PHASE II ENVIRONMENTAL SITE ASSESSMENT

127 First Line,

County of Wellington, Ontario

Prepared for:

Elora Greens Inc.
120 Matheson Boulevard East,
Unit 103,
Mississauga, Ontario
L4X 1X1.

Prepared by:

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Project No. 2501179CE

July 30, 2025

July 30, 2025 Project No.: 2501179CE

Elora Greens Inc.
120 Matheson Boulevard East,
Unit 103, Mississauga,
Ontario, L4X 1X1.

ATTENTION: Farhan Kamali Siddiqui

Re: Phase II Environmental Site Assessment
127 First Line, County of Wellington, Ontario

Please find the enclosed copy of the Phase II Environmental Site Assessment, in accordance with the Canadian Standards Association (CSA) Z769-00 (Reaffirmed 2019) related to the above-noted site.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report, or require further assistance, please contact the undersigned at Planet's office.

Swathy Mayandi
Environmental Specialist

For and on behalf of Planet Engineering Inc.,

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1 EXECUTIVE SUMMARY

Planet Engineering Inc. (Planet), formerly HLV2K Engineering Limited (HLV2K), was retained by Elora Greens Inc. (hereinafter referred to as the Client) to conduct a Phase II Environmental Site Assessment (ESA) report for the property located at 127 First Line, County of Wellington, Ontario (hereinafter referred to as the site and Phase II Property).

The purpose of the Phase II ESA (Site) was to determine the condition of soil and groundwater on the property for due diligence purposes. The Phase II ESA was completed in accordance with the Scope of Work detailed in Planet's Proposal Number 2501179CE dated June 5, 2025.

The planet and its clients are aware that the Phase II ESA was carried out in accordance with the Canadian Standards Association (CSA) Z769-00 (Reaffirmed 2008). The report used Ontario Regulation 153/04 as amended (O. Reg. 153/04) as a guideline, however, it was understood that the report would not be completely in accordance with O. Reg. 153/04 and would not be submitted for a Record of Site Condition (RSC) with the Ministry Environment Conservation Parks (MECP).

The Client may use the findings in this report for these purposes, subject to the Statement of Limitations, which forms an integral part of this document.

The Phase II ESA investigation consisted of the advancement of a total of ten (10) boreholes drilled to a maximum depth of approximately 6.40 m to 7.60 m below ground surface (bgs). Five (5) boreholes were converted to monitoring wells. The locations of the boreholes were established in the field by Planet based on the potential contamination activity found on the property. The approximate borehole locations are shown in **Figure 1**. The drilling was undertaken on June 10, 11 and 16, 2025.

The ten (10) boreholes and five (5) monitoring wells were spaced across the Phase II Property. Selected samples from selected boreholes for soil obtained during the course of the Phase II ESA were submitted for chemical laboratory analysis, the scope of which was agreed to by the Clients.

The groundwater table was encountered at depths ranging from 0.58 to 2.05 m bgs. The groundwater was sampled at BH1, BH6, and BH10 and analyzed.

The chemical analysis results were compared to the values stated in the MECP document titled "Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act". The site was compared to Table 1 Standards in a Potable Ground Water Condition for Residential Parkland Institutional (RPI) use site conditions standards for all parameters sampled in the soil and groundwater.

The soil encountered in the area is considered to be very loose to very dense soil comprising sandy silt till and silty sand till, which may not be conducive to the spread of contaminants in the subsurface soils and the groundwater table

The inferred groundwater flow direction is southeast towards the tributary of Swan Creek.

The soil and groundwater were analyzed for Petroleum Hydrocarbon Fractions F1 to F4 (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Organochlorine Pesticides (OCPs), metals and inorganics (M&I), Electrical Conductivity (EC), pH, and Sodium Absorption Ratio (SAR).

Based on the results of the parameters tested across all boreholes for soil during the Phase II ESA investigation, the soil from the boreholes all met the applicable MECP Table 1 RPI Standards.

The groundwater was analyzed for all the wells. On June 20, 2025, the groundwater sampled at the site was found to meet the MECP Table 1 RPI Standards.

These findings suggest that the surrounding properties and Phase II Property activities have not adversely impacted the site at the locations sampled. No further investigative work is recommended for this site at this time. If conditions change, new recommendations may be required.

We trust you will find this report complete within our terms of reference. Should you have any further questions regarding this report or require further assistance, please contact Planet Engineering Inc.

Yours very truly,



John (Gianni) Lametti, P.Eng. QP_{ESA}
Vice President & Principal Engineer

Table of Contents

1 EXECUTIVE SUMMARY 2

2 INTRODUCTION 6

3 SITE DESCRIPTION 7

3.1 PHASE II PROPERTY OWNERSHIP 7
3.2 CURRENT AND PROPOSED FUTURE USES 7
3.3 APPLICABLE SITE CONDITION STANDARDS 7

4 BACKGROUND INFORMATION 9

4.1 PHYSICAL SETTLINGS 9
4.2 PAST INVESTIGATION 9

5 SCOPE OF INVESTIGATION 11

5.1 OVERVIEW OF THE PHASE II INVESTIGATION 11
5.2 MEDIA INVESTIGATED 11
5.3 PHASE ONE CONCEPTUAL SITE MODEL 12
5.4 SITE INVESTIGATION METHODOLOGY 12
5.4.1 Borehole Drilling 12
5.4.2 Soil Sampling 12
5.4.3 Field Screening Measurements 13
5.4.4 Ground Water Monitoring Well Installation 13
5.4.5 Groundwater Monitoring Well Development and Sampling 14
5.4.6 Residue Management Procedures 14
5.4.7 Elevation Survey 14
5.4.8 Chemical Analysis 14
5.4.9 Quality Assurance and Quality Control Measures 15
5.5 IMPEDIMENTS 16
5.6 DEVIATIONS FROM SAMPLING AND ANALYSIS PLAN 16

6 SUBSURFACE CONDITIONS 16

6.1 SOIL CONDITIONS 16
6.1.1 Generalized Stratigraphy 16
6.1.2 Soil Texture 16
6.2 GROUNDWATER CONDITIONS 16

7 CHEMICAL ANALYSIS 18

7.1 SAMPLE SCREENING 18
7.1.1 Soil Screening 18
7.1.2 Sample Selection 19
7.2 SOIL QUALITY 28
7.3 GROUNDWATER QUALITY 29

8 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS 30

9 CONCLUSIONS 31

10 RECOMMENDATIONS 31

11 LIMITATIONS 32

REFERENCES 33

TABLES

Table A – Phase II Property Details 7
Table B – Physical Setting Summary 9
Table C – Phase II ESA Sampling Design 11
Table D – Head Vapour Analysis on Soil Samples 19
Table E – Summary of Soil Chemical Analysis Results 29

Drawings

Drawing 1: Phase II Borehole and Monitoring Well Locations
Drawing 2: Groundwater Flow Direction
Drawing 3: All the exceedances for all the parameters in the soil
Drawing 4: All the exceedances for all the parameters in the Groundwater

Appendices

Appendix A: Borehole Logs
Appendix B: Certificates of Laboratory Analysis

2 INTRODUCTION

Planet Engineering Inc. (Planet), formerly HLV2K Engineering Limited (HLV2K), was retained by Elora Greens Inc. (hereinafter referred to as the Client) to conduct a Phase II Environmental Site Assessment (ESA) report for the property located at 127 First Line, County of Wellington, Ontario (hereinafter referred to as the site and Phase II Property).

The purpose of the Phase II ESA (Site) was to determine the condition of soil and groundwater on the property for due diligence purposes. The Phase II ESA was completed in accordance with the Scope of Work detailed in Planet's Proposal Number 2501179CE dated June 5, 2025. The drilling was undertaken on June 10, 11 and 16, 2025.

Planet and its clients are aware that the Phase II ESA was carried out in accordance with the Canadian Standards Association (CSA) Z769-00 (Reaffirmed 2012). The report also relied upon Ontario Regulation 153/04, as amended (O. Reg. 153/04), for Brownfield Sites as a guideline, however, it was understood that the report would not be completely in accordance with O. Reg. 153/04 and will not be submitted for Record of Site Condition (RSC) with the Ministry of Environment, Conservation, and Parks (MECP).

The Client may use the findings in this report for these purposes, subject to the *Statement of Limitations*, which forms an integral part of this document. No other third parties are entitled to rely upon this report without the express written consent of Planet Engineering Inc. Any use that a third party makes of this report is the sole responsibility of the said third party; Planet Engineering Inc. accepts no responsibility for any damages.

3 SITE DESCRIPTION

The property is irregular-shaped, covering an area of 0.216 km^2 (53.4 acres) bounded by residential buildings to the north, agricultural properties to the east and south, and a mix of commercial and industrial properties to the west. The Phase II Property is located in an area of mixed residential, agricultural, industrial, and commercial use. The Site is currently a vacant agricultural property with no development.

The Phase II Property lies at an approximate elevation range of 390.4 to 398.7 m above sea level (m asl). The UTM coordinates are Zone 17, 4835893.33 Northing, and 547930.10 Easting. The topography across the Phase II Property is sloped to the southwest. The closest body of water to the site is a tributary of Swan Creek located approximately 300 m west of the Site. The Grand River is located approximately 1.2 km north of the Site. Based on topographic features, water level measurement, the groundwater flow in this area is southeast towards the tributary of Swan Creek. The site location is illustrated in **Drawing 1**.

3.1 Phase II Property Ownership

The Phase II Property is currently owned by Elora Greens Inc.

3.2 Current and Proposed Future Uses

At the time of the Phase I ESA site reconnaissance, the Site is currently a vacant agricultural property. The property appeared to have formerly been used for corn cultivation but is currently not farmed.

Redevelopment of the property to residential use will require Phase I and Phase II ESAs conducted to the O.Reg 153/04, to file a Record of Condition (RSC). The chemical analysis for the soil and groundwater must be taken to the Residential Parkland Institutional Standard if future redevelopment is anticipated.

3.3 Applicable Site Condition Standards

The applicable site condition standard for the property is the Ministry of Environment Conservation Parks (MECP) Table 1 RPI standards for coarse sand and potable groundwater. The details of the site are presented in **Table A.**

Table A – Phase II Property Details

Parameters	Information
Land Use	The Site has been farmed previously but is currently vacant agricultural land.
Site Location related to Municipal Potable Water Wells	No wells are known to be present at the Phase II Property. The Elora Well E5 building, a municipal drinking water station, is situated approximately 500 metres southwest of the property. Hence, the Phase I Property is in the Wellhead Protection Area.

Parameters	Information
Potable or Non-potable Groundwater	Potable groundwater.
Regulation/Guideline used for Phase II ESA	Phase II Environmental Site Assessment (ESA) to the CSA Standard.
Proximity to Surface Water	The Grand River is situated approximately 1.2 km to the north of the property. The tributary of Swan Creek is located about 300 meters to the west, with another tributary positioned approximately 400 meters to the northwest. Based on local topography, water level measurement, and elevation gradients, groundwater is anticipated to flow in a southeast direction toward the nearby Swan Creek tributary.
Areas of Natural Significance or Sensitive Area	The site is not located in an Area of Natural Significance or Sensitive Area. The Phase II Property is in the Wellhead Protection Area since the Elora Well E5 building, a municipal drinking water station, is situated approximately 500 meters southwest of the property.
Depth to Bedrock	During this Phase II ESA investigation, bedrock was not encountered at a depth of 7.60 m below ground surface (bgs), indicating that it lies at a greater depth.
Groundwater Flow Direction	The groundwater flow direction was inferred to be towards the southeast.
Bedrock Details	Bedrock at the Site is expected to be comprised of sandstone, shale, dolostone, and siltstone from the Guelph Formation.

Given that the purpose of this Phase II ESA is to determine the baseline soil and groundwater conditions in support of the potential purchase of the property, the applicable criteria to be used in this Chemical Analysis Program is the Ontario Regulation 153/04 “Table 1 Standards in a Potable Ground Water Condition for Residential Parkland Institutional (RPI) use site conditions standards, (Table 1 Standards) as per the MECP document titled “Soil, Groundwater and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act: dated April 15, 2011, as amended.

4 BACKGROUND INFORMATION

4.1 Physical Settlings

A summary of the physical settings of the Phase II Property is provided in **Table C**, below.

Table B – Physical Setting Summary

Parameters	Information
Location	127 First Line, County of Wellington, Ontario.
Surficial Geology	Sandstone, shale, dolostone, and siltstone from the Guelph Formation.
Soil	Till consists of stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain
Physiography	The entire Phase I Property lies in the 6 Till plains (Drumlinized).
Depth to Bedrock	Bedrock at the Site is expected to be comprised of sandstone, shale, dolostone, and siltstone in the Guelph Formation. During this Phase II ESA investigation, bedrock was not encountered at a depth of 7.60 m below ground surface (bgs), indicating that it lies at a greater depth.
Topography	The Phase II Property lies at an approximate elevation of 404 m above sea level (m asl). The UTM coordinates are Zone 17, 4835893.33 Northing and 547930.10 Easting. The topography across the Phase II Property is sloped slightly to the south.
Radon Gas	The site is in an area that emits high levels (Zone 1) of radon gas, noted in the Radon Potential Map of Ontario. Development for residential use may require additional specifications for ventilation that will be addressed via the building permits onsite.
Hydrology	The closest body of water to the site is a tributary of Swan Creek located approximately 300 m west of the Site.
Hydrogeology	The groundwater is inferred to be moving in the southeast direction towards Swan Creek. The groundwater table is expected to be located approximately 0.58 to 2.05 m bgs.

4.2 Past Investigation

No previous reports were available for Planet to review.

4.3 New Investigation by Planet

The Site is currently vacant agricultural land.

Based on the information obtained during the records review, Site visit, and interview process, there is evidence of potential contamination in connection with the Phase I Property:

- The Site was used for agricultural purposes, including the cultivation of corn and other vegetables. Thus, pesticides are likely to have been heavily used on the property and impacted the soil and groundwater quality.
- During the Phase I investigation, Planet found fill material of unknown quality in the southwest corner of the Property. Thus, the soil quality should be tested to ensure the fill material does not carry any contaminants.

Upon further investigation by Planet, a Phase II ESA was conducted to address the potential impact on the soil and groundwater due to the agricultural operations of the property and the monitoring wells were installed based on the site inspection carried out during the Phase I investigation and via historical aerial photographs obtained by Planet for the Phase II Property.

Planet chose to analyze the soil and groundwater for Petroleum Hydrocarbons (F1 to F4) fractions (PHCs), Volatile Organic Compounds (VOCs), OCPs, PAH, Metals and Inorganics, pH, sodium absorption ratio (SAR), and electrical conductivity (EC) in soil and groundwater. The monitoring wells were chosen to intercept the groundwater table, and they were placed downgradient to the inferred groundwater flow direction wherever possible. This selection of analysis was made to cover the areas for all potential chemicals that may have or continue to be used on-site, such as pesticides and fill of unknown quality.

5 SCOPE OF INVESTIGATION

5.1 Overview of the Phase II Investigation

The Phase II ESA field activities were conducted from June 10, 2025, through June 23, 2025, to investigate the environmental conditions of the soil and groundwater at the site. The tasks carried out during the investigation are summarized below:

- Private and public locates completed on the first day of the fieldwork;
- Geodetic elevations for borehole locations or to a local benchmark;
- Advancement of a total of ten (10) boreholes to a maximum depth of 6.4 to 7.6 m bgs;
- Five (5) boreholes were completed to monitor wells designed to intercept the water table;
- Samples were retrieved at intervals of 0.75 m from the split spoon rig; and
- Chemical analyses on the representative soil samples.

The Phase II ESA site investigation included a design for sampling locations, parameters, and frequency as summarised in **Table C** below.

Table C – Phase II ESA Sampling Design

Potentially Contaminating Activity	Boreholes	Sampling Frequency	Parameters	Rational
Pesticides used during past agricultural activity and fill of unknown quality were brought to the site on the southwest corner of the property.	BH1 to BH10	1-GW	PHC F2 to F4	The boreholes and monitoring wells were placed across the Phase II Property to find the active of contamination.
		1-GW	VOC F1	
		1-GW	PAH	
		1-GW	M & I	
		1-GW	OCP	
		1-S	PHC F2 to F4	
		1-S	VOC F1	
		1-S	PAH	
		1-S	M & I	
		1-S	OCP	

S - Soil media
GW - Groundwater media
PHC - Petroleum Hydrocarbons F1 to F4 Fractions
PAH - Polycyclic Aromatic Hydrocarbons
M&I - Metals and Inorganics includes (EC, SAR and pH)
PCB - Polychlorinated Biphenyls
VOC - Volatile Organic Compounds
OCP - Organochlorine Pesticides

Monitoring wells were installed at an approximate depth of 6.4 m to 7.6 m bgs in an attempt to intercept the shallow water table and meet the requirements of O. Reg. 903, requiring a minimum bentonite seal of 1.5 m bgs. The locations of the monitoring wells are shown in **Drawing 2**.

5.2 Media Investigated

Soil and ground quality were investigated during the current Phase II ESA work. The investigation of the sediment was not applicable due to the absence of surface water bodies on the site.

5.3 Phase One Conceptual Site Model

A Phase One ESA has not been conducted for the site, and as such, a Phase One Conceptual Site Model was not generated for a CSA Phase II ESA Property. The Phase One ESA refers to O. Reg 153/04 as amended, for which the CSA standard report is not compatible.

5.4 Site Investigation Methodology

Planet developed Standard Operating Procedures (SOPs) and field forms that follow O. Reg. 153/04 (as amended) to complete the Phase II ESA. The following is a list of SOPs and forms that were used.

- Planet's Health and Safety manual;
- Soil Sampling for VOCs in Methanol Vials;
- Soil Vapour Head Space Measurement;
- Logging Forms;
- Groundwater Purging and Sampling Procedures; and,
- Sample Packing and Transportation.

Planet did not deviate from the SOPs and forms outlined above.

The Phase II ESA included obtaining public (Ontario Dial One Call) and private utility locates (Utility Marx), retaining a certified contractor (Terra Firma) for the drilling of the boreholes and installation of the monitoring wells, supervision and documentation of field activities, soil characterization and soil collection for analysis.

5.4.1 Borehole Drilling

Prior to subsurface activities on the site, Planet contacted the Ontario One Call for the public locates. A private utility contractor was retained to verify that all borehole positions were remote from buried utilities.

All ten (10) boreholes were spaced across the Phase II Property to intersect any potential contaminants on, in or under the Phase II Property.

Ten (10) boreholes were drilled on the property to depths of 6.4 m to 7.6 m bgs with a track-mounted rig. The work was undertaken on June 10, June 11, and June 16, 2025.

5.4.2 Soil Sampling

Soil samples were collected and handled in accordance with generally accepted sampling procedures used by the environmental consulting industry. For guidance, these practices followed the O. Reg. 153/04 as amended.

Soil samples for the Phase II ESA were collected from the 0.75 m split-spoon sampler. Quality control measures were used to minimize cross-contamination, such as cleaning of the sample core push device, cleaning of the augers after each use, and using disposal items/equipment for each discrete sample. New disposal gloves were used during each sampling event to remove soil from the sampling device and transfer

the soil samples into the appropriate sample containers.

The soil samples were examined in the field for lithology as well as physical evidence of impacts (i.e., debris, staining, colour, and odours). The samples were kept out of direct sunlight during the field storage and cooled with ice, in accordance with the MECP sampling protocols.

No sediment sampling was performed as there were no surface water bodies onsite.

5.4.3 Field Screening Measurements

Soil samples collected were screened for vapours using the RKI-Eagle 2 gas portable vapour monitor, which includes a Photo-Ionization Detector (PID) and was calibrated by Pine Environmental Services prior to use. The RKI Eagle 2 includes a PID sensor for detecting high and low parts per million (ppm) levels (0-50 and 0-2,000) of VOC gases with a maximum accuracy variance of +/- 5 %. The VOC measurements were taken by collecting soil samples into dedicated sampling bags and allowing the sample to reach room temperature. The sampling probe of the RKI Eagle 2 was then placed into the bag while best maintaining a seal. The measurements taken represent the highest value found within the first 30 seconds of field screening. Measurements were then documented into Planet field notes.

The soil was characterized based on a qualitative field study to determine colour, odour discolouration, and texture.

5.4.4 Ground Water Monitoring Well Installation

Ten (10) boreholes were drilled on-site; only five (5) were converted to monitoring wells by Terra Firma Drilling, namely BH1, BH2, BH3, BH4, BH5, BH6, BH7, BH8, BH9, and BH10. The monitoring wells included the following materials:

- 50 mm diameters Schedule 40 Poly Vinyl Chloride (PVC) risers;
- 50 mm diameter Schedule 40 No. 10-slot PVC Screen with a maximum screen length 3.0 m;
- Sand pack to approximately 0.3 m above the top of the screen;
- Bentonite seal above the sand pack; and,
- Flush mount well casings.

The PVC pipes and screens were wrapped in plastic that was removed just prior to installation to minimize the potential for cross-contamination. The base of the monitoring well was covered with a PVC cap to prevent the influx of sediment from entering the end of the pipe. Clean silica sand supplied in bags, was placed in the annular space between the pipe wall and the borehole to filter out sediment from entering the well during well development. A bentonite seal was added above the sand pack and was extended to the surface to prevent surface intrusion into the well. The well was capped below the surface and fitted with a flush mount casing.

No groundwater sampling was collected during the drilling process.

5.4.5 Groundwater Monitoring Well Development and Sampling

Prior to well development, a Heron H. Oil/Water Interface Meter (Interface Meter) was used to measure the depth to the groundwater table and check for any free phase liquids at the groundwater table surface and the bottom of the well.

The groundwater monitoring wells were subsequently developed using a variable speed centrifugal pump to remove standing water in the monitoring well and from around the filter pack and allow fresh formation water into the monitoring well. The monitoring wells were purged a minimum of three (3) to four (4) times of well volume for each well. The development was complete when the water was free of silt. Development was undertaken seven (7) days after drilling. Sampling was undertaken using a peristaltic variable speed pump via dedicated tubing placed in each monitoring well at low speed, as is required to be in compliance with the MECP sampling methods.

A downhole pump and a Hanna pen were used to collect and measure the physical parameters of the groundwater for temperature, pH, and conductivity. When the temperature, pH, and conductivity reached a constant state, the groundwater was transferred directly from the discharge of the pump hose to the laboratory-supplied jars and placed into an ice-filled cooler for field storage and transportation to the laboratory. The metals in groundwater were field filtered by connecting the field filtering device directly to the discharge hose of the pump. The variable speed pump was put on the lowest setting for sampling.

5.4.6 Residue Management Procedures

All soil samples produced by the drilling process were collected by Planet for characterization and submission for analytical purposes. Excess cuttings waste generated from the field activities was placed in drums. The soil will be disposed of at a later date.

5.4.7 Elevation Survey

An elevation survey was carried out using a handheld GPS for each borehole/monitoring well. The GPS used on the Phase II Property was a Sokkia GCX3 unit with SHC500, with an accuracy of +/- 1 mm in vertical elevation of the surface soil. The result of the elevation survey is summarized on the borehole logs and the cross-sectional drawings for each borehole, new and existing monitoring wells.

5.4.8 Chemical Analysis

The Client agreed upon the following scope of chemical laboratory analysis of the soil samples collected during the Phase II ESA investigation:

- Metals and inorganics (M&I);
- Polycyclic Aromatic Hydrocarbons (PAHs);
- Petroleum Hydrocarbon fractions FI to F4 (PHCs);

- Organochlorine Pesticides (OCP)
- Volatile Organic Compounds (VOCs).

Soil samples were submitted to Eurofins Environment Testing Canada Inc. (Eurofins), an analytical laboratory accredited by the Canadian Association for Laboratory Accreditation (CALA) and the International Standard ISO/IEC 17025 certified. The analysis was performed in compliance with the MECP Laboratory Services Branch, "Protocol for Analytical Methods Used in the Assessment of Properties under Past XV.1 of the Environmental Protection Act", as amended.

Samples submitted to the laboratory represent the 'worst-case" sample based on field screening measurements, visual and olfactory observations.

All samples submitted for PHC fractions F2 to F4, PAHs, and PCBs were stored in glass jars with Teflon-lined lids provided by Eurofins. VOC samples were collected in vials, including the PHC F1 fraction for soil. Samples submitted for metals and inorganics (M&I) were stored in 250 ml glass jars. All samples requiring laboratory chemical analysis were placed in an ice-filled cooler and transported to the laboratory. The samples were collected and submitted for regular turnaround time (TAT) as requested by the client.

5.4.9 Quality Assurance and Quality Control Measures

Soil samples were collected using dedicated 250 ml jars, syringes and methanol vials provided by Eurofins. Soil samples that required VOC analysis involved placing approximately 5 g of soil into dedicated methanol-filled vials. This method was used to ensure no loss of VOC during transportation.

Soil samples were collected using dedicated nitrile gloves that were disposed of after each sample to mitigate cross-contamination. Sampling equipment for soil was cleaned with Alconox Powdered Precision Cleaner, as it has biodegradable, interfering-residue-free free and corrosion-inhibited properties. The Alconox was not used for the cleaning of the groundwater sampling devices, because it can interfere with the performance of the interface probe, and there was no visible oil sheen noted during the development phase of the work. The QP made the call in the field to use distilled water and cotton cloths to wash and dry the equipment before re-use on the next monitoring well.

The following packaging and transportation procedures were followed:

- Review of proposal and amendments (written and verbal) to verify the parameters for analysis;
- Packing properly labelled samples with ice to maintain temperatures below l0°C for the duration of the trip from the site to the laboratory; and
- A copy of the Chain-of-Custody was archived by Planet.

Duplicate samples for soil were submitted for quality assurance and quality control (QA/QC) and meet the requirements of O.Reg. 153/04, as amended. One (1) duplicate sample was collected every ten (10) sample parameters.

5.5 Impediments

No impediments were encountered during the Phase II ESA investigation.

5.6 Deviations from Sampling and Analysis Plan

No deviations were encountered.

6 SUBSURFACE CONDITIONS

6.1 Soil Conditions

6.1.1 Generalized Stratigraphy

Detailed descriptions of the subsurface conditions at the investigated locations are presented in the borehole logs in **Appendix A**. The following is a summary of the general stratigraphy revealed by the boreholes at the site:

- The topsoil layer extended from 0 to 0.300 m bgs;
- Beneath the topsoil, disturbed native/fill soil was encountered and found to be comprised of silty sand till, trace to some gravel, trace to some clay. Beneath the fill, the soil consisted of silty sand till to sandy silt till with trace to some gravel and clay.

The soil was free of odours, debris, and staining in all of the boreholes drilled on-site, however, some oxidation was observed.

6.1.2 Soil Texture

Under Ontario Regulation 153/04 (as amended), "coarse-textured soil" is soil that contains more than 50 percent by mass of particles that are 75 micrometres (µm) or larger in mean diameter. According to O. Reg. 153/04 (as amended), if one-third (1/3) of the soils at the Phase II Property are coarse-grained, then the more stringent coarse-textured soil standards apply to the site; otherwise, the fine-medium grained soil standards are applicable. The soil at this property was considered mostly fine to medium coarse-grained sand and as such as be classified as fine-grained soils, which requires a grain size analysis as proof. A grain size analysis was conducted, and the soil was considered to be coarse-grained.

6.2 Groundwater Conditions

6.2.1 Field Measurement of Groundwater

The groundwater elevation measurements to the top of the pipe were collected at the ground surface prior to well development. During well development, the groundwater removed from each well was recorded. The amount of water removed from BH1 was 32 L, BH4 was 30 L, BH6 was 34 L, BH7 was 28 L, and BH10 was 20 L. The well was purged until dry. Sampling was performed when the water was silt-free.

The PVC tubing connected to the submersible pump was dedicated to each monitoring well to prevent cross-

contamination. The submersible pump is used strictly for well development. The sampling is conducted via a variable speed peristaltic pump.

After the wells were developed and purged, the monitoring wells were sampled the same day with the same pump at the flow setting with dedicated tubing. Before sampling, the groundwater was tested by a Hanna Pen which measures the temperature, pH, and conductivity of the groundwater. Groundwater sampling was undertaken when the pH, Temperature and conductivity readings were constant. The values collected in **Table D** were at steady-state conditions for each well. The measurements were relatively static throughout the three tests per well and within the guidelines. The field measurements for the site are summarized in **Table F.**

Table D – Field Measurements (June 19, 2025)

Monitoring Wells	Volume of Water Removed (L)	Groundwater Level (m bgs)	Depth of Water Column (m bgs)	Temp (°C)	pH	Conductivity (mS/cm)
BH1	32	0.65	5.33	–	–	–
BH4	30	2.03	5.17	–	–	–
BH6	34	1.07	4.98	–	–	–
BH7	28	1.27	4.31	–	–	–
BH10	20	1.87	4.54	–	–	–

6.2.2 Elevations and Flow Direction

Subsequent to the monitoring well installations, four (4) visits to the Phase II Property were made to measure the static water levels and develop the monitoring wells for sampling. The wells were developed three (3) to nine (9) days after drilling in order to allow the water to naturally develop. The groundwater level measurements are summarized in **Table E**, below.

Table E – Groundwater Level Measurements

Monitoring Wells ID	Monitoring Date	Ground Surface Elevation (m ASL)	Depth to Water (m bgs)	Groundwater Elevation (m asl)	Observations (LNAPL/ DNAPL)
BH1	June 19, 2025	397.4	0.65	396.75	None Detected
	June 20, 2025	397.4	0.94	396.46	None Detected
	June 23, 2025	397.4	0.73	396.67	None Detected
	July 3, 2025	397.4	0.58	396.82	None Detected
BH4	June 19, 2025	395.4	2.03	393.37	None Detected
	June 20, 2025	395.4	2.10	393.30	None Detected
	June 23, 2025	395.4	2.03	393.37	None Detected
	July 3, 2025	395.4	2.05	393.35	None Detected
BH6	June 19, 2025	390.4	1.07	389.33	None Detected
	June 20, 2025	390.4	1.11	389.29	None Detected
	June 23, 2025	390.4	1.16	389.24	None Detected

Monitoring Wells ID	Monitoring Date	Ground Surface Elevation (m ASL)	Depth to Water (m bgs)	Groundwater Elevation (m asl)	Observations (LNAPL/ DNAPL)
	July 3, 2025	390.4	1.10	389.30	None Detected
BH7	June 19, 2025	392.2	1.27	390.93	None Detected
	June 20, 2025	392.2	1.30	390.90	None Detected
	June 23, 2025	392.2	1.35	390.85	None Detected
	July 3, 2025	392.2	1.29	390.91	None Detected
BH10	June 19, 2025	398.7	1.87	396.83	None Detected
	June 20, 2025	398.7	1.87	396.83	None Detected
	June 23, 2025	398.7	2.04	396.66	None Detected
	July 3, 2025	398.7	2.05	396.65	None Detected

Based on the above groundwater measurements, hydraulic gradient calculations were calculated with the data collected from BH1, BH4, BH6, BH7, and BH10. It is anticipated that the groundwater flow direction to be southeast. Groundwater flow direction is presented in **Drawing 3**.

No sheen or evidence of Light Non-Aqueous Phase Liquid (LNAPL) and Dense Non- Aqueous Phase Liquid (DNAPL) as free products were observed in any of the monitoring wells. No hydrocarbon odours were detected in any of the monitoring wells.

6.2.3 Hydraulic Gradient

The average Hydraulic Gradient was determined to be approximately 0.0022 m/m.

Table F – Hydraulic Gradient

Parameter	Hydraulic Gradient (m/m)	Remarks
Average	0.0022	
Highest	0.0020	Between BH1 and BH4
Lowest	0.00030	Between BH4 and BH10

6.2.4 Groundwater Flow Discussion

Based on the groundwater measurements at BH1, BH4, BH6, BH7, and BH10 the groundwater flow direction is estimated to be in the southeast direction.

7 CHEMICAL ANALYSIS

7.1 Sample Screening

7.1.1 Soil Screening

Field screening of the soil involved the use of a portable RKI Eagle 2 monitor, in methane elimination mode, to measure the VOCs in parts per million (ppm) calibrated to Hexane and Isobutylene. The RKI Eagle 2 monitor

measurements were performed in conjunction with visual and olfactory observations. This combination of field screening tools was used to determine the "worst-case" sample of the site.

7.1.2 Sample Selection

The selection of soil samples for laboratory analysis was based on the Phase II ESA Preliminary Design (**Table C**), where necessary using the "worst-case" samples as defined by the visual, olfactory, and combustible vapour screening measurements. In addition, samples were selected to provide representative site coverage. A summary of the soil headspace measurements is presented in **Table D**.

Table G – Head Vapour Analysis on Soil Samples

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
BH1 June 10, 2025	1	0.00 – 0.15	**Topsoil:** 150 mm	None Detected	0	0
	1	0.15 – 0.6	**Disturbed native / Fill:** sandy silt till, trace to some gravel, trace to some clay, brown to grey, oxidized, very moist, loose to very loose	None Detected	0	0
	2	0.8 – 0.9	**Disturbed native / Fill:** sandy silt till, trace to some gravel, trace to some clay, brown to grey, oxidized, very moist, loose to very loose	None Detected	0	0
	2	0.9 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense	None Detected	0	0
	6	4.6 – 5.2	**Silty Sand Till to Sandy Silt**	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
			Till: trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense			
	7	6.1 – 6.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense	None Detected	0	0
BH2 June 10, 2025	1	0.0 – 0.15	**Topsoil:** 150 mm	None Detected	0	0
	1	0.15 – 0.6	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, wet, loose to very loose	None Detected	0	0
	2	0.8 – 1.1	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, wet, loose to very loose	None Detected	0	0
	2	1.1 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0
	6	4.6 – 5.2	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
	7	6.1 – 6.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense	None Detected	0	0
BH3 June 10, 2025	1	0.0 – 0.3	**Topsoil:** 300 mm	None Detected	0	0
	1	0.3 – 0.6	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, oxidized, wet to very moist, loose	None Detected	0	0
	2	0.8 – 1.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	2	1.1 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	5	3.0 – 3.3	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	6	4.6 – 5.0	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense	None Detected	0	0
	7	6.1 – 6.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
			to some clay, brown to grey, oxidized, very moist to wet, loose to very dense			
BH4 June 10, 2025	1	0.0 – 0.2	**Topsoil:** 200 mm	None Detected	0	0
	1	0.2 – 0.6	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, wet to very moist, loose	None Detected	0	0
	2	0.8 – 1.0	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, wet to very moist, loose	None Detected	0	0
	2	1.0 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	5	3.1 – 3.5	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	6	4.6 – 4.8	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	7	6.1 – 6.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
BH5	1	0.0 – 0.15	**Topsoil:** 150 mm	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
June 10, 2025	1	0.15 – 0.6	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to compact	None Detected	0	0
	2	0.8 – 1.0	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to compact	None Detected	0	0
	2	1.0 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
	6	4.6 – 4.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
	7	6.1 – 6.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense	None Detected	0	0
BH6 June 11, 2025	1	0.0 – 0.25	**Topsoil:** 250 mm	None Detected	0	0
	1	0.25 – 0.6	**Fill / Disturbed Native:** silty sand till, trace to some gravel,	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
			trace to some clay, brown to grey, very moist, loose to very loose			
	2	0.8 – 0.9	**Fill / Disturbed Native:** silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose to very loose	None Detected	0	0
	2	0.9 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
	5	3.1 – 3.5	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
	6	3.6 – 5.0	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
	7	6.1 – 6.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense	None Detected	0	0
BH7 June 16, 2025	1	0.0 – 0.15	**Topsoil:** 150 mm	None Detected	0	0
	1	0.15 – 0.5	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
	1	0.5 – 0.6	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	2	0.8 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	6	4.6 – 5.0	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	7	6.1 – 6.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
BH8 June 10, 2025	1	0.0 – 0.2	**Topsoil:** 200 mm	None Detected	0	0
	1	0.2 – 0.6	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, wet to very moist, loose	None Detected	0	0
	2	0.8 – 0.9	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
			grey, wet to very moist, loose			
	2	0.9 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
	6	4.6 – 4.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
	7	6.1 – 6.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense	None Detected	0	0
BH9 June 16, 2025	1	0.0 – 0.15	**Topsoil:** 150 mm	None Detected	0	0
	1	0.15 – 0.6	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to blackish grey, very moist, loose to compact	None Detected	0	0
	2	0.8 – 1.0	**Disturbed Native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to blackish grey, very moist, loose to compact	None Detected	0	0
	2	1.0 – 1.4	**Silty Sand Till to Sandy Silt**	Brown to grey,	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
			Till: trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	oxidized		
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	None Detected	0	0
	5	3.1 – 3.7	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	None Detected	0	0
	6	4.6 – 5.2	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	None Detected	0	0
	7	6.1 – 6.6	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense	None Detected	0	0
BH9 June 16, 2025	1	0.0 – 0.2	**Topsoil:** 200 mm	None Detected	0	0
	1	0.2 – 0.6	**Disturbed native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose	None Detected	0	0
	2	0.8 – 1.1	**Disturbed native / Fill:** silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose	None Detected	0	0
	2	1.1 – 1.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0

Location and Date	Sample No.	Sample Depth (m)	Geologic Layer	Aesthetic Evidence of Potential Impact	Headspace Measurements	
					HEX (% LEL)	IBL (ppm)
	3	1.5 – 2.1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	4	2.3 – 2.9	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	5	3.1 – 3.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	6	4.6 – 5.0	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0
	7	6.1 – 6.4	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense	None Detected	0	0

In the absence of any significant screening measurements (visual, olfactory and headspace vapour measurements), the following rationale was applied to sample selection for laboratory chemical analysis:

- Metals were sampled at the surface and in the areas where fill material was encountered.
- PAHs are not very mobile in the natural environment but can be present in soil due to man-made chemicals such as creosote and asphalt tars, or can be formed naturally by the breakdown of plant and animal matter. Therefore, PAH analysis was conducted on samples obtained from shallow depths.
- PCBs are not very mobile or soluble and would tend to accumulate at or near the ground surface.
- VOCs and PHCs F1 to F4 fractions were sampled in the water table.

7.2 Soil Quality

A total of five (5) soil sample parameters were submitted for chemical analysis of soil, including one (1) duplicate sample. The analysis indicates that the soil concentration measured met the requirements of the MECP Table 1 Standards RPI for coarse-grained soils. A summary of the results is provided in **Table E,** and the Laboratory Certificates of Analysis are presented in **Appendix B**.

Table H – Summary of Soil Chemical Analysis Results

Sample Location	Parameters Analyzed	Parameters With Exceedances Table 1 Standards RPI
BH1	PHC, VOC, PAH, M&I, OCP	No Exceedances
BH6	PHC, VOC, PAH, M&I, OCP	No Exceedances
BH7	PHC, VOC, PAH, M&I, OCP	No Exceedances
BH10	PHC, VOC, PAH, M&I, OCP	No Exceedances
Duplicate	PHC, VOC, PAH, M&I, OCP	No Exceedances

PHC – Petroleum Hydrocarbons F1 to F4 Fractions
M&I – Metals and Inorganics
VOC – Volatile Organic Compounds
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated biphenyl
OCP- Organochlorine Pesticides
Dup – Duplicate Soil Samples for QA/QC

The environmental quality of the soil at the Phase II Property was compared to MECP Table 1 Standards for Full Depth Generic Site Condition Standards and met the SCS under O. Reg 153/04 standard**.**

7.3 Groundwater Quality

Three (3) monitoring wells were sampled for the same parameters found in the soil. The site is represented by Monitoring Wells BH1, BH6, and BH10. A trip blank was analyzed for VOCs and carried in the cooler when the VOCs were sampled in the field.

A total of five (5) groundwater samples were submitted for five (5) sample parameter groups for groundwater were submitted for chemical analysis of groundwater, including one (1) duplicate sample plus one (1) trip blank. The analysis indicates that the groundwater concentration measured met the requirements of the MECP Table 1 Standards RPI for coarse-grained soils. A summary of the groundwater analytical results is provided in **Table I,** and the Laboratory Certificates of Analysis are located in **Appendix B**.

Table I – Groundwater Results

Locations	Parameters Analysed	Parameters With Exceedances Table 1 Standards RPI
BH1	PHC, VOC, PAH, M&I, OCP	No Exceedances
BH6	PHC, VOC, PAH, M&I, OCP	No Exceedances
BH10	PHC, VOC, PAH, M&I, OCP	No Exceedances
Duplicate	PHC, VOC, PAH, M&I, OCP	No Exceedances
Trip Blank	VOC	No Exceedances

PHC – Petroleum Hydrocarbons F1 to F4 Fractions
M&I – Metals and Inorganics
VOC – Volatile Organic Compounds
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated biphenyl
OCP - Organochlorine Pesticides

There were no exceedances in groundwater for the MECP Table 1 Standards RPI for any of the groundwater samples.

8 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

The Phase II ESA was performed under the supervision and direction of a Qualified Person.

Planet collected soil samples in conformance with Planet's SOPs, which were developed in accordance with Ontario Regulation 153/04 (as amended).

Planet's personnel used appropriate measures (such as disposable gloves, dedicated sampling equipment, laboratory supplied containers, proper cleaning procedures, labelling and Chain of Custody documents) to ensure data quality.

As part of the Quality Assurance and Quality Control Program, duplicate samples for soil and groundwater (including the trip blank for groundwater) were submitted for Quality Assurance and Quality Control (QA/QC) and meet the requirements set for in O. Reg. 153/04 as amended. One (1) duplicate sample was collected for every ten (10) sample parameters, and a trip blank was carried to the site during the groundwater sampling of the monitoring wells.

Samples were transported in ice-filled coolers to ensure temperatures were maintained below 10°C, along with a Chain of Custody to Eurofin. Eurofin performed the chemical analysis in compliance with the MECP "Laboratory Services Branch, Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act", as amended. No discrepancies were noted as samples were properly handled with regard to the following:

- Holding time;
- Preservation method;
- Storage requirement; and,
- Container type.

The Laboratory Certificates of Analysis are presented in **Appendix B.**

A review of the data collected suggests that there was good agreement between the samples collected and their duplicates in all cases.

The Qualified Person concluded that the data met the data quality objective, and the decision-making was not affected. The Qualified Person has concluded that the overall objectives of the investigation and assessment were met.

9 CONCLUSIONS

This Phase II ESA was performed in accordance with the Canadian Standards Association (CSA) Standard Z768-01 (R2022). It is understood that the Phase II ESA is needed for due diligence purposes and cannot be used to support the submission of a Record of Site Condition (RSC).

The property was determined to be MECP Table 1 Standard RPI coarse-grained soils.

The site was found to meet the MECP Table 1 Standard RPI in potable groundwater conditions for coarse-grained.

On **June 23, 2025**, the groundwater sampled at the site was found to meet the MECP Table 1 RPI Standards.

Based on the groundwater measurements at BH1, BH4, BH6, BH7, and BH10, the groundwater flow direction is estimated to be in a southeast direction.

Based upon the results of the parameters tested across the five (5) monitoring wells and ten (8) borehole locations during the Phase II ESA investigation, the soil and groundwater samples collected met the applicable MECP Table 1 RPI Standards, including the duplicates.

These findings suggest that the surrounding properties and Phase II Property activities have not adversely impacted the site at the locations sampled.

10 RECOMMENDATIONS

No further investigation is recommended for this property at this time. Should conditions change onsite, new recommendations may be required. Redevelopment will require reports written to the O.Reg 153/04 as amended standards, in order to file a Record of Site Condition onsite.

We trust you will find this report complete within our terms of reference. Should you have any further questions regarding this report or require further assistance, please contact Planet Engineering Inc.

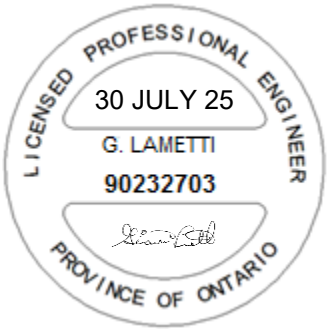
11 LIMITATIONS

The findings of the boreholes are believed to be representative of the area of investigation and are based on the facts and information determined by Planet. Soil and/or groundwater conditions at locations other than the boreholes may vary from conditions encountered at the drilling locations. The findings in this report are limited to the environmental conditions on the site at the time of the investigation. This report was prepared for the account of Elora Greens Inc. The material in it reflects Planet's judgment in light of the information available to it at the time of preparation. Any use, which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Parties. Planet accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.
This report is to the *Statement of Limitations*, which forms an integral part of this document. The Statement of Limitations is not intended to reduce the level of responsibility accepted by Planet, but rather to ensure that all parties who have been given reliance for this report are aware of the responsibilities each assumes in so doing.

We trust you will find this report to be complete within our terms of reference. Should you have any questions regarding the information contained in the report, or require further assistance please contact the Planet office.

Respectfully Submitted,
Planet Engineering Inc.

Swathy Mayandi
Environmental Scientist



John G. Lametti, P.Eng. QPESA
Principal and Environmental Manager

REFERENCES

- Barnett, P.J., Cowan, W.R. and Henry, A.P. 1991. Quaternary Geology of Ontario, southern sheet; Ontario Geological Survey, Map 2556, Scale 1:1000 000.
- Chapman, L.J., and Putnam, D.F. 1984: Physiography of Southern Ontario; Ontario Geological Survey, Map P.2715. Scale 1:600 000.
- "Phase I Environmental Assessment, 127 First Line, County of Wellington, Ontario" prepared by Planet Engineering Inc. for Elora Greens Inc. (Project # 2501179AE, dated June 3rd, 2025) (Author: Swathy Mayandi. Reviewed by: John (Gianni) Lametti, P. Eng. QP_{ESA}).
- Ontario Base Map
- Toporama – Topographic Atlas of Canada

Planet Engineering Inc.

STATEMENT OF LIMITATIONS

Your report has been developed based on your unique project specific requirements as understood by PLANET Engineering Inc. (PLANET) and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking PLANET to assess how factors that changed subsequent to the date of the report affect the report's recommendations. PLANET cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions, which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult PLANET to be advised how time may have impacted on the project.

The findings derived from this investigation were based on information collected and/or provided by the Client. It may become apparent that soil and groundwater conditions differ between and beyond the testing locations examined during future investigations or other work that could not be detected or anticipated at the time of this study. As such, PLANET cannot be held liable for environmental conditions that were not apparent from the available information. The conclusions presented represent the best judgment of the assessors based on limited investigations.

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature, external data source review, sampling, and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions, which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of PLANET through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report is based on the assumption that he site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only PLANET, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and PLANET cannot be held responsible for such misinterpretation.

To avoid misuse of the information contained in your report it is recommended that you confer with PLANET before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

Planet Engineering Inc.

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain PLANET to work with other project design professionals who are affected by the report. Have PLANET explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Logs, figures, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These logs etc. should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment.

Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact PLANET for information relating to geoenvironmental issues.

PLANET is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with PLANET to develop alternative approaches to problems that may be of genuine benefit both in time and in cost.

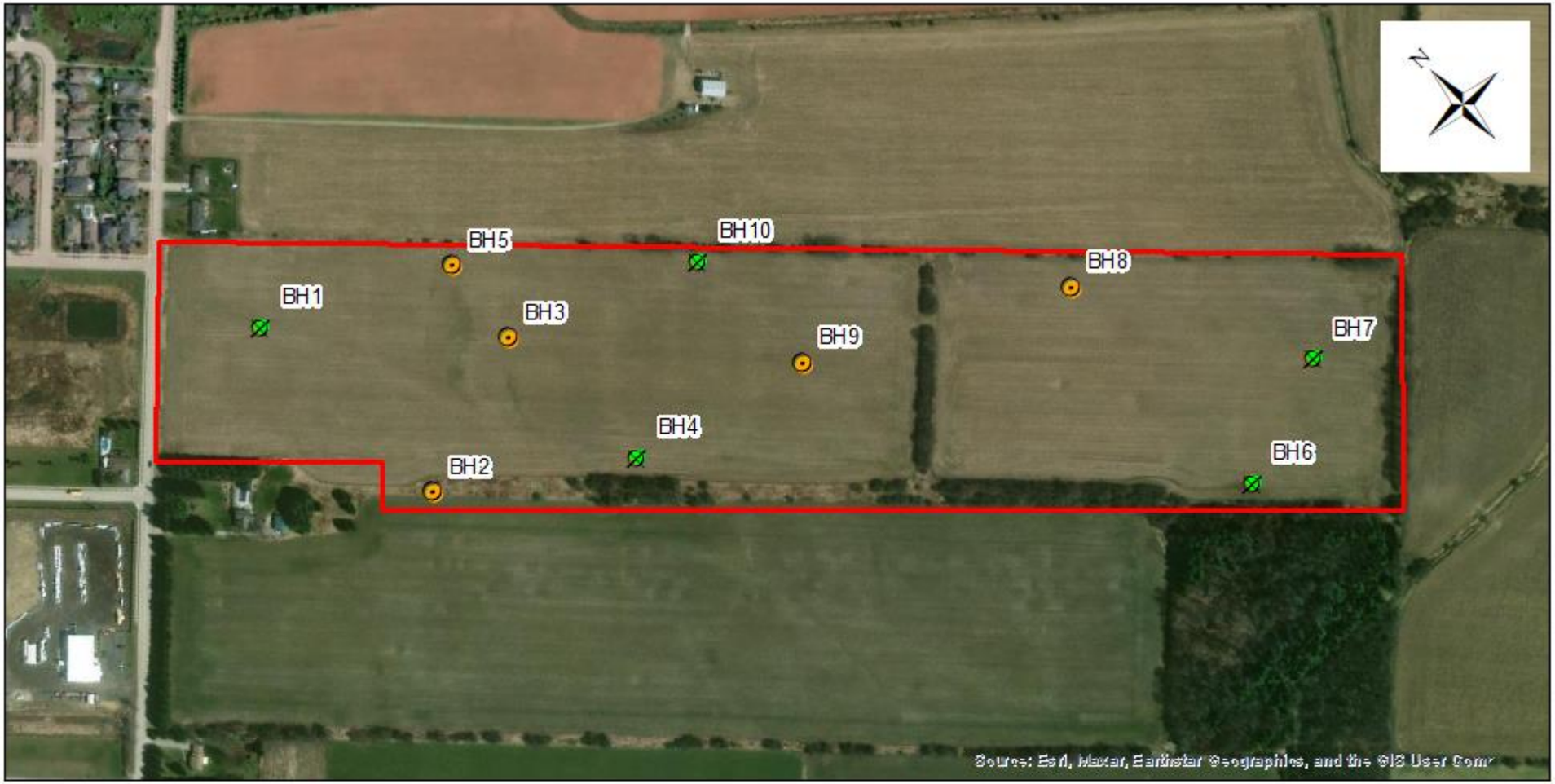
Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from PLANET to other parties but are included to identify where PLANET's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from PLANET closely and do not hesitate to ask any questions you may have.

Third party information reviewed and used to formulate this report is assumed to be complete and correct. PLANET used this information in good faith and will not accept any responsibility for deficiencies, misinterpretation or incompleteness of the information contained in documents prepared by third parties.

Nothing in this report is intended to constitute or provide a legal opinion.

Should additional information become available, PLANET requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

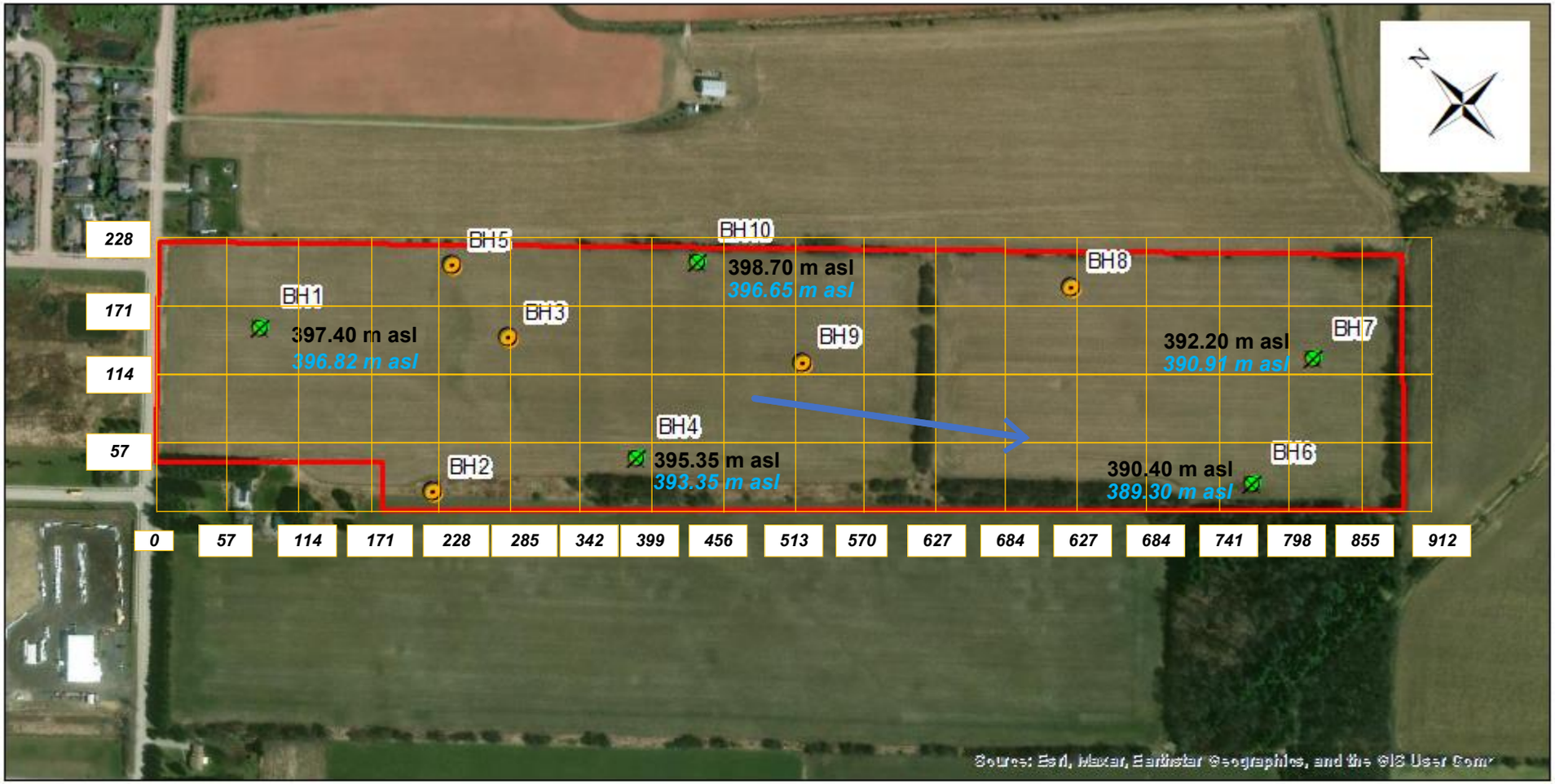
DRAWINGS



Legend

- Approx. Site Boundary
- Borehole
- Monitoring Well

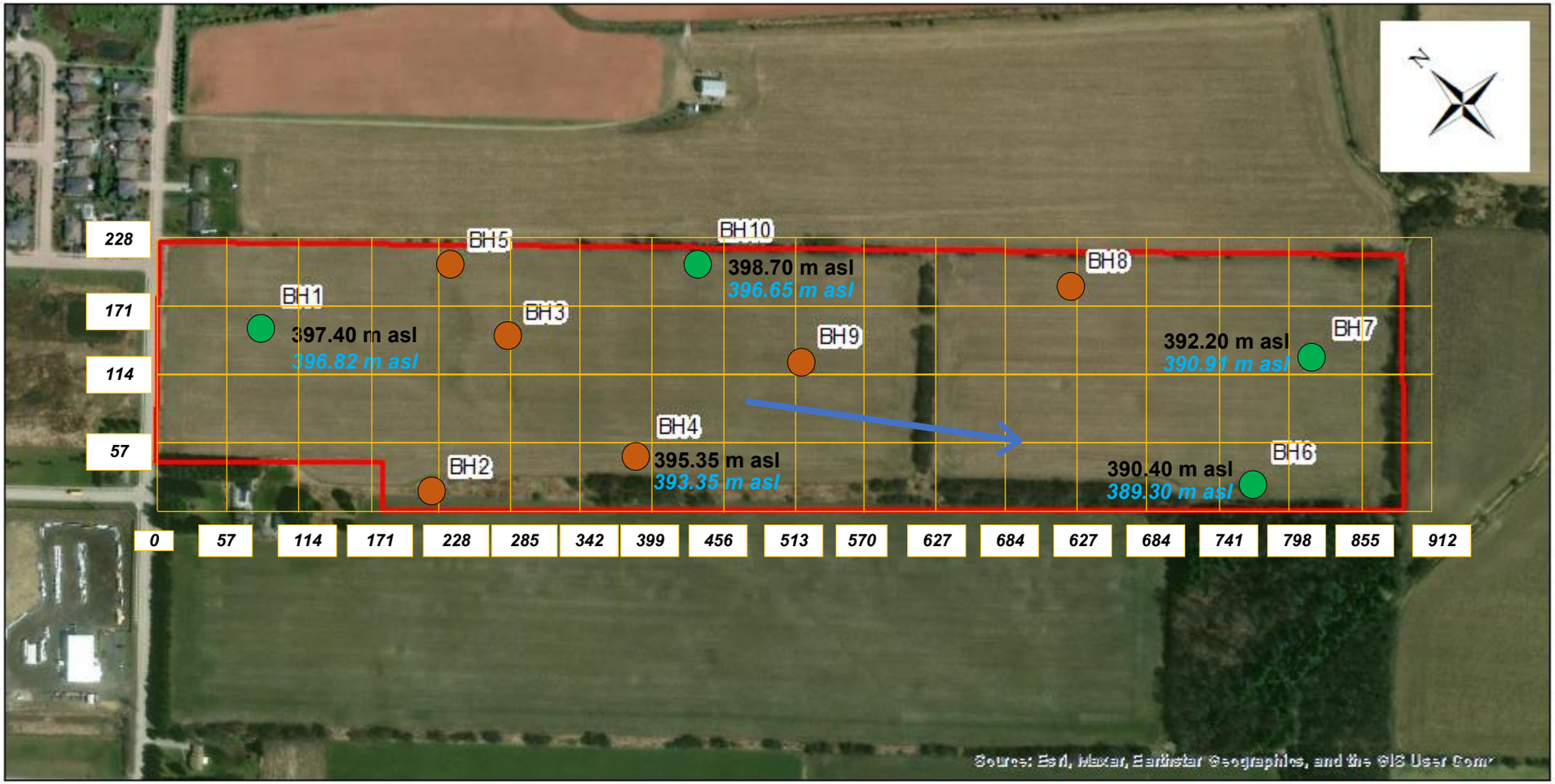
Drawn: SM	Title: Phase II Borehole and Monitoring Well Locations	
Approved: KM	Project: **PHASE II ENVIRONMENTAL SITE ASSESSMENT** **127 1st Line, Elora, Ontario**	
Date: JUL. 2025		
Project No.: 2501179CE		
	Client: ELORA GREEN INC.	
PLANET ENGINEERING Inc. Consulting Engineers	0 50 100 200 Meters	**Drawing 1**



Legend

- Approx. Site Boundary
- Borehole
- Monitoring Well
- 209.41 Surface Soil Elevations, m asl
- 85.1 Groundwater Elevations, m asl
- Groundwater Flow Direction

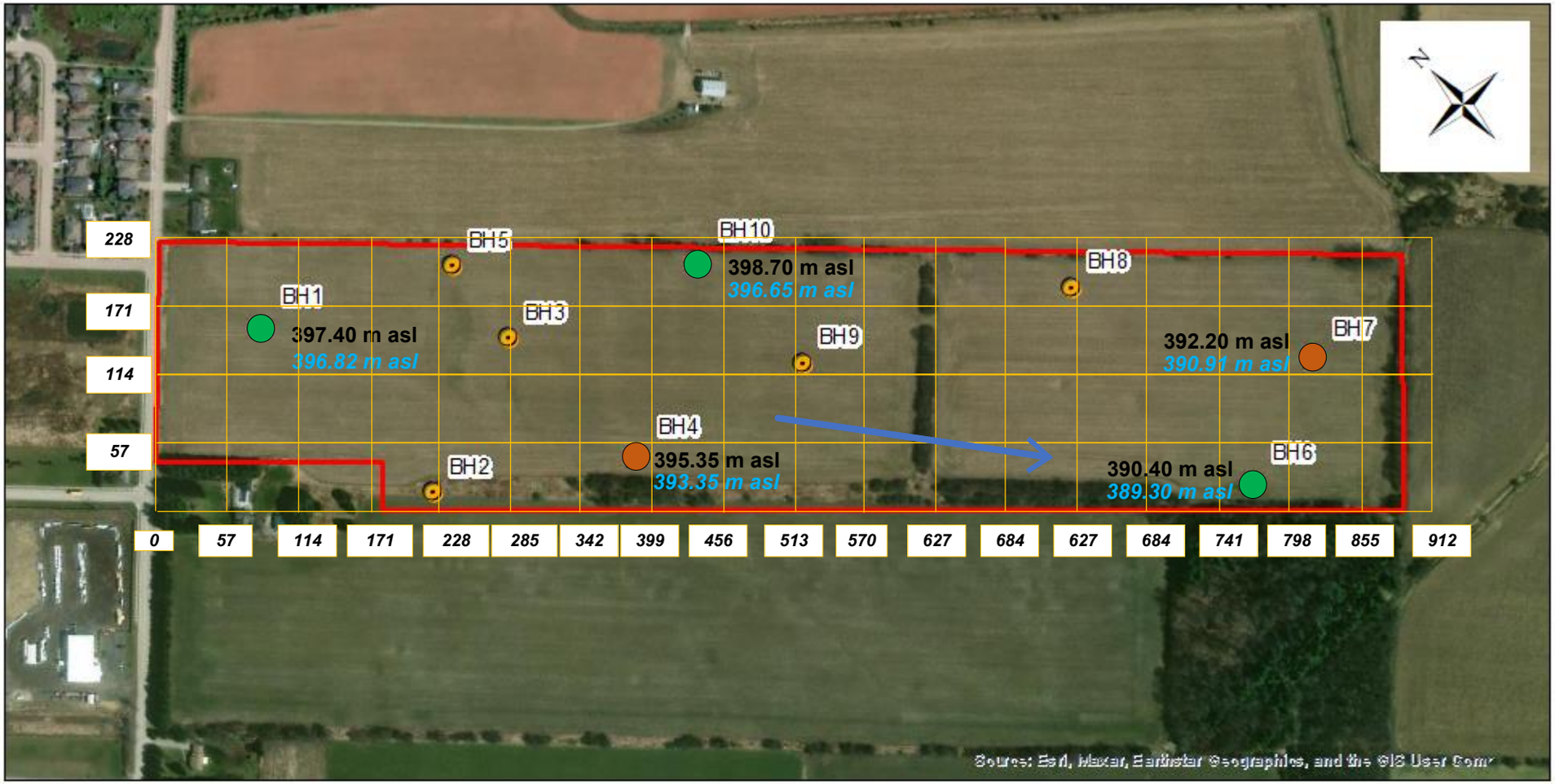
Drawn: SM	Title: Groundwater Flow Direction
Approved: KM	Project: PHASE II ENVIRONMENTAL SITE ASSESSMENT 127 1st Line, Elora, Ontario
Date: JUL. 2025	
Project No.: 2501179CE	
	Client: ELORA GREEN INC.
PLANET ENGINEERING Inc. Consulting Engineers	0 50 100 200 Meters
	Drawing 2



Legend

- Approx. Site Boundary
- Borehole
- Monitoring Well
- 209.41 Surface Soil Elevations, m asl
- 85.1 Groundwater Elevations, m asl
- Groundwater Flow Direction
- Soil sample meet the MECP Table 1 RPI Potable Site Condition Standards for All Parameters.
- Soil sample does not meet the MECP Table 1 RPI Potable Site Condition Standards for All Parameters.
- Soil didn't sample for analysis

Drawn: SM	Title: All the Exceedances for all the parameters in the soil
Approved: KM	Project: PHASE II ENVIRONMENTAL SITE ASSESSMENT 127 1st Line, Elora, Ontario
Date: JUL. 2025	
Project No.: 2501179CE	
	Client: ELORA GREEN INC.
PLANET ENGINEERING Inc. Consulting Engineers	0 50 100 200 Meters
	Drawing 3



Legend

- Approx. Site Boundary
- Borehole
- Monitoring Well
- 209.41 Surface Soil Elevations, m asl
- 85.1 Groundwater Elevations, m asl
- Groundwater Flow Direction
- Groundwater sample meet the MECP Table 1 RPI Potable Site Condition Standards for All Parameters.
- Groundwater sample does not meet the MECP Table 1 RPI Potable Site Condition Standards for All Parameters.
- Groundwater didn't samples for analysis.

Drawn: SM	Title: All the Exceedances for all the parameters in the Groundwater
Approved: KM	Project: PHASE II ENVIRONMENTAL SITE ASSESSMENT 127 1st Line, Elora, Ontario
Date: JUL. 2025	
Project No.: 2501179CE	
	Client: ELORA GREEN INC.
PLANET ENGINEERING Inc. Consulting Engineers	0 50 100 200 Meters
	Drawing 4

APPENDIX A
Borehole Logs

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH1

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547648.964 N 4836223.994

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

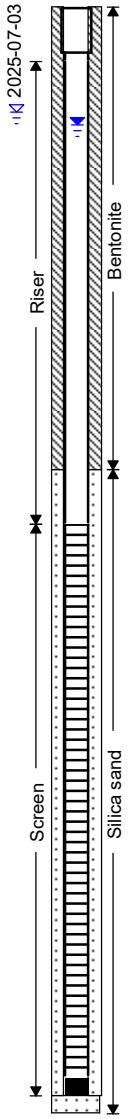
DATE: 2025-06-10

Ground Elevation: 397.4 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa 20 40 60 80	WATER CONTENT (%) 10 20 30 40	WELL INSTALLATION
0	**Groundsurface:**		397.44								
	Topsoil: 150 mm		397.29								
	Disturbed natve / Fill: sandy silt till, trace to some gravel, trace to some clay, brown to grey, oxidized, very moist, loose to very loose			1		5					
			396.54								
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to moist, very loose to very dense			2		2	10 39	42 9			
				3		7					
2				4		59					
3				5		60					
4											
				6		39					
5											
6				7		49					
			390.73								
7	**Upon completion:** borehole terminated at 6.7 m. Monitoring well installed upon completion.										



Upon completion:

1) Cave-in : Open

2) Water : 1.7 m

WATER LEVEL (1st) : 0.65 m (2025-06-19)

WATER LEVEL (2nd) : 0.58 m (2025-07-03)

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH2

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547659.437 N 4836027.374

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

DATE: 2025-06-10

Ground Elevation: 396.9 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		396.94								
	Topsoil: 150 mm		396.79								
	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to grey, wet, loose to very loose			1		5				○	
1			395.84	2		3				○	
	Silty Sand Till to Sandy Silt Till: trace to some gravel, trace to some clay, oxidized, brown to grey, wet to moist, very loose to very dense			3		19				○	
2				4		2	22 37	34 7		○	
3				5		30				○	
4											
				6		50 / 100 mm	18 36	36 10		○	
5											
6				7		61				○	
			390.23								
	Upon completion: borehole terminated at 6.7 m.										
7											

Upon completion:

1) Cave-in : Open

2) Water : 1.1 m

WATER LEVEL (1st) : N/A

WATER LEVEL (2nd) : N/A

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH3

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547791.666 N 4836078.004

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

DATE: 2025-06-10

Ground Elevation: 396.7 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		396.66								
	Topsoil: 300 mm		396.36	1		9					
	Disturbed Native / Fill : silty sand till, trace to some gravel, trace to some clay, brown to grey, oxidized, wet to very moist, loose		395.59	2		5					
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, oxidized, very moist to wet, loose to very dense			3		7	16 34	41 9			
2				4		87					
3				5		50 / 150 mm					
4				6		50 / 125 mm					
5				7		36					
6			389.95								
7	**Upon completion:** borehole terminated at 6.7 m.										

Upon completion:

1) Cave-in : Open

2) Water : 2.4 m

WATER LEVEL (1st) : N/A

WATER LEVEL (2nd) : N/A

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH4

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547802.539 N 4835934.566

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

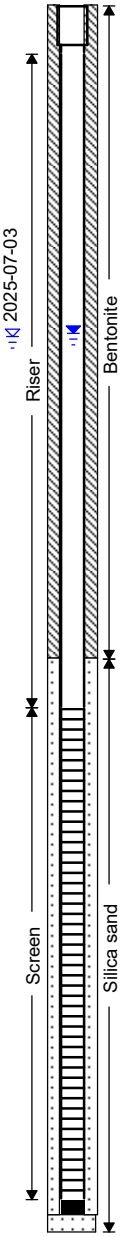
DATE: 2025-06-10

Ground Elevation: 395.4 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		395.39								
	Topsoil: 200 mm		395.19								
	Disturbed native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to grey, wet to very moist, loose			1		5					
			394.39								
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to very dense			2		7					
				3		19					
2				4		59					
3				5		50 / 150 mm					
4											
				6		50 / 150 mm					
5											
6				7		50 / 150 mm					
			388.98								
7											
			387.77								
8	**Upon completion**: borehole terminated at 7.6 m. Monitoring well installed upon completion.										



Upon completion:

1) Cave-in : Open

2) Water : 2.4 m

WATER LEVEL (1st) : 2.03 m (2025-06-19)

WATER LEVEL (2nd) : 2.05 m (2025-07-03)

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH5

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547798.781 N 4836153.102

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

DATE: 2025-06-10

Ground Elevation: 398.2 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		398.16								
	Topsoil: 150 mm		398.01								
	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, loose to compact			1		6				○	
			397.16	2		11				○	
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, moist to very moist, loose to very dense			3		9				○	
2				4		70	7 36	46 11		○	
3				5		91				○	
4				6		50 / 150 mm				○	
5				7		71				○	
6			391.45								
	Upon completion: borehole terminated at 6.7 m.										
7											

Upon completion:

1) Cave-in : Open

2) Water : 2.4 m

WATER LEVEL (1st) : N/A

WATER LEVEL (2nd) : N/A

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH6

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 548158.856 N 4835573.928

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

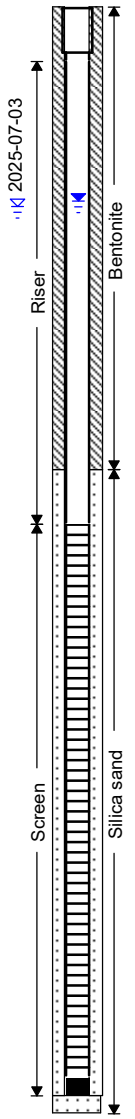
DATE: 2025-06-11

Ground Elevation: 390.4 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa 20 40 60 80	WATER CONTENT (%) 10 20 30 40	WELL INSTALLATION
0	**Groundsurface:**		390.41								
	Topsoil: 250 mm		390.16								
	Fill / Disturbed natve: silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose to very loose		389.51	1		5					
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, very loose to very dense			2		1					
				3		15					
2				4		50					
3				5		50 150 mm	6 34	46 14			
4				6		50 150 mm					
5				7		50 150 mm					
6			384.01								
	Upon completion: borehole terminated at 6.4 m. Monitoring well installed upon completion.										
7											



Upon completion:

1) Cave-in : Open

2) Water : 2.4 m

WATER LEVEL (1st) : 1.07 m (2025-06-19)

WATER LEVEL (2nd) : 1.10 m (2025-07-03)

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH7

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 548265.109 N 4835614.314

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

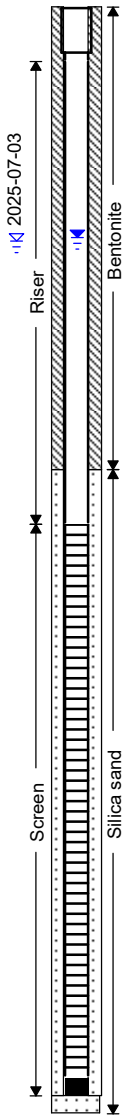
DATE: 2025-06-16

Ground Elevation: 392.2 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		392.23								
	Topsoil: 150 mm		392.08								
	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose		391.77	1		9					
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense			2		13					
2				3		9					
				4		34					
3				5		36					
4											
				6		50 / 150 mm					
5											
6				7		50 / 150 mm					
			385.83								
7	**Upon completion:** borehole terminated at 6.4 m. Monitoring well installed upon completion.										



Upon completion:

1) Cave-in : Open

2) Water : 2.4 m

WATER LEVEL (1st) : 1.27 m (2025-06-19)

WATER LEVEL (2nd) : 1.29 m (2025-07-03)

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH8

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 548159.068 N 4835792.755

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

DATE: 2025-06-10

Ground Elevation: 395.4 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		395.44								
	Topsoil: 200 mm		395.24								
	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to grey, wet to very moist, loose			1		5				○	
			394.53								
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, brown to dark grey, very moist to moist, loose to very dense			2		4				○	
				3		9				○	
2				4		10	3 39	47 11		○	
3				5		68				○	
4											
				6		50 / 150 mm				○	
5											
6				7		50 / 150mm				○	
			389.04								
	Upon completion: borehole terminated at 6.4 m.										
7											

Upon completion:

1) Cave-in : Open

2) Water : 1.8 m

WATER LEVEL (1st) : N/A

WATER LEVEL (2nd) : N/A

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH9

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547954.136 N 4835898.164

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

DATE: 2025-06-16

Ground Elevation: 396.4 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa (20 40 60 80)	WATER CONTENT (%) (10 20 30 40)	WELL INSTALLATION
0	**Groundsurface:**		396.40								
	Topsoil: 150 mm		396.25								
	Disturbed Native / Fill: silty sand till, trace to some gravel, trace to some clay, brown to blackish grey, very moist, loose to compact			1		6				○	
			395.40	2		29				○	
1	**Silty Sand Till to Sandy Silt Till:** trace to some gravel, trace to some clay, oxidized, brown to grey, very moist to moist, compact to very dense			3		20				○	
2				4		33				○	
3				5		86				○	
4				6		90				○	
5				7		50 150mm				○	
6			389.85								
	Upon completion: borehole terminated at 6.6 m.										
7											

Upon completion:

1) Cave-in : Open

2) Water : N/A

WATER LEVEL (1st) : N/A

WATER LEVEL (2nd) : N/A

LOGGED BY: A.P

REVIEWED BY : H.H

PLANET ENGINEERING Inc. Consulting Engineers

RECORD OF BOREHOLE BH10

PROJECT: 2501179BG

LOCATION: 127 1st Line, Elora, Township of Centre Wellington, ON

CLIENT: Elora Greens Inc.

BH LOCATION: E 547949.989 N 4836018.364

DRILLING DATA

METHOD: Solid Stem Auger

DIAMETER: 150 mm

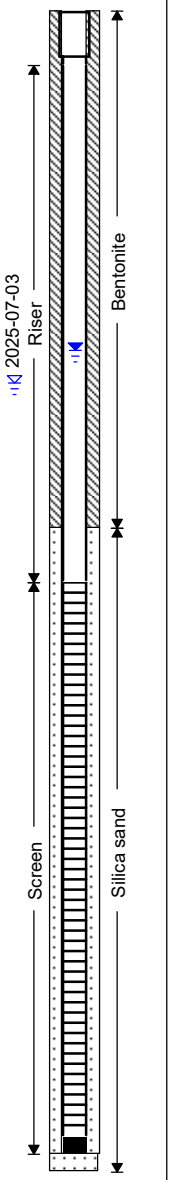
DATE: 2025-06-16

Ground Elevation: 398.7 m

SHEET 1 of 1

DATUM: Geodetic

DEPTH (m)	DESCRIPTION	STRATA PLOT	ELEV. (m)	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS	Grain size Distribution (%) GR SA	Grain size Distribution (%) SI CL	SHEAR STRENGTH kPa 20 40 60 80	WATER CONTENT (%) 10 20 30 40	WELL INSTALLATION
0	**Groundsurface:**		398.74								
	Topsoil: 200 mm		398.54								
	Disturbed natve / Fill: silty sand till, trace to some gravel, trace to some clay, brown to grey, very moist, loose			1		5					
1			397.67	2		8					
	Silty Sand Till to Sandy Silt Till: trace to some gravel, trace to some clay, brown to grey, very moist to moist, loose to very dense			3		12	11 30	49 10			
2				4		75					
3				5		50 / 150 mm					
4											
				6		50 / 150 mm					
5											
6				7		50 / 150 mm					
			392.34								
7	**Upon completion:** borehole terminated at 6.4 m. Monitoring well installed upon completion.										



Upon completion:

1) Cave-in : Open

2) Water : N/A

WATER LEVEL (1st) : 1.87 m (2025-06-19)

WATER LEVEL (2nd) : 2.05 m (2025-07-03)

LOGGED BY: A.P

REVIEWED BY : H.H

APPENDIX B
Laboratory Certificates of Analysis

Certificate of Analysis

eurofins | Environment Testing

Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
Invoice to: PLANET Engineering Inc.
PO#:

Report Number:	3017474
Date Submitted:	2025-06-23
Date Reported:	2025-06-30
Project:	2501179CE
COC #:	920878
Temperature (C):	22
Custody Seal:	

Dear Swathy Mayandi:

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: 1771914 BH1 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: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

Hydrocarbons

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
PHC's F1	477740	10	ug/g	STD 25	<10
PHC's F1-BTEX	477746	10	ug/g		<10
PHC's F2	477734	2	ug/g	STD 10	<2
PHC's F3	477734	20	ug/g	STD 240	<20
PHC's F4	477734	20	ug/g	STD 120	<20

Hydrocarbons

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771920 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS4	Lab I.D. 1771923 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS4
PHC's F1	477740	10	ug/g	STD 25	<10	<10
PHC's F1-BTEX	477746	10	ug/g		<10	<10
PHC's F2	477730	2	ug/g	STD 10	<2	<2
PHC's F3	477730	20	ug/g	STD 240	<20	<20
PHC's F4	477730	20	ug/g	STD 120	<20	<20

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

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Hydrocarbons

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771927 Soil153 2025-06-20 13:00 BH10 SS6	Lab I.D. 1771943 Soil153 - 2025-06-20 DUP
PHC's F1	477740	10	ug/g	STD 25	<10	<10
PHC's F1-BTEX	477746	10	ug/g		<10	<10
PHC's F2	477730	2	ug/g	STD 10		<2
	477734	2	ug/g	STD 10	<2	
PHC's F2-Napth	477818	2	ug/g			<2
PHC's F3	477730	20	ug/g	STD 240		<20
	477734	20	ug/g	STD 240	<20	
PHC's F3-PAH	477819	20	ug/g			<20
PHC's F4	477730	20	ug/g	STD 120		<20
	477734	20	ug/g	STD 120	<20	

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771914 Soil153 2025-06-20 13:00 BH1 SS1	Lab I.D. 1771917 Soil153 2025-06-20 13:00 BH6 SS1
Antimony	477693	1	ug/g	STD 1.3	<1	<1
Arsenic	477693	1	ug/g	STD 18	3	4
Barium	477693	1	ug/g	STD 220	41	48
Beryllium	477693	1	ug/g	STD 2.5	<1	<1
Boron (Hot Water Soluble)	477667	0.25	ug/g		0.29	0.43
Boron (total)	477693	5	ug/g	STD 36	<5	<5
Cadmium	477693	0.4	ug/g	STD 1.2	<0.4	<0.4
Chromium Total	477693	1	ug/g	STD 70	21	20
Chromium VI	477792	0.20	ug/g	STD 0.66	<0.20	<0.20

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

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Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771914 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS1	Lab I.D. 1771917 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS1
Cobalt	477693	1	ug/g	STD 21	5	5
Copper	477693	1	ug/g	STD 92	13	12
Lead	477693	1	ug/g	STD 120	14	10
Mercury	477693	0.1	ug/g	STD 0.27	<0.1	<0.1
Molybdenum	477693	1	ug/g	STD 2	<1	<1
Nickel	477693	1	ug/g	STD 82	11	12
Selenium	477693	0.5	ug/g	STD 1.5	<0.5	<0.5
Silver	477693	0.2	ug/g	STD 0.5	<0.2	<0.2
Thallium	477693	1	ug/g	STD 1	<1	<1
Uranium	477693	0.5	ug/g	STD 2.5	0.5	0.6
Vanadium	477693	2	ug/g	STD 86	27	31
Zinc	477693	2	ug/g	STD 290	78	55

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771921 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS1
Antimony	477693	1	ug/g	STD 1.3	<1
Arsenic	477693	1	ug/g	STD 18	2
Barium	477693	1	ug/g	STD 220	34
Beryllium	477693	1	ug/g	STD 2.5	<1
Boron (Hot Water Soluble)	477667	0.25	ug/g		<0.25
Boron (total)	477693	5	ug/g	STD 36	5
Cadmium	477693	0.4	ug/g	STD 1.2	<0.4

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

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Project: 2501179CE
COC #: 920878

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

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771921 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS1
Chromium Total	477693	1	ug/g	STD 70	19
Chromium VI	477792	0.20	ug/g	STD 0.66	<0.20
Cobalt	477693	1	ug/g	STD 21	4
Copper	477693	1	ug/g	STD 92	11
Lead	477693	1	ug/g	STD 120	9
Mercury	477693	0.1	ug/g	STD 0.27	<0.1
Molybdenum	477693	1	ug/g	STD 2	<1
Nickel	477693	1	ug/g	STD 82	12
Selenium	477693	0.5	ug/g	STD 1.5	<0.5
Silver	477693	0.2	ug/g	STD 0.5	<0.2
Thallium	477693	1	ug/g	STD 1	<1
Uranium	477693	0.5	ug/g	STD 2.5	<0.5
Vanadium	477693	2	ug/g	STD 86	18
Zinc	477693	2	ug/g	STD 290	48

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

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COC #: 920878

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

Metals

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771924 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS1	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Antimony	477693	1	ug/g	STD 1.3	<1	<1
Arsenic	477693	1	ug/g	STD 18	5	3
Barium	477693	1	ug/g	STD 220	64	41
Beryllium	477693	1	ug/g	STD 2.5	<1	<1
Boron (Hot Water Soluble)	477778	0.25	ug/g		<0.25	<0.25
Boron (total)	477693	5	ug/g	STD 36	<5	7
Cadmium	477693	0.4	ug/g	STD 1.2	<0.4	<0.4
Chromium Total	477693	1	ug/g	STD 70	25	37
Chromium VI	477792	0.20	ug/g	STD 0.66	<0.20	<0.20
Cobalt	477693	1	ug/g	STD 21	7	5
Copper	477693	1	ug/g	STD 92	15	15
Lead	477693	1	ug/g	STD 120	14	11
Mercury	477693	0.1	ug/g	STD 0.27	<0.1	<0.1
Molybdenum	477693	1	ug/g	STD 2	<1	<1
Nickel	477693	1	ug/g	STD 82	14	19
Selenium	477693	0.5	ug/g	STD 1.5	<0.5	<0.5
Silver	477693	0.2	ug/g	STD 0.5	<0.2	<0.2
Thallium	477693	1	ug/g	STD 1	<1	<1
Uranium	477693	0.5	ug/g	STD 2.5	0.8	0.5
Vanadium	477693	2	ug/g	STD 86	38	23
Zinc	477693	2	ug/g	STD 290	71	56

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: PLANET Engineering Inc.
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Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
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Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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. 1771914 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS1	Lab I.D. 1771918 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS2
Aldrin	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Chlordane	477790	0.006	ug/g	STD 0.05	<0.006	<0.006
Chlordane, alpha-	477790	0.002	ug/g		<0.002	<0.002
Chlordane, gamma-	477790	0.002	ug/g		<0.002	<0.002
DDD	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
DDE	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
DDT	477790	0.002	ug/g	STD 1.4	<0.002	<0.002
Dieldrin	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Endosulfan	477790	0.004	ug/g	STD 0.04	<0.004	<0.004
Endosulfan I	477790	0.002	ug/g		<0.002	<0.002
Endosulfan II	477790	0.002	ug/g		<0.002	<0.002
Endrin	477790	0.002	ug/g	STD 0.04	<0.002	<0.002
Heptachlor	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Heptachlor Epoxide	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Hexachlorobenzene	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorobutadiene	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorocyclohexane Gamma-	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachloroethane	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Methoxychlor	477790	0.002	ug/g	STD 0.05	<0.002	<0.002

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: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
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Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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. 1771921 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS1
Aldrin	477790	0.002	ug/g	STD 0.05	<0.002
Chlordane	477790	0.006	ug/g	STD 0.05	<0.006
Chlordane, alpha-	477790	0.002	ug/g		<0.002
Chlordane, gamma-	477790	0.002	ug/g		<0.002
DDD	477790	0.002	ug/g	STD 0.05	<0.002
DDE	477790	0.002	ug/g	STD 0.05	0.002
DDT	477790	0.002	ug/g	STD 1.4	<0.002
Dieldrin	477790	0.002	ug/g	STD 0.05	<0.002
Endosulfan	477790	0.004	ug/g	STD 0.04	<0.004
Endosulfan I	477790	0.002	ug/g		<0.002
Endosulfan II	477790	0.002	ug/g		<0.002
Endrin	477790	0.002	ug/g	STD 0.04	<0.002
Heptachlor	477790	0.002	ug/g	STD 0.05	<0.002
Heptachlor Epoxide	477790	0.002	ug/g	STD 0.05	<0.002
Hexachlorobenzene	477790	0.002	ug/g	STD 0.01	<0.002
Hexachlorobutadiene	477790	0.002	ug/g	STD 0.01	<0.002
Hexachlorocyclohexane Gamma-	477790	0.002	ug/g	STD 0.01	<0.002
Hexachloroethane	477790	0.002	ug/g	STD 0.01	<0.002
Methoxychlor	477790	0.002	ug/g	STD 0.05	<0.002

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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Report Number: 3017474
Date Submitted: 2025-06-23
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Project: 2501179CE
COC #: 920878

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. 1771925 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS2	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Aldrin	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Chlordane	477790	0.006	ug/g	STD 0.05	<0.006	<0.006
Chlordane, alpha-	477790	0.002	ug/g		<0.002	<0.002
Chlordane, gamma-	477790	0.002	ug/g		<0.002	<0.002
DDD	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
DDE	477790	0.002	ug/g	STD 0.05	0.004	0.002
DDT	477790	0.002	ug/g	STD 1.4	<0.002	<0.002
Dieldrin	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Endosulfan	477790	0.004	ug/g	STD 0.04	<0.004	<0.004
Endosulfan I	477790	0.002	ug/g		<0.002	<0.002
Endosulfan II	477790	0.002	ug/g		<0.002	<0.002
Endrin	477790	0.002	ug/g	STD 0.04	<0.002	<0.002
Heptachlor	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Heptachlor Epoxide	477790	0.002	ug/g	STD 0.05	<0.002	<0.002
Hexachlorobenzene	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorobutadiene	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachlorocyclohexane Gamma-	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Hexachloroethane	477790	0.002	ug/g	STD 0.01	<0.002	<0.002
Methoxychlor	477790	0.002	ug/g	STD 0.05	<0.002	<0.002

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: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

PAH

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771915 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS3
1+2-methylnaphthalene	477634	0.05	ug/g	STD 0.59	<0.05
Acenaphthene	477631	0.05	ug/g	STD 0.072	<0.05
Acenaphthylene	477631	0.05	ug/g	STD 0.093	<0.05
Anthracene	477631	0.05	ug/g	STD 0.16	<0.05
Benz[a]anthracene	477631	0.05	ug/g	STD 0.36	<0.05
Benzo[a]pyrene	477631	0.05	ug/g	STD 0.3	<0.05
Benzo[b]fluoranthene	477631	0.05	ug/g	STD 0.47	<0.05
Benzo[ghi]perylene	477631	0.05	ug/g	STD 0.68	<0.05
Benzo[k]fluoranthene	477631	0.05	ug/g	STD 0.48	<0.05
Chrysene	477631	0.05	ug/g	STD 2.8	<0.05
Dibenz[a h]anthracene	477631	0.05	ug/g	STD 0.1	<0.05
Fluoranthene	477631	0.05	ug/g	STD 0.56	<0.05
Fluorene	477631	0.05	ug/g	STD 0.12	<0.05
Indeno[1 2 3-cd]pyrene	477631	0.05	ug/g	STD 0.23	<0.05
Methlynaphthalene, 1-	477631	0.05	ug/g	STD 0.59	<0.05
Methlynaphthalene, 2-	477631	0.05	ug/g	STD 0.59	<0.05
Naphthalene	477631	0.013	ug/g	STD 0.09	<0.013
Phenanthrene	477631	0.05	ug/g	STD 0.69	<0.05
Pyrene	477631	0.05	ug/g	STD 1	<0.05

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

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Date Submitted: 2025-06-23
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Project: 2501179CE
COC #: 920878

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

PAH

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771919 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS3	Lab I.D. 1771922 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS3
1+2-methylnaphthalene	477634	0.05	ug/g	STD 0.59	<0.05	<0.05
Acenaphthene	477631	0.05	ug/g	STD 0.072	<0.05	<0.05
Acenaphthylene	477631	0.05	ug/g	STD 0.093	<0.05	<0.05
Anthracene	477631	0.05	ug/g	STD 0.16	<0.05	<0.05
Benz[a]anthracene	477631	0.05	ug/g	STD 0.36	<0.05	<0.05
Benzo[a]pyrene	477631	0.05	ug/g	STD 0.3	<0.05	<0.05
Benzo[b]fluoranthene	477631	0.05	ug/g	STD 0.47	<0.05	<0.05
Benzo[ghi]perylene	477631	0.05	ug/g	STD 0.68	<0.05	<0.05
Benzo[k]fluoranthene	477631	0.05	ug/g	STD 0.48	<0.05	<0.05
Chrysene	477631	0.05	ug/g	STD 2.8	<0.05	<0.05
Dibenz[a h]anthracene	477631	0.05	ug/g	STD 0.1	<0.05	<0.05
Fluoranthene	477631	0.05	ug/g	STD 0.56	<0.05	<0.05
Fluorene	477631	0.05	ug/g	STD 0.12	<0.05	<0.05
Indeno[1 2 3-cd]pyrene	477631	0.05	ug/g	STD 0.23	<0.05	<0.05
Methlynaphthalene, 1-	477631	0.05	ug/g	STD 0.59	<0.05	<0.05
Methlynaphthalene, 2-	477631	0.05	ug/g	STD 0.59	<0.05	<0.05
Naphthalene	477631	0.013	ug/g	STD 0.09	<0.013	<0.013
Phenanthrene	477631	0.05	ug/g	STD 0.69	<0.05	<0.05
Pyrene	477631	0.05	ug/g	STD 1	<0.05	<0.05

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: PLANET Engineering Inc.
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Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

PAH

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771926 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS3	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
1+2-methylnaphthalene	477634	0.05	ug/g	STD 0.59	<0.05	<0.05
Acenaphthene	477631	0.05	ug/g	STD 0.072	<0.05	<0.05
Acenaphthylene	477631	0.05	ug/g	STD 0.093	<0.05	<0.05
Anthracene	477631	0.05	ug/g	STD 0.16	<0.05	<0.05
Benz[a]anthracene	477631	0.05	ug/g	STD 0.36	<0.05	<0.05
Benzo[a]pyrene	477631	0.05	ug/g	STD 0.3	<0.05	<0.05
Benzo[b]fluoranthene	477631	0.05	ug/g	STD 0.47	<0.05	<0.05
Benzo[ghi]perylene	477631	0.05	ug/g	STD 0.68	<0.05	<0.05
Benzo[k]fluoranthene	477631	0.05	ug/g	STD 0.48	<0.05	<0.05
Chrysene	477631	0.05	ug/g	STD 2.8	<0.05	<0.05
Dibenz[a h]anthracene	477631	0.05	ug/g	STD 0.1	<0.05	<0.05
Fluoranthene	477631	0.05	ug/g	STD 0.56	<0.05	<0.05
Fluorene	477631	0.05	ug/g	STD 0.12	<0.05	<0.05
Indeno[1 2 3-cd]pyrene	477631	0.05	ug/g	STD 0.23	<0.05	<0.05
Methlynaphthalene, 1-	477631	0.05	ug/g	STD 0.59	<0.05	<0.05
Methlynaphthalene, 2-	477631	0.05	ug/g	STD 0.59	<0.05	<0.05
Naphthalene	477631	0.013	ug/g	STD 0.09	<0.013	<0.013
Phenanthrene	477631	0.05	ug/g	STD 0.69	<0.05	<0.05
Pyrene	477631	0.05	ug/g	STD 1	<0.05	<0.05

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: PLANET Engineering Inc.
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Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
Acetone	477742	0.50	ug/g	STD 0.5	<0.50
Benzene	477742	0.0068	ug/g	STD 0.02	<0.0068
Bromodichloromethane	477742	0.05	ug/g	STD 0.05	<0.05
Bromoform	477742	0.05	ug/g	STD 0.05	<0.05
Bromomethane	477742	0.05	ug/g	STD 0.05	<0.05
Carbon Tetrachloride	477742	0.05	ug/g	STD 0.05	<0.05
Chlorobenzene	477742	0.05	ug/g	STD 0.05	<0.05
Chloroform	477742	0.05	ug/g	STD 0.05	<0.05
Dibromochloromethane	477742	0.05	ug/g	STD 0.05	<0.05
Dichlorobenzene, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05
Dichlorobenzene, 1,3-	477742	0.05	ug/g	STD 0.05	<0.05
Dichlorobenzene, 1,4-	477742	0.05	ug/g	STD 0.05	<0.05
Dichlorodifluoromethane	477742	0.05	ug/g	STD 0.05	<0.05
Dichloroethane, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloroethane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloroethylene, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloroethylene, 1,2-cis-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloroethylene, 1,2-trans-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloropropane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05
Dichloropropene,1,3-	477749	0.05	ug/g	STD 0.05	<0.05
Dichloropropene,1,3-cis-	477742	0.05	ug/g		<0.05
Dichloropropene,1,3-trans-	477742	0.05	ug/g		<0.05
Ethylbenzene	477742	0.018	ug/g	STD 0.05	<0.018

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: PLANET Engineering Inc.
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Mississauga, ON
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Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
Ethylene dibromide	477742	0.05	ug/g	STD 0.05	<0.05
Hexane (n)	477742	0.05	ug/g	STD 0.05	<0.05
Methyl Ethyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50
Methyl Isobutyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50
Methyl tert-Butyl Ether (MTBE)	477742	0.05	ug/g	STD 0.05	<0.05
Methylene Chloride	477742	0.05	ug/g	STD 0.05	<0.05
Styrene	477742	0.05	ug/g	STD 0.05	<0.05
Tetrachloroethane, 1,1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05
Tetrachloroethane, 1,1,2,2-	477742	0.05	ug/g	STD 0.05	<0.05
Tetrachloroethylene	477742	0.05	ug/g	STD 0.05	<0.05
Toluene	477742	0.08	ug/g	STD 0.2	<0.08
Trichloroethane, 1,1,1-	477742	0.05	ug/g	STD 0.05	<0.05
Trichloroethane, 1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05
Trichloroethylene	477742	0.01	ug/g	STD 0.05	<0.01
Trichlorofluoromethane	477742	0.05	ug/g	STD 0.25	<0.05
Vinyl Chloride	477742	0.02	ug/g	STD 0.02	<0.02
Xylene Mixture	477744	0.05	ug/g	STD 0.05	<0.05
Xylene, m/p-	477742	0.05	ug/g		<0.05
Xylene, o-	477742	0.05	ug/g		<0.05

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

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

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771920 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS4	Lab I.D. 1771923 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS4
Acetone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Benzene	477742	0.0068	ug/g	STD 0.02	<0.0068	<0.0068
Bromodichloromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Bromoform	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Bromomethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Carbon Tetrachloride	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Chlorobenzene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Chloroform	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dibromochloromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,3-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,4-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorodifluoromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethane, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,2-cis-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,2-trans-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropene,1,3-	477749	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropene,1,3-cis-	477742	0.05	ug/g		<0.05	<0.05
Dichloropropene,1,3-trans-	477742	0.05	ug/g		<0.05	<0.05
Ethylbenzene	477742	0.018	ug/g	STD 0.05	<0.018	<0.018

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

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Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771920 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS4	Lab I.D. 1771923 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS4
Ethylene dibromide	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Hexane (n)	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Methyl Ethyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Methyl Isobutyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Methyl tert-Butyl Ether (MTBE)	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Methylene Chloride	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Styrene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethane, 1,1,2,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethylene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Toluene	477742	0.08	ug/g	STD 0.2	<0.08	<0.08
Trichloroethane, 1,1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Trichloroethane, 1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Trichloroethylene	477742	0.01	ug/g	STD 0.05	<0.01	<0.01
Trichlorofluoromethane	477742	0.05	ug/g	STD 0.25	<0.05	<0.05
Vinyl Chloride	477742	0.02	ug/g	STD 0.02	<0.02	<0.02
Xylene Mixture	477744	0.05	ug/g	STD 0.05	<0.05	<0.05
Xylene, m/p-	477742	0.05	ug/g		<0.05	<0.05
Xylene, o-	477742	0.05	ug/g		<0.05	<0.05

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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COC #: 920878

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

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771927 Soil153 2025-06-20 13:00 BH10 SS6	Lab I.D. 1771943 Soil153 - 2025-06-20 DUP
Acetone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Benzene	477742	0.0068	ug/g	STD 0.02	<0.0068	<0.0068
Bromodichloromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Bromoform	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Bromomethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Carbon Tetrachloride	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Chlorobenzene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Chloroform	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dibromochloromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,3-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorobenzene, 1,4-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichlorodifluoromethane	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethane, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,2-cis-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloroethylene, 1,2-trans-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropane, 1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropene,1,3-	477749	0.05	ug/g	STD 0.05	<0.05	<0.05
Dichloropropene,1,3-cis-	477742	0.05	ug/g		<0.05	<0.05
Dichloropropene,1,3-trans-	477742	0.05	ug/g		<0.05	<0.05
Ethylbenzene	477742	0.018	ug/g	STD 0.05	<0.018	<0.018

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PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771927 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS6	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Ethylene dibromide	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Hexane (n)	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Methyl Ethyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Methyl Isobutyl Ketone	477742	0.50	ug/g	STD 0.5	<0.50	<0.50
Methyl tert-Butyl Ether (MTBE)	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Methylene Chloride	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Styrene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethane, 1,1,2,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Tetrachloroethylene	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Toluene	477742	0.08	ug/g	STD 0.2	<0.08	<0.08
Trichloroethane, 1,1,1-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Trichloroethane, 1,1,2-	477742	0.05	ug/g	STD 0.05	<0.05	<0.05
Trichloroethylene	477742	0.01	ug/g	STD 0.05	<0.01	<0.01
Trichlorofluoromethane	477742	0.05	ug/g	STD 0.25	<0.05	<0.05
Vinyl Chloride	477742	0.02	ug/g	STD 0.02	<0.02	<0.02
Xylene Mixture	477744	0.05	ug/g	STD 0.05	<0.05	<0.05
Xylene, m/p-	477742	0.05	ug/g		<0.05	<0.05
Xylene, o-	477742	0.05	ug/g		<0.05	<0.05

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Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771914 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS1	Lab I.D. 1771917 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS1
Cyanide (CN-)	477775	0.005	ug/g	STD 0.051	<0.005	<0.005
Electrical Conductivity	477612	0.05	mS/cm	STD 0.57	0.17	0.17
pH - CaCl2	477659	2.00			7.16	7.16
Sodium Adsorption Ratio	477689	0.01		STD 2.4	1.67	0.14

Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771921 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS1
Cyanide (CN-)	477775	0.005	ug/g	STD 0.051	<0.005
Electrical Conductivity	477612	0.05	mS/cm	STD 0.57	0.10
pH - CaCl2	477659	2.00			7.46
Sodium Adsorption Ratio	477689	0.01		STD 2.4	0.16

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Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771924 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS1	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Cyanide (CN-)	477775	0.005	ug/g	STD 0.051	<0.005	<0.005
Electrical Conductivity	477612	0.05	mS/cm	STD 0.57	0.26	0.11
pH - CaCl2	477659	2.00			7.75	7.82
Sodium Adsorption Ratio	477689	0.01		STD 2.4	0.09	0.16

Moisture

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
Moisture-Humidite	477734	0.1	%		7.6

Results relate only to the parameters tested on the samples submitted.
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Moisture

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.	
					1771920 Soil153 2025-06-20 13:00 BH6 SS4	1771923 Soil153 2025-06-20 13:00 BH7 SS4
Moisture-Humidite	477730	0.1	%		9.9	10.2

Moisture

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.	
					1771927 Soil153 2025-06-20 13:00 BH10 SS6	1771943 Soil153 - 2025-06-20 DUP
Moisture-Humidite	477730	0.1	%			12.4
	477734	0.1	%		6.3	

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PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771914 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS1	Lab I.D. 1771918 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS2
Decachlorobiphenyl	477790	0	%		70	51

PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771921 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS1
Decachlorobiphenyl	477790	0	%		66

Results relate only to the parameters tested on the samples submitted.
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PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771925 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS2	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Decachlorobiphenyl	477790	0	%		57	52

PHC Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
Alpha-androstrane	477734	0	%		60

Results relate only to the parameters tested on the samples submitted.
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PHC Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771920 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS4	Lab I.D. 1771923 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS4
Alpha-androstrane	477730	0	%		71	66

PHC Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771927 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS6	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
Alpha-androstrane	477730	0	%			65
	477734	0	%		61	

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VOCs Surrogates

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771916 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH1 SS4
1,2-dichloroethane-d4	477742	0	%		102
4-bromofluorobenzene	477742	0	%		75
Toluene-d8	477742	0	%		96

VOCs Surrogates

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771920 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH6 SS4	Lab I.D. 1771923 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH7 SS4
1,2-dichloroethane-d4	477742	0	%		115	108
4-bromofluorobenzene	477742	0	%		77	85
Toluene-d8	477742	0	%		107	119

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VOCs Surrogates

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1771927 Sample Matrix Soil153 Sample Type Sample Date 2025-06-20 Sampling Time 13:00 Sample I.D. BH10 SS6	Lab I.D. 1771943 Sample Matrix Soil153 Sample Type - Sample Date 2025-06-20 Sampling Time Sample I.D. DUP
1,2-dichloroethane-d4	477742	0	%		106	107
4-bromofluorobenzene	477742	0	%		77	90
Toluene-d8	477742	0	%		114	120

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Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477612	Electrical Conductivity	<0.05	100	90-110			0	0-10
477631	Methlynaphthalene, 1-	<0.05 ug/g	58	50-140	89	50-140	0	0-40
477631	Methlynaphthalene, 2-	<0.05 ug/g	87	50-140	105	50-140	0	0-40
477631	Acenaphthene	<0.05 ug/g	64	50-140	78	50-140	0	0-40
477631	Acenaphthylene	<0.05 ug/g	56	50-140	69	50-140	0	0-40
477631	Anthracene	<0.05 ug/g	60	50-140	77	50-140	0	0-40
477631	Benz[a]anthracene	<0.05 ug/g	64	50-140	82	50-140	0	0-40
477631	Benzo[a]pyrene	<0.05 ug/g	53	50-140	84	50-140	0	0-40
477631	Benzo[b]fluoranthene	<0.05 ug/g	62	50-140	97	50-140	0	0-40
477631	Benzo[ghi]perylene	<0.05 ug/g	53	50-140	62	50-140	0	0-40
477631	Benzo[k]fluoranthene	<0.05 ug/g	70	50-140	108	50-140	0	0-40
477631	Chrysene	<0.05 ug/g	64	50-140	77	50-140	0	0-40
477631	Dibenz[a h]anthracene	<0.05 ug/g	52	50-140	56	50-140	0	0-40
477631	Fluoranthene	<0.05 ug/g	50	50-140	65	50-140	0	0-40
477631	Fluorene	<0.05 ug/g	63	50-140	77	50-140	0	0-40
477631	Indeno[1 2 3-cd]pyrene	<0.05 ug/g	53	50-140	55	50-140	0	0-40
477631	Naphthalene	<0.013 ug/g	62	50-140	77	50-140	0	0-40
477631	Phenanthrene	<0.05 ug/g	60	50-140	75	50-140	0	0-40
477631	Pyrene	<0.05 ug/g	50	50-140	69	50-140	0	0-40
477634	1+2-methylnaphthalene							
477659	pH - CaCl2	6.38	101	90-110			0	
477667	Boron (Hot Water Soluble)	<0.25 ug/g	116	70-130	95	60-140	0	0-30
477689	Sodium Adsorption Ratio	<0.01					2	
477693	Silver	<0.2 ug/g	95	70-130	119	70-130	0	0-30
477693	Arsenic	<1 ug/g	94	70-130	105	70-130	0	0-30
477693	Boron (total)	<5 ug/g	92	70-130	118	70-130	0	0-30
477693	Barium	<1 ug/g	96	70-130	131	70-130	9	0-30
477693	Beryllium	<1 ug/g	94	70-130	97	70-130	0	0-30
477693	Cadmium	<0.4 ug/g	103	70-130	115	70-130	0	0-30
477693	Cobalt	<1 ug/g	99	70-130	103	70-130	11	0-30
477693	Chromium Total	<1 ug/g	106	70-130	122	70-130	8	0-30
477693	Copper	<1 ug/g	106	70-130	89	70-130	7	0-30

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Quality Assurance Summary

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477693	Mercury	<0.1 ug/g	90	70-130	101	70-130	0	0-30
477693	Molybdenum	<1 ug/g	93	70-130	107	70-130	0	0-30
477693	Nickel	<1 ug/g	105	70-130	100	70-130	0	0-30
477693	Lead	<1 ug/g	106	70-130	105	70-130	3	0-30
477693	Antimony	<1 ug/g	84	70-130	108	70-130	0	0-30
477693	Selenium	<0.5 ug/g	100	70-130	109	70-130	0	0-30
477693	Thallium	<1 ug/g	106	70-130	109	70-130	0	0-30
477693	Uranium	<0.5 ug/g	98	70-130	110	70-130	0	0-30
477693	Vanadium	<2 ug/g	99	70-130	141	70-130	9	0-30
477693	Zinc	<2 ug/g	104	70-130	139	70-130	11	0-30
477730	PHC's F2	<2 ug/g	81	80-120	103	60-140	0	0-30
477730	PHC's F3	<20 ug/g	81	80-120	103	60-140	0	0-30
477730	PHC's F4	<20 ug/g	81	80-120	103	60-140	0	0-30
477730	Moisture-Humidite	<0.1 %	100	80-120			6	
477734	PHC's F2	<2 ug/g	86	80-120	61	60-140	0	0-30
477734	PHC's F3	<20 ug/g	86	80-120	61	60-140	0	0-30
477734	PHC's F4	<20 ug/g	86	80-120	61	60-140	0	0-30
477734	Moisture-Humidite	<0.1 %	100	80-120			4	
477740	PHC's F1	<10 ug/g	96	80-120	106	60-140	0	0-30
477742	Tetrachloroethane, 1,1,1,2-	<0.05 ug/g	98	60-130	81	50-140	0	0-50
477742	Trichloroethane, 1,1,1-	<0.05 ug/g	106	60-130	86	50-140	0	0-50
477742	Tetrachloroethane, 1,1,2,2-	<0.05 ug/g	85	60-130	108	50-140	0	0-30
477742	Trichloroethane, 1,1,2-	<0.05 ug/g	93	60-130	88	50-140	0	0-50
477742	Dichloroethane, 1,1-	<0.05 ug/g	122	60-130	84	50-140	0	0-50
477742	Dichloroethylene, 1,1-	<0.05 ug/g	98	60-130	86	50-140	0	0-50
477742	Dichlorobenzene, 1,2-	<0.05 ug/g	96	60-130	128	50-140	0	0-50
477742	Dichloroethane, 1,2-	<0.05 ug/g	104	60-130	83	50-140	0	0-50
477742	Dichloropropane, 1,2-	<0.05 ug/g	91	60-130	92	50-140	0	0-50
477742	Dichlorobenzene, 1,3-	<0.05 ug/g	100	60-130	78	50-140	0	0-50
477742	Dichlorobenzene, 1,4-	<0.05 ug/g	98	60-130	85	50-140	0	0-50
477742	Acetone	<0.50 ug/g	87	60-130	92	50-140	0	0-50
477742	Benzene	<0.0068	110	60-130	82	50-140	0	0-50
477742	Bromodichloromethane	<0.05 ug/g	105	60-130	79	50-140	0	0-50

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Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477742	Bromoform	<0.05 ug/g	99	60-130	98	50-140	0	0-50
477742	Bromomethane	<0.05 ug/g	107	60-130	87	50-140	0	0-50
477742	Dichloroethylene, 1,2-cis-	<0.05 ug/g	116	60-130	83	50-140	0	0-50
477742	Dichloropropene,1,3-cis-	<0.05 ug/g	91	60-130	112	50-140	0	0-50
477742	Carbon Tetrachloride	<0.05 ug/g	102	60-130	88	50-140	0	0-50
477742	Chloroform	<0.05 ug/g	116	60-130	84	50-140	0	0-50
477742	Dibromochloromethane	<0.05 ug/g	95	60-130	118	50-140	0	0-50
477742	Dichlorodifluoromethane	<0.05 ug/g	113	60-130	111	50-140	0	0-50
477742	Methylene Chloride	<0.05 ug/g	77	60-130	101	50-140	0	0-50
477742	Ethylbenzene	<0.018 ug/g	101	60-130	84	50-140	0	0-50
477742	Ethylene dibromide	<0.05 ug/g	96	60-130	121	50-140	0	0-50
477742	Hexane (n)	<0.05 ug/g	103	60-130	75	50-140	0	0-50
477742	Xylene, m/p-	<0.05 ug/g	104	60-130	97	50-140	0	0-50
477742	Methyl Ethyl Ketone	<0.50 ug/g	83	60-130	105	50-140	0	0-50
477742	Methyl Isobutyl Ketone	<0.50 ug/g	88	60-130	91	50-140	0	0-50
477742	Methyl tert-Butyl Ether (MTBE)	<0.05 ug/g	93	60-130	76	50-140	0	0-50
477742	Chlorobenzene	<0.05 ug/g	102	60-130	83	50-140	0	0-50
477742	Xylene, o-	<0.05 ug/g	102	60-130	122	50-140	0	0-50
477742	Styrene	<0.05 ug/g	100	60-130	118	50-140	0	0-50
477742	Dichloroethylene, 1,2-trans-	<0.05 ug/g	113	60-130	80	50-140	0	0-50
477742	Dichloropropene,1,3-trans-	<0.05 ug/g	92	60-130	81	50-140	0	0-50
477742	Tetrachloroethylene	<0.05 ug/g	102	60-130	86	50-140	0	0-50
477742	Toluene	<0.08 ug/g	99	60-130	90	50-140	0	0-50
477742	Trichloroethylene	<0.01 ug/g	96	60-130	81	50-140	0	0-50
477742	Trichlorofluoromethane	<0.05 ug/g	105	60-130	88	50-140	0	0-50
477742	Vinyl Chloride	<0.02 ug/g	107	60-130	88	50-140	0	0-50
477744	Xylene Mixture							
477746	PHC's F1-BTEX							
477749	Dichloropropene,1,3-							
477775	Cyanide (CN-)	<0.005 ug/g	98	75-125	88	70-130	0	0-20
477778	Boron (Hot Water Soluble)	<0.25 ug/g	101	70-130	115	60-140	0	0-30
477790	Chlordane, alpha-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	Aldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40

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Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477790	Chlordane	<0.006 ug/g					0	
477790	Dieldrin	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	Endosulfan	<0.004 ug/g					0	
477790	Endosulfan I	<0.002 ug/g	85	50-140	95	50-140	0	0-40
477790	Endosulfan II	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	Endrin	<0.002 ug/g	90	50-140	90	50-140	0	0-40
477790	Hexachlorocyclohexane Gamma-	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	Chlordane, gamma-	<0.002 ug/g	85	50-140	95	50-140	0	0-40
477790	Heptachlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	Heptachlor Epoxide	<0.002 ug/g	90	50-140	95	50-140	0	0-40
477790	Hexachlorobenzene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
477790	Hexachlorobutadiene	<0.002 ug/g	95	50-140	90	50-140	0	0-40
477790	Hexachloroethane	<0.002 ug/g	100	50-140	90	50-140	0	0-40
477790	Methoxychlor	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	DDD	<0.002 ug/g	85	50-140	95	50-140	0	0-40
477790	DDE	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477790	DDT	<0.002 ug/g	85	50-140	90	50-140	0	0-40
477792	Chromium VI	<0.20 ug/g	97	70-130	95	70-130	0	0-35
477818	PHC's F2-Napth							
477819	PHC's F3-PAH							

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COC #: 920878

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477612	Electrical Conductivity	Electrical Conductivity Mete	2025-06-25	2025-06-25	IP	Cond-Soil
477631	Methlynaphthalene, 1-	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Methlynaphthalene, 2-	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Acenaphthene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Acenaphthylene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Anthracene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Benz[a]anthracene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Benzo[a]pyrene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Benzo[b]fluoranthene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Benzo[ghi]perylene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Benzo[k]fluoranthene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Chrysene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Dibenz[a h]anthracene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Fluoranthene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Fluorene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Indeno[1 2 3-cd]pyrene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Naphthalene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Phenanthrene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477631	Pyrene	GC-MS	2025-06-25	2025-06-25	C_M	P 8270
477634	1+2-methylnaphthalene	GC-MS	2025-06-26	2025-06-26	C_M	P 8270
477659	pH - CaCl2	pH Meter	2025-06-26	2025-06-26	NK	AG Soil
477667	Boron (Hot Water Soluble)	iCAP OES	2025-06-26	2025-06-26	Z_S	MOECC E3470
477689	Sodium Adsorption Ratio	iCAP OES	2025-06-26	2025-06-26	Z_S	Ag Soil
477693	Silver	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Arsenic	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Boron (total)	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Barium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Beryllium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Cadmium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Cobalt	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Chromium Total	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Copper	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020

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Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477693	Mercury	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Molybdenum	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Nickel	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Lead	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Antimony	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Selenium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Thallium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Uranium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Vanadium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477693	Zinc	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8/6020
477730	PHC's F2	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477730	PHC's F3	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477730	PHC's F4	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477730	Moisture-Humidite	Oven	2025-06-26	2025-06-27	D_T	ASTM 2216
477734	PHC's F2	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477734	PHC's F3	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477734	PHC's F4	GC/FID	2025-06-26	2025-06-27	D_T	CCME
477734	Moisture-Humidite	Oven	2025-06-26	2025-06-27	D_T	ASTM 2216
477740	PHC's F1	GC/FID	2025-06-27	2025-06-27	AtJ	CCME
477742	Tetrachloroethane, 1,1,1,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Trichloroethane, 1,1,1-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Tetrachloroethane, 1,1,2,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Trichloroethane, 1,1,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloroethane, 1,1-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloroethylene, 1,1-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichlorobenzene, 1,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloroethane, 1,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloropropane, 1,2-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichlorobenzene, 1,3-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichlorobenzene, 1,4-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Acetone	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Benzene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Bromodichloromethane	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B

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Project: 2501179CE
COC #: 920878

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477742	Bromoform	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Bromomethane	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloroethylene, 1,2-cis-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloropropene,1,3-cis-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Carbon Tetrachloride	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Chloroform	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dibromochloromethane	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichlorodifluoromethane	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Methylene Chloride	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Ethylbenzene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Ethylene dibromide	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Hexane (n)	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Xylene, m/p-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Methyl Ethyl Ketone	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Methyl Isobutyl Ketone	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Methyl tert-Butyl Ether (MTBE)	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Chlorobenzene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Xylene, o-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Styrene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloroethylene, 1,2-trans-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Dichloropropene,1,3-trans-	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Tetrachloroethylene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Toluene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Trichloroethylene	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Trichlorofluoromethane	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477742	Vinyl Chloride	GC-MS	2025-06-26	2025-06-27	AtJ	V 8260B
477744	Xylene Mixture	GC-MS	2025-06-27	2025-06-27	AtJ	V 8260B
477746	PHC's F1-BTEX	GC/FID	2025-06-27	2025-06-27	AtJ	CCME
477749	Dichloropropene,1,3-	GC-MS	2025-06-27	2025-06-27	AtJ	V 8260B
477775	Cyanide (CN-)	Skalar CN Analyzer	2025-06-27	2025-06-27	Z_S	MOECC E3015
477778	Boron (Hot Water Soluble)	iCAP OES	2025-06-27	2025-06-27	Z_S	MOECC E3470
477790	Chlordane, alpha-	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Aldrin	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A

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Certificate of Analysis

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Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477790	Chlordane	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Dieldrin	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Endosulfan	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Endosulfan I	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Endosulfan II	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Endrin	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Hexachlorocyclohexane Gamma-	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Chlordane, gamma-	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Heptachlor	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Heptachlor Epoxide	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Hexachlorobenzene	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Hexachlorobutadiene	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Hexachloroethane	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	Methoxychlor	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	DDD	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	DDE	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477790	DDT	GC/ECD	2025-06-27	2025-06-30	MI	EPA 8081B/8082A
477792	Chromium VI	FAA	2025-06-27	2025-06-30	MW	M US EPA 3060A
477818	PHC's F2-Napth	GC/FID	2025-06-30	2025-06-30	H_S	CCME
477819	PHC's F3-PAH	GC/FID	2025-06-30	2025-06-30	H_S	CCME

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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

Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: M. Swathy Mayandi
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017474
Date Submitted: 2025-06-23
Date Reported: 2025-06-30
Project: 2501179CE
COC #: 920878

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.

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

eurofins

920878

STANDARD CHAIN-OF-CUSTODY

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

Eurofins Workorder #: 3017474

CLIENT INFORMATION

Company: Planet Engineering Inc.
Contact: Swathy Mayandi
Address: 4 - 2179 Dunwin Dr, mississauga, ON
Telephone: Cell:
Email: #1: Swathy.maya@planeteng.ca
Email: #2: Invoice@planteng.ca / Labcon@planeteng.ca.
Project: 2501179CE Quote #:

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

Company: Planent Eng In
Contact:
Address:
Telephone:
Fax:
Email: #1: Parastoo.mohammadi@planeteng.ca
Email: #2: Invoice @ planeteng.ca.
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%.

REGULATION/GUIDELINE REQUIRED

☐ Sanitary Sewer, City:
☐ Storm Sewer, City:
☐ ODWSOG (Use DW CoC if analyzing drinking water)
☐ PWQO
☐ O.Reg 347
☐ Other:

☑ O. Reg 153
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 paramter list only Yes ☐ No ☐
Table # T1 (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 should be less than 10°C. Sample(s) cannot be frozen, unless otherwise indicated or agreed upon with the Laboratory. Note that this COC is not to 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).

Sample Details

Sample ID	Date/Time Collected	Sample Matrix	# of Containers	O.Reg.153 parameters: PHC F1 - F4	BTEX	VOCs	PAHs	PCBs	Metals + Inorganic	Metals only	OCPs	RN# (Lab Use Only)
BH1 SS1	20/Jun/25 1pm								✓		✓	17719 14
BH1 SS3	"						✓					15
BH1 SS4	"			✓		✓						16
BH6 SS1	"								✓			17
BH6 SS2	"										✓	18
BH6 SS3	"						✓					19
BH6 SS4	"			✓		✓						20
BH7 SS1	"								✓		✓	21
BH7 SS3	"						✓					22
BH7 SS4	"			✓		✓						23

	PRINT	SIGN	DATE/TIME	TEMP (°C)
Sampled By:				
Relinquished By:	Swathy Mayandi	M.	20/June/25.	21.8°C
Received By:	Victor Ballard		06/23/25 10:34 AM	

COMMENTS:

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

STANDARD CHAIN-OF-CUSTODY

eurofins

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

Eurofins Workorder #: 3017474

CLIENT INFORMATION

Company: Planet Engineering Inc.
Contact: Swathy Mayandi
Address: 4- 2179 Dunwin Dr, Mississauga, ON
Telephone: Cell:
Email: #1: Swathy.maya@planeteng.ca.
Email: #2: Labcon@planeteng.ca.
Project: 2501179CE Quote #:

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

Company: Fax:
Contact: Email: #1: Parastoo.mohammadi@planeteng.ca
Address: Email: #2: Invoice@planeteng.ca
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%.

REGULATION/GUIDELINE REQUIRED

☐ Sanitary Sewer, City:
☐ Storm Sewer, City:
☐ ODWSOG (Use DW CoC if analyzing drinking water)
☐ PWQO
☐ O.Reg 347
☐ Other:

☑ O. Reg 153
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 paramter list only Yes ☐ No ☐
Table # T1 (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 should be less than 10°C. Sample(s) cannot be frozen, unless otherwise indicated or agreed upon with the Laboratory. Note that this COC is not to 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).

Sample Details

Sample ID	Date/Time Collected	Sample Matrix	# of Containers	O.Reg.153 parameters: PHC F1 - F4	BTEX	VOCs	PAHs	PCBs	Metals + Inorganics	Metals only	OCPs	RN# (Lab Use Only)
BH10 SS1	20/Jun/25 1pm								✓			1771924
BH10 SS2	"										✓	25
BH10 SS3	"						✓					26
BH10 SS6	"			✓		✓						27
DUP	"			✓		✓	✓		✓		✓	1771943

	PRINT	SIGN	DATE/TIME	TEMP (°C)
Sampled By:				
Relinquished By:	Swathy Mayandi	M. Ayj	20/June/2025	
Received By:	Victor Gallardo	VG	06/23/25 10:34am	21.8°C

COMMENTS:

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

401 Magnetic Drive, Unit #1, North York, ON, M3J 3H9 - Telephone: 416-661-5287 • 380 Vansickle Road, Unit #630, St. Catharines, ON, L2S 0B5 - Telephone: 905-680-8887 • 608 Norris Court, Kingston, ON, K7P 2R9 - Telephone: 613-634-9307

Certificate of Analysis

eurofins | Environment Testing

Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
Invoice to: PLANET Engineering Inc.
PO#:

Report Number:	3017507
Date Submitted:	2025-06-24
Date Reported:	2025-07-02
Project:	2501179CE
COC #:	234079
Temperature (C):	10
Custody Seal:	

Dear Aayush Panchal:

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: 1772017 BH1 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: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Exceedence Summary

Sample I.D.	Analyte	Result	Units	Criteria

Results relate only to the parameters tested on the samples submitted.
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Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

Hydrocarbons

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.								
PHC's F1	477868	20	ug/L	STD 420	<20	<20	<20	<20
PHC's F1-BTEX	477872	20	ug/L		<20	<20	<20	<20
PHC's F2	477826	20	ug/L	STD 150	<20	<20	<20	<20
PHC's F2-Napth	477871	20	ug/L		<20	<20	<20	<20
PHC's F3	477826	50	ug/L	STD 500	<50	<50	<50	<50
PHC's F3-PAH	477873	50	ug/L		<50	<50	<50	<50
PHC's F4	477826	50	ug/L	STD 500	<50	<50	<50	<50

Metals

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.								
Antimony	477661	0.5	ug/L	STD 1.5	<0.5	<0.5	<0.5	<0.5
Arsenic	477661	1	ug/L	STD 13	<1	<1	<1	<1
Barium	477661	10	ug/L	STD 610	40	50	50	60
Beryllium	477661	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5
Boron (total)	477661	10	ug/L	STD 1700	20	20	20	10
Cadmium	477661	0.1	ug/L	STD 0.5	<0.1	<0.1	<0.1	<0.1
Chromium Total	477661	1	ug/L	STD 11	<1	<1	<1	<1
Chromium VI	477841	10	ug/L	STD 25	<10	<10	<10	<10
Cobalt	477661	0.2	ug/L	STD 3.8	<0.2	<0.2	<0.2	<0.2
Copper	477661	1	ug/L	STD 5	<1	<1	<1	<1
Lead	477661	1	ug/L	STD 1.9	<1	<1	<1	<1
Mercury	477707	0.1	ug/L	STD 0.1	<0.1	<0.1	<0.1	<0.1

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Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
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Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

Metals

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Molybdenum	477661	5	ug/L	STD 23	<5	<5	<5	<5
Nickel	477661	5	ug/L	STD 14	<5	<5	<5	<5
Selenium	477661	1	ug/L	STD 5	2	<1	<1	<1
Silver	477661	0.1	ug/L	STD 0.3	<0.1	<0.1	<0.1	<0.1
Sodium	477664	1000	ug/L	STD 490000	24000	5000	6000	6000
Thallium	477661	0.1	ug/L	STD 0.5	<0.1	<0.1	<0.1	<0.1
Uranium	477661	1	ug/L	STD 8.9	<1	<1	1	<1
Vanadium	477661	1	ug/L	STD 3.9	<1	<1	<1	<1
Zinc	477661	10	ug/L	STD 160	<10	<10	<10	<10

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Aldrin	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Chlordane	477861	0.018	ug/L	STD 0.06	<0.018	<0.018		
	477881	0.018	ug/L	STD 0.06			<0.018	<0.018
Chlordane, alpha-	477861	0.006	ug/L		<0.006	<0.006		
	477881	0.006	ug/L				<0.006	<0.006
Chlordane, gamma-	477861	0.006	ug/L		<0.006	<0.006		
	477881	0.006	ug/L				<0.006	<0.006
DDD	477861	0.006	ug/L	STD 1.8	<0.006	<0.006		
	477881	0.006	ug/L	STD 1.8			<0.006	<0.006

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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

Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.			
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
DDE	477861	0.006	ug/L	STD 10	<0.006	<0.006		<0.006
	477881	0.006	ug/L	STD 10			<0.006	
DDT	477861	0.006	ug/L	STD 0.05	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.05			<0.006	<0.006
Dieldrin	477861	0.006	ug/L	STD 0.05	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.05			<0.006	<0.006
Endosulfan	477861	0.012	ug/L	STD 0.05	<0.012	<0.012		
	477881	0.012	ug/L	STD 0.05			<0.012	<0.012
Endosulfan I	477861	0.006	ug/L		<0.006	<0.006		
	477881	0.006	ug/L				<0.006	<0.006
Endosulfan II	477861	0.006	ug/L		<0.006	<0.006		
	477881	0.006	ug/L				<0.006	<0.006
Endrin	477861	0.006	ug/L	STD 0.05	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.05			<0.006	<0.006
Heptachlor	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Heptachlor Epoxide	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Hexachlorobenzene	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Hexachlorobutadiene	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Hexachlorocyclohexane Gamma-	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		

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Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
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Attention: Mr. Aayush Panchal
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Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

OCP/PCB

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Hexachlorocyclohexane Gamma-	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Hexachloroethane	477861	0.006	ug/L	STD 0.01	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.01			<0.006	<0.006
Methoxychlor	477861	0.006	ug/L	STD 0.05	<0.006	<0.006		
	477881	0.006	ug/L	STD 0.05			<0.006	<0.006

PAH

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. 1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
1+2-methylnaphthalene	477856	0.1	ug/L	STD 2	<0.1	<0.1	<0.1	<0.1
Acenaphthene	477854	0.1	ug/L	STD 4.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	477854	0.1	ug/L	STD 1	<0.1	<0.1	<0.1	<0.1
Anthracene	477854	0.1	ug/L	STD 0.1	<0.1	<0.1	<0.1	<0.1
Benz[a]anthracene	477854	0.1	ug/L	STD 0.2	<0.1	<0.1	<0.1	<0.1
Benzo[a]pyrene	477854	0.01	ug/L	STD 0.01	<0.01	<0.01	<0.01	<0.01
Benzo[b]fluoranthene	477854	0.05	ug/L	STD 0.1	<0.05	<0.05	<0.05	<0.05
Benzo[ghi]perylene	477854	0.1	ug/L	STD 0.2	<0.1	<0.1	<0.1	<0.1
Benzo[k]fluoranthene	477854	0.05	ug/L	STD 0.1	<0.05	<0.05	<0.05	<0.05
Chrysene	477854	0.05	ug/L	STD 0.1	<0.05	<0.05	<0.05	<0.05
Dibenz[a h]anthracene	477854	0.1	ug/L	STD 0.2	<0.1	<0.1	<0.1	<0.1
Fluoranthene	477854	0.1	ug/L	STD 0.4	<0.1	<0.1	<0.1	<0.1
Fluorene	477854	0.1	ug/L	STD 120	<0.1	<0.1	<0.1	<0.1
Indeno[1 2 3-cd]pyrene	477854	0.1	ug/L	STD 0.2	<0.1	<0.1	<0.1	<0.1

Results relate only to the parameters tested on the samples submitted.
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L5L 1X2
Attention: Mr. Aayush Panchal
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Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

PAH

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Lab I.D.					1772017	1772018	1772019	1772020
Sample Matrix					GW153	GW153	GW153	GW153
Sample Type								
Sample Date					2025-06-23	2025-06-23	2025-06-23	2025-06-23
Sampling Time					11:00	11:00	11:00	11:00
Sample I.D.					BH1	BH10	BH6	Duplicate
Methlynaphthalene, 1-	477854	0.1	ug/L	STD 2	<0.1	<0.1	<0.1	<0.1
Methlynaphthalene, 2-	477854	0.1	ug/L	STD 2	<0.1	<0.1	<0.1	<0.1
Naphthalene	477854	0.1	ug/L	STD 7	<0.1	<0.1	<0.1	<0.1
Phenanthrene	477854	0.1	ug/L	STD 0.1	<0.1	<0.1	<0.1	<0.1
Pyrene	477854	0.1	ug/L	STD 0.2	<0.1	<0.1	<0.1	<0.1

Volatiles

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate	1772021 GW153 2025-06-23 11:00 Trip Blank
Lab I.D.					1772017	1772018	1772019	1772020	1772021
Sample Matrix					GW153	GW153	GW153	GW153	GW153
Sample Type									
Sample Date					2025-06-23	2025-06-23	2025-06-23	2025-06-23	2025-06-23
Sampling Time					11:00	11:00	11:00	11:00	11:00
Sample I.D.					BH1	BH10	BH6	Duplicate	Trip Blank
1,3,5-trimethylbenzene	477867	0.3	ug/L		<0.3	<0.3	<0.3	<0.3	<0.3
Acetone	477867	5	ug/L	STD 2700	<5	<5	<5	<5	<5
Benzene	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Bromodichloromethane	477867	0.3	ug/L	STD 2	<0.3	<0.3	<0.3	<0.3	<0.3
Bromoform	477867	0.4	ug/L	STD 5	<0.4	<0.4	<0.4	<0.4	<0.4
Bromomethane	477867	0.5	ug/L	STD 0.89	<0.5	<0.5	<0.5	<0.5	<0.5
Carbon Tetrachloride	477867	0.2	ug/L	STD 0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorobenzene	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chloroethane	477867	0.5	ug/L		<0.5	<0.5	<0.5	<0.5	<0.5
Chloroform	477867	0.5	ug/L	STD 2	<0.5	<0.5	<0.5	<0.5	<0.5
Dibromochloromethane	477867	0.3	ug/L	STD 2	<0.3	<0.3	<0.3	<0.3	<0.3
Dichlorobenzene, 1,2-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4
Dichlorobenzene, 1,3-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4
Dichlorobenzene, 1,4-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4

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Client: PLANET Engineering Inc.
2179 Dunwin Dr
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Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

Volatiles

Analyte	Batch No	MRL	Units	Guideline	1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate	1772021 GW153 2025-06-23 11:00 Trip Blank
Lab I.D.					1772017	1772018	1772019	1772020	1772021
Sample Matrix					GW153	GW153	GW153	GW153	GW153
Sample Type									
Sample Date					2025-06-23	2025-06-23	2025-06-23	2025-06-23	2025-06-23
Sampling Time					11:00	11:00	11:00	11:00	11:00
Sample I.D.					BH1	BH10	BH6	Duplicate	Trip Blank
Dichlorodifluoromethane	477867	0.5	ug/L	STD 590	<0.5	<0.5	<0.5	<0.5	<0.5
Dichloroethane, 1,1-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4
Dichloroethane, 1,2-	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dichloroethylene, 1,1-	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dichloroethylene, 1,2-cis-	477867	0.4	ug/L	STD 1.6	<0.4	<0.4	<0.4	<0.4	<0.4
Dichloroethylene, 1,2-trans-	477867	0.4	ug/L	STD 1.6	<0.4	<0.4	<0.4	<0.4	<0.4
Dichloropropane, 1,2-	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dichloropropene,1,3-	477876	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dichloropropene,1,3-cis-	477867	0.5	ug/L		<0.5	<0.5	<0.5	<0.5	<0.5
Dichloropropene,1,3-trans-	477867	0.5	ug/L		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylene dibromide	477867	0.2	ug/L	STD 0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Hexane (n)	477867	5	ug/L	STD 5	<5	<5	<5	<5	<5
Methyl Ethyl Ketone	477867	2	ug/L	STD 400	<2	<2	<2	<2	<2
Methyl Isobutyl Ketone	477867	5	ug/L	STD 640	<5	<5	<5	<5	<5
Methyl tert-Butyl Ether (MTBE)	477867	2	ug/L	STD 15	<2	<2	<2	<2	<2
Methylene Chloride	477867	4.0	ug/L	STD 5	<4.0	<4.0	<4.0	<4.0	<4.0
Styrene	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Tetrachloroethane, 1,1,1,2-	477867	0.5	ug/L	STD 1.1	<0.5	<0.5	<0.5	<0.5	<0.5
Tetrachloroethane, 1,1,2,2-	477867	0.5	ug/L	STD 0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Tetrachloroethylene	477867	0.3	ug/L	STD 0.5	<0.3	<0.3	<0.3	<0.3	<0.3
Toluene	477867	0.4	ug/L	STD 0.8	<0.4	<0.4	<0.4	<0.4	<0.4
Trichloroethane, 1,1,1-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4

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Project: 2501179CE
COC #: 234079

Guideline = O.Reg 153-T1-Groundwater

Volatiles

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.				
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate	1772021 GW153 2025-06-23 11:00 Trip Blank
Trichloroethane, 1,1,2-	477867	0.4	ug/L	STD 0.5	<0.4	<0.4	<0.4	<0.4	<0.4
Trichloroethylene	477867	0.3	ug/L	STD 0.5	<0.3	<0.3	<0.3	<0.3	<0.3
Trichlorofluoromethane	477867	0.5	ug/L	STD 150	<0.5	<0.5	<0.5	<0.5	<0.5
Vinyl Chloride	477867	0.2	ug/L	STD 0.5	<0.2	<0.2	<0.2	<0.2	<0.2
Xylene Mixture	477869	0.5	ug/L	STD 72	<0.5	<0.5	<0.5	<0.5	<0.5
Xylene, m/p-	477867	0.4	ug/L		<0.4	<0.4	<0.4	<0.4	<0.4
Xylene, o-	477867	0.4	ug/L		<0.4	<0.4	<0.4	<0.4	<0.4

Inorganics

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.			
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Chloride	477716	1000	ug/L	STD 790000	98000	35000	34000	35000
Conductivity	477773	5	uS/cm		864	697	642	685
Cyanide (CN-)	477882	5	ug/L	STD 5	<5	<5	<5	<5
pH	477773	1.00			7.94	7.72	7.98	7.70

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PCB Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.			
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Decachlorobiphenyl	477861	0	%		53	52		
	477881	0	%				60	53

PHC Surrogate

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.			
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate
Alpha-androstrane	477826	0	%		91	91	94	90

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Certificate of Analysis

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Guideline = O.Reg 153-T1-Groundwater

VOCs Surrogates

Analyte	Batch No	MRL	Units	Guideline	Lab I.D. / Sample Matrix / Sample Type / Sample Date / Sampling Time / Sample I.D.				
					1772017 GW153 2025-06-23 11:00 BH1	1772018 GW153 2025-06-23 11:00 BH10	1772019 GW153 2025-06-23 11:00 BH6	1772020 GW153 2025-06-23 11:00 Duplicate	1772021 GW153 2025-06-23 11:00 Trip Blank
1,2-dichloroethane-d4	477867	0	%		125	106	125	130	93
4-bromofluorobenzene	477867	0	%		77	82	82	92	76
Toluene-d8	477867	0	%		110	118	119	129	106

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Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477661	Silver	<0.1 ug/L	109	80-120	68	70-130	0	0-20
477661	Arsenic	<1 ug/L	101	80-120	107	70-130	0	0-20
477661	Boron (total)	<10 ug/L	107	80-120	84	70-130	2	0-20
477661	Barium	<10 ug/L	94	80-120	97	70-130	1	0-20
477661	Beryllium	<0.5 ug/L	111	80-120	112	70-130	0	0-20
477661	Cadmium	<0.1 ug/L	105	80-120	98	70-130	0	0-20
477661	Cobalt	<0.2 ug/L	107	80-120	104	70-130	0	0-20
477661	Chromium Total	<1 ug/L	105	80-120	111	70-130	0	0-20
477661	Copper	<1 ug/L	110	80-120	96	70-130	0	0-20
477661	Molybdenum	<5 ug/L	91	80-120	103	70-130	0	0-20
477661	Nickel	<5 ug/L	94	80-120	100	70-130	0	0-20
477661	Lead	<1 ug/L	109	80-120	91	70-130	0	0-20
477661	Antimony	<0.5 ug/L	81	80-120	95	70-130	0	0-20
477661	Selenium	<1 ug/L	104	80-120	100	70-130	0	0-20
477661	Thallium	<0.1 ug/L	108	80-120	92	70-130	0	0-20
477661	Uranium	<1 ug/L	103	80-120	96	70-130	0	0-20
477661	Vanadium	<1 ug/L	102	80-120	115	70-130	0	0-20
477661	Zinc	<10 ug/L	111	80-120	89	70-130	0	0-20
477664	Sodium	<1000 ug/L	104	82-118		80-120	1	0-20
477707	Mercury	<0.1 ug/L	109	76-123	105	70-130	0	0-20
477716	Chloride	<1000 ug/L	105	90-110	109	80-120	0	0-20
477773	Conductivity	<5 uS/cm	99	90-110			0	0-5
477773	pH		92	90-110			1	0-5
477826	PHC's F2	<20 ug/L	111	60-140		60-140		0-30
477826	PHC's F3	<50 ug/L	111	60-140		60-140		0-30
477826	PHC's F4	<50 ug/L	111	60-140		60-140		0-30
477841	Chromium VI	<10 ug/L	94	80-120	94	70-130	0	0-20
477854	Methlynaphthalene, 1-	<0.1 ug/L	80	50-140		50-140		0-30
477854	Methlynaphthalene, 2-	<0.1 ug/L	98	50-140		50-140		0-30
477854	Acenaphthene	<0.1 ug/L	88	50-140		50-140		0-30
477854	Acenaphthylene	<0.1 ug/L	118	50-140		50-140		0-30
477854	Anthracene	<0.1 ug/L	99	50-140		50-140		0-30

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COC #: 234079

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477854	Benz[a]anthracene	<0.1 ug/L	66	50-140		50-140		0-30
477854	Benzo[a]pyrene	<0.01 ug/L	118	50-140		50-140		0-30
477854	Benzo[b]fluoranthene	<0.05 ug/L	98	50-140		50-140		0-30
477854	Benzo[ghi]perylene	<0.1 ug/L	95	50-140		50-140		0-30
477854	Benzo[k]fluoranthene	<0.05 ug/L	126	50-140		50-140		0-30
477854	Chrysene	<0.05 ug/L	91	50-140		50-140		0-30
477854	Dibenz[a h]anthracene	<0.1 ug/L	93	50-140		50-140		0-30
477854	Fluoranthene	<0.1 ug/L	110	50-140		50-140		0-30
477854	Fluorene	<0.1 ug/L	90	50-140		50-140		0-30
477854	Indeno[1 2 3-cd]pyrene	<0.1 ug/L	96	50-140		50-140		0-30
477854	Naphthalene	<0.1 ug/L	104	50-140		50-140		0-30
477854	Phenanthrene	<0.1 ug/L	96	50-140		50-140		0-30
477854	Pyrene	<0.1 ug/L	98	50-140		50-140		0-30
477856	1+2-methylnaphthalene							
477861	Chlordane, alpha-	<0.006 ug/L	85	50-140		50-140		0-30
477861	Aldrin	<0.006 ug/L	85	50-140		50-140		0-30
477861	Chlordane	<0.018 ug/L						
477861	Dieldrin	<0.006 ug/L	85	50-140		50-140		0-30
477861	Endosulfan	<0.012 ug/L						
477861	Endosulfan I	<0.006 ug/L	85	50-140		50-140		0-30
477861	Endosulfan II	<0.006 ug/L	90	50-140		50-140		0-30
477861	Endrin	<0.006 ug/L	85	50-140		50-140		0-30
477861	Hexachlorocyclohexane Gamma-	<0.006 ug/L	85	50-140		50-140		0-30
477861	Chlordane, gamma-	<0.006 ug/L	90	50-140		50-140		0-30
477861	Heptachlor	<0.006 ug/L	85	50-140		50-140		0-30
477861	Heptachlor Epoxide	<0.006 ug/L	85	50-140		50-140		0-30
477861	Hexachlorobenzene	<0.006 ug/L	90	50-140		50-140		0-30
477861	Hexachlorobutadiene	<0.006 ug/L	95	50-140		50-140		0-30
477861	Hexachloroethane	<0.006 ug/L	105	50-140		50-140		0-30
477861	Methoxychlor	<0.006 ug/L	85	50-140		50-140		0-30
477861	DDD	<0.006 ug/L	90	50-140		50-140		0-30
477861	DDE	<0.006 ug/L	85	50-140		50-140		0-30
477861	DDT	<0.006 ug/L	90	50-140		50-140		0-30

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Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477867	Tetrachloroethane, 1,1,1,2-	<0.5 ug/L	80	60-130	122	50-140	0	0-30
477867	Trichloroethane, 1,1,1-	<0.4 ug/L	90	60-130	118	50-140	0	0-30
477867	Tetrachloroethane, 1,1,2,2-	<0.5 ug/L	80	60-130	95	50-140	0	0-30
477867	Trichloroethane, 1,1,2-	<0.4 ug/L	73	60-130	116	50-140	0	0-30
477867	Dichloroethane, 1,1-	<0.4 ug/L	80	60-130	118	50-140	0	0-30
477867	Dichloroethylene, 1,1-	<0.5 ug/L	78	60-130	124	50-140	0	0-30
477867	Dichlorobenzene, 1,2-	<0.4 ug/L	85	60-130	103	50-140	0	0-30
477867	Dichloroethane, 1,2-	<0.5 ug/L	88	60-130	116	50-140	0	0-30
477867	Dichloropropane, 1,2-	<0.5 ug/L	75	60-130	101	50-140	0	0-30
477867	1,3,5-trimethylbenzene	<0.3 ug/L	89	60-130	99	50-140	0	0-30
477867	Dichlorobenzene, 1,3-	<0.4 ug/L	82	60-130	96	50-140	0	0-30
477867	Dichlorobenzene, 1,4-	<0.4 ug/L	85	60-130	101	50-140	0	0-30
477867	Acetone	<5 ug/L	74	60-130	98	50-140	0	0-30
477867	Benzene	<0.5 ug/L	78	60-130	114	50-140	0	0-30
477867	Bromodichloromethane	<0.3 ug/L	79	60-130	110	50-140	0	0-30
477867	Bromoform	<0.4 ug/L	97	60-130	99	50-140	0	0-30
477867	Bromomethane	<0.5 ug/L	93	60-130	122	50-140	0	0-30
477867	Dichloroethylene, 1,2-cis-	<0.4 ug/L	76	60-130	95	50-140	0	0-30
477867	Dichloropropene,1,3-cis-	<0.5 ug/L	90	60-130	123	50-140	0	0-30
477867	Carbon Tetrachloride	<0.2 ug/L	86	60-130	121	50-140	0	0-30
477867	Chloroethane	<0.5 ug/L	84	60-130	125	50-140	0	0-30
477867	Chloroform	<0.5 ug/L	83	60-130	118	50-140	0	0-30
477867	Dibromochloromethane	<0.3 ug/L	78	60-130	104	50-140	0	0-30
477867	Dichlorodifluoromethane	<0.5 ug/L	86	60-130	98	50-140	0	0-30
477867	Methylene Chloride	<4.0 ug/L	80	60-130	78	50-140	0	0-30
477867	Ethylbenzene	<0.5 ug/L	80	60-130	120	50-140	0	0-30
477867	Ethylene dibromide	<0.2 ug/L	71	60-130	92	50-140	0	0-30
477867	Hexane (n)	<5 ug/L	87	60-130	120	50-140	0	0-30
477867	Xylene, m/p-	<0.4 ug/L	99	60-130	129	50-140	0	0-30
477867	Methyl Ethyl Ketone	<2 ug/L	97	60-130	111	50-140	0	0-30
477867	Methyl Isobutyl Ketone	<5 ug/L	110	60-130	72	50-140	0	0-30
477867	Methyl tert-Butyl Ether (MTBE)	<2 ug/L	81	60-130	83	50-140	0	0-30
477867	Chlorobenzene	<0.5 ug/L	78	60-130	111	50-140	0	0-30

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Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477867	Xylene, o-	<0.4 ug/L	75	60-130	108	50-140	0	0-30
477867	Styrene	<0.5 ug/L	74	60-130	117	50-140	0	0-30
477867	Dichloroethylene, 1,2-trans-	<0.4 ug/L	80	60-130	115	50-140	0	0-30
477867	Dichloropropene,1,3-trans-	<0.5 ug/L	71	60-130	75	50-140	0	0-30
477867	Tetrachloroethylene	<0.3 ug/L	71	60-130	108	50-140	0	0-30
477867	Toluene	<0.4 ug/L	74	60-130	114	50-140	0	0-30
477867	Trichloroethylene	<0.3 ug/L	76	60-130	93	50-140	0	0-30
477867	Trichlorofluoromethane	<0.5 ug/L	74	60-130	126	50-140	0	0-30
477867	Vinyl Chloride	<0.2 ug/L	86	60-130	109	50-140	0	0-30
477868	PHC's F1	<20 ug/L	99	60-140	102	60-140	0	0-30
477869	Xylene Mixture							
477871	PHC's F2-Napth							
477872	PHC's F1-BTEX							
477873	PHC's F3-PAH							
477876	Dichloropropene,1,3-							
477881	Chlordane, alpha-	<0.006 ug/L	85	50-140		50-140		0-30
477881	Aldrin	<0.006 ug/L	85	50-140		50-140		0-30
477881	Chlordane	<0.018 ug/L						
477881	Dieldrin	<0.006 ug/L	85	50-140		50-140		0-30
477881	Endosulfan	<0.012 ug/L						
477881	Endosulfan I	<0.006 ug/L	85	50-140		50-140		0-30
477881	Endosulfan II	<0.006 ug/L	90	50-140		50-140		0-30
477881	Endrin	<0.006 ug/L	85	50-140		50-140		0-30
477881	Hexachlorocyclohexane Gamma-	<0.006 ug/L	85	50-140		50-140		0-30
477881	Chlordane, gamma-	<0.006 ug/L	90	50-140		50-140		0-30
477881	Heptachlor	<0.006 ug/L	85	50-140		50-140		0-30
477881	Heptachlor Epoxide	<0.006 ug/L	85	50-140		50-140		0-30
477881	Hexachlorobenzene	<0.006 ug/L	90	50-140		50-140		0-30
477881	Hexachlorobutadiene	<0.006 ug/L	95	50-140		50-140		0-30
477881	Hexachloroethane	<0.006 ug/L	105	50-140		50-140		0-30
477881	Methoxychlor	<0.006 ug/L	85	50-140		50-140		0-30
477881	DDD	<0.006 ug/L	90	50-140		50-140		0-30
477881	DDE	<0.006 ug/L	85	50-140		50-140		0-30

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Certificate of Analysis

Client: PLANET Engineering Inc.
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Project: 2501179CE
COC #: 234079

Quality Assurance Summary

Batch No	Analyte	Blank	QC % Rec	QC Limits	Spike % Rec	Spike Limits	Dup % RPD	Duplicate Limits
477881	DDT	<0.006 ug/L	90	50-140		50-140		0-30
477882	Cyanide (CN-)	<5 ug/L	96	75-125	100	80-120	0	0-20

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Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477661	Silver	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Arsenic	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Boron (total)	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Barium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Beryllium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Cadmium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Cobalt	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Chromium Total	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Copper	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Molybdenum	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Nickel	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Lead	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Antimony	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Selenium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Thallium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Uranium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Vanadium	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477661	Zinc	ICAPQ-MS	2025-06-26	2025-06-26	AaN	EPA 200.8
477664	Sodium	ICP-OES	2025-06-26	2025-06-26	Z_S	M SM3120B-3500C
477707	Mercury	CV AA	2025-06-26	2025-06-26	AsA	M SM3112B-3500B
477716	Chloride	IC	2025-06-26	2025-06-27	IP	SM 4110
477773	Conductivity	Auto Titrator	2025-06-27	2025-06-27	AsA	SM2320,2510,4500H/F
477773	pH	Auto Titrator	2025-06-27	2025-06-27	AsA	SM2320,2510,4500H/F
477826	PHC's F2	GC/FID	2025-06-27	2025-06-30	D_T	CCME O.Reg 153/04
477826	PHC's F3	GC/FID	2025-06-27	2025-06-30	D_T	CCME O.Reg 153/04
477826	PHC's F4	GC/FID	2025-06-27	2025-06-30	D_T	CCME O.Reg 153/04
477841	Chromium VI		2025-07-02	2025-07-02	SKH	SM 3500-Cr B
477854	Methlynaphthalene, 1-	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Methlynaphthalene, 2-	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Acenaphthene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Acenaphthylene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Anthracene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270

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Project: 2501179CE
COC #: 234079

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477854	Benz[a]anthracene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Benzo[a]pyrene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Benzo[b]fluoranthene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Benzo[ghi]perylene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Benzo[k]fluoranthene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Chrysene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Dibenz[a h]anthracene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Fluoranthene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Fluorene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Indeno[1 2 3-cd]pyrene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Naphthalene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Phenanthrene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477854	Pyrene	GC-MS	2025-06-26	2025-07-01	Mal	P 8270
477856	1+2-methylnaphthalene	GC-MS	2025-07-02	2025-07-02	Mal	P 8270
477861	Chlordane, alpha-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Aldrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Chlordane	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Dieldrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Endosulfan	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Endosulfan I	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Endosulfan II	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Endrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Hexachlorocyclohexane Gamma-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Chlordane, gamma-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Heptachlor	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Heptachlor Epoxide	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Hexachlorobenzene	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Hexachlorobutadiene	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Hexachloroethane	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	Methoxychlor	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	DDD	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	DDE	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477861	DDT	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B

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Project: 2501179CE
COC #: 234079

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477867	Tetrachloroethane, 1,1,1,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Trichloroethane, 1,1,1-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Tetrachloroethane, 1,1,2,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Trichloroethane, 1,1,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloroethane, 1,1-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloroethylene, 1,1-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichlorobenzene, 1,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloroethane, 1,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloropropane, 1,2-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	1,3,5-trimethylbenzene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichlorobenzene, 1,3-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichlorobenzene, 1,4-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Acetone	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Benzene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Bromodichloromethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Bromoform	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Bromomethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloroethylene, 1,2-cis-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloropropene,1,3-cis-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Carbon Tetrachloride	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Chloroethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Chloroform	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dibromochloromethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichlorodifluoromethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Methylene Chloride	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Ethylbenzene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Ethylene dibromide	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Hexane (n)	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Xylene, m/p-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Methyl Ethyl Ketone	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Methyl Isobutyl Ketone	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Methyl tert-Butyl Ether (MTBE)	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Chlorobenzene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260

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Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477867	Xylene, o-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Styrene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloroethylene, 1,2-trans-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Dichloropropene,1,3-trans-	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Tetrachloroethylene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Toluene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Trichloroethylene	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Trichlorofluoromethane	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477867	Vinyl Chloride	GC-MS	2025-06-29	2025-07-01	AtJ	EPA 8260
477868	PHC's F1	GC/FID	2025-07-02	2025-07-02	AtJ	CCME O.Reg 153/04
477869	Xylene Mixture	GC-MS	2025-07-02	2025-07-02	AtJ	EPA 8260
477871	PHC's F2-Napth	GC/FID	2025-07-02	2025-07-02	D_T	CCME O.Reg 153/04
477872	PHC's F1-BTEX	GC/FID	2025-07-02	2025-07-02	AtJ	CCME O.Reg 153/04
477873	PHC's F3-PAH	GC/FID	2025-07-02	2025-07-02	D_T	CCME O.Reg 153/04
477876	Dichloropropene,1,3-	GC-MS	2025-07-02	2025-07-02	AtJ	EPA 8260
477881	Chlordane, alpha-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Aldrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Chlordane	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Dieldrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Endosulfan	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Endosulfan I	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Endosulfan II	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Endrin	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Hexachlorocyclohexane Gamma-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Chlordane, gamma-	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Heptachlor	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Heptachlor Epoxide	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Hexachlorobenzene	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Hexachlorobutadiene	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Hexachloroethane	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	Methoxychlor	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	DDD	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477881	DDE	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B

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

Certificate of Analysis

Client: PLANET Engineering Inc.
2179 Dunwin Dr
Mississauga, ON
L5L 1X2
Attention: Mr. Aayush Panchal
PO#:
Invoice to: PLANET Engineering Inc.

Report Number: 3017507
Date Submitted: 2025-06-24
Date Reported: 2025-07-02
Project: 2501179CE
COC #: 234079

Test Summary

Batch No	Analyte	Instrument	Prep aration Date	Analysis Date	Analyst	Method
477881	DDT	GC/ECD	2025-06-30	2025-07-02	MI	EPA 8081B
477882	Cyanide (CN-)	Skalar CN Analyzer	2025-07-02	2025-07-02	Z_S	SM4500-CNC/MOE E3015

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

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Project: 2501179CE
COC #: 234079

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.

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

eurofins 234079

STANDARD CHAIN-OF-CUSTODY

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

3017507

CLIENT INFORMATION

Company: Planet Eng. Inc
Contact: Aayush Panchal
Address:
Telephone: Cell:
Email: #1: John.leumetti@planeteng.ca / lab COA@planeteng.ca
Email: #2: aayush.panchal@planeteng.ca
Project: 2501179CE Quote #:

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

Company:
Contact: Email: #1: Invoice@planeteng.ca
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
Table # 1, Coarse / Fine, Surface / subsurface
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 ☐
Type: Com-Ind / Res-Park / Agri / All Other / Sediment (GW)

☐ 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

Field Filtered --> ✓

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	OCP	RN# (Lab Use Only)
BH1	23/6/2025 10:30am - 6:00pm	Ground		✓		✓	✓		✓		✓	1772017
BH10				✓		✓	✓		✓		✓	18
BH6				✓		✓	✓		✓		✓	19
Duplicate				✓		✓	✓		✓		✓	20
Tripblank						✓						21

	PRINT NAME	LOCATION	SIGN	DATE/TIME	TEMP (°C)
Sampled By:	Aayush P.	NY	AP	23/6/2025 7:40pm	
Relinquished By:					
Received By:	Victor Gallant		VG	06/24/25 10:18am	10.1°C
Received By:					

COMMENTS:

FOR INTERNAL LAB USE ONLY

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