Phase Two Environmental Site Assessment
(Final)

8995 Boston Church Road,
Ontario L9T 9C7

Prepared for:

BC5L Inc.

PNJ Project No:

25-1242-01

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1. EXECUTIVE SUMMARY

PNJ Engineering Inc. (PNJ) was retained by BC5L Inc. (the Client) to conduct a Phase Two ESA for an existing property located at 8995 Boston Church Road, Milton, Ontario (hereafter referred to as Phase Two Property or Property). A Site Location Map and a Site Plan are provided on Appendix B, Figure 1 and 2.

The Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04, as amended (O. Reg. 153/04). It is PNJ's understanding that the Client is pursuing a potential industrial development. The proposed plan involves a proposed industrial development consisting of 42,525.34m^2 of warehousing use divided between three buildings representing a maximum lot coverage of 36.5%, and 595.0 parking spaces including 16.0 barrier free spaces. A shared driveway is proposed to function as a shared lane for loading and unloading areas. Two driveway accesses are proposed with one access on 5 Side Road and one access on Boston Church Road. The Site will be used for industrial use and a change in property use to a less sensitive use is planned. Therefore, a Record of Site Condition (RSC) may be required under O. Reg. 153/04.

The Phase Two Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped land of approximately 105,000 m^2 area.

Based on the findings of our recently completed Phase One ESA by PNJ, the Phase One Study Area (“surrounding area”) covers land uses within a 250 metre (m) radius of the Phase One Property. Historically the Site was used as agricultural land from 1954 to present. The properties immediately surrounding the site vary in their current use. To the north and east, the land consists of a mix of residential and undeveloped/agricultural properties. The south boundary abuts undeveloped land, while the west is characterized solely by agricultural land.

A drainage trench was observed crossing the centre of the Phase One Property. The closest water body is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south. Based on the Conservation Halton Regulation Mapping, a considerable portion of The Phase One Property lies in the regulated areas.

Based on the findings of this Phase One ESA, a Phase Two ESA was recommended to investigate the potential for contamination related to one identified APECs. The previous Phase One ESA by PNJ was used for background information and to determine areas of Potential

Environmental Concern on the subject Property. This study noted that one PCA was identified on the Phase One Property, which led to the identification of one APEC on the same property. This summarized in the table below:

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
1	Property has been, and remains, engaged in general agricultural activity, suggesting the potential for the use of pesticides and herbicides.	Entire Phase One Property	**PCA # 40** Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	M&Is, OCs	Soil

Additionally, the fieldwork was carried out in conjunction with a geotechnical and hydrogeological, investigation for the Property. As a result, some of the boreholes were used exclusively for the other investigations and were not included in this ESA.

The fieldwork was carried out in conjunction with a geotechnical and hydrogeological investigation for the Property. As a result, some of the boreholes/monitoring wells were used exclusively for the other investigations and were not included in this ESA.

Ten (10) boreholes (labelled MW-1, BH-2, BH-3, BH-5, MW-6, BH-7, MW-9, BH-10, MW-11 and BH-13) were advanced across the Site. However, only six (6) of the boreholes (MW-1, BH-5, BH-7, BH-9, MW-10, and BH-13) were selected for environmental soil sampling. Since the entire Site is affected by the APEC, the boreholes for environmental soil sampling were selected randomly.

Based on the borehole data from this investigation, the Site's general stratigraphy consists of four distinct layers, from top to bottom: topsoil, reworked native material, silty clay/clayey silt and in some areas, sand. It's worth noting that bedrock was not encountered during the Phase Two ESA.

A total of six representative soil samples were strategically collected and selected for comprehensive laboratory analysis, M&Is and OCs to define the Site's environmental profile regarding identified contaminants of concern.

Analytical results for all six M&Is and all six OCs samples consistently demonstrated concentrations below the respective laboratory detection limits or in conformance with the

established criteria outlined in the Ministry of the Environment, Conservation and Parks (MECP) Table 1: Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use. An RSC can now be filed if required.

The statements made in this Executive Summary are subject to the same limitations as contained in the report and should be read in conjunction with the entire report.

2. INTRODUCTION

PNJ Engineering Inc. (PNJ) was retained by BC5L Inc. (the Client) to conduct a Phase Two ESA for an existing property located at 8995 Boston Church Road, Milton, Ontario (hereafter referred to as Phase Two Property or Property). A Site Location Map and a Site Plan are provided on Appendix B, Figure 1 and 2.

The Phase Two ESA was conducted in general accordance with Ontario Regulation 153/04, as amended (O. Reg. 153/04). It is PNJ's understanding that the Client is pursuing a potential industrial development. The proposed plan involves a proposed industrial development consisting of 42,525.34m^2 of warehousing use divided between three buildings representing a maximum lot coverage of 36.5%, and 595.0 parking spaces including 16.0 barrier free spaces. A shared driveway is proposed to function as a shared lane for loading and unloading areas. Two driveway accesses are proposed with one access on 5 Side Road and one access on Boston Church Road. The Site will be used for industrial use and a change in property use to a less sensitive use is planned. Therefore, a Record of Site Condition (RSC) may be required under O. Reg. 153/04.

The Phase Two Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped land of approximately 105,000 m^2 area.

PNJ completed a Phase One ESA on June 30, 2025. The report entitled "*Phase One Environmental Site Assessment, 8995 Boston Church Road Ontario L9T 9C7 dated June 30,2025*" is summarized in sections below in this report.

The Phase Two ESA consisted of a drilling program, soil sample collection, laboratory analysis for select parameters, and an evaluation of the laboratory analytical results to define the subsurface conditions at the site and identify any environmental contamination that may require further action or special consideration.

This report has been prepared for the use of BC5L Inc. and may not be relied upon by others without the written consent of PNJ.

2.1 Site Description

The Phase Two Property is a rectangular, undeveloped parcel of land situated at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. It spans approximately 105,000 m². Its dimensions are roughly 365 meters along the east and west boundaries, 300 meters on the south boundary, and 295 meters on the north boundary.

The property's south boundary is characterized by dense vegetation and numerous trees. Metal fencing encloses the north, east, and west boundaries, apart from an unfenced section at the southwest corner. Access is via an unfinished, granular driveway, approximately 2 meters long, extending from Boston Church Road. Scattered vegetation is present across the land's surface. The terrain is generally mildly sloping with gradual elevation changes, though a steeper slope on the eastern side indicates a slightly higher elevation in that area.

A mobile home was observed in the southwest corner of the property. Northeast of the mobile home, a piece of agricultural equipment, possibly a tillage implement or multi-row planter, was noted. A drainage trench, approximately 2 feet deep, was also present; it was dry and covered with vegetation along its length within the property. Furthermore, three monitoring wells were identified on-site, one of which appeared to be damaged.

The Site was used as agricultural land from 1954 to present. The properties immediately surrounding the site vary in their current use. To the north and east, the land consists of a mix of residential and undeveloped/agricultural properties. The south boundary abuts undeveloped land, while the west is characterized solely by agricultural land.

The center of the of the Phase One Property is in UTM Zone 17, with approximate coordinates of Easting 588223 m and Northing 4822458 m.

2.2 Property Ownership

The property is currently owned by BC5L Inc. Contact Information for the representative of the Property owner is listed below:

Mr. Baljinder Phagura
Chief Executive Officer – Phagura Transportation Inc.
C. 416-358-1102
10 Arborview Crescent, Etobicoke ON M9W7B4
asingh@phaguratransport.ca

2.3 Current and Proposed Future Uses

The current and proposed land uses are as follows:

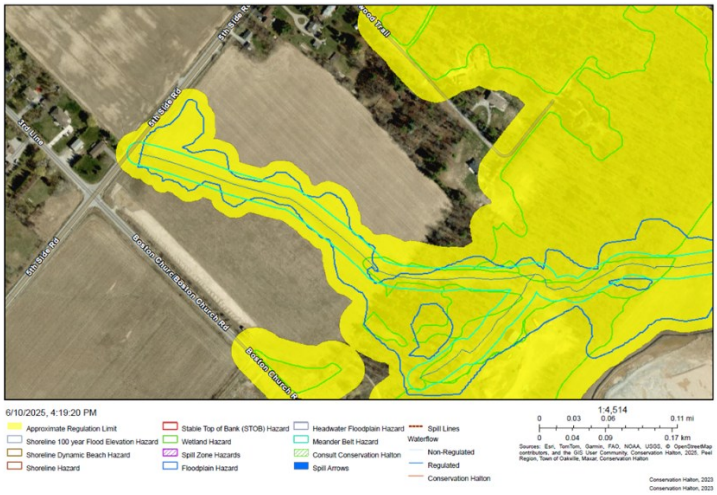
Current: Agricultural/ Undeveloped land (Agricultural/Other Property Use)

Proposed: The proposed plan involves an industrial development consisting of 42,525.34m^2 of warehousing use divided between three buildings representing a maximum lot coverage of 36.5%, and 595.0 parking spaces including 16.0 barrier free spaces. A shared driveway is proposed to function as a shared lane for loading and unloading areas. Two driveway accesses are proposed with one access on 5 Side Road and one access on Boston Church Road.

It is our understanding that the results of this investigation will be used to establish a baseline of environmental conditions at the Site for the Client.

2.4 Applicable Site Condition Standards

The following conditions were considered to determine the applicable Site Condition Standard for the Site.

Condition	Evaluation
Current land use	Agricultural/Other Property Use (Agricultural/Undeveloped land)
Proposed land use	Industrial/Commercial (Industrial Condominiums – 82 small-bay units and one standalone building)
Area of natural significance	Based on the Conservation Halton Regulation Mapping, the drainage trench and area around it in the Property lies in regulated areas.  *Image 1. Conservation Halton Regulation Mapping*

Condition	Evaluation
Proximity to surface water body	A small drainage trench is crossing the centre of the Property. The closest water body is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south.
Potable or Non-Potable Groundwater	No source of water was noticed.
Soil pH	Laboratory analytical results for soil samples collected are between 5.67 to 7.81.
Depth to bedrock	Bedrock was not encountered during this investigation.
Soil texture	Based on field observations noted by PNJ, the site stratigraphy generally comprises medium-fine texture; grain size analysis was completed for five of the six environmental soil samples as follows: MW-1 SS3 (67.4 % passed 75 um) BH5-SS2 (69.9 % passed 75 um) BH7-SS3 (88.1 % passed 75 um) BH10-SS7 (92.2 % passed 75 um) BH13- SS3 (75.8 % passed 75 um) Hence medium-fine texture was deemed applicable.
Groundwater	Groundwater at the Site was observed at depths ranging from 2.3 m to 6.1 m below grade approximately.

Based on the above conditions the soil analytical data was compared to the following site condition standards as published in Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act Ministry of the Environment, April 15, 2011, PIBS # 7382e01:

- Table 1: Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use.

3. BACKGROUND INFORMATION

3.1 Physical Setting

According to the Topographic Map, the vicinity of the Site indicates an elevation of 220 meters above mean sea level. Surface elevations appear to decrease to the east and southeast following surface topography towards Lake Ontario.

Regional information obtained from desktop review of Ontario Ministry of Energy, Northern Development and Mines website and Ontario Geological Survey (OGS) Earth application which provides the geologic information of the Site.

Surficial Geology	Clay to silt-textured till (derived from glaciolacustrine deposits or shale) silt and clay, minor sand and gravel Interbedded silt and clay and gritty, pebbly flow till and rainout deposits
Physiographic	Bevelled Till Plains
Bedrock Geology	Shale, limestone, dolostone, siltstone Queenston Formation

3.2 Past Investigations

One report relating to the environmental conditions of the Site was conducted by PNJ and provided to the Client. A summary with further description is provided further below:

Report Title: *Phase One Environmental Site Assessment, 8995 Boston Church Road, Milton Ontario L9T 9C7*

Dated: *July 23, 2025*

Prepared by*: PNJ Engineering Inc.*

Prepared for: *BC5L Inc.*
10 Arborview Crescent,
Etobicoke ON M9W7B4

PNJ Engineering Inc. was retained by BC5L Inc. (the Client) to conduct a Phase One ESA for an existing property located at 8995 Boston Church Road, Milton, Ontario. The Phase One ESA identified one on-Site PCA. As a result, one APEC was identified on the Phase One Property and is as follows:

APEC #1 – The entire Phase One Property – The Property has been, and remains, engaged in general agricultural activity, suggesting ongoing use of pesticides and herbicides.

- **PCA #40** – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.

Based on the findings of this Phase One ESA, a Phase Two ESA was recommended to investigate the potential for contamination related to the above-noted APECs.

4. SCOPE OF WORK

The Phase Two ESA was conducted to investigate the current soil conditions and to establish a baseline for the Site.

4.1 Overview of Site Investigation

The Phase Two Environmental Site Assessment (ESA) consisted of the investigation of existing soil conditions at the Site, specifically targeting the APEC previously identified in the Phase One ESA, conducted by PNJ.

The fieldwork was carried out in conjunction with a geotechnical and hydrogeological investigation for the Property. As a result, some of the boreholes/monitoring wells were used exclusively for the other investigations and were not included in this ESA.

Ten (10) boreholes (labelled MW-1, BH-2, BH-3, BH-5, MW-6, BH-7, MW-9, BH-10, MW-11 and BH-13) were advanced across the Site. However, six (6) of the boreholes (MW-1, BH-5, BH-7, BH-9, MW-10, and BH-13) were selected for environmental soil sampling. Since the entire Site is affected by the aforementioned APEC, the boreholes for environmental soil sampling were selected randomly.

PNJ conducted a Phase Two ESA comprised of the following:

- Develop a site-specific Sampling Analysis Plan, (Appendix D),
- Obtain public utilities through Ontario One Call, and clear private utilities within the Site boundaries by a private locator;
- Advanced (6) boreholes to an approximate depth ranging from 5.18 m to 8.23 m below grade;
- Collect soil samples during borehole drilling, and log the soil samples for visual and olfactory characteristics, and evidence of impacts, if any;
- Field screening of the retrieved soil samples by measuring the headspace vapour concentrations using Eagle 2;
- Submit representative or “worst case” soil samples for laboratory analyses of the following parameters:
    - Metals and Inorganics (M&Is),
    - Organochlorine Pesticides (OCs)
- Prepare a Phase Two ESA report.

4.2 Media Investigated

Soil samples were selected for chemical analysis for six of the advanced boreholes. A total of six (6) soil samples were likewise collected, plus one (1) duplicate.

All the samples were placed into laboratory jars and vials and submitted to Eurofins. The parameters analyzed during the investigation includes M&Is and OCs.

4.3 Phase One Conceptual Site Model

This conceptual site model has been created based on the information provided in the Phase One ESA by PNJ.

Site Description

The Phase Two Property is a rectangular parcel of land located at the intersection of Boston Church Road and 5 Side Road in Milton, Ontario. The Property indicates approximate dimension of 365 meters along its east and west boundaries. It represents approximately 300 meters on south boundary and 295 meters on north boundary. It is an undeveloped land of approximately 105,000 m^2 area.

The Site was used as agricultural land from 1954 to present. The properties immediately surrounding the site vary in their current use. To the north and east, the land consists of a mix of residential and undeveloped/agricultural properties. The south boundary abuts undeveloped land, while the west is characterized solely by agricultural land.

Water Bodies / Areas of Natural Significance

A drainage trench was observed crossing the centre of the Phase One Property. The closest water body is Scotch Block Reservoir, located 4.2 km north. The inferred groundwater flow direction is expected to be south.

Drinking Water Wells

There are no drinking water wells for the Property; however, according to the WWIS data in the ERIS report there are multiple wells within the Study Area. A record from a monitoring well located at Lot 5 Concession 4, ON (~15.7 m north) of the Site identified soil as brown clay to a depth of 20 ft below ground surface (bgs), underlain by brown clay and medium sand to a depth of 43 ft bgs, grey clay and gravel to a depth of 67 ft bgs, and shake to a completion depth of 69 ft bgs. The static groundwater level was recorded at 29 ft bgs.

Neighboring Land Use

Orientation	Land Uses
North	Residential and Undeveloped / Agricultural land
East	Residential and Undeveloped / Agricultural land
South	Undeveloped land
West	Agricultural land

Areas of Potential Environmental Concern (APECs)

Based on review and evaluation of the PCAs, the following APECs were identified at the Site.

Address	APEC ID	Potential Contaminating Activity (PCA)	Location of APEC on Phase One Property	CoPC	Media
8995 Boston Church Road, Milton, ON Phase One Property	APEC-1	**PCA # 40** Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	Metals, As, Sb, Se, CN, Cr (VI), Hg, B(HWS), OCs	Soil

Description of Assessment

PCAs with known or potential to affect the Phase One Property are as follows:

Address	Source	Findings	Potential Contaminating Activity (PCA)	Environmental Concern
8995 Boston Church Road, Milton, ON Phase One Property	Historical Aerial Images	The property shows no visible signs of construction, infrastructure development, or major land modifications. It appears to be primarily utilized for agricultural purposes.	**PCA # 40** Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	**Yes**. Historical aerial imagery consistently shows the Property has been, and remains, engaged in general agricultural activity, suggesting ongoing use of pesticides and herbicides.

No PCAs were identified within the Phase One Study Area.

The surficial geology of the area is characterized by clay to silt-textured till, which is derived from either glaciolacustrine deposits or shale. This till primarily consists of silt and clay, with minor occurrences of sand and gravel. Further complexity is added by interbedded silt and clay, alongside gritty, pebbly flow till and rainout deposits. Physiographically, the region falls within the Bevelled Till Plains. Underlying these surficial deposits, the bedrock geology is composed of shale, limestone, dolostone, and siltstone, specifically identifying the Queenston Formation.

4.4 Deviations from Sampling and Analysis Plan

No deviations from the Sampling and Analysis Plan were made during the Phase Two ESA field activities.

4.5 Impediments

No impediments were encountered during the Phase Two ESA.

5. SITE INVESTIGATION METHODOLOGY

5.1 General

Field investigations were conducted in accordance with O. Reg. 153/04 from July 2, 2025, to July 3, 2025. The borehole locations were established in the field by PNJ staff prior drilling. Representative soil samples were collected from MW-1, BH-5, BH-7, BH-9, MW-10, and BH-13.

5.2 Drilling and Excavation

Priors start any drilling activity on-Site, PNJ retained the services of a private utility locator, True North Locates, to identify any underground private utilities that might be present at the Site. A licensed well drilling contractor Drilltech Drilling Ltd. (MOE License# 7360) was sub-contracted to conduct the drilling work. A CME-75 Truck Mounted Drill rig was used for the drilling, in conjunction with Standard Penetration Test (SPT) using a split spoon sampler. The boreholes were advanced using solid stem augers.

5.3 Soil: Sampling

Solid stem augers were used to conduct the drilling work and split spoon samplers were used to obtain the soil samples. The augers were brushed clean of spoils between each borehole location. The split spoons were washed with phosphate free Alconox™ and distilled water solution between each sampling round. At the borehole locations, the soil samples were generally logged in the field at surface and then at intervals of 0.76 m up to the depth of 4.57 to 6.0 m. The length of each soil sample was generally up to 0.6 m (2 ft) in length.

The soil samples were handled with dedicated nitrile gloves and bagged into Ziploc polyethylene bags for field screening. Appropriate ‘worst case’ soil samples which were selected based on field screening and visual observations were placed into laboratory supplied vials or jars, for laboratory submission, as applicable. A metal trowel or knife was used to obtain the sample and was decontaminated with phosphate free Alconox™ and distilled water solution between each use.

The observed soil stratigraphy of the advanced boreholes on-Site is presented in the following table.

Borehole ID	Soil Stratigraphy	Depth (m)		Observations
		From	To	
MW-1	Topsoil	0.00	0.09	No staining or odour observed in this layer
	Reworked Native: sandy silt, some clay, some gravels, some organics, dark brown, moist	0.09	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, occasionally oxidized, brown, moist	0.27	4.57	No staining or odour observed in this layer
	Sandy Silt/Silty Sand: trace clay, trace gravel, grey, wet	4.57	6.1	No staining or odour observed in this layer
	Sand: trace silt, trace gravels, grey, saturated	6.1	6.71	No staining or odour observed in this layer
BH-5	Topsoil	0.00	0.12	No staining or odour observed in this layer
	Reworked Native: sand, some silt, trace gravels, brown, moist	0.12	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, occasionally oxidized, brown, moist	0.27	4.57	No staining or odour observed in this layer
	Sand: trace silt, trace gravels, gray, wet	4.57	5.18	No staining or odour observed in this layer
BH-7	Topsoil	0.00	0.09	No staining or odour observed in this layer
	Reworked Native: sandy silt, some gravels, brown, moist	0.09	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, brown, moist	0.27	1.83	No staining or odour observed in this layer
	Sand: trace silt, brown, moist	1.83	7.62	No staining or odour observed in this layer
	Silty Clay/Clayey Silt some sand, some gravels, gray, wet	7.62	8.23	No staining or odour observed in this layer
BH-9	Topsoil	0.00	0.12	No staining or odour observed in this layer
	Reworked Native: silt, some sand, trace clay, some gravels, brown, moist	0.12	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, occasionally oxidized, brown, moist below 4.5ft: trace sand; below 15ft: grey below 21.9ft: moist to wet	0.27	6.71	No staining or odour observed in this layer
MW-10	Topsoil	0.00	0.12	No staining or odour observed in this layer
	Reworked Native: sandy silt, some clay, some gravels, brown, moist	0.12	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, occasionally oxidized, brown, moist; below 15ft: grey	0.27	8.23	No staining or odour observed in this layer
BH-13	Topsoil	0.00	0.09	Black staining and odour were observed in this layer.
	Reworked Native: sandy silt, some clay, trace organics, brown, moist	0.09	0.27	No staining or odour observed in this layer
	Silty Clay/Clayey Silt: some sand, some gravels, brown, moist; below 2.5ft: occasionally oxidized; below 5ft: trace gravels; below 15.4ft: grey; below 20ft: wet	0.27	8.17	No staining or odour observed in this layer
	Sand: some silt, trace clay, grey, moist	8.17	8.23	No staining or odour observed in this layer

5.4 Field Screening Measurements

Field screening of retrieved soil samples was conducted using an RKI Eagle-2 gas detector. Typical features of the instrument include:

Chemicals the equipment can detect and associated detection limits	Combustible Hydrocarbons: 0 - 50,000 ppm and 0 - 100% LEL Volatile Organic Compounds: 0 - 2000 ppm
Precision of the measurements	Increment of 1 for ppm and 1 % for LEL
Accuracy of the measurements	± 5% of reading or ± 2% LEL
Calibration reference gases	Hexane and Isobutylene

The equipment was calibrated by the equipment supplier Spectra Scientific prior to pickup and use in the field. All soil cuttings from the field drilling were left on-Site in drums in proximity to the drilled locations.

5.5 Sediment: Sampling

Sediment sampling was not completed during the Phase Two ESA as no surface water bodies are located on-Site.

5.6 Analytical Testing

All the samples collected were placed into laboratory jars and vials and submitted to Eurofins for analytical testing. Eurofins is a CALA Certified laboratory located in Ottawa, Ontario.

Based on visual observations, results of headspace screening, and identified APECs and associated parameters of concern, representative soil were submitted for the following analyses to Eurofins:

M&Is

- Six (6) soil samples, plus one (1) QA/QC sample.

OCs

- Six (6) soil samples, plus one (1) QA/QC sample.

The Laboratory Certificates of Analyses and Analytical Reports are presented in Appendix F.

5.7 Residue Management Procedures

Soil cuttings were contained in 205-litre (45-gallon) metal drums and stored on-Site, pending characterization and future off-Site disposal in accordance with applicable regulations.

5.8 Elevation Survey

All investigation locations were referenced to the coordinates shown on the provided Survey Plan. The plan of survey is included in Appendix C.

5.9 Quality Assurance and Quality Control Measures

All soil samples were collected in laboratory supplied vials and jars, in accordance with the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality Laboratory Services Branch Ministry of the Environment, Conservation and Parks March 9, 2004 (PIBS 4696), amended as of July 1, 2011, and as of February 19, 2021, Version 3.1 (Analytical Protocol).

All field soil samples were placed into a cooler packed with ice and transported to the laboratory along with a chain of custody, as well as a custody seal on the cooler, if applicable.

RKI Eagle 2 for field screening - the probe was wiped clean between each use and reset to Fresh Air Reading if the initial readings were above 0. The knife used for sample collection from the split spoon was rinsed with phosphate free Alconox™ and distilled water solution between each use.

A minimum ratio of 1 random field duplicate for every *10 samples* was maintained during this ESA for each parameter group, where applicable.

Relative percentage difference (RPD) was calculated, where concentrations were above laboratory detection limits for the original and duplicate samples, to determine if the variation of the analytical result between the original sample and the duplicate sample is within the acceptable limits indicated in the Performance Criteria Tables 5-1 to 5-15 (as applicable) listed in Analytical Protocol.

6. REVIEW AND EVALUATION

6.1 Geology

Based on the borehole data obtained from this investigation, the general stratigraphy of the Site consists of topsoil underlain by reworked native, beneath which lay silty clay/clayey silt material, beneath which lay sandy silt/silty sand beneath which sand was contacted. The stratigraphic units are discussed in the following sections. Further details are provided in the borehole logs attached in Appendix E.

6.1.1 Topsoil

Across all six environmental sampling boreholes, topsoil was present, with its thickness varying from a surface encounter (0.00 meters below ground surface or mbgs) to a maximum depth of 0.12 mbgs.

6.1.2 Reworked Native

The topsoil was underlain by reworked native material, primarily consisting of sandy silt with some clay and gravel, and trace organics. This brown, moist layer extended to depths ranging from 0.09 to 0.27 mbgs.

6.1.3 Silty Clay/Clayey Silt

Silty Clay/Clayey Silt material was encountered below the reworked native material. The till material generally extends to a depth of 0.27 to 8.23 mbgs and consisted of some sand, some gravels, occasionally oxidized, brown, moist. Sand layers were encountered. Bedrock was not encountered at the Site during the Phase Two ESA. One geologic cross-section was developed to represent subsurface conditions. The location of the cross-section is shown on Figure 6. The cross-section illustrates the generalized extent of the stratigraphic units across the Site. All elevations presented are in metres above sea level (m asl).

6.1.4 Sand

A sand unit, characterized by its grey color and moist to wet nature, was present in some boreholes. It contained some silt and trace clay and was encountered at depths ranging from 4.57 mbgs to 8.23 mbgs.

6.2 Groundwater: Elevations and Flow Direction

Not applicable for this Phase Two ESA.

6.3 Groundwater: Hydraulic Gradients

Not applicable for this Phase Two ESA.

6.4 Groundwater: Hydraulic Conductivity

Not applicable for this Phase Two ESA.

6.5 Soil Texture

Soil grain size or texture analysis was conducted in five of the six environmental soil samples. Results of the grain size analysis are presented in Appendix F.

6.6 Soil: Field Screening

The screened soil samples for Hexane varied between *0 to 200 parts per million (ppm)*, and *values* for Isobutylene varied between *0 to 2 parts per million (ppm)*. The results of the soil field screening at corresponding sample depth intervals are provided in the borehole logs presented as Appendix E.

Elevated PID readings (i.e., greater than 100 ppm) were not observed during the Phase Two ESA.

6.7 Soil Quality

6.7.1 Location and Depth of Samples

A total of six (6) soil samples including one (1) duplicate soil sample was submitted to Eurofins for analysis. The following table summarizes the locations and depths of samples.

Location	Sample ID	Strata	Sample Interval	M&Is	OCs
MW-1	SS1	Reworked Native	0.09 – 0.27 m	X	X
BH-5	SS1	Reworked Native	0.12 - 0.27 m	X	X
BH-7	SS1	Reworked Native	0.09 – 0.27 m	X	X
BH-9	SS1	Reworked Native	0.12 – 0.27 m	X	X
MW-10	SS1	Reworked Native	0.12 – 0.27 m	X	X
BH-13	SS1	Reworked Native	0.09 – 0.27 m	X	X

The following section describes the findings of the analysis. The results compared to the applicable criteria are presented in Table 2, Appendix A.

6.7.2 Comparison to Applicable Standards

The selection of soil samples for laboratory analyses of the following parameter groups, M&Is and OCs, was determined through a combination of visual (staining), odour observations and field screening readings. Representative soil samples were collected to characterize the site concerning the identified contaminants of concern. These collected samples were then assessed against the relevant criteria, specifically the MECP Table 1 SCS, for medium-fine soil texture in the context of Industrial/Commercial/Community land use.

M&Is

For the six (6) submitted samples for M&Is, all the results remained below the detection limits or fell within the specified comparison criteria, MECP Table 1: Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use.

OCs

For the six (6) submitted samples for OCs, all the results remained below the detection limits or fell within the specified comparison criteria, MECP Table 1: Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use.

6.8 Groundwater Quality

6.8.1 Location and Depth of Samples

Groundwater sampling was not required for this Phase Two ESA.

6.9 Sediment Quality

Sediment sampling was not completed during the Phase Two ESA as no surface water bodies are located on-Site.

6.10 Quality Assurance and Quality Control Results

In general, standard operating procedures were followed during field sampling, sample preparation, and submission to the laboratory. All soil samples were analyzed within the specified times outlined in the Analytical Protocol. The laboratory analytical reports did not raise any concerns with the submissions. Further, one soil duplicate sample was collected and submitted for laboratory analysis for M&Is and OCs.

The calculated results for RPD are presented in Table 2, Appendix A. The results denoted that all the percentages are within the acceptable limits.

6.11 Phase Two Conceptual Site Model

The following presents a Conceptual Site Model (CSM) of the Phase Two Environmental Site Assessment (ESA) Property located at 8995 Boston Church Road, Milton, Ontario (Site or Property).

Section 1. A description and assessment of the Phase Two Property:

i. Potentially Contaminating Activities and Areas of Potential Environmental Concern

The previous Phase One ESA by PNJ was used for background information and to determine areas of Potential Environmental Concern on the subject property. This study noted the following PCAs and associated two APECs.

One PCA was identified on the Phase One Property, which led to the identification of one APEC on the same property.

APEC No.	Description of APEC/Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
1	Property has been, and remains, engaged in general agricultural activity, with potential ongoing use of pesticides and herbicides.	Entire Phase One Property	**PCA # 40** Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	M&Is, OCs	Soil

Media Investigated

This Site investigation consisted of soil sampling, laboratory testing and analysis. It was determined that this medium would be tested as it would be the pathway of contaminants from the areas of potential environmental concern being investigated.

Sampling and Analysis Plan

Soil samples were submitted for laboratory analysis based on, visual and/or olfactory considerations and depth of observed shallow material for laboratory analysis for M&Is and OCs.

Six (6) soil samples including one duplicate sample, were submitted for analysis of the following parameter groups: M&Is and OCs.

Since the entire Site is potentially contaminated with pesticides (including Herbicides, Fungicides and Anti-Fouling Agents), the boreholes were randomly selected to achieve a representative and unbiased sample that allows for a valid conclusion about the entire Site. A rationale for the selection of each borehole is presented in the table below:

Location	APEC	Rationale	Soil Samples	
			Soil Sample Depth	Parameters
MW-1	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs
BH-5	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs
BH-7	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs
BH-9	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs
MW-10	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs
BH-13	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 mbgs	M&Is, OCs

Samples were recovered from the boreholes and visually classified, and collected in laboratory prepared bottles, preserved at approximately 4°C and were delivered to the Eurofins Laboratory Depot in North York, from which they were subsequently transferred by Eurofins to their CALA-accredited laboratory situated in Ottawa for analysis.

The table below outlines the sampling and analysis plan for this Phase Two investigation:

Location	**Proposed Depth**		**Sampling Depth**		**Soil Samples**
	m bgs	**f bgs**	**m bgs**	**ft bgs**	**Parameters**
MW-1	6.71	22.00	0.09 – 0.60	0.3 – 0.9	M&Is and OCs
BH-5	5.18	17.00	0.12 - 0.60	0.4 – 0.9	M&Is and OCs

Location	Proposed Depth		Sampling Depth		Soil Samples
	m bgs	f bgs	m bgs	ft bgs	Parameters
BH-7	8.23	27.00	0.09 – 0.60	0.3 – 0.9	M&Is and OCs
BH-9	6.71	22.00	0.12 – 0.60	0.4 – 0.9	M&Is and OCs
MW-10	8.23	27.00	0.12 – 0.60	0.4 – 0.9	M&Is and OCs
BH-13	8.23	27.00	0.09 – 0.60	0.3 – 0.9	M&Is and OCs

ii. *Subsurface Structures and Utilities*

No subsurface utility lines, such as hydro (electrical) lines, water, sewer, gas, or telecommunications, were identified within the investigation area.

Section 2. A description of the Physical setting of the Phase Two Property:

The site is currently undeveloped and used for agricultural purposes. Its approximate dimensions are 365 meters along the east and west boundaries, 300 meters on the south, and 295 meters on the north. This undeveloped land covers an area of approximately 105,000 m^2. A Site Location Map and Site Plan are available in Appendix B, Figures 1 and 2.

The center of the of the Phase One Property is in UTM Zone 17, with approximate coordinates of Easting 588223 m and Northing 4822458 m.

i. *Stratigraphy*

Based on the borehole data from this investigation, the Site's general stratigraphy consists of four distinct layers, from top to bottom: topsoil, reworked native material, silty clay/clayey silt and in some areas, sand. It's worth noting that bedrock was not encountered during the Phase Two ESA. A geological cross-section has been developed to visually represent these subsurface conditions.

Topsoil: Topsoil was consistently present across all six environmental sampling boreholes. Its thickness varied, with areas encountering it directly at the surface (0.00 mbgs) and extending to a maximum depth of 0.12 mbgs.

Reworked Native Material: Underlying the topsoil was reworked native material. This layer primarily consisted of sandy silt with some clay and gravel, along with trace organics. This brown, moist material was found at depths ranging from 0.09 to 0.27 mbgs.

Silty Clay/Clayey Silt: The silty clay/clayey silt unit was encountered beneath the reworked native material. This layer generally extended from 0.27 mbgs to 8.23 mbgs. It was characterized by some sand and gravel, was occasionally oxidized, and appeared brown and moist. Interbedded sand layers were also observed within this unit.

Sand: In certain boreholes, a layer of sand was identified between 4.57 mbgs and 8.23 mbgs. This sand, which contained some silt and trace clay, was consistently grey and exhibited a moist to wet consistency.

ii. Hydrogeological Characteristics

Groundwater investigation was not required for this Phase Two ESA.

Groundwater: Hydraulic Gradient

Groundwater investigation was not required for this Phase Two ESA.

iii. Approximate depth of bedrock

Bedrock was not encountered at the Site during the Phase Two ESA.

iv. Approximate depth to water table

Groundwater investigation was not required for this Phase Two ESA.

v. Any respect in which Section 35, 41, or 43.1 of the regulation applies to the property Groundwater

Section 35, 41 or 43.1 do not apply to the Phase Two Property as no g*roundwater investigation was required.*

vi. Areas on, in or under the Phase Two Property where excess soil is finally placed

No excess soil is expected to be brought into the Phase Two Property.

vii. Location of Current Building and other Site Features, and Proposed Building

In the southwest corner of the property, a mobile home was noted, accompanied by plowing attachments outside. The development plan outlines an industrial condominium project that will include a total of 82 small-bay units and one standalone building, to be constructed in two distinct phases. Phase 1 is slated for 54 units, with Phase 2 comprising the remaining 29 units. The site

design incorporates 615 surface parking spaces and provides four points of vehicular access: two from Boston Church Road and two from No. 5 Side Road.

Section 3. Where a contaminant is present on, in, or under the Phase Two Property at a concentration greater than the applicable site condition standard, identification of:

i. *Each area where a contaminant is present on, in or under the Phase Two Property*

The following limited areas of soil contamination were identified:

- No exceedances were identified.

ii. *The contaminants associated with each of the areas identified*

Contaminants associated with the aforementioned areas are as follows:

- No exceedances

iii. *Each medium in which a contaminant associated with an area identified is present*

- No exceedances.

iv. *A description and assessment of what is known about each of the areas identified*

- No exceedances.

v. *The distribution, in each of the areas identified*

- No applicable.

vi. *Anything known about the reason for the discharge into the natural environment of the contaminants present on, in or under the phase two property at a concentration greater than the applicable site condition standard*

- Not applicable.

vii. *Anything known about migration away from any area of potential environmental concern of the contaminants present on, in or under the phase two property at a concentration greater than the applicable site condition standard, including the identification of any preferential pathways*

Given the absence of underground utilities within the site, contaminant migration beyond the identified area is not anticipated.

viii. *Climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in ground water levels, and*

Not applicable.

ix. If applicable, information concerning soil vapour intrusion of the contaminants into buildings including

Not applicable.

Section 4. Where contaminants on, in or under the phase two property are present at concentrations greater than the applicable site condition standard, cross-sections showing, by parameter group as defined in the Analytical Protocol for which a contaminant has been analysed,

No exceedances were identified in the samples. A cross-section showing the analytical results is presented in Appendix B, Figure 6.

Section 5. For each area where a contaminant is present on, in or under the property at a concentration greater than the applicable site condition standard for the contaminant, a diagram identifying, with narrative explanatory notes

Not applicable.

Section 6. If a non-standard delineation was conducted in accordance with section 7.1 of this Schedule as part of preparing the phase two environmental site assessment report, provide a narrative description of how the non-standard delineation satisfies the requirements in that section.

A non-standard delineation has not been conducted as part of the Phase Two ESA.

Section 7. If the exemption set out in paragraph 1, 1.1 or 2 of section 49.1 of the regulation is being relied upon, provide a statement as to the reliance upon the exemption and a narrative description of the rationale for relying upon the exemption, which may be based on information gathered during the site investigation.

Not applicable.

Section 8. If the exemption set out in paragraph 3 of section 49.1 of the regulation is being relied upon:

The exemption set out in paragraph 3 of Section 49.1 of Ontario Regulation 153/04 is not being relied upon as part of this Phase Two ESA.

Remedial Activities

No remediation has been completed as part of this Phase Two ESA.

7. CONCLUSIONS

In adherence to the Ontario Soil, Ground Water, and Sediment Standards for Use Under Part XV.1 of the EPA, laboratory analytical results indicate no exceedances found when compared to the criteria outlined in Table 1: Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use.

An RSC can now be filed if required.

7.1 Limitations

This Phase Two ESA report has been prepared for the exclusive use of the Client. Any use of the report by any other party without the written consent of PNJ Engineering Inc. is the sole responsibility of such party. PNJ Engineering Inc. accepts no responsibility for damages that may be incurred or suffered by any third party as a result of decisions made or actions taken based on the report. No other warranties are either expressed or implied with respect to the professional services provided under the terms of the contract or quotation and represented in this Phase Two ESA.

PNJ Engineering Inc. has made every attempt to identify and characterize the environmental concerns that may be associated with historical or current operations, however, due to changes through the years, demolition of building, excavations, investigation, or test pitting by others can cause unknown soil conditions at locations that were not investigated. While the sampled locations and depths are considered representative of an environmental concern, PNJ Engineering Inc. has completed the sampling program in accordance with acceptable standards and common engineering practices. The Client understands that there may be conditions that exist which were not identified or detected by the sampling program undertaken during the limited environmental investigation. The soil and/or contaminant information (or lack thereof) may vary significantly between the locations and depths sampled.

PNJ Engineering Inc. liability with respect to the limited environmental investigation work is limited to the professional liability coverage maintained. The Client understands that irrespective of the findings of the limited environmental investigation report, there is a possibility that unexpected environmental conditions may be encountered at the property at a later date. In this case, PNJ Engineering Inc. should be notified in order to determine if appropriate revisions or modifications are required to the report content and its conclusions.

The Phase Two ESA report and findings are based on data (and information) collected before and during the course of this limited environmental investigation. Conditions may change and the findings and conclusions in this Phase Two ESA report may not be valid following the issuance of this report. If any such circumstances become evident, PNJ Engineering Inc. should be notified immediately to reassess the conclusions and recommendations provided herein.

PNJ Engineering Inc. disclaims any obligation to update the limited environmental investigation reports for conditions that may be identified after the issuance of the final limited environmental investigation report(s); however, revisions may be made based on available information or documentation.

7.2 Signatures and Certifications

The report was prepared by Samantha Bowman M. Sc., who is an Environmental Technician with PNJ Engineering Inc. Over the past two years she has been an active participant in conducting ESA work, report writing, quotation preparations, including field work for soil and groundwater sampling. She has completed a Master of Science Degree in Environmental Management at the University of London and an Environmental Technology Diploma at Centennial College.

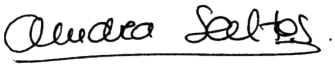
The report was reviewed by Sajjad Din, MSc, PGeo, QP_{ESA}, who is a Geoscientist active in the fields of academia, remediation, research, environmental compliance and permitting, and environmental consulting since 1994. He has been involved in work across Ontario, South Asia, and the Southeastern United States. He has completed hundreds of environmental site assessments, remediation projects and filed 19 Record of Site Conditions over the past 8 years some of which include conveyances to municipalities and complicated Brownfield projects. He has been keenly following the excess soil developments since 2020 and is currently working with several private developers in educating, understanding, and implementing O. Reg. 406/19. Furthermore, Sajjad is a Professor of Environmental Technology at Centennial College.

The report was reviewed by Abid Sahi, M.A.Sc., P.Geo., P.Eng., QP_{ESA}, who is a Geoenvironmental and Geotechnical Principal at PNJ Engineering. Abid Sahi is a Senior Engineer with PNJ Engineering Inc. With more than 25-year background in construction, geotechnical, and environmental realms, Abid brings a practical, hands-on approach to all facets of a project. His wealth of knowledge has been cultivated over years spent in the field, encompassing expertise in Phase I and II Environmental Site Assessments (ESAs) conforming to CSA Z768 and Z769 standards, diverse drilling techniques, involvement in both minor and major remedial cleanup undertakings, as well as the management of excess soils under O. Reg 406/19. Abid holds a valid

Professional Engineer license and has maintained good standing with Professional Engineers Ontario.

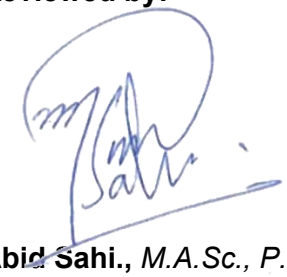
Prepared by:

Samantha Bowman, *M.Sc.*
Environmental Technician



Andrea Saltos, B.*Sc. C.E.T.*
Environmental Technician

Reviewed by:



Abid Sahi., *M.A.Sc., P.Geo., P.Eng., QP$_{ESA}$*
Principal
Director - Civil Infrastructure & Geo-Environmental Engineering

Reviewed by:

Sajjad Din, *MSc, PGeo, QP$_{ESA}$*
Senior Geoscientist – Qualified Person

8. REFERENCES

1. Ontario Regulation 153/04, Phase Two Environmental Site Assessment;
2. Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, Revised December 1996, Ministry of Environment and Energy;
3. Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality, Laboratory Services Branch, Ministry of the Environment, Conservation and Parks, March 9, 2004 (PIBS 4696), amended as of July 1, 2011, and as of February 19, 2021, Version 3.1

APPENDIX A

TABLES

Summary of Sampling Locations and Chemical Analysis – Table 1

Soil Analytical Results – Table 2

Summary of Maximum Soil Concentration Data – Table 3

Table 1
Summary of Sampling Locations and Chemical Analysis

	Location	Sample ID	Sample Date	Sample Interval	M&Is	OCs
Soil Samples	MW-1	SS1	3/7/2025	0 - 0.60 m bgs	X	X
	BH-5	SS1	2/7/2025	0 - 0.60 m bgs	X	X
	BH-7	SS1	2/7/2025	0 - 0.60 m bgs	X	X
	MW-9	SS1	2/7/2025	0 - 0.60 m bgs	X	X
	BH-10	SS1	2/7/2025	0 - 0.60 m bgs	X	X
	BH-13	SS1	3/7/2025	0 - 0.60 m bgs	X	X
	MW-9	SS1 DUP	2/7/2025	-	X	X

Notes:

M&Is Metals and Inorganics

OCs Organoclorine Pesticides

Table 2
Soil Analytical Results

	Sample Location	BH-5	BH-7	BH-10	MW-9	MW-1	BH-13	MW9 DUP	MW-9	MW9 DUP	RDP
	Sample ID	SS1	SS1	SS1	SS1	SS1	SS1	SS1	SS1	SS1 DUP	
	Sample Date	7/2/2025	7/2/2025	7/2/2025	7/2/2025	7/3/2025	7/3/2025	7/18/2025	7/2/2025	7/18/2025	
	Sample Depth	0 - 0.60 m	0 - 0.60 m	0 - 0.60 m	0 - 0.60 m	0 - 0.60 m	0 - 0.60 m		0 - 0.60 m		
Parameters	Guidline Limit 1 SCS Agri										
Metals and Inorganics	Antimony	1	<1	<1	<1	<1	<1	<1	<1	<1	NA
	Arsenic	11	5	7	5	7	6	6	6	7	15%
	Barium	210	108	76	77	98	93	92	110	98	110	12%
	Beryllium	2.5	<1	1	<1	<1	<1	<1	<1	<1	<1	NA
	Boron	36	5	6	<5	<5	7	6	6	<5	6	NA
	Boron (Hot Water Soluble)	NA	<0.25	<0.25	<0.25	0.33	0.27	0.32	<0.25	0.33	<0.25	NA
	Cadmium	1	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	NA
	Chromium	67	19	24	20	27	29	26	26	27	26	4%
	Cobalt	19	10	14	10	14	12	11	11	14	11	24%
	Copper	62	32	40	26	38	32	36	28	38	28	30%
	Cyanide (Free)	0.051	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	NA
	Electrical Conductivity	0.47	0.16	0.20	0.17	0.12	0.22	0.20	0.23	0.12	0.23	63%
	Hexavalent Chromium	0.66	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	NA
	Lead	45	12	12	11	13	12	13	13	13	13	0%
	Mercury	0.16	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	NA
	Molybdenum	2	<1	<1	<1	<1	<1	<1	<1	<1	<1	NA
	Nickel	37	22	28	20	30	29	26	23	30	23	26%
	pH-CaCl2	NV	7.81	5.67	6.50	6.55	6.88	7.10	7.63	6.55	7.63	15%
	Selenium	1.2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA
	Silver	0.5	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	NA
	Sodium Absorption Ratio (SAR)	1	0.37	0.14	0.17	0.51	0.20	0.24	0.21	0.51	0.21	83%
	Thallium	1	<1	<1	<1	<1	<1	<1	<1	<1	<1	NA
	Uranium	1.9	<0.5	0.6	<0.5	0.6	0.7	0.7	0.7	0.6	0.7	15%
	Vanadium	86	24	32	26	36	36	34	36	36	36	0%
	Zinc	290	53	74	64	77	76	69	65	77	65	17%
Organochlorine Pesticides	Aldrin	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	Chlordane	0.05	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	<0.006	NA
	Dieldrin	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	Endosulfan I + Endosulfan II	0.04	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	-	NA
	Endrin	0.04	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	gamma-BHC		<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	Heptachlor	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	Heptachlor epoxide	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	Hexachlorobenzene	0.01	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002		<0.002	-	NA
	Hexachlorobutadiene	0.01	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002		<0.002	-	NA
	Hexachloroethane	0.01	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002		<0.002	-	NA
	Methoxychlor	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	p,p'-DDD	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	p,p'-DDE	0.05	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA
	p,p'-DDT	0.078	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	NA

Notes:

All values are presented in microgram per gram (ug/g)

93 Concentration exceeds Guidline: Reg 153 (2011) Table 1: Full Depth Background Site Condition Standards - Soil Standard (All Textures) - Agricultural or Other Property Use

Table 3
Summary of Maximum Soil Concentration Data

	Parameters	Guidline Limit	Maximum Concentration	Sample Location	Sample ID	Sample Date	Sample Interval
Metals and Inorganics	Antimony	1	ND	-	-	-	-
	Arsenic	11	7	BH-7, MW-9	SS1	7/2/2025	0 - 0.60 m
	Barium	210	108	BH-5	SS1	7/2/2025	0 - 0.60 m
	Beryllium	2.5	ND	-	-	-	-
	Boron	36	7	MW-1	SS1	7/3/2025	0 - 0.60 m
	Boron (Hot Water Soluble)	NA	0.33	MW-9	SS1	7/2/2025	0 - 0.60 m
	Cadmium	1	ND	-	-	-	-
	Chloride	NA	-	-	-	-	-
	Chromium	67	29	MW-1	SS1	7/3/2025	0 - 0.60 m
	Cobalt	19	14	BH-7, MW-9	SS1	7/2/2025	0 - 0.60 m
	Copper	62	40	BH-7	SS1	7/2/2025	0 - 0.60 m
	Cyanide (Free)	0.051	ND	-	-	-	-
	Conductivity		-	-	-	-	-
	Electrical Conductivity	0.47	0.22	MW-1	SS1	7/3/2025	0 - 0.60 m
	Hexavalent Chromium	0.66	ND	-	-	-	-
	Lead	45	13	MW-9, BH-13	SS1	7/2/2025, 7/3/2025	0 - 0.60 m
	Mercury	0.16	ND	-	-	-	-
	Molybdenum	2	ND	-	-	-	-
	Nickel	37	30	MW-9	SS1	7/2/2025	0 - 0.60 m
	pH		-	-	-	-	-
	pH-CaCl2	NV	7.81	BH-5	SS1	7/2/2025	0 - 0.60 m
	Selenium	1.2	ND	-	-	-	-
	Silver	0.5	ND	-	-	-	-
	Sodium	NA	-				
	Sodium Absorption Ratio (SAR)	1	0.51	MW-9	SS1	7/2/2025	0 - 0.60 m
	Thallium	1	ND	-	-	-	-
	Uranium	1.9	0.7	MW-1, BH-13	SS1	7/3/2025	0 - 0.60 m
	Vanadium	86	36	MW-9, MW-1	SS1	7/2/2025, 7/3/2025	0 - 0.60 m
	Zinc	290	77	MW-9	SS1	7/2/2025	0 - 0.60 m
Organochlorine Pesticides	Aldrin	0.05	ND	-	-	-	-
	Chlordane	0.05	ND	-	-	-	-
	Dieldrin	0.05	ND	-	-	-	-
	Endosulfan I + Endosulfan II	0.04	ND	-	-	-	-
	Endrin	0.04	ND	-	-	-	-
	gamma-BHC		ND	-	-	-	-
	Heptachlor	0.05	ND	-	-	-	-
	Heptachlor epoxide	0.05	ND	-	-	-	-
	Hexachlorobenzene	0.01	ND	-	-	-	-
	Hexachlorobutadiene	0.01	ND	-	-	-	-
	Hexachlorocyclohexane, gamma-	0.01	ND	-	-	-	-
	Hexachloroethane	0.01	ND	-	-	-	-
	Methoxychlor	0.05	ND	-	-	-	-
	p,p'-DDD	0.05	ND	-	-	-	-
	p,p'-DDE	0.05	ND	-	-	-	-
	p,p'-DDT	0.078	ND	-	-	-	-

Notes:

All values are presented in microgram per gram (ug/g)

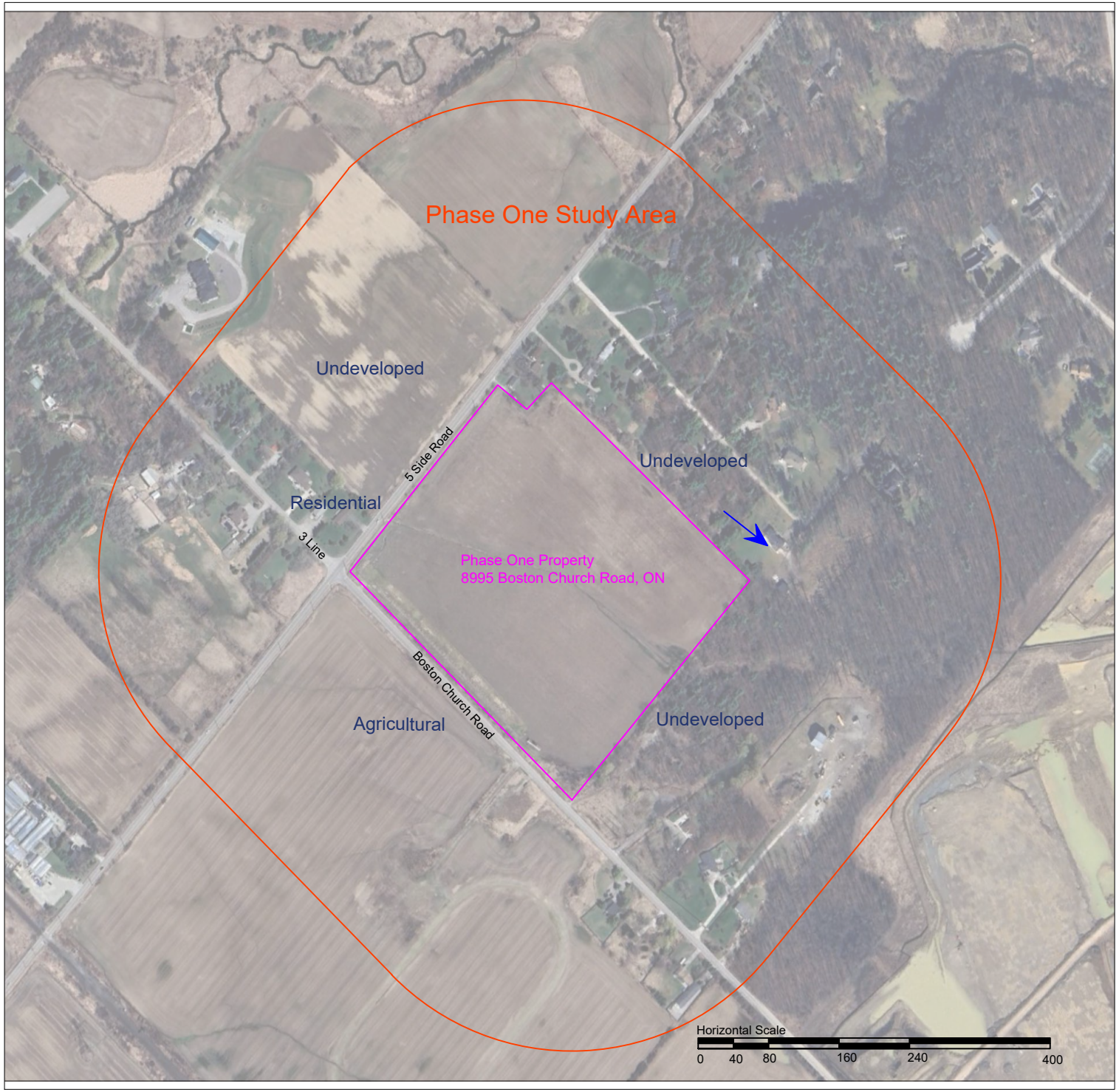
480

Concentration exceeds Guideline: O. Reg 153 - Table 1: Full Depth Background Condition Standards in All Types - Agricultural or Others

APPENDIX B

DRAWINGS

Phase Two Study Area	Figure 1
Potential Contaminating Activities (PCAs)	Figure 2
Areas of Potential Environmental Concern (APECs)	Figure 3
Borehole Location Plan and Cross-Section A-A’	Figure 4
Soil Analytical Results Metals and Pesticides	Figure 5
Soil Analytical Results Metals and Pesticides – Cross Section A-A’	Figure 6



LEGEND

Phase One Property

Phase One Study Area

NOTES

Inferred Groundwater Flow Direction (South)

REFERENCES
- Google Earth - Map 2025

TITLE
Site Location Map

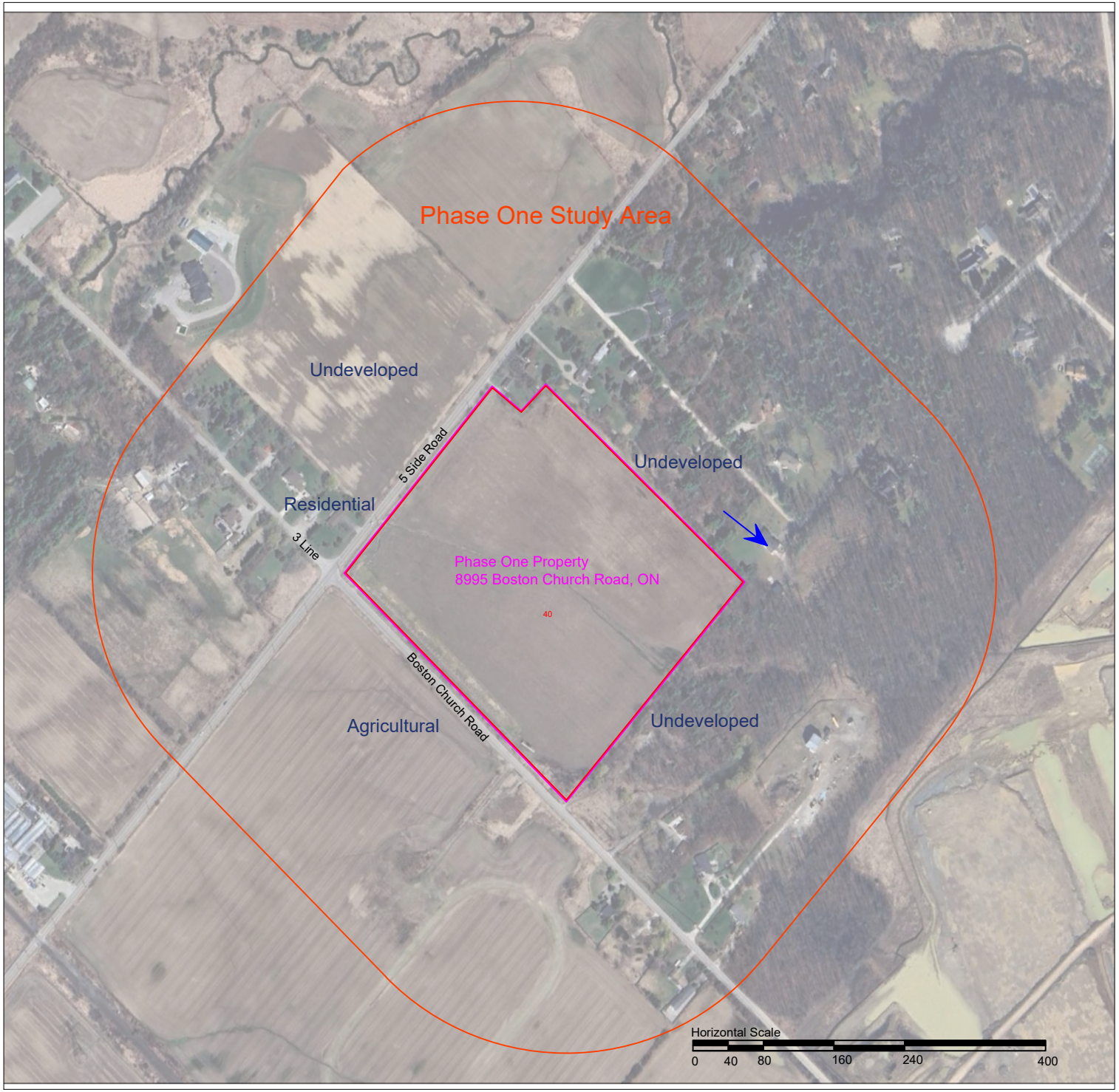
PROJECT
Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT
BC5L Inc.

DRAWING NO.	1
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0



LEGEND

- Phase One Property
- Phase One Study Area
- 46 Potential Contaminating Activities (PCAs)

Ontario Regulation 153/04. As per Table 2, Potentially Contaminating Activities.

Item 40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, BulkStorage and Large-Scale Applications

NOTES

Inferred Groundwater Flow Direction (South)

REFERENCES
- Google Earth - Map 2025

TITLE
Potential Contaminating Activities (PCAs)

PROJECT
Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT
BC5L Inc.

DRAWING NO.	2
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0

LEGEND

Phase One Property

APEC 1 - Historical Aerial Images

NOTES

Inferred Groundwater Flow Direction (South)

REFERENCES

- Google Earth - Map 2025

TITLE

On-Site Areas of Potential Environmental Concern (APECs)

PROJECT

Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT

BC5L Inc.

DRAWING NO.	3
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0

LEGEND

Phase One Property

Borehole by PNJ

Monitoring Well by PNJ

NOTES

REFERENCES
- Google Earth - Map 2025

TITLE
Borehole Location Plan and Cross Section A - A'

PROJECT
Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT
BC5L Inc.

DRAWING NO.	4
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0

LEGEND

Sample ID (Depth): BH1 - SS1 (0 - 0.60m)
PHC F1 570 ug/g (55 ug/g)
Parameter - result ug/g (Limit Table 1 SCS)

Greather than Table 1 SCS

Less than Table 1 SCS

SCS (Site Condition Standards) refer to Standards of Table 1: : Full Depth Background Site Condition Standards – Soil (All Textures) – Agriculture or Other Property Use.

NOTES

REFERENCES
- Google Earth - Map 2025

TITLE
Soil Analytical Results : Metals and Pesticides

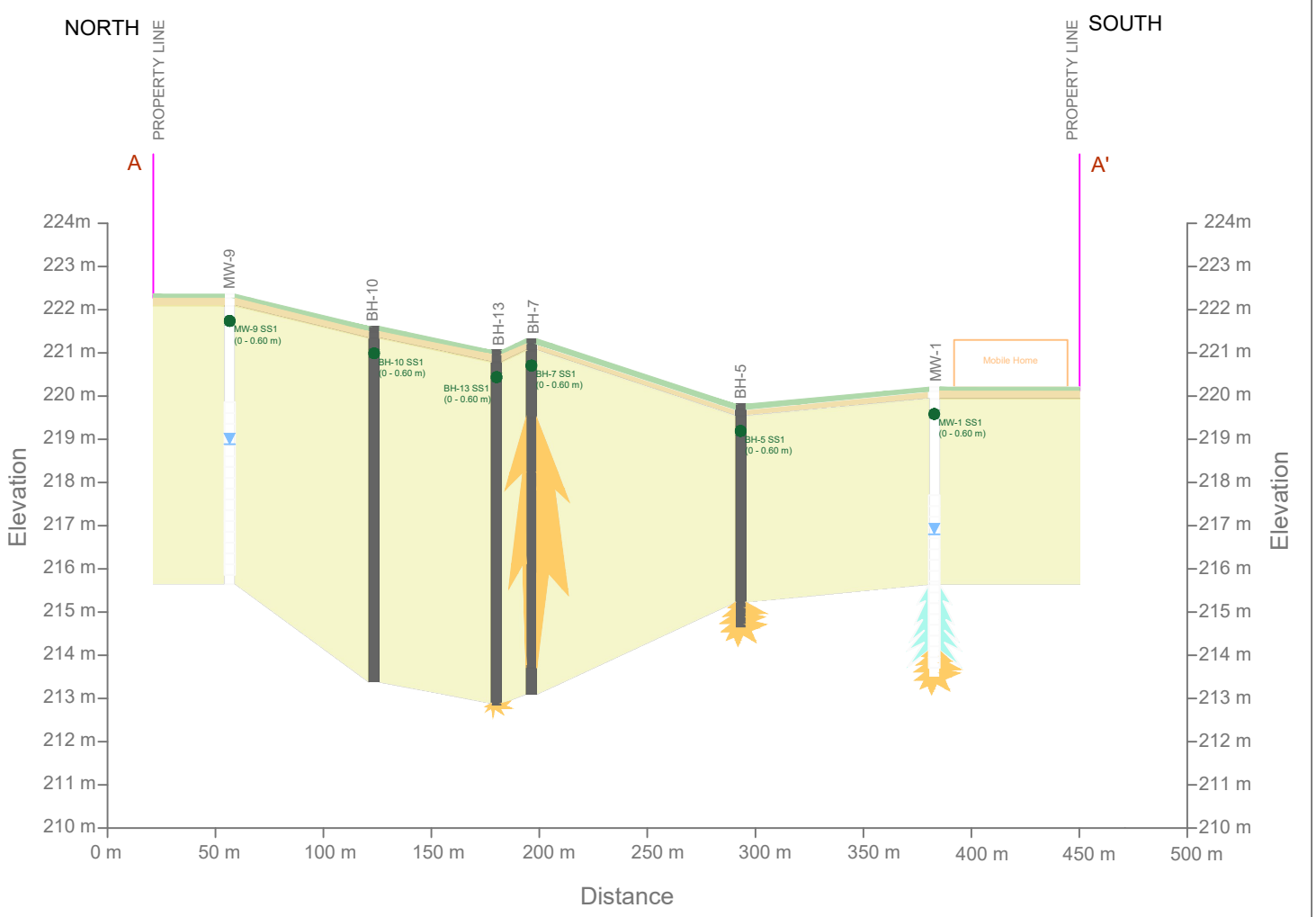
PROJECT
Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT
BC5L Inc.

DRAWING NO.	5
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0



Top Soil
Reworked Native
Silty Clay/ Clayey Silt
Sand
Sandy Silt
Borehole
Monitoring Well
Groundwater Level (As of July 03, 2025)
Screened Level

Sample ID (Depth) BH1 - SS3 (1.52-2.13m)
PHC F1 570 ug/g (55 ug/g)
Parameter - result ug/g (Limit Table 1 SCS)

Greather than Table 1 SCS
Less than Table 1 SCS

SCS (Site Conditions Standards) refer to Standards from Table 1 of April 15, 2011 Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act; Agriculture or Other Property Use.

NOTES

REFERENCES
- Google Earth - Map 2025

TITLE
Soil Analytical Results : Metals and Pesticides
Cross Section A - A'

PROJECT
Phase Two ESA
8995 Boston Church Road, Ontario

CLIENT
BC5L Inc.

DRAWING NO.	5A
DATE	July 21, 2025
PREPARED BY	DM
REVIEWED BY	AS

PNJ ENGINEERING INC.
70 Galaxy Blvd Suite 100, Toronto, ON M9W 4Y6
Tel: 905.597.8383 Fax:905.597.0825
www.pnjeng.com

PROJECT NO. 25-1242-01 REV.0

APPENDIX C

PLAN OF SURVEY

SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY OF
PART OF LOT 5
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF ESQUESING)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1: 750

37.5m 18.75 0 37.5 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

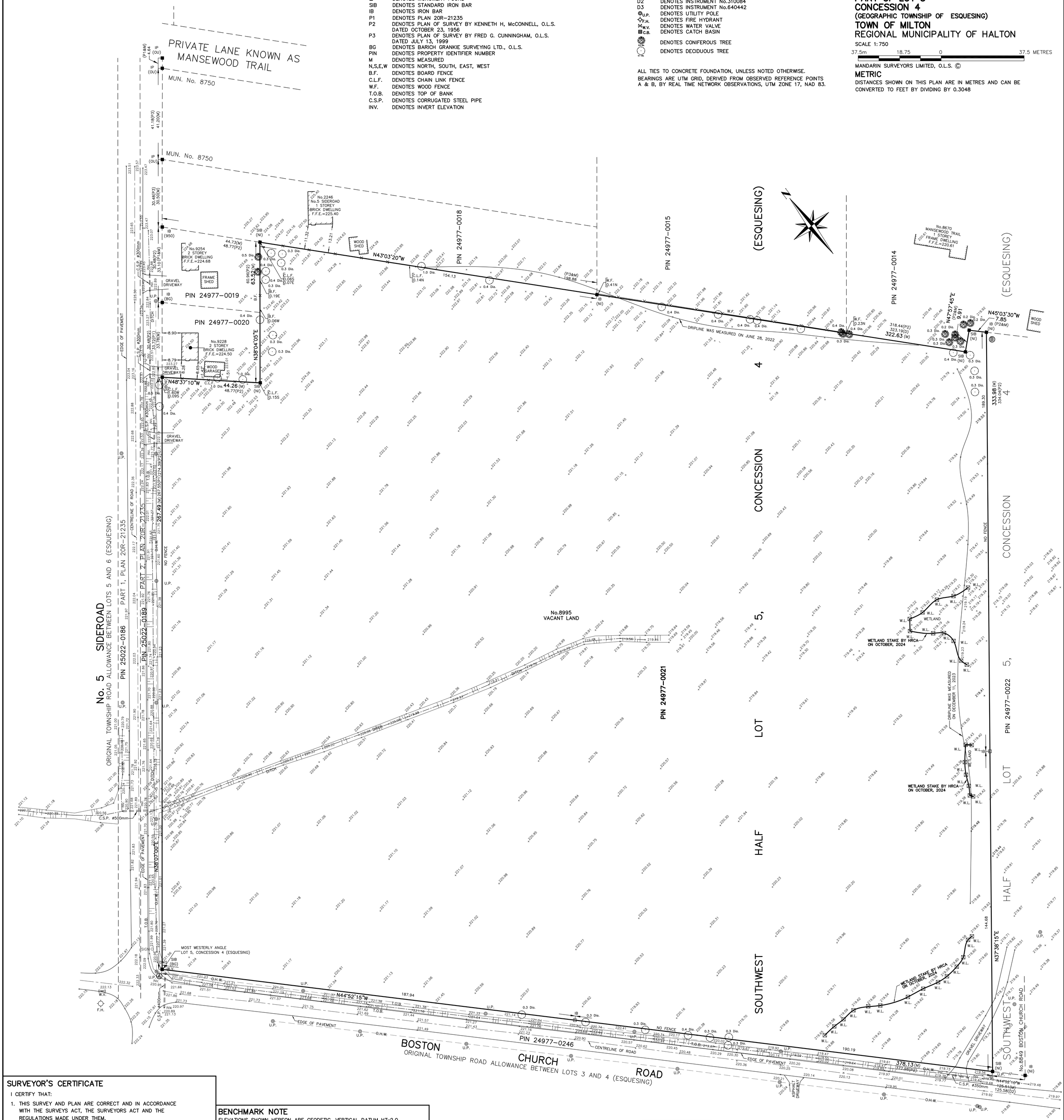
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN 20R–21235
P2	DENOTES PLAN OF SURVEY BY KENNETH H, McCONNELL, O.L.S. DATED OCTOBER 23, 1956
P3	DENOTES PLAN OF SURVEY BY FRED G. CUNNINGHAM, O.L.S. DATED JULY 13, 1999
BG	DENOTES BARICH GRANKIE SURVEYING LTD., O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.L.F.	DENOTES CHAIN LINK FENCE
W.F.	DENOTES WOOD FENCE
T.O.B.	DENOTES TOP OF BANK
C.S.P.	DENOTES CORRUGATED STEEL PIPE
INV.	DENOTES INVERT ELEVATION
NI	DENOTES NOT IDENTIFIABLE
OU	DENOTES ORIGINAL UNKNOWN
D	DENOTES INSTRUMENT No.543284
D2	DENOTES INSTRUMENT No.310084
D3	DENOTES INSTRUMENT No.640442
U.P.	DENOTES UTILITY POLE
F.H.	DENOTES FIRE HYDRANT
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF OCTOBER , 2024

OCTOBER 29 , 2024
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
2400 MIDLAND AVE., #121 PHONE: (647)430–1366
SCARBOROUGH, ONTARIO, M1S 5C1 E–MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.Z./Z.Q. | DRAWN BY: S.N. | CAD No: 22–333SRPR | JOB No: 2022–333

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC, VERTICAL DATUM HTv2.0, ARE DERIVED FROM SOKKIA POWERNET NETWORK.

THIS REPORT WAS PREPARED FOR BC5L INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO EASEMENT AS SET OUT IN INST. No.53610
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF GRAVEL DRIVEWAY.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS.

SPECIFIED CONTROL POINTS (SCP's)
U.T.M. ZONE 17, NAD83 (CSRS)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4822453.512	588001.572
B	4822450.007	588472.139

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2196541

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

LOT AREA= 120327.99 SQ.m.

APPENDIX D

SAMPLING AND ANALYSIS PLAN

Proposed Sampling and Analysis Plan
Phase Two Environmental Site Assessment
8995 Boston Church Road, Milton, ON

Location	Proposed Depth		APEC	Rationale	Soil Samples		
	m bgs	f bgs			Soil Sample Depth	Metals & Inorganics	OC Pesticides
MW-1	6.71	22	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X
BH5 - SS1	5.18	17	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X
BH7 - SS1	8.23	27	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X
BH9-SS1	6.71	22	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X
MW10-SS1	8.23	27	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X
BH13-SS1	8.23	27	1	Evaluate the impact of historical and ongoing agricultural land use on soil quality at the Site.	Between 0.00 and 0.60 m bgs	X	X

APPENDIX E

BOREHOLE LOGS

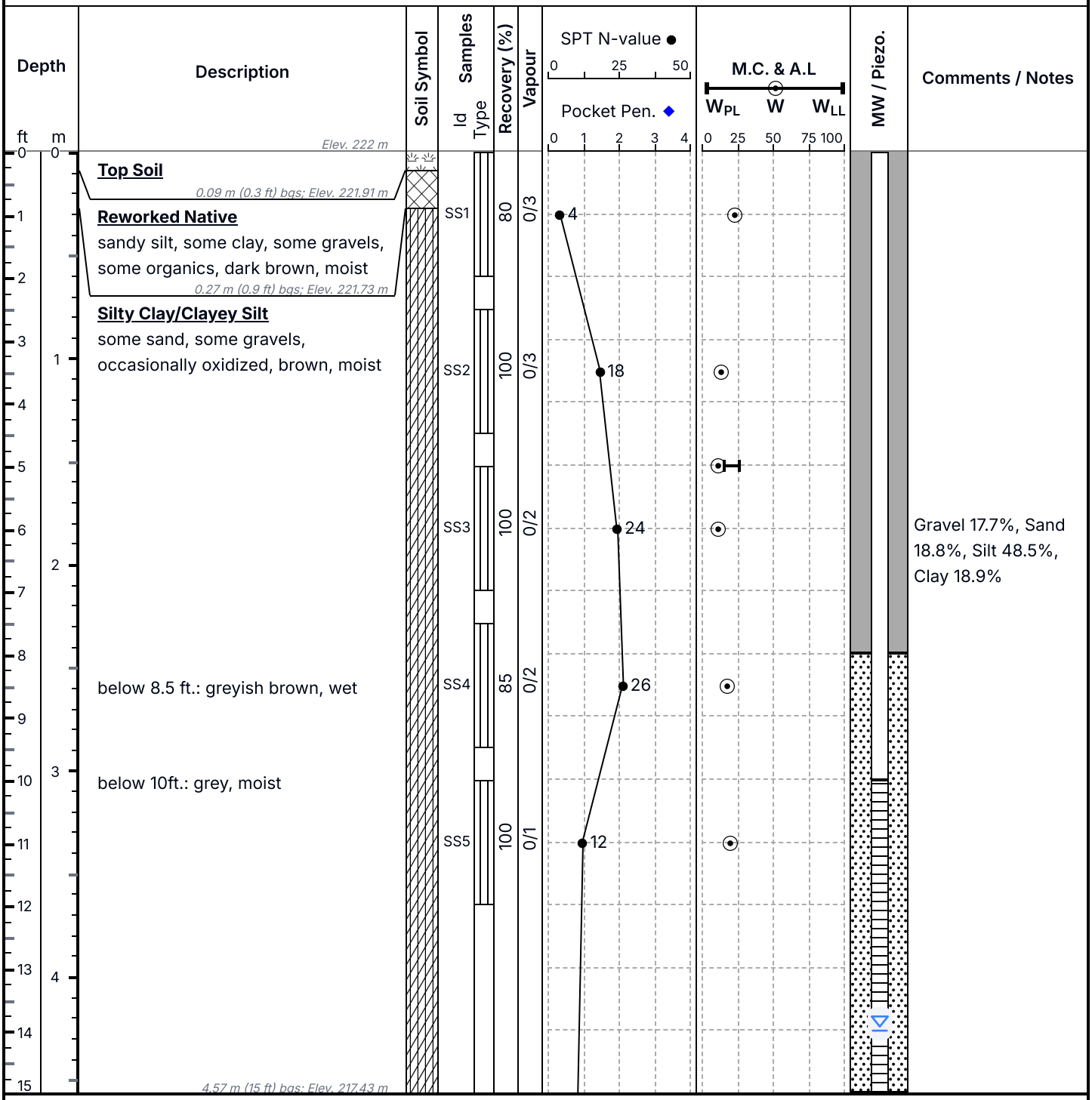
DRAFT

Monitoring Well: MW-1

8995 Boston Church Road, Milton

Start Date: 2025-JUL-03
End Date: 2025-JUL-03

Elevation: 222 m AMSL
588240.5 E, 4822320.8 N (NAD83 - 17)



Notes: - Groundwater was measured at 4.2 mbgs immediately after the drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

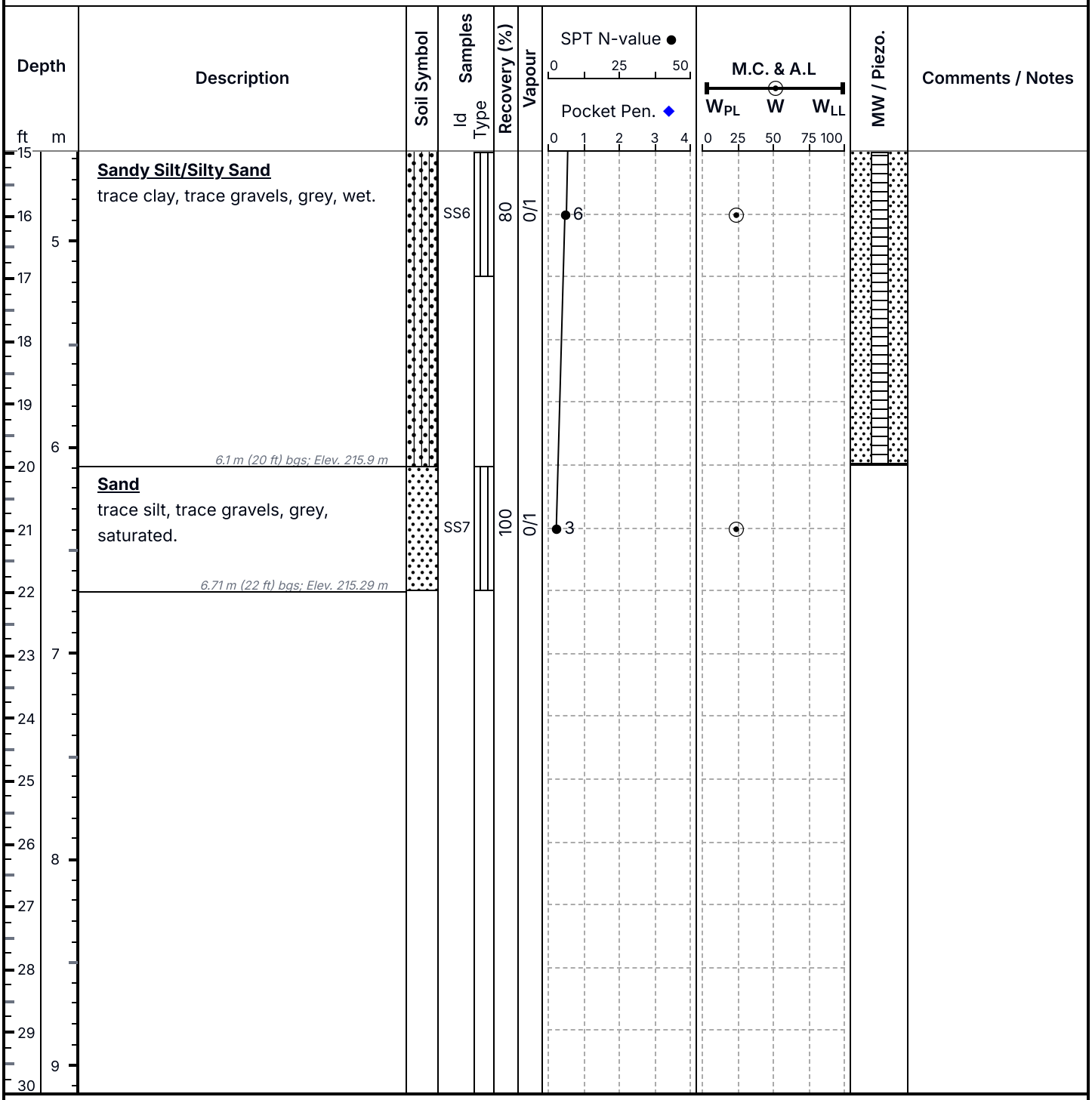
DRAFT

Monitoring Well: MW-1

8995 Boston Church Road, Milton

Start Date: 2025-JUL-03
End Date: 2025-JUL-03

Elevation: 222 m AMSL
588240.5 E, 4822320.8 N (NAD83 - 17)



Notes: - Groundwater was measured at 4.2 mbgs immediately after the drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

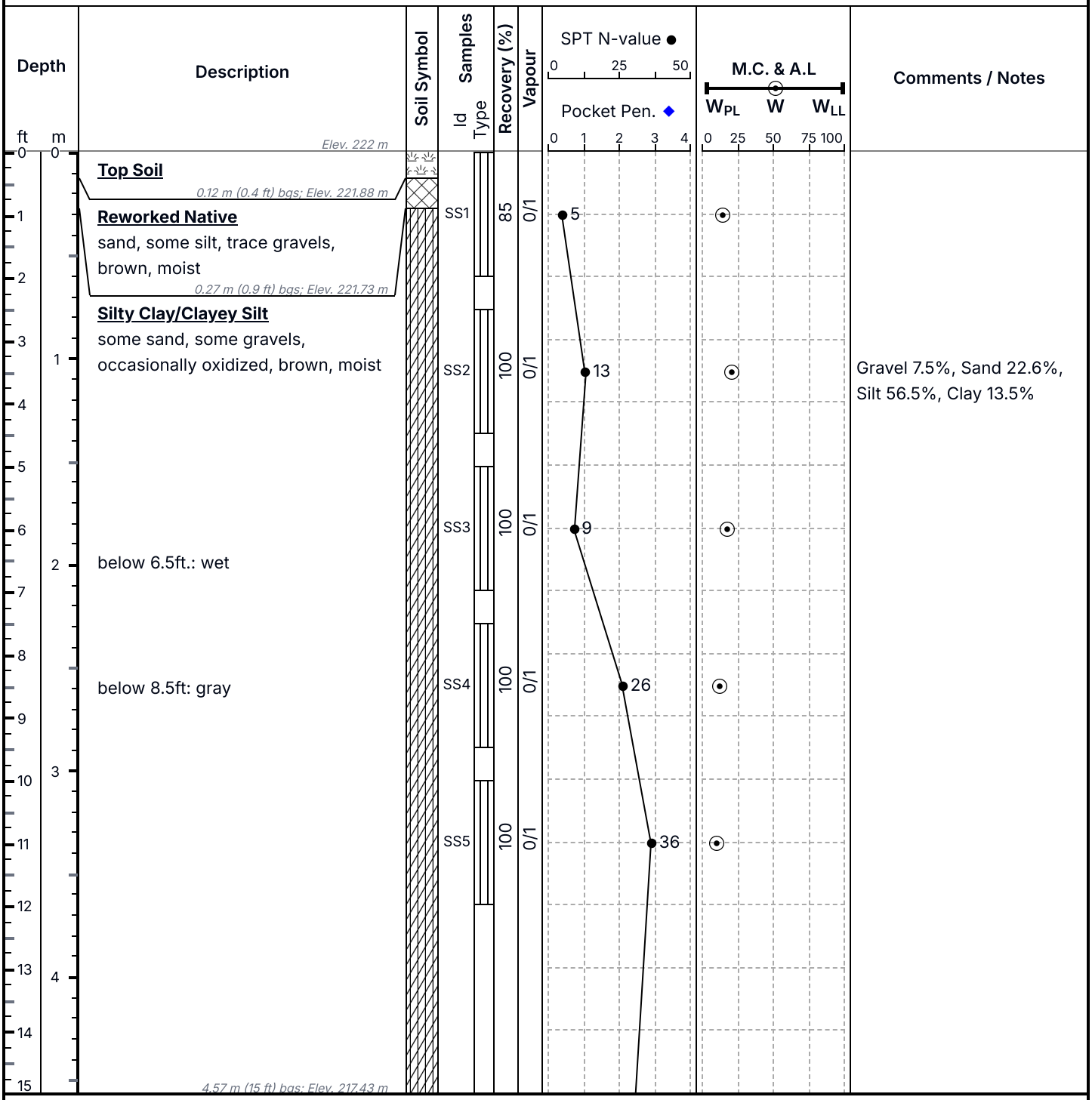
DRAFT

Borehole: BH-5

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588396.4 E, 4822414.7 N (NAD83 - 17)



Notes: - Groundwater was measured at 2.3 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

DRAFT

Borehole: BH-5

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588396.4 E, 4822414.7 N (NAD83 - 17)

Depth (ft)	Depth (m)	Description	Soil Symbol	Samples Id	Samples Type	Recovery (%)	Vapour	SPT N-value / Pocket Pen.	M.C. & A.L (W_{PL} W W_{LL})	Comments / Notes
15–16	5	**Sand** trace silt, trace gravels, gray, wet *5.18 m (17 ft) bgs; Elev. 216.82 m*		SS6		80	0/1	18		
17–30	5–9									

SPT N-value ● 0 25 50
Pocket Pen. ◆ 0 1 2 3 4
M.C. & A.L 0 25 50 75 100

Notes: - Groundwater was measured at 2.3 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

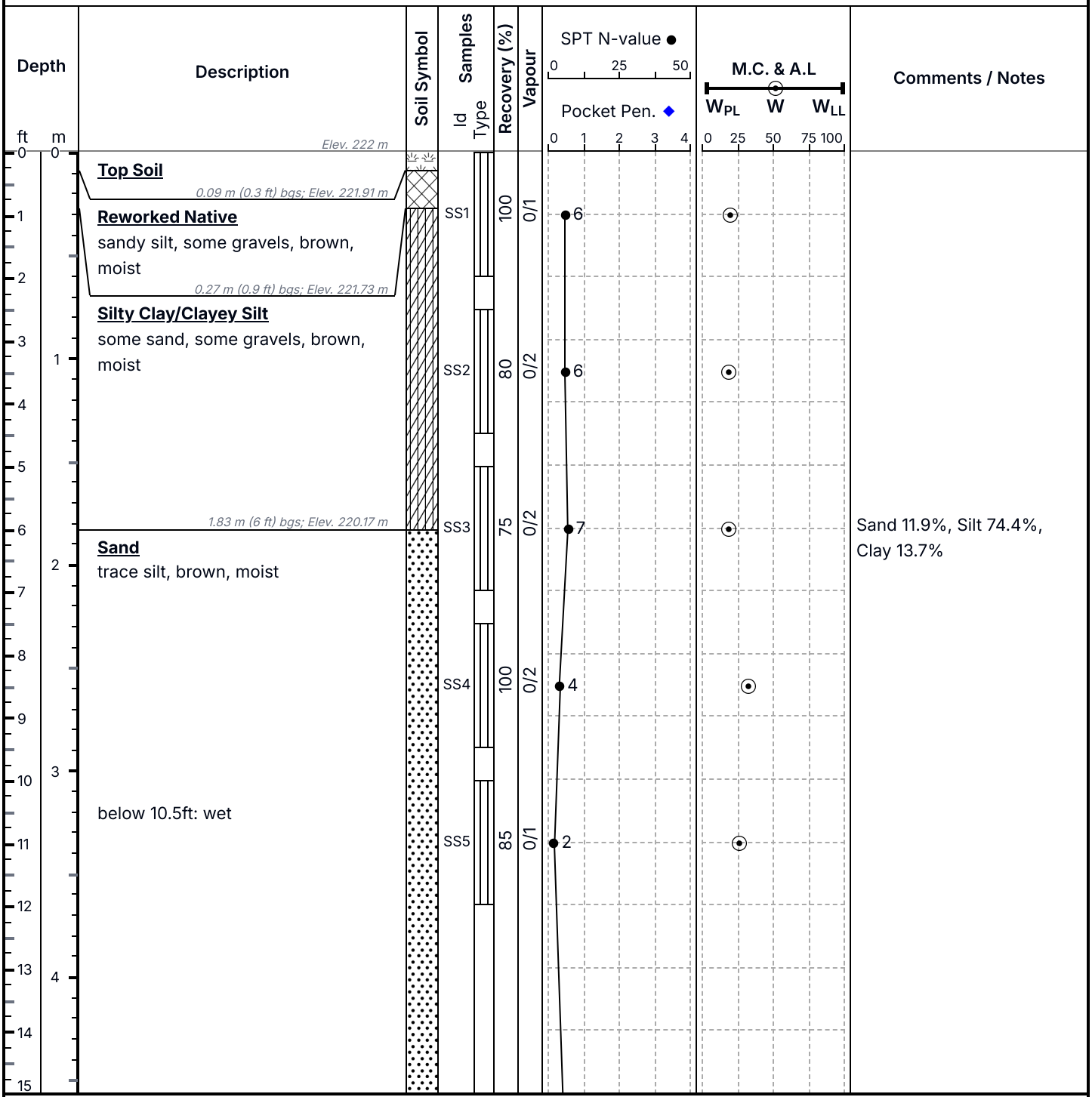
DRAFT

Borehole: BH-7

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588291.3 E, 4822486.3 N (NAD83 - 17)



Notes: - Groundwater was measured at 5.3 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

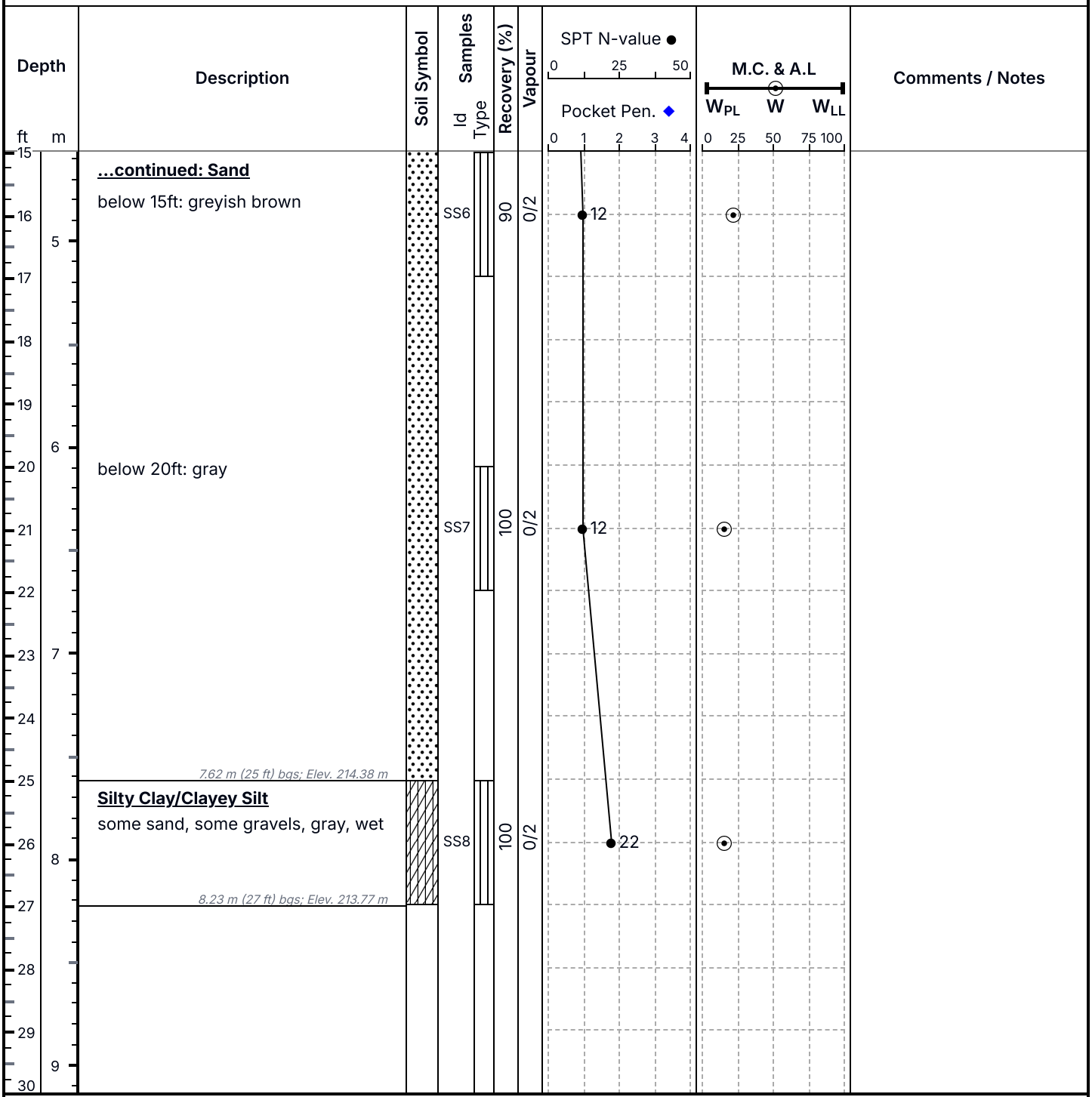
DRAFT

Borehole: BH-7

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588291.3 E, 4822486.3 N (NAD83 - 17)



Notes: - Groundwater was measured at 5.3 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

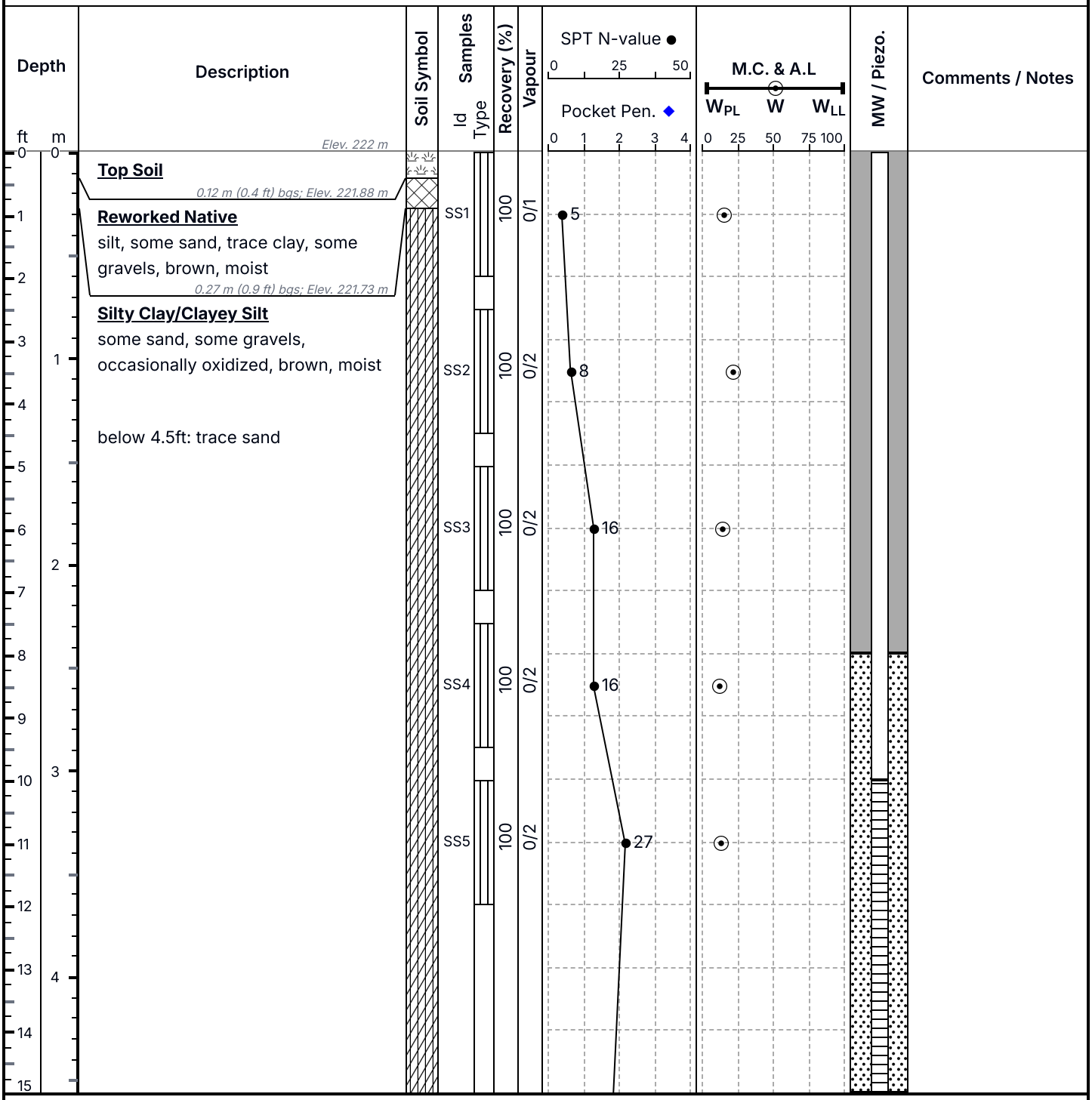
DRAFT

Monitoring Well: MW-9

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588184.1 E, 4822613.9 N (NAD83 - 17)



Notes: - Borehole was open and dry immediately after drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

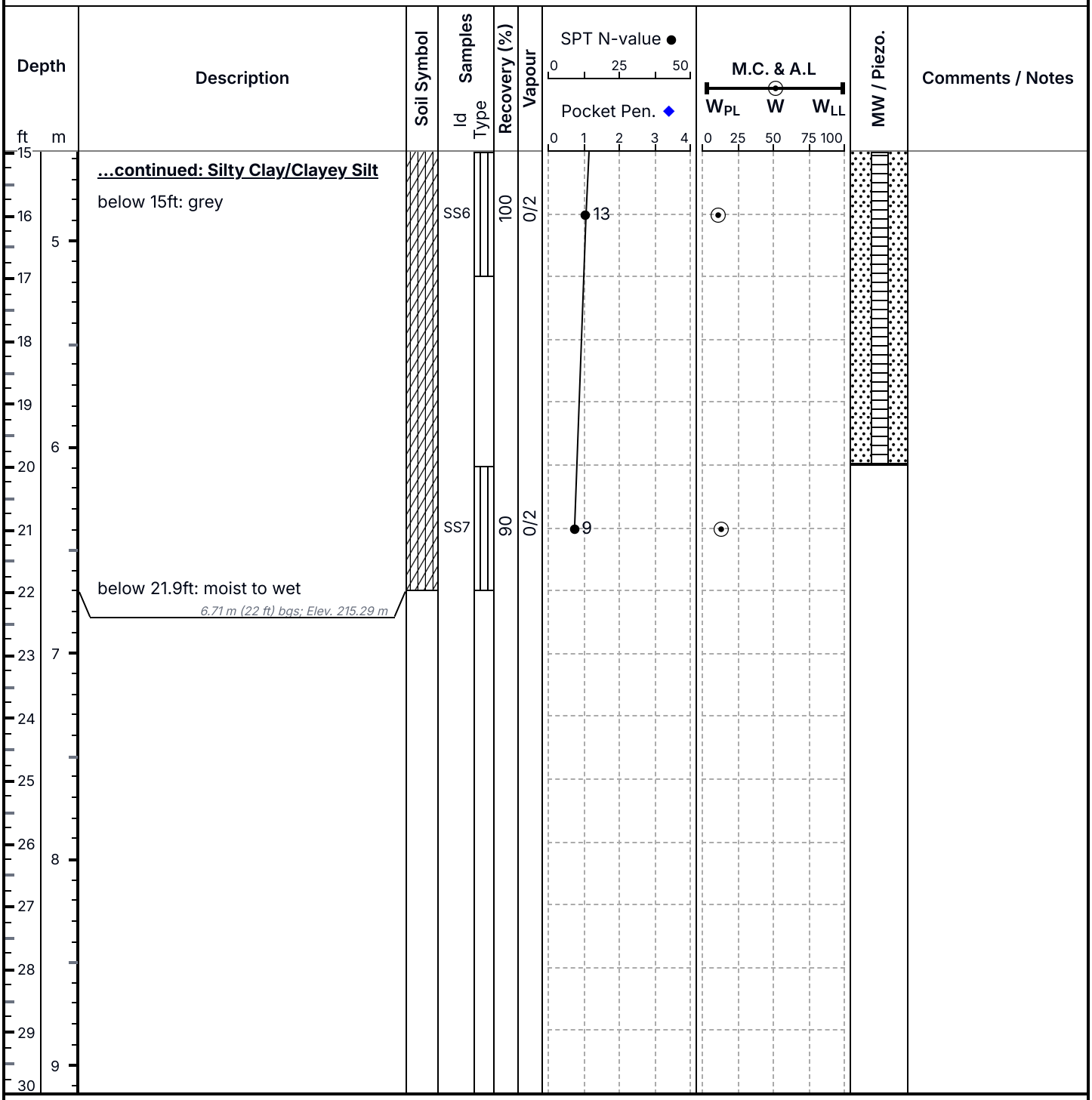
DRAFT

Monitoring Well: MW-9

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588184.1 E, 4822613.9 N (NAD83 - 17)



Notes: - Borehole was open and dry immediately after drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

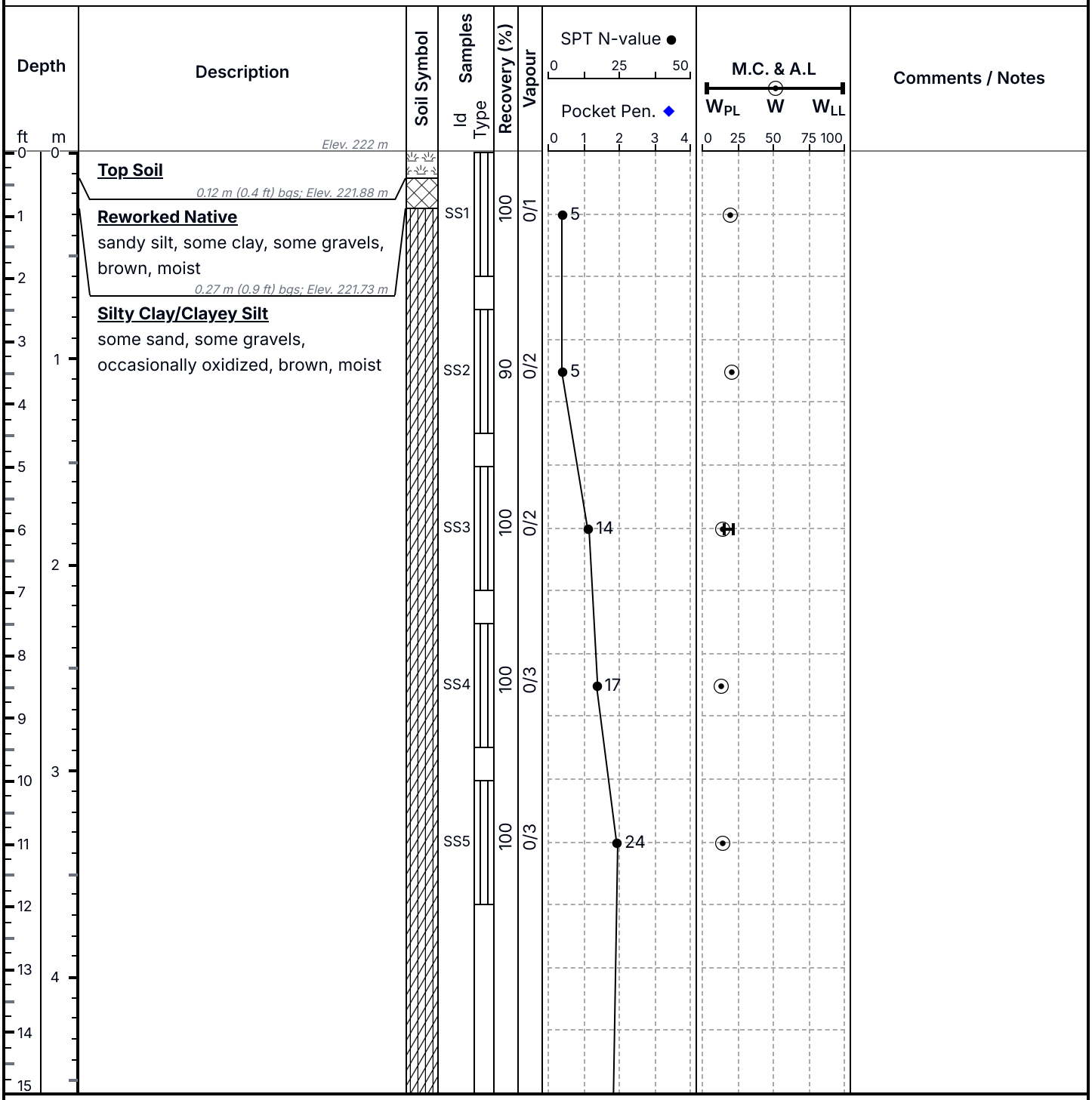
DRAFT

Borehole: BH-10

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588196.1 E, 4822545.6 N (NAD83 - 17)



Notes: - Groundwater was measured at 6.1 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

DRAFT

Borehole: BH-10

8995 Boston Church Road, Milton

Start Date: 2025-JUL-02
End Date: 2025-JUL-02

Elevation: 222 m AMSL
588196.1 E, 4822545.6 N (NAD83 - 17)

Depth (ft)	Depth (m)	Description	Soil Symbol	Samples Id	Samples Type	Recovery (%)	Vapour	SPT N-value / Pocket Pen.	M.C. & A.L (W_{PL} W W_{LL})	Comments / Notes
15		**...continued: Silty Clay/Clayey Silt**								
16	5	below 15ft: grey		SS6		100	0/3	19		
17										
18										
19										
20	6	below 20ft: trace sand, trace gravel, wet		SS7		85	0/2	9		silt 87%, sand 7.8%, clay 5.2%, gravel 0.1%
21										
22										
23	7									
24										
25										
26	8			SS8		65	0/2	15		
27		*8.23 m (27 ft) bgs; Elev. 213.77 m*								
28										
29										
30	9									

SPT N-value ● (0 25 50) Pocket Pen. ◆ (0 1 2 3 4)
M.C. & A.L (W_{PL} W W_{LL}) (0 25 50 75 100)

Notes: - Groundwater was measured at 6.1 mbgs immediately after drilling.
- Borehole was open immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

DRAFT

Borehole: BH-13

8995 Boston Church Road, Milton

Start Date: 2025-JUL-03
End Date: 2025-JUL-03

Elevation: 222 m AMSL
588070.7 E, 4822474 N (NAD83 - 17)

Depth (ft)	Depth (m)	Description	Soil Symbol	Samples Id	Samples Type	Recovery (%)	Vapour	SPT N-value / Pocket Pen.	M.C. & A.L (W_{PL} W W_{LL})	Comments / Notes
		Elev. 222 m								
0	0	**Top Soil**								
		0.09 m (0.3 ft) bgs; Elev. 221.91 m								
1		**Reworked Native** sandy silt, some clay, trace organics, brown, moist		SS1		100	20/10	6		
2		0.27 m (0.9 ft) bgs; Elev. 221.73 m								
3	1	**Silty Clay/Clayey Silt** some sand, some gravels, brown, moist		SS2		100	10/63	15		
4		below 2.5ft: occasionally oxidized								
5		below 5ft: trace gravels		SS3		100	0/34	16		Gravel 7.5%, Sand 21%, Silt 53.7%, Clay 22.1%
6	2									
7				SS4		100	0/10	19		
8										
9										
10	3			SS5		100	0/5	31		
11										
12										
13	4									
14										
15										

SPT N-value ● 0 25 50
Pocket Pen. ◆ 0 1 2 3 4
M.C. & A.L 0 25 50 75 100

Notes: Borehole was open and dry immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 1/2

DRAFT

Borehole: BH-13

8995 Boston Church Road, Milton

Start Date: 2025-JUL-03
End Date: 2025-JUL-03

Elevation: 222 m AMSL
588070.7 E, 4822474 N (NAD83 - 17)

Depth (ft)	Depth (m)	Description	Soil Symbol	Samples Id	Samples Type	Recovery (%)	Vapour	SPT N-value / Pocket Pen.	M.C. & A.L (W_{PL} W W_{LL})	Comments / Notes
15		**...continued: Silty Clay/Clayey Silt**								
16	5	below 15.4ft: grey		SS6		90	15/20	17		
17										
18										
19										
20	6	below 20ft: wet		SS7		100	140/0	18		
21										
22										
23	7									
24										
25										
26	8			SS8		100	85/3	16		
27		*8.17 m (26.8 ft) bgs; Elev. 213.83 m* **Sand** some silt, trace clay, grey, moist *8.23 m (27 ft) bgs; Elev. 213.77 m*								
28										
29										
30	9									

SPT N-value ● 0 25 50
Pocket Pen. ◆ 0 1 2 3 4
M.C. & A.L 0 25 50 75 100

Notes: Borehole was open and dry immediately after the drilling.

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Logged By: MUH	Contractor: DrillTech Drilling Ltd.	Client: BC5L Inc.	
Approved By: AS	Drilling Details: Solid Stem	Project Title: 8995 Boston Church Road, Milton	
Project Eng.: Abid Sahi., P.Eng.		Project No.: 25-1242-01	Page 2/2

APPENDIX F

LABORATORY CERTIFICATES OF ANALYSIS

Certificate of Analysis

Environment Testing

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
Invoice to: PNJ Engineering Inc.
PO#:

Report Number:	3017707
Date Submitted:	2025-07-02
Date Reported:	2025-07-09
Project:	25-1242-01
COC #:	234447
Temperature (C):	18
Custody Seal:	

Dear Andrea Saltos:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Sample Comment Summary

Sample ID: 1773031 BH5-SS1 For all samples on this report, the metals spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

Report Comments:

Patrick Jacques, Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated
.
Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Exceedence Summary

Sample I.D.	Analyte	Result	Units	Criteria

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773031	1773032	1773033	1773034
					Sample Matrix Soil153	Soil153	Soil153	Soil153
					Sample Type			
					Sample Date 2025-07-02	2025-07-02	2025-07-02	2025-07-02
					Sampling Time			
					Sample I.D. BH5-SS1	BH7-SS1	BH10-SS1	MW9-SS1
Antimony	478032	1	ug/g	STD 1.3	<1	<1	<1	<1
Arsenic	478032	1	ug/g	STD 18	5	7	5	7
Barium	478032	1	ug/g	STD 220	108	76	77	98
Beryllium	478032	1	ug/g	STD 2.5	<1	1	<1	<1
Boron (Hot Water Soluble)	478018	0.25	ug/g		<0.25	<0.25	<0.25	0.33
Boron (total)	478032	5	ug/g	STD 36	5	6	<5	<5
Cadmium	478032	0.4	ug/g	STD 1.2	<0.4	<0.4	<0.4	<0.4
Chromium Total	478032	1	ug/g	STD 70	19	24	20	27
Chromium VI	478056	0.20	ug/g	STD 0.66	<0.20	<0.20	<0.20	
Cobalt	478032	1	ug/g	STD 21	10	14	10	14
Copper	478032	1	ug/g	STD 92	32	40	26	38
Lead	478032	1	ug/g	STD 120	12	12	11	13
Mercury	478032	0.1	ug/g	STD 0.27	<0.1	<0.1	<0.1	<0.1
Molybdenum	478032	1	ug/g	STD 2	<1	<1	<1	<1
Nickel	478032	1	ug/g	STD 82	22	28	20	30
Selenium	478032	0.5	ug/g	STD 1.5	<0.5	<0.5	<0.5	<0.5
Silver	478032	0.2	ug/g	STD 0.5	<0.2	<0.2	<0.2	<0.2
Thallium	478032	1	ug/g	STD 1	<1	<1	<1	<1
Uranium	478032	0.5	ug/g	STD 2.5	<0.5	0.6	<0.5	0.6
Vanadium	478032	2	ug/g	STD 86	24	32	26	36
Zinc	478032	2	ug/g	STD 290	53	74	64	77

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Client: PNJ Engineering Inc.
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Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773031 Sample Matrix Soil153 Sample Type Sample Date 2025-07-02 Sampling Time Sample I.D. BH5-SS1	1773032 Soil153 2025-07-02 BH7-SS1	1773033 Soil153 2025-07-02 BH10-SS1	1773034 Soil153 2025-07-02 MW9-SS1
Aldrin	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
Chlordane	478131	0.006	ug/g	STD 0.05	<0.006	<0.006	<0.006	<0.006
Chlordane, alpha-	478131	0.002	ug/g		<0.002	<0.002	<0.002	<0.002
Chlordane, gamma-	478131	0.002	ug/g		<0.002	<0.002	<0.002	<0.002
DDD	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
DDE	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
DDT	478131	0.002	ug/g	STD 1.4	<0.002	<0.002	<0.002	<0.002
Dieldrin	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
Endosulfan	478131	0.004	ug/g	STD 0.04	<0.004	<0.004	<0.004	<0.004
Endosulfan I	478131	0.002	ug/g		<0.002	<0.002	<0.002	<0.002
Endosulfan II	478131	0.002	ug/g		<0.002	<0.002	<0.002	<0.002
Endrin	478131	0.002	ug/g	STD 0.04	<0.002	<0.002	<0.002	<0.002
Heptachlor	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
Heptachlor Epoxide	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002
Hexachlorobenzene	478131	0.002	ug/g	STD 0.01	<0.002	<0.002	<0.002	<0.002
Hexachlorobutadiene	478131	0.002	ug/g	STD 0.01	<0.002	<0.002	<0.002	<0.002
Hexachlorocyclohexane Gamma-	478131	0.002	ug/g	STD 0.01	<0.002	<0.002	<0.002	<0.002
Hexachloroethane	478131	0.002	ug/g	STD 0.01	<0.002	<0.002	<0.002	<0.002
Methoxychlor	478131	0.002	ug/g	STD 0.05	<0.002	<0.002	<0.002	<0.002

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Attention: Andrea Saltos
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Invoice to: PNJ Engineering Inc.

Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

Others

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773034
					Sample Matrix Soil153
					Sample Type
					Sample Date 2025-07-02
					Sampling Time
					Sample I.D. MW9-SS1
Chromium VI	478079	0.20	ug/g	STD 0.66	<0.20

Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773031	1773032	1773033	1773034
					Sample Matrix Soil153	Soil153	Soil153	Soil153
					Sample Type			
					Sample Date 2025-07-02	2025-07-02	2025-07-02	2025-07-02
					Sampling Time			
					Sample I.D. BH5-SS1	BH7-SS1	BH10-SS1	MW9-SS1
Cyanide (CN-)	478038	0.005	ug/g	STD 0.051	<0.005	<0.005	<0.005	<0.005
Electrical Conductivity	478068	0.05	mS/cm	STD 0.57	0.16	0.20	0.17	0.12
pH - CaCl2	478000	2.00			7.81	5.67	6.50	6.55
Sodium Adsorption Ratio	478095	0.01		STD 2.4	0.37			
	478149	0.01		STD 2.4		0.14	0.17	0.51

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COC #: 234447

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D.	1773031	1773032	1773033	1773034
					Sample Matrix	Soil153	Soil153	Soil153	Soil153
					Sample Type				
					Sample Date	2025-07-02	2025-07-02	2025-07-02	2025-07-02
					Sampling Time				
					Sample I.D.	BH5-SS1	BH7-SS1	BH10-SS1	MW9-SS1
Decachlorobiphenyl	478131	0	%			51	52	53	51

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Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478000	pH - CaCl2	5.58	101	90-110			0	
478018	Boron (Hot Water Soluble)	<0.25 ug/g	105	70-130	94	60-140	0	0-30
478032	Silver	<0.2 ug/g	104	70-130	130	70-130	0	0-30
478032	Arsenic	<1 ug/g	101	70-130	124	70-130	0	0-30
478032	Boron (total)	<5 ug/g	100	70-130	142	70-130	0	0-30
478032	Barium	<1 ug/g	107	70-130	217	70-130	3	0-30
478032	Beryllium	<1 ug/g	102	70-130	108	70-130	0	0-30
478032	Cadmium	<0.4 ug/g	112	70-130	124	70-130	0	0-30
478032	Cobalt	<1 ug/g	110	70-130	125	70-130	2	0-30
478032	Chromium Total	<1 ug/g	111	70-130	151	70-130	2	0-30
478032	Copper	<1 ug/g	118	70-130	154	70-130	2	0-30
478032	Mercury	<0.1 ug/g	100	70-130	106	70-130	0	0-30
478032	Molybdenum	<1 ug/g	122	70-130	121	70-130	0	0-30
478032	Nickel	<1 ug/g	115	70-130	133	70-130	2	0-30
478032	Lead	<1 ug/g	114	70-130	135	70-130	2	0-30
478032	Antimony	<1 ug/g	111	70-130	121	70-130	0	0-30
478032	Selenium	<0.5 ug/g	107	70-130	119	70-130	0	0-30
478032	Thallium	<1 ug/g	114	70-130	116	70-130	0	0-30
478032	Uranium	<0.5 ug/g	97	70-130	118	70-130	0	0-30
478032	Vanadium	<2 ug/g	106	70-130	177	70-130	2	0-30
478032	Zinc	<2 ug/g	111	70-130	187	70-130	2	0-30
478038	Cyanide (CN-)	<0.005 ug/g	97	75-125	101	70-130	0	0-20
478056	Chromium VI	<0.20 ug/g	105	70-130	98	70-130	0	0-35
478068	Electrical Conductivity	<0.05	108	90-110			0	0-10
478079	Chromium VI	<0.20 ug/g	115	70-130	102	70-130	0	0-35
478095	Sodium Adsorption Ratio	<0.01					2	
478131	Chlordane, alpha-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Aldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Chlordane	<0.006 ug/g					0	
478131	Dieldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Endosulfan	<0.004 ug/g					0	
478131	Endosulfan I	<0.002 ug/g	85	50-140	95	50-140	0	0-40

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Client: PNJ Engineering Inc.
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Attention: Andrea Saltos
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Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478131	Endosulfan II	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Endrin	<0.002 ug/g	90	50-140	90	50-140	0	0-40
478131	Hexachlorocyclohexane Gamma-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Chlordane, gamma-	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478131	Heptachlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	Heptachlor Epoxide	<0.002 ug/g	90	50-140	95	50-140	0	0-40
478131	Hexachlorobenzene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
478131	Hexachlorobutadiene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
478131	Hexachloroethane	<0.002 ug/g	100	50-140	90	50-140	0	0-40
478131	Methoxychlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	DDD	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478131	DDE	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478131	DDT	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478149	Sodium Adsorption Ratio	<0.01					10	

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Certificate of Analysis

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Report Number: 3017707
Date Submitted: 2025-07-02
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Project: 25-1242-01
COC #: 234447

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478000	pH - CaCl2	pH Meter	2025-07-07	2025-07-07	IP	AG Soil
478018	Boron (Hot Water Soluble)	iCAP OES	2025-07-07	2025-07-07	IP	MOECC E3470
478032	Silver	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Arsenic	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Boron (total)	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Barium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Beryllium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Cadmium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Cobalt	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Chromium Total	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Copper	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Mercury	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Molybdenum	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Nickel	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Lead	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Antimony	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Selenium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Thallium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Uranium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Vanadium	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478032	Zinc	ICAPQ-MS	2025-07-07	2025-07-07	AaN	EPA 200.8/6020
478038	Cyanide (CN-)	Skalar CN Analyzer	2025-07-07	2025-07-07	Z_S	MOECC E3015
478056	Chromium VI	FAA	2025-07-07	2025-07-07	MW	M US EPA 3060A
478068	Electrical Conductivity	Electrical Conductivity Mete	2025-07-08	2025-07-08	IP	Cond-Soil
478079	Chromium VI	Ion Chromatography	2025-07-08	2025-07-08	MiV	SM3500-CR C,EPA 3060
478095	Sodium Adsorption Ratio	iCAP OES	2025-07-08	2025-07-08	Z_S	Ag Soil
478131	Chlordane, alpha-	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Aldrin	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Chlordane	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Dieldrin	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Endosulfan	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Endosulfan I	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A

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Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3017707
Date Submitted: 2025-07-02
Date Reported: 2025-07-09
Project: 25-1242-01
COC #: 234447

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478131	Endosulfan II	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Endrin	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Hexachlorocyclohexane Gamma-	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Chlordane, gamma-	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Heptachlor	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Heptachlor Epoxide	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Hexachlorobenzene	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Hexachlorobutadiene	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Hexachloroethane	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	Methoxychlor	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	DDD	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	DDE	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478131	DDT	GC/ECD	2025-07-08	2025-07-09	BaN	EPA 8081B/8082A
478149	Sodium Adsorption Ratio	iCAP OES	2025-07-09	2025-07-09	Z_S	Ag Soil

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Project: 25-1242-01
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CWS for Petroleum Hydrocarbons in Soil - Tier 1

Notes:

1. The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2. Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3. Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4. Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5. F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6. Unless otherwise stated in the sample comments, the following criteria have been met where applicable:

   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.

7. Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8. Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9. *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.

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eurofins 234447

STANDARD CHAIN-OF-CUSTODY

146 Colonnade Road, Unit #8, Ottawa, ON, K2E 7Y1 - Phone: 613-727-5692, Fax: 613-727-5222

3017707

CLIENT INFORMATION

Company: PNJ Engineering Inc
Contact: Andree Saltos
Address: 70 Galaxy Blvd, Etobicoke
Telephone: 905.597.8383 Cell:
Email: #1: asaltos@pnj.com
Email: #2:
Project: 25-1242-01 Quote #:

INVOICE INFORMATION (SAME AS CLIENT INFORMATION: YES ☐ NO ☐)

Company:
Contact: Email: #1: accounting@pnjeng.com
Address: Email: #2:
Telephone: PO #:

TURN-AROUND TIME (Business Days)

☐ 1 Day* (100%) ☐ 2 Day** (50%) ☐ 3-5 Days (25%) ☑ 5-7 Days (Standard)

Please contact Lab in advance to determine rush availability. *For results reported after rush due date, surcharges will apply: before 12:00 - 100%, after 12:00 - 50%. **For results reported after rush due date, surcharges will apply: before 12:00 - 50%, after 12:00 - 25%.

TCLP, SPLP, PFAS, and NP/NPE the rush surcharges are 100% (3 day) and 50% (4 day). For farm soils the rush surcharge is 100% (3-5 days). Regular TAT is 10 days.

REGULATION/GUIDELINE REQUIRED

☐ Sanitary Sewer, City:
☐ Storm Sewer, City:
☐ ODWSOG (Use DW COC if samples are for human consumption)
☐ PWQO
☐ O.Reg. 347 (TCLP)
☐ Other:

☐ O. Reg. 153/04
The sample results from this submission will form part of a formal Record of Site Condition (RSC) under O.Reg. 153/04. Analysis of full parameter list only Yes ☐ No ☐
Table # ____, Coarse / Fine, Surface / subsurface
Type: Com-Ind / Res-Park / Agri / GW / All Other / Sediment

☐ O. Reg 406 Excess Soils
Table # _____Full depth/Strat/Ceiling/mSPLP Leachate
Type: Com-Ind /Res-Park /Agri/All Other
Category: Surface /Subsurface

The optimal temperature conditions during transport is 4 - 10°C. Sample(s) cannot be frozen, unless otherwise indicated or agreed upon with the Laboratory. This COC must not be used for drinking water samples. The COC must be complete upon submission of the samples, there will be a $25 surcharge if required information is missing (required fields are shaded in grey).

Occasionally, situations arise in which Eurofins Environment Testing Canada (Ottawa) is unable to process a sample after receipt. By signing this chain-of-custody form, the client agrees that Eurofins Environment Testing Canada (Ottawa) may subcontract samples to a laboratory that is similarly accredited. This subcontracted laboratory will perform the same analysis using the same or similar methodology. Agreements made in advance to subcontract to a specific laboratory will be honored.

Sample Details

Sample ID	Date/Time Collected	Sample Matrix	# of Containers	O.Reg.153/04 parameters: PHC F1 - F4	BTEX	VOCs	PAHs	PCBs	Metals + Inorganics	Metals only	Pesticides	RN# (Lab Use Only)
BH5 - SS1	02/07/25								✓		✓	1773031
BH7 - SS1									✓		✓	32
BH10 - SS1									✓		✓	33
~~DUP - SS1~~									~~✓~~		~~✓~~	
MW9 - SS1									✓		✓	34
									~~✓~~			

	PRINT NAME	LOCATION	SIGN	DATE/TIME	TEMP (°C)
Sampled By:	U2A IR			02/07/2025	
Relinquished By:	U2A IR			02/07/2025	
Received By:	Christine Savaria	N9		02/07/25 6PM	18.4
Received By:					

COMMENTS:

FOR INTERNAL LAB USE ONLY

CUSTODY SEAL: ☐ YES ☐ NO Ice packs submit ~~☑~~ Yes ☐ No

Certificate of Analysis

eurofins | Environment Testing

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
Invoice to: PNJ Engineering Inc.
PO#:

Report Number:	3017733
Date Submitted:	2025-07-04
Date Reported:	2025-07-11
Project:	25-1242-01
COC #:	234448
Temperature (C):	10
Custody Seal:	

Dear Andrea Saltos:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Sample Comment Summary

Sample ID: 1773174 MW1-SS1 For all samples on this report, the metals spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

Report Comments:

Patrick Jacques, Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated
.
Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Certificate of Analysis

Client: PNJ Engineering Inc.
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Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Exceedence Summary

Sample I.D.	Analyte	Result	Units	Criteria

Results relate only to the parameters tested on the samples submitted.
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Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773174 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. MW1-SS1	Lab I.D. 1773175 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. BH13-SS1
Antimony	478098	1	ug/g	STD 1.3	<1	<1
Arsenic	478098	1	ug/g	STD 18	6	6
Barium	478098	1	ug/g	STD 220	93	92
Beryllium	478098	1	ug/g	STD 2.5	<1	<1
Boron (Hot Water Soluble)	478147	0.25	ug/g		0.27	0.32
Boron (total)	478098	5	ug/g	STD 36	7	6
Cadmium	478098	0.4	ug/g	STD 1.2	<0.4	<0.4
Chromium Total	478098	1	ug/g	STD 70	29	26
Cobalt	478098	1	ug/g	STD 21	12	11
Copper	478098	1	ug/g	STD 92	32	36
Lead	478098	1	ug/g	STD 120	12	13
Mercury	478098	0.1	ug/g	STD 0.27	<0.1	<0.1
Molybdenum	478098	1	ug/g	STD 2	<1	<1
Nickel	478098	1	ug/g	STD 82	29	26
Selenium	478098	0.5	ug/g	STD 1.5	<0.5	<0.5
Silver	478098	0.2	ug/g	STD 0.5	<0.2	<0.2
Thallium	478098	1	ug/g	STD 1	<1	<1
Uranium	478098	0.5	ug/g	STD 2.5	0.7	0.7
Vanadium	478098	2	ug/g	STD 86	36	34
Zinc	478098	2	ug/g	STD 290	76	69

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COC #: 234448

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773174 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. MW1-SS1	Lab I.D. 1773175 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. BH13-SS1
Aldrin	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
Chlordane	478273	0.006	ug/g	STD 0.05	<0.006	<0.006
Chlordane, alpha-	478273	0.002	ug/g		<0.002	<0.002
Chlordane, gamma-	478273	0.002	ug/g		<0.002	<0.002
DDD	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
DDE	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
DDT	478273	0.002	ug/g	STD 1.4	<0.002	<0.002
Dieldrin	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
Endosulfan	478273	0.004	ug/g	STD 0.04	<0.004	<0.004
Endosulfan I	478273	0.002	ug/g		<0.002	<0.002
Endosulfan II	478273	0.002	ug/g		<0.002	<0.002
Endrin	478273	0.002	ug/g	STD 0.04	<0.002	<0.002
Heptachlor	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
Heptachlor Epoxide	478273	0.002	ug/g	STD 0.05	<0.002	<0.002
Hexachlorobenzene	478273	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorobutadiene	478273	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorocyclohexane Gamma-	478273	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachloroethane	478273	0.002	ug/g	STD 0.01	<0.002	<0.002
Methoxychlor	478273	0.002	ug/g	STD 0.05	<0.002	<0.002

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Certificate of Analysis

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M9W 4Y6
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Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

Others

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773174 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. MW1-SS1	Lab I.D. 1773175 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. BH13-SS1
Chromium VI	478168	0.20	ug/g	STD 0.66	<0.20	<0.20

Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773174 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. MW1-SS1	Lab I.D. 1773175 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. BH13-SS1
Cyanide (CN-)	478152	0.005	ug/g	STD 0.051	<0.005	<0.005
Electrical Conductivity	478068	0.05	mS/cm	STD 0.57	0.22	0.20
pH - CaCl2	478104	2.00			6.88	7.10
Sodium Adsorption Ratio	478149	0.01		STD 2.4	0.20	0.24

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COC #: 234448

Guideline = O.Reg 153-T1-All Other Soils - Res/Par/Ins/Ind/Com/Prop

PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1773174 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. MW1-SS1	Lab I.D. 1773175 Sample Matrix Soil153 Sample Type Sample Date 2025-07-03 Sampling Time Sample I.D. BH13-SS1
Decachlorobiphenyl	478273	0	%		126	58

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Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478068	Electrical Conductivity	<0.05	108	90-110			0	0-10
478098	Silver	<0.2 ug/g	98	70-130	110	70-130	0	0-30
478098	Arsenic	<1 ug/g	96	70-130	95	70-130	4	0-30
478098	Boron (total)	<5 ug/g	94	70-130	119	70-130	0	0-30
478098	Barium	<1 ug/g	103	70-130	126	70-130	2	0-30
478098	Beryllium	<1 ug/g	93	70-130	101	70-130	0	0-30
478098	Cadmium	<0.4 ug/g	104	70-130	104	70-130	0	0-30
478098	Cobalt	<1 ug/g	105	70-130	98	70-130	2	0-30
478098	Chromium Total	<1 ug/g	107	70-130	120	70-130	4	0-30
478098	Copper	<1 ug/g	111	70-130	88	70-130	4	0-30
478098	Mercury	<0.1 ug/g	90	70-130	89	70-130	0	0-30
478098	Molybdenum	<1 ug/g	110	70-130	94	70-130	0	0-30
478098	Nickel	<1 ug/g	110	70-130	97	70-130	2	0-30
478098	Lead	<1 ug/g	108	70-130	97	70-130	1	0-30
478098	Antimony	<1 ug/g	107	70-130	79	70-130	0	0-30
478098	Selenium	<0.5 ug/g	101	70-130	99	70-130	0	0-30
478098	Thallium	<1 ug/g	108	70-130	98	70-130	0	0-30
478098	Uranium	<0.5 ug/g	93	70-130	93	70-130	0	0-30
478098	Vanadium	<2 ug/g	102	70-130	133	70-130	3	0-30
478098	Zinc	<2 ug/g	105	70-130	94	70-130	3	0-30
478104	pH - CaCl2	6.49	100	90-110			0	
478147	Boron (Hot Water Soluble)	<0.25 ug/g	105	70-130	103	60-140	0	0-30
478149	Sodium Adsorption Ratio	<0.01					10	
478152	Cyanide (CN-)	<0.005 ug/g	87	75-125	96	70-130	0	0-20
478168	Chromium VI	<0.20 ug/g	88	70-130	93	70-130	0	0-35
478273	Chlordane, alpha-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	Aldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	Chlordane	<0.006 ug/g					0	
478273	Dieldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	Endosulfan	<0.004 ug/g					0	
478273	Endosulfan I	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478273	Endosulfan II	<0.002 ug/g	85	50-140	90	50-140	0	0-40

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478273	Endrin	<0.002 ug/g	90	50-140	90	50-140	0	0-40
478273	Hexachlorocyclohexane Gamma-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	Chlordane, gamma-	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478273	Heptachlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	Heptachlor Epoxide	<0.002 ug/g	90	50-140	95	50-140	0	0-40
478273	Hexachlorobenzene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
478273	Hexachlorobutadiene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
478273	Hexachloroethane	<0.002 ug/g	100	50-140	90	50-140	0	0-40
478273	Methoxychlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	DDD	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478273	DDE	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478273	DDT	<0.002 ug/g	85	50-140	90	50-140	0	0-40

Results relate only to the parameters tested on the samples submitted.
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MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
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M9W 4Y6
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Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478068	Electrical Conductivity	Electrical Conductivity Mete	2025-07-07	2025-07-08	IP	Cond-Soil
478098	Silver	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Arsenic	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Boron (total)	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Barium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Beryllium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Cadmium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Cobalt	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Chromium Total	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Copper	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Mercury	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Molybdenum	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Nickel	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Lead	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Antimony	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Selenium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Thallium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Uranium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Vanadium	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478098	Zinc	ICAPQ-MS	2025-07-08	2025-07-08	AaN	EPA 200.8/6020
478104	pH - CaCl2	pH Meter	2025-07-08	2025-07-08	NK	AG Soil
478147	Boron (Hot Water Soluble)	iCAP OES	2025-07-09	2025-07-09	Z_S	MOECC E3470
478149	Sodium Adsorption Ratio	iCAP OES	2025-07-09	2025-07-09	Z_S	Ag Soil
478152	Cyanide (CN-)	Skalar CN Analyzer	2025-07-09	2025-07-09	Z_S	MOECC E3015
478168	Chromium VI	Ion Chromatography	2025-07-10	2025-07-10	MiV	SM3500-CR C,EPA 3060
478273	Chlordane, alpha-	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Aldrin	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Chlordane	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Dieldrin	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Endosulfan	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Endosulfan I	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Endosulfan II	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A

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Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478273	Endrin	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Hexachlorocyclohexane Gamma-	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Chlordane, gamma-	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Heptachlor	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Heptachlor Epoxide	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Hexachlorobenzene	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Hexachlorobutadiene	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Hexachloroethane	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	Methoxychlor	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	DDD	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	DDE	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A
478273	DDT	GC/ECD	2025-07-10	2025-07-11	BaN	EPA 8081B/8082A

Results relate only to the parameters tested on the samples submitted.
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Report Number: 3017733
Date Submitted: 2025-07-04
Date Reported: 2025-07-11
Project: 25-1242-01
COC #: 234448

CWS for Petroleum Hydrocarbons in Soil - Tier 1

Notes:

1. The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2. Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3. Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4. Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5. F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6. Unless otherwise stated in the sample comments, the following criteria have been met where applicable:

   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.

7. Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8. Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9. *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.

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eurofins 234448

STANDARD CHAIN-OF-CUSTODY

146 Colonnade Road, Unit #8, Ottawa, ON, K2E 7Y1 - Phone: 613-727-5692, Fax: 613-727-5222

3017733

CLIENT INFORMATION

Company: PNJ Engineering Inc
Contact: Andrea Saltos
Address: 70 Galaxy Blvd, Etobicoke
Telephone: 905.597.8383 Cell: 647.787.4803
Email: #1: info@pnjeng.com
Email: #2: asaltos@pnjeng.com
Project: 25-1242-01 Quote #:

INVOICE INFORMATION (SAME AS CLIENT INFORMATION: YES ☐ NO ☐)

Company:
Contact: Email: #1: accounting@pnjeng.com
Address: Email: #2:
Telephone: PO #:

TURN-AROUND TIME (Business Days)

☐ 1 Day* (100%) ☐ 2 Day** (50%) ☐ 3-5 Days (25%) ☑ 5-7 Days (Standard)

Please contact Lab in advance to determine rush availability. *For results reported after rush due date, surcharges will apply: before 12:00 - 100%, after 12:00 - 50%. **For results reported after rush due date, surcharges will apply: before 12:00 - 50%, after 12:00 - 25%.

TCLP, SPLP, PFAS, and NP/NPE the rush surcharges are 100% (3 day) and 50% (4 day). For farm soils the rush surcharge is 100% (3-5 days). Regular TAT is 10 days.

REGULATION/GUIDELINE REQUIRED

☐ Sanitary Sewer, City:
☐ Storm Sewer, City:
☐ ODWSOG (Use DW COC if samples are for human consumption)
☐ PWQO
☐ O.Reg. 347 (TCLP)
☐ Other:

☐ O. Reg. 153/04
The sample results from this submission will form part of a formal Record of Site Condition (RSC) under O.Reg. 153/04. Analysis of full parameter list only Yes ☐ No ☐
Table # ____, Coarse / Fine, Surface / subsurface
Type: Com-Ind / Res-Park / Agri / GW / All Other / Sediment

☐ O. Reg 406 Excess Soils
Table # _____Full depth/Strat/Ceiling/mSPLP Leachate
Type: Com-Ind /Res-Park /Agri/All Other
Category: Surface /Subsurface

The optimal temperature conditions during transport is 4 - 10°C. Sample(s) cannot be frozen, unless otherwise indicated or agreed upon with the Laboratory. This COC must not be used for drinking water samples. The COC must be complete upon submission of the samples, there will be a $25 surcharge if required information is missing (required fields are shaded in grey).

Occasionally, situations arise in which Eurofins Environment Testing Canada (Ottawa) is unable to process a sample after receipt. By signing this chain-of-custody form, the client agrees that Eurofins Environment Testing Canada (Ottawa) may subcontract samples to a laboratory that is similarly accredited. This subcontracted laboratory will perform the same analysis using the same or similar methodology. Agreements made in advance to subcontract to a specific laboratory will be honored.

Sample Details

Sample ID	Date/Time Collected	Sample Matrix	# of Containers	O.Reg.153/04 parameters: PHC F1 - F4	BTEX	VOCs	PAHs	PCBs	Metals + Inorganics	Metals only	Pesticides	RN# (Lab Use Only)
MW-1 . SS1	3/7/25		2						✓		✓	1773174
BH-13 . SS1	3/7/25		2						✓		✓	75

	PRINT NAME	LOCATION	SIGN	DATE/TIME	TEMP (°C)
Sampled By:	U2 AIR			3/7/25	
Relinquished By:	U2 AIR			3/7/25	
Received By:	Victor Galland			07/04/25 10:07 a.m.	9.9°C
Received By:					

COMMENTS:

FOR INTERNAL LAB USE ONLY

CUSTODY SEAL: ☐ YES ☑ NO Ice packs submit ☑ Yes ☐ No

Certificate of Analysis

Environment Testing

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
Invoice to: PNJ Engineering Inc.
PO#:

Report Number:	3018070
Date Submitted:	2025-07-18
Date Reported:	2025-07-25
Project:	25-1242
COC #:	233136
Temperature (C):	4
Custody Seal:	

Dear Andrea Saltos:

Please find attached the analytical results for your samples. If you have any questions regarding this report, please do not hesitate to call (613-727-5692).

Report Comments:

Patrick Jacques, Chemist

All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated
.
Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/

Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Exceedence Summary

Sample I.D.	Analyte	Result	Units	Criteria

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Guideline = O.Reg 153-T3-Ind/Com-Med/Fine

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1774803 Sample Matrix Soil153 Sample Type Sample Date 2025-07-18 Sampling Time Sample I.D. Dup
Antimony	478729	1	ug/g	STD 50	<1
Arsenic	478729	1	ug/g	STD 18	6
Barium	478729	1	ug/g	STD 670	110
Beryllium	478729	1	ug/g	STD 10	<1
Boron (Hot Water Soluble)	478779	0.25	ug/g	STD 2	<0.25
Boron (total)	478729	5	ug/g	STD 120	6
Cadmium	478729	0.4	ug/g	STD 1.9	<0.4
Chromium Total	478729	1	ug/g	STD 160	26
Cobalt	478729	1	ug/g	STD 100	11
Copper	478729	1	ug/g	STD 300	28
Lead	478729	1	ug/g	STD 120	13
Mercury	478729	0.1	ug/g	STD 20	<0.1
Molybdenum	478729	1	ug/g	STD 40	<1
Nickel	478729	1	ug/g	STD 340	23
Selenium	478729	0.5	ug/g	STD 5.5	<0.5
Silver	478729	0.2	ug/g	STD 50	<0.2
Thallium	478729	1	ug/g	STD 3.3	<1
Uranium	478729	0.5	ug/g	STD 33	0.7
Vanadium	478729	2	ug/g	STD 86	36
Zinc	478729	2	ug/g	STD 340	65

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Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
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Attention: Andrea Saltos
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Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Guideline = O.Reg 153-T3-Ind/Com-Med/Fine

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.
					1774803 / Soil153 / 2025-07-18 / Dup
(DDT) + Metabolites	478839	0.008	ug/g		<0.008
Aldrin	478839	0.002	ug/g	STD 0.11	<0.002
Aldrin + Dieldrin	478839	0.004	ug/g		<0.004
alpha-BHC	478839	0.002	ug/g		<0.002
beta-BHC	478839	0.002	ug/g		<0.002
Chlordane	478839	0.006	ug/g	STD 0.05	<0.006
Chlordane, alpha-	478839	0.002	ug/g		<0.002
Chlordane, gamma-	478839	0.002	ug/g		<0.002
DDD	478839	0.002	ug/g	STD 4.6	<0.002
DDE	478839	0.002	ug/g	STD 0.65	<0.002
DDT	478839	0.002	ug/g	STD 1.4	<0.002
delta-BHC	478839	0.002	ug/g		<0.002
Dieldrin	478839	0.002	ug/g	STD 0.11	<0.002
Endosulfan I	478839	0.002	ug/g		<0.002
Endosulfan II	478839	0.002	ug/g		<0.002
Endrin	478839	0.002	ug/g	STD 0.04	<0.002
Heptachlor	478839	0.002	ug/g	STD 0.19	<0.002
Heptachlor + Heptachlor Epoxide	478839	0.004	ug/g		<0.004
Heptachlor Epoxide	478839	0.002	ug/g	STD 0.05	<0.002
Hexachlorocyclohexane Gamma-	478839	0.002	ug/g	STD 0.063	<0.002
Methoxychlor	478839	0.002	ug/g	STD 1.6	<0.002
Mirex	478839	0.002	ug/g		<0.002
op-DDT	478839	0.002	ug/g		<0.002

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Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
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Attention: Andrea Saltos
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Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Guideline = O.Reg 153-T3-Ind/Com-Med/Fine

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1774803 Sample Matrix Soil153 Sample Type Sample Date 2025-07-18 Sampling Time Sample I.D. Dup
Oxychlordane	478839	0.002	ug/g		<0.002

Others

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1774803 Sample Matrix Soil153 Sample Type Sample Date 2025-07-18 Sampling Time Sample I.D. Dup
Chromium VI	478817	0.20	ug/g	STD 10	<0.20

Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1774803 Sample Matrix Soil153 Sample Type Sample Date 2025-07-18 Sampling Time Sample I.D. Dup
Cyanide (CN-)	478811	0.005	ug/g	STD 0.051	<0.005
Electrical Conductivity	478851	0.05	mS/cm	STD 1.4	0.23
pH - CaCl2	478760	2.00			7.63
Sodium Adsorption Ratio	478847	0.01		STD 12	0.21

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Attention: Andrea Saltos
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Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478729	Silver	<0.2 ug/g	100	70-130	114	70-130	0	0-30
478729	Arsenic	<1 ug/g	96	70-130	95	70-130	0	0-30
478729	Boron (total)	<5 ug/g	96	70-130	121	70-130	0	0-30
478729	Barium	<1 ug/g	97	70-130	71	70-130	4	0-30
478729	Beryllium	<1 ug/g	96	70-130	80	70-130	0	0-30
478729	Cadmium	<0.4 ug/g	103	70-130	101	70-130	0	0-30
478729	Cobalt	<1 ug/g	101	70-130	94	70-130	4	0-30
478729	Chromium Total	<1 ug/g	105	70-130	122	70-130	4	0-30
478729	Copper	<1 ug/g	107	70-130	82	70-130	3	0-30
478729	Mercury	<0.1 ug/g	100	70-130	87	70-130	0	0-30
478729	Molybdenum	<1 ug/g	103	70-130	98	70-130	0	0-30
478729	Nickel	<1 ug/g	106	70-130	92	70-130	5	0-30
478729	Lead	<1 ug/g	106	70-130	88	70-130	4	0-30
478729	Antimony	<1 ug/g	84	70-130	99	70-130	0	0-30
478729	Selenium	<0.5 ug/g	101	70-130	94	70-130	0	0-30
478729	Thallium	<1 ug/g	105	70-130	93	70-130	0	0-30
478729	Uranium	<0.5 ug/g	95	70-130	94	70-130	0	0-30
478729	Vanadium	<2 ug/g	99	70-130	121	70-130	5	0-30
478729	Zinc	<2 ug/g	105	70-130	85	70-130	3	0-30
478760	pH - CaCl2	6.59	101	90-110			0	
478779	Boron (Hot Water Soluble)	<0.25 ug/g	106	70-130	112	60-140	0	0-30
478811	Cyanide (CN-)	<0.005 ug/g	91	75-125	96	70-130	0	0-20
478817	Chromium VI	<0.20 ug/g	102	70-130	88	70-130	0	0-35
478839	(DDT) + Metabolites	<0.008 ug/g					0	
478839	Chlordane, alpha-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Aldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Aldrin + Dieldrin	<0.004 ug/g					0	
478839	alpha-BHC	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	beta-BHC	<0.002 ug/g	85	50-140	90	50-140	0	0-30
478839	Chlordane	<0.006 ug/g					0	
478839	delta-BHC	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Dieldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
478839	Endosulfan I	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478839	Endosulfan II	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Endrin	<0.002 ug/g	90	50-140	90	50-140	0	0-40
478839	Hexachlorocyclohexane Gamma-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Chlordane, gamma-	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478839	Heptachlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Heptachlor + Heptachlor Epoxide	<0.004 ug/g					0	
478839	Heptachlor Epoxide	<0.002 ug/g	90	50-140	95	50-140	0	0-40
478839	Methoxychlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	Mirex	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	op-DDT	<0.002 ug/g	90	50-140	90	50-140	0	0-40
478839	Oxychlordane	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478839	DDD	<0.002 ug/g	85	50-140	95	50-140	0	0-40
478839	DDE	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478839	DDT	<0.002 ug/g	85	50-140	90	50-140	0	0-40
478847	Sodium Adsorption Ratio	<0.01					4	
478851	Electrical Conductivity	<0.05	98	90-110			0	0-10

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Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478729	Silver	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Arsenic	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Boron (total)	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Barium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Beryllium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Cadmium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Cobalt	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Chromium Total	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Copper	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Mercury	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Molybdenum	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Nickel	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Lead	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Antimony	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Selenium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Thallium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Uranium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Vanadium	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478729	Zinc	ICAPQ-MS	2025-07-22	2025-07-22	AaN	EPA 200.8/6020
478760	pH - CaCl2	pH Meter	2025-07-23	2025-07-23	IP	AG Soil
478779	Boron (Hot Water Soluble)	iCAP OES	2025-07-23	2025-07-23	Z_S	MOECC E3470
478811	Cyanide (CN-)	Skalar CN Analyzer	2025-07-23	2025-07-23	Z_S	MOECC E3015
478817	Chromium VI	Ion Chromatography	2025-07-23	2025-07-23	MiV	SM3500-CR C,EPA 3060
478839	(DDT) + Metabolites	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Chlordane, alpha-	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Aldrin	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Aldrin + Dieldrin	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	alpha-BHC	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	beta-BHC	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Chlordane	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	delta-BHC	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Dieldrin	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A

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Certificate of Analysis

Client: PNJ Engineering Inc.
70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
PO#:
Invoice to: PNJ Engineering Inc.

Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
478839	Endosulfan I	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Endosulfan II	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Endrin	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Hexachlorocyclohexane Gamma-	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Chlordane, gamma-	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Heptachlor	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Heptachlor + Heptachlor Epoxide	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Heptachlor Epoxide	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Methoxychlor	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Mirex	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	op-DDT	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	Oxychlordane	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	DDD	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	DDE	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478839	DDT	GC/ECD	2025-07-23	2025-07-24	BaN	EPA 8081B/8082A
478847	Sodium Adsorption Ratio	iCAP OES	2025-07-24	2025-07-24	Z_S	Ag Soil
478851	Electrical Conductivity	Electrical Conductivity Mete	2025-07-24	2025-07-24	Z_S	Cond-Soil

Results relate only to the parameters tested on the samples submitted.
Methods references and/or additional QA/QC information available on request.

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70 Galaxy Blvd Suite 100,
Toronto, Ontario
M9W 4Y6
Attention: Andrea Saltos
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Report Number: 3018070
Date Submitted: 2025-07-18
Date Reported: 2025-07-25
Project: 25-1242
COC #: 233136

CWS for Petroleum Hydrocarbons in Soil - Tier 1

Notes:

1. The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2. Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3. Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4. Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5. F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6. Unless otherwise stated in the sample comments, the following criteria have been met where applicable:

   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.

7. Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8. Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9. *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.

MRL = Method Reporting Limit, AO = Aesthetic Objective, OG = Operational Guideline, MAC = Maximum Acceptable Concentration, IMAC = Interim Maximum Acceptable Concentration, STD = Standard, PWQO = Provincial Water Quality Guideline, IPWQO = Interim Provincial Water Quality Objective, TDR = Typical Desired Range

eurofins 233136

STANDARD CHAIN-OF-CUSTODY

146 Colonnade Road, Unit #8, Ottawa, ON, K2E 7Y1 - Phone: 613-727-5692, Fax: 613-727-5222

3018070

CLIENT INFORMATION

Company: PNJ ENGINEERING INC.
Contact: ANDREA SALTOS
Address: 70 GALAXY BLVD.
Telephone: Cell:
Email: #1: asaltos@pnjeng.com
Email: #2: asaltos@pnjeng.com / Sbowman@pnjeng.com
Project: 25-1242 Quote #:

INVOICE INFORMATION (SAME AS CLIENT INFORMATION: YES ☑ NO ☐)

Company:
Contact: Email: #1: accounting@pnjeng.com
Address: Email: #2: asaltos@pnjeng.com
Telephone: PO #:

TURN-AROUND TIME (Business Days)

☐ 1 Day* (100%) ☐ 2 Day** (50%) ☐ 3-5 Days (25%) ☑ 5-7 Days (Standard)

Please contact Lab in advance to determine rush availability. *For results reported after rush due date, surcharges will apply: before 12:00 - 100%, after 12:00 - 50%. **For results reported after rush due date, surcharges will apply: before 12:00 - 50%, after 12:00 - 25%.

TCLP, SPLP, PFAS, and NP/NPE the rush surcharges are 100% (3 day) and 50% (4 day). For farm soils the rush surcharge is 100% (3-5 days). Regular TAT is 10 days.

REGULATION/GUIDELINE REQUIRED

☐ Sanitary Sewer, City:
☐ Storm Sewer, City:
☐ ODWSOG (Use DW COC if samples are for human consumption)
☐ PWQO
☐ O.Reg. 347 (TCLP)
☐ Other:

☑ O. Reg. 153/04
The sample results from this submission will form part of a formal Record of Site Condition (RSC) under O.Reg. 153/04. Analysis of full parameter list only Yes ☐ No ☐
Table # 3 Coarse / Fine, Surface / subsurface
Type: Com-Ind / Res-Park / Agri / GW / All Other / Sediment

☐ O. Reg 406 Excess Soils
Table # * Full depth/Strat/Ceiling/mSPLP Leachate
Type: Com-Ind /Res-Park /Agri/All Other
Category: Surface /Subsurface

The optimal temperature conditions during transport is 4 - 10°C. Sample(s) cannot be frozen, unless otherwise indicated or agreed upon with the Laboratory. This COC must not be used for drinking water samples. The COC must be complete upon submission of the samples, there will be a $25 surcharge if required information is missing (required fields are shaded in grey).

Occasionally, situations arise in which Eurofins Environment Testing Canada (Ottawa) is unable to process a sample after receipt. By signing this chain-of-custody form, the client agrees that Eurofins Environment Testing Canada (Ottawa) may subcontract samples to a laboratory that is similarly accredited. This subcontracted laboratory will perform the same analysis using the same or similar methodology. Agreements made in advance to subcontract to a specific laboratory will be honored.

Sample Details

Sample ID	Date/Time Collected	Sample Matrix	# of Containers	O.Reg.153/04 parameters: PHC F1 - F4	BTEX	VOCs	PAHs	PCBs	Metals + Inorganics	Metals only	OC Pesticides	RN# (Lab Use Only)
Field Filtered -->												
Dup.	18 July 2025								✓		✓	1774803

	PRINT NAME	LOCATION	SIGN	DATE/TIME	TEMP (°C)
Sampled By:	Samantha			18/07/2025	
Relinquished By:					
Received By:	Christine Sovrina	NP		18/JUL/25 3pm	41.1
Received By:					

COMMENTS:

FOR INTERNAL LAB USE ONLY

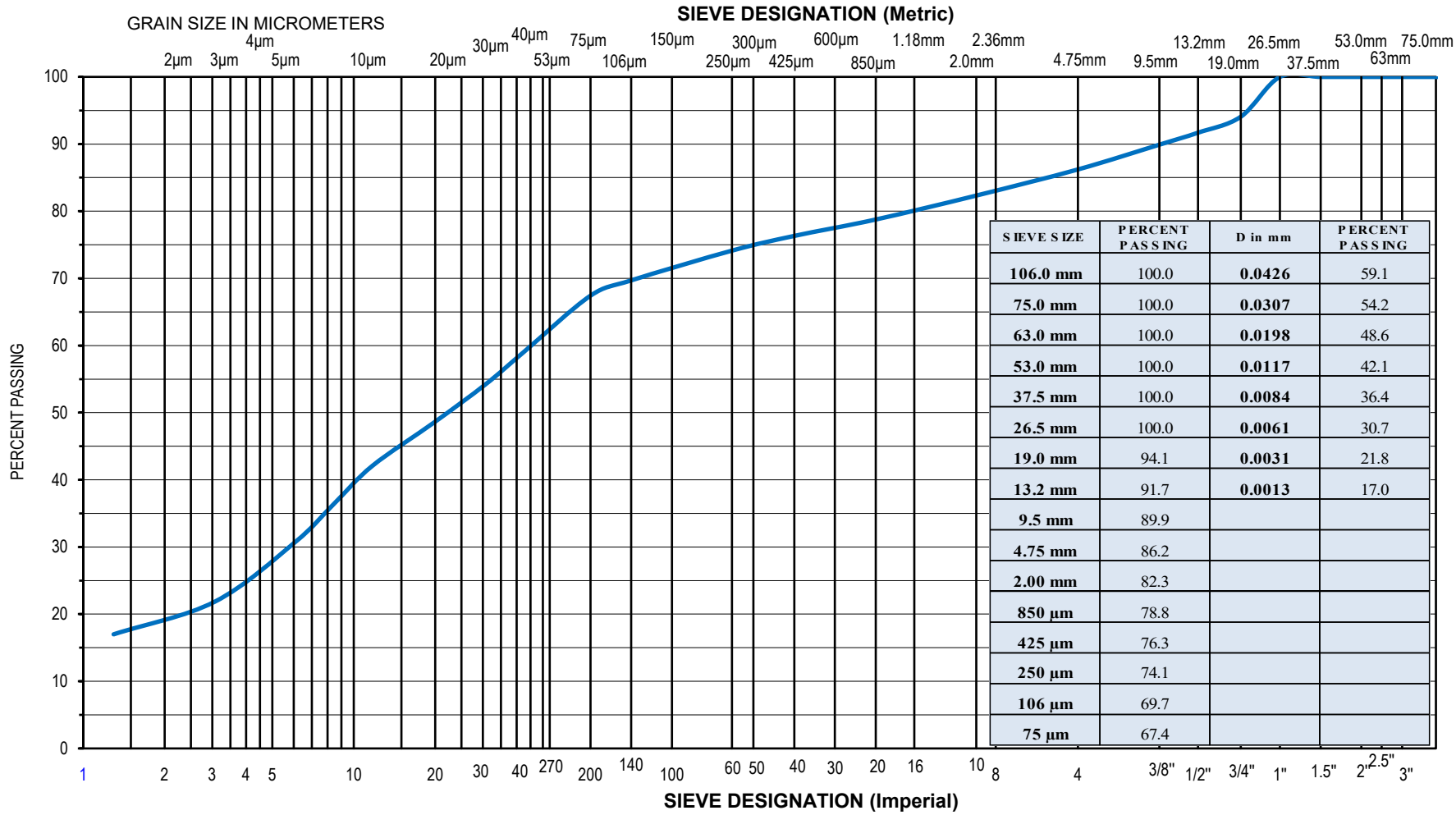
CUSTODY SEAL: ☐ YES ☐ NO Ice packs submit ☑ Yes ☐ No

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Particle Size Analysis of Soils

MTO LS-700, 702, 703/704, 705

CLAY & SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SIEVE SIZE	PERCENT PASSING	D in mm	PERCENT PASSING
106.0 mm	100.0	0.0426	59.1
75.0 mm	100.0	0.0307	54.2
63.0 mm	100.0	0.0198	48.6
53.0 mm	100.0	0.0117	42.1
37.5 mm	100.0	0.0084	36.4
26.5 mm	100.0	0.0061	30.7
19.0 mm	94.1	0.0031	21.8
13.2 mm	91.7	0.0013	17.0
9.5 mm	89.9		
4.75 mm	86.2		
2.00 mm	82.3		
850 µm	78.8		
425 µm	76.3		
250 µm	74.1		
106 µm	69.7		
75 µm	67.4		

% Fines		% Sand			% Gravel	
Clay	Silt	Fine	Medium	Coarse	Fine	Coarse
18.9	48.5	8.9	6.0	3.9	7.9	5.9

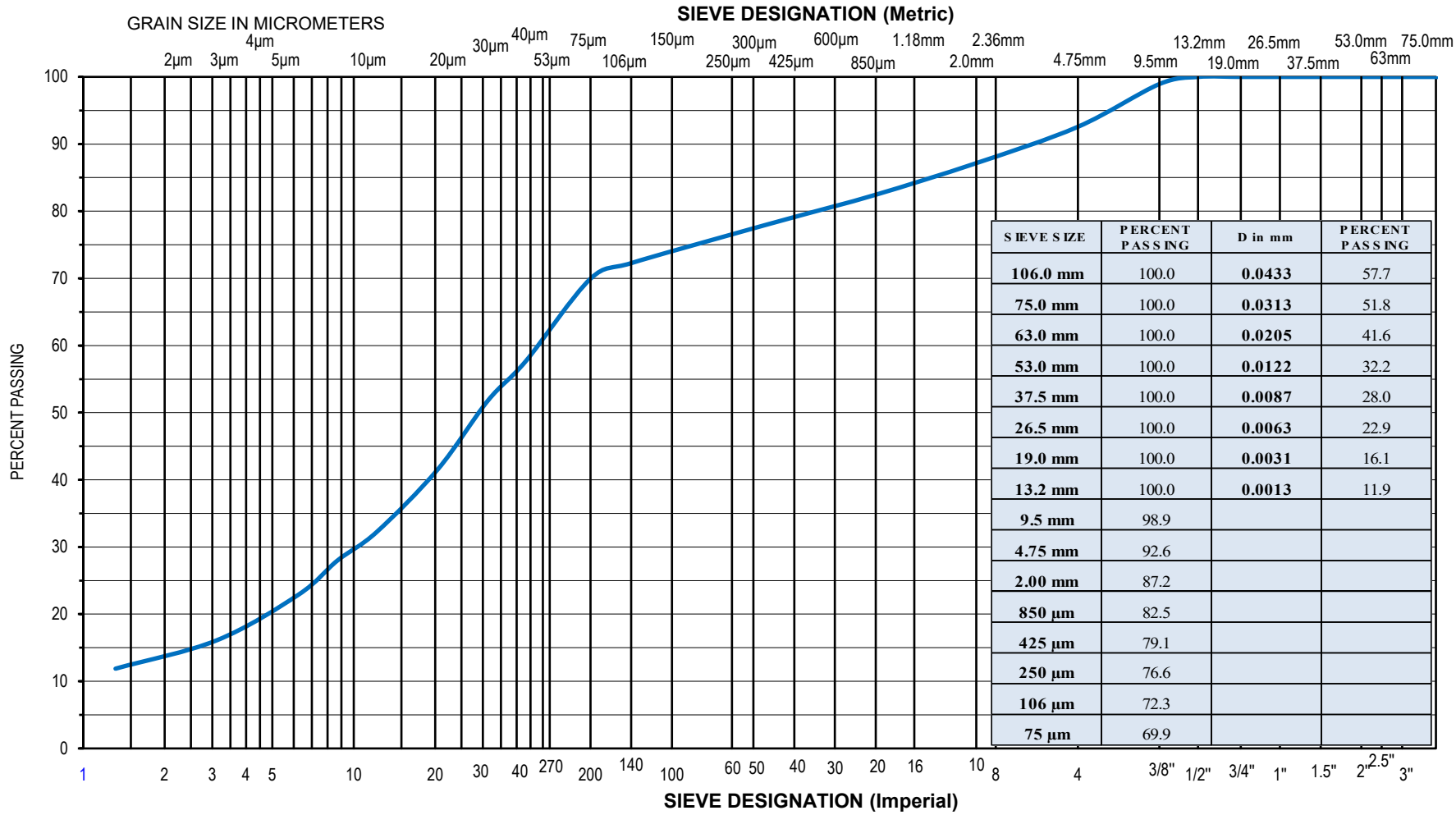
Client:	**BC5L Inc.**	**Lab No.:**	**16665**	**D10:**	**n/a**	**D30:**	**0.00583**	**D60:**	**0.0462**	**LL:**	**25.6**
Project:	**Engineering Services**	**Project No.:**	**25-1242-01**	**D20:**	**0.00239**	**D50:**	**0.0226**			**PL:**	**15.1**
Location:	**8995 Boston Church Road, Milton**	**Borehole:**	**MW1**	**Classification:**		**CL**	**In-situ Moisture:**		**11.6%**	**PI:**	**10.5**
Date:	**Monday, July 21, 2025**	**Sample:**	**SS3**	**Sample Description:**			**SILT, some clay, some sand, some gravel**				

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Particle Size Analysis of Soils

MTO LS-700, 702, 703/704, 705

CLAY & SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SIEVE SIZE	PERCENT PASSING	D in mm	PERCENT PASSING
106.0 mm	100.0	0.0433	57.7
75.0 mm	100.0	0.0313	51.8
63.0 mm	100.0	0.0205	41.6
53.0 mm	100.0	0.0122	32.2
37.5 mm	100.0	0.0087	28.0
26.5 mm	100.0	0.0063	22.9
19.0 mm	100.0	0.0031	16.1
13.2 mm	100.0	0.0013	11.9
9.5 mm	98.9		
4.75 mm	92.6		
2.00 mm	87.2		
850 µm	82.5		
425 µm	79.1		
250 µm	76.6		
106 µm	72.3		
75 µm	69.9		

% Fines		% Sand			% Gravel	
Clay	Silt	Fine	Medium	Coarse	Fine	Coarse
13.5	56.5	9.2	8.0	5.4	7.4	0.0

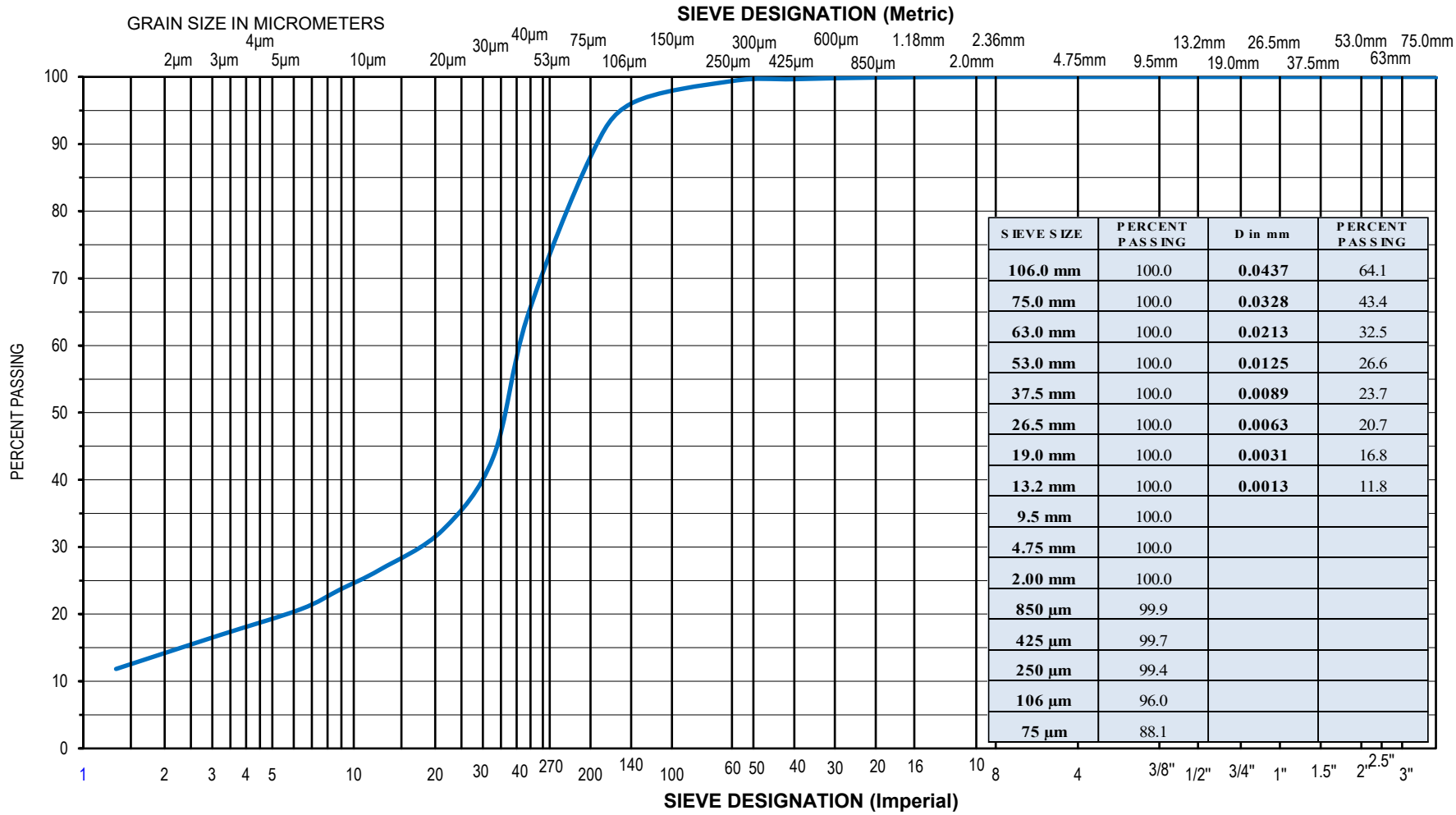
Client:	**BC5L Inc.**	**Lab No.:**	**16657**	**D10:**	**n/a**	**D30:**	**0.01034**	**D60:**	**0.0493**	**LL:**	**n/a**
Project:	**Engineering Services**	**Project No.:**	**25-1242-01**	**D20:**	**0.00491**	**D50:**	**0.0294**			**PL:**	**n/a**
Location:	**8995 Boston Church Road, Milton**	**Borehole:**	**BH5**	**Classification:**	**n/a**			**In-situ Moisture:**	**20.1%**	**PI:**	**n/a**
Date:	**Monday, July 21, 2025**	**Sample:**	**SS2**	**Sample Description:**				**SANDY SILT, some clay, trace gravel**			

PNJ ENGINEERING INC.
Pavement · Materials · Geo-Environmental · Engineering

Particle Size Analysis of Soils

MTO LS-700, 702, 703/704, 705

CLAY & SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SIEVE SIZE	PERCENT PASSING	D in mm	PERCENT PASSING
106.0 mm	100.0	0.0437	64.1
75.0 mm	100.0	0.0328	43.4
63.0 mm	100.0	0.0213	32.5
53.0 mm	100.0	0.0125	26.6
37.5 mm	100.0	0.0089	23.7
26.5 mm	100.0	0.0063	20.7
19.0 mm	100.0	0.0031	16.8
13.2 mm	100.0	0.0013	11.8
9.5 mm	100.0		
4.75 mm	100.0		
2.00 mm	100.0		
850 µm	99.9		
425 µm	99.7		
250 µm	99.4		
106 µm	96.0		
75 µm	88.1		

% Fines		% Sand			% Gravel	
Clay	Silt	Fine	Medium	Coarse	Fine	Coarse
13.7	74.4	11.6	0.3	0.0	0.0	0.0

Client:	BC5L Inc.	**Lab No.:**	16659	**D10:**	n/a	**D30:**	0.01754	**D60:**	0.0415	**LL:**	n/a
Project:	Engineering Services	**Project No.:**	25-1242-01	**D20:**	0.00577	**D50:**	0.0363			**PL:**	n/a
Location:	8995 Boston Church Road, Milton	**Borehole:**	BH7	**Classification:**	n/a			**In-situ Moisture:**	18.6%	**PI:**	n/a
Date:	Monday, July 21, 2025	**Sample:**	SS3	**Sample Description:**			SILT, some clay, some sand				

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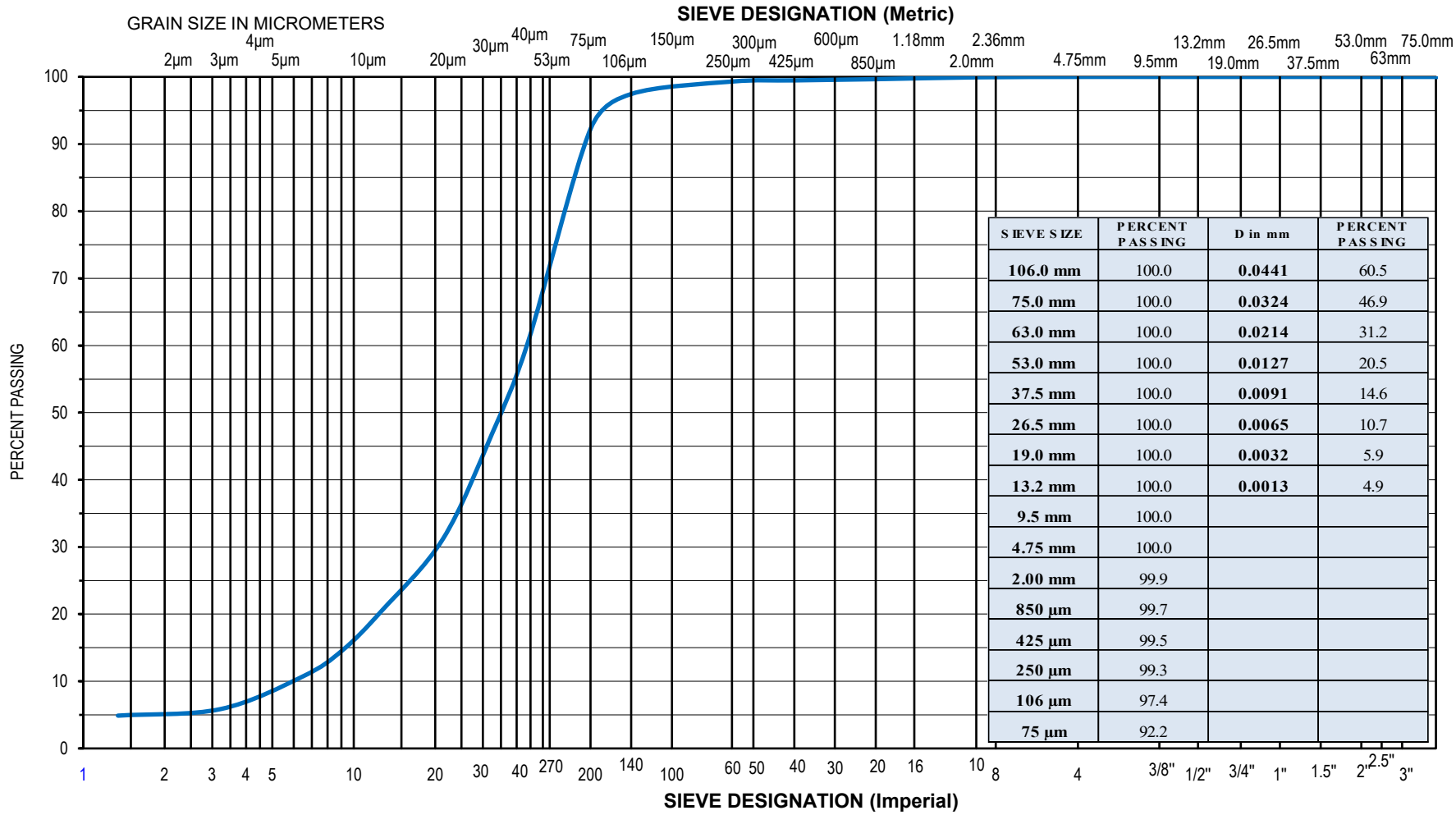
Particle Size Analysis of Soils

MTO LS-700, 702, 703/704, 705

CLAY & SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SIEVE SIZE	PERCENT PASSING	D in mm	PERCENT PASSING
106.0 mm	100.0	0.0441	60.5
75.0 mm	100.0	0.0324	46.9
63.0 mm	100.0	0.0214	31.2
53.0 mm	100.0	0.0127	20.5
37.5 mm	100.0	0.0091	14.6
26.5 mm	100.0	0.0065	10.7
19.0 mm	100.0	0.0032	5.9
13.2 mm	100.0	0.0013	4.9
9.5 mm	100.0		
4.75 mm	100.0		
2.00 mm	99.9		
850 µm	99.7		
425 µm	99.5		
250 µm	99.3		
106 µm	97.4		
75 µm	92.2		

% Fines		% Sand			% Gravel	
Clay	Silt	Fine	Medium	Coarse	Fine	Coarse
5.2	87.0	7.2	0.5	0.1	0.0	0.0

Client:	**BC5L Inc.**	**Lab No.:**	**16660-2**	**D10:**	**0.006**	**D30:**	**0.02039**	**D60:**	**0.0436**	**LL:**	**n/a**
Project:	**Engineering Services**	**Project No.:**	**25-1242-01**	**D20:**	**0.01238**	**D50:**	**0.0351**			**PL:**	**n/a**
Location:	**8995 Boston Church Road, Milton**	**Borehole:**	**BH10**	**Classification:**	**n/a**			**In-situ Moisture:**	**22.9%**	**PI:**	**n/a**
Date:	**Monday, July 21, 2025**	**Sample:**	**SS7**	**Sample Description:**		**SILT, trace sand, trace clay**					

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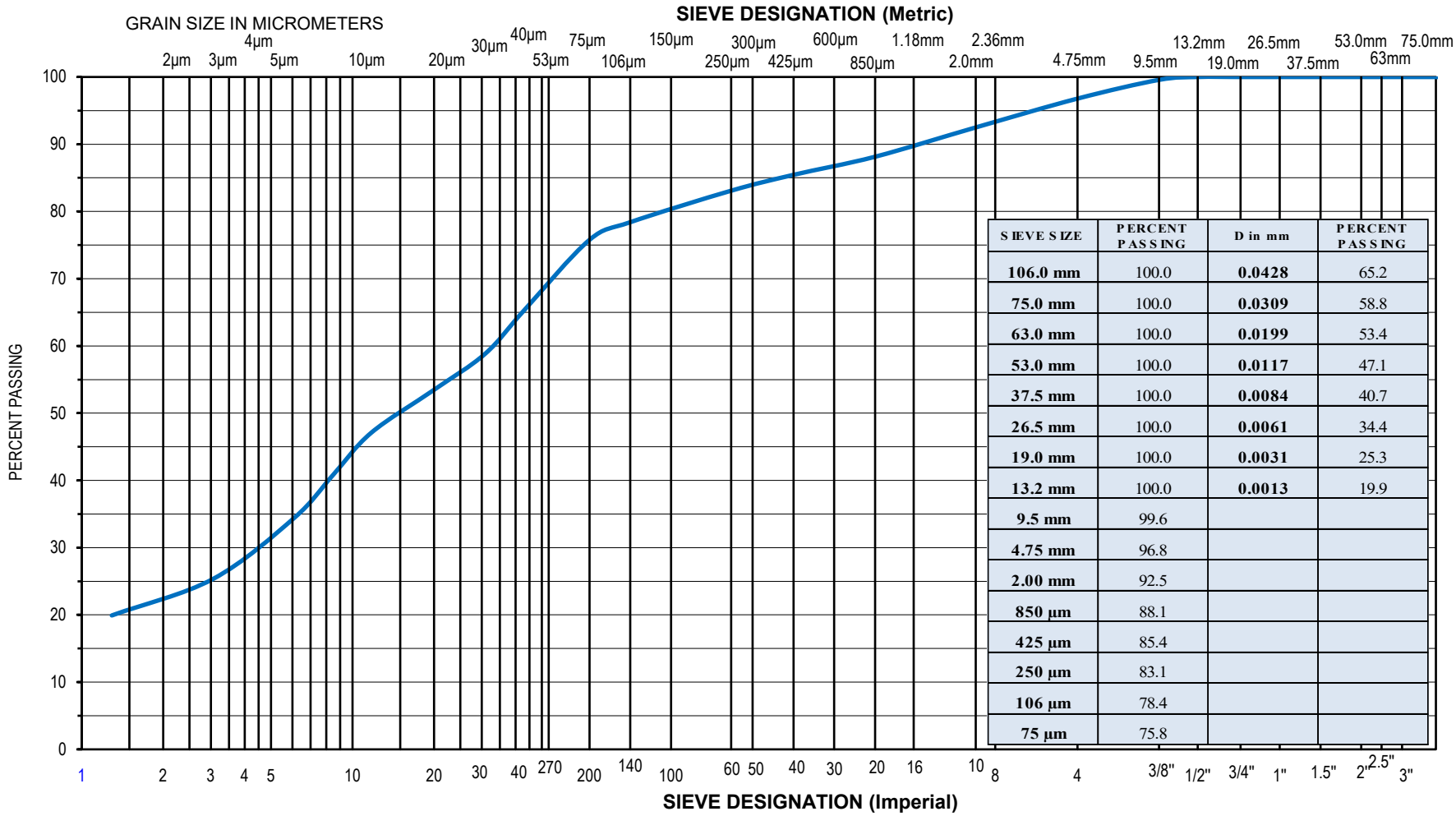
Particle Size Analysis of Soils

MTO LS-700, 702, 703/704, 705

CLAY & SILT	SAND			GRAVEL	
	Fine	Medium	Coarse	Fine	Coarse



SIEVE SIZE	PERCENT PASSING	D in mm	PERCENT PASSING
106.0 mm	100.0	0.0428	65.2
75.0 mm	100.0	0.0309	58.8
63.0 mm	100.0	0.0199	53.4
53.0 mm	100.0	0.0117	47.1
37.5 mm	100.0	0.0084	40.7
26.5 mm	100.0	0.0061	34.4
19.0 mm	100.0	0.0031	25.3
13.2 mm	100.0	0.0013	19.9
9.5 mm	99.6		
4.75 mm	96.8		
2.00 mm	92.5		
850 µm	88.1		
425 µm	85.4		
250 µm	83.1		
106 µm	78.4		
75 µm	75.8		

% Fines		% Sand			% Gravel	
Clay	Silt	Fine	Medium	Coarse	Fine	Coarse
22.1	53.7	9.7	7.0	4.3	3.2	0.0

Client:	**BC5L Inc.**	**Lab No.:**	**16663**	**D10:**	**n/a**	**D30:**	**0.00461**	**D60:**	**0.0331**	**LL:**	**n/a**
Project:	**Engineering Services**	**Project No.:**	**25-1242-01**	**D20:**	**0.00132**	**D50:**	**0.0155**			**PL:**	**n/a**
Location:	**8995 Boston Church Road, Milton**	**Borehole:**	**BH13**	**Classification:**	**n/a**			**In-situ Moisture:**	**12.4%**	**PI:**	**n/a**
Date:	**Monday, July 21, 2025**	**Sample:**	**SS3**	**Sample Description:**				**CLAYEY SANDY SILT, trace gravel**			

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