SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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PROJECT NO.: SM 260438.ENV September 17, 2026

LOSANI HOMES
430 McNeilly Road, Suite 203
Stoney Creek, Ontario
L8E 5E3

Attention: Daniel Borreli, M.PL.
Planner and Project Coordinator

ENVIRONMENTAL SOIL SAMPLING
PROPOSED RESIDENTIAL DEVELOPMENT
206 & 210 MAIN STREET EAST
GRIMSBY, ONTARIO

Dear Mr. Borreli,

Further to your authorisation, SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] have completed our soil characterisation program for the above noted project site. Our formal comments with respect to the off-site disposal/re-use of surplus soils on an off-site property are summarised herein.

BACKGROUND

We understand that the project will involve the construction of new single-family dwellings on the existing vacant lots at 206 & 210 Main Street West located in Grimsby, Ontario.

Our office has previously conducted a Phase One Environmental Site Assessment [ESA] for the above noted property, SM 260438-E dated September 15, 2026. The conclusions of the Phase One ESA are noted as follows:

> *Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time.*
>
> *Notwithstanding the above, it is noted that if future redevelopment plans of the Phase One Property include a scenario that requires the filing of an RSC or depending on the risk tolerance of the property owner or potential purchaser, some additional level of intrusive soil sampling and laboratory analytical testing will be required to address the following items:*

- *Information extrapolated from available aerial photographs and topographic maps revealed the Phase One Property was historically utilised as orchard lands prior to 1907 until circa 1971.*

Although the requirement of an RSC would mandate some level of intrusive soil sampling, it is noted that the PCA noted above is not considered a significant environmental concern to the property provided:

- *The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use, and;*
- *An RSC is not required for the Phase One Property.*

Further to the above, it is recommended that background soil sampling and laboratory analytical testing of the topsoil and the near surface soils be undertaken prior to any proposed future construction. This will provide background environmental characteristics of the topsoil and near surface soil to assess available off-site re-use options. It is also noted that topsoil exhibiting elevated levels of select Organochlorine Pesticides [OCs], the contaminants of concern typically associated with agricultural lands, can readily be managed/re-used on the Phase One Property during the development of the property and/or readily re-used as topsoil on an off-site property under the beneficial use concept; pending the requirement of an RSC on the subject re-use property.

Based on the proposed plan to undertake residential development of the subject sites, this does not represent a change in land use to a more sensitive case, and as such an RSC filing is not required under Regulation 153/04.

While there is no RSC requirement for the site, any environmental sampling of topsoil with respect to potential residual pesticide would be on a due diligence basis, or for management of excess soil under Regulation 406/19. However, based on comments and discussion with Region of Niagara staff, the Region requested that sampling be undertaken to further assess this item.

The purpose of this environmental soil sampling and soil characterisation testing is to assess the environmental characteristics of the topsoil and near surface soils and provide our comments on the potential for residual pesticide impact on the project site, and reuse of the on-site soils, in accordance with Ontario Regulation 153/04, as well as off-site reuse of excess soil under Ontario Regulation 406/19.

SAMPLING AND ANALYSIS PLAN

Based on the above, considering the former land use of the subject site as 'orchard lands', the appropriate scope of testing would include Metals and Organochlorine Pesticides [OCs]. Based on the Phase One ESA the site would be considered as 'low risk', and so it is not required for the site to file a Site Registry Notice under Regulation 406/19, and by extension meet the strict sampling and reporting requirements of the regulation. As such, it is our opinion that four [4] samples taken from hand-dug test pits across the property, subjected to background analytical testing for the parameters outlined above, is sufficient to characterise the soils for the purpose of assessing potential residual impact from prior usage of pesticides.

SITE VISIT AND SOIL SAMPLING

A representative of SOIL-MAT ENGINEERS visited the site on September 9, 2026, and recovered a total of four [4] samples from the locations illustrated in the attached Drawing No. 1, Sample Location Plan. The samples were recovered from shallow hand dug test pits between a depth of approximately 0 to 0.3 metres, and were examined in the field for visual and olfactory evidence of potential impacts such as unusual staining and/or odours, etc. The soil samples were sealed in pre-cleaned wide mouth, glass sample jars and/or vials pre-charged with methanol preservative as supplied by the laboratory. The samples were stored and transported in a cooler and kept under ice packs to minimise potential volatilisation of select parameters consisting of Metals and OCs. New disposable sampling gloves were used for the collection of each soil sample with care given to not make contact with the previous samples and gloves.

LABORATORY ANALYTICAL TESTING

The four [4] soil samples secured from the Site were submitted to AGAT Laboratories [AGAT], [an accredited Canadian Environmental Laboratory] for bulk laboratory analytical testing for the parameters outlined above, summarised as follows:

SUMMARY OF SAMPLE ANALYSES

Sample ID	Depth (m)	Material	Metals	OCs
S1 [N:4782480 E:618979]	0.1 – 0.3	Silty Sand	✓	✓
S2 [N:4782470 E:618960]	0.1 – 0.3	Silty Sand	✓	✓

Sample ID	Depth (m)	Material	Metals	OCs
S3 [N:4782507 E:618907]	0.1 – 0.3	Silty Sand	✓	✓
S4 [N:4782489 E:618918]	0.1 – 0.3	Silty Sand	✓	✓

✓= Indicates which parameters were tested.

The laboratory analytical test results received in our Office were compared with the applicable Excess Soil Quality Standards under Ontario Regulation 406/19: On-Site and Excess Soil Management, outlined as follows:

- **ONTARIO REGULATION 153/04 – TABLE 1**: Full Depth Background Site Condition Standards for Agricultural [AG] and Residential/Parkland/Institutional and Industrial/Commercial/Community [RPI/ICC] land use.
- **ONTARIO REGULATION 153/04 – TABLE 2**: Full Depth Excess Soil Quality Standards for Agricultural [AG], Residential/Parkland/Institutional [RPI] and Industrial/Commercial/ Community [ICC] land use in a potable groundwater condition.
- **ONTARIO REGULATION 153/04 – TABLE 3**: Full Depth Excess Soil Quality Standards Residential/Parkland/Institutional [RPI] and Industrial/Commercial/Community [ICC] land use in a non-potable groundwater condition.
- **ONTARIO REGULATION 406/19 – TABLE 1**: Full Depth Background Site Condition Standards for Agricultural [AG] and Residential/Parkland/Institutional and Industrial/Commercial/Community [RPI/ICC] land use.
- **ONTARIO REGULATION 406/19 – TABLE 2.1**: Full Depth Excess Soil Quality Standards for Agricultural [AG], Residential/Parkland/Institutional [RPI] and Industrial/Commercial/ Community [ICC] land use in a potable groundwater condition.
- **ONTARIO REGULATION 406/19 – TABLE 3.1**: Full Depth Excess Soil Quality Standards Residential/Parkland/Institutional [RPI] and Industrial/Commercial/Community [ICC] land use in a non-potable groundwater condition.

The results of this laboratory testing are presented in the attached AGAT Certificate of Analysis [AGAT Work Order Number 26T478456].

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

1. The submitted samples were reported to be within the Table 1 and 2 [AG] Standards for the parameters tested, with the exception of DDE in S1 and S3 and DDT (Total) in S3.
2. The submitted samples were reported to meet Table 1 [RPI/ICC] Standards for the parameters tested, with the exception of DDE in S1 and S3.

3. The submitted samples were reported to be within the Table 2, 2.1 3 and 3.1 [RPI] Standards for the parameters tested, with the exception of DDE in S1 and S3.
4. The submitted samples were reported to meet Table 2, 2.1, 3 and 3.1 [ICC] Standards for the parameters tested.
5. There was no obvious notable visual or olfactory evidence of a potential petroleum hydrocarbon impact observed at the time of the sampling events.
6. The soil sample(s) secured for laboratory analytical testing are believed to be representative of the soil condition at the sample locations only. This office should be contacted to reassess the environmental characteristics of the soil if any unusual staining or odours are observed during future construction activities.

The results of this analytical testing have been summarised as follows:

SUMMARY OF ANALYTICAL RESULTS

Sample	Table 1		Table 2 and 2.1			Table 3 and 3.1	
	AG	RP/ICC	AG	RPI	ICC	RPI	ICC
S1	DDE	DDE	DDE	DDE	✓	DDE	✓
S2	✓	✓	✓	✓	✓	✓	✓
S3	DDE, DDT	DDE	DDE, DDT	DDE	✓	DDE	✓
S4	✓	✓	✓	✓	✓	✓	✓

✓- Denotes the sample meets the standard for the respective table for the parameters tested.

ENVIRONMENTAL CONSIDERATIONS

As noted above, the sampled material was reported to contain elevated concentrations of organochlorine pesticides [OCs], specifically DDE and DDT, which are commonly associated with historical agricultural and orchard activities. While exceedances of the applicable AG and RPI Standards were identified in samples S1 and S3, all submitted samples were reported to meet the applicable ICC Standards.

The identified OC impacts do not preclude the continued on-site retention and reuse of the existing soils. Where excess soil is generated, off-site reuse may be appropriate at receiving sites where the applicable soil quality standards permit the reported concentrations, subject to review and acceptance by the receiving-site owner and

Qualified Person [QP]. Any off-site soil reuse should be assessed in accordance with the applicable regulatory requirements and soil quality standards.

GENERAL COMMENTS

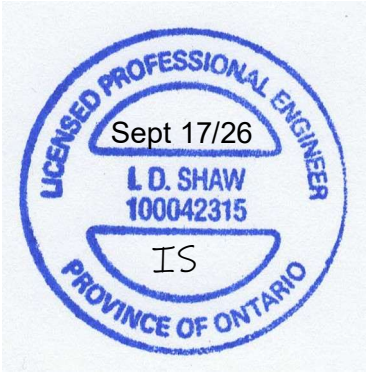
The material in this letter reflects SOIL-MAT ENGINEERS' best judgement in light of the information available at the time of preparation. The subsurface descriptions are intended to describe conditions at the borehole locations only. Any use which a third party makes of this report, or any reliance on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

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

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

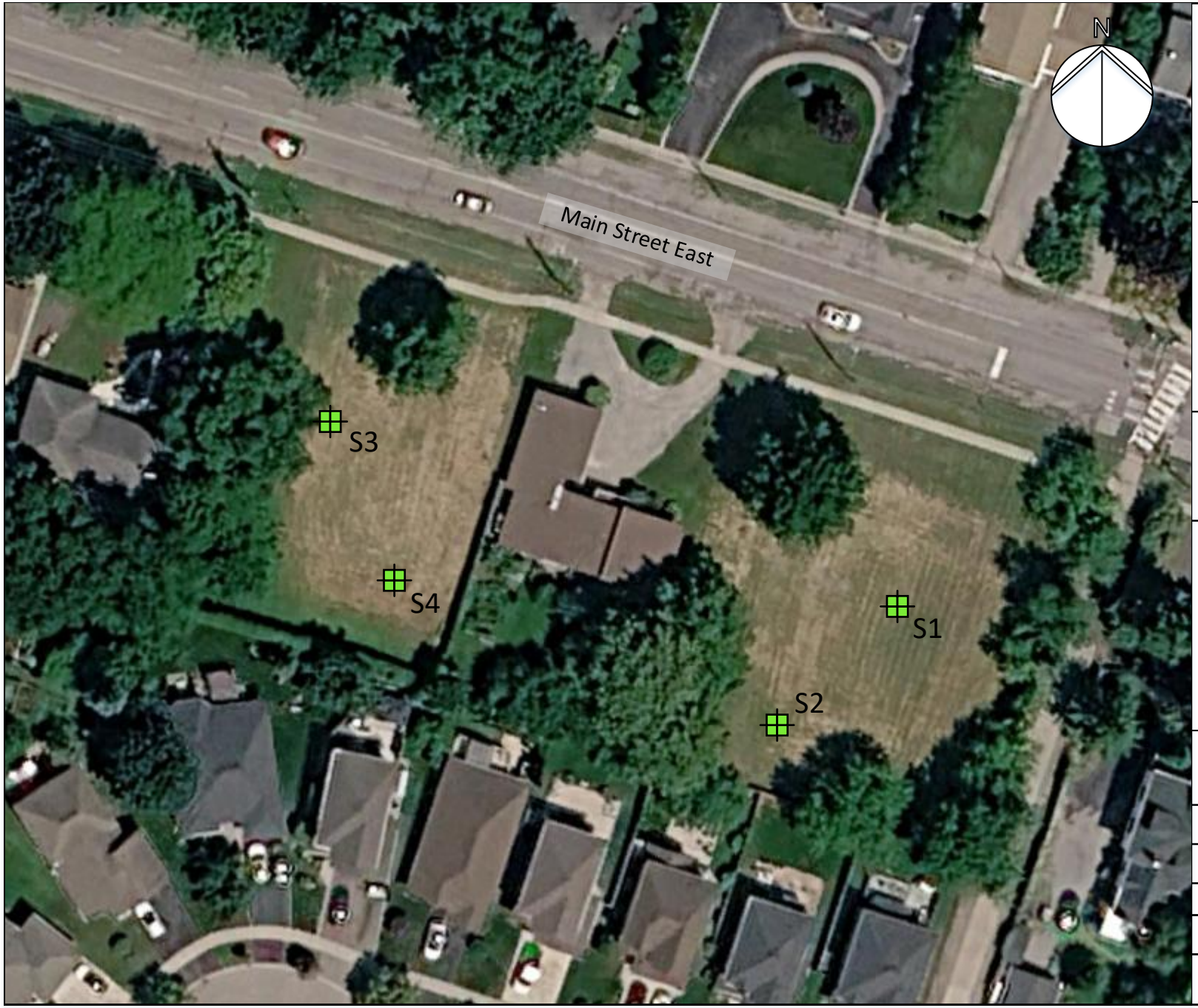
Lianne Crawford, E.T.
Environmental Technician

Ian Shaw, P. Eng., QP_{ESA}
Senior Engineer



Enclosures: Drawing No. 1, Test Pit Location Plan [1 page]
AGAT Certificate of Analysis 26T478456

Distribution: LOSANI HOMES. [pdf]



LEGEND

S# Environmental Sample Location

NOTES

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No. SM 260438.ENV

2. Sample locations are approximate.

SOIL-MAT

ENGINEERS & CONSULTANTS LTD.

Environmental Soil Sampling
206 & 210 Main Street East
Grimsby, Ontario

Sample Location Plan

Project No. SM 260438.ENV

Date: September 2026

Drawn: LC

Checked: KG

Drawing No. 1

AGAT Laboratories

5835 COOPERS AVENUE
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CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
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(905) 318-7440

ATTENTION TO: Lianne Crawford

PROJECT: 260438

AGAT WORK ORDER: 26T478456

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Sep 15, 2026

PAGES (INCLUDING COVER): 11

VERSION*: 1

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

Notes

Disclaimer:

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

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

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Certificate of Analysis

AGAT WORK ORDER: 26T478456

PROJECT: 260438

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

DATE RECEIVED: 2026-09-09 **DATE REPORTED: 2026-09-15**

		SAMPLE DESCRIPTION:		S1	S2	S3	S4
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2026-09-09	2026-09-09	2026-09-09	2026-09-09
Parameter	Unit	G / S	RDL	8125836	8125839	8125840	8125841
Antimony	µg/g	1.3	0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	18	1	7	8	10	8
Barium	µg/g	220	2.0	44.4	72.9	33.5	34.3
Beryllium	µg/g	2.5	0.5	<0.5	0.6	<0.5	<0.5
Boron	µg/g	36	5	5	11	<5	5
Cadmium	µg/g	1.2	0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	70	5	11	15	10	11
Cobalt	µg/g	21	0.8	5.2	8.2	4.4	5.4
Copper	µg/g	92	1.0	22.6	23.8	11.5	16.1
Lead	µg/g	120	1	28	28	30	28
Molybdenum	µg/g	2	0.5	<0.5	0.7	<0.5	<0.5
Nickel	µg/g	82	1	10	17	8	10
Selenium	µg/g	1.5	0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	2.5	0.50	<0.50	0.52	<0.50	<0.50
Vanadium	µg/g	86	2.0	20.8	24.3	18.1	21.4
Zinc	µg/g	290	5	54	93	44	89

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T1 S RPI/ICC
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 26T478456

PROJECT: 260438

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

DATE RECEIVED: 2026-09-09

DATE REPORTED: 2026-09-15

		SAMPLE DESCRIPTION:		S1	S2	S3	S4
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2026-09-09	2026-09-09	2026-09-09	2026-09-09
Parameter	**Unit**	**G / S**	**RDL**	**8125836**	**8125839**	**8125840**	**8125841**
Hexachloroethane	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005
Gamma-Hexachlorocyclohexane	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005
Aldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005
Heptachlor Epoxide	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan I	µg/g		0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan II	µg/g		0.005	<0.005	<0.005	<0.005	<0.005
Endosulfan	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005
Alpha-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005
gamma-Chlordane	µg/g		0.005	<0.005	<0.005	<0.005	<0.005
Chlordane	µg/g	0.05	0.007	<0.007	<0.007	<0.007	<0.007
op'-DDE	ug/g		0.005	<0.005	<0.005	<0.005	<0.005
pp'-DDE	µg/g		0.005	0.363	0.035	0.517	0.018
DDE	µg/g	0.05	0.007	**0.363**	0.035	**0.517**	0.018
op'-DDD	µg/g		0.005	<0.005	<0.005	0.008	<0.005
pp'-DDD	µg/g		0.005	0.010	<0.005	0.022	<0.005
DDD	µg/g	0.05	0.007	0.010	<0.007	0.030	<0.007
op'-DDT	µg/g		0.005	0.010	<0.005	0.039	<0.005
pp'-DDT	µg/g		0.005	0.048	0.006	0.080	<0.005
DDT (Total)	µg/g	1.4	0.007	0.058	<0.007	0.119	<0.007
Dieldrin	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005
Endrin	µg/g	0.04	0.005	<0.005	<0.005	<0.005	<0.005
Methoxychlor	µg/g	0.05	0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobenzene	µg/g	0.01	0.005	<0.005	<0.005	<0.005	<0.005
Hexachlorobutadiene	µg/g	0.01	0.01	<0.01	<0.01	<0.01	<0.01
Moisture Content	%		0.1	15.9	14.1	12.3	11.8
wet weight OC	g		0.01	10.60	10.24	10.37	10.42
Surrogate	**Unit**	**Acceptable Limits**					
TCMX	%	50-140		92	99	87	103
Decachlorobiphenyl	%	50-140		90	113	93	105

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 26T478456

PROJECT: 260438

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

DATE RECEIVED: 2026-09-09

DATE REPORTED: 2026-09-15

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T1 S RPI/ICC
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

8125836-8125841 Results are based on the dry weight of the soil.
DDT total is a calculated parameter. The calculated value is the sum of op'DDT and pp'DDT.
DDD total is a calculated parameter. The calculated value is the sum of op'DDD and pp'DDD.
DDE total is a calculated parameter. The calculated value is the sum of op'DDE and pp'DDE.
Endosulfan total is a calculated parameter. The calculated value is the sum of Endosulfan I and Endosulfan II.
Chlordane total is a calculated parameter. The calculated value is the sum of Alpha-Chlordane and Gamma-Chlordane.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Results relate only to the items tested. Results apply to samples as received.

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Exceedance Summary

AGAT WORK ORDER: 26T478456

PROJECT: 260438

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Lianne Crawford

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
8125836	S1	ON T1 S RPI/ICC	O. Reg. 153(511) - OC Pesticides (Soil)	DDE	µg/g	0.05	0.363
8125840	S3	ON T1 S RPI/ICC	O. Reg. 153(511) - OC Pesticides (Soil)	DDE	µg/g	0.05	0.517

Results relate only to the items tested. Results apply to samples as received.

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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 26T478456

PROJECT: 260438

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

Soil Analysis

RPT Date: Sep 15, 2026			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)															
Antimony	8125996		<0.8	<0.8	NA	< 0.8	100%	70%	130%	100%	80%	120%	79%	70%	130%
Arsenic	8125996		2	2	NA	< 1	127%	70%	130%	98%	80%	120%	101%	70%	130%
Barium	8125996		81.8	81.2	0.7%	< 2.0	99%	70%	130%	95%	80%	120%	87%	70%	130%
Beryllium	8125996		0.5	0.5	NA	< 0.5	111%	70%	130%	103%	80%	120%	105%	70%	130%
Boron	8125996		6	6	NA	< 5	86%	70%	130%	101%	80%	120%	94%	70%	130%
Cadmium	8125996		<0.5	<0.5	NA	< 0.5	96%	70%	130%	99%	80%	120%	98%	70%	130%
Chromium	8125996		19	19	NA	< 5	105%	70%	130%	97%	80%	120%	97%	70%	130%
Cobalt	8125996		6.1	6.0	1.7%	< 0.8	97%	70%	130%	95%	80%	120%	94%	70%	130%
Copper	8125996		10.8	11.0	1.8%	< 1.0	95%	70%	130%	97%	80%	120%	91%	70%	130%
Lead	8125996		9	9	0.0%	< 1	101%	70%	130%	94%	80%	120%	90%	70%	130%
Molybdenum	8125996		<0.5	<0.5	NA	< 0.5	104%	70%	130%	101%	80%	120%	101%	70%	130%
Nickel	8125996		12	12	0.0%	< 1	97%	70%	130%	97%	80%	120%	95%	70%	130%
Selenium	8125996		<0.8	<0.8	NA	< 0.8	102%	70%	130%	104%	80%	120%	103%	70%	130%
Silver	8125996		<0.5	<0.5	NA	< 0.5	97%	70%	130%	98%	80%	120%	91%	70%	130%
Thallium	8125996		<0.5	<0.5	NA	< 0.5	102%	70%	130%	106%	80%	120%	101%	70%	130%
Uranium	8125996		0.60	0.57	NA	< 0.50	99%	70%	130%	95%	80%	120%	92%	70%	130%
Vanadium	8125996		30.9	30.7	0.6%	< 2.0	101%	70%	130%	95%	80%	120%	112%	70%	130%
Zinc	8125996		46	46	0.0%	< 5	108%	70%	130%	104%	80%	120%	98%	70%	130%

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

Certified By:



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Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 26T478456

PROJECT: 260438

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

Trace Organics Analysis

RPT Date: Sep 15, 2026			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - OC Pesticides (Soil)															
Hexachloroethane	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	85%	50%	140%	87%	50%	140%	94%	50%	140%
Gamma-Hexachlorocyclohexane	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	81%	50%	140%	84%	50%	140%
Heptachlor	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	86%	50%	140%	81%	50%	140%	82%	50%	140%
Aldrin	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	101%	50%	140%	94%	50%	140%	91%	50%	140%
Heptachlor Epoxide	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	95%	50%	140%	80%	50%	140%	80%	50%	140%
Endosulfan I	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	100%	50%	140%	82%	50%	140%	90%	50%	140%
Endosulfan II	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	88%	50%	140%	95%	50%	140%	84%	50%	140%
Alpha-Chlordane	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	95%	50%	140%	87%	50%	140%	84%	50%	140%
gamma-Chlordane	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	95%	50%	140%	95%	50%	140%	84%	50%	140%
op'-DDE	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	97%	50%	140%	84%	50%	140%	82%	50%	140%
pp'-DDE	8125836	8125836	0.363	0.383	5.4%	< 0.005	84%	50%	140%	80%	50%	140%	111%	50%	140%
op'-DDD	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	103%	50%	140%	86%	50%	140%	84%	50%	140%
pp'-DDD	8125836	8125836	0.010	0.012	NA	< 0.005	85%	50%	140%	84%	50%	140%	94%	50%	140%
op'-DDT	8125836	8125836	0.010	0.013	NA	< 0.005	96%	50%	140%	84%	50%	140%	84%	50%	140%
pp'-DDT	8125836	8125836	0.048	0.060	22.2%	< 0.005	93%	50%	140%	85%	50%	140%	86%	50%	140%
Dieldrin	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	87%	50%	140%	83%	50%	140%	91%	50%	140%
Endrin	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	80%	50%	140%	80%	50%	140%	81%	50%	140%
Methoxychlor	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	80%	50%	140%	110%	50%	140%	84%	50%	140%
Hexachlorobenzene	8125836	8125836	< 0.005	< 0.005	NA	< 0.005	104%	50%	140%	95%	50%	140%	91%	50%	140%
Hexachlorobutadiene	8125836	8125836	< 0.01	< 0.01	NA	< 0.01	114%	50%	140%	91%	50%	140%	84%	50%	140%

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

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 26T478456

PROJECT: 260438

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

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AGAT WORK ORDER: 26T478456

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ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

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Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 26T478456

PROJECT: 260438

ATTENTION TO: Lianne Crawford

SAMPLING SITE:206 & 210 Main St. E., Grimsby

SAMPLED BY:Lianne

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

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AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue, Mississauga, Ontario L4Z 1Y2
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5623 McAdam Road, Mississauga, ON L4Z 1N9
1686 Woodward Drive, Ottawa, ON, K2C 3R8
webearth.agatlabs.com

Laboratory Use Only
Work Order #: 26T478456
Cooler Quantity: 1M.
Arrival Temperatures (°C): 4.3 | 4.6 | 4.5
Depot Temperatures (°C): | |
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: Ice pack.

Chain of Custody Record

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

Report Information:
Company: SOIL-MAT
Contact: Lianne Crawford
Address: 401 Grays Road Hamilton
Phone: Fax:
Reports to be sent to:
1. Email: lianne
2. Email: Peter

Regulatory Requirements:
(Please check all applicable boxes)

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

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

☐ Regulation 558
☐ CCME

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

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

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

Turnaround Time (TAT) Required:
Regular TAT ☒ 5 to 7 Business Days
Rush TAT (Rush Surcharges Apply)
☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day
OR Date Required (Rush Surcharges May Apply):
Please provide prior notification for rush TAT
**TAT is exclusive of weekends and statutory holidays*
For 'Same Day' analysis, please contact your AGAT CSR

Project Information:
Project: 260438
Site Location: 206 & 210 Main St. E., Grimsby
Sampled By: Lianne
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:
Bill To Same: Yes ☐ No ☐
Company:
Contact:
Address:
Email:

Legal Sample ☐

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC (Y/N)	O. Reg 153: Metals & Inorganics	Metals - ☐ CrVI ☐ Hg ☐ HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: ☐ Aroclors	O. Reg 406: Regulation 406 Characterization Package	☐ pH ☐ Metals ☐ BTEX ☐ F1-F4	☐ EC ☐ SAR	Regulation 406 SPLP Rainwater Leach	mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP:	TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	PFAS	Metals (including hydride)	OCs.				Potentially Hazardous or High Concentration (Y/N)
1. S1	9/9/26	am PM	2	S																		X	X				
2. S2	↓	↓	↓	↓																		X	X				
3. S3																						X	X				
4. S4																						X	X				
5.																											
6.																											
7.																											
8.																											
9.																											
10.																											
11.																											

Samples Relinquished By (Print Name and Sign):	Date	Time	Samples Received By (Print Name and Sign):	Date	Time
			Adair Jane Ryan	09/09/26	4:05pm.

Page _____ of _____

Nº: T 182258

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

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