



Phase Two Environmental Site Assessment

**Proposed Residential Development, Part
Lot 21 and 22, Concession 8, Whitfield
Road, Scugog, Ontario**

Honey Heights Developments Ltd

01 September 2026

→ The Power of Commitment

Executive summary

Based on the results of a Phase One Environmental Site Assessment (ESA), a Phase Two ESA was conducted by GHD Limited (GHD) for Honey Heights Developments Ltd. ("the Client") for land located on Lots 21 and 22, Concession 8, in the Township of Scugog within the Regional Municipality of Durham, Ontario (herein referred to as "the Property"). The Property area is 20.4 hectares (ha) and is proposed to consist of twenty-six (26) residential lots upon a developable area of 17.5 ha. The surrounding area is privately serviced for drinking water with individual wells and septic systems. Based on aerial photographs, the Property has historically been used for agricultural purposes. The Property is proposed for future residential development.

The Phase One ESA identified the following potentially contaminating activities (PCAs) which, in the opinion of GHD, resulted in an area of potential environmental concern (APEC) at the Property:

- Storage Area (PCA #A): APEC 1A - This PCA is identified for the storage of building material / equipment and hand re-fueling of equipment within the storage area on the Property. It is GHD's opinion that this PCA results in an APEC on the Property.
- Importation of Fill Material of Unknown Quality (PCA #30): APEC 1B - This PCA is identified for fill that the Client used as a base for the storage area. There is no documentation of the fill quality, and it is GHD's opinion that this PCA results in an APEC on the Property. It is noted that the two (2) PCAs contributed to the same APEC.
- Importation of Fill Material of Unknown Quality (PCA #30): APEC 2 – This PCA is identified for fill that the Client imported to the property from a municipal residential street project.

An offsite PCA was also identified for Gasoline and Associated Products Storage in Fixed Tanks (PCA #28): This PCA is identified for a marina with re-fueling occurring at the end of Whitfield Road on Lake Scugog. This area is located to the northeast of the Property, is inferred to be downgradient and is separated from the Property by residential lots. It is GHD's opinion that this PCA does not result in an APEC on the Property.

The Phase Two ESA was carried out to address the APEC identified in the Phase One ESA. In conjunction with a Hydrogeological Assessment and Geotechnical Investigation, five (5) boreholes were advanced on the Property. Three (3) of the boreholes were advanced in the area of the APEC 1A and 1B identified on the Property with two (2) converted to monitoring wells. For APEC 2, six (6) test holes were completed within the fill stockpile and representative soil samples collected.

Soil samples were selected and tested for pH, metals and hydride metals, inorganics including sodium adsorption ratio (SAR) and electrical conductivity (EC), cyanide (CN⁻), mercury (Hg), polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs). Groundwater was sampled for PHCs and VOCs. Results of the chemical analysis were compared to the Ministry of the Environment, Conservation and Parks (MECP) Table 2: Full Depth Generic Site Condition Standards (SCS) in a Potable Ground Water Condition for Residential / Parkland / Institutional (RPI) property use (Table 2 SCS).

The soil tested from the Property met the Table 2 SCS for the parameters tested with the exception of SAR and EC in two (2) of the stockpile samples within APEC 2. EC and SAR are typically related to use of road salt for de-icing activities and would be expected in soils originating from a municipal street. As the stockpiled soils are considered to be excess soil, handling of the material should follow the guidance provided in Rules for Soil Management and Excess Soil Quality Standards under Ontario Regulation 406/19. Based upon this regulation and the rules document, salt impacted soils can be used in areas such as roadways, driveways and sidewalks where salt impacts would be expected or in other areas where the soils are placed 1.5 metres below surface or within 1.5 m of surface in accordance with a landscape plan while maintaining a setback of 30 m from waterbodies or 100 m from a potable water well.

The groundwater tested from the Property met the Table 2 SCS for the parameters tested including PHCs and VOCs with the exception of ethylbenzene with a concentration of 3.1 µg/L, exceeding the Table 2 SCS of 2.4 µg/L. The

monitoring well was re-sampled and the result was non-detect for ethylbenzene. Based upon the initial result and the re-sample concentration, the average groundwater concentration of 1.7 µg/L for ethylbenzene at MW03-25 meets the Table 2 SCS.

It is GHD's opinion that the Property is suitable from an environmental site assessment perspective for the proposed residential development. Based upon this assessment including our soil and groundwater testing, the Property has a low risk of environmental concern. It is our opinion that no further environmental investigation is required at this time.

This report is subject to, and must be read in conjunction with, the limitations set out in **Section 1.1** and **Section 8** and the assumptions and qualifications contained throughout this report.

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*Note: Appendices continue in sequence from the Phase One ESA Report

1. Introduction

This report presents the results of a Phase Two Environmental Site Assessment (ESA) that was completed by GHD Limited (GHD) for Honey Heights Developments Ltd. ("the Client") for land located on Part Lots 21 and 22, Concession 8, Township of Scugog within the Regional Municipality of Durham, Ontario (herein referred to as "the Property"). A Site Location Plan is shown on **Figure 1**. The Phase Two Study Area is depicted on **Figures 2 and 3**.

1.1 Limitations

This report: has been prepared by GHD for Honey Heights Developments Ltd and may only be used and relied on by Honey Heights Developments Ltd for the purpose agreed between GHD and Honey Heights Developments Ltd.

GHD otherwise disclaims responsibility to any person other than Honey Heights Developments Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

1.2 Site Description

The Property is located along Whitfield Road approximately 2.3 km north of the Town of Port Perry, Ontario. The Property area is 20.4 hectares (ha) and will consist of twenty-five (25) residential lots upon a developable area of 17.5 ha. The surrounding area is privately serviced for drinking water with individual wells and septic systems. Based on aerial photographs, the Property has historically been and is currently used for agricultural purposes. A portion of the Property is being used as a storage area. The Property is proposed for residential development.

Various figures and drawings are provided within this report illustrating the Property and surrounding lands including:

- The general location illustrated on the **Site Location Plan, Figure 1**;
- Phase One Conceptual Site Model figures showing the study area and Property provided on **Figures 2 and 3**. These figures visually summarize the potentially contaminating activities (PCAs) and area of potential environmental concern (APEC). Note: The PCAs contributed to the same APEC;
- The locations of the boreholes illustrated on the **Investigative Locations, Figure 4**;
- Cross-sections of the boreholes provided on **Figures 5.A and 5.B**;
- A Phase Two Conceptual Site Model illustrating the results of the Phase Two ESA on **Figure 6**; and
- A survey plan of the Phase Two Property is provided in **Section 5.11**.

1.3 Property Ownership

The Property is geographically denoted as Pt LTS 21 & 22, CON 8, REACH, PT PL 40R13407 with Property Identification Number (PIN) 26795-0007 (LT), 26795-0130 (LT), 26795-0154 (LT), and 26795-0173 (LT). The Property has been owned by Honey Heights Developments Ltd. since November 1987. Based on information from the Client and the Title Search, the Property was owned by the Honey family since the 1920s until 1987. GHD understands the Phase One and Two ESAs were completed by the Client in support of the residential development. GHD's Phase One ESA should be reviewed for further information regarding ownership.

1.4 Current and Proposed Future Uses

The Property area is 20.4 hectares (ha) and will consist of twenty-six (26) residential lots upon a developable area of 17.5 ha. The surrounding area is privately serviced for drinking water with individual wells and septic systems. The Property has historically been used for agricultural purposes. A portion of the Property is used as a storage area.

1.5 Applicable Site Condition Standard

The applicable site condition standard (SCS) for this Property currently falls under the Ministry of the Environment, Conservation and Parks (MECP) Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential / Parkland / Institutional (RPI) property use (MECP, April 15, 2011, "Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*"). The MECP standards will be referred to as the "Table 2 SCS" within this report.

The MECP Standards provide generic soil and groundwater quality standards for certain chemicals based on combinations of the following site-specific conditions:

- *Property Use Type* – Residential / Parkland / Institutional (RPI) or Industrial / Commercial / Community (ICC) Property use. The Property use is proposed to be residential. The analytical results will be compared with the more stringent RPI standards.
- *Restoration of Groundwater Quality* – Potable or non-potable. The surrounding area is privately serviced with potable wells for drinking water. The potable drinking water standards apply.
- *Restoration Depth* – Full depth or stratified depth. For comparative purposes, results will be compared to full depth standards.
- *Soil Texture* – Coarse or medium to fine textured soils. Medium to fine textured soils are defined under Section 42 of Ontario Regulation 153/04 as soil that contain more than 50 percent by mass of particles that are 75 µm or smaller in mean diameter. Coarse textured standards may be used if at least 1/3 of the soil at the Property by volume consists of coarse textured soil. Based on field observations and grain size analysis, overburden materials in the APEC area of the Property generally consisted of silty clay or clayey silt materials overlying glacial till. Based upon the soil encountered, the results will be compared with the medium to fine textured soil standards.
- *Shallow Soil Property* – Based on the subsurface drilling program, the overburden soils are more than two (2) metres in thickness. As such, the Property is not considered to be a shallow soil property.
- *Water Body* – There are no water bodies on the Property or within 30 m of the Property boundary. The specific standards relating to the protection of water bodies will not be considered.
- *Environmentally Sensitive Areas* – The Property is not within an area of natural significance or environmentally sensitive areas. The specific standards relating to environmentally sensitive areas will not be considered.

Based upon this information, Table 2 SCSs for RPI property use (medium to fine textured soils) will be applied.

2. Background Information

2.1 Physical Setting

The Property is situated within a residential area approximately 2.3 km north of the Town of Port Perry, Ontario. The Property is irregular in shape and bordered by Whitfield Road to the north, agricultural land to the west, vacant, agricultural and residential to the north, and residential to the south. Indian Way bisects the property. The Property supports agricultural land and a small storage area. The surrounding land uses are mainly residential and agricultural land use. There is a marina with fuel pump located northeast of the Property, along the shoreline of Lake Scugog.

Surface water will flow overland in accordance with local topography toward adjacent agricultural land or to drainage ditches along Whitfield Road and Indian Way. The Property is situated within the physiographic region known as the Schomberg Clay Plain (Chapman and Putnam, 1984). The Schomberg Clay Plain region is an area of deep fine deposits (clay and silt) overlying a till plain along the north slope of the Oak Ridges Moraine. The area in proximity to the Property is expected to be underlain by low permeability soils. Bedrock is comprised of limestone in this area.

2.2 Past Investigations

A Phase One ESA for the Property was conducted by GHD (dated March 27, 2025) and is the basis of this Phase Two ESA. GHD's Phase One ESA should be reviewed for further information.

3. Scope of Investigation

3.1 Overview of Site Investigation

The Phase Two ESA activities have been prepared under the supervision of a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation (O. Reg.) 153/04 (as periodically amended). The Phase Two ESA is generally based upon the O. Reg. 153/04 document for conducting ESAs.

A field investigation was conducted by GHD to characterize the subsurface conditions including soil and groundwater quality. The following scope of work was conducted during the Phase Two ESA:

1. The Phase Two ESA was carried out to address the APEC area identified in the Phase One ESA. The field investigation included the advancement of three (3) boreholes within the APEC. The three (3) boreholes ranged in depth from 3.1 to 6.7 metres below ground surface (mbgs). Soil samples were collected at regular intervals and monitored for volatile hydrocarbon vapours using an RKL Instruments Eagle 2 hydrocarbon gas detector. Monitoring wells were installed in two (2) of the boreholes within the APEC. Two (2) additional monitoring wells were installed outside the APEC area and groundwater were subjected to chemical analyses. Soil samples were analyzed for metals, pH, petroleum hydrocarbons fractions F1 – F4 (PHCs) and volatile organic compounds (VOCs). Groundwater samples were analyzed for PHCs and VOCs to assess groundwater quality.
2. Six (6) test holes were completed to collect soil samples of the stockpiled fill material within APEC 2. The test holes were advanced to varying depths at representative locations across the stockpile. Samples were analyzed for pH, metals and hydride forming metals, inorganics including sodium adsorption ratio (SAR) and electrical conductivity (EC), cyanide (CN-), mercury (Hg), petroleum hydrocarbons (PHCs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs).
3. The chemical data obtained from the analyses is presented in this report with conclusions and recommendations. The analytical results were compared to the Table 2 SCSs for a RPI property use (medium and fine textured soils).

3.2 Media Investigated

Soil and groundwater conditions were investigated with a focus on PCAs that in the opinion of GHD have resulted in an APEC as outlined in the Phase One ESA. The following PCAs were identified as resulting in an APEC on the Property:

- Storage Area (PCA #A). This PCA is identified for the storage of building material / equipment and re-fueling of equipment within the storage area on the Property. It is GHD's opinion that this PCA resulted in an APEC on the Property.

- Importation of Fill Material of Unknown Quality (PCA #30). This PCA is identified for fill that the Client used as a base for the storage area. There is no documentation of the fill quality, and it is GHD's opinion that this PCA resulted in the same APEC on the Property as PCA #A.

A PCA was also identified for Gasoline and Associated Products Storage in Fixed Tanks (PCA #28). This PCA is identified for a marina with a fuel pump at the end of Whitfield Road at Lake Scugog. This area is located to the northeast of the Property, is inferred to be downgradient and is separated from the Property by residential lots. It is GHD's opinion that this PCA did not result in an APEC on the Property.

The following field investigation activities were completed in the APEC area:

- Advancement of five (5) boreholes including three (3) boreholes within the APEC for soil sampling;
- Installation of four (4) monitoring wells including two (2) within the APEC for groundwater sampling;
- Water level measurements conducted at the monitoring wells;
- Development of the monitoring wells in preparation of sampling;
- Sampling of the monitoring wells; and,
- Submission of soils and groundwater samples to an accredited laboratory for analysis of the identified contaminants of potential concern (COPCs).

The Phase Two investigation locations are presented on the **Investigation Locations, Figure 4**.

3.3 Phase One Conceptual Site Model

A Phase One Conceptual Site Model is presented on **Figures 2 and 3**. The model provides a basic overview of desktop geological and hydrogeological information and any other pertinent data that may affect the ESA. The Property is situated in the physiographic region known as the Schomberg Clay Plain (Chapman and Putnam, 1984). The Schomberg Clay Plain region is an area of deep fine deposits (clay and silt) overlying a till plain along the north slope of the Oak Ridges Moraine. The area in proximity to the Property is expected to be underlain by low permeability soils. Bedrock is comprised of limestone in this area. Local groundwater flow direction was inferred to be towards the north and east towards Lake Scugog.

Based on information compiled, the Property was used for agricultural purposes by 1927 with a roadway that bisected the Property developed between 1981 and 2021.

The Phase One ESA identified PCAs resulting in APEC on the Property (Note: the PCAs both cover the same area and contribute to the same APEC). PCAs were identified for a storage area and fill of unknown quality. The COPCs for soil in the APEC were identified as metals, PHCs and VOCs. The COPCs for groundwater in the APEC were identified as PHCs and VOCs.

3.4 Deviations from Sampling and Analysis Plan

A sampling and analysis plan (SAP) was prepared based upon information from the Phase One ESA. No other deviations were made from the SAP. The SAP is provided in **Appendix A**.

3.5 Impediments

There were no impediments encountered for this project.

4. Investigation Method

4.1 General

This section of the report describes the field methods utilized during the investigation. The field activities were completed as per MECP protocols, GHD standard operating procedures and standard industry practices. The Phase Two drilling was completed on March 10, 2025. The investigative tasks, described in detail in the following subsections, are listed below:

- Advancement of boreholes at select locations;
- Completion of field screening measurements;
- Collection of soil samples;
- Analytical soil testing;
- Residual soil management;
- Installation of monitoring wells in selected boreholes;
- Water levels and development of the monitoring wells;
- Sampling of groundwater for analytical testing; and
- Quality assurance and quality control measures.

Prior to the commencement of the subsurface investigation, GHD completed the appropriate public and private utility notifications.

4.2 Drilling

The scope of work consisted of advancing five (5) boreholes on March 10, 2025. Four (4) boreholes (MW01-25, MW02-25, MW03-25, and MW04-25) were equipped as monitoring wells to facilitate groundwater level measurements and testing. MW03-25, MW04-25, and BH05-25 were all drilled to address the APEC. The borehole locations are shown on **Figure 4**. Following their installation, the monitoring wells were documented with the MECP and became the property of the owner.

The drilling work was carried out using a track-mounted drilling rig, supplied and operated by ACE Environmental Drilling (ACE), MECP-licensed well drillers, under the full-time supervision of a GHD technical representative. The boreholes were advanced to termination depths ranging between 3.1 to 6.7 mbgs. The monitoring wells were installed by ACE consistent with the requirements of Ontario Regulation (O. Reg.) 903 – Wells (R.R.O 1990).

The boreholes were advanced using continuous solid stem augers and soil samples were collected using a 50 millimetre (mm) outside diameter split spoon sampler in general accordance with the specifications of the Standard Penetration Test Method (ASTM D1586). The relative density or consistency of the subsurface soil layers were measured using the Standard Penetration Test (SPT) method, by counting the number of blows ('N') required to drive a conventional split barrel soil sampler 300 mm in depth. Groundwater level observations and measurements were made in the boreholes as drilling proceeded and upon completion of drilling.

The monitoring wells were surveyed with an EOS Arrow Gold Plus that streams to the Real Time Kinetic (RTK) Network connected to the NAD 83 datum. The ground elevations are provided for engineering analysis purposes related to this assessment only and should be confirmed by a licensed surveyor.

Prior to use, during drilling and between each test hole, the sampling equipment was decontaminated. The wash procedure for decontamination of equipment was a water detergent wash and potable water rinse.

4.3 Soil Sampling

Based on the sampling plan, field observations, headspace analysis of organic vapour readings, visual and olfactory evidence of potential contamination and professional judgment, soil samples were selected for chemical analyses. GHD personnel collected soil samples for laboratory analysis directly from the sampling equipment.

The samples to be submitted for analysis were placed into clean laboratory prepared sample bottles. Fresh nitrile gloves were worn when collecting the samples. The soil samples selected for chemical analyses were kept in a cooler on ice and delivered to SGS. The following soil samples were submitted for analysis during the Phase Two ESA program:

- APEC 1A and 1B: MW03-25-SS3 – PHCs; and VOCs;
- APEC 1A and 1B: MW04-25-SS1 – Metals and hydride metals, pH, PHCs; and VOCs;
- APEC 1A and 1B: MW04-25-SS2 – PHCs; and VOCs; and,
- APEC 1A and 1B: MW05-25-SS1 – Metals and hydride-forming metals, pH, PHCs; and VOCs.
- APEC 2: Samples 11212582-26-07-31-GS1 to 11212582-26-07-31-GS6 were collected and analyzed for pH, metals and hydride forming metals, CN-, Hg, EC, SAR, PHCs, PAHs and VOCs.

4.4 Field Screening Measurements

Field screening measurements were completed using a RKI Instruments Eagle 2 portable gas detector. The soil samples obtained during the test hole program were subjected to hydrocarbon vapour testing or “headspace analysis” using the gas detector. Prior to sample collection events, the gas detector was inspected and calibrated according to the manufacturer’s recommendations. The vapour readings are shown on the logs in **Appendix B** and were at ambient levels.

4.5 Groundwater: Monitoring Well Installation

As part of the Phase Two ESA, monitoring wells were installed in four (4) of the boreholes on the Property and two are located in the area of the identified APEC. Monitoring wells were constructed with 50 mm (2-inch) Schedule 40 PVC screen and casing. The well screens installed in MW01-25 and MW04-25 were 1.5 m (5 feet) in length and 3.05 m (10 feet) in MW02-25 and MW03-25. The well screens are pre-slotted (No. 10 slot). A silica sand pack was placed at the bottom of the monitoring well screens and typically extended 0.3 m above the screens. The remaining annular space was sealed with bentonite, and the wells were completed with protective monument style casings. GHD recommends that installed monitoring wells be abandoned in accordance with O. Reg. 903 once no longer required.

The following table provides monitoring well installation details:

Table 1 *Monitoring Well Installation Information*

Location	Ground Elevation (m)	Well Screen Detail	Sand Pack Details	Annulus Details
MW01-25	272.2	1.5 m of No. 10 slot well screen – 1.5 to 3.0 m	No. 3 sand from 1.2 to 3.0 m	Nominal 200 mm dia. borehole; bentonite seal from grade to 1.2 m
MW02-25	266.4	1.5 m of No. 10 slot well screen – 3.0 to 4.6 m	No. 3 sand from 2.4 to 4.6 m	Nominal 200 mm dia. borehole; bentonite seal from grade to 2.4 m
MW03-25	265.2	3.0 m of No. 10 slot well screen – 3.0 to 6.1 m	No. 3 sand from 2.4 to 6.1 m	Nominal 200 mm dia. borehole; bentonite seal from grade to 2.4 m
MW04-25	265.1	1.5 m of No. 10 slot well screen – 3.0 to 4.6 m	No. 3 sand from 1.2 to 4.6 m	Nominal 200 mm dia. borehole; bentonite seal from grade to 1.2 m
Notes: m = metres				

4.6 Groundwater: Field Measurement of Water Quality

The monitoring wells were measured for groundwater level and developed with dedicated Waterra tubing outfitted with an inertial foot valve. No light or dense non-aqueous phase liquids were observed during the well development activities. During groundwater sampling, field measurement of parameters including temperature, pH, turbidity, and conductivity was conducted.

4.7 Groundwater: Sampling

After well development, water samples were collected using dedicated low-flow sampling equipment from the monitoring wells. Samples collected for metals and hydride metals were field filtered using a 0.45-micron filter. The water samples were submitted for the analysis of the following parameters:

- APEC 1A and 1B: MW03-25 – PHCs and VOCs; and
- APEC 1A and 1B: MW04-25 – PHCs and VOCs.

4.8 Sediment: Sampling

Sediment sampling is not applicable.

4.9 Analytical Testing

The analytical testing was completed in accordance with the requirements of Ontario Regulation 153/04 (as amended) and associated MECP analytical guidance documents. Sampling was completed based upon information available from the Phase One ESA, visual and olfactory observations, field screening and professional judgment.

The analytical testing was completed at SGS, an accredited laboratory with the Canadian Association for Laboratory Accreditation (CALA) for the parameters tested during this investigation. Copies of the Certificates of Analysis are provided in **Appendix C** of this report.

4.10 Elevation Surveying

An elevation survey was completed by GHD of the borehole locations and the installed monitoring wells using an EOS Arrow Gold+ GNSS unit connected to the Real-Time Kinematic (RTK) network. Elevations of the ground surface and groundwater are shown on the borehole logs in **Appendix B**. Note – the elevation survey completed by GHD is not a topographic survey or a legal survey and should not be relied upon as such or for construction purposes.

4.11 Quality Assurance and Quality Control Measures

The Quality Assurance and Quality Control (QA/QC) program was implemented during the ESA to ensure quality data was generated. Soil samples were collected with pre-cleaned sampling equipment and placed directly into laboratory supplied dedicated jars. Samples were submitted under chain-of-custody protocol to an analytical laboratory that is accredited with the CALA for the parameters tested for. From the time of collection to the time of submission to the laboratory, samples were kept cool to maintain sample integrity.

As part of the QA/QC program, two (2) duplicate soil samples and one (1) duplicate groundwater sample were collected and submitted for analysis. The QA/QC measures implemented by the laboratories included a method blank, a spiked blank and matrix spike. The QA/QC measures implemented by the laboratories were maintained throughout the investigation. There were no QA/QC issues.

5. Review and Evaluation

GHD completed the Phase Two ESA investigation activities to address the APEC defined in the Phase One ESA. This review and evaluation section describes the results of the Phase Two ESA.

5.1 Geology

Reference is made to the borehole logs in **Appendix B** for details including local soil and geology classification and stratigraphy. The test holes generally encountered a surficial layer of topsoil, over fill or native soil consisting of sands and silts of varying composition over a silty clay to clayey silt glacial till. In the area of borehole MW03-25, a very soft layer of cohesive soil was encountered from 5.3 to 6.7 mbgs. Geology is shown in the cross-sections on **Figures 5.1 and 5.2**.

5.2 Groundwater: Elevations and Flow Direction

Groundwater elevations are shown on the borehole logs in **Appendix B**. Groundwater was generally encountered within gravelly sand, sandy clayey silt, silty sand seams within or overlying the glacial till. Additional details are provided on the borehole logs in **Appendix B**. Overall groundwater flow at the Property is expected to be driven by Lake Scugog located 200 m east of the Property with localized flow patterns toward the low-lying area in the western portion of the Property.

Table 2 Summary of Water Levels

Location	Ground Elevation (m)	Water Levels (m)	Groundwater Elevation (m)
		Date: April 2, 2025	
MW01-25	272.2	DRY	
MW02-25	266.4	1.55	264.9
MW03-25	265.2	0.175	265.0
MW04-25	265.1	0.395	264.7
Notes: m = metres			

5.3 Groundwater: Hydraulic Gradient

The hydraulic gradient was calculated to be 0.008 m/m in the direction of flow between MW03-25 and MW04-25.

5.4 Fine-Medium Soil Texture

Based upon field observations, past investigations, and grain size analyses, the subsurface materials encountered during the investigation were predominantly medium to fine textured. Our gradation testing yielded the following results:

- Sandy clayey silt in MW03-25 had a composition of 2% gravel, 32% sand, 36% silt and 30% clay-sized particles.
- Silty clay till in MW03-25 had a composition of 1% gravel, 10% sand, 36% silt and 53% clay-sized particles.
- Clayey sandy silt fill in MW04-25 had a composition of 19% gravel, 21% sand, 38% silt and 22% clay-sized particles.

Based upon these findings, the results will be compared to the medium to fine textured soil standards.

5.5 Soil: Field Screening

Field screening of total organic vapours was measured by GHD of each sample using a RKI Instruments Eagle 2 hydrocarbon gas detector. Vapour readings are shown on the borehole logs in **Appendix B** and were at ambient levels.

5.6 LNAPLs and DNAPLs

No light non-aqueous phase liquids (LNAPLs) or dense non-aqueous phase liquids (DNAPLs) were encountered during groundwater purging, development of the wells, or groundwater sampling during the Phase Two field investigation.

5.7 Soil Quality

Soil samples analyzed were selected from the APEC based upon visual and olfactory observations, field screening activities and professional judgment. The laboratory certificates of analysis are provided in **Appendix C**. For APEC 1A and 1B, two (2) samples were assessed for pH, metals, hydride forming metals, CN- and Hg. For APEC 2, six (6) samples were analyzed for pH, metals, hydride forming metals, CN-, Hg, EC and SAR. The pH results are within the acceptable MECP ranges for surface soil for the use of Table 2 standards.

The results are summarized and compared with the Table 2 SCSs for medium to fine textured soils for APEC 1A and 1B in **Table 3** and for APEC 2 in **Table 4**. The results met the Table 2 SCSs with the exception of two (2) samples that exceeded the standards for EC and SAR within APEC 2.

Table 3 Summary of Metals and pH in Soil APEC 1A and 1B

Parameter	Sample Identification			Table 2 SCSs
	MW04-25-SS-1 (0 – 0.6 m)	BH05-SS-1 (0 – 0.6 m)	DUP#1 (BH05-SS-1)	
	March 10, 2025			
Barium	52	34	37	390
Beryllium	0.36	0.17	0.19	5
Boron	3	3	3	120
Cadmium	0.12	0.12	0.13	1.2
Chromium	11	5.7	6.2	160
Cobalt	4.8	2.4	2.7	22
Copper	9.8	6.8	6.7	180
Lead	7.1	6.2	5.6	120
Molybdenum	0.2	0.2	0.2	6.9
Nickel	8.4	3.9	4.1	130
Silver	< 0.05	< 0.05	< 0.05	25
Thallium	0.09	0.03	0.03	1
Uranium	0.47	0.28	0.32	23
Vanadium	21	10	11	86
Zinc	34	50	34	340
Antimony	< 0.8	< 0.8	< 0.8	7.5

Parameter	Sample Identification			Table 2 SCSs
	MW04-25-SS-1 (0 – 0.6 m)	BH05-SS-1 (0 – 0.6 m)	DUP#1 (BH05-SS-1)	
	March 10, 2025			
Arsenic	2.6	1.8	1.8	18
Selenium	0.2	0.3	0.4	2.4
pH	7.64	7.50	7.49	5 – 9*
Notes: Analytical results presented as µg/g (parts per million) unless otherwise noted. “<” indicates parameter is below the laboratory reporting limit (i.e. non-detect).				
“SS” in the borehole ID refers to split-spoon sample.				
*Surface soil pH to be between 5 and 9 as per O.Reg. 153/04.				
Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for RPI Property Use (medium to fine textured soils).				

Table 4 **Summary of Metals and pH in Soil APEC 2**

Parameter	Sample Identification						Table 2 SCSs
	11212582- 26-07-31- GS1	11212582- 26-07-31- GS2	11212582- 26-07-31- GS3	11212582- 26-07-31- GS4	11212582- 26-07-31- GS5	11212582- 26-07-31- GS6	
	July 31, 2026						
Barium	21	15	44	50	49	32	390
Beryllium	0.13	0.13	0.29	0.3	0.33	0.23	5
Boron	2	3	8	4	4	3	120
Cadmium	< 0.05	< 0.05	0.07	0.08	0.08	0.06	1.2
Chromium	4.2	3.9	8.7	9.1	10	7.1	160
Cobalt	1.7	1.8	3.5	3.5	3.8	3	22
Copper	2.9	2.7	6.3	6.5	7.2	5	180
Lead	2.9	3.1	5.9	5.5	6.2	4.7	120
Mercury (Hg)	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.8
Molybdenum	< 0.1	< 0.1	0.2	0.1	0.2	0.1	6.9
Nickel	3	3	6.7	7	7.9	5.4	130
Silver	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	25
Thallium	0.03	0.03	0.08	0.08	0.09	0.06	1
Uranium	0.35	0.33	0.46	0.5	0.48	0.45	23
Vanadium	8	8	17	17	19	14	86
Zinc	9.6	9.3	21	21	23	16	340
Antimony	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	7.5
Arsenic	1.2	1.2	1.9	1.9	2.2	1.6	18
Selenium	< 0.1	< 0.1	0.1	0.1	0.1	0.1	2.4
Cyanide (CN-)	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.51
EC (mS/cm)	0.14	0.15	1.2	0.17	0.32	0.37	0.7

Parameter	Sample Identification						Table 2 SCSs
	11212582-26-07-31-GS1	11212582-26-07-31-GS2	11212582-26-07-31-GS3	11212582-26-07-31-GS4	11212582-26-07-31-GS5	11212582-26-07-31-GS6	
	July 31, 2026						
SAR	0.8	1.8	8.2	1	2.4	7.9	5
pH	7.89	7.92	7.92	7.85	7.92	7.93	5 – 9*
Notes: Analytical results presented as µg/g (parts per million) unless otherwise noted. "<" indicates parameter is below the laboratory reporting limit (i.e. non-detect). "SS" in the borehole ID refers to split-spoon sample. Highlighted and shaded value exceeds the Table 2 SCSs. *Surface soil pH to be between 5 and 9 as per O.Reg. 153/04. Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for RPI Property Use (medium to fine textured soils).							

Four (4) soil samples were submitted for the analysis of PHCs and VOCs from APEC 1A and 1B as presented in **Table 5**. Six (4) soil samples were submitted for the analysis of PHCs and VOCs from APEC 2 as presented in **Table 6**. The results were reported as non-detect and meet the applicable SCS.

Table 5 Summary of PHCs and VOCs in Soil APEC 1A and 1B

Parameter	Sample Identification					Table 2 SCSs
	MW03-25-SS3 (1.5 – 2.1 m)	Dup#2 (MW03-25-SS3)	MW04-25-SS1 (0.0 – 0.6 m)	MW04-25-SS2 (0.8 – 1.4 m)	BH05-25-SS1 (0 – 0.6 m)	
	Sample Date: March 10, 2025					
PHC F1 (C ₆ -C ₁₀)	< 10	< 10	< 10	< 10	< 10	65
PHC F2 (C ₁₀ -C ₁₆)	< 10	< 10	< 10	< 10	< 10	150
PHC F3 (C ₁₆ -C ₃₄)	< 50	< 50	< 50	< 50	< 50	1300
PHC F4 (C ₃₄ -C ₅₀)	< 50	< 50	< 50	< 50	< 50	5600
Acetone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	28
Bromomethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
Carbon tetrachloride	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.12
Chlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.7
1,2-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.7
1,3-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	6
1,4-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.097
Dichlorodifluoromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	25
1,1-Dichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.6
1,2-Dichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
trans-1,2-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.75
cis-1,2-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.5
1,2-Dichloropropane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.085
1,3-dichloropropene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.081

Parameter	Sample Identification					Table 2 SCSs
	MW03-25- SS3 (1.5 – 2.1 m)	Dup#2 (MW03-25- SS3)	MW04-25-SS1 (0.0 – 0.6 m)	MW04-25- SS2 (0.8 – 1.4 m)	BH05-25-SS1 (0 – 0.6 m)	
	Sample Date: March 10, 2025					
Ethylene dibromide	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
n-Hexane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	34
Methyl ethyl ketone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	44
Methyl isobutyl ketone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	4.3
Methyl-t-butyl Ether	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.4
Methylene Chloride	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.96
Styrene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.2
Tetrachloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.3
1,1,1,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1,2,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1,1-Trichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	3.4
1,1,2-Trichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
Trichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.52
Trichlorofluoromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	5.8
Vinyl Chloride	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	0.022
Benzene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	0.17
Ethylbenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.6
Toluene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	6
Xylene (total)	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	25
Chloroform	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.18
Bromodichloromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.9
Bromoform	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.26
Dibromochloromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.9

Notes: Analytical results presented as µg/g (parts per million) unless otherwise noted. “<” indicates parameter is below the laboratory reporting limit (i.e. non-detect).

“SS” in the borehole ID refers to split-spoon sample.

Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for RPI Property Use (medium to fine textured soils).

Table 6 Summary of PHCs and VOCs in Soil APEC 2

Parameter	Sample Identification						Table 2 SCSs
	11212582- 26-07-31- GS1	11212582- 26-07-31- GS2	11212582- 26-07-31- GS3	11212582- 26-07-31- GS4	11212582- 26-07-31- GS5	11212582- 26-07-31- GS6	
	Sample Date: July 31, 2026						
PHC F1 (C ₆ -C ₁₀)	< 10	< 10	< 10	< 10	< 10	< 10	65
PHC F2 (C ₁₀ -C ₁₆)	< 10	< 10	< 10	< 10	< 10	< 10	150
PHC F3 (C ₁₆ -C ₃₄)	< 50	< 50	< 50	< 50	< 50	< 50	1300
PHC F4 (C ₃₄ -C ₅₀)	< 50	< 50	< 50	< 50	< 50	< 50	5600
Acetone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	28
Bromomethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
Carbon tetrachloride	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.12
Chlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.7
1,2-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.7
1,3-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	6
1,4-Dichlorobenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.097
Dichlorodifluoromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	25
1,1-Dichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.6
1,2-Dichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
trans-1,2-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.75
cis-1,2-Dichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.5
1,2-Dichloropropane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.085
1,3-dichloropropene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.081
Ethylene dibromide	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
n-Hexane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	34
Methyl ethyl ketone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	44
Methyl isobutyl ketone	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	4.3
Methyl-t-butyl Ether	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.4
Methylene Chloride	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.96
Styrene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.2
Tetrachloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.3
1,1,1,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1,2,2-Tetrachloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
1,1,1-Trichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	3.4
1,1,2-Trichloroethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05
Trichloroethylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.52
Trichlorofluoromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	5.8
Vinyl Chloride	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	0.022

Parameter	Sample Identification						Table 2 SCSs
	11212582- 26-07-31- GS1	11212582- 26-07-31- GS2	11212582- 26-07-31- GS3	11212582- 26-07-31- GS4	11212582- 26-07-31- GS5	11212582- 26-07-31- GS6	
	Sample Date: July 31, 2026						
Benzene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	0.17
Ethylbenzene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.6
Toluene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	6
Xylene (total)	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	25
Chloroform	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.18
Bromodichloromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	1.9
Bromoform	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.26
Dibromochloromethane	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	2.9
Notes: Analytical results presented as µg/g (parts per million) unless otherwise noted. “<” indicates parameter is below the laboratory reporting limit (i.e. non-detect). “SS” in the borehole ID refers to split-spoon sample. Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for RPI Property Use (medium to fine textured soils).							

Six (6) soil samples were submitted for the analysis of PAHs from APEC 2 as presented in **Table 7**. The results were reported as non-detect and meet the applicable SCS.

Table 7 *Summary of PAHs in Soil APEC 2*

Parameter	Sample Identification						Table 2 SCSs
	11212582- 26-07-31- GS1	11212582- 26-07-31- GS2	11212582- 26-07-31- GS3	11212582- 26-07-31- GS4	11212582- 26-07-31- GS5	11212582- 26-07-31- GS6	
	Sample Date: July 31, 2026						
Methylnaphthalene, 2-(1-)	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	3.4
Acenaphthene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	29
Acenaphthylene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.17
Anthracene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.74
Benz(a)anthracene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.63
Benzo(a)pyrene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.3
Benzo(b+j)fluoranthene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.78
Benzo(g,h,i)perylene	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	7.8
Benzo(k)fluoranthene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.78
Chrysene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	7.8
Dibenz(a,h)anthracene	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	0.1
Fluoranthene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.69
Fluorene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	69
Indeno(1,2,3-cd)pyrene	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.48
Naphthalene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.75

Parameter	Sample Identification						Table 2 SCSs
	11212582- 26-07-31- GS1	11212582- 26-07-31- GS2	11212582- 26-07-31- GS3	11212582- 26-07-31- GS4	11212582- 26-07-31- GS5	11212582- 26-07-31- GS6	
	Sample Date: July 31, 2026						
Phenanthrene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	7.8
Pyrene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	78
Notes: Analytical results presented as µg/g (parts per million) unless otherwise noted. "<" indicates parameter is below the laboratory reporting limit (i.e. non-detect). "SS" in the borehole ID refers to split-spoon sample. Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for RPI Property Use (medium to fine textured soils).							

5.8 Groundwater Quality

Groundwater samples were collected from the monitoring wells and submitted for the analysis of PHCs and VOCs. The sample results are summarized and compared to the Table 2 SCSs in **Table 8**. During the initial groundwater sampling, the ethylbenzene concentration was 3.1 µg/L, marginally exceeding the Table 2 SCS of 2.4 µg/L. The monitoring well was re-sampled and the result was non-detect for ethylbenzene. Based upon the initial result and the re-sample concentration, the average groundwater concentration for ethylbenzene at MW03-25 was 1.7 µg/L which meets the Table 2 SCS. All other parameter results were non-detect at MW03-25 and MW04-25.

Table 8 Summary of PHCs and VOCs in Groundwater APEC 1A and 1B

Parameter	Sample Identification			Table 2 SCSs
	MW03-25	MW04-25	MW03-25	
	Sample Date: March 17, 2025		August 27, 2025	
PHC F1 (C ₆ -C ₁₀)	< 25	< 25	< 25	750
PHC F2 (C ₁₀ -C ₁₆)	< 100	< 100	< 100	150
PHC F3 (C ₁₆ -C ₃₄)	< 200	< 200	< 200	500
PHC F4 (C ₃₄ -C ₅₀)	< 200	< 200	< 200	500
Acetone	< 30	< 30	< 30	2700
Bromomethane	< 0.5	< 0.5	< 0.5	0.89
Carbon tetrachloride	< 0.2	< 0.2	< 0.2	5
Chlorobenzene	< 0.5	< 0.5	< 0.5	30
1,2-Dichlorobenzene	< 0.5	< 0.5	< 0.5	3
1,3-Dichlorobenzene	< 0.5	< 0.5	< 0.5	59
1,4-Dichlorobenzene	< 0.5	< 0.5	< 0.5	1
Dichlorodifluoromethane	< 2	< 2	< 2	590
1,1-Dichloroethane	< 0.5	< 0.5	< 0.5	5
1,2-Dichloroethane	< 0.5	< 0.5	< 0.5	5
1,1-Dichloroethylene	< 0.5	< 0.5	< 0.5	14
trans-1,2-Dichloroethylene	< 0.5	< 0.5	< 0.5	17
cis-1,2-Dichloroethylene	< 0.5	< 0.5	< 0.5	17

Parameter	Sample Identification			Table 2 SCSs
	MW03-25	MW04-25	MW03-25	
	Sample Date: March 17, 2025		August 27, 2025	
1,2-Dichloropropane	< 0.5	< 0.5	< 0.5	5
cis-1,3-dichloropropene	< 0.5	< 0.5	< 0.5	0.5
trans-1,3-dichloropropene	< 0.5	< 0.5	< 0.5	0.5
1,3-dichloropropene (total)	< 0.5	< 0.5	< 0.5	0.5
Ethylene dibromide	< 0.2	< 0.2	< 0.2	0.2
n-Hexane	< 1	< 1	< 1	520
Methyl ethyl ketone	< 20	< 20	< 20	1800
Methyl isobutyl ketone	< 20	< 20	< 20	640
Methyl-t-butyl Ether	< 2	< 2	< 2	15
Methylene Chloride	< 0.5	< 0.5	< 0.5	50
Styrene	< 0.5	< 0.5	< 0.5	5.4
Tetrachloroethylene	< 0.5	< 0.5	< 0.5	17
1,1,1,2-Tetrachloroethane	< 0.5	< 0.5	< 0.5	1.1
1,1,2,2-Tetrachloroethane	< 0.5	< 0.5	< 0.5	1
1,1,1-Trichloroethane	< 0.5	< 0.5	< 0.5	200
1,1,2-Trichloroethane	< 0.5	< 0.5	< 0.5	5
Trichloroethylene	< 0.5	< 0.5	< 0.5	5
Trichlorofluoromethane	< 5	< 5	< 5	150
Vinyl Chloride	< 0.2	< 0.2	< 0.2	1.7
Benzene	< 0.5	< 0.5	< 0.5	5
Ethylbenzene	3.1*	< 0.5	< 0.5*	2.4
Toluene	< 0.5	0.9	< 0.5	24
Xylene (total)	< 0.5	< 0.5	< 0.5	300
m/p-xylene	< 0.5	< 0.5	< 0.5	---
o-xylene	< 0.5	< 0.5	< 0.5	---
Chloroform	< 0.5	< 0.5	< 0.5	22
Bromodichloromethane	< 0.5	< 0.5	< 0.5	16
Bromoform	< 0.5	< 0.5	< 0.5	25
Dibromochloromethane	< 0.5	< 0.5	< 0.5	25

Notes: Analytical results presented as µg/L (parts per million) unless otherwise noted.

"<" indicates parameter is below the laboratory reporting limit (i.e. non-detect).

Highlighted and shaded value exceeds the Table 2 SCSs.

Table 2 SCSs refer to Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for All Types of Property Use (medium to fine textured soils).

*The average concentration of ethylbenzene at MW03-25 is 1.7 µg/L based upon two (2) sampling events.

5.9 Sediment Quality

Sediment quality testing is not applicable.

5.10 Residue Management

There was no residue management as part of this Phase Two ESA.

5.11 Survey Plan – Phase Two Property

A survey plan for the Phase Two Property is found on the following page.

5.12 Quality Assurance and Quality Control Results

The sampling holding times were met and the samples were properly preserved after collection for the Phase Two ESA. The QA/QC measures implemented by the laboratory were maintained throughout the investigation. There were no QA/QC issues, and it is our opinion that the analytical results generated during this ESA can be relied upon.

5.13 Phase Two Conceptual Site Model

The Phase Two ESA consisted of the advancement of five (5) boreholes. Four (4) monitoring wells were installed. Based upon the advancement of the boreholes and monitoring wells, sampling of soil and groundwater was completed. The soil and groundwater contaminants of concern included metals and metal hydrides, PHCs and VOCs. Two (2) samples were also submitted for pH analysis.

Based on the investigative work completed, a Phase Two conceptual site model has been prepared summarized in the narrative below and illustrated on **Figure 6** that includes borehole locations, and monitoring wells.

Table 9 Phase Two Conceptual Site Model

MECP Requirements to be Addressed in Phase Two ESA		Phase Two Narrative and Discussion
Description and assessment of,	A) Areas where potentially contaminating activity has occurred	Areas identified where PCAs have occurred are provided on the Phase One Conceptual Site Model, Figure 2. It is the opinion of GHD that the two (2) PCAs listed below have resulted in an APEC on the Property. It is noted that the PCAs attribute to the same APEC. On-site: Storage Area (PCA #A). This PCA is identified for the storage of building material / equipment and re-fueling of equipment within the storage area on the Property. On-site: Importation of Fill Material of Unknown Quality (PCA #30). This PCA is identified for fill that the Client used as a base for the storage area. There is no documentation of the fill quality. APEC 1B was identified. On-site: Importation of Fill Material of Unknown Quality (PCA #30). This PCA is identified for fill that the Client imported from a municipal street project. APEC 2 was identified. One offsite PCA was identified within the Phase One Study Area as shown on the Phase One Conceptual Site Model, Figure 2. Based on its location relative to the Property and the local inferred groundwater flow direction, it is GHD's opinion that the PCA does not result in an APEC on the Property.
	B) Areas of potential environmental concern	The following APEC was identified related to the PCAs and are illustrated on Figure 3 with the associated investigative test hole locations presented on Figure 4. APEC 1A/B: Western area of the Property in proximity to a storage area. Boreholes MW03-25, MW04-25, and BH05-25 were advanced within this APEC. Soil from MW03-25, MW04-25 and BH05-25 was analyzed for PHCs and VOCs. Soil from MW04-25 and BH05-25 were analyzed for metals and metal hydrides. Groundwater from MW03-25 and MW04-25 was sampled for PHCs and VOCs. During the initial groundwater sampling ethylbenzene was detected at 3.1 µg/L, exceeding the Table 2 SCS of 2.4 µg/L. The monitoring well was re-sampled and the result was non-detect for ethylbenzene. Based upon the initial result and the re-sample concentration, the average groundwater concentration of 1.7 µg/L for ethylbenzene at MW03-25 meets the Table 2 SCSs. The soil and groundwater results met the MECP Table 2 SCS for RPI property use for the COPCs associated with APEC 1A/B. APEC 2: Stockpiled soils located in the south-central portion of the property. Six (6) test holes were advanced into the stockpile with representative soil samples submitted for analysis for pH, metals and hydride metals, inorganics including EC and SAR, CN-, Hg, pH, PAHs, PHCs and VOCs. One sample exceeded for EC and one sample exceeded for EC and SAR. All other parameters were reported within the applicable SCS. EC and SAR are typically related to use of road salt for de-icing activities and would be expected in soils originating from a municipal street. As the stockpiled soils are considered to be excess soil, handling of the material should follow the guidance provided in Rules for Soil Management and Excess Soil Quality Standards under Ontario Regulation 406/19. Based upon this regulation and the rules document, salt impacted soils can be used in areas such as roadways, driveways and sidewalks where salt impacts would be expected or in other areas where the soils are placed 1.5 metres below surface or within 1.5 m of surface in accordance with a landscape plan while maintaining a setback of 30 m from waterbodies or 100 m from a potable water well.

	C) Any subsurface structures and utilities on, in or under the Phase Two Property that may affect contaminant distribution and transport	No subsurface structures and utilities on, in or under the Phase Two Property were identified that may affect contaminant distribution and transport.
Description of and, as appropriate, figures illustrating the physical setting of the Phase Two Property and any areas under it including,	A) Stratigraphy from ground surface to the deepest aquifer investigated	The stratigraphy of the Property generally encountered a surficial layer of topsoil, over fill or native sands and silts of varying composition over a glacial till. In the area of borehole MW03-25, a very soft layer of cohesive soil was encountered from 5.3 to 6.7 mbgs. Gradation analysis was conducted on three (3) samples of the sandy clayey silt, silty clay till and clayey sandy silt from the area of the APEC. The sandy clayey silt in MW03-25 had a composition of 2% gravel, 32% sand, 36% silt and 30% clay-sized particles, the silty clay till in MW3-25 had a composition of 1% gravel, 10% sand, 36% silt and 53% clay-sized particles, and the clayey sandy silt fill in MW04-25 had a composition of 19% 21% sand, 38% silt and 22% clay-sized particles.
	B) Hydrogeological characteristics including aquifers in each hydrostratigraphic unit where one or more contaminants is present at concentrations above the applicable site condition standards, lateral and vertical gradients	There were no contaminants in the soil or groundwater reported above the applicable SCS. Groundwater seepage was encountered within gravelly sand, sandy clayey silt, silty sand seams within or overlying the glacial till. Monitoring well screens were installed to straddle the seepage zones. Lateral gradients where groundwater was encountered was calculated to be 0.008 in the direction of flow between MW03-25 and MW04-25. Overall groundwater flow at the Property is expected to be driven by Lake Scugog located 200 m east of the Property with localized flow patterns toward the low-lying area in the western portion of the Property.
	C) Approximate depth to bedrock	Bedrock was not encountered during the drilling investigation and is expected to be greater than 60 m below ground surface.
	D) Approximate depth to water table	Groundwater seepage was generally encountered within gravelly sand, sandy clayey silt, silty sand seams within or overlying the glacial till. Water levels on April 2, 2025 were measured to range from 0.2 to 1.6 m. The shallow groundwater levels are expected to be the result of seasonal fluctuations representing temporary spring water levels.
	E) Any respect in which section 35, 41 or 43.1 of the regulation applies to the property	Section 35, 41 and 43.1 are not applicable. As per Section 41, the Property is not within, adjacent to or within 30 m of an area of natural significance and does not have soil with pH less than 5 (surface and subsurface soil) or pH greater than 9 or 11 (surface and subsurface soil, respectively). It is the opinion of the Qualified Person that Section 41 does not apply. As per Section 43.1, the Property is not a shallow soil property and is not part of, adjacent to or within 30 m of a water body. It is the opinion of the Qualified Person that section 43.1 does not apply. It is GHD's opinion that Section 35 does not apply. The results will be compared to the MECP Table 2 Potable SCSs.
	F) Areas on, in or under the Phase Two Property where excess soil is finally placed	No areas on, in or under the Phase Two Property where excess soil is finally placed was identified.
	G) Approximate locations, if known, of any proposed building and other structures	Based on a proposed site plan provided to GHD, the Property is proposed for residential development; however, the locations of the buildings on each lot are not known.
Where a contaminant is present on, in or under the Phase Two property at a concentration greater than the applicable SCS, identification of,	A) Each area where a contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable SCS	EC and SAR were reported at a concentration greater than the applicable SCS. It is recommended that the material identified as excess soil follow the Excess Soil Rules for final placement and outlined in this report. There were no other contaminants identified greater than the applicable SCS.
	B) The contaminants associated with each of the areas referred to in subparagraph A	Not Applicable.

	C) Each medium in which a contaminant associated with an area referred to in subparagraph is present	Not Applicable.
	D) A description and assessment of what is known about each of the areas referred to in A	Not Applicable.
	E) The distribution, in each of the areas referred to in A, of each contaminant present a concentration greater, for each medium in which the contaminant is present.	Not Applicable.
	F) Anything known about the reason for the discharge of the contaminants present on, in or under the Phase Two Property at a concentration greater than the SCS in the natural environment	Not Applicable.
	G) Anything known about migration of the contaminants present on, in or under the Phase Two Property at a concentration greater than the applicable SCS away from any APEC including the identification of any preferential pathways	Not Applicable.
	H) Climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in ground water levels	Not Applicable.
	I) If applicable, information concerning soil vapour intrusion of the contaminants into buildings including: 1) Relevant construction features of a building such as a basement or crawl space 2) Building heating, ventilating and air conditioning design and operation 3) Subsurface utilities	Not Applicable.
Where contaminants on, in or under the Phase Two Property are present at concentrations greater than the	A) The lateral and vertical distribution of a contaminant in each area where the contaminants are present at concentrations greater than the applicable SCS	Not Applicable.

applicable SCS, one or more cross-sections showing	in soil, groundwater and sediment	
	B) Approximate depth to water table in each area referred to in subparagraph A	Not Applicable.
	C) Stratigraphy from ground surface to the deepest aquifer or aquitard investigated	Not Applicable.
	D) Any subsurface structures and utilities that may affect contaminant distribution and transport in each area referred to in subparagraph A	Not Applicable.
For each areas where a contaminant is present on, in or under the property at a concentration greater than the applicable SCS for the contaminant, a diagram identifying, with narrative explanatory notes	A) The release mechanisms	Not Applicable.
	B) The contaminant transport pathway	Not Applicable.
	C) The human and ecological receptors located on, in or under the Phase Two Property	Not Applicable.
	D) Receptor exposure points	Not Applicable.
	E) Routes of exposure	Not Applicable.

6. Conclusions

The supporting data upon which our conclusions are based have been presented in the previous sections of this report. The environmental assessment represents a "snapshot" in time. Consideration has been given to the known Property history, the physical setting, adjacent land use and current regulatory requirements in developing the terms of reference for this study. GHD cannot guarantee the reliability of information provided by others. However, whenever possible, verification of authenticity was attempted.

Based on our observations, the field investigation program and laboratory results, the following conclusions are presented:

- The soil sampled from the Property met the Table 2 SCSs for RPI property use (medium to fine textured soils) for the parameters tested except for EC and SAR in two (2) of the stockpiled soils samples. Two (2) samples were tested for pH with the results within the acceptable MECP range for surface soil.
- The groundwater sampled from the Property also met the Table 2 SCSs for all types of property uses (medium to fine textured soils) for the parameters tested including PHCs and VOCs.

It is GHD's opinion that the Property is suitable from an environmental site assessment perspective for the proposed residential development. Based upon this assessment including our soil and groundwater testing, the Property has a low risk of environmental concern with appropriate management of the materials with elevated SAR and EC. It is our opinion that no further environmental investigation is required at this time

6.1 Signatures

The following signatures are provided of GHD staff that prepared and conducted the Phase Two ESA. Mr. Robert Neck, a Qualified Person within the meaning of the Environmental Protection Act and associated Regulation 153/04, has provided his opinion based on the information provided in this report.

Following the References section of this report is the Statement of Limitations. These limitations are an integral part of this report. Should questions arise regarding any aspect of our report, please contact the undersigned or our office.

Regards,



Steven Gagne, H.B.Sc.
Project Manager



Robert Neck P.Geo (Limited)
Senior Geoscientist, Project Director



7. References

Chapman and Putnam, 1984. The Physiography of Southern Ontario, 3rd Edition. Ministry of Natural Resources.

Environmental Protection Act, R.S.O. 1990, and associated regulations.

Occupational Health and Safety Act, R.S.O. 1990, and associated regulations.

Ontario Ministry of the Environment, 2011. Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act (Environmental Protection Act 153/04, as amended).

GHD Limited, Geotechnical Investigation, Proposed Residential Development – Fourteen Estates. Reference No. 12656921-01 dated May 3, 2025.

GHD Limited, Hydrogeological Assessment, Proposed Residential Development, Part Lots 21 and 22, Concession 8, Whitfield Road, Scugog, Ontario. Reference No. 12656921-01 dated May 20, 2025.

GHD Limited, Phase One Environmental Site Assessment, Proposed Residential Development, Part Lots 21 and 22, Concession 8, Whitfield Road, Scugog, Ontario. Reference No. 12656921-01 dated March 27, 2025.

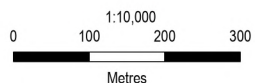
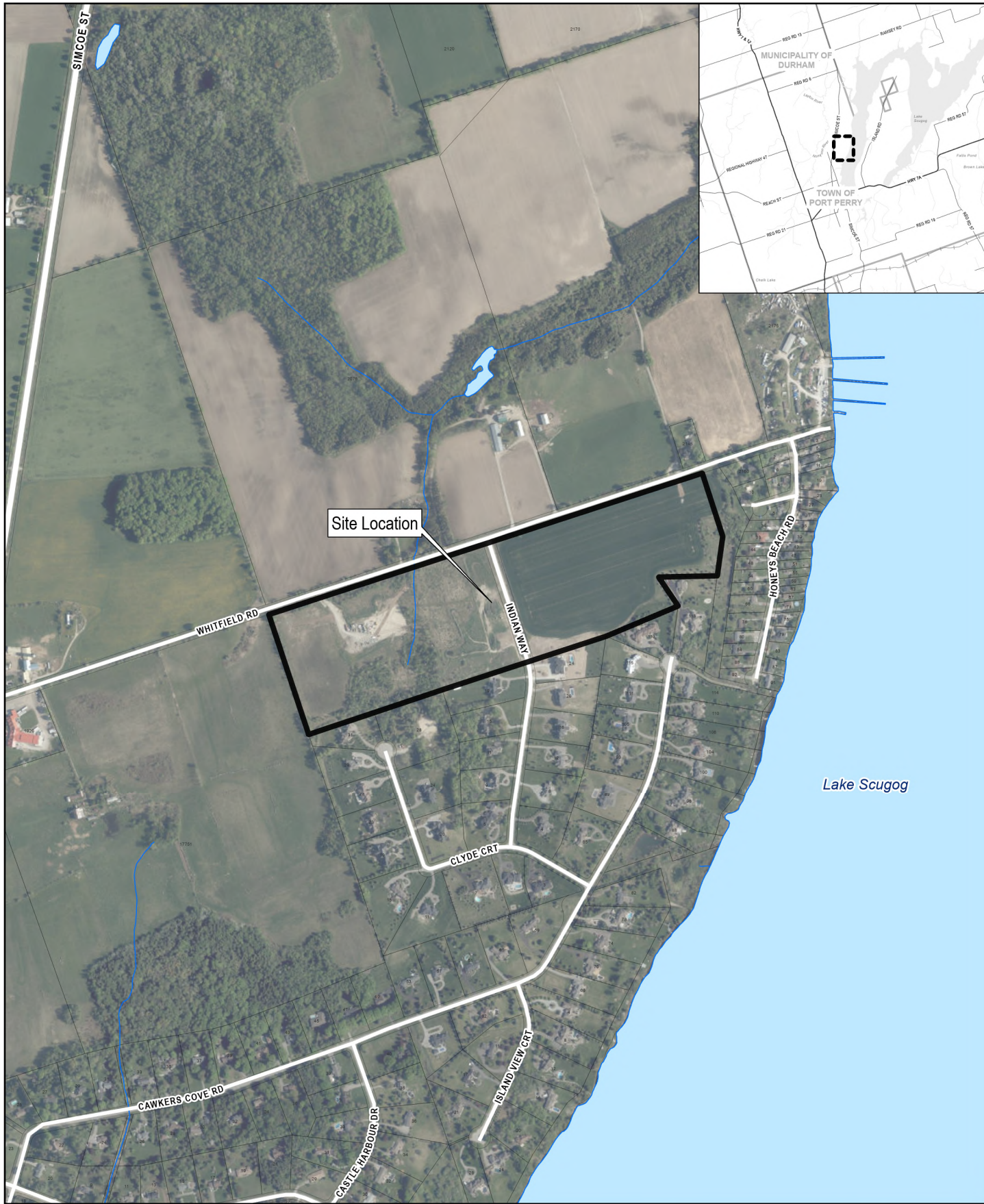
8. Statement of Limitations

This report is intended solely for Honey Heights Developments Ltd. in assessing the environmental concerns of land located on Part Lots 21 and 22, Concession 8, Township of Scugog within the Regional Municipality of Durham, Ontario and is prohibited for use by others without GHD's prior written consent. This report is considered GHD's professional work product and shall remain the sole property of GHD. Any unauthorized reuse, redistribution or reliance on the report shall be at the Client and recipient's sole risk, without liability to GHD. Client shall defend, indemnify and hold GHD harmless from any liability arising from or related to Client's unauthorized distribution of the report. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

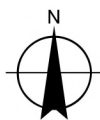
The recommendations made in this report are in accordance with our present understanding of the project, the current site use, ground surface elevation and conditions, and are based on the work scope approved by the Client and described in the report. The services were performed in a manner consistent with that level of care and skill ordinarily exercised by members of geotechnical engineering professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made. 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.

It is important to emphasize that a soil investigation is, in fact, a random sampling of a site and the comments included in this report are based on the results obtained at the test locations only. The subsurface conditions confirmed at the test locations may vary at other locations. The subsurface conditions can also be significantly modified by the construction activities on site (e.g., excavation, dewatering and drainage, blasting, pile driving, etc.). These conditions can also be modified by exposure of soils or bedrock to humidity, dry periods or frost. Soil and groundwater conditions between and beyond the test locations may differ both horizontally and vertically from those encountered at the test locations and conditions may become apparent during construction which could not be detected or anticipated at the time of our investigation. Should any conditions at the site be encountered which differ from those found at the test locations, we request that we be notified immediately in order to permit a reassessment of our recommendations. If changed conditions are identified during construction, no matter how minor, the recommendations in this report shall be considered invalid until sufficient review and written assessment of said conditions by GHD is completed.

Figures



Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N



Honey Heights Developments Ltd
Whitfield Road, Scugog, Ontario
Municipality of Durham

Phase Two ESA Site Location Plan

Project No. 12656921
Revision No.
Date Oct 27, 2025

Figure 1

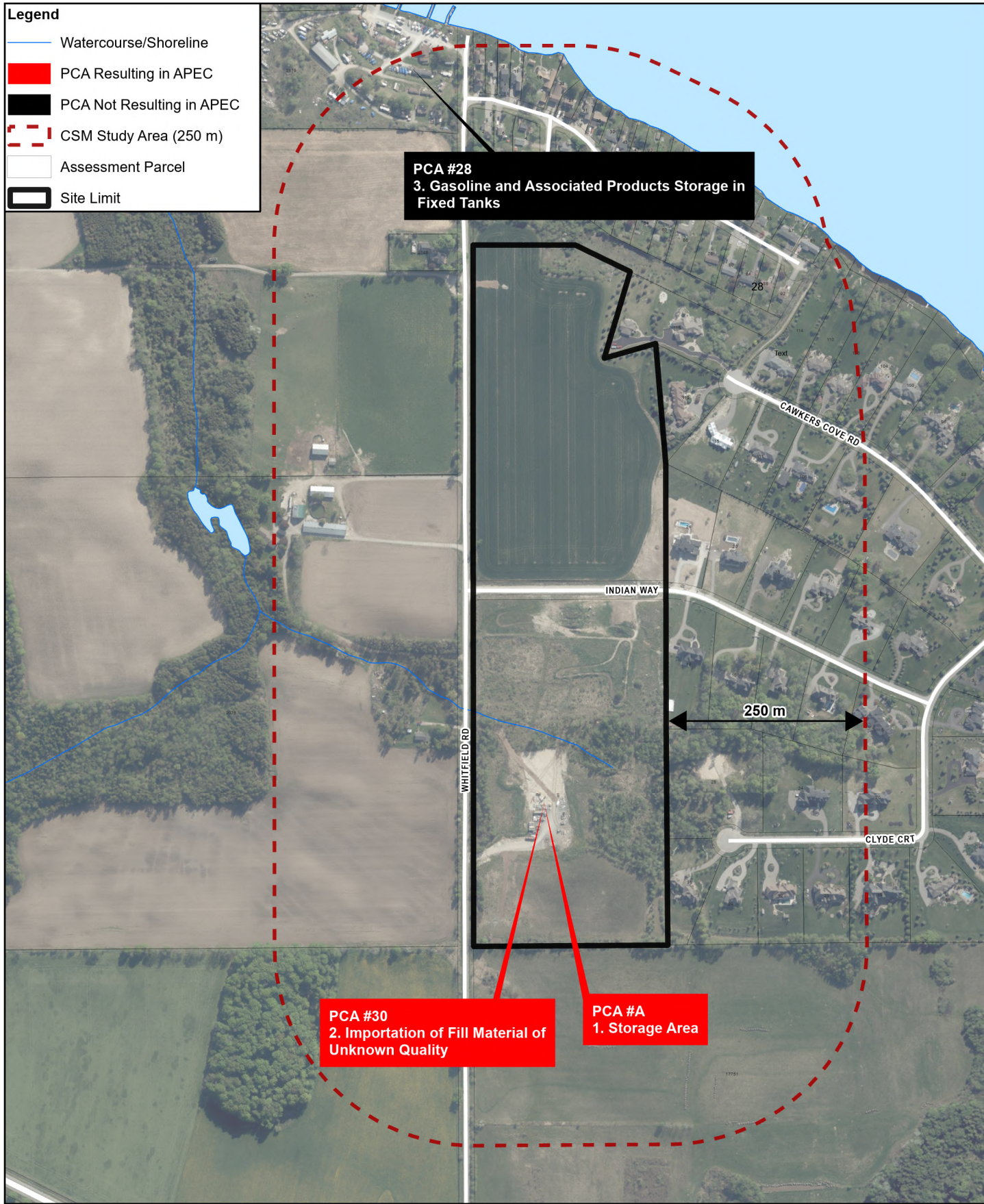
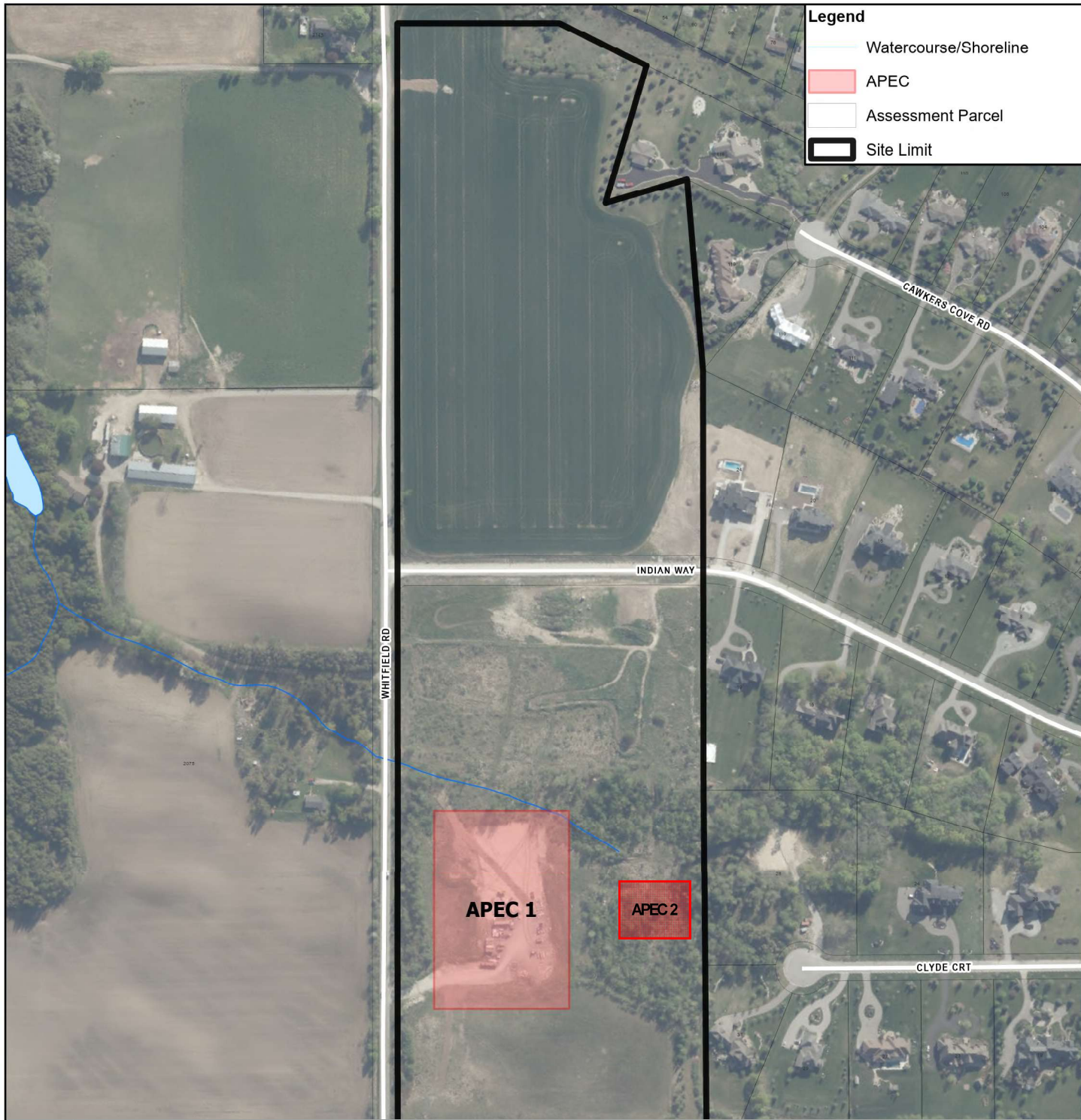
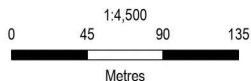


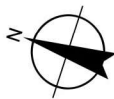
Figure 2



APEC	Location of APEC on Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted
1A	Storage area in western end of Property	Storage area with house building supplies and small refueling activities (PCA #A)	On-Site	PHCs and VOCs	Soil
1B	Storage area in western end of Property	Importation of Fill Material of Unknown Quality (PCA #30)	On-Site	pH, metals, hydride forming metals, (As, Sb, Se), cyanide (CN-), mercury (Hg), pH, petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs)	Groundwater
2	South Central	Importation of Fill Material of Unknown Quality (PCA #30)	On-Site	pH, metals, hydride forming metals, (As, Sb, Se), cyanide (CN-), mercury (Hg), pH, polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs)	Soil



Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N

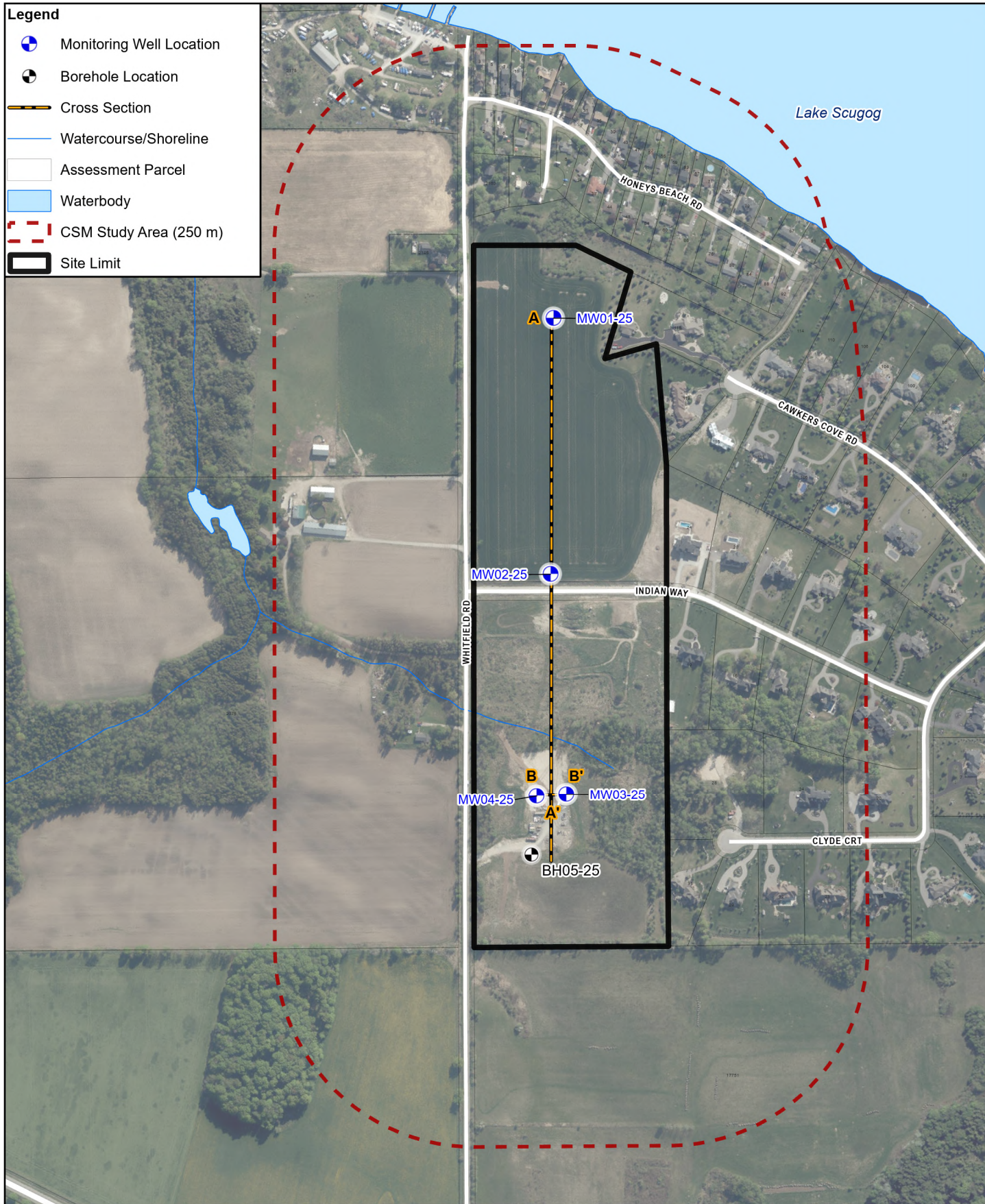


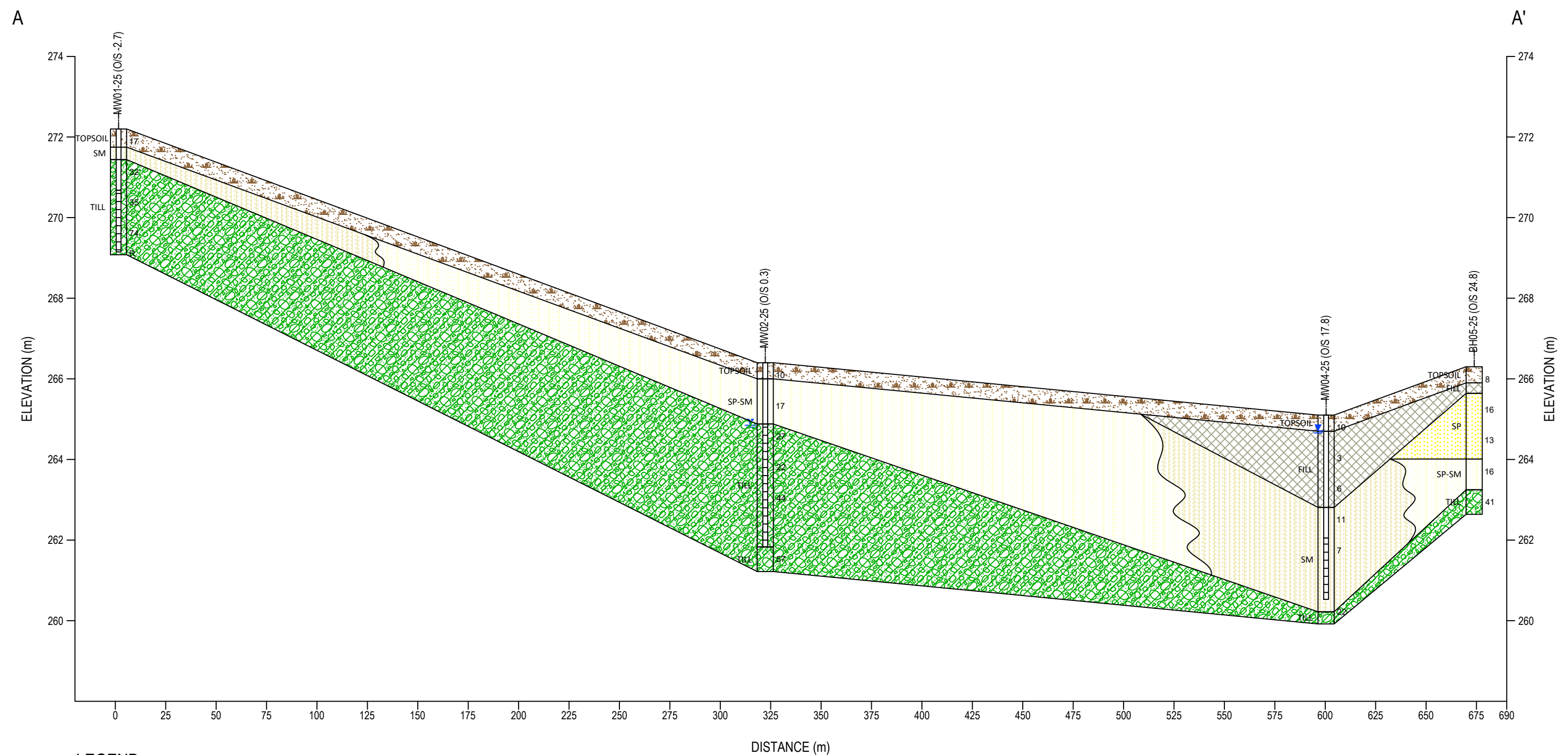
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Municipality of Durham

Phase Two ESA Areas of Potential Environmental Concern

Project No. 12656921
Revision No.
Date Oct 28, 2025

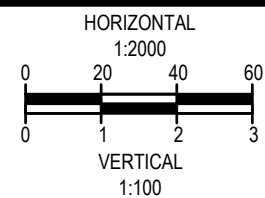
Figure 3





LEGEND

- ← O/S = OFFSET FROM CROSS SECTION (METER)
- + UP CHAINAGE
- DOWN CHAINAGE
- ← BOREHOLE/WELL LABEL
- N ← 'N' SPT VALUES
- 20 ← BOREHOLE STRATA SYMBOL
- ← WATER LEVEL IN MONITORING WELL ON APRIL 2, 2025
- ← SCREEN IN MONITORING WELL
- TOPSOIL
- FILL
- SP-SAND
- SM-SILTY SAND
- SP-SM-SANDY SILT
- SC-SM-SANDY CLAYEY SILT
- CL-ML-SANDY SILTY CLAY
- SANDY SILT to SANDY SILTY CLAY TILL

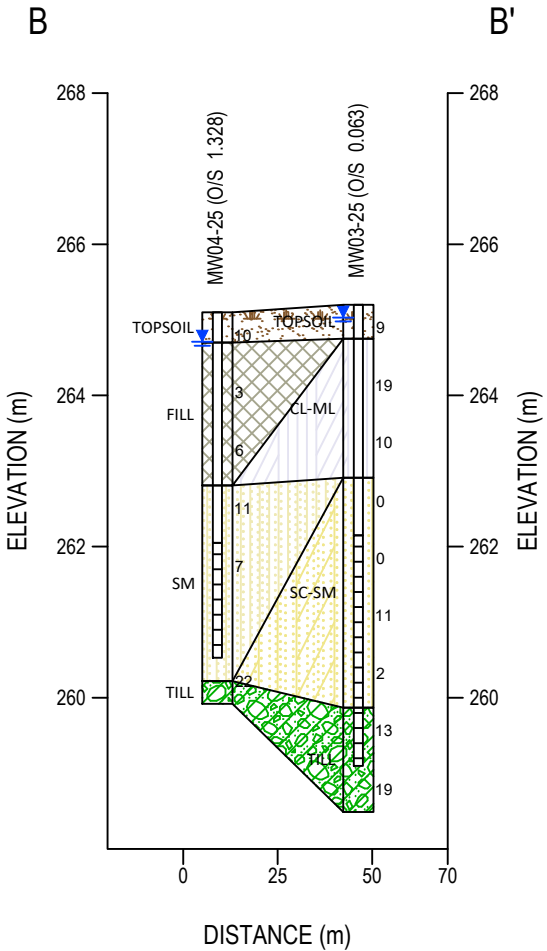


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PHASE TWO ESA

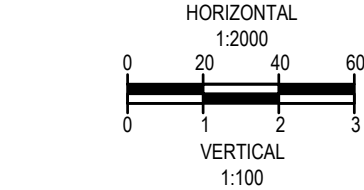
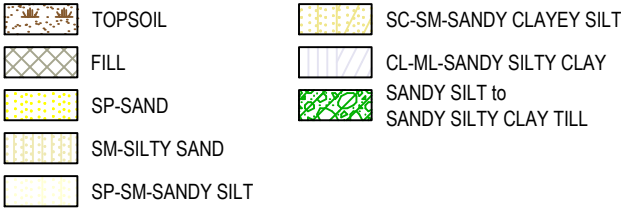
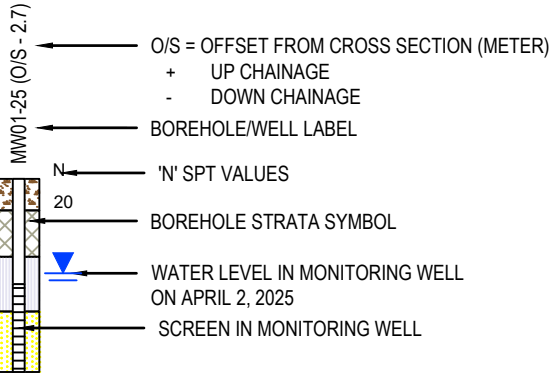
Project No. 12656921
Date October 2025

CROSS SECTION A-A'

FIGURE 5.1



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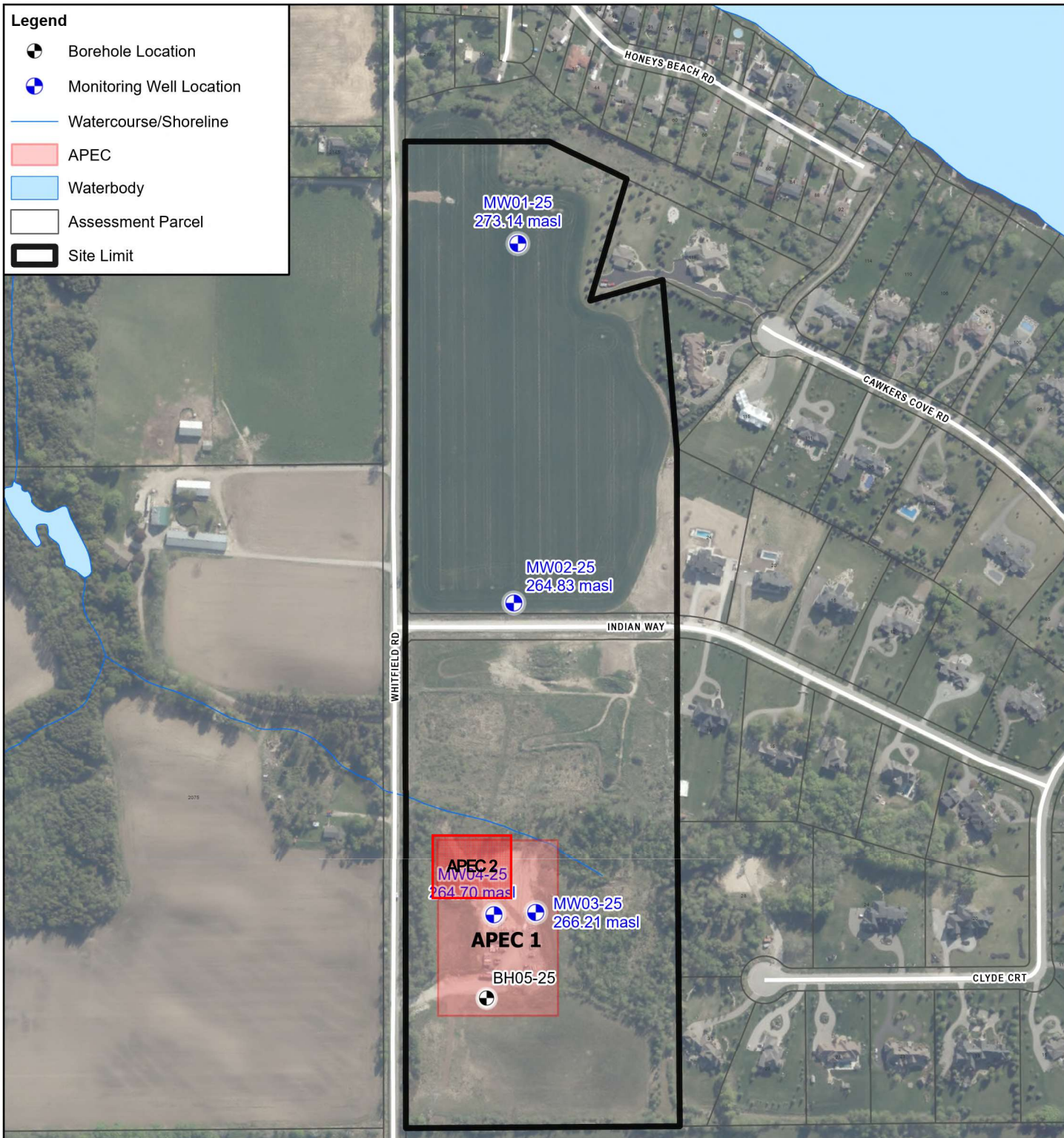


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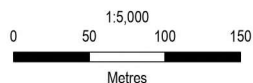
Project No. 12656921
Date October 2025

CROSS SECTION B-B'

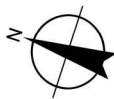
FIGURE 5.2



APEC	Location of APEC on Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted	Phase Two CSM
1A	Storage area in western end of Property	Storage area with house building supplies and small refueling activities (PCA #A)	On-Site	PHCs and VOCs	Soil	Meets Applicable SCS
				PHCs and VOCs	Groundwater	Meets Applicable SCS
1B	Storage area in western end of Property	Importation of Fill Material of Unknown Quality (PCA #30)	On-Site	pH, metals, hydride forming metals, (As, Sb, Se), cyanide (CN-), mercury (Hg), pH, petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs)	Soil	Meets Applicable SCS
2	South Central	Importation of Fill Material of Unknown Quality (PCA #30)	On-Site	pH, metals, hydride forming metals, (As, Sb, Se), cyanide (CN-), mercury (Hg), pH, polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs) and volatile organic compounds (VOCs)	Soil	Meets Applicable SCS with Exception of EC/SAR



Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N



Honey Heights Developments Ltd
Whitfield Road, Scugog, Ontario
Municipality of Durham

Project No. 12656921
Revision No.
Date Oct 27, 2025

Phase Two Conceptual Site Model

Figure 6

Appendices

Appendix E

Sampling and Analysis Plan

APPENDIX E: SAMPLING AND ANALYSIS PLAN

PROJECT NO.: 12656921

CLIENT: Honey Heights Developments Ltd.

PROPERTY: Lot 21 and 22, Concession 8, Whitfield Road, Scugog, Ontario

APEC	RATIONALE	INVESTIGATION TYPE	SAMPLE IDENTIFICATION	ESTIMATED INVESTIGATION DEPTH	SAMPLE MEDIA	LABORATORY ANALYSIS	PHYSICAL IMPEDIMENTS	SAMPLING GUIDELINES
APEC 1 – Storage area with house building supplies and small refueling activities (PCA #A) And Importation of Fill Material of Unknown Quality (PCA #30)	On-site PCA. Confirm soil and groundwater quality in western end of the Property	Boreholes	MW3-25, MW4-25, BH5-25	Advanced boreholes to maximum depth of 6.0 metres below ground surface	Soil	Metals, pH, PHCs, and VOCs	No drilling within buried utility corridors or the building footprint.	Sample from areas of shallow surficial soils / fill for metals and pH in two locations. Sample in areas with highest vapour reading or above the groundwater table for PHC and VOCs in all three locations.
		Monitoring Wells	MW3-25 and MW4-25		Groundwater	PHCs, and VOCs,		Purge well dry three times or three well volumes. Sample from the center of the water column with low-flow sampling equipment.

Notes:

Refer to Test Hole Plan for locations. Refer to Proposal for details.

Samples to be submitted to SGS Canada Inc., Standard turnaround time to meet project requirements.

If installed, groundwater monitoring wells or piezometers to be developed and purged minimum of 3 times prior to sampling.

Sample MDLs to meet MECP Table 2 Standards.

If Fill is encountered, confirm quality of fill (metals and pH testing)

- 1) PHCs and VOCs – select soil sample with highest PID reading and/or suspected contamination
- 2) All soil samples should be collected from at or above water table unless DNAPLs are suspected
- 3) If impact is encountered, one soil sample should be collected below any “impacted” sample for vertical delineation

Follow GHD collection procedures for soil and groundwater samples including methanol preservative method for soil VOCs and PHC F1 analysis

Appendix F

Subsurface Exploration Data



STRATIGRAPHIC AND INSTRUMENTATION RECORD (Overburden)

MW01-25

Project Number: 12656921

Client: Honey Heights Developments Ltd.
Project: Fourteen Estates, Whitfield Road
Location: Whitfield Road, Scugog, Ontario
Date Range (dd/mm/yyyy): 10/03/2025
Drilling Company: ACE Drilling
Equipment Used: Geo Probe
Drilling Method(s): Solid Stem Auger

Page 1 of 1

Northing: 4889608 m**Logged By:** Jacob Kempt**Easting:** 664964 m**Reviewed By:** Michael Nieu Kirk**Horizontal Datum:** NAD83 / UTM zone 17N**Elevation:** 272.20 m**Final Depth:** 3.12 m**Elevation Datum:****Coordinates and Elevation Values are Approximate**

Depth Scale (m)	Depth (m)	Strata	Description	Sample Number	Recovery %	Blows per 0.15m or Partial Increment	N'/RQD Value	PID (ppm)	Grain Size Analysis					Moisture Content %	Water Level(s)	Monitoring Well
	Elev. (m)								Gravel %	Sand %	Silt %	Clay %	Fines %			
	0.00 272.20															
	0.45		TOPSOIL (450 mm)	SS1	83	6-6-11-7	17	0						14		
	271.75		NATIVE: SILTY SAND, some clay, trace gravel, light brown, moist, compact													
	0.76															
1	271.44		SILT AND SAND TILL, trace gravel, some clay, light brown, moist, dense	SS2	92	14-15-17-19	32	0						8		
2				SS3	96	17-18-17-17	35	0	4	46	35	15		8		
			- very dense, occasional cobbles, auger grinding at 2.29m BGS													
				SS4	96	11-26-48-50/127 mm	74	0						5		
3	3.12 269.08		End of Hole at 3.12 m BGS	SS5	100	50/76 mm	R	0						6		
4																
5																
6																
7																
8																
9																

Legend:

Measuring Point Elevation may change; Refer to Current Elevation Table

At Time of Drilling:

Upon Completion of Drilling: Dry

Last Water Level Taken: 17/03/2025

N Value: R - Refusal

Well - Reference Elevation(s)

Location Elevation (m)

MW01-25

T.O.S.: Top of Screen
B.O.S.: Bottom of Screen
Screen Diameter: 51 mm
Screen Slot Size:
Material: PVC

Water Readings

Date (dd/mm/yyyy) Depth Unit

17/03/2025 Dry



STRATIGRAPHIC AND INSTRUMENTATION RECORD

(Overburden)

MW02-25
Project Number: 12656921

Client: Honey Heights Developments Ltd.
Project: Fourteen Estates, Whitfield Road
Location: Whitfield Road, Scugog, Ontario
Date Range (dd/mm/yyyy): 10/03/2025
Drilling Company: ACE Drilling
Equipment Used: Geo Probe
Drilling Method(s): Solid Stem Auger

Page 1 of 1

Northing: 4889512 m
Easting: 664658 m
Horizontal Datum: NAD83 / UTM zone 17N
Elevation: 266.40 m
Elevation Datum:
Logged By: Jacob Kempt
Reviewed By: Michael Nieu Kirk
Final Depth: 5.18 m
Coordinates and Elevation Values are Approximate

Depth Scale (m)	Depth (m)	Strata	Description	Sample Number	Recovery %	Blows per 0.15m or Partial Increment	N/RQD Value	PID (ppm)	Grain Size Analysis					Moisture Content %	Water Level(s)	Monitoring Well
	Elev. (m)								Gravel %	Sand %	Silt %	Clay %	Fines %			
	0.00 266.40															
	0.40 266.00		TOPSOIL (400 mm)	SS1	96	7-7-3-4	10	0						23		
			NATIVE: SANDY SILT, some clay, trace gravel, brown, moist, compact													
				SS2	100	6-9-8-12	17	0						10		
	1.52 264.88		SANDY SILT TILL, some clay, trace gravel, brown, moist, compact	SS3	100	9-12-15-18	27	0						14		
				SS4	100	9-11-11-14	22	0						13		
			- mottled, dense at 3.05m BGS	SS5	100	13-19-25-48	44	0						11		
	4.57 261.83		GRAVELLY SAND TILL, trace silt, trace clay, light brown, wet, very dense - groundwater encountered, wet at 4.57m BGS	SS6	87	14-22-35-37	57	0	29	59	8	4	10			
	5.18 261.22		End of Hole at 5.18 m BGS													

Legend:

Measuring Point Elevation may change; Refer to Current Elevation Table

At Time of Drilling:
Upon Completion of Drilling: 3.05 m on 10/03/2025

 Last Water Level Taken: 02/04/2025

Well - Reference Elevation(s)

Location	Elevation (m)
----------	---------------

MW02-25

T.O.S.: Top of Screen
 B.O.S.: Bottom of Screen
 Screen Diameter: 51 mm
 Screen Slot Size:
 Material: PVC
 mBGS: Meters below ground surface
 mBTC: Meters below top of casing

Water Readings

Date (dd/mm/yyyy)	Depth	Unit
17/03/2025	1.78	mBGS
02/04/2025	1.55	mBGS



STRATIGRAPHIC AND INSTRUMENTATION RECORD (Overburden)

MW03-25

Project Number: 12656921

Client: Honey Heights Developments Ltd.
Project: Fourteen Estates, Whitfield Road
Location: Whitfield Road, Scugog, Ontario
Date Range (dd/mm/yyyy): 10/03/2025
Drilling Company: ACE Drilling
Equipment Used: Geo Probe
Drilling Method(s): Solid Stem Auger

Page 1 of 1

Northing: 4889408 m**Logged By:** Jacob Kempt**Easting:** 664401 m**Reviewed By:** Michael Nieu Kirk**Horizontal Datum:** NAD83 / UTM zone 17N**Elevation:** 265.20 m**Final Depth:** 6.71 m**Elevation Datum:****Coordinates and Elevation Values are Approximate**

Depth Scale (m)	Depth (m)	Elev. (m)	Strata	Description	Sample Number	Recovery %	Blows per 0.15m or Partial Increment	N/RQD Value	PID (ppm)	Grain Size Analysis					Moisture Content %	Water Level(s)	Monitoring Well
										Gravel %	Sand %	Silt %	Clay %	Fines %			
	0.00	265.20															
	0.45	264.75		TOPSOIL (450 mm)	SS1	100	3-4-5-5	9	0						18		
				NATIVE: SILTY CLAY, trace sand, trace gravel, grey, moist, very stiff													
1					SS2	100	7-10-9-10	19	0						15		Hole-Plug
				- stiff at 1.52m BGS													
2					SS3	92	3-4-6-2	10	0						14		
	2.29	262.91		SANDY CLAYEY SILT, brown, wet, very soft	SS4	50	0-0-0-0	0	0	2	32	36	30		18		2.44 262.76
				- VANE TEST at 2.90m BGS	V1												T.O.S. 3.05 262.15
3					SS5	50	0-0-0-0	0	0						20		
				- VANE TEST at 3.66m BGS	V2												
4				- dark brown, saturated at 3.81m BGS	SS6	67	0-0-11-24	11	0						50		Sand
				- trace root, no recovery, at 4.57m BGS	SS7	0	1-0-2-6	2	0						22		
5	5.33	259.87		SILTY CLAY TILL, trace sand, grey, moist, stiff	SS8	67	2-5-8-10	13	0	1	10	36	53		22		
				- VANE TEST at 5.94m BGS	V3												
6				- very stiff at 6.10m BGS	SS9	79	3-7-12-15	19	0						13		6.10 259.10 B.O.S. 6.10 259.10
7	6.71	258.49		End of Hole at 6.71 m BGS													
8																	
9																	

Legend:

Measuring Point Elevation may change; Refer to Current Elevation Table

At Time of Drilling:

Upon Completion of Drilling: 0.91 m on 10/03/2025

Last Water Level Taken: 02/04/2025

Well - Reference Elevation(s)

Location Elevation (m)

MW03-25

T.O.S.: Top of Screen

B.O.S.: Bottom of Screen

Screen Diameter: 51 mm

Screen Slot Size:

Material: PVC

mBGS: Meters below ground surface

mBTC: Meters below top of casing

Water Readings

Date (dd/mm/yyyy)

02/04/2025

Depth

0.17

Unit

mBGS



STRATIGRAPHIC AND INSTRUMENTATION RECORD (Overburden)

MW04-25

Project Number: 12656921

Client: Honey Heights Developments Ltd.
Project: Fourteen Estates, Whitfield Road
Location: Whitfield Road, Scugog, Ontario
Date Range (dd/mm/yyyy): 10/03/2025
Drilling Company: ACE Drilling
Equipment Used: Geo Probe
Drilling Method(s): Solid Stem Auger

Page 1 of 1

Northing: 4889443 m
Easting: 664388 m
Horizontal Datum: NAD83 / UTM zone 17N
Elevation: 265.10 m
Elevation Datum:
Logged By: Jacob Kempt
Reviewed By: Michael Nieu Kirk
Final Depth: 5.18 m
Coordinates and Elevation Values are Approximate

Depth Scale (m)	Depth (m)	Strata	Description	Sample Number	Recovery %	Blows per 0.15m or Partial Increment	N/RQD Value	PID (ppm)	Grain Size Analysis					Moisture Content %	Water Level(s)	Monitoring Well		
	Elev. (m)								Gravel %	Sand %	Silt %	Clay %	Fines %					
	0.00 265.10																	
1 2 3 4 5 6 7 8 9	0.40 264.70		TOPSOIL (400 mm)	SS1	33	4-6-4-12	10	0						13	 Hole-Plug 1.22 263.88 Sand T.O.S. 3.05 262.05 4.57 260.53 B.O.S. 4.57 260.53	1 2 3 4 5 6 7 8 9		
	- loose at 1.52m BGS		SS2	38	3-1-2-1	3	0	19	21	38	22		24					
			SS3	79	1-1-5-7	6	0					21						
	2.29 262.81		NATIVE: SILTY SAND, some gravel, some clay, brown, wet, compact	SS4	54	5-4-7-11	11	0						19				
	- loose at 3.05m BGS		SS5	62	2-3-4-5	7	0					14						
	4.88 260.22 5.18 259.92			SILTY CLAY TILL, some sand, trace gravel, wet, very stiff	SS6	67	8-10-12-13	22	0								19	
	End of Hole at 5.18 m BGS																	
	6																	
	7																	
8																		
9																		

Legend:	Well - Reference Elevation(s)		Water Readings		
	Location	Elevation (m)	Date (dd/mm/yyyy)	Depth	Unit
	MW04-25		17/03/2025 02/04/2025	0.13 0.39	mBGS mBGS

Measuring Point Elevation may change; Refer to Current Elevation Table
At Time of Drilling:
Upon Completion of Drilling: 0.91 m on 10/03/2025
Last Water Level Taken: 02/04/2025

T.O.S.: Top of Screen
B.O.S.: Bottom of Screen
Screen Diameter: 51 mm
Screen Slot Size:
Material: PVC
mBGS: Meters below ground surface
mBTC: Meters below top of casing



STRATIGRAPHIC AND INSTRUMENTATION RECORD (Overburden)

BH05-25

Project Number: 12656921

Client: Honey Heights Developments Ltd.
Project: Fourteen Estates, Whitfield Road
Location: Whitfield Road, Scugog, Ontario
Date Range (dd/mm/yyyy): 10/03/2025
Drilling Company: ACE Drilling
Equipment Used: Geo Probe
Drilling Method(s): Solid Stem Auger

Page 1 of 1

Northing: 4889427 m**Logged By:** Jacob Kempt**Easting:** 664316 m**Reviewed By:** Michael Nieu Kirk**Horizontal Datum:** NAD83 / UTM zone 17N**Elevation:** 266.30 m**Final Depth:** 3.66 m**Elevation Datum:****Coordinates and Elevation Values are Approximate**

Depth Scale (m)	Depth (m)	Strata	Description	Sample Number	Recovery %	Blows per 0.15m or Partial Increment	N/RQD Value	PID (ppm)	Grain Size Analysis					Moisture Content %	Water Level(s)	Backfill Details
	Elev. (m)								Gravel %	Sand %	Silt %	Clay %	Fines %			
	0.00 266.30															
1	0.40		TOPSOIL/FILL (400 mm)	SS1	83	2-3-5-3	8							27		
	265.90		FILL: SANDY SILT, some clay, trace gravel, brown, moist, loose													
	0.66															
	265.64		NATIVE: SAND, some silt, trace gravel, brown, wet, compact	SS2	42	6-6-10-9	16							12		
2				SS3	42	3-6-7-7	13							19		
	2.29															
	264.01		SANDY SILT, trace gravel, trace clay, brown, moist to wet, compact	SS4	100	9-8-8-12	16							20		
3	3.05															
	263.25		SANDY SILT TILL, trace gravel, trace clay, brown, moist to wet, dense	SS5	79	10-20-21-30	41							18		
	3.66															
	262.64		End of Hole at 3.66 m BGS													
4																
5																
6																
7																
8																
9																

Legend:

Measuring Point Elevation may change; Refer to Current Elevation Table

**At Time of Drilling:****Upon Completion of Drilling:** 0.91 m on 10/03/2025**Last Water Level Taken:****Well - Reference Elevation(s)**

Location Elevation (m)

Water Readings

Date (dd/mm/yyyy) Depth Unit

Appendix G

Certificates of Chemical Analysis



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - KOL 2H0
Phone: 705-652-2000 FAX: 705-652-6365

GHD Limited - 735

Attn : Lisa Gardiner

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8, Canada

Phone: 705-933-6356

Fax:

Project : 12656921,Whitfield Rd

19-March-2025

Date Rec. : 12 March 2025

LR Report: CA15137-MAR25

Reference: 12656921,Lisa Gardiner

Copy: 1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	2: Date Analyzed	3: Analysis Completed Date	11: RL	12: MW04-25 SS1	13: BH05-25 SS1	14: Dup#1	15: MW03-25 SS3	16: MW04-25 SS2
Sample Date & Time				10-Mar-25 14:30	10-Mar-25 15:30	10-Mar-25	10-Mar-25 13:30	10-Mar-25 14:30
Moisture Content [%]	14-Mar-25	14-Mar-25		13.6	22.1	19.6	13.6	21.0
1.2.2 Metals	***	***	***	***	***	***	***	***
Ba [µg/g]	17-Mar-25	18-Mar-25	0.1	52	34	37	---	---
Be [µg/g]	17-Mar-25	18-Mar-25	0.02	0.36	0.17	0.19	---	---
B [µg/g]	17-Mar-25	18-Mar-25	1	3	3	3	---	---
Cd [µg/g]	17-Mar-25	18-Mar-25	0.05	0.12	0.12	0.13	---	---
Cr [µg/g]	17-Mar-25	18-Mar-25	0.5	11	5.7	6.2	---	---
Co [µg/g]	17-Mar-25	18-Mar-25	0.01	4.8	2.4	2.7	---	---
Cu [µg/g]	17-Mar-25	18-Mar-25	0.1	9.8	6.8	6.7	---	---
Pb [µg/g]	17-Mar-25	18-Mar-25	0.1	7.1	6.2	5.6	---	---
Mo [µg/g]	17-Mar-25	18-Mar-25	0.1	0.2	0.2	0.2	---	---
Ni [µg/g]	17-Mar-25	18-Mar-25	0.5	8.4	3.9	4.1	---	---
Ag [µg/g]	17-Mar-25	18-Mar-25	0.05	< 0.05	< 0.05	< 0.05	---	---
Tl [µg/g]	17-Mar-25	18-Mar-25	0.02	0.09	0.03	0.03	---	---



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.

Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921, Whitfield Rd

LR Report : CA15137-MAR25

Analysis	2: Date Analyzed	3: Analysis Completed Date	11: RL	12: MW04-25 SS1	13: BH05-25 SS1	14: Dup#1	15: MW03-25 SS3	16: MW04-25 SS2
U [µg/g]	17-Mar-25	18-Mar-25	0.002	0.47	0.28	0.32	---	---
V [µg/g]	17-Mar-25	18-Mar-25	3	21	10	11	---	---
Zn [µg/g]	17-Mar-25	18-Mar-25	0.7	34	50	34	---	---
1.2.3 Hydrides	***	***	***	***	***	***	***	***
Sb [µg/g]	17-Mar-25	18-Mar-25	0.8	< 0.8	< 0.8	< 0.8	---	---
As [µg/g]	17-Mar-25	18-Mar-25	0.5	2.6	1.8	1.8	---	---
Se [µg/g]	17-Mar-25	18-Mar-25	0.1	0.2	0.3	0.4	---	---
1.3 Other (ORP)	***	***	***	***	***	***	***	***
pH [pH Units]	18-Mar-25	19-Mar-25	0.05	7.64	7.50	7.49	---	---
1.1.10 VOC	***	***	***	***	***	***	***	***
Acetone [µg/g]	17-Mar-25	19-Mar-25	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Bromomethane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,4-Dichlorobenzene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluorometh [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroet [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethy [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,3-dichloroprop [µg/g]	17-Mar-25	19-Mar-25	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
trans-1,3-dichloropr [µg/g]	17-Mar-25	19-Mar-25	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
1,3-dichloropropene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Ethylenedibromide [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Analysis	2: Date Analyzed	3: Analysis Completed Date	11: RL	12: MW04-25 SS1	13: BH05-25 SS1	14: Dup#1	15: MW03-25 SS3	16: MW04-25 SS2
n-Hexane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone [µg/g]	17-Mar-25	19-Mar-25	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl isobutyl keto [µg/g]	17-Mar-25	19-Mar-25	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Styrene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroe [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroe [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethan [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethan [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichlorofluorometha [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Vinyl Chloride [µg/g]	17-Mar-25	19-Mar-25	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
1.1.11 BTEX	***	***	***	***	***	***	***	***
Benzene [µg/g]	17-Mar-25	19-Mar-25	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Toluene [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene (total) [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
m-p-xylene soil [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
o-xylene soil [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1.1.9 THMs (VOC)	***	***	***	***	***	***	***	***
Chloroform [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromodichloromethane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromoform [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane [µg/g]	17-Mar-25	19-Mar-25	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Surrogates (VOCs)	***	***	***	***	***	***	***	***
Surr 1,2-Dichloroeth [Surr Rec %]	17-Mar-25	19-Mar-25		104	105	105	106	105



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.

Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921,Whitfield Rd

LR Report : CA15137-MAR25

Analysis	2: Date Analyzed	3: Analysis Completed Date	11: RL	12: MW04-25 SS1	13: BH05-25 SS1	14: Dup#1	15: MW03-25 SS3	16: MW04-25 SS2
Surr 4-Bromofluorobe [Surr Rec %]	17-Mar-25	19-Mar-25		90	89	90	90	89
Surr 2-Bromo-1-Chlor [Surr Rec %]	17-Mar-25	19-Mar-25		89	89	89	89	89
1.1.6 PHCs	***	***	***	***	***	***	***	***
F1 (C6-C10) [µg/g]	17-Mar-25	18-Mar-25	10	< 10	< 10	< 10	< 10	< 10
F1-BTEX (C6-C10) [µg/g]	17-Mar-25	18-Mar-25	10	< 10	< 10	< 10	< 10	< 10
F2 (C10-C16) [µg/g]	14-Mar-25	18-Mar-25	10	< 10	< 10	< 10	< 10	< 10
F3 (C16-C34) [µg/g]	14-Mar-25	18-Mar-25	50	< 50	< 50	< 50	< 50	< 50
F4 (C34-C50) [µg/g]	14-Mar-25	18-Mar-25	50	< 50	< 50	< 50	< 50	< 50
Baseline at nC50 [Yes / No]	14-Mar-25	18-Mar-25		YES	YES	YES	YES	YES

Analysis	17: Dup#2
Sample Date & Time	10-Mar-25
Moisture Content [%]	12.6
1.2.2 Metals	***
Ba [µg/g]	---
Be [µg/g]	---
B [µg/g]	---
Cd [µg/g]	---
Cr [µg/g]	---
Co [µg/g]	---
Cu [µg/g]	---
Pb [µg/g]	---
Mo [µg/g]	---



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.

Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921,Whitfield Rd

LR Report : CA15137-MAR25

Analysis	17: Dup#2
Ni [µg/g]	---
Ag [µg/g]	---
Tl [µg/g]	---
U [µg/g]	---
V [µg/g]	---
Zn [µg/g]	---
1.2.3 Hydrides	***
Sb [µg/g]	---
As [µg/g]	---
Se [µg/g]	---
1.3 Other (ORP)	***
pH [pH Units]	---
1.1.10 VOC	***
Acetone [µg/g]	< 0.5
Bromomethane [µg/g]	< 0.05
Carbon tetrachloride [µg/g]	< 0.05
Chlorobenzene [µg/g]	< 0.05
1,2-Dichlorobenzene [µg/g]	< 0.05
1,3-Dichlorobenzene [µg/g]	< 0.05
1,4-Dichlorobenzene [µg/g]	< 0.05
Dichlorodifluorometh [µg/g]	< 0.05
1,1-Dichloroethane [µg/g]	< 0.05
1,2-Dichloroethane [µg/g]	< 0.05
1,1-Dichloroethylene [µg/g]	< 0.05
trans-1,2-Dichloroet [µg/g]	< 0.05
cis-1,2-Dichloroethy [µg/g]	< 0.05
1,2-Dichloropropane [µg/g]	< 0.05
cis-1,3-dichloroprop [µg/g]	< 0.03



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Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921,Whitfield Rd

LR Report : CA15137-MAR25

Analysis	17: Dup#2
trans-1,3-dichloropr [µg/g]	< 0.03
1,3-dichloropropene [µg/g]	< 0.05
Ethylenedibromide [µg/g]	< 0.05
n-Hexane [µg/g]	< 0.05
Methyl ethyl ketone [µg/g]	< 0.5
Methyl isobutyl keto [µg/g]	< 0.5
Methyl-t-butyl Ether [µg/g]	< 0.05
Methylene Chloride [µg/g]	< 0.05
Styrene [µg/g]	< 0.05
Tetrachloroethylene [µg/g]	< 0.05
1,1,1,2-Tetrachloroe [µg/g]	< 0.05
1,1,2,2-Tetrachloroe [µg/g]	< 0.05
1,1,1-Trichloroethan [µg/g]	< 0.05
1,1,2-Trichloroethan [µg/g]	< 0.05
Trichloroethylene [µg/g]	< 0.05
Trichlorofluorometha [µg/g]	< 0.05
Vinyl Chloride [µg/g]	< 0.02
1.1.11 BTEX	***
Benzene [µg/g]	< 0.02
Ethylbenzene [µg/g]	< 0.05
Toluene [µg/g]	< 0.05
Xylene (total) [µg/g]	< 0.05
m-p-xylene soil [µg/g]	< 0.05
o-xylene soil [µg/g]	< 0.05
1.1.9 THMs (VOC)	***
Chloroform [µg/g]	< 0.05
Bromodichloromethane [µg/g]	< 0.05
Bromoform [µg/g]	< 0.05

Analysis	17: Dup#2
Dibromochloromethane [µg/g]	< 0.05
Surrogates (VOCs)	***
Surr 1,2-Dichloroeth [Surr Rec %]	105
Surr 4-Bromofluorobe [Surr Rec %]	90
Surr 2-Bromo-1-Chlor [Surr Rec %]	89
1.1.6 PHCs	***
F1 (C6-C10) [µg/g]	< 10
F1-BTEX (C6-C10) [µg/g]	< 10
F2 (C10-C16) [µg/g]	< 10
F3 (C16-C34) [µg/g]	< 50
F4 (C34-C50) [µg/g]	< 50
Baseline at nC50 [Yes / No]	YES

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Where applicable, BTEX and selected PAHs have been subtracted from the appropriate fractions and are reported as F1-BTEX (C6-C10), F2-naph (C10-C16) and F3-PAH (C16-C34).

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Temperature of Sample upon Receipt: 16 degrees C
Cooling Agent Present:No



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.

Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921,Whitfield Rd

LR Report : CA15137-MAR25

Custody Seal Present:No

Chain of Custody Number:024816

QCBatchID:GCM0204-MAR25 - 1,1,2,2-Tetrachloroethane and Trichloroethylene Matrix Spike; Recoveries are outside control limits due to sample matrix; the overall quality control for this analysis has been assessed and was determined to be acceptable.

*Jill Campbell, B.Sc.,GISAS
Project Specialist,
Environment, Health & Safety*

**SGS Canada Inc.**

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921, Port Perry

25-March-2025

GHD Limited - 735

Attn : Lisa Gardiner

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8, Canada

Phone: 705-933-6356

Fax:

Date Rec. : 18 March 2025**LR Report:** CA15568-MAR25**Reference:** 12656921, Lisa Gardiner**Copy:** 1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1: Date Extracted / Digested	3: Analysis Completed Date	6: RL	7: MW-03-25	8: MW-03-25-D
Sample Date & Time				17-Mar-25 13:10	17-Mar-25 13:20
1.1.10 VOC	***	***	***	***	***
Acetone [µg/L]	20-Mar-25	21-Mar-25	30	< 30	< 30
Bromomethane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Carbon tetrachloride [µg/L]	20-Mar-25	21-Mar-25	0.2	< 0.2	< 0.2
Chlorobenzene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,2-Dichlorobenzene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,3-Dichlorobenzene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,4-Dichlorobenzene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Dichlorodifluorometh [µg/L]	20-Mar-25	21-Mar-25	2	< 2	< 2
1,1-Dichloroethane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,2-Dichloroethane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,1-Dichloroethylene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
trans-1,2-Dichloroet [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
cis-1,2-Dichloroethe [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,2-Dichloropropane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
cis-1,3-Dichloroprop [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
trans-1,3-Dichloropr [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,3-dichloropropene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Ethylenedibromide [µg/L]	20-Mar-25	21-Mar-25	0.2	< 0.2	< 0.2
n-Hexane [µg/L]	20-Mar-25	21-Mar-25	1	< 1	< 1
MEK [µg/L]	20-Mar-25	21-Mar-25	20	< 20	< 20
MIBK [µg/L]	20-Mar-25	21-Mar-25	20	< 20	< 20
MtBE [µg/L]	20-Mar-25	21-Mar-25	2	< 2	< 2
Methylene Chloride [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Styrene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Tetrachloroethylene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,1,1,2-Tetrachloroe [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,1,1,2,2-Tetrachloroe [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5

**SGS Canada Inc.**

P.O. Box 4300 - 185 Concession St.

Lakefield - Ontario - KOL 2H0

Phone: 705-652-2000 FAX: 705-652-6365

Project : 12656921, Port Perry**LR Report :** CA15568-MAR25

Analysis	1: Date Extracted / Digested	3: Analysis Completed Date	6: RL	7: MW-03-25	8: MW-03-25-D
1,1,1-Trichloroethan [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1,1,2-Trichloroethan [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Trichloroethylene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Trichlorofluorometha [µg/L]	20-Mar-25	21-Mar-25	5	< 5	< 5
Vinyl Chloride [µg/L]	20-Mar-25	21-Mar-25	0.2	< 0.2	< 0.2
1.1.11 BTEX	***	***	***	***	***
Benzene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Ethylbenzene [µg/L]	20-Mar-25	21-Mar-25	0.5	3.1	3.3
Toluene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Xylene (total) [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
m-p-xylene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
o-xylene [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
1.1.9 THMs (VOC)	***	***	***	***	***
Chloroform [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Bromodichloromethane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Bromoform [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Dibromochloromethane [µg/L]	20-Mar-25	21-Mar-25	0.5	< 0.5	< 0.5
Surrogates (VOCs)	***	***	***	***	***
Surr 1,2-Dichloroeth [Surr Rec %]	20-Mar-25	21-Mar-25		122	117
Surr 2-Bromo-1-Chlor [Surr Rec %]	20-Mar-25	21-Mar-25		105	103
Surr 4-Bromofluorobe [Surr Rec %]	20-Mar-25	21-Mar-25		93	94
1.1.6 PHCs	***	***	***	***	***
F1 (C6-C10) [µg/L]	20-Mar-25	24-Mar-25	25	< 25	< 25
F1-BTEX (C6-C10) [µg/L]	20-Mar-25	24-Mar-25		< 25	< 25
F2 (C10-C16) [µg/L]	20-Mar-25	24-Mar-25	100	< 100	< 100
F3 (C16-C34) [µg/L]	20-Mar-25	24-Mar-25	200	< 200	< 200
F4 (C34-C50) [µg/L]	20-Mar-25	24-Mar-25	200	< 200	< 200
Baseline at nC50 [Yes / No]	20-Mar-25	24-Mar-25		YES	YES

Analysis	9: MW-04-25
Sample Date & Time	17-Mar-25 13:30
1.1.10 VOC	***
Acetone [µg/L]	< 30
Bromomethane [µg/L]	< 0.5
Carbon tetrachloride [µg/L]	< 0.2
Chlorobenzene [µg/L]	< 0.5
1,2-Dichlorobenzene [µg/L]	< 0.5
1,3-Dichlorobenzene [µg/L]	< 0.5
1,4-Dichlorobenzene [µg/L]	< 0.5
Dichlorodifluorometh [µg/L]	< 2

Analysis		9: MW-04-25
1,1-Dichloroethane [µg/L]		< 0.5
1,2-Dichloroethane [µg/L]		< 0.5
1,1-Dichloroethylene [µg/L]		< 0.5
trans-1,2-Dichloroeth [µg/L]		< 0.5
cis-1,2-Dichloroeth [µg/L]		< 0.5
1,2-Dichloropropane [µg/L]		< 0.5
cis-1,3-Dichloroprop [µg/L]		< 0.5
trans-1,3-Dichloropr [µg/L]		< 0.5
1,3-dichloropropene [µg/L]		< 0.5
Ethylenedibromide [µg/L]		< 0.2
n-Hexane [µg/L]		< 1
MEK [µg/L]		< 20
MIBK [µg/L]		< 20
MtBE [µg/L]		< 2
Methylene Chloride [µg/L]		< 0.5
Styrene [µg/L]		< 0.5
Tetrachloroethylene [µg/L]		< 0.5
1,1,1,2-Tetrachloro [µg/L]		< 0.5
1,1,2,2-Tetrachloro [µg/L]		< 0.5
1,1,1-Trichloroethan [µg/L]		< 0.5
1,1,2-Trichloroethan [µg/L]		< 0.5
Trichloroethylene [µg/L]		< 0.5
Trichlorofluorometha [µg/L]		< 5
Vinyl Chloride [µg/L]		< 0.2
1.1.11 BTEX		***
Benzene [µg/L]		< 0.5
Ethylbenzene [µg/L]		< 0.5
Toluene [µg/L]		0.9
Xylene (total) [µg/L]		< 0.5
m-p-xylene [µg/L]		< 0.5
o-xylene [µg/L]		< 0.5
1.1.9 THMs (VOC)		***
Chloroform [µg/L]		< 0.5
Bromodichloromethane [µg/L]		< 0.5
Bromoform [µg/L]		< 0.5
Dibromochloromethane [µg/L]		< 0.5
Surrogates (VOCs)		***
Surr 1,2-Dichloroeth [Surr Rec %]		112
Surr 2-Bromo-1-Chlor [Surr Rec %]		103
Surr 4-Bromofluorob [Surr Rec %]		92
1.1.6 PHCs		***
F1 (C6-C10) [µg/L]		< 25
F1-BTEX (C6-C10) [µg/L]		< 25
F2 (C10-C16) [µg/L]		< 100

**SGS Canada Inc.**

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - KOL 2H0
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Project : 12656921, Port Perry**LR Report :** CA15568-MAR25

Analysis	9:
	MW-04-25
F3 (C16-C34) [µg/L]	< 200
F4 (C34-C50) [µg/L]	< 200
Baseline at nC50 [Yes / No]	YES

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Where applicable, BTEX and selected PAHs have been subtracted from the appropriate fractions and are reported as F1-BTEX (C6-C10), F2-naph (C10-C16) and F3-PAH (C16-C34).

Temperature of Sample upon Receipt: 1 degrees C

Cooling Agent Present: YES

Custody Seal Present: NO

Chain of Custody Number: NA

Jill Campbell, B.Sc., GISAS
Project Specialist,
Environment, Health & Safety

**SGS Canada Inc.**

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : PO#735-013553, 12656921

08-September-2025

GHD Limited - 735**Attn :** Lisa Gardiner

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8, Canada

Phone: 705-933-6356
Fax:

Date Rec. : 28 August 2025
LR Report: CA15370-AUG25
Reference: PO#735-013553,
12656921, Lisa Gardiner

Copy: 1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	2: Date Analyzed	3: Analysis Completed Date	6: RL	7: MW3-25
Sample Date & Time				27-Aug-25 13:00
1.1.10 VOC	***	***	***	***
Acetone [µg/L]	02-Sep-25	05-Sep-25	30	< 30
Bromomethane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Carbon tetrachloride [µg/L]	02-Sep-25	05-Sep-25	0.2	< 0.2
Chlorobenzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,2-Dichlorobenzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,3-Dichlorobenzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,4-Dichlorobenzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Dichlorodifluorometh [µg/L]	02-Sep-25	05-Sep-25	2	< 2
1,1-Dichloroethane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,2-Dichloroethane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,1-Dichloroethylene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
trans-1,2-Dichloroet [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
cis-1,2-Dichloroethe [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,2-Dichloropropane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
cis-1,3-Dichloroprop [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
trans-1,3-Dichloropr [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,3-dichloropropene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Ethylenedibromide [µg/L]	02-Sep-25	05-Sep-25	0.2	< 0.2
n-Hexane [µg/L]	02-Sep-25	05-Sep-25	1	< 1
MEK [µg/L]	02-Sep-25	05-Sep-25	20	< 20
MIBK [µg/L]	02-Sep-25	05-Sep-25	20	< 20
MtBE [µg/L]	02-Sep-25	05-Sep-25	2	< 2
Methylene Chloride [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Styrene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Tetrachloroethylene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,1,1,2-Tetrachloroe [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5

**SGS Canada Inc.**

P.O. Box 4300 - 185 Concession St.
 Lakefield - Ontario - K0L 2H0
 Phone: 705-652-2000 FAX: 705-652-6365

Project : PO#735-013553, 12656921**LR Report :** CA15370-AUG25

Analysis	2: Date Analyzed	3: Analysis Completed Date	6: RL	7: MW3-25
1,1,2,2-Tetrachloroe [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,1,1-Trichloroethan [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1,1,2-Trichloroethan [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Trichloroethylene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Trichlorofluorometha [µg/L]	02-Sep-25	05-Sep-25	5	< 5
Vinyl Chloride [µg/L]	02-Sep-25	05-Sep-25	0.2	< 0.2
1.1.11 BTEX	***	***	***	***
Benzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Ethylbenzene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Toluene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Xylene (total) [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
m-p-xylene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
o-xylene [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
1.1.9 THMs (VOC)	***	***	***	***
Chloroform [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Bromodichloromethane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Bromoform [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Dibromochloromethane [µg/L]	02-Sep-25	05-Sep-25	0.5	< 0.5
Surrogates (VOCs)	***	***	***	***
Surr 1,2-Dichloroeth [Surr Rec %]	02-Sep-25	05-Sep-25		103
Surr 2-Bromo-1-Chlor [Surr Rec %]	02-Sep-25	05-Sep-25		96
Surr 4-Bromofluorobe [Surr Rec %]	02-Sep-25	05-Sep-25		94
1.1.6 PHCs	***	***	***	***
F1 (C6-C10) [µg/L]	02-Sep-25	04-Sep-25	25	< 25
F1-BTEX (C6-C10) [µg/L]	02-Sep-25	04-Sep-25		< 25
F2 (C10-C16) [µg/L]	02-Sep-25	08-Sep-25	100	< 100
F3 (C16-C34) [µg/L]	02-Sep-25	08-Sep-25	200	< 200
F4 (C34-C50) [µg/L]	02-Sep-25	08-Sep-25	200	< 200
Baseline at nC50 [Yes / No]	02-Sep-25	08-Sep-25		YES

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

Where applicable, BTEX and selected PAHs have been subtracted from the appropriate fractions and are reported as F1-BTEX (C6-C10), F2-naphth (C10-C16) and F3-PAH (C16-C34).

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons. The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Temperature of Sample upon Receipt: 14 degrees C

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Results relate only to the sample tested. Data reported represents the sample submitted to SGS. Reproduction of this analytical report in full or in part is prohibited without prior written approval. Please refer to SGS General Conditions of Services located at <https://www.sgs.ca/en/terms-and-conditions> (Printed copies are available upon request.)

Test method information available upon request. "Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples. SGS Canada Inc. Environment-Health & Safety statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.



SGS Canada Inc.

P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - K0L 2H0
Phone: 705-652-2000 FAX: 705-652-6365

Project : PO#735-013553, 12656921

LR Report : CA15370-AUG25

Cooling Agent Present:Yes
Custody Seal Present:Yes

Chain of Custody Number:035086

QCBatchID:GCM021-SEP25 - Dichlorodifluoromethane LCS and Matrix Spike; recovery for this parameter is outside of control limits; the overall quality control for this analysis has been assessed and was determined to be acceptable.

*Jill Campbell, B.Sc., GISAS
Project Specialist,
Environment, Health & Safety*



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P.O. Box 4300 - 185 Concession St.
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GHD Limited - 735

Attn : Gus Bolin

347 Pido Rd., Unit #29
Peterborough, ON
K9J 6Z8, Canada

Phone: 705-749-3317
Fax:

Project : PO#735-013553, 111212582, 14 Estates

11-August-2026

Date Rec. : 05 August 2026
LR Report: CA14028-AUG26
Reference: PO#735-013553, 11121582, Gus Bolin

Copy: 1

CERTIFICATE OF ANALYSIS

Final Report

Analysis	1: Date Extracted / Digested	2: Date Analyzed	3: Analysis Completed Date	9: RL	10: 11212582-26- 07-31-GS1	11: 11212582-26- 07-31-GS2	12: 11212582-26- 07-31-GS3	13: 11212582-26- 07-31-GS4	14: 11212582-26- 07-31-GS5	15: 11212582-26- 07-31-GS6
Sample Date & Time					31-Jul-26	31-Jul-26	31-Jul-26	31-Jul-26	31-Jul-26	31-Jul-26
Moisture Content [%]	06-Aug-26	07-Aug-26	07-Aug-26		3.7	3.1	2.9	5.0	2.4	4.4
Inorganics Group	***	***	***	***	***	***	***	***	***	***
1.2.2 Metals	***	***	***	***	***	***	***	***	***	***
Ba [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.1	21	15	44	50	49	32
Be [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.02	0.13	0.13	0.29	0.30	0.33	0.23
B [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	1	2	3	8	4	4	3
Cd [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.05	< 0.05	< 0.05	0.07	0.08	0.08	0.06
Cr [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.5	4.2	3.9	8.7	9.1	10	7.1
Co [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.01	1.7	1.8	3.5	3.5	3.8	3.0
Cu [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.1	2.9	2.7	6.3	6.5	7.2	5.0
Pb [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.1	2.9	3.1	5.9	5.5	6.2	4.7
Mo [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.1	< 0.1	< 0.1	0.2	0.1	0.2	0.1

Online LIMS

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Analysis	1: Date Extracted / Digested	2: Date Analyzed	3: Analysis Completed Date	9: RL 111212582-26- 07-31-GS1	10: 111212582-26- 07-31-GS2	11: 111212582-26- 07-31-GS3	12: 111212582-26- 07-31-GS4	13: 111212582-26- 07-31-GS5	14: 111212582-26- 07-31-GS6	15: 111212582-26- 07-31-GS6
Ni [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.5	3.0	3.0	6.7	7.0	7.9	5.4
Ag [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tl [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.02	0.03	0.03	0.08	0.08	0.09	0.06
U [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.002	0.35	0.33	0.46	0.50	0.48	0.45
V [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	1	8	8	17	17	19	14
Zn [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.7	9.6	9.3	21	21	23	16
1.2.3 Hydrides	***	***	***	***	***	***	***	***	***	***
Sb [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
As [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.5	1.2	1.2	1.9	1.9	2.2	1.6
Se [µg/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.1	< 0.1	< 0.1	0.1	0.1	0.1	0.1
1.3 Other (ORP)	***	***	***	***	***	***	***	***	***	***
Hg MS [ug/g]	06-Aug-26	07-Aug-26	11-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
BICP_H2O [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
SAR [No unit]	07-Aug-26	10-Aug-26	10-Aug-26	0.2	0.8	1.8	8.2	1.0	2.4	7.9
SAR Ca [mg/L]	07-Aug-26	10-Aug-26	10-Aug-26	0.09	54.8	13.9	35.0	32.1	38.3	5.1
SAR Mg [mg/L]	07-Aug-26	10-Aug-26	10-Aug-26	0.02	2.4	2.2	4.8	4.2	5.6	0.6
SAR Na [mg/L]	07-Aug-26	10-Aug-26	10-Aug-26	0.15	23.0	26.9	195	23.2	60.4	71.1
Conductivity [mS/cm]	06-Aug-26	06-Aug-26	07-Aug-26	0.002	0.14	0.15	1.2	0.17	0.32	0.37
pH [pH Units]	06-Aug-26	06-Aug-26	06-Aug-26	0.05	7.89	7.92	7.92	7.85	7.92	7.93
Cr(VI) [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
CN(Free) [µg/g]	05-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Organics Group	***	***	***	***	***	***	***	***	***	***
1.1.8 PAHs (sVOC)	***	***	***	***	***	***	***	***	***	***
Acenaphthene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Anthracene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)anthracene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Analysis	1: Date Extracted / Digested	2: Date Analyzed	3: Analysis Completed Date	9: RL	10: 111212582-26- 07-31-GS1	11: 111212582-26- 07-31-GS2	12: 111212582-26- 07-31-GS3	13: 111212582-26- 07-31-GS4	14: 111212582-26- 07-31-GS5	15: 111212582-26- 07-31-GS6
Benzo(a)pyrene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b+j)fluoranthene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06
Fluoranthene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
1-Methylnaphthalene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
2-Methylnaphthalene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2 [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Naphthalene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Pyrene [µg/g]	07-Aug-26	07-Aug-26	10-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Surrogates - SVOCs	***	***	***	***	***	***	***	***	***	***
Surr 2-Fluorobiphenyl [Surr Rec %]	07-Aug-26	07-Aug-26	10-Aug-26		86	87	89	89	86	87
Surr 4-Terphenyl-d14 [Surr Rec %]	07-Aug-26	07-Aug-26	10-Aug-26		84	84	87	87	83	85
Surr 2-Methylnaphthalene [Surr Rec %]	07-Aug-26	07-Aug-26	10-Aug-26		83	83	85	86	84	83
Surr Fluoranthene-D1 [Surr Rec %]	07-Aug-26	07-Aug-26	10-Aug-26		83	84	85	87	83	83
1.1.10 VOC	***	***	***	***	***	***	***	***	***	***
Acetone [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Bromomethane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Carbon tetrachloride [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlorobenzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichlorobenzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,3-Dichlorobenzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

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1,4-Dichlorobenzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dichlorodifluorometh [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloroethane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1-Dichloroethylene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
trans-1,2-Dichloroet [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,2-Dichloroethy [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,2-Dichloropropane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
cis-1,3-dichloroprop [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
trans-1,3-dichloropr [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
1,3-dichloropropene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Ethylenedibromide [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
n-Hexane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methyl ethyl ketone [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl isobutyl keto [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Methyl-t-butyl Ether [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methylene Chloride [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Styrene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Tetrachloroethylene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1,2-Tetrachloroe [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2,2-Tetrachloroe [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,1-Trichloroethan [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1,1,2-Trichloroethan [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichloroethylene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Trichlorofluorometha [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Vinyl Chloride [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
1.1.11 BTEX	***	***	***	***	***	***	***	***	***	***

Analysis	1: Date Extracted / Digested	2: Date Analyzed	3: Analysis Completed Date	9: RL	10: 11212582-26- 07-31-GS1	11: 11212582-26- 07-31-GS2	12: 11212582-26- 07-31-GS3	13: 11212582-26- 07-31-GS4	14: 11212582-26- 07-31-GS5	15: 11212582-26- 07-31-GS6
Benzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Ethylbenzene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Toluene [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Xylene (total) [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
m-p-xylene soil [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
o-xylene soil [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
1.1.9 THMs (VOC)	***	***	***	***	***	***	***	***	***	***
Chloroform [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromodichloromethane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Bromoform [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibromochloromethane [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Surrogates (VOCs)	***	***	***	***	***	***	***	***	***	***
Surr 1,2-Dichloroeth [Surr Rec %]	06-Aug-26	06-Aug-26	07-Aug-26		104	105	106	104	106	104
Surr 4-Bromofluorobe [Surr Rec %]	06-Aug-26	06-Aug-26	07-Aug-26		95	94	96	94	96	94
Surr 2-Bromo-1-Chlor [Surr Rec %]	06-Aug-26	06-Aug-26	07-Aug-26		98	98	97	98	99	96
1.1.6 PHCs	***	***	***	***	***	***	***	***	***	***
F1 (C6-C10) [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	10	< 10	< 10	< 10	< 10	< 10	< 10
F1-BTEX (C6-C10) [µg/g]	06-Aug-26	06-Aug-26	07-Aug-26	10	< 10	< 10	< 10	< 10	< 10	< 10
F2 (C10-C16) [µg/g]	06-Aug-26	06-Aug-26	10-Aug-26	7	< 7	< 7	< 7	< 7	< 7	< 7
F3 (C16-C34) [µg/g]	06-Aug-26	06-Aug-26	10-Aug-26	50	< 50	< 50	< 50	< 50	< 50	< 50
F4 (C34-C50) [µg/g]	06-Aug-26	06-Aug-26	10-Aug-26	50	< 50	< 50	< 50	< 50	< 50	< 50
Baseline at nC50 [Yes / No]	06-Aug-26	06-Aug-26	10-Aug-26		YES	YES	YES	YES	YES	YES

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met.
nC6 and nC10 response factors within 30% of response factor for toluene: YES
nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES
nC50 response factor no less than 70% of nC10 + nC16 + nC34 average: YES
Linearity is within 15%: YES



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Phone: 705-652-2000 FAX: 705-652-6365

Project : PO#735-013553, 111212582, 14 Estates

LR Report : CA14028-AUG26

Extraction and analysis limits for holding times were met: YES

Where applicable, BTEX and selected PAHs have been subtracted from the appropriate fractions and are reported as F1-BTEX (C6-C10), F2-naph (C10-C16) and F3-PAH (C16-C34).

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 15.3 degrees C

Cooling Agent Present:Yes

Custody Seal Present:Yes

Chain of Custody Number:N/A

Jill Campbell, B.Sc.,GISAS
Project Specialist,
Environment, Health & Safety



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