources were utilized as references:

- Ontario Division of Mines' "Paleozoic Geology of Southern Ontario, Map 2254".
- Ministry of Natural Resources' "Quaternary Geology, Niagara-Welland, Map P2496.
- Water Wells Ontario site.
- Ontario Oil, Gas, and Salt Resources Library
- Interactive Map – Niagara Navigator, https://navigator.niagararegion.ca/
- Ontario Base Mapping
- Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer

FIGURES



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

LEGEND

- Property Boundary
- 250 m Study Area

NIAGARA SOILS SOLUTIONS LTD

CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

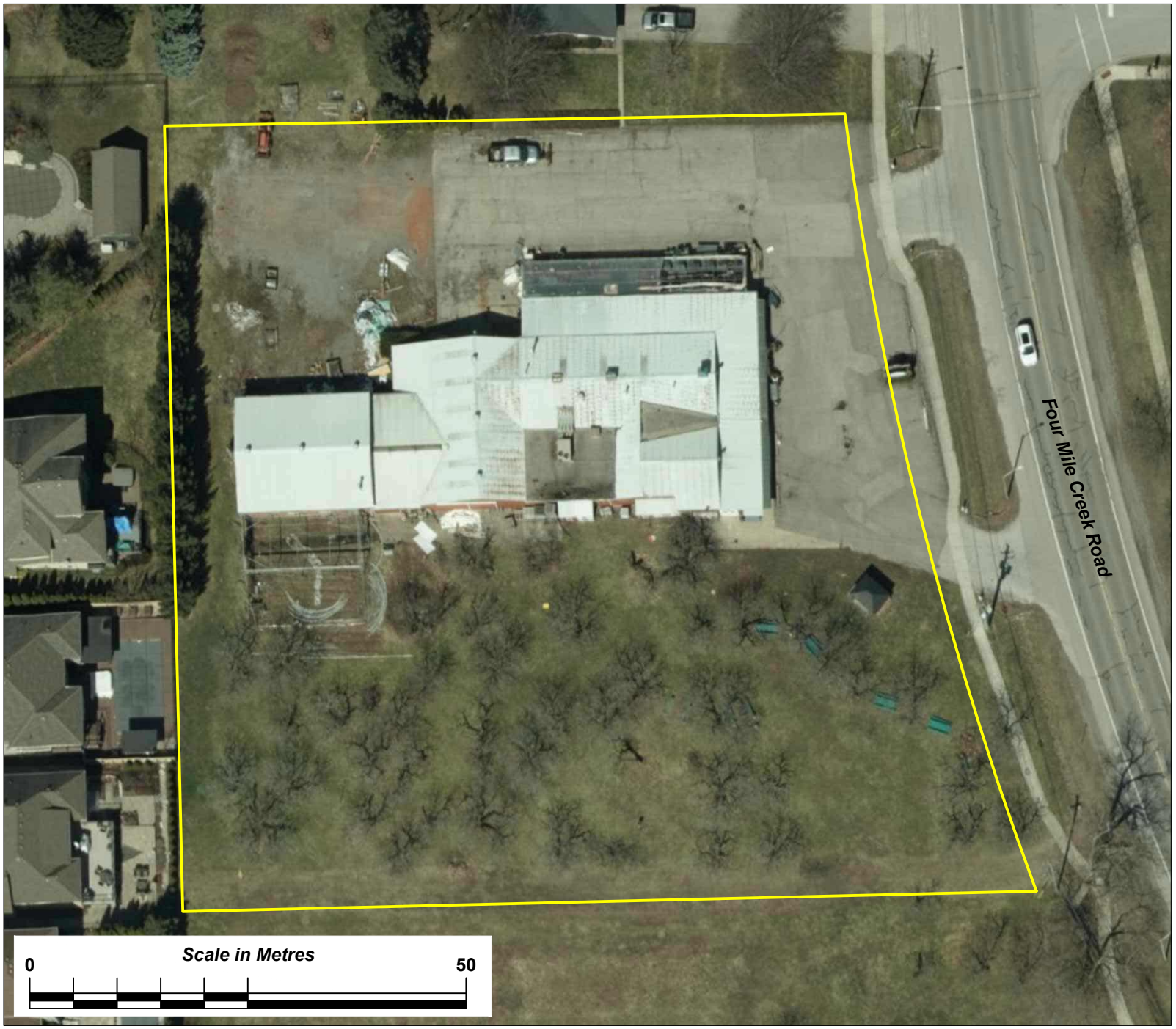
PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
SITE LOCATION

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED: PA	
DATUM:	NAD 83	PROJECTION: 17T	

NO:

Figure 1



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

N
W
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LEGEND

Property Boundary

NIAGARA SOILS SOLUTIONS LTD

CLIENT:

PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

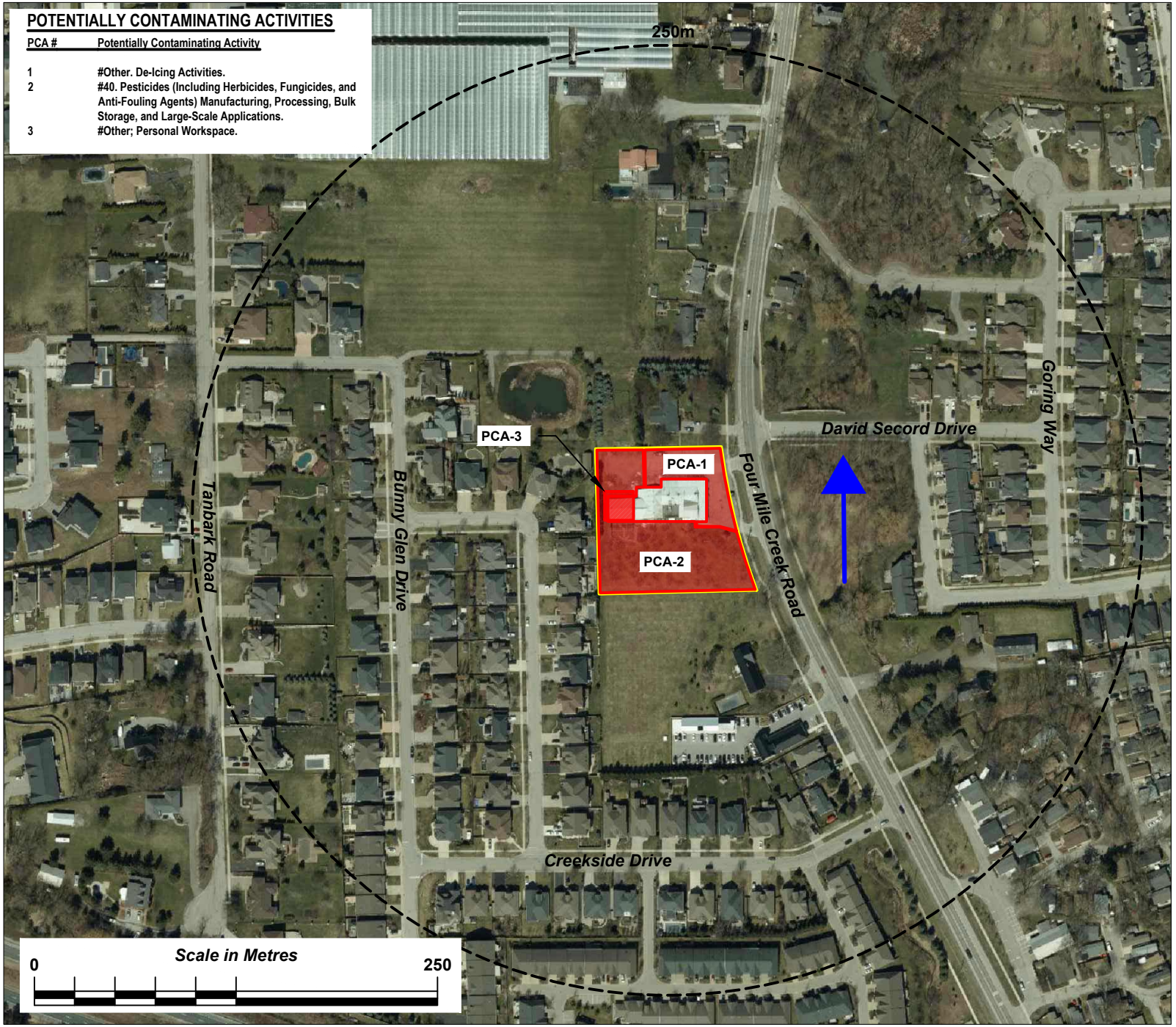
TITLE:

SITE LAYOUT

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 2



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- 250 m Study Area
- PCA not Generating APEC
- PCA Generating APEC
- Inferred Groundwater Flow Direction

NIAGARA SOILS SOLUTIONS LTD.

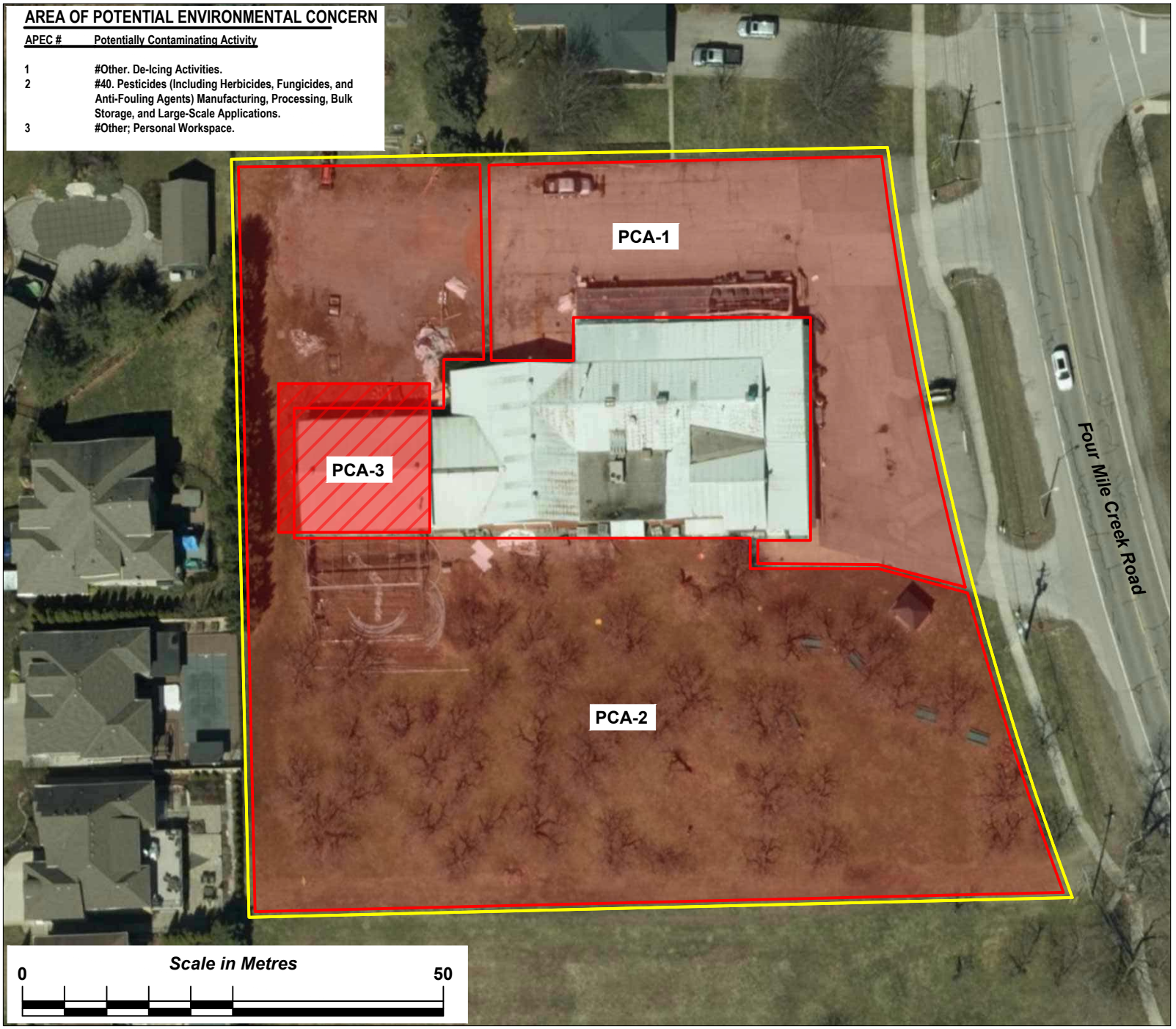
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
POTENTIALLY CONTAMINATING ACTIVITIES

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 3



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

Property Boundary

APEC

NIAGARA SOILS SOLUTIONS LTD

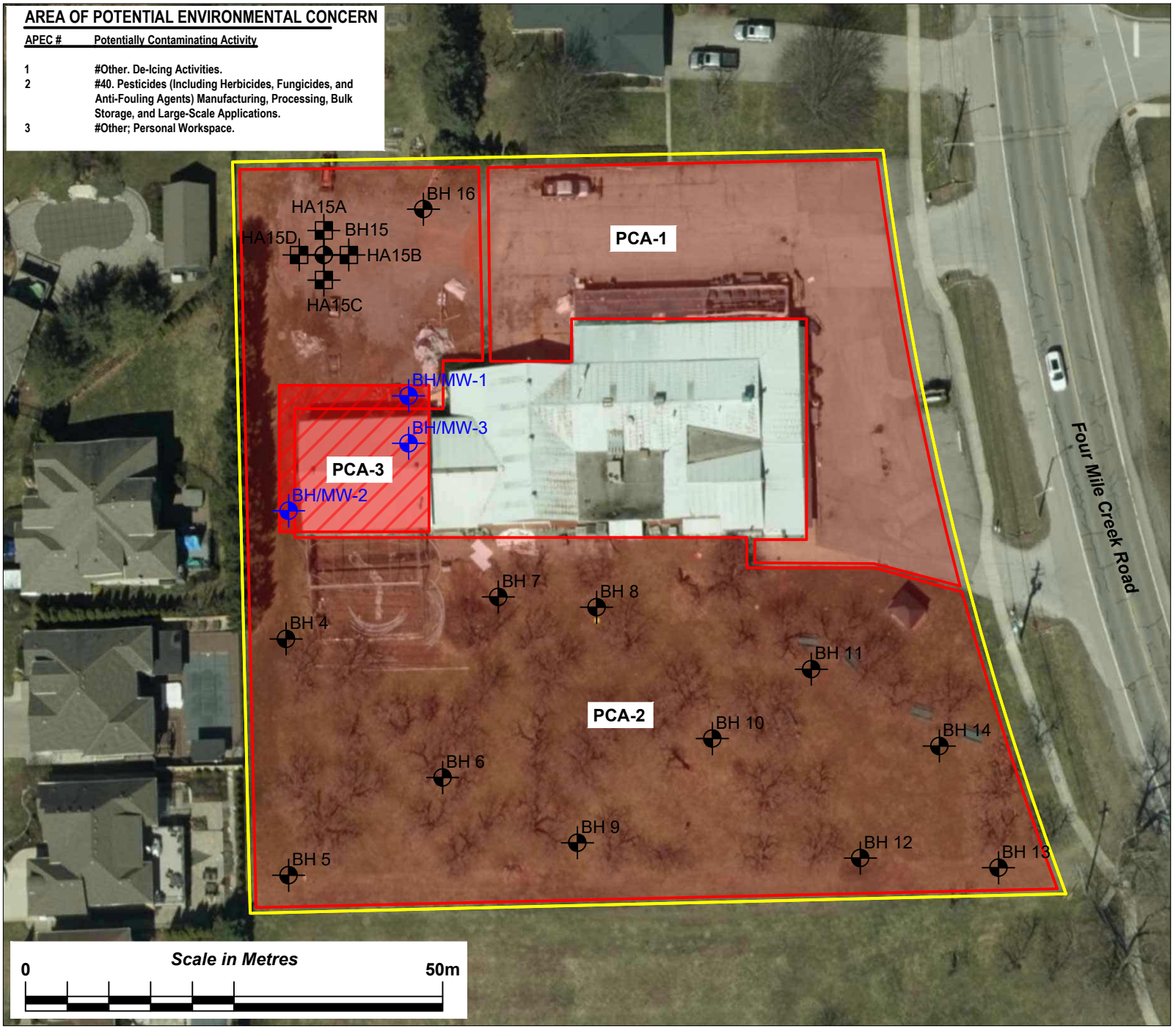
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 4



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- APEC
- BH/MW-1 — Borehole with Monitoring Well Location
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location

NIAGARA SOILS SOLUTIONS LTD

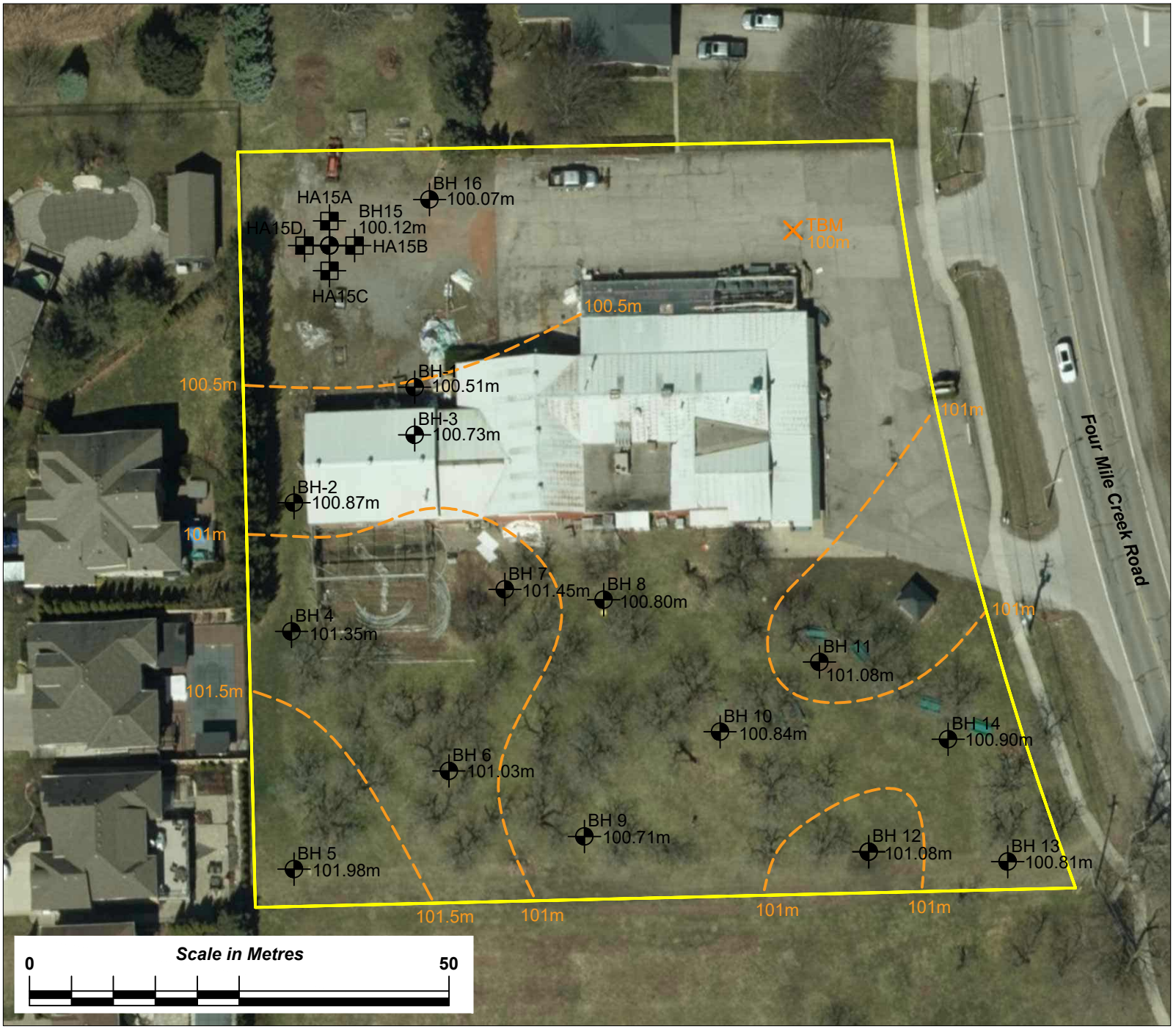
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN WITH RESPECT TO BH & MW LOCATIONS

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 5



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- Topographic Contour
- TBM — Benchmark

NIAGARA SOILS SOLUTIONS LTD

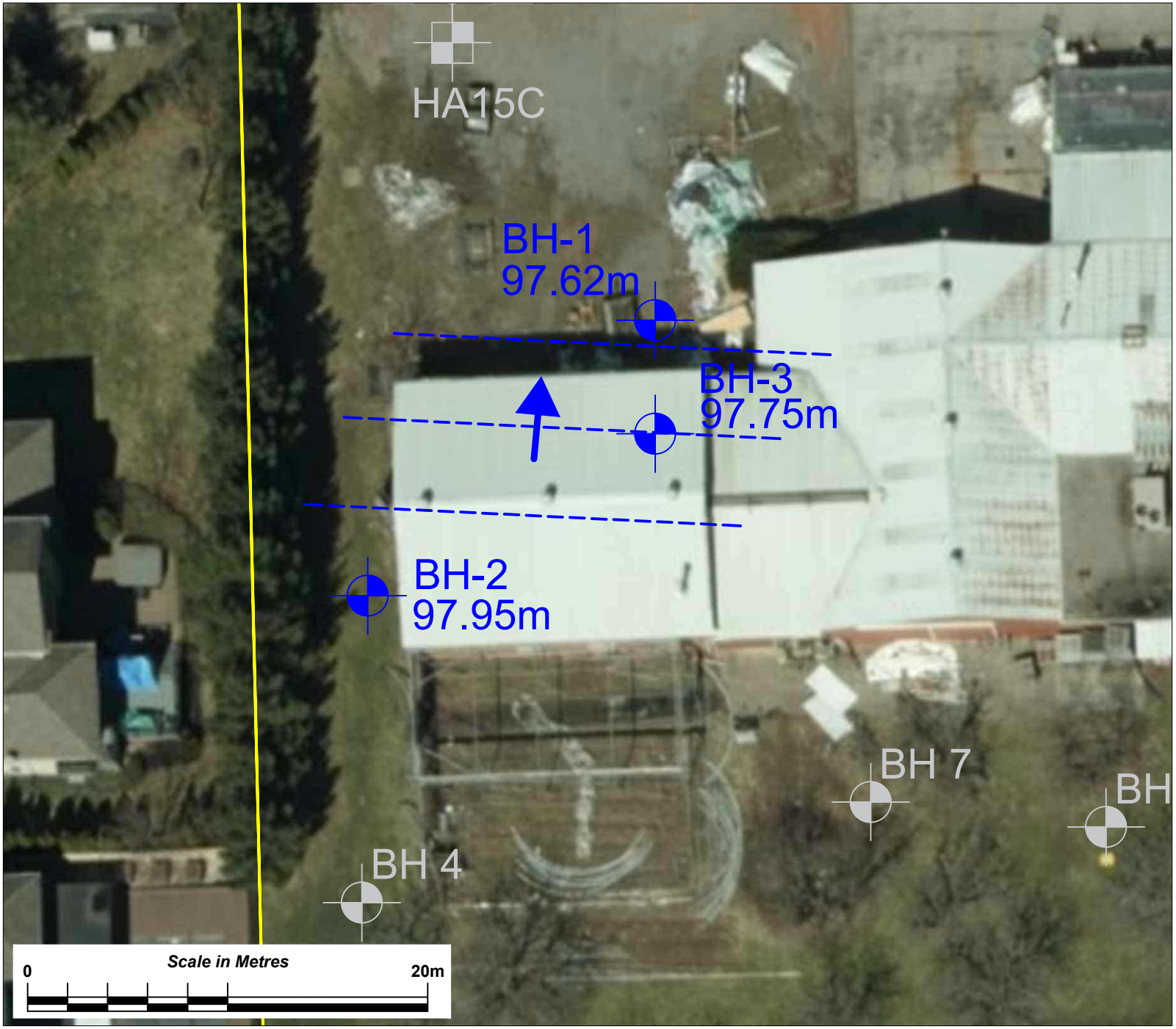
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
TOPOGRAPHIC CONTOUR MAP

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 6



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- BH/MW-1 — Borehole with Monitoring Well Location
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- Topographic Contour
- Groundwater Flow Direction

NIAGARA SOILS SOLUTIONS LTD

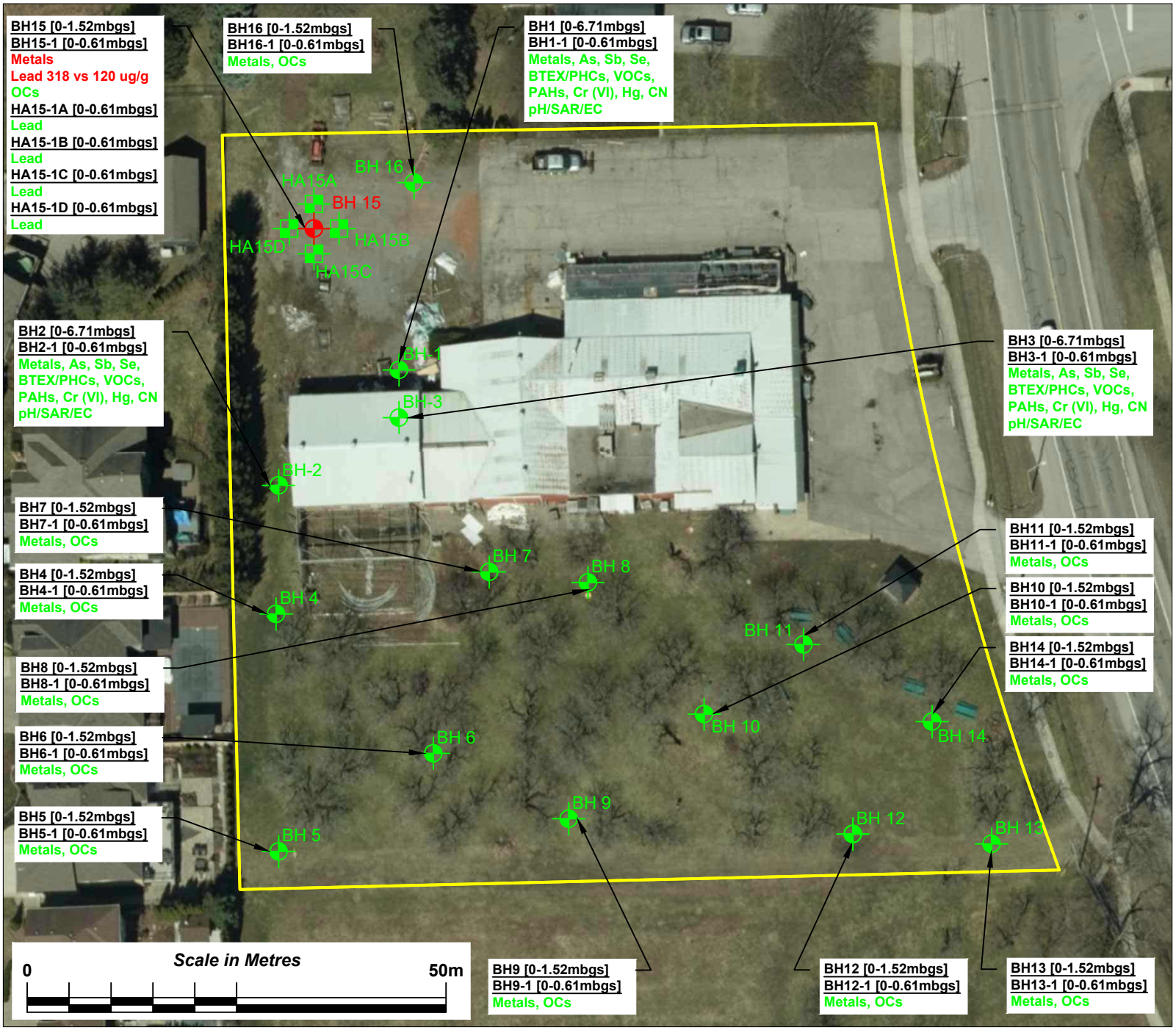
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
GROUNDWATER CONTOUR MAP

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 7



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- Results Meet Criteria
- Results Exceed Criteria

Results Compared to O. Reg. 153/04, Table 3: R/P/I, Potable, Coarse-Texture

NIAGARA SOILS SOLUTIONS LTD

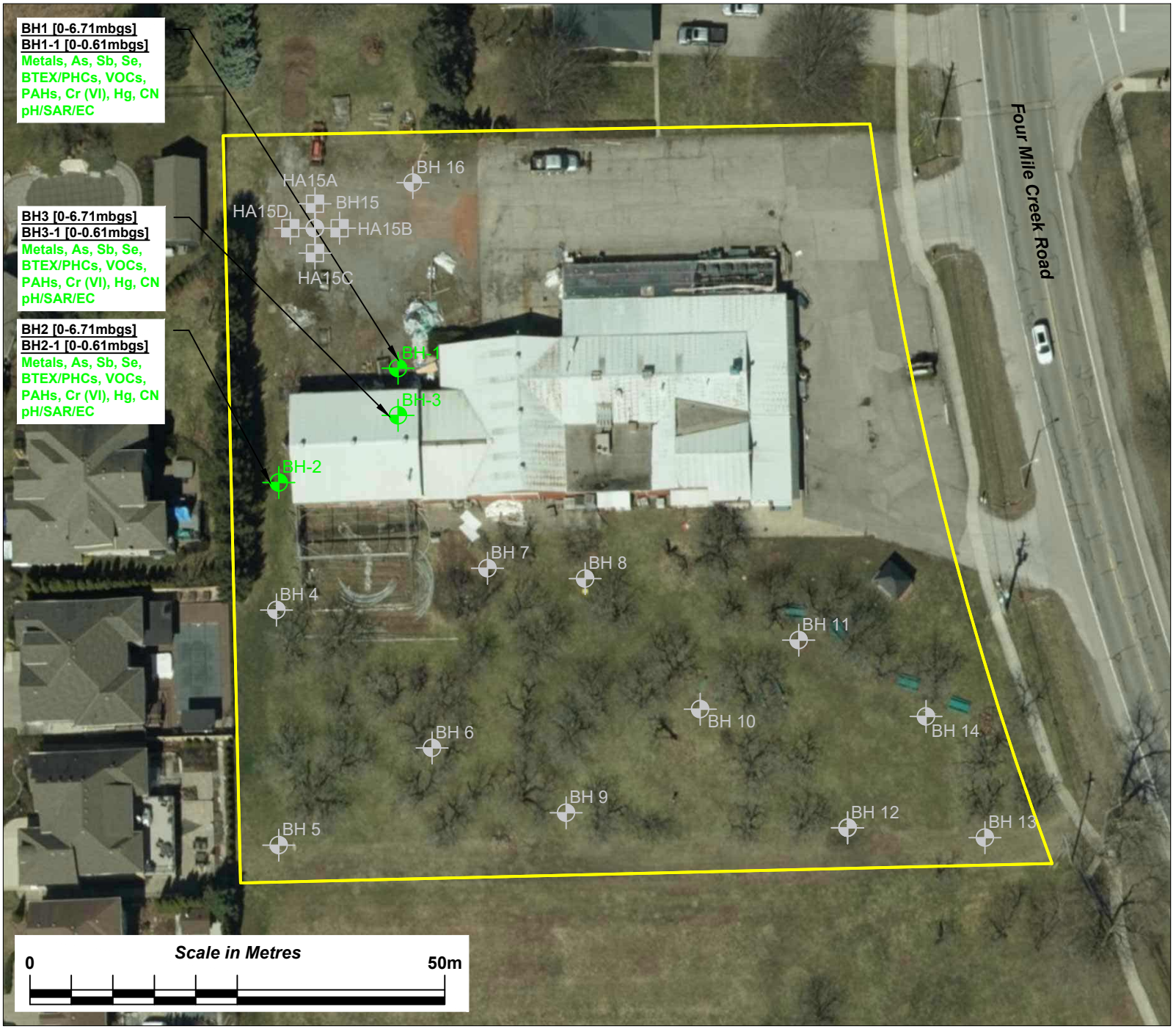
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
SOIL & DELINEATION RESULTS

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 8



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

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LEGEND

- Property Boundary
- BH/MW-1 — Borehole with Monitoring Well Location
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- Results Meet Criteria
- Results Exceed Criteria

Results Compared to O. Reg. 153/04, Table 3: R/P/I, Potable, Coarse-Texture

NIAGARA SOILS SOLUTIONS LTD

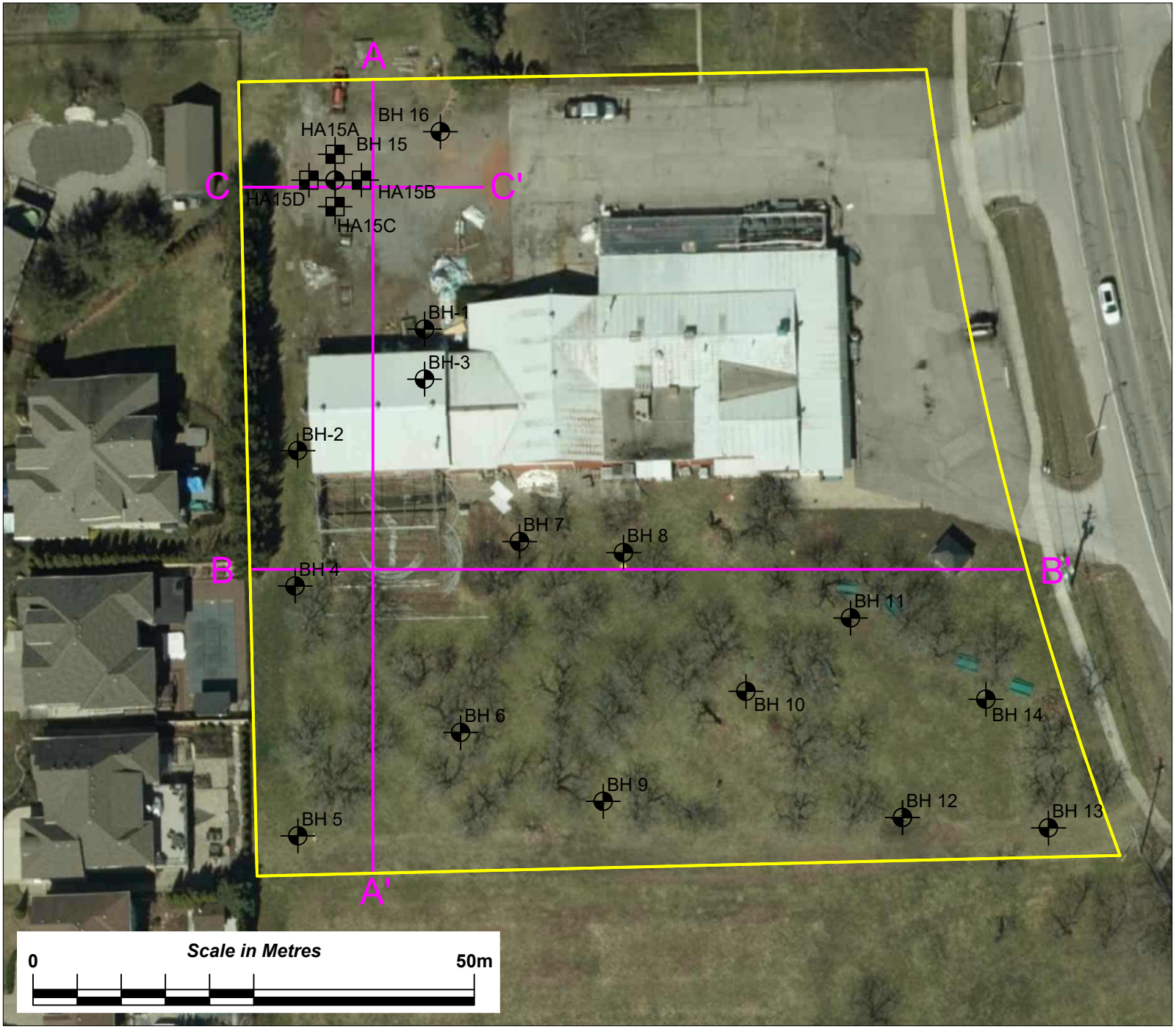
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
GROUNDWATER RESULTS

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 9



REFERENCE: BASE MAP PROVIDED BY NIAGARA NAVIGATOR, https://maps-beta.niagararegion.ca/Navigator/2023

N
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E
S

LEGEND

- Property Boundary
- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- X — X' — Cross Section

NIAGARA SOILS SOLUTIONS LTD

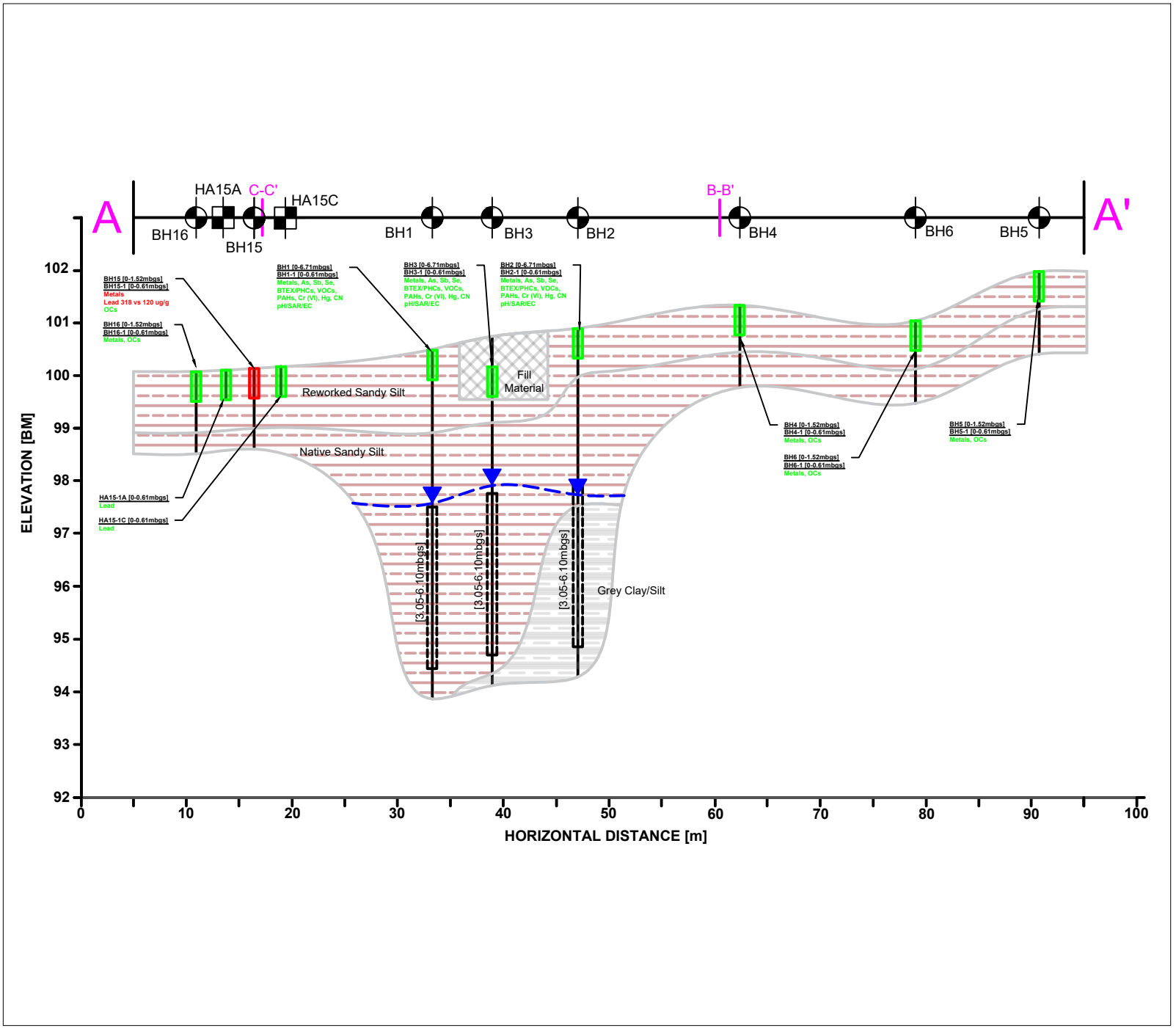
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
CROSS SECTION PLAN VIEW

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:
Figure 10



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LEGEND

BH 1 — Borehole Location

HA-1 — Hand Auger Location

Monitoring Well Screen

Fill Material

Silty Sand

Clay/Silt

Results Meet Criteria

Results Exceed Criteria

Results Compared to O. Reg. 153/04, Table 3: R/P/I, Potable, Coarse-Texture

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

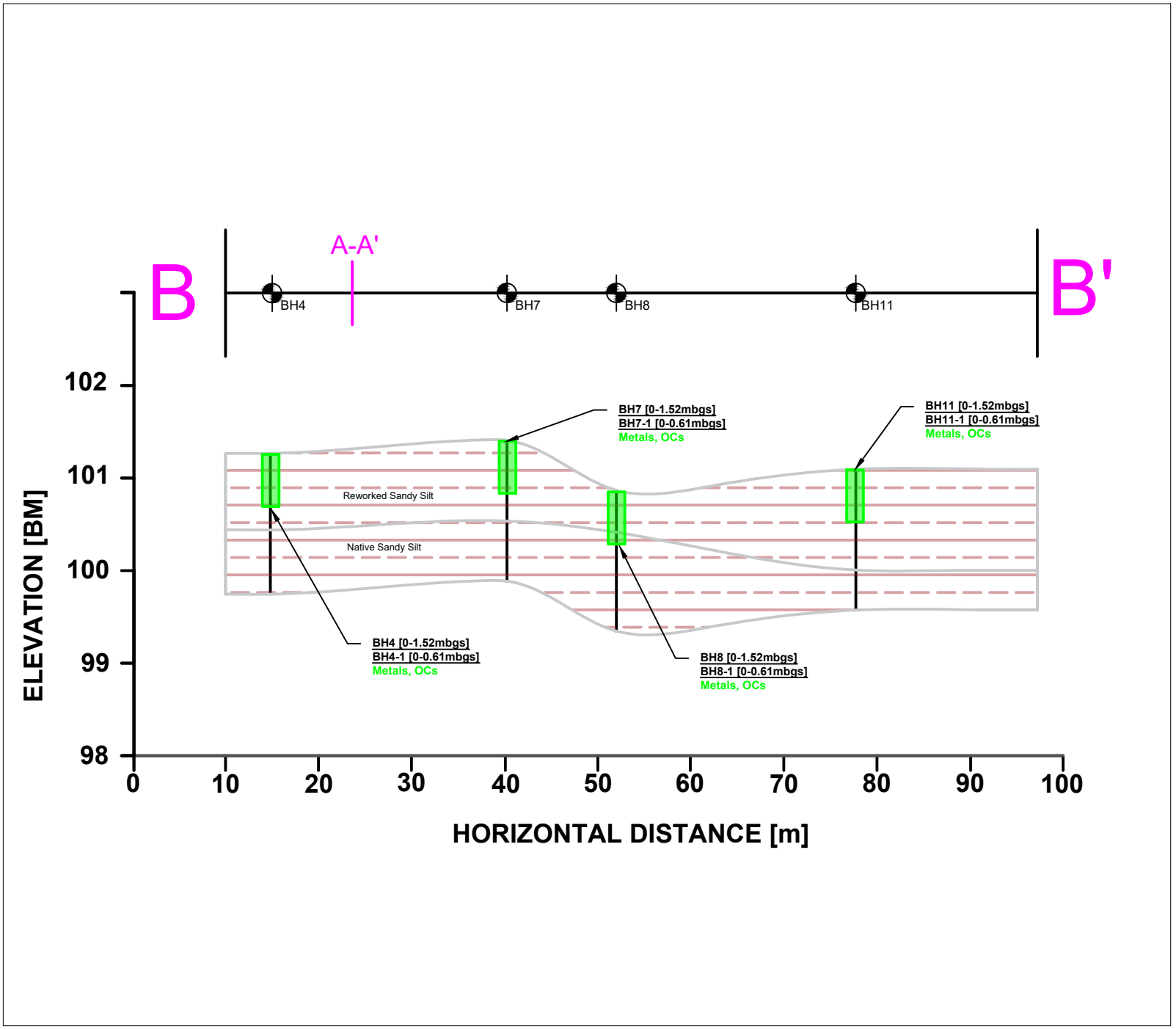
TITLE:

CROSS SECTION; A-A'

DATE:	OCTOBER 2025
PROJECT NO:	NS2590-02
SCALE:	AS SHOWN
DRAWN: DN	REVIEWED: PA
DATUM: NAD 83	PROJECTION: 17T

NO:

Figure 10A



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LEGEND

- BH 1 — Borehole Location
- TP-1 — Test Pit Location
- Monitoring Well Screen
- Fill Material
- Silty Sand
- Clay/Silt
- Results Meet Criteria
- Results Exceed Criteria

Results Compared to O. Reg. 153/04, Table 3: R/P/I, Potable, Coarse-Texture

NIAGARA SOILS SOLUTIONS LTD.

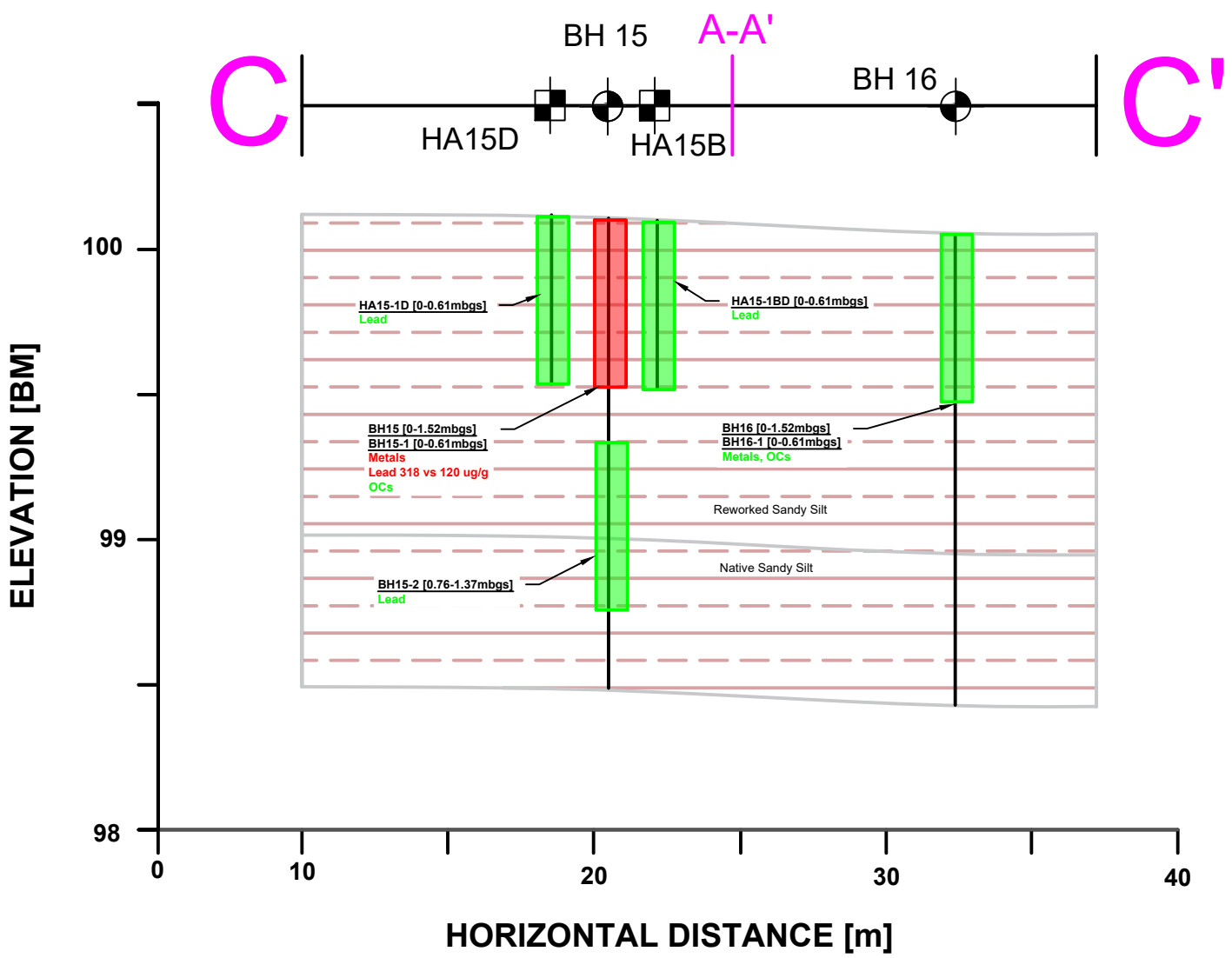
CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
CROSS SECTION; B-B'

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 10B



N
W E
S

LEGEND

- BH 1 — Borehole Location
- HA-1 — Hand Auger Location
- Monitoring Well Screen
- Fill Material
- Silty Sand
- Clay/Silt
- Results Meet Criteria
- Results Exceed Criteria

Results Compared to O. Reg. 153/04, Table 3: R/P/I, Potable, Coarse-Texture

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:
PINEWOOD HOMES (NIAGARA) LTD.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
116 FOUR MILE CREEK
NIAGARA-ON-THE-LAKE, ON

TITLE:
CROSS SECTION; C-C'

DATE:	OCTOBER 2025		
PROJECT NO:	NS2590-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	PA
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 10C

APPENDIX A

BOREHOLE LOGS

RECORD OF BOREHOLE: BH/MW-1

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654062 E, 4779383 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING	WELL INSTALLATION	COMMENTS
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS		
	Ground Surface					ft 0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0 8.0 9.0 10.0 11.0 12.0 13.0 14.0 15.0 16.0 17.0 18.0 19.0 20.0 21.0 22.0 23.0 24.0 25.0 / m 0.0 1.0 2.0 3.0 4.0 5.0 6.0 7.0	100.51					
	75mm Granular Material						0.00					
	Sandy Silt Fill Material Brown with trace gravel, clay, and building debris (brick) Loose, moist	SS	1	8, 4, 2, 3				6	0	Soil: M&I, PHCs/VOCs, PAHs	Concrete	SS = Split Spoon
							99.82					
	Sandy Silt Reworked Red with trace gravel Loose, moist	SS	2	2, 3, 4, 4			0.69	7	0		1" Steel Casing	
							98.83				Bentonite	
	Sandy Silt Native Red with trace gravel Firm to very stiff, moist to wet	SS	3	5, 3, 4, 4			1.68	7	0			
		SS	4	3, 2, 2, 5				4	0	GW: M&I, PHCs/VOCs, PAHs		
		SS	5	10, 12, 10, 10				22	0		#3 Silca Sand	
											2" Slot 10 Screen	
	Sand Brown with some cobbles, trace silt, and clay Very dense sand, wet	SS	6	19, 23, 24, 31			95.63 4.88	47	0			
	Silt Brown with trace gravel Hard, wet	SS	7	12, 11, 19, 23			94.26 6.25	30	0			
	End of Borehole						93.60 6.71					

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: 3.40 mbgs
SECONDARY WATER LEVEL: 2.89 mbgs
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: October 1, 2025
SECONDARY WATER LEVEL DATE: October 7, 2025

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

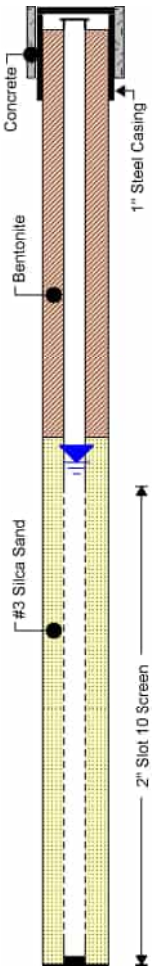
RECORD OF BOREHOLE: BH/MW-2

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654049 E, 4779365 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING	WELL INSTALLATION	COMMENTS
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS		
	Ground Surface					ft m	100.87					
	50mm Rootlets and Organics					0.0 0.0	0.00					
	Sandy Silt Reworked Red with trace clay, and gravel Loose, dry	SS	1	5, 11, 8, 9		1.0 2.0		19	0	Soil: M&I, PHCs/VOCs, PAHs		SS = Split Spoon
	Sandy Silt Native Red with trace gravel Loose sand, dry	SS	2	7, 6, 4, 5		3.0 1.0 4.0	99.96 0.91	10	0			
	Silt Brown with trace gravel Very Stiff, moist	SS	3	10, 10, 11, 11		5.0 6.0 2.0 7.0	99.42 1.45	21	0			
		SS	4	13, 13, 10, 8		8.0 9.0		23	0			
	Clay Grey with trace gravel Firm, moist to wet	SS	5	3, 2, 3, 3		10.0 3.0 11.0	97.67 3.20	5	0	GW: M&I, PHCs/VOCs, PAHs		
		SS	6	2, 2, 3, 3		12.0 13.0 4.0 14.0 15.0 16.0 5.0		5	0			
		SS	7	2, 4, 3, 3		17.0 18.0 19.0 20.0 6.0 21.0		7	0			
	End of Borehole					22.0 23.0 7.0 24.0 25.0	94.16 6.71					



Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: 3.01 mbgs
SECONDARY WATER LEVEL: 2.92 mbgs
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: October 1, 2025
SECONDARY WATER LEVEL DATE: October 7, 2025

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

Note: This borehole log has been prepared for environmental purposes and does not necessarily contain information suitable for a geotechnical assessment of the subsurface conditions. Borehole details as presented, do not constitute a thorough understanding of all potential conditions present and require interpretative assistance from a qualified Professional Engineer/Geoscientist.

RECORD OF BOREHOLE: BH/MW-3

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654062 E, 4779376 N

SHEET 1 of 1
DATE STARTED: September 24, 2025
DATE COMPLETED: September 24, 2025
DATUM: Benchmark

LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)	DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING: SPT (N)	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	100.73					SS = Split Spoon
	200mm Concrete						0.00					
	Granular Fill Material						100.53 0.20		0			
	Sandy Silt Fill Material Brown with trace gravel Loose, dry	SS	2	2, 2, 4, 5		1.0	100.04 0.69	6	0	Soil: M&I, PHCs/VOCs, PAHs		
	Sandy Silt Reworked Brown with trace gravel Loose, dry						99.51 1.22					
	Sandy Silt Native Brown with trace gravel, and clay Loose sand, dry	SS	3	5, 5, 7, 6		2.0	99.05 1.68	12	0			
	Sandy Silt Native Brown with some clay, trace gravel, and cobbles Compact sand, wet	SS	4	4, 4, 2, 4			98.14 2.59	6	0	GW: M&I, PHCs/VOCs, PAHs		
		SS	5	7, 7, 10, 7		3.0		17	0			
		SS	6	10, 20, 20, 28		4.0		40	0			
	Silt Grey with trace gravel Very stiff, moist to wet	SS	7	11, 11, 8, 16		5.0 6.0	94.48 6.25	16	0			
	End of Borehole					7.0	94.02 6.71					

WELL INSTALLATION: Concrete; 1" Steel Casing; Bentonite; #3 Silca Sand; 2" Slot 10 Screen

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: 2.94 mbgs
SECONDARY WATER LEVEL: 2.98 mbgs
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: October 1, 2025
SECONDARY WATER LEVEL DATE: October 7, 2025

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

RECORD OF BOREHOLE: BH-4

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654047 E, 4779355 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	101.35					
	50mm Rootlets and Organics						0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	101.30 0.05		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			2.0 3.0 1.0 4.0	100.44 0.91		0			
	End of Borehole					5.0	99.83 1.52		0			
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

Note: This borehole log has been prepared for environmental purposes and does not necessarily contain information suitable for a geotechnical assessment of the subsurface conditions. Borehole details as presented, do not constitute a thorough understanding of all potential conditions present and require interpretative assistance from a qualified Professional Engineer/Geoscientist.

RECORD OF BOREHOLE: BH-5

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654047 E, 4779324 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	101.98					
	75mm Rootlets and Organics						0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	101.93 0.05		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			2.0 3.0 1.0 4.0	101.22 0.76		0			
	End of Borehole					5.0	100.46 1.52		0			
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-6

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654059 E, 4779341 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	101.03					
	50mm Rootlets and Organics						0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	100.98 0.05		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			3.0 1.0 4.0	100.12 0.91		0			
	End of Borehole					5.0 6.0 2.0 7.0	99.51 1.52		0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-7

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654074 E, 4779359 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m	101.45					
	50mm Rootlets and Organics					0.0 0.0	0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	101.35 0.10		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			3.0 1.0	100.54 0.91		0			
	End of Borehole					5.0	99.93 1.52		0			
						6.0 2.0						
						7.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-8

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654087 E, 4779360 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING	WELL INSTALLATION	COMMENTS
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS		
	Ground Surface					ft m 0.0 0.0	100.80					
	50mm Rootlets and Organics						0.00 100.75					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	0.05		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry					2.0	100.34 0.46					
		DP	2			3.0 1.0 4.0			0			
	End of Borehole					5.0	99.28 1.52					
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-9

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654088 E, 4779334 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m	100.71					
	75mm Rootlets and Organics					0.0 0.0	0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1				100.63 0.08		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			1.0	99.64 1.07		0			
	End of Borehole					5.0	99.19 1.52		0			
						7.0 2.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-10

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654109 E, 4779381 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m	100.84					
	100mm Rootlets and Organics					0.0 0.0	0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	100.74 0.10		0	Soil: Metals, OCs		DP = Direct Push
		DP	2			3.0 1.0			0			
	Sandy Silt Native Red with trace gravel, and organics Loose, dry					4.0	99.62 1.22					
	End of Borehole					5.0	99.32 1.52		0			
						6.0 2.0						
						7.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-11

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654123 E, 4779352 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES						FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)	DEPTH SCALE ft / m	ELEVATION (m / mbgs)	SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	101.08 0.00					
	75mm Rootlets and Organics						101.00 0.08					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0			0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			2.0 3.0 1.0 4.0	100.01 1.07		0			
	End of Borehole					5.0	99.56 1.52					
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-12

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654121 E, 4779329 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m	101.08					
	100mm Rootlets and Organics					0.0 0.0	0.00					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	100.98 0.10		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			2.0 3.0 1.0	100.17 0.91		0			
	End of Borehole					4.0 5.0	99.56 1.52		0			
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-13

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654136 E, 4779329 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	100.81					
	50mm Rootlets and Organics						0.00 100.76					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	0.05		0	Soil: Metals, OCs		DP = Direct Push
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			2.0 3.0 1.0 4.0	100.05 0.76		0			
	End of Borehole					5.0	99.29 1.52		0			
						6.0 2.0 7.0			0			

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-14

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654136 E, 4779342 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m 0.0 0.0	100.90 0.00					
	75mm Rootlets and Organics						100.82 0.08					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0			0	Soil: Metals, OCs		DP = Direct Push
						2.0						
						3.0						
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			1.0	99.83 1.07		0			
						4.0						
	End of Borehole					5.0	99.38 1.52					
						6.0			0			
						2.0						
						7.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-15

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654049 E, 4779399 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING		
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS	WELL INSTALLATION	COMMENTS
	Ground Surface					ft m	100.12					
	100mm Rootlets and Organics					0.0 0.0	0.00					
							100.02					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0	0.10		0	Soil: Metals, OCs		DP = Direct Push
						2.0						
						3.0						
						1.0						
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			4.0	99.05 1.07		0			
						5.0	98.60 1.52					
	End of Borehole					6.0						
						2.0						
						7.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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RECORD OF BOREHOLE: BH-16

PROJECT NO.: NS2590-02
PROJECT: Phase Two ESA
LOCATION: 116 Four Mile Creek, NOTL
CLIENT: Pinewood Homes (Niagara) Ltd.

DRILLING COMPANY: Kodiak Drilling
DRILLING METHOD: Solid Stem Auger
DRILL RIG: Geoprobe DH100
BOREHOLE COORDINATE (UTM): 654061 E, 4779403 N

SHEET 1 of 1
DATE STARTED: September 22, 2025
DATE COMPLETED: September 22, 2025
DATUM: Benchmark

SOIL PROFILE		SAMPLES				DEPTH SCALE ft / m	ELEVATION (m / mbgs)	FIELD TESTING		LAB TESTING	WELL INSTALLATION	COMMENTS
LITHOLOGY PLOT	DESCRIPTION	TYPE	NUMBER	SPT 'N' VALUE	RECOVERY (%)			SPT (N) 25 50 75 100	COV (ppm)	LAB ANALYSIS		
	Ground Surface					ft m 0.0 0.0	100.07 0.00					
	75mm Rootlets and Organics						99.99 0.08					
	Sandy Silt Reworked Red with trace gravel, and organics Loose, dry	DP	1			1.0			0	Soil: Metals, OCs		DP = Direct Push
						2.0						
						3.0						
						1.0	99.00 1.07		0			
	Sandy Silt Native Red with trace gravel, and organics Loose, dry	DP	2			4.0						
						5.0	98.55 1.52					
	End of Borehole					6.0						
						2.0						
						7.0						

Groundwater Level Upon Completion:
Secondary Groundwater Level:

INITIAL WATER LEVEL: N/A
SECONDARY WATER LEVEL: N/A
BOREHOLE CAVE UPON COMPLETION: N/A

INITIAL WATER LEVEL DATE: N/A
SECONDARY WATER LEVEL DATE: N/A

LOGGED: JT
COMPILED: DN
CHECKED: PA

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario, L2V 4Y6

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APPENDIX B

CERTIFICATES OF ANALYSIS –SOIL

AGAT Laboratories

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

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
3300 MERRITTVILLE HIGHWAY
THOROLD, ON L2V 4Y6
289-407-6341

ATTENTION TO: Jodie Glasier

PROJECT: NS2590-02

AGAT WORK ORDER: 25H348246

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Radhika Chakraberty, Trace Organics Lab Manager

DATE REPORTED: Sep 30, 2025

PAGES (INCLUDING COVER): 25

VERSION*: 1

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

Notes

Disclaimer:

- *All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.*
- *All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.*
- *AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.*
- *This Certificate shall not be reproduced except in full, without the written approval of the laboratory.*
- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH/MW1-1	BH/MW2-1	BH/MW4-1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22
Parameter	Unit	G / S	RDL	7083811	7083812	7083813
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	8	5	5
Barium	µg/g	390	2.0	51.6	42.8	45.7
Beryllium	µg/g	4	0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	7	<5	<5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	0.45	0.20	0.23
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	13	9	10
Cobalt	µg/g	22	0.8	4.3	4.1	4.4
Copper	µg/g	140	1.0	17.5	12.1	13.3
Lead	µg/g	120	1	45	15	15
Molybdenum	µg/g	6.9	0.5	0.6	<0.5	<0.5
Nickel	µg/g	100	1	11	9	9
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	0.53	0.68	0.55
Vanadium	µg/g	86	2.0	15.4	15.8	17.0
Zinc	µg/g	340	5	103	31	36
Chromium, Hexavalent	µg/g	8	0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.372	0.140	0.150
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	4.31	0.198	0.229
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	6.87	6.88	6.69

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22 **DATE REPORTED: 2025-09-30**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7083811-7083813 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH4-1	BH5-1	BH6-1	BH7-1	BH8-1	BH9-1	BH10-1	BH11-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22
Parameter	Unit	G / S	RDL	7083814	7083816	7083817	7083818	7083819	7083820	7083821	7083822
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	7	3	7	7	5	9	7	8
Barium	µg/g	390	2.0	49.5	95.1	74.2	58.4	66.9	82.1	69.0	55.5
Beryllium	µg/g	4	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5	5	6	6	<5	<5	<5
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	160	5	11	12	15	13	13	12	11	10
Cobalt	µg/g	22	0.8	5.2	6.0	7.2	5.8	5.8	5.2	4.4	3.9
Copper	µg/g	140	1.0	15.6	6.6	22.6	19.7	24.6	15.6	13.1	14.2
Lead	µg/g	120	1	25	6	21	20	12	33	28	35
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	0.7	0.5	0.6	<0.5	<0.5	<0.5
Nickel	µg/g	100	1	11	11	15	13	12	12	11	9
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<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	23	0.50	0.73	1.39	1.16	0.88	0.77	0.81	0.72	0.60
Vanadium	µg/g	86	2.0	18.4	20.3	24.6	23.0	23.4	19.6	18.2	16.0
Zinc	µg/g	340	5	38	38	44	35	32	46	40	41

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PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH12-1	BH13-1	BH14-1	BH15-1	BH16-1	BH17-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22
Parameter	Unit	G / S	RDL	7083823	7083824	7083825	7083826	7083827	7083828
Antimony	µg/g	7.5	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	15	9	4	7	4	7
Barium	µg/g	390	2.0	55.8	55.8	40.4	81.7	41.7	69.2
Beryllium	µg/g	4	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	120	5	<5	<5	<5	9	6	<5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	160	5	10	11	11	14	15	11
Cobalt	µg/g	22	0.8	4.5	4.3	4.7	7.0	5.5	4.5
Copper	µg/g	140	1.0	18.2	15.0	15.9	24.0	24.6	13.7
Lead	µg/g	120	1	63	40	8	**318**	7	28
Molybdenum	µg/g	6.9	0.5	<0.5	<0.5	<0.5	0.6	<0.5	<0.5
Nickel	µg/g	100	1	11	10	10	15	12	11
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	23	0.50	0.70	0.66	0.53	0.63	0.58	0.71
Vanadium	µg/g	86	2.0	16.4	17.2	20.0	22.5	22.9	17.4
Zinc	µg/g	340	5	45	45	24	65	36	42

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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 *)

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22 **DATE REPORTED: 2025-09-30**

		SAMPLE DESCRIPTION:		BH4-1	BH5-1	BH6-1	BH7-1	BH8-1	BH9-1	BH10-1	BH11-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22
Parameter	**Unit**	**G / S**	**RDL**	**7083814**	**7083816**	**7083817**	**7083818**	**7083819**	**7083820**	**7083821**	**7083822**
Hexachloroethane	µg/g	0.089	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.056	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.15	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	0.041	<0.005	0.008	0.016	0.016	0.129	0.179	0.037
DDE	µg/g	0.26	0.007	0.041	<0.007	0.008	0.016	0.016	0.129	0.179	0.037
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	3.3	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	0.13	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.52	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.012	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	4.1	10.7	4.5	4.8	8.4	6.6	4.3	3.4
wet weight OC	g		0.005	10.5	10.6	10.8	10.8	10.5	10.3	10.2	10.2
Surrogate	**Unit**	**Acceptable Limits**									
TCMX	%	50-140		80	80	82	82	80	87	99	100
Decachlorobiphenyl	%	50-140		113	97	108	91	108	80	108	108

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

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

DATE RECEIVED: 2025-09-22 **DATE REPORTED: 2025-09-30**

		SAMPLE DESCRIPTION:		BH12-1	BH13-1	BH14-1	BH15-1	BH16-1	BH17-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22	2025-09-22
Parameter	**Unit**	**G / S**	**RDL**	**7083823**	**7083824**	**7083825**	**7083826**	**7083827**	**7083828**
Hexachloroethane	µg/g	0.089	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.056	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.15	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
Heptachlor Epoxide	µg/g	0.05	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
Endosulfan II	µg/g		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
Alpha-Chlordane	µg/g		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
Chlordane	µg/g	0.05	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
pp'-DDE	µg/g		0.005	0.010	0.022	<0.005	0.193	<0.005	0.127
DDE	µg/g	0.26	0.007	0.010	0.022	<0.007	0.193	<0.007	0.127
op'-DDD	µg/g		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
DDD	µg/g	3.3	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
pp'-DDT	µg/g		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
Dieldrin	µg/g	0.05	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
Methoxychlor	µg/g	0.13	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.52	0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.012	0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	4.6	5.2	2.9	5.4	11.6	3.9
wet weight OC	g		0.005	10.7	10.6	10.6	10.8	11.0	10.4
Surrogate	**Unit**	**Acceptable Limits**							
TCMX	%	50-140		91	101	104	90	84	93
Decachlorobiphenyl	%	50-140		106	103	90	98	110	116

Certified By: R. Chakraberty

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22 **DATE REPORTED: 2025-09-30**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7083814-7083828 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: R. Chakraberty

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AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH/MW1-1	BH/MW2-1	BH/MW4-1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22
Parameter	**Unit**	**G / S**	**RDL**	**7083811**	**7083812**	**7083813**
Naphthalene	µg/g	0.6	0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.5	0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7	0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.99	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	10.8	9.8	5.5
Surrogate	**Unit**	**Acceptable Limits**				
Naphthalene-d8	%	50-140		100	105	110
Acridine-d9	%	50-140		70	70	95
Terphenyl-d14	%	50-140		75	100	100

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7083811-7083813 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

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AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH/MW1-1	BH/MW2-1	BH/MW4-1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22
Parameter	**Unit**	**G / S**	**RDL**	**7083811**	**7083812**	**7083813**
F1 (C6 to C10)	µg/g	55	5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5	<5	<5
F2 (C10 to C16)	µg/g	98	10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10	<10	<10
F3 (C16 to C34)	µg/g	300	50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50	<50	<50
F4 (C34 to C50)	µg/g	2800	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA	NA
Moisture Content	%		0.1	10.8	9.8	5.5
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	%	50-140		82	96	80
Terphenyl	%	60-140		82	71	83

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7083811-7083813 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH/MW1-1	BH/MW2-1	BH/MW4-1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22
Parameter	Unit	G / S	RDL	7083811	7083812	7083813
Dichlorodifluoromethane	µg/g	16	0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05	<0.05	<0.05
Acetone	ug/g	16	0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	3.5	0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	3.4	0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	13	0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	9.4	0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	2	0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05

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Certificate of Analysis

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-22

DATE REPORTED: 2025-09-30

		SAMPLE DESCRIPTION:		BH/MW1-1	BH/MW2-1	BH/MW4-1
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-09-22	2025-09-22	2025-09-22
Parameter	**Unit**	**G / S**	**RDL**	**7083811**	**7083812**	**7083813**
Bromoform	ug/g	0.27	0.05	<0.05	<0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g		0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	3.4	0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	2.8	0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	10.8	9.8	5.5
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	% Recovery	50-140		82	96	80
4-Bromofluorobenzene	% Recovery	50-140		118	121	124

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7083811-7083813 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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Exceedance Summary

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
7083826	BH15-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Lead	µg/g	120	318

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

Soil Analysis

RPT Date: Sep 30, 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 & Inorganics (Soil)															
Antimony	7083811	7083811	<0.8	<0.8	NA	< 0.8	82%	70%	130%	99%	80%	120%	84%	70%	130%
Arsenic	7083811	7083811	8	8	0.0%	< 1	100%	70%	130%	96%	80%	120%	97%	70%	130%
Barium	7083811	7083811	51.6	48.7	5.8%	< 2.0	101%	70%	130%	104%	80%	120%	110%	70%	130%
Beryllium	7083811	7083811	<0.5	<0.5	NA	< 0.5	87%	70%	130%	86%	80%	120%	95%	70%	130%
Boron	7083811	7083811	7	7	NA	< 5	79%	70%	130%	95%	80%	120%	95%	70%	130%
Boron (Hot Water Soluble)	7083811	7083811	0.45	0.46	NA	< 0.10	95%	60%	140%	103%	70%	130%	100%	60%	140%
Cadmium	7083811	7083811	<0.5	<0.5	NA	< 0.5	98%	70%	130%	100%	80%	120%	96%	70%	130%
Chromium	7083811	7083811	13	13	NA	< 5	97%	70%	130%	100%	80%	120%	102%	70%	130%
Cobalt	7083811	7083811	4.3	4.3	0.0%	< 0.8	96%	70%	130%	107%	80%	120%	99%	70%	130%
Copper	7083811	7083811	17.5	17.6	0.6%	< 1.0	86%	70%	130%	103%	80%	120%	98%	70%	130%
Lead	7083811	7083811	45	45	0.0%	< 1	100%	70%	130%	101%	80%	120%	92%	70%	130%
Molybdenum	7083811	7083811	0.6	1.0	NA	< 0.5	99%	70%	130%	99%	80%	120%	107%	70%	130%
Nickel	7083811	7083811	11	11	0.0%	< 1	95%	70%	130%	101%	80%	120%	94%	70%	130%
Selenium	7083811	7083811	<0.8	<0.8	NA	< 0.8	112%	70%	130%	100%	80%	120%	108%	70%	130%
Silver	7083811	7083811	<0.5	<0.5	NA	< 0.5	93%	70%	130%	101%	80%	120%	94%	70%	130%
Thallium	7083811	7083811	<0.5	<0.5	NA	< 0.5	109%	70%	130%	102%	80%	120%	99%	70%	130%
Uranium	7083811	7083811	0.53	0.57	NA	< 0.50	109%	70%	130%	101%	80%	120%	103%	70%	130%
Vanadium	7083811	7083811	15.4	16.2	5.1%	< 2.0	101%	70%	130%	100%	80%	120%	108%	70%	130%
Zinc	7083811	7083811	103	107	3.8%	< 5	96%	70%	130%	99%	80%	120%	NA	70%	130%
Chromium, Hexavalent	7083812	7083812	<0.2	<0.2	NA	< 0.2	87%	70%	130%	94%	80%	120%	95%	70%	130%
Cyanide, WAD	7084214		<0.040	<0.040	NA	< 0.040	100%	70%	130%	107%	80%	120%	96%	70%	130%
Mercury	7083811	7083811	<0.10	<0.10	NA	< 0.10	101%	70%	130%	96%	80%	120%	93%	70%	130%
Electrical Conductivity (2:1)	7083811	7083811	0.372	0.341	8.7%	< 0.005	93%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	7083811	7083811	4.31	4.48	3.9%	NA									
pH, 2:1 CaCl2 Extraction	7091412		6.64	6.70	0.9%	NA	103%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.

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: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H348246**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE:116 Four Mile Creek Road | **SAMPLED BY:J. Toldi**

Trace Organics Analysis

RPT Date: Sep 30, 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) - PAHs (Soil)															
Naphthalene	7084235		<0.05	<0.05	NA	< 0.05	108%	50%	140%	98%	50%	140%	90%	50%	140%
Acenaphthylene	7084235		<0.05	<0.05	NA	< 0.05	128%	50%	140%	88%	50%	140%	98%	50%	140%
Acenaphthene	7084235		<0.05	<0.05	NA	< 0.05	120%	50%	140%	90%	50%	140%	93%	50%	140%
Fluorene	7084235		<0.05	<0.05	NA	< 0.05	108%	50%	140%	90%	50%	140%	95%	50%	140%
Phenanthrene	7084235		<0.05	<0.05	NA	< 0.05	93%	50%	140%	93%	50%	140%	100%	50%	140%
Anthracene	7084235		<0.05	<0.05	NA	< 0.05	98%	50%	140%	88%	50%	140%	90%	50%	140%
Fluoranthene	7084235		<0.05	<0.05	NA	< 0.05	108%	50%	140%	93%	50%	140%	93%	50%	140%
Pyrene	7084235		<0.05	<0.05	NA	< 0.05	106%	50%	140%	95%	50%	140%	88%	50%	140%
Benzo(a)anthracene	7084235		<0.05	<0.05	NA	< 0.05	80%	50%	140%	88%	50%	140%	90%	50%	140%
Chrysene	7084235		<0.05	<0.05	NA	< 0.05	137%	50%	140%	98%	50%	140%	98%	50%	140%
Benzo(b)fluoranthene	7084235		<0.05	<0.05	NA	< 0.05	75%	50%	140%	93%	50%	140%	90%	50%	140%
Benzo(k)fluoranthene	7084235		<0.05	<0.05	NA	< 0.05	79%	50%	140%	98%	50%	140%	88%	50%	140%
Benzo(a)pyrene	7084235		<0.05	<0.05	NA	< 0.05	82%	50%	140%	88%	50%	140%	95%	50%	140%
Indeno(1,2,3-cd)pyrene	7084235		<0.05	<0.05	NA	< 0.05	71%	50%	140%	100%	50%	140%	100%	50%	140%
Dibenz(a,h)anthracene	7084235		<0.05	<0.05	NA	< 0.05	80%	50%	140%	100%	50%	140%	90%	50%	140%
Benzo(g,h,i)perylene	7084235		<0.05	<0.05	NA	< 0.05	109%	50%	140%	98%	50%	140%	90%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)															
F1 (C6 to C10)	7071331		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
F2 (C10 to C16)	7083813	7083813	< 10	< 10	NA	< 10	120%	60%	140%	110%	60%	140%	95%	60%	140%
F3 (C16 to C34)	7083813	7083813	< 50	< 50	NA	< 50	118%	60%	140%	93%	60%	140%	83%	60%	140%
F4 (C34 to C50)	7083813	7083813	< 50	< 50	NA	< 50	83%	60%	140%	93%	60%	140%	83%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	7071331		<0.05	<0.05	NA	< 0.05	108%	60%	140%	101%	50%	140%	93%	50%	140%
Vinyl Chloride	7071331		<0.02	<0.02	NA	< 0.02	101%	60%	140%	115%	50%	140%	97%	50%	140%
Bromomethane	7071331		<0.05	<0.05	NA	< 0.05	100%	60%	140%	120%	50%	140%	87%	50%	140%
Trichlorofluoromethane	7071331		<0.05	<0.05	NA	< 0.05	100%	60%	140%	105%	50%	140%	100%	50%	140%
Acetone	7071331		<0.50	<0.50	NA	< 0.50	92%	60%	140%	91%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	7071331		< 0.05	< 0.05	NA	< 0.05	84%	60%	140%	97%	60%	130%	120%	50%	140%
Methylene Chloride	7071331		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Trans- 1,2-Dichloroethylene	7071331		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
Methyl tert-butyl Ether	7071331		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
1,1-Dichloroethane	7071331		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
Methyl Ethyl Ketone	7071331		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	7071331		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Chloroform	7071331		<0.04	<0.04	NA	< 0.04	78%	60%	140%	77%	60%	130%	96%	50%	140%
1,2-Dichloroethane	7071331		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	7071331		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
Carbon Tetrachloride	7071331		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H348246**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE:116 Four Mile Creek Road | **SAMPLED BY:J. Toldi**

Trace Organics Analysis (Continued)

RPT Date: Sep 30, 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
Benzene	7071331		<0.02	<0.02	NA	< 0.02	101%	60%	140%	98%	60%	130%	105%	50%	140%
1,2-Dichloropropane	7071331		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Trichloroethylene	7071331		<0.03	<0.03	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%
Bromodichloromethane	7071331		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%
Methyl Isobutyl Ketone	7071331		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%
1,1,2-Trichloroethane	7071331		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%
Toluene	7071331		<0.05	<0.05	NA	< 0.05	87%	60%	140%	92%	60%	130%	101%	50%	140%
Dibromochloromethane	7071331		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%
Ethylene Dibromide	7071331		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%
Tetrachloroethylene	7071331		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	7071331		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%
Chlorobenzene	7071331		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%
Ethylbenzene	7071331		<0.05	<0.05	NA	< 0.05	100%	60%	140%	108%	60%	130%	97%	50%	140%
m & p-Xylene	7071331		<0.05	<0.05	NA	< 0.05	92%	60%	140%	95%	60%	130%	107%	50%	140%
Bromoform	7071331		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%
Styrene	7071331		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%
1,1,2,2-Tetrachloroethane	7071331		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%
o-Xylene	7071331		<0.05	<0.05	NA	< 0.05	90%	60%	140%	101%	60%	130%	97%	50%	140%
1,3-Dichlorobenzene	7071331		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%
1,4-Dichlorobenzene	7071331		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%
1,2-Dichlorobenzene	7071331		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%
n-Hexane	7071331		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%
O. Reg. 153(511) - OC Pesticides (Soil)															
Hexachloroethane	7084481		< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	81%	50%	140%	81%	50%	140%
Gamma-Hexachlorocyclohexane	7084481		< 0.005	< 0.005	NA	< 0.005	114%	50%	140%	114%	50%	140%	95%	50%	140%
Heptachlor	7084481		< 0.005	< 0.005	NA	< 0.005	115%	50%	140%	87%	50%	140%	99%	50%	140%
Aldrin	7084481		< 0.005	< 0.005	NA	< 0.005	98%	50%	140%	96%	50%	140%	98%	50%	140%
Heptachlor Epoxide	7084481		< 0.005	< 0.005	NA	< 0.005	86%	50%	140%	103%	50%	140%	101%	50%	140%
Endosulfan I	7084481		< 0.005	< 0.005	NA	< 0.005	102%	50%	140%	111%	50%	140%	92%	50%	140%
Endosulfan II	7084481		< 0.005	< 0.005	NA	< 0.005	117%	50%	140%	90%	50%	140%	92%	50%	140%
Alpha-Chlordane	7084481		< 0.005	< 0.005	NA	< 0.005	83%	50%	140%	81%	50%	140%	97%	50%	140%
gamma-Chlordane	7084481		< 0.005	< 0.005	NA	< 0.005	101%	50%	140%	102%	50%	140%	93%	50%	140%
op'-DDE	7084481		< 0.005	< 0.005	NA	< 0.005	103%	50%	140%	108%	50%	140%	96%	50%	140%
pp'-DDE	7084481		< 0.005	< 0.005	NA	< 0.005	101%	50%	140%	103%	50%	140%	97%	50%	140%
op'-DDD	7084481		< 0.005	< 0.005	NA	< 0.005	107%	50%	140%	100%	50%	140%	107%	50%	140%
pp'-DDD	7084481		< 0.005	< 0.005	NA	< 0.005	102%	50%	140%	111%	50%	140%	96%	50%	140%
op'-DDT	7084481		< 0.005	< 0.005	NA	< 0.005	99%	50%	140%	82%	50%	140%	96%	50%	140%
pp'-DDT	7084481		< 0.005	< 0.005	NA	< 0.005	96%	50%	140%	103%	50%	140%	107%	50%	140%
Dieldrin	7084481		< 0.005	< 0.005	NA	< 0.005	118%	50%	140%	106%	50%	140%	85%	50%	140%

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
AGAT WORK ORDER: 25H348246
PROJECT: NS2590-02
ATTENTION TO: Jodie Glasier
SAMPLING SITE:116 Four Mile Creek Road
SAMPLED BY:J. Toldi

Trace Organics Analysis (Continued)

RPT Date: Sep 30, 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
Endrin	7084481		< 0.005	< 0.005	NA	< 0.005	97%	50%	140%	97%	50%	140%	84%	50%	140%
Methoxychlor	7084481		< 0.005	< 0.005	NA	< 0.005	82%	50%	140%	106%	50%	140%	82%	50%	140%
Hexachlorobenzene	7084481		< 0.005	< 0.005	NA	< 0.005	104%	50%	140%	91%	50%	140%	102%	50%	140%
Hexachlorobutadiene	7084481		< 0.01	< 0.01	NA	< 0.01	115%	50%	140%	90%	50%	140%	103%	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: R. Chakraberty

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H348246**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE:116 Four Mile Creek Road | **SAMPLED BY:J. Toldi**

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H348246**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE:116 Four Mile Creek Road | **SAMPLED BY:J. Toldi**

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

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
wet weight OC	ORG-91-5113		BALANCE
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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SAMPLING SITE:116 Four Mile Creek Road

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H348246

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS

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Ontario L4Z 1Y2
Ph: 9[redacted] 905.712.5122
th.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)

Report Information:

Company: NSSL
Contact: Jodie Glaser
Address: 3300 Merrittville Hwy Unit 4
Thorold ON L2V. 4Y6
Phone: Fax:
Reports to be sent to:
1. Email: Jglaser@nssl.ca
2. Email: Jtuldi@nssl.ca

Project Information:

Project: NS2590-02
Site Location: 1116 Four Mile Creek Road
Sampled By: J. Tuldi
AGAT Quote #: 25576152666EB PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table 2 (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

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

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

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 25T348246
Cooler Quantity: Miss LG
Arrival Temperatures: 9.2 | 9.6 | 9.8
Depot Temperatures: 20.6 | 20.8 | 21.0
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: LE PAS

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

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	O. Reg 153: VOC	O. Reg 153: PAHs	O. Reg 153: PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation on 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	LCS	Mutek by TCP						Potentially Hazardous or High Concentration (Y/N)
1. BH/MW1-1	09/22/25	AM PM	3	S			X		X	X	X													
2. BH/MW2-1		AM PM	3				X		X	X	X													
3. BH/MW4-1		AM PM	3				X		X	X	X													
4. BH4-1		AM PM	1														X	X						
5. BH5-1		AM PM	1														X	X						
6. BH6-1		AM PM	1														X	X						
7. BH7-1		AM PM	1														X	X						
8. BH8-1		AM PM	1														X	X						
9. BH9-1		AM PM	1														X	X						
10. BH10-1		AM PM	1														X	X						
11. BH11-1		AM PM	1														X	X						

Samples Relinquished By (Print Name and Sign): Jacob Tuldi	Date: 09/22/25	Time: 4:37pm	Samples Received By (Print Name and Sign):	Date: Sept 22/25	Time: 4:40pm		
Samples Relinquished By (Print Name and Sign):	Date: Sept 23/25	Time: 3pm	Samples Received By (Print Name and Sign):	Date: Sept 23	Time: 4:17	Page 1 of 2	
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:	N°: T - 170863	

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12.5100 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 (...water consumed by humans)

Report Information:

Company: NSSL
Contact: Jodie Glaister
Address: 3300 Merritville Highway, Unit 4
Thorold, ON L2V 4Y6
Phone: 289-407-6341 Fax:
Reports to be sent to:
1. Email: Jglaister@nssl.ca
2. Email: Jtoldi@nssl.ca

Project Information:

Project: NS2540-02
Site Location: 116 Four Mile Creek Road
Sampled By: J. Toldi
AGAT Quote #: 295576152666B PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 2 (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

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

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

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 25H348246
Cooler Quantity: 6
Arrival Temperatures:
Depot Temperatures: 20.6 | 20.8 | 21.0
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: ICE PKS

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

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	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	O. Reg 153: VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ VOCs ☐ ABNs ☐ BiaP ☐ PCBs	TCLP: ☐ M&I	Corrosivity: ☐ Moisture ☐ Sulphide	Metals TCP	OC's						Potentially Hazardous or High Concentration (Y/N)
1. BH12-1	09/22/25	AM/PM	1	S															X	X						
2. BH13-1	↓	AM/PM	1	↓															X	X						
3. BH14-1		AM/PM	1																X	X						
4. BH15-1		AM/PM	1																X	X						
5. BH16-1		AM/PM	1																X	X						
6. BH17-1	↓	AM/PM	1	↓															X	X						
7.		AM/PM																								
8.		AM/PM																								
9.		AM/PM																								
10.		AM/PM																								
11.		AM/PM																								

Samples Relinquished By (Print Name and Sign): Jacob Toldi	Date: 09/22/25	Time: 4:37pm	Samples Received By (Print Name and Sign):	Date: Sept 23/25	Time: 4:40pm
Samples Relinquished By (Print Name and Sign):	Date: Sept 23/25	Time: 3pm	Samples Received By (Print Name and Sign):	Date: Sept 23	Time: 4:17
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

N°: T - 169606

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http://www.agatlabs.com

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
3300 MERRITTVILLE HIGHWAY
THOROLD, ON L2V 4Y6
289-407-6341

ATTENTION TO: Jodie Glasier

PROJECT: NS2590-02

AGAT WORK ORDER: 25H352225

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

DATE REPORTED: Oct 14, 2025

PAGES (INCLUDING COVER): 5

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.*
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- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 25H352225

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-02

DATE REPORTED: 2025-10-14

SAMPLE DESCRIPTION:				**BH15-1A**	**BH15-1B**	**BH15-1C**	**BH15-1D**
SAMPLE TYPE:				**Soil**	**Soil**	**Soil**	**Soil**
DATE SAMPLED:				**2025-10-01**	**2025-10-01**	**2025-10-01**	**2025-10-01**
Parameter	**Unit**	**G / S**	**RDL**	**7112541**	**7112545**	**7112546**	**7112547**
Lead	µg/g	120	1	35	43	30	54

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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:

AGAT Laboratories

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CANADA L4Z 1Y2
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FAX (905)712-5122
http://www.agatlabs.com

Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H352225

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

Soil Analysis

RPT Date: Oct 14, 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)															
Lead	7112680		12	12	0.0%	< 1	108%	70%	130%	104%	80%	120%	101%	70%	130%

Certified By:

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

Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H352225

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS

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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)

Report Information:

Company: NSSL
Contact: Jodie Glasier
Address: 3300 Merritville Highway, Unit 4
Thorold, ON L2V 4Y6
Phone: 289-407-6341 Fax:
Reports to be sent to:
1. Email: Jglasier@nssl.ca
2. Email: JToldi@nssl.ca

Project Information:

Project: NS2590-02
Site Location: 116 Four Mile Creek Road
Sampled By: J Toldi
AGAT Quote #: 29557615266EB PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 2 (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

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

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

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 25H352225
Cooler Quantity: 1 BAG.
Arrival Temperatures: 3.3 | 4.1 | 4.0
Depot Temperatures: 21.0 | 20.9 | 20.7
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: LOOSE ICE

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

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 ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Lead							Potentially Hazardous or High Concentration (Y/N)
1. BH15-1A	10/01/25	AM/PM	1	S															X	X					
2. BH15-1B	"	AM/PM	1	"															X	X					
3. BH15-1C	"	AM/PM	1	"															X	X					
4. BH15-1D	"	AM/PM	1	"															X	X					
5.		AM/PM																							
6.		AM/PM																							
7.		AM/PM																							
8.		AM/PM																							
9.		AM/PM																							
10.		AM/PM																							
11.		AM/PM																							

Samples Relinquished By (Print Name and Sign): Jacob Toldi	Date: 10/02/25	Time: 7:21am	Samples Received By (Print Name and Sign): DTMC	Date: Oct 2/25	Time: 8am		
Samples Relinquished By (Print Name and Sign): DTMC	Date: Oct 2/25	Time: 3pm	Samples Received By (Print Name and Sign):	Date: 10/02/25	Time: 13:00	Page 1 of 1	
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:	N°: T-171569	

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FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
3300 MERRITTVILLE HIGHWAY
THOROLD, ON L2V 4Y6
289-407-6341

ATTENTION TO: Jodie Glasier

PROJECT: NS2590-02

AGAT WORK ORDER: 25H349851

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Oct 03, 2025

PAGES (INCLUDING COVER): 15

VERSION*: 1

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

Notes

Disclaimer:

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- *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.*
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- *The test results reported herewith relate only to the samples as received by the laboratory.*
- *Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.*
- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

AGAT Laboratories

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http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24

DATE REPORTED: 2025-10-03

		SAMPLE DESCRIPTION:		BH/MW3-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-09-24
Parameter	Unit	G / S	RDL	7095239
Antimony	µg/g	7.5	0.8	<0.8
Arsenic	µg/g	18	1	3
Barium	µg/g	390	2.0	35.6
Beryllium	µg/g	4	0.5	<0.5
Boron	µg/g	120	5	<5
Boron (Hot Water Soluble)	µg/g	1.5	0.10	<0.10
Cadmium	µg/g	1.2	0.5	<0.5
Chromium	µg/g	160	5	9
Cobalt	µg/g	22	0.8	5.2
Copper	µg/g	140	1.0	18.0
Lead	µg/g	120	1	4
Molybdenum	µg/g	6.9	0.5	<0.5
Nickel	µg/g	100	1	8
Selenium	µg/g	2.4	0.8	<0.8
Silver	µg/g	20	0.5	<0.5
Thallium	µg/g	1	0.5	<0.5
Uranium	µg/g	23	0.50	<0.50
Vanadium	µg/g	86	2.0	20.7
Zinc	µg/g	340	5	27
Chromium, Hexavalent	µg/g	8	0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040
Mercury	µg/g	0.27	0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.7	0.005	0.083
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	5	N/A	0.476
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA	6.77

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Certificate of Analysis

AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24 **DATE REPORTED: 2025-10-03**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7095239 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24

DATE REPORTED: 2025-10-03

		SAMPLE DESCRIPTION:		BH/MW3-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-09-24
Parameter	**Unit**	**G / S**	**RDL**	**7095239**
Naphthalene	µg/g	0.6	0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	0.08
Pyrene	µg/g	78	0.05	0.11
Benzo(a)anthracene	µg/g	0.5	0.05	<0.05
Chrysene	µg/g	7	0.05	0.51
Benzo(b)fluoranthene	µg/g	0.78	0.05	0.27
Benzo(k)fluoranthene	µg/g	0.78	0.05	0.38
Benzo(a)pyrene	µg/g	0.3	0.05	0.28
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	0.13
Dibenz(a,h)anthracene	µg/g	0.1	0.05	0.10
Benzo(g,h,i)perylene	µg/g	6.6	0.05	0.20
2-and 1-methyl Naphthalene	µg/g	0.99	0.05	<0.05
Moisture Content	%		0.1	19.0
Surrogate	**Unit**	**Acceptable Limits**		
Naphthalene-d8	%	50-140		115
Acridine-d9	%	50-140		90
Terphenyl-d14	%	50-140		115

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7095239 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

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AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24

DATE REPORTED: 2025-10-03

		SAMPLE DESCRIPTION:		BH/MW3-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-09-24
Parameter	**Unit**	**G / S**	**RDL**	**7095239**
F1 (C6 to C10)	µg/g	55	5	<5
F1 (C6 to C10) minus BTEX	µg/g	55	5	<5
F2 (C10 to C16)	µg/g	98	10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10
F3 (C16 to C34)	µg/g	300	50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50
F4 (C34 to C50)	µg/g	2800	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA
Moisture Content	%		0.1	19.0
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	%	50-140		91
Terphenyl	%	60-140		88

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7095239 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24

DATE REPORTED: 2025-10-03

		SAMPLE DESCRIPTION:		BH/MW3-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-09-24
Parameter	Unit	G / S	RDL	7095239
Dichlorodifluoromethane	µg/g	16	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	4	0.05	<0.05
Acetone	ug/g	16	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.1	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.084	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.75	0.05	<0.05
1,1-Dichloroethane	ug/g	3.5	0.02	<0.02
Methyl Ethyl Ketone	ug/g	16	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	3.4	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.38	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.21	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.061	0.03	<0.03
Bromodichloromethane	ug/g	13	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	1.7	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	2.3	0.05	<0.05
Dibromochloromethane	ug/g	9.4	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.28	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.058	0.04	<0.04
Chlorobenzene	ug/g	2.4	0.05	<0.05
Ethylbenzene	ug/g	2	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By: N Popnikolof

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AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

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

DATE RECEIVED: 2025-09-24

DATE REPORTED: 2025-10-03

		SAMPLE DESCRIPTION:		BH/MW3-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-09-24
Parameter	**Unit**	**G / S**	**RDL**	**7095239**
Bromoform	ug/g	0.27	0.05	<0.05
Styrene	ug/g	0.7	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	4.8	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.083	0.05	<0.05
1,2-Dichlorobenzene	ug/g	3.4	0.05	<0.05
Xylenes (Total)	ug/g	3.1	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	2.8	0.05	<0.05
Moisture Content	%		0.1	19.0
Surrogate	**Unit**	**Acceptable Limits**		
Toluene-d8	% Recovery	50-140		91
4-Bromofluorobenzene	% Recovery	50-140		126

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
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.

7095239 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

Soil Analysis

RPT Date: Oct 03, 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 & Inorganics (Soil)															
Antimony	7094101		<0.8	<0.8	NA	< 0.8	70%	70%	130%	105%	80%	120%	104%	70%	130%
Arsenic	7094101		6	6	0.0%	< 1	102%	70%	130%	103%	80%	120%	93%	70%	130%
Barium	7094101		342	346	1.2%	< 2.0	110%	70%	130%	107%	80%	120%	NA	70%	130%
Beryllium	7094101		1.7	1.7	NA	< 0.5	99%	70%	130%	88%	80%	120%	86%	70%	130%
Boron	7094101		16	16	NA	< 5	71%	70%	130%	91%	80%	120%	70%	70%	130%
Boron (Hot Water Soluble)	7095239	7095239	<0.10	<0.10	NA	< 0.10	94%	60%	140%	96%	70%	130%	108%	60%	140%
Cadmium	7094101		<0.5	<0.5	NA	< 0.5	84%	70%	130%	92%	80%	120%	85%	70%	130%
Chromium	7094101		49	48	2.1%	< 5	102%	70%	130%	103%	80%	120%	NA	70%	130%
Cobalt	7094101		17.2	17.4	1.2%	< 0.8	90%	70%	130%	105%	80%	120%	93%	70%	130%
Copper	7094101		29.1	29.4	1.0%	< 1.0	87%	70%	130%	103%	80%	120%	NA	70%	130%
Lead	7094101		20	20	0.0%	< 1	108%	70%	130%	115%	80%	120%	110%	70%	130%
Molybdenum	7094101		<0.5	<0.5	NA	< 0.5	104%	70%	130%	110%	80%	120%	100%	70%	130%
Nickel	7094101		42	43	2.4%	< 1	89%	70%	130%	97%	80%	120%	90%	70%	130%
Selenium	7094101		<0.8	<0.8	NA	< 0.8	108%	70%	130%	106%	80%	120%	106%	70%	130%
Silver	7094101		<0.5	<0.5	NA	< 0.5	75%	70%	130%	91%	80%	120%	82%	70%	130%
Thallium	7094101		<0.5	<0.5	NA	< 0.5	115%	70%	130%	106%	80%	120%	100%	70%	130%
Uranium	7094101		0.86	0.93	NA	< 0.50	100%	70%	130%	98%	80%	120%	99%	70%	130%
Vanadium	7094101		65.6	65.9	0.5%	< 2.0	103%	70%	130%	109%	80%	120%	NA	70%	130%
Zinc	7094101		85	85	0.0%	< 5	97%	70%	130%	101%	80%	120%	NA	70%	130%
Chromium, Hexavalent	7096477		<0.2	<0.2	NA	< 0.2	87%	70%	130%	92%	80%	120%	102%	70%	130%
Cyanide, WAD	7094433		<0.040	<0.040	NA	< 0.040	102%	70%	130%	100%	80%	120%	97%	70%	130%
Mercury	7094101		<0.10	<0.10	NA	< 0.10	100%	70%	130%	98%	80%	120%	98%	70%	130%
Electrical Conductivity (2:1)	7096953		0.330	0.310	6.3%	< 0.005	109%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	7096953		6.26	5.83	7.1%	NA									
pH, 2:1 CaCl2 Extraction	7075015		6.88	6.89	0.1%	NA	103%	80%	120%						

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.

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

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
AGAT WORK ORDER: 25H349851
PROJECT: NS2590-02
ATTENTION TO: Jodie Glasier
SAMPLING SITE:116 Four Mile Creek Road
SAMPLED BY:J. Todi

Trace Organics Analysis

RPT Date: Oct 03, 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) - PHCs F1 - F4 (with PAHs and VOC) (Soil)															
F1 (C6 to C10)	7091383		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
F2 (C10 to C16)	7094789		135	172	24.1%	< 10	92%	60%	140%	88%	60%	140%	113%	60%	140%
F3 (C16 to C34)	7094789		< 50	< 50	NA	< 50	90%	60%	140%	93%	60%	140%	90%	60%	140%
F4 (C34 to C50)	7094789		< 50	< 50	NA	< 50	87%	60%	140%	105%	60%	140%	89%	60%	140%
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	7088258		<0.05	<0.05	NA	< 0.05	109%	50%	140%	90%	50%	140%	88%	50%	140%
Acenaphthylene	7088258		<0.05	<0.05	NA	< 0.05	117%	50%	140%	78%	50%	140%	78%	50%	140%
Acenaphthene	7088258		<0.05	<0.05	NA	< 0.05	106%	50%	140%	83%	50%	140%	75%	50%	140%
Fluorene	7088258		<0.05	<0.05	NA	< 0.05	102%	50%	140%	75%	50%	140%	88%	50%	140%
Phenanthrene	7088258		<0.05	<0.05	NA	< 0.05	101%	50%	140%	78%	50%	140%	78%	50%	140%
Anthracene	7088258		<0.05	<0.05	NA	< 0.05	113%	50%	140%	103%	50%	140%	98%	50%	140%
Fluoranthene	7088258		<0.05	<0.05	NA	< 0.05	97%	50%	140%	88%	50%	140%	75%	50%	140%
Pyrene	7088258		<0.05	<0.05	NA	< 0.05	104%	50%	140%	90%	50%	140%	80%	50%	140%
Benzo(a)anthracene	7088258		<0.05	<0.05	NA	< 0.05	104%	50%	140%	105%	50%	140%	80%	50%	140%
Chrysene	7088258		<0.05	<0.05	NA	< 0.05	115%	50%	140%	73%	50%	140%	98%	50%	140%
Benzo(b)fluoranthene	7088258		<0.05	<0.05	NA	< 0.05	102%	50%	140%	73%	50%	140%	98%	50%	140%
Benzo(k)fluoranthene	7088258		<0.05	<0.05	NA	< 0.05	72%	50%	140%	98%	50%	140%	78%	50%	140%
Benzo(a)pyrene	7088258		<0.05	<0.05	NA	< 0.05	97%	50%	140%	100%	50%	140%	85%	50%	140%
Indeno(1,2,3-cd)pyrene	7088258		<0.05	<0.05	NA	< 0.05	76%	50%	140%	80%	50%	140%	90%	50%	140%
Dibenz(a,h)anthracene	7088258		<0.05	<0.05	NA	< 0.05	97%	50%	140%	78%	50%	140%	80%	50%	140%
Benzo(g,h,i)perylene	7088258		<0.05	<0.05	NA	< 0.05	107%	50%	140%	83%	50%	140%	105%	50%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	7091383		<0.05	<0.05	NA	< 0.05	100%	60%	140%	101%	50%	140%	93%	50%	140%
Vinyl Chloride	7091383		<0.02	<0.02	NA	< 0.02	97%	60%	140%	115%	50%	140%	97%	50%	140%
Bromomethane	7091383		<0.05	<0.05	NA	< 0.05	89%	60%	140%	120%	50%	140%	84%	50%	140%
Trichlorofluoromethane	7091383		<0.05	<0.05	NA	< 0.05	100%	60%	140%	102%	50%	140%	89%	50%	140%
Acetone	7091383		<0.50	<0.50	NA	< 0.50	92%	60%	140%	100%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	7091383		< 0.05	< 0.05	NA	< 0.05	96%	60%	140%	97%	60%	130%	111%	50%	140%
Methylene Chloride	7091383		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Trans- 1,2-Dichloroethylene	7091383		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
Methyl tert-butyl Ether	7091383		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
1,1-Dichloroethane	7091383		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
Methyl Ethyl Ketone	7091383		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	7091383		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Chloroform	7091383		<0.04	<0.04	NA	< 0.04	86%	60%	140%	80%	60%	130%	100%	50%	140%
1,2-Dichloroethane	7091383		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	7091383		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
Carbon Tetrachloride	7091383		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
AGAT WORK ORDER: 25H349851
PROJECT: NS2590-02
ATTENTION TO: Jodie Glasier
SAMPLING SITE:116 Four Mile Creek Road
SAMPLED BY:J. Todi

Trace Organics Analysis (Continued)

RPT Date: Oct 03, 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
Benzene	7091383		<0.02	<0.02	NA	< 0.02	105%	60%	140%	100%	60%	130%	98%	50%	140%
1,2-Dichloropropane	7091383		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Trichloroethylene	7091383		<0.03	<0.03	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%
Bromodichloromethane	7091383		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%
Methyl Isobutyl Ketone	7091383		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%
1,1,2-Trichloroethane	7091383		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%
Toluene	7091383		<0.05	<0.05	NA	< 0.05	93%	60%	140%	100%	60%	130%	95%	50%	140%
Dibromochloromethane	7091383		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%
Ethylene Dibromide	7091383		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%
Tetrachloroethylene	7091383		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	7091383		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%
Chlorobenzene	7091383		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%
Ethylbenzene	7091383		<0.05	<0.05	NA	< 0.05	102%	60%	140%	94%	60%	130%	100%	50%	140%
m & p-Xylene	7091383		<0.05	<0.05	NA	< 0.05	97%	60%	140%	101%	60%	130%	94%	50%	140%
Bromoform	7091383		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%
Styrene	7091383		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%
1,1,2,2-Tetrachloroethane	7091383		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%
o-Xylene	7091383		<0.05	<0.05	NA	< 0.05	102%	60%	140%	89%	60%	130%	92%	50%	140%
1,3-Dichlorobenzene	7091383		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%
1,4-Dichlorobenzene	7091383		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%
1,2-Dichlorobenzene	7091383		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%
n-Hexane	7091383		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%

Certified By: N Popnikolof

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H349851**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE:116 Four Mile Creek Road | **SAMPLED BY:J. Todi**

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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Method Summary

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AGAT WORK ORDER: 25H349851

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:116 Four Mile Creek Road

SAMPLED BY:J. Todi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS

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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 #: 25H349851

Cooler Quantity: 1 large

Arrival Temperatures: 5.2 | 5.5 | 5.8 | 5.8 | 6.0 | 6.2

Custody Seal Intact: ☐ Yes ☐ No ☑ N/A

Notes: loose ice

Report Information:

Company: NSSL
Contact: Jodie Glasier
Address: 3300 Merrittville Highway, Unit 4, Thorold, ON, L2V 4Y6
Phone: 289-407-6341 Fax:
Reports to be sent to:
1. Email: Jglasier@nssl.ca
2. Email: jtoldi@nssl.ca

Regulatory Requirements:

(Please check all applicable boxes)

☑ Regulation 153/04 — Table 2 (Indicate One) — ☐ Ind/Com ☑ Res/Park ☐ Agriculture
Soil Texture (Check One): ☑ Coarse ☐ Fine

☐ Excess Soils R406 — Table (Indicate One)
☐ Regulation 558
☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm — Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other (Indicate One)

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

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

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 CPM

Project Information:

Project: NS2590-02
Site Location: 116 Four Mile Creek Road
Sampled By: J. Toldi
AGAT Quote #: 29557615266EB PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☑ No ☐

Company:
Contact:
Address:
Email:

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	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 — Analyze F4G if required ☐ Yes ☐ No	O. Reg 153: PAHs	O. Reg 153: PCBs	O. Reg 153: VOC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	O. Reg 406: Excess Soils SPLP Rainwater Leach SPLP: ☐ Metals ☐ VOCs ☐ SVOCs	O. Reg 406: Excess Soils Characterization Package pH, ICPMS Metals, BTEX, F1-F4	Salt - EC/SAR	Potentially Hazardous or High Concentration (Y/N)
BH/MW3-2	09/24/25	AM PM	3	S			✓		✓	✓		✓					
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
		AM PM															
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		AM PM															
		AM PM															
		AM PM															

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
Jacob Toldi	09/24/25	4:00pm	Daniella Jaic	Sept. 24/25	4pm
Daniella Jaic	Sept. 25/25	3pm	Tiffany Metzger-Persaud	Sept. 25/25	4:30

Page 1 of 1

N°:

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CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
3300 MERRITTVILLE HIGHWAY
THOROLD, ON L2V 4Y6
289-407-6341

ATTENTION TO: Jodie Glasier

PROJECT: NS2590-02

AGAT WORK ORDER: 25H354465

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

DATE REPORTED: Oct 21, 2025

PAGES (INCLUDING COVER): 5

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.*

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25H354465

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:

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

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-21

		SAMPLE DESCRIPTION:		BH15-2
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2025-10-01
Parameter	Unit	G / S	RDL	7129152
Lead	µg/g	120	1	37

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Residential/Parkland/Institutional Property Use - Coarse Textured Soils **pH range listed applies to surface soil only**
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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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H354465

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

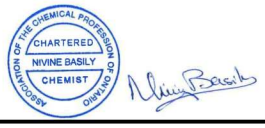
SAMPLING SITE:

SAMPLED BY:

Soil Analysis

RPT Date: Oct 21, 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)															
Lead	7141587		145	151	4.1%	< 1	97%	70%	130%	97%	80%	120%	93%	70%	130%

Certified By:



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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H354465

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS

AGAT Laboratories

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
12.5100 Fax: 905.712.5122
webearth.agatlabs.com

Have feedback? Scan here for a quick survey!

Chain of Custody Record

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

Report Information:

Company: [illegible]SB
Contact: Jodie Glaser
Address: 3300 Merrittville Highway, Unit 4
Thorold ON L2V 4Y6
Phone: 289-401-0341 Fax:
Reports to be sent to:
1. Email: Jglaser@sbl.ca
2. Email: Jtoldi@sbl.ca

Project Information:

Project: NS2540-02
Site Location: 116 Four Mile Creek Road
Sampled By: J. Toldi
AGAT Quote #: 245576157266KB PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐
Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 2 (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

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

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

Legal Sample ☐

Sample Matrix Legend

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

Laboratory Use Only

Work Order #: 25H354465
Cooler Quantity: LG
Arrival Temperatures: 4.2 | 4.4 | 4.6
Depot Temperatures: 5.6 | 6.0 | 6.2
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: Loose LCD

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

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	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ BrAP ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	Lead							Potentially Hazardous or High Concentration (Y/N)
1. BH15-2	10/01/25	AM PM	1	S														X							
2.		AM PM																							
3.		AM PM																							
4.		AM PM																							
5.		AM PM																							
6.		AM PM																							
7.		AM PM																							
8.		AM PM																							
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
Jacob Toldi	10/01/25	6:30pm		001/25	5pm
	001/25	3pm		10/1/25	13:10

Page 1 of 1

N: T-173962

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

APPENDIX C

CERTIFICATES OF ANALYSIS –GROUNDWATER

AGAT Laboratories

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CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
3300 MERRITTVILLE HIGHWAY
THOROLD, ON L2V 4Y6
289-407-6341

ATTENTION TO: Jodie Glasier

PROJECT: NS2590-02

AGAT WORK ORDER: 25H354466

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

WATER ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

DATE REPORTED: Oct 16, 2025

PAGES (INCLUDING COVER): 16

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.*
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- *All reportable information as specified by ISO/IEC 17025:2017 is available from AGAT Laboratories upon request.*

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		BH/MW1	BH/MW2	BH/MW3	DUP-X
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07	2025-10-07	2025-10-07
Parameter	**Unit**	**G / S**	**RDL**	**7129126**	**7129131**	**7129132**	**7129133**
Naphthalene	µg/L	1400	0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L	1.8	0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	600	0.20	<0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	400	0.20	<0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L	580	0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	130	0.20	<0.20	<0.20	<0.20	<0.20
Pyrene	µg/L	68	0.20	<0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.75	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.4	0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.81	0.01	<0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.52	0.20	<0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20
2-and 1-methyl Napthalene	µg/L	1800	0.20	<0.20	<0.20	<0.20	<0.20
Sediment				1	1	1	1
Surrogate	**Unit**	**Acceptable Limits**					
Naphthalene-d8	%	50-140		131	125	122	117
Acridine-d9	%	50-140		85	89	105	95
Terphenyl-d14	%	50-140		90	93	73	70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
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.

7129126-7129133 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: NPopnikolof

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

SAMPLING SITE:

ATTENTION TO: Jodie Glasier

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-08 **DATE REPORTED: 2025-10-16**

		SAMPLE DESCRIPTION:		BH/MW1	BH/MW2	BH/MW3	DUP-X
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07	2025-10-07	2025-10-07
Parameter	Unit	G / S	RDL	7129126	7129131	7129132	7129133
F1 (C6 to C10)	µg/L	750	25	<25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25	<25	<25	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100	<100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100	<100	<100	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100	<100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100	<100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA	NA
Sediment				1	1	1	1
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	%	50-140		78	87	90	95
Terphenyl	% Recovery	60-140		69	79	74	74

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
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.

7129126-7129133 The C6-C10 fraction is calculated using toluene response factor.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 – C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

SAMPLING SITE:

ATTENTION TO: Jodie Glasier

SAMPLED BY:J. Toldi

O. Reg. 153(511) - VOCs (Water)

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		Field Blank	Trip Blank
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07
Parameter	Unit	G / S	RDL	7129136	7129137
Dichlorodifluoromethane	µg/L	4400	0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17
Bromomethane	µg/L	5.6	0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2500	0.40	<0.40	<0.40
Acetone	µg/L	130000	1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30
Methylene Chloride	µg/L	610	0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	190	0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	320	0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	470000	1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	640	0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20
Benzene	µg/L	44	0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	16	0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20
Bromodichloromethane	µg/L	85000	0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	140000	1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20
Toluene	µg/L	18000	0.20	<0.20	<0.20
Dibromochloromethane	µg/L	82000	0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.25	0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	3.3	0.10	<0.10	<0.10
Chlorobenzene	µg/L	630	0.10	<0.10	<0.10
Ethylbenzene	µg/L	2300	0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20	<0.20

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

SAMPLING SITE:

ATTENTION TO: Jodie Glasier

SAMPLED BY:J. Toldi

O. Reg. 153(511) - VOCs (Water)

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		Field Blank	Trip Blank
		SAMPLE TYPE:		Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07
Parameter	**Unit**	**G / S**	**RDL**	**7129136**	**7129137**
Bromoform	µg/L	380	0.10	<0.10	<0.10
Styrene	µg/L	1300	0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	3.2	0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	9600	0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	8	0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	4600	0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	5.2	0.30	<0.30	<0.30
Xylenes (Total)	µg/L	4200	0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**			
Toluene-d8	% Recovery	50-140		78	90
4-Bromofluorobenzene	% Recovery	50-140		80	82

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
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.

7129136-7129137 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

SAMPLING SITE:

ATTENTION TO: Jodie Glasier

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		BH/MW1	BH/MW2	BH/MW3	DUP-X
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07	2025-10-07	2025-10-07
Parameter	Unit	G / S	RDL	7129126	7129131	7129132	7129133
Dichlorodifluoromethane	µg/L	4400	0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	5.6	0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2500	0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	130000	1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	610	0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	190	0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	320	0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	470000	1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	640	0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	44	0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	16	0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	85000	0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	140000	1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	18000	0.20	1.37	0.80	1.41	1.23
Dibromochloromethane	µg/L	82000	0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.25	0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	3.3	0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	630	0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2300	0.10	<0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	0.20	<0.20	<0.20	<0.20

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		BH/MW1	BH/MW2	BH/MW3	DUP-X
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07	2025-10-07	2025-10-07
Parameter	**Unit**	**G / S**	**RDL**	**7129126**	**7129131**	**7129132**	**7129133**
Bromoform	µg/L	380	0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	1300	0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	3.2	0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	9600	0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	8	0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	4600	0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	5.2	0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	4200	0.20	0.20	<0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20	<0.20	<0.20	<0.20
Surrogate	**Unit**	**Acceptable Limits**					
Toluene-d8	% Recovery	50-140		78	87	90	95
4-Bromofluorobenzene	% Recovery	50-140		85	80	85	85

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
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.

7129126-7129133 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: N Popnikolof

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Certificate of Analysis

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-10-08

DATE REPORTED: 2025-10-16

		SAMPLE DESCRIPTION:		BH/MW1	BH/MW2	BH/MW3	DUP-X
		SAMPLE TYPE:		Water	Water	Water	Water
		DATE SAMPLED:		2025-10-07	2025-10-07	2025-10-07	2025-10-07
Parameter	Unit	G / S	RDL	7129126	7129131	7129132	7129133
Dissolved Antimony	µg/L	20000	1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	µg/L	1900	1.0	<1.0	4.1	<1.0	<1.0
Dissolved Barium	µg/L	29000	2.0	33.4	81.7	29.1	31.1
Dissolved Beryllium	µg/L	67	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	µg/L	45000	10.0	60.9	27.6	54.0	54.9
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	µg/L	810	2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	µg/L	66	0.50	<0.50	5.34	<0.50	<0.50
Dissolved Copper	µg/L	87	1.0	1.5	<1.0	<1.0	1.1
Dissolved Lead	µg/L	25	0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Molybdenum	µg/L	9200	0.50	4.22	1.28	4.69	3.06
Dissolved Nickel	µg/L	490	1.0	2.0	5.9	1.2	1.3
Dissolved Selenium	µg/L	63	1.0	1.4	<1.0	1.2	1.7
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	µg/L	510	0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	µg/L	420	0.50	<0.50	1.39	<0.50	<0.50
Dissolved Vanadium	µg/L	250	0.40	<0.40	0.88	<0.40	<0.40
Dissolved Zinc	µg/L	1100	5.0	<5.0	9.6	<5.0	<5.0
Mercury	µg/L	0.29	0.02	<0.02	<0.02	<0.02	<0.02
Chromium VI	µg/L	140	2.000	<2.000	<2.000	<2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2	<2	<2	<2
Dissolved Sodium	µg/L	2300000	50	19000	12200	14200	18100
Chloride	µg/L	2300000	100	37900	42200	26300	37500
pH	pH Units		NA	7.19	7.02	7.14	7.06

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 NPGW CT
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.

7129126-7129133 Metals analysis completed on a filtered sample.
pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

AGAT Laboratories

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

Trace Organics Analysis

RPT Date: Oct 16, 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) - PHCs F1 - F4 (with PAHs and VOC) (Water)															
F1 (C6 to C10)	7119517		2500	2450	2.0%	< 25	99%	60%	140%	89%	60%	130%	95%	50%	140%
F2 (C10 to C16)	7129131	7129131	< 100	< 100	NA	< 100	119%	60%	140%	62%	60%	140%	64%	60%	140%
F3 (C16 to C34)	7129131	7129131	< 100	< 100	NA	< 100	118%	60%	140%	63%	60%	140%	60%	60%	140%
F4 (C34 to C50)	7129131	7129131	< 100	< 100	NA	< 100	80%	60%	140%	82%	60%	140%	85%	60%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	7125462		<0.20	<0.20	NA	< 0.20	123%	50%	140%	102%	50%	140%	64%	50%	140%
Acenaphthylene	7125462		<0.20	<0.20	NA	< 0.20	122%	50%	140%	96%	50%	140%	100%	50%	140%
Acenaphthene	7125462		<0.20	<0.20	NA	< 0.20	116%	50%	140%	90%	50%	140%	97%	50%	140%
Fluorene	7125462		<0.20	<0.20	NA	< 0.20	117%	50%	140%	89%	50%	140%	97%	50%	140%
Phenanthrene	7125462		<0.10	<0.10	NA	< 0.10	107%	50%	140%	76%	50%	140%	88%	50%	140%
Anthracene	7125462		<0.10	<0.10	NA	< 0.10	105%	50%	140%	100%	50%	140%	99%	50%	140%
Fluoranthene	7125462		<0.20	<0.20	NA	< 0.20	121%	50%	140%	90%	50%	140%	89%	50%	140%
Pyrene	7125462		<0.20	<0.20	NA	< 0.20	120%	50%	140%	89%	50%	140%	90%	50%	140%
Benzo(a)anthracene	7125462		<0.20	<0.20	NA	< 0.20	85%	50%	140%	79%	50%	140%	93%	50%	140%
Chrysene	7125462		<0.10	<0.10	NA	< 0.10	112%	50%	140%	112%	50%	140%	120%	50%	140%
Benzo(b)fluoranthene	7125462		<0.10	<0.10	NA	< 0.10	98%	50%	140%	83%	50%	140%	87%	50%	140%
Benzo(k)fluoranthene	7125462		<0.10	<0.10	NA	< 0.10	131%	50%	140%	84%	50%	140%	81%	50%	140%
Benzo(a)pyrene	7125462		<0.01	<0.01	NA	< 0.01	111%	50%	140%	89%	50%	140%	89%	50%	140%
Indeno(1,2,3-cd)pyrene	7125462		<0.20	<0.20	NA	< 0.20	116%	50%	140%	87%	50%	140%	91%	50%	140%
Dibenz(a,h)anthracene	7125462		<0.20	<0.20	NA	< 0.20	119%	50%	140%	96%	50%	140%	89%	50%	140%
Benzo(g,h,i)perylene	7125462		<0.20	<0.20	NA	< 0.20	123%	50%	140%	92%	50%	140%	95%	50%	140%
O. Reg. 153(511) - VOCs (with PHC) (Water)															
Dichlorodifluoromethane	7119517		< 0.40	< 0.40	NA	< 0.40	100%	60%	140%	98%	50%	140%	101%	50%	140%
Vinyl Chloride	7119517		< 0.17	< 0.17	NA	< 0.17	98%	60%	140%	97%	50%	140%	98%	50%	140%
Bromomethane	7119517		< 0.20	< 0.20	NA	< 0.20	85%	60%	140%	85%	50%	140%	94%	50%	140%
Trichlorofluoromethane	7119517		< 0.40	< 0.40	NA	< 0.40	94%	60%	140%	79%	50%	140%	81%	50%	140%
Acetone	7119517		< 1.0	< 1.0	NA	< 1.0	81%	60%	140%	82%	50%	140%	95%	50%	140%
1,1-Dichloroethylene	7119517		< 0.30	< 0.30	NA	< 0.30	79%	60%	140%	94%	50%	140%	86%	50%	140%
Methylene Chloride	7119517		< 0.30	< 0.30	NA	< 0.30	88%	60%	140%	102%	50%	140%	105%	50%	140%
trans- 1,2-Dichloroethylene	7119517		< 0.20	< 0.20	NA	< 0.20	94%	60%	140%	95%	50%	140%	101%	50%	140%
Methyl tert-butyl ether	7119517		< 0.20	< 0.20	NA	< 0.20	93%	60%	140%	100%	50%	140%	98%	50%	140%
1,1-Dichloroethane	7119517		< 0.30	< 0.30	NA	< 0.30	86%	60%	140%	98%	50%	140%	86%	50%	140%
Methyl Ethyl Ketone	7119517		< 1.0	< 1.0	NA	< 1.0	77%	60%	140%	92%	50%	140%	79%	50%	140%
cis- 1,2-Dichloroethylene	7119517		< 0.20	< 0.20	NA	< 0.20	89%	60%	140%	94%	50%	140%	82%	50%	140%
Chloroform	7119517		< 0.20	< 0.20	NA	< 0.20	102%	60%	140%	84%	50%	140%	94%	50%	140%
1,2-Dichloroethane	7119517		< 0.20	< 0.20	NA	< 0.20	95%	60%	140%	79%	50%	140%	82%	50%	140%
1,1,1-Trichloroethane	7119517		< 0.30	< 0.30	NA	< 0.30	88%	60%	140%	86%	50%	140%	88%	50%	140%
Carbon Tetrachloride	7119517		< 0.20	< 0.20	NA	< 0.20	96%	60%	140%	90%	50%	140%	96%	50%	140%

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
AGAT WORK ORDER: 25H354466
PROJECT: NS2590-02
ATTENTION TO: Jodie Glasier
SAMPLING SITE:
SAMPLED BY:J. Toldi

Trace Organics Analysis (Continued)

RPT Date: Oct 16, 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
Benzene	7119517		715	762	6.4%	< 0.20	91%	60%	140%	94%	50%	140%	91%	50%	140%
1,2-Dichloropropane	7119517		< 0.20	< 0.20	NA	< 0.20	88%	60%	140%	83%	50%	140%	86%	50%	140%
Trichloroethylene	7119517		< 0.20	< 0.20	NA	< 0.20	95%	60%	140%	94%	50%	140%	87%	50%	140%
Bromodichloromethane	7119517		< 0.20	< 0.20	NA	< 0.20	97%	60%	140%	102%	50%	140%	102%	50%	140%
Methyl Isobutyl Ketone	7119517		< 1.0	< 1.0	NA	< 1.0	79%	60%	140%	99%	50%	140%	99%	50%	140%
1,1,2-Trichloroethane	7119517		< 0.20	< 0.20	NA	< 0.20	82%	60%	140%	86%	50%	140%	92%	50%	140%
Toluene	7119517		6.6	5.9	11.2%	< 0.20	88%	60%	140%	94%	50%	140%	98%	50%	140%
Dibromochloromethane	7119517		< 0.10	< 0.10	NA	< 0.10	86%	60%	140%	83%	50%	140%	79%	50%	140%
Ethylene Dibromide	7119517		< 0.10	< 0.10	NA	< 0.10	95%	60%	140%	99%	50%	140%	88%	50%	140%
Tetrachloroethylene	7119517		< 0.20	< 0.20	NA	< 0.20	94%	60%	140%	98%	50%	140%	86%	50%	140%
1,1,1,2-Tetrachloroethane	7119517		< 0.10	< 0.10	NA	< 0.10	79%	60%	140%	88%	50%	140%	91%	50%	140%
Chlorobenzene	7119517		< 0.10	< 0.10	NA	< 0.10	93%	60%	140%	99%	50%	140%	92%	50%	140%
Ethylbenzene	7119517		1370	1040	27.4%	< 0.10	95%	60%	140%	91%	50%	140%	89%	50%	140%
m & p-Xylene	7119517		< 0.20	< 0.20	NA	< 0.20	100%	60%	140%	86%	50%	140%	99%	50%	140%
Bromoform	7119517		< 0.10	< 0.10	NA	< 0.10	101%	60%	140%	79%	50%	140%	101%	50%	140%
Styrene	7119517		< 0.10	< 0.10	NA	< 0.10	94%	60%	140%	83%	50%	140%	85%	50%	140%
1,1,2,2-Tetrachloroethane	7119517		< 0.10	< 0.10	NA	< 0.10	86%	60%	140%	90%	50%	140%	94%	50%	140%
o-Xylene	7119517		< 0.10	< 0.10	NA	< 0.10	98%	60%	140%	94%	50%	140%	90%	50%	140%
1,3-Dichlorobenzene	7119517		< 0.10	< 0.10	NA	< 0.10	88%	60%	140%	105%	50%	140%	88%	50%	140%
1,4-Dichlorobenzene	7119517		< 0.10	< 0.10	NA	< 0.10	94%	60%	140%	94%	50%	140%	105%	50%	140%
1,2-Dichlorobenzene	7119517		< 0.10	< 0.10	NA	< 0.10	90%	60%	140%	83%	50%	140%	99%	50%	140%
n-Hexane	7119517		< 0.20	< 0.20	NA	< 0.20	89%	60%	140%	88%	50%	140%	105%	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: N Popnikolof

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD
AGAT WORK ORDER: 25H354466
PROJECT: NS2590-02
ATTENTION TO: Jodie Glasier
SAMPLING SITE:
SAMPLED BY:J. Toldi

Water Analysis

RPT Date: Oct 16, 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 & Inorganics (Water)															
Dissolved Antimony	7127686		<1.0	<1.0	NA	< 1.0	97%	70%	130%	97%	80%	120%	98%	70%	130%
Dissolved Arsenic	7127686		3.0	2.0	NA	< 1.0	96%	70%	130%	101%	80%	120%	95%	70%	130%
Dissolved Barium	7127686		65.8	68.2	3.6%	< 2.0	99%	70%	130%	99%	80%	120%	103%	70%	130%
Dissolved Beryllium	7127686		<0.50	<0.50	NA	< 0.50	99%	70%	130%	97%	80%	120%	99%	70%	130%
Dissolved Boron	7127686		77.3	81.8	5.7%	< 10.0	98%	70%	130%	100%	80%	120%	98%	70%	130%
Dissolved Cadmium	7127686		<0.20	<0.20	NA	< 0.20	96%	70%	130%	96%	80%	120%	97%	70%	130%
Dissolved Chromium	7127686		<2.0	<2.0	NA	< 2.0	101%	70%	130%	103%	80%	120%	95%	70%	130%
Dissolved Cobalt	7127686		4.55	4.94	8.2%	< 0.50	100%	70%	130%	102%	80%	120%	96%	70%	130%
Dissolved Copper	7127686		1.3	1.5	NA	< 1.0	100%	70%	130%	100%	80%	120%	92%	70%	130%
Dissolved Lead	7127686		<0.50	<0.50	NA	< 0.50	94%	70%	130%	89%	80%	120%	92%	70%	130%
Dissolved Molybdenum	7127686		2.93	2.95	0.7%	< 0.50	99%	70%	130%	102%	80%	120%	101%	70%	130%
Dissolved Nickel	7127686		4.7	5.4	NA	< 1.0	100%	70%	130%	100%	80%	120%	96%	70%	130%
Dissolved Selenium	7127686		<1.0	<1.0	NA	< 1.0	96%	70%	130%	99%	80%	120%	105%	70%	130%
Dissolved Silver	7127686		<0.20	<0.20	NA	< 0.20	96%	70%	130%	97%	80%	120%	92%	70%	130%
Dissolved Thallium	7127686		<0.30	<0.30	NA	< 0.30	98%	70%	130%	93%	80%	120%	95%	70%	130%
Dissolved Uranium	7127686		1.98	2.06	NA	< 0.50	97%	70%	130%	93%	80%	120%	96%	70%	130%
Dissolved Vanadium	7127686		<0.40	0.52	NA	< 0.40	98%	70%	130%	102%	80%	120%	97%	70%	130%
Dissolved Zinc	7127686		<5.0	<5.0	NA	< 5.0	98%	70%	130%	104%	80%	120%	93%	70%	130%
Mercury	7135498		<0.02	<0.02	NA	< 0.02	101%	70%	130%	100%	80%	120%	105%	70%	130%
Chromium VI	7135126		<2.000	<2.000	NA	< 2	104%	70%	130%	108%	80%	120%	120%	70%	130%
Cyanide, WAD	7129126	7129126	<2	<2	NA	< 2	103%	70%	130%	90%	80%	120%	112%	70%	130%
Dissolved Sodium	7127686		81800	85300	4.2%	< 50	114%	70%	130%	95%	80%	120%	105%	70%	130%
Chloride	7129133	7129133	37500	37300	0.5%	< 100	100%	70%	130%	107%	80%	120%	NA	70%	130%
pH	7126566		7.15	7.20	0.7%	NA	99%	90%	110%						

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:

AGAT Laboratories

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MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD | **AGAT WORK ORDER: 25H354466**

PROJECT: NS2590-02 | **ATTENTION TO: Jodie Glasier**

SAMPLING SITE: | **SAMPLED BY:J. Toldi**

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Napthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F1 (C6 to C10) minus BTEX	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H354466

PROJECT: NS2590-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

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Method Summary

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AGAT WORK ORDER: 25H354466

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SAMPLING SITE:

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE

AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
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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 #: 25H3544466

Cooler Quantity: LG

Arrival Temperatures: 4.2 | 4.4 | 4.6

Depot Temperatures: 5.6 | 6.0 | 6.2

Custody Seal Intact: ☐ Yes LOOSE ICE ☐ No ☐ N/A

Notes:

Report Information:

Company: NSSL

Contact: Jodie Glaister

Address: 3300 Merritville Highway Unit 14
Thorold, ON L2V 4Y6

Phone: 289-407-6341 Fax:

Reports to be sent to:

1. Email: Jglaister@nssl.ca
2. Email: Jtold@nssl.ca

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 — Table 2 (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

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

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

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: NS2590-CB

Site Location: 116 Four Mile Creek Road

Sampled By: J. Told

AGAT Quote #: 29557615 266EB PO:

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

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	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	O. Reg 153: Metals & Inorganics	Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	pH, Metals, BTEX, F1-F4	EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	TCLP:	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH/MW1	10/07/25	AM PM	13	GW				X		X	X	X									
2. BH/MW2	↓	AM PM	13	↓				X		X	X	X									
3. BH/MW3		AM PM	13					X		X	X	X									
4. DUP-X		AM PM	13					X		X	X	X									
5. Field Blank		AM PM	3								X										
6. Trip Blank	↓	AM PM	3	↓							X										
7.		AM PM																			
8.		AM PM																			
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
Jacob Told	10/07/25	6:30pm	DMC	10/08/25	8am
DMC	10/08/25	3pm	Daisyn	10/18/25	13:10

Page 1 of 1

Nº: T-165038

Document ID: DIV-78-1511-024 Date Issued: Aug 29, 2024

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

APPENDIX D

GRAIN SIZE ANALYSIS

Project No.: NT25001.17 October 3, 2025

Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, Ontario
L2V 4Y6

Attention: Ms. Jodie Glasier, President

RE: Laboratory Analysis for Soil Texture Classification
Niagara Soils Solutions Ltd. Project No. NS2590-02
116 Four Mile Creek Road, Niagara-On-The-Lake, Ontario

Dear Ms. Glasier:

As requested, Niagara Testing and Inspection Ltd. [NTIL] was retained to perform laboratory analysis on soil samples for soil texture classification [i.e., fine/medium or coarse grain soil determination] as defined in Ontario Regulation 153/04 [as amended].

On Tuesday September 30th, 2025, five [5] soil samples were delivered by Niagara Soils Solutions Ltd. to NTIL soils laboratory for 75-micron [µm] [#200] single-sieve grain size analysis. Results for the analysis are summarized in the table below.

Sample I.D.	*Percent Passing 75 µm [#200] Sieve*	*Percent Retained on 75 µm [#200] Sieve*	*Soil Texture*
BH/MW 2-4	71.3 %	28.7 %	Fine/Medium Grained
BH/MW 3-6	17.8 %	82.2 %	Coarse Grained
BH 8-2	28.5 %	71.5 %	Coarse Grained
BH 13-2	35.5 %	64.5 %	Coarse Grained
BH 15-2	36.9 %	63.1 %	Coarse Grained

We trust that this information is satisfactory for your purposes. Should you have any queries please do not hesitate to contact the undersigned.

Regards:

Niagara Testing and Inspection Ltd.

Prepared by:

Dwayne Neill, P.Eng.
Project Engineer

LICENSED PROFESSIONAL ENGINEER
Oct 3, 2025
D. H. NEILL
100217552
PROVINCE OF ONTARIO

Distribution:
Jodie Glasier – jglasier@nssl.ca