Phase Two Environmental Site Assessment
547 King Street, Port Colborne, ON

Project Location:
547 King Street
Port Colborne, ON
L3K 4H5

Prepared For:
1000395289 Ontario Inc.
13 Carlton Street South
Thorold, ON
L2V 1Z5

NIAGARA SOILS SOLUTIONS LTD.

Prepared By:
Niagara Soils Solutions Ltd.
3300 Merrittville Highway, Unit 4
Thorold, ON
L2V 4Y6

Date: December 9, 2025
NSSL File No.: NS25101-02

EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. (NSSL) was retained by 1000395289 Ontario Inc. to conduct a Phase Two Environmental Site Assessment (ESA) of the property located on the east side of King Street with the municipal address of 547 King Street, Port Colborne, ON (herein referred to as the "Phase Two property" or the "Site"). It is understood that the Phase Two ESA is being requested to support an update to Municipal Property Assessment Corporation's (MPAC) documented classification of property use. A Phase One ESA, completed by NSSL in September 2025, identified twenty (20) potentially contaminating activities (PCA) in the study area, resulting in two on-site areas of potential environmental concern (APEC) to the Site's soil. The on-site PCAs were related to the importation of fill material of unknown quality, and an adjacent historic coal storage pile. All work will be completed in accordance with Ontario Regulation (O. Reg) 153/04 (as amended) standards.

The summary of NSSL's findings are documented as follows:

- Twelve hand augers were advanced at the Site to a maximum depth of 1.6 metres below ground surface within the subsurface fill, reworked and native materials.
- Thirteen additional test pits were excavated throughout the Site to a maximum depth of 1.5 metres below ground surface.
- Contaminants of concern included Metals, Hydride-forming Metals, Petroleum Hydrocarbons (F1 to F4), Benzene, Toluene, Ethylbenzene, Xylene, Polycyclic Aromatic Hydrocarbons and Volatile Organic Compounds.
- Soil exceedances were identified at sixteen sample locations for Metals and/or PAHs exceeding the applicable criteria.

Niagara Soils Solutions Ltd. therefore concludes that the Phase Two ESA has identified exceedances of the applicable Table 3 Non-Potable Groundwater Condition Standards for Residential/Parkland/Institutional land use for coarse-grained soils at multiple locations across the Site. As such, the Site does not currently meet the standards outlined in O. Reg. 153/04 (as amended) for the intended property classification. Targeted excavation and off-site disposal of the impacted soils, followed by confirmatory verification sampling and laboratory analysis, is recommended to achieve compliance with the applicable criteria and support the intended update to land use documentation.

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ACRONYMS AND ABBREVIATIONS

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

1.0 INTRODUCTION

Niagara Soils Solutions Ltd. (NSSL) was retained by 1000395289 Ontario Inc. to conduct a Phase Two Environmental Site Assessment (ESA) of the property located on the east side of King Street with the municipal address of 547 King Street, Port Colborne, ON (herein referred to as the "Phase Two property" or the "Site"). It is understood that the Phase Two ESA is being requested to support an update to Municipal Property Assessment Corporation's (MPAC) documented classification of property use. All work will be completed in accordance with Ontario Regulation (O. Reg) 153/04 (as amended) standards. The Site location is shown in Figure 1. Authorization to proceed with the Phase Two ESA was received from Mr. Drew Toth. The contact information for Drew Toth is:

1000395289 Ontario Inc.
13 Carlton Street South
Thorold, ON
L2V 1Z5

A Phase One ESA, completed by NSSL in September 2025, identified twenty (20) potentially contaminating activities (PCA) in the study area, resulting in two on-site areas of potential environmental concern (APEC) to the Site's soil. The on-site PCAs were related to the importation of fill material of unknown quality, and an adjacent historic coal storage pile.

1.1 Site Description

The Phase Two ESA covers an area of approximately 0.8 hectares supporting a single two-storey residential dwelling. A shared laneway, for rear access, is along the southern border of the Site. The building is typical of a prosperous residential brick façade dwelling of the early 1900's era. From the mid 2000s, there is evidence (Google Maps – Street View (2007/09/12)) that commercial activity occurred on the Site, under the name of: "English Roots, Hair Design". During the Site visit, it was evident that the house had recently been used for multi-residential purposes but was vacant at the time. The 1921 aerial photo reflects the building prior to any additions, which is estimated to have occurred sometime during the 1950s. The property is situated on the east side of King Street with vacant land adjacent to both the south and east. The Welland Canal is approximately 71 m to the east. According to Niagara Navigator, the Phase Two property is classified as "Retail use converted from house" with a tax roll number of 271103002905500 and supporting an estimated building footprint of approximately 219 m^2. The closest major intersection is King Street and Killaly Street West, located approximately 106 m to the south. Surrounding land uses include residential, community and commercial.

1.2 Property Ownership

The current owner of the subject property is recorded as Sandor Drew Toth.

1.3 Current and Proposed Future Uses

The Site is currently described as residential land use with a single dwelling. No proposed change in land use will occur.

1.4 Applicable Site Condition Standards

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

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

Property Use	The proposed future land use is residential; therefore, the SCS for Residential/ Parkland/Institutional (R/P/I) land use was applied.
Grain Size	Soil grain size analyses for one of the three selected samples indicated coarse texture based on 67.4 % retained on 75 µm sieve. Therefore, coarse criteria was utilized in the assessment
Groundwater Use & Non-Potable Standard Justification	A review of the MECP well records database, municipal water servicing information, historical air photos, field observations, and available background documents was completed for the Study Area (250 m radius). No wells used or intended for use as a source of water for human consumption or agriculture were identified on the property or on any properties within the Study Area. Accordingly, the conditions in Subsection 35(2), paragraph 3(ii) are satisfied, and the application of non-potable groundwater Site Condition Standards does not require municipal consent.
Within 30 m of a Waterbody	The Site does not include all or part of a water body, it is not adjacent to a water body, and it does not include land within 30 m of a water body. As such, Site Condition Standards for use within 30 m of a water body were not applied.
Depth to Bedrock	Based on the hand auger activities, there is more than 2.0 m of soil between the ground surface and the top of the bedrock surface at the Site. Therefore, shallow groundwater soil criteria are not applicable.
pH	The pH levels across the Site were noted as above 5 and below 9.
Environmentally Sensitive Area & Area of Natural Significance	The Phase Two Property is not classified as an Area of Natural Significance under O. Reg. 153/04 as amended, as the Phase Two Property does not include land or is within 30 m of land that would be classified as an Environmentally Sensitive Area

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

2.0 BACKGROUND INFORMATION

2.1 Physical Setting

A review of the Ministry of Northern Development and Mines, Geology Ontario Spatial Search tool as well as "Quaternary Geology of Southern Ontario", Map 2496 and Map 2544, showing the "Bedrock Geology of Southern Ontario", indicated that the native overburden is Glaciolacustrine deposits: silt and clay, minor sand; basin and quiet water deposits underlain by limestone, dolostone, shale, sandstone, gypsum, salt, which belongs to the Middle Devonian. Depth to unconfined groundwater ranges between 2.4 to 3.0 meters below ground surface (mbgs), and the confined aquifer is approximately 3.6 mbgs, based on a review of local well records. The estimated depth to bedrock based on the surface and bedrock elevation is approximately 3.0 mbgs.

The Phase Two property land cover is characterized as a mix of a gravel-based shared driveway along the south boundary, which veers north just beyond the house footprint and ends at the northern property line while the remaining area of the Site is manicured vegetation. As the majority of the Site's surface is permeable, limited overland flow would be directed eastwards. Any accumulation of surface water would be directed towards the catch basins located on King Street. The Site overall was noted to be relatively flat. The inferred groundwater flow direction in the study area is to the east, based on a review of the elevations and hydrogeology of the area.

3.0 SCOPE OF INVESTIGATION

3.1 Overview of Site Investigation

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

- Underground service utility locates were completed using Ontario One Call and a private locating service, Ontario Utility Locates.
- Twelve hand augers were advanced at the Site to a maximum depth of 1.6 mbgs within the subsurface fill, reworked and native materials on-site. Following initial results t
- Thirteen test pits were excavated throughout the remainder of the Site to a maximum depth of 1.50 mbgs.
- Target contaminants of potential concern (COPCs) for the soil included Metals, Hydride-forming Metals (As, Sb, Se), Petroleum Hydrocarbons (PHCs) (F1-F4), Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs) and Volatile Organic Compounds (VOCs).
- Groundwater was not assessed based on the identified PCAs and APECs.

3.2 Media Investigated

Soil media was investigated as part of this Phase Two ESA.

3.3 Deviation from Sampling and Analysis Plan

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

3.4 Impediments

No impediments were encountered during the Site activities.

4.0 INVESTIGATION METHOD

4.1 Phase Two ESA General Overview

The investigation was carried out in accordance with the SAP and NSSL's Standard Operating Procedures (SOPs). Twelve hand augers and 13 test pits were advanced across the Site. Hand augers and test pits were dug to a maximum depth of 1.6 mbgs and terminated in native soils.

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

4.2 Utility Clearance

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

4.3 Hand Auger & Excavation Activities

Twelve hand augers, identified as HA1 to HA12, were advanced across the Site on September 12th and October 16th, 2025, by an NSSL field technician. The maximum depth for the hand auger samples was 1.6 mbgs. Thirteen test pits, identified as (TP1 to TP13) were excavated on November 25th, 2025 following initial reported results. The approximate locations of all field activities conducted are depicted on Figures 5, 6 and 7.

4.4 Soil Sampling

Twenty-four soil samples were collected from hand augers HA1 to HA12, and 26 samples were collected from the test pits. Recovered soil samples were immediately logged for soil type, moisture, colour, texture, and visual evidence of impacts, if any. The samples were then stored for potential laboratory analyses and placed in clean coolers with ice. Following field screening measurements, the selected samples were transported and submitted to AGAT Laboratories and Paracel Laboratories, according to appropriate Chain of Custody (COC) protocols for chemical analyses.

4.5 Soil: Field Screening Measurements

All soil samples were screened for combustible gases using an RKI Instrument, Eagle Portable Multi-gas detector (with Methane Elimination switch), operated in the methane elimination mode. The monitor has a range of 0 to 50,000 parts per million (ppm) and an accuracy of ±5%. The monitor was calibrated to hexane standards prior to field screening for both ppm and Lower Explosive Limit (LEL) in accordance with the calibration products outlined in the instruction manual for the instrument. The instrument is regularly

calibrated and tuned by the supplier, Pine Environmental. Each soil sample corresponding to a specific spoon depth was bagged for soil vapour analysis. Headspace vapour screening was conducted for all retrieved soil samples, and all were non-detectable. Detailed results for each sample are depicted on the hand auger and test pit logs located in Appendix A.

4.6 Analytical Testing

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

4.7 Residue Management Procedures

The augured holes and test pits were reinstated following sampling activities.

4.8 Quality Assurance and Quality Control Measures

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

5.0 REVIEW AND EVALUATION

5.1 Geology

A thick layer of compact granular material was noted within the eastern driveway area. A thin layer of topsoil was observed in most of the other sample locations throughout the Site. A thick layer of concrete, underlain by compact granular and loose sand material, was observed in the test pits located within the concrete pad (TP11, TP12 and TP13). The hand auger and test pit samples throughout the entire Site were found to contain an initial thin traversing to a thicker layer of fill material, with depth, averaging between0.40 - 0.70 mbgs. The reworked material was composed of silty clay/clayey silt with traces of organic roots and gravel, similar to the underlying native material. The native layer was noted to be a mix of brown silty clay/clayey silt, with traces of gravel and observed to be soft to firm with increasing depth

5.2 Soil Texture

Grain size analysis was performed by NTIL on select soil samples, with the results indicating 32.6% (HA5-1), 82.8% (HA10-2) and 54.9% (HA12-1) of the soil matrices passed through the No. 200 sieve (Table 2), resulting in coarse-grained soil. Coarse-textured soil is defined as soil that contains less than 50 percent by mass of particles that are 75 micrometers (µm) or smaller in mean diameter. The reported results are summarized in Appendix C and Table 2 below.

Table 2: Results of Grain Size Analysis

Sample ID	Sample #	Soil Sample Depth (mbgs)	Soil Type	Percent Passing 75 µm (No. 200) Sieve
HA5	1	0 – 0.70	Fill Material	32.6% - Coarse
HA10	2	0.60 – 0.70	Native Material	82.8% - Fine/Medium
HA12	1	0 – 0.70	Fill to Reworked Material	54.9% - Fine/Medium

5.3 Soil Quality

Soil sampling was conducted on September 12th and October 16th, 2025. A total of 24 representative soil samples were obtained from the fill, reworked, and native materials. Sixteens elect soil samples were submitted to AGAT and Paracel for analysis of Metals, As, Sb, Se, PHCs, BTEX, PAHs, VOCs, and pH. The reported soil laboratory results did not meet Table 3 Non-Potable Groundwater Condition Standards for R/P/I land use for coarse-grained soil criteria. Based upon the initial HA results test pits were advanced throughout the site for confirmation of soil quality against Metals by ICP and PAHs with the addition of PHC/BTEX for the test pits located beneath the concrete pad. These reported results were also shown to exceed the applicable standard as tabulated below and displayed in Figures 6 and 7. The complete laboratory reports are provided in Appendix B.

Table 3: Hand Auger results vs. Metals

Parameter	O. Reg 153/04 (2011) - Table 3 R/P/I	HA1-1	HA3-1	HA4-1	HA5-1	HA7-1	HA9-1	HA12-2
Barium	390 µg/g	164	229	**429**	132	126	166	323
Cadmium	1.2 µg/g	1.0	**1.5**	**2.8**	**2.7**	1.2	0.6	**3.3**
Copper	140 µg/g	65.5	**642**	**183**	89	40	30.4	80.5
Lead	120 µg/g	**348**	**355**	**690**	**418**	**436**	**136**	**447**
Nickel	100 µg/g	77	**124**	**180**	**277**	**168**	93.8	**232**
Zinc	340 µg/g	**345**	**1090**	**927**	**719**	**362**	179	**610**

Table 4: Hand Auger results vs. PAHs

Parameter	O. Reg 153/04 (2011) - Table 3 R/P/I	HA5-1	HA8-1
Acenaphthylene	0.15 µg/g	**0.56**	0.05
Benzo[a]anthracene	0.5 µg/g	**1.80**	**0.79**
Benzo[a]pyrene	0.3 µg/g	**2.02**	**0.73**
Benzo[b]fluoranthene	0.78 µg/g	**1.29**	0.53
Benzo[k]fluoranthene	0.78 µg/g	**0.91**	0.35
Dibenzo[a,h]anthracene	0.1 µg/g	**0.37**	**0.14**
Fluoranthene	0.69 µg/g	**2.66**	**1.66**

Table 5: Test Pit results vs. Metals

Parameter	O. Reg 153/04 (2011) - Table 3 R/P/I	TP1-1	TP5-1	TP6-1	TP8-1	TP9-1
Cadmium	1.2 µg/g	<0.5	<0.5	**4.2**	1	0.8
Lead	120 µg/g	81	68.3	98.6	113	**208**
Nickel	100 µg/g	**204**	**151**	94.8	**127**	91.1
Zinc	340 µg/g	180	108	**2990**	220	266

Table 6: Test Pit results vs. PAHs

Parameter	O. Reg 153/04 (2011) - Table 3 R/P/I	TP11-1	TP13-1
Acenaphthylene	0.15 µg/g	**0.87**	**1.11**
Benzo[a]anthracene	0.5 µg/g	**2.15**	**3.80**
Benzo[a]pyrene	0.3 µg/g	**2.20**	**4.06**
Benzo[b]fluoranthene	0.78 µg/g	**3.12**	**5.85**
Benzo[k]fluoranthene	0.78 µg/g	**0.96**	**1.95**
Dibenzo[a,h]anthracene	0.1 µg/g	**0.42**	**0.68**
Fluoranthene	0.69 µg/g	**3.74**	**6.58**

Bold & shaded cell indicates exceedance

6.0 CONCLUSIONS

Niagara Soils Solutions Ltd. was retained by 1000395289 Ontario Inc. to conduct a Phase Two Environmental Site Assessment of the property located at 547 King Street, in the City of Port Colborne, ON. The summary of NSSL's findings are documented as follows:

- Twelve hand augers were advanced at the Site to a maximum depth of 1.6 metres below ground surface within the subsurface fill, reworked and native materials.
- Thirteen additional test pits were excavated throughout the Site to a maximum depth of 1.5 mbgs.
- Contaminants of concern included Metals, Hydride-forming Metals, Petroleum Hydrocarbons (F1 to F4), Benzene, Toluene, Ethylbenzene, Xylene, Polycyclic Aromatic Hydrocarbons and Volatile Organic Compounds.
- Soil exceedances were identified at sixteen sample locations for Metals and/or PAHs exceeding the applicable criteria.

Niagara Soils Solutions Ltd. therefore concludes that the Phase Two ESA has identified exceedances of the applicable Table 3 Non-Potable Groundwater Condition Standards for Residential/Parkland/Institutional land use for coarse-grained soils at multiple locations across the Site. As such, the Site does not currently meet the standards outlined in O. Reg. 153/04 (as amended) for the intended property classification. Targeted excavation and off-site disposal of the impacted soils, followed by confirmatory verification sampling and laboratory analysis, is recommended to achieve compliance with the applicable criteria and support the intended update to land use documentation.

6.1 Signatures

This report was prepared by Jacob Toldi under the direction of Irfan Khan.

Respectively submitted,
Niagara Soils Solutions Ltd.

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

Irfan Khan, P.Eng., QP_{ESA}
Professional Engineer

7.0 LIMITATIONS

Niagara Soils Solutions Ltd. (NSSL) prepared this report for the account of 1000395289 Ontario Inc. and is intended to provide a Phase Two Environmental Site Assessment of 547 King Street, in the City of Port Colborne, ON. The material in it reflects NSSL's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Should additional parties require reliance on this report, written authorization from NSSL will be required. With respect to third parties, NSSL has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

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

NSSL makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

Yours very truly,
Niagara Soils Solutions Ltd.

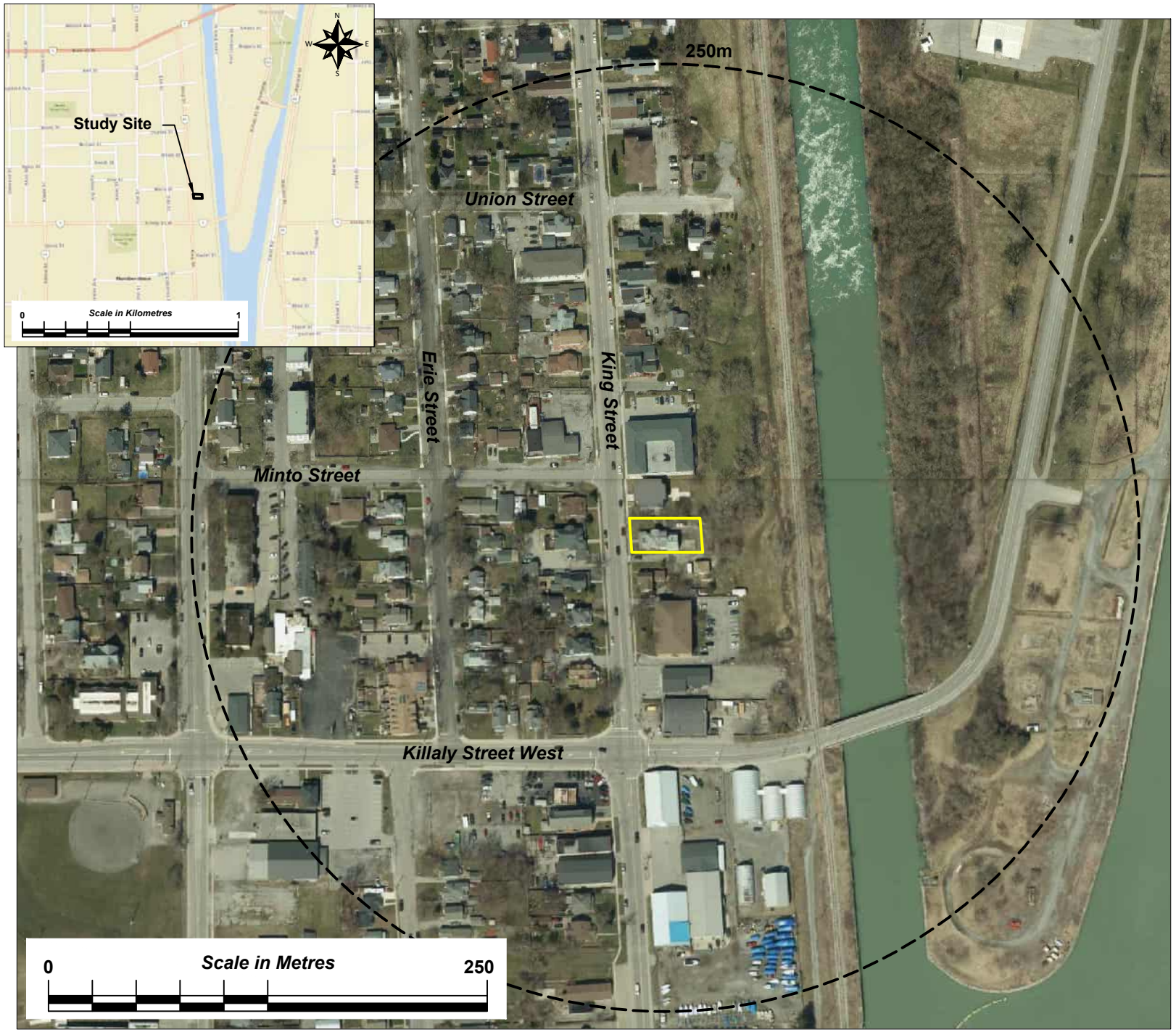
Jodie Glasier, H.BA., M.MM, EMA, EP
CEO/Senior Project Manager

8.0 REFERENCES

The following resources were utilized as references:

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

FIGURES



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

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LEGEND

- Property Boundary
- 250 m Study Area

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

1000395289 Ontario Inc.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:

SITE LOCATION

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	IK
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 1

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

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LEGEND

Property Boundary

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

1000395289 Ontario Inc.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:

SITE LAYOUT & FEATURES

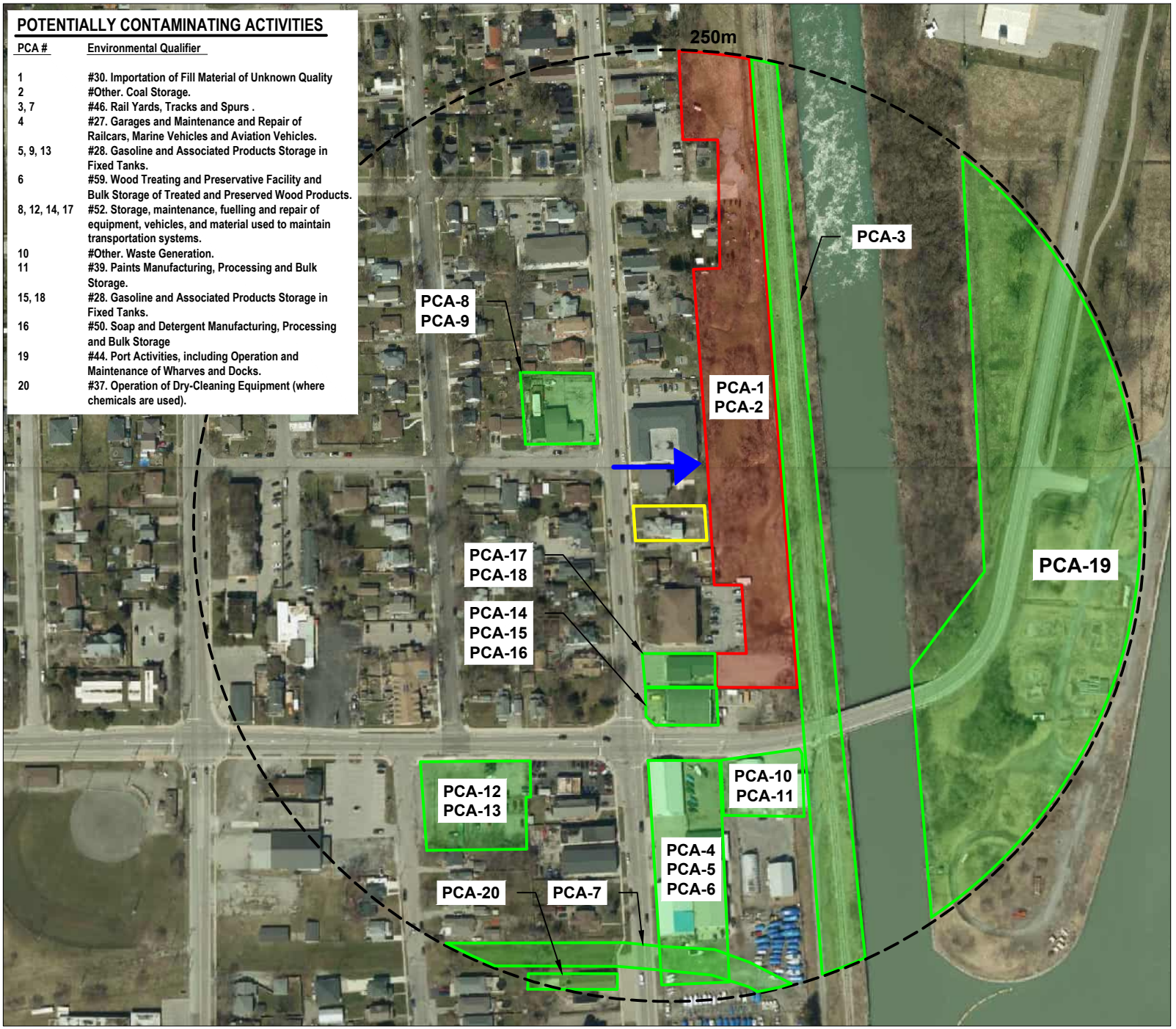
DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED: IK	
DATUM:	NAD 83	PROJECTION: 17T	

NO:

Figure 2

POTENTIALLY CONTAMINATING ACTIVITIES

PCA #	Environmental Qualifier
1	#30. Importation of Fill Material of Unknown Quality
2	#Other. Coal Storage.
3, 7	#46. Rail Yards, Tracks and Spurs .
4	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles.
5, 9, 13	#28. Gasoline and Associated Products Storage in Fixed Tanks.
6	#59. Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products.
8, 12, 14, 17	#52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.
10	#Other. Waste Generation.
11	#39. Paints Manufacturing, Processing and Bulk Storage.
15, 18	#28. Gasoline and Associated Products Storage in Fixed Tanks.
16	#50. Soap and Detergent Manufacturing, Processing and Bulk Storage
19	#44. Port Activities, including Operation and Maintenance of Wharves and Docks.
20	#37. Operation of Dry-Cleaning Equipment (where chemicals are used).



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

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LEGEND

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

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:
1000395289 Ontario Inc.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:
POTENTIALLY CONTAMINATING ACTIVITIES

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED: IK	
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 3

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

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LEGEND

Property Boundary

APEC

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

1000395289 Ontario Inc.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	IK
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 4

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

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LEGEND

- Property Boundary
- APEC
- HA-1 Hand Auger Location

NIAGARA SOILS SOLUTIONS LTD.

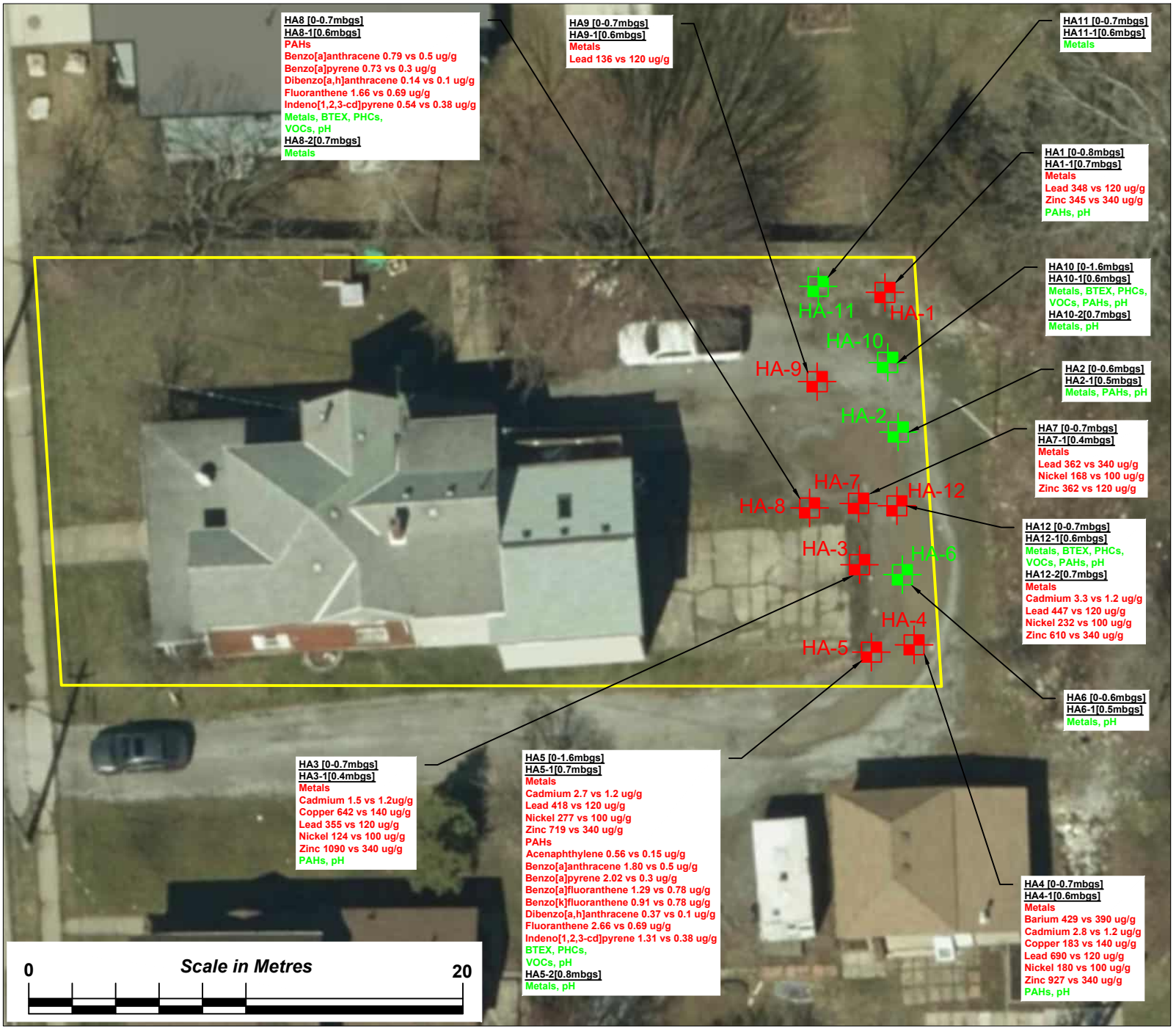
CLIENT:
1000395289 Ontario Inc.

PROJECT:
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN WITH HAND AUGER LOCATIONS

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	IK
DATUM:	NAD 83	PROJECTION:	17T

NO:
Figure 5



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

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LEGEND

- Property Boundary
- HA-1 Hand Auger Location
- Results Meet Standards
- Results Exceed Standards

Results Compared to O. Reg. 153/04, Table 3: Residential, Coarse Texture

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

1000395289 Ontario Inc.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

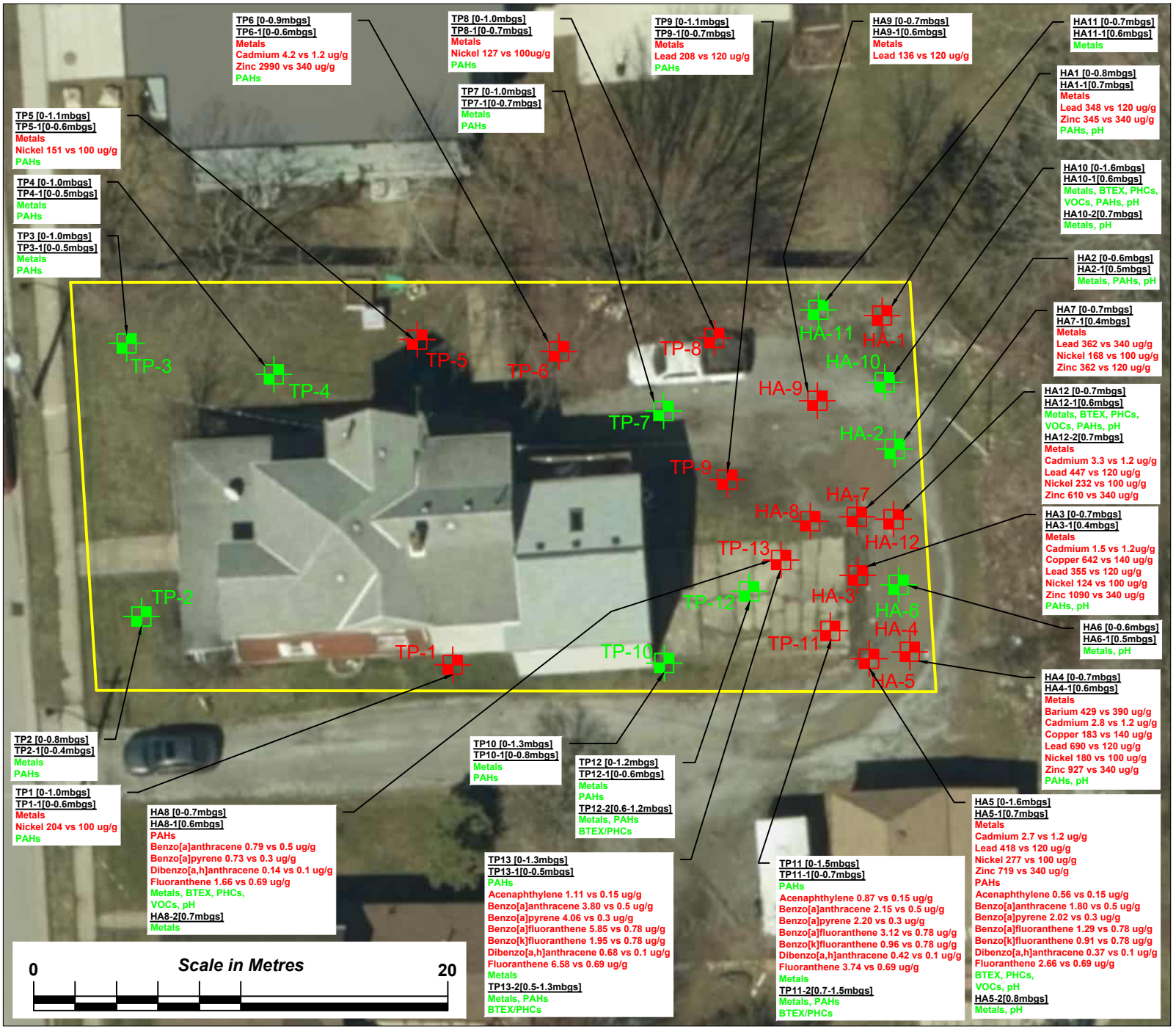
TITLE:

SOIL RESULTS

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	IK
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 6



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

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LEGEND

- Property Boundary
- HA-1 Hand Auger Location
- TP-1 Test Pit Location
- Results Meet Standards
- Results Exceed Standards

Results Compared to O. Reg. 153/04, Table 3: Residential, Coarse Texture

NIAGARA SOILS SOLUTIONS LTD.

CLIENT:

1000395289 Ontario Inc.

PROJECT:

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
547 KING STREET
PORT COLBORNE, ON

TITLE:

SOIL DELINEATION RESULTS

DATE:	DECEMBER 2025		
PROJECT NO:	NS25101-02		
SCALE:	AS SHOWN		
DRAWN:	DN	REVIEWED:	IK
DATUM:	NAD 83	PROJECTION:	17T

NO:

Figure 7

APPENDIX A

HAND AUGER & TEST PIT LOGS

FIELD LOGS

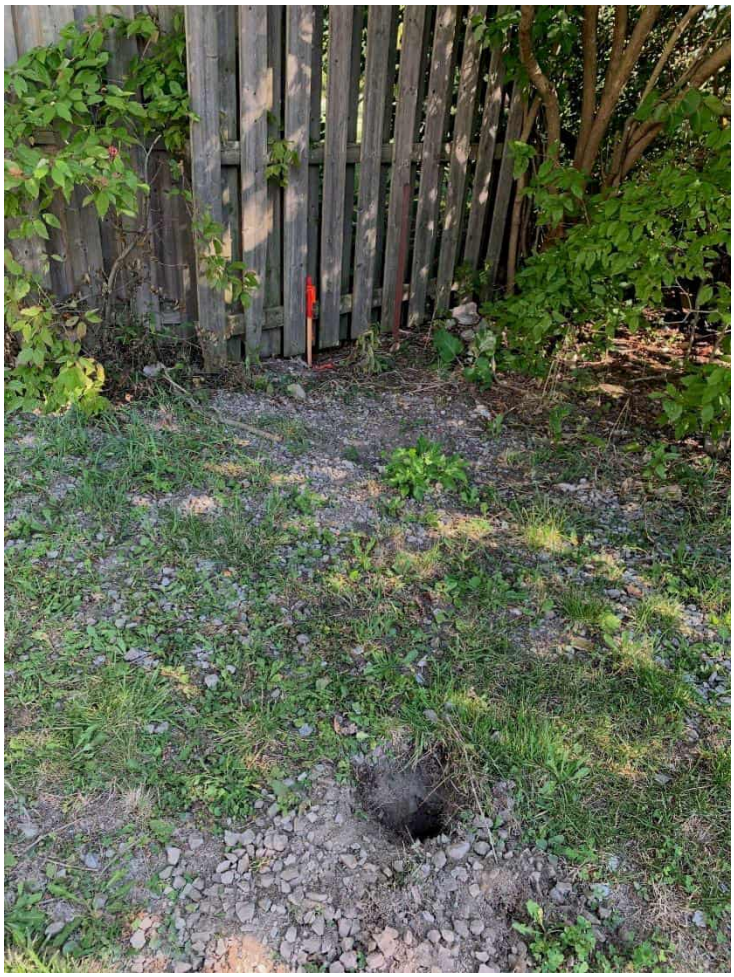
Hand Auger No: 1	**Site Address:** 547 King Street		**Date/Time:** 09/12/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	23 Degrees Celsius
Coordinates: 17T 642781, 4750400			

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Granular – 4 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA1-1	0.70	Grab	Fill
0.70 – 0.80	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA1-2	0.80	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: East side of property.

Photo(s)



FIELD LOGS

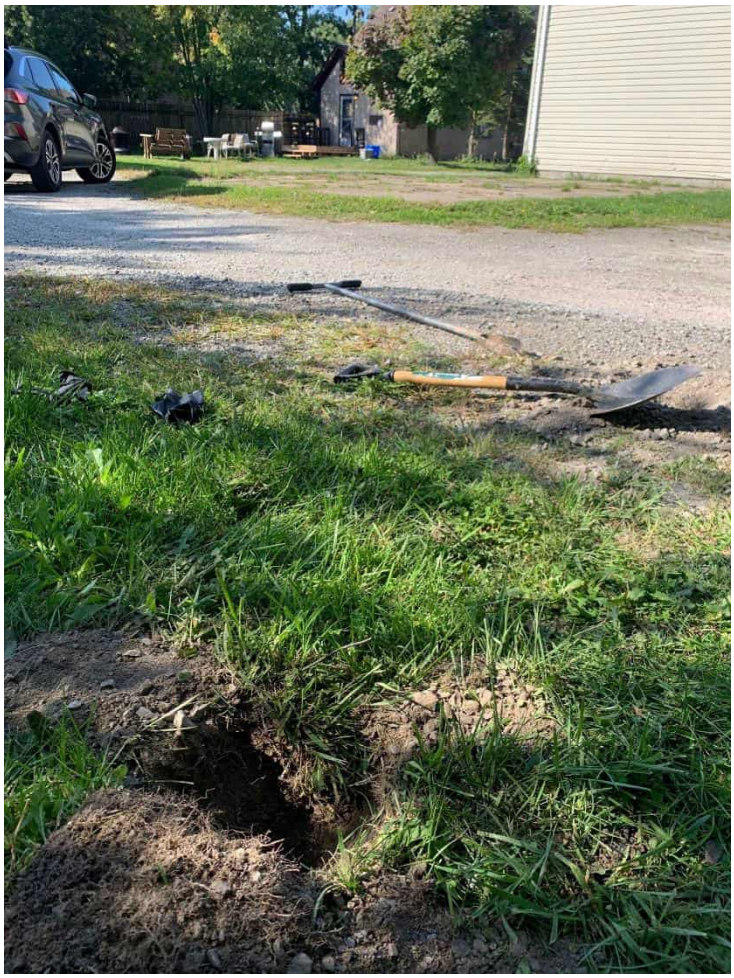
Hand Auger No: 2	**Site Address:** 547 King Street		**Date/Time:** 09/12/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	23 Degrees Celsius
Coordinates: 17T 642782, 4750393			

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.50	Topsoil- 1 inch Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA2-1	0.50	Grab	Fill
0.50 – 0.60	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA2-2	0.60	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: East side of property.

Photo(s)



FIELD LOGS

Hand Auger No: 3	**Site Address:** 547 King Street		**Date/Time:** 09/12/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	23 Degrees Celsius
Coordinates: 17T 642779, 4750390			

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.40	Topsoil- 1 inch Granular – 4 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA3-1	0.40	Grab	Fill
0.40 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours. Native started at 0.60m	HA3-2	0.60	Grab	Fill to Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: East side of property.

Photo(s)

FIELD LOGS

Hand Auger No: 4	**Site Address:** 547 King Street		**Date/Time:** 09/12/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	23 Degrees Celsius
Coordinates: 17T 642783, 4750385			

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA4-1	0.60	Grab	Fill
0.60 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA4-2	0.70	Grab	Native

1. Auger Hole Oriented: North & South

2. Auger Hole Size (m): 0.75 x 0.75mm

3. Water Encountered: No

4. Auger Hole Caved: No

5. Machine/Tools: Shovel + Hand Auger

6. Eagle Gas Reading: 0 ppm

7. Additional Information: East side of property.

Photo(s)

FIELD LOGS

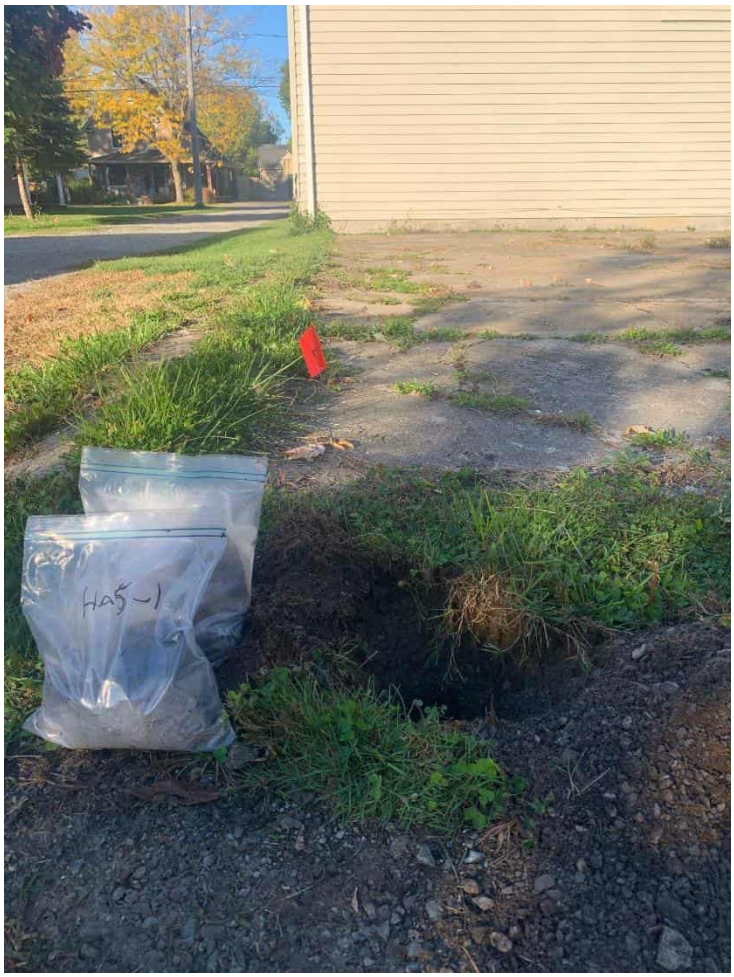
Hand Auger No: 5	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Granular – 4 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA5-1	0.70	Grab	Fill
0.70 – 1.60	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA5-2	1.60	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)



FIELD LOGS

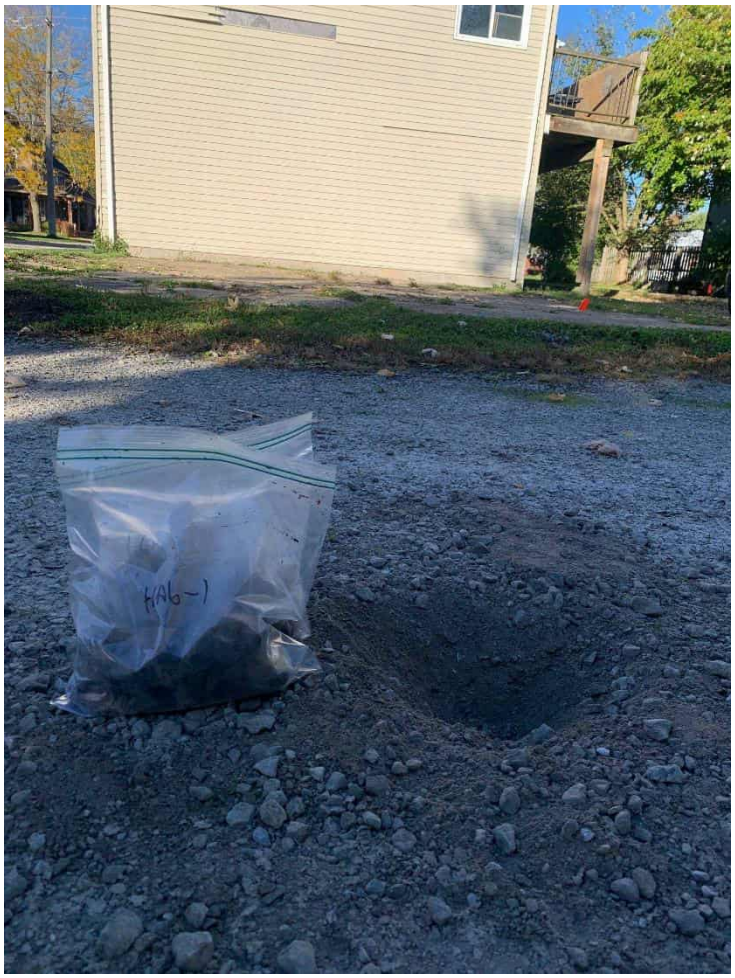
Hand Auger No: 6	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.50	Topsoil- 1 inch Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA6-1	0.50	Grab	Fill
0.50 – 0.60	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA6-2	0.60	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)



FIELD LOGS

Hand Auger No: 7	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.40	Topsoil- 1 inch Granular – 4 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA7-1	0.40	Grab	Fill
0.40 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours. Native started at 0.60m	HA7-2	0.70	Grab	Fill to Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)

FIELD LOGS

Hand Auger No: 8	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA8-1	0.60	Grab	Fill
0.60 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA8-2	0.70	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)

FIELD LOGS

Hand Auger No: 9	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA9-1	0.60	Grab	Fill
0.60 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA9-2	0.70	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)

FIELD LOGS

Hand Auger No: 10	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA10-1	0.60	Grab	Fill
0.60 – 1.60	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA10-2	1.60	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)

FIELD LOGS

Hand Auger No: 11	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA11-1	0.60	Grab	Fill
0.60 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA11-2	0.70	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)

FIELD LOGS

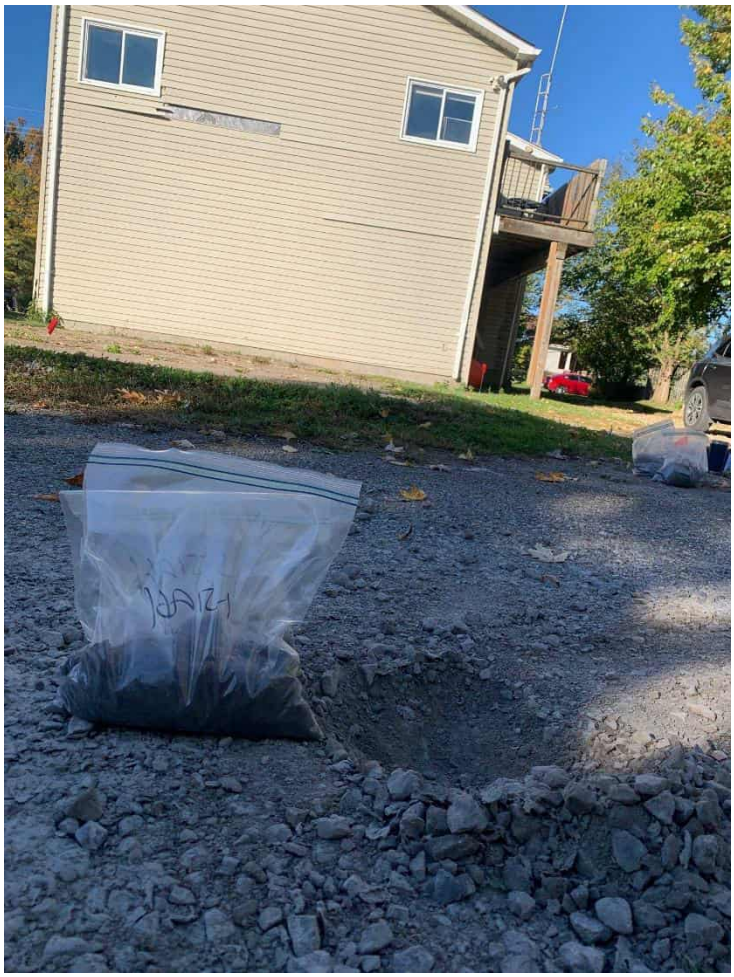
Hand Auger No: 12	**Site Address:** 547 King Street		**Date/Time:** 10/16/25
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Full sun no clouds	**Temperature:**	20 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 6 inches Fill – Dark brown silty clay clayey silt, some organics, some sand and gravel, soft to firm, black staining and no odours, dry.	HA12-1	0.60	Grab	Fill
0.60 – 0.70	Native – Light brown silty clay, trace gravel and organics, firm, no staining or odours.	HA12-2	0.70	Grab	Native

1. Auger Hole Oriented: North & South
2. Auger Hole Size (m): 0.75 x 0.75mm
3. Water Encountered: No
4. Auger Hole Caved: No
5. Machine/Tools: Shovel + Hand Auger
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Fill material observed.

Photo(s)



FIELD LOGS

Test Pit No: 1	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, some gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick and concrete were noted.	TP1-1	0 - 0.60	Grab	Fill
0.60 – 0.70	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP1-2	0.60 – 1.00	Grab	Reworked to Native
0.70 – 1.00	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the southern property boundary.

Photo(s)

FIELD LOGS

Test Pit No: 2	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.40	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, trace gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick was noted.	TP2-1	0 - 0.40	Grab	Fill
0.40 – 0.60	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP2-2	0.40 – 0.80	Grab	Reworked to Native
0.60 – 0.80	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South

2. Test Pit Size (m): 0.50 x 1.00m

3. Water Encountered: No

4. Test Pit Caved: No

5. Machine/Tools: Jays Mini Excavator

6. Eagle Gas Reading: 0 ppm

7. Additional Information: Along the south western property boundary.

Photo(s)

FIELD LOGS

Test Pit No: 3	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.50	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, no staining or odours. Tiny parts of debris were noted.	TP3-1	0 - 0.50	Grab	Fill
0.50 – 0.60	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP3-2	0.50 – 1.00	Grab	Reworked to Native
0.60 – 1.00	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South

2. Test Pit Size (m): 0.50 x 0.90m

3. Water Encountered: No

4. Test Pit Caved: No

5. Machine/Tools: Jays Mini Excavator

6. Eagle Gas Reading: 0 ppm

7. Additional Information: Along the north western property boundary.

Photo(s)

FIELD LOGS

Test Pit No: 4	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.50	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick and concrete were noted.	TP4-1	0 - 0.50	Grab	Fill
0.50 – 0.60	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP4-2	0.50 – 1.00	Grab	Reworked to Native
0.60 – 1.00	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the northern part of the property.

Photo(s)

FIELD LOGS

Test Pit No: 5	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick, metal scraps and concrete were noted.	TP5-1	0 - 0.60	Grab	Fill
0.60 – 0.70	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP5-2	0.60 – 1.10	Grab	Reworked to Native
0.70 – 1.10	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South

2. Test Pit Size (m): 0.50 x 0.90m

3. Water Encountered: No

4. Test Pit Caved: No

5. Machine/Tools: Jays Mini Excavator

6. Eagle Gas Reading: 0 ppm

7. Additional Information: Along the northern part of the property.

Photo(s)

FIELD LOGS

Test Pit No: 6	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Granular – 5 inches Fill – Black, silty clay / clayey silt, some roots and gravel, trace organics, soft to firm, slightly moist, black staining and no odours. Brick and concrete were noted.	TP6-1	0 - 0.60	Grab	Fill
0.60 – 0.70	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP6-2	0.60 – 0.90	Grab	Reworked to Native
0.70 – 0.90	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the northern part of the property.

Photo(s)

FIELD LOGS

Test Pit No: 7	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Granular – 4 inches Fill – Brown, silty clay / clayey silt, some roots and gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick and concrete were noted.	TP7-1	0 - 0.70	Grab	Fill
0.70 – 0.80	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP7-2	0.70 – 1.00	Grab	Reworked to Native
0.80 – 1.00	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the northern part of the property.

Photo(s)

FIELD LOGS

Test Pit No: 8	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Granular – 4 inches Fill – Brown and black, silty clay / clayey silt, some gravel, trace organics, soft to firm, slightly moist, black staining and no odours. Brick and concrete were noted.	TP8-1	0 - 0.70	Grab	Fill
0.70 – 0.80	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP8-2	0.70 – 1.00	Grab	Reworked to Native
0.80 – 1.00	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the northern part of the property.

Photo(s)

FIELD LOGS

Test Pit No: 9	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Granular – 6 inches Fill – Brown and black, silty clay / clayey silt, some gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick and large concrete slab were noted.	TP9-1	0 - 0.70	Grab	Fill
0.70 – 0.80	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP9-2	0.70 – 1.00	Grab	Reworked to Native
0.80 – 1.10	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Along the northern part of the property and concrete pad.

Photo(s)

FIELD LOGS

Test Pit No: 10	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.80	Topsoil – 2 inches Fill – Brown, silty clay / clayey silt, some roots and gravel, trace organics, soft to firm, slightly moist, no staining or odours. Brick and concrete were noted.	TP10-1	0 - 0.80	Grab	Fill
0.80 – 0.90	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP10-2	0.80 – 1.30	Grab	Reworked to Native
0.90 – 1.30	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South

2. Test Pit Size (m): 0.50 x 1.00m

3. Water Encountered: No

4. Test Pit Caved: No

5. Machine/Tools: Jays Mini Excavator

6. Eagle Gas Reading: 0 ppm

7. Additional Information: Along the southern part of the property and south of the concrete pad.

Photo(s)

FIELD LOGS

Test Pit No: 11	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.70	Concrete Slab – 6 inches Fill – Light brown sand. Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, black staining and odours. Brick, garbage, metal scraps and concrete were noted.	TP11-1	0 - 0.70	Grab	Fill
0.70 – 0.90	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP11-2	0.70 – 1.50	Grab	Reworked to Native
0.90 – 1.50	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Within the concrete slab area.

Photo(s)

FIELD LOGS

Test Pit No: 12	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.60	Concrete Slab – 6 inches Fill – Light brown sand. Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, black staining and odours. Brick, garbage, metal scraps, plates, bowls, signs and concrete were noted.	TP12-1	0 - 0.60	Grab	Fill
0.60 – 0.90	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP12-2	0.60 – 1.20	Grab	Reworked to Native
0.90 – 1.20	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Within the concrete slab area.

Photo(s)

FIELD LOGS

Test Pit No: 13	**Site Address:** 547 King Street		**Date:** November 25th, 2025
Project type:	Phase Two ESA		**Field Technician:** Jacob Toldi
Project No:	NS25101-02	**Location:**	Port Colborne, ON
Weather:	Cloudy and rainy	**Temperature:**	6 Degrees Celsius

Soil and Groundwater Conditions

Depth (m) from-to	Description: Soil Type, Features, Inclusions, Cohesive / Granular, Colour, Odour / Staining	Sample ID.	Sample Depth Range (m)	Sample Type	Fill, Reworked or Native
0 – 0.50	Concrete Slab – 6 inches Fill – Light brown sand. Fill – Brown, silty clay / clayey silt, some roots, trace gravel, trace organics, soft to firm, slightly moist, black staining and odours. Brick, garbage, metal scraps and concrete were noted.	TP13-1	0 - 0.50	Grab	Fill
0.50 – 0.70	Reworked – Light brown silty clay / clayey silt, firm, trace gravel, dry.	TP13-2	0.50 – 1.30	Grab	Reworked to Native
0.70 – 1.30	Native – Dark brown silty clay / clayey silt, firm, trace gravel, dry.				

1. Test Pit Oriented: North & South
2. Test Pit Size (m): 0.50 x 0.90m
3. Water Encountered: No
4. Test Pit Caved: No
5. Machine/Tools: Jays Mini Excavator
6. Eagle Gas Reading: 0 ppm
7. Additional Information: Within the concrete slab area.

Photo(s)

APPENDIX B

CERTIFICATES OF ANALYSIS – SOIL

AGAT Laboratories

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

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

ATTENTION TO: Jodie Glasier

PROJECT: NS25101-02

AGAT WORK ORDER: 25H345066

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

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

DATE REPORTED: Sep 24, 2025

PAGES (INCLUDING COVER): 10

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.*
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- *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.*

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-15

DATE REPORTED: 2025-09-24

		SAMPLE DESCRIPTION:		HA1-1	HA2-1	HA3-1	HA4-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-12	2025-09-12	2025-09-12	2025-09-12
Parameter	Unit	G / S	RDL	7058475	7058477	7058478	7058479
Antimony	µg/g	7.5	0.8	<0.8	<0.8	0.9	1.4
Arsenic	µg/g	18	1	7	6	10	15
Barium	µg/g	390	2.0	164	195	229	**429**
Beryllium	µg/g	4	0.5	0.6	1.3	1.0	1.3
Boron	µg/g	120	5	<5	16	19	14
Cadmium	µg/g	1.2	0.5	1.0	<0.5	**1.5**	**2.8**
Chromium	µg/g	160	5	19	35	36	44
Cobalt	µg/g	22	0.8	8.2	13.9	12.9	13.5
Copper	µg/g	140	1.0	65.5	40.8	**642**	**183**
Lead	µg/g	120	1	**348**	68	**355**	**690**
Molybdenum	µg/g	6.9	0.5	<0.5	1.0	2.2	2.0
Nickel	µg/g	100	1	77	48	**124**	**180**
Selenium	µg/g	2.4	0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	20	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	23	0.50	0.83	0.90	1.25	1.48
Vanadium	µg/g	86	2.0	24.0	55.7	38.9	59.7
Zinc	µg/g	340	5	**345**	156	**1090**	**927**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-15 **DATE REPORTED: 2025-09-24**

				SAMPLE DESCRIPTION:	HA1-1	HA2-1	HA3-1	HA4-1
				SAMPLE TYPE:	Soil	Soil	Soil	Soil
				DATE SAMPLED:	2025-09-12	2025-09-12	2025-09-12	2025-09-12
Parameter	Unit	G / S	RDL		7058475	7058477	7058478	7058479
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	NA		7.28	7.02	6.86	7.05

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

7058475-7058479 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

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Certificate of Analysis

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

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

DATE RECEIVED: 2025-09-15

DATE REPORTED: 2025-09-24

		SAMPLE DESCRIPTION:		HA1-1	HA2-1	HA3-1	HA4-1
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-09-12	2025-09-12	2025-09-12	2025-09-12
Parameter	**Unit**	**G / S**	**RDL**	**7058475**	**7058477**	**7058478**	**7058479**
Naphthalene	µg/g	0.6	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.15	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	7.9	0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	62	0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	6.2	0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.67	0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.69	0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	78	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.5	0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	7	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.78	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	6.6	0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.99	0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	21.0	18.9	16.9	22.4
Surrogate	**Unit**	**Acceptable Limits**					
Naphthalene-d8	%	50-140		110	110	90	75
Acridine-d9	%	50-140		65	75	85	95
Terphenyl-d14	%	50-140		105	70	100	95

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to ON T3 S RPI CT
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

7058475-7058479 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: R. Chakraberty

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Exceedance Summary

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

ATTENTION TO: Jodie Glasier

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
7058475	HA1-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Lead	µg/g	120	348
7058475	HA1-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Zinc	µg/g	340	345
7058478	HA3-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Cadmium	µg/g	1.2	1.5
7058478	HA3-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Copper	µg/g	140	642
7058478	HA3-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Lead	µg/g	120	355
7058478	HA3-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Nickel	µg/g	100	124
7058478	HA3-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Zinc	µg/g	340	1090
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Barium	µg/g	390	429
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Cadmium	µg/g	1.2	2.8
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Copper	µg/g	140	183
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Lead	µg/g	120	690
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Nickel	µg/g	100	180
7058479	HA4-1	ON T3 S RPI CT	O. Reg. 153(511) - Metals (Including Hydrides) (Soil)	Zinc	µg/g	340	927

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

Soil Analysis

RPT Date: Sep 24, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - Metals (Including Hydrides) (Soil)															
Antimony	7061605		1.2	1.0	NA	< 0.8	88%	70%	130%	100%	80%	120%	93%	70%	130%
Arsenic	7061605		1	1	NA	< 1	130%	70%	130%	109%	80%	120%	114%	70%	130%
Barium	7061605		8.6	9.2	NA	< 2.0	102%	70%	130%	101%	80%	120%	102%	70%	130%
Beryllium	7061605		<0.5	<0.5	NA	< 0.5	112%	70%	130%	104%	80%	120%	112%	70%	130%
Boron	7061605		<5	<5	NA	< 5	82%	70%	130%	100%	80%	120%	100%	70%	130%
Cadmium	7061605		<0.5	<0.5	NA	< 0.5	126%	70%	130%	106%	80%	120%	99%	70%	130%
Chromium	7061605		<5	<5	NA	< 5	107%	70%	130%	96%	80%	120%	106%	70%	130%
Cobalt	7061605		1.0	1.1	NA	< 0.8	95%	70%	130%	97%	80%	120%	121%	70%	130%
Copper	7061605		12.3	12.9	4.8%	< 1.0	108%	70%	130%	103%	80%	120%	104%	70%	130%
Lead	7061605		<1	<1	NA	< 1	122%	70%	130%	108%	80%	120%	98%	70%	130%
Molybdenum	7061605		<0.5	<0.5	NA	< 0.5	100%	70%	130%	106%	80%	120%	119%	70%	130%
Nickel	7061605		<1	<1	NA	< 1	102%	70%	130%	105%	80%	120%	106%	70%	130%
Selenium	7061605		<0.8	<0.8	NA	< 0.8	71%	70%	130%	110%	80%	120%	111%	70%	130%
Silver	7061605		<0.5	<0.5	NA	< 0.5	91%	70%	130%	88%	80%	120%	71%	70%	130%
Thallium	7061605		<0.5	<0.5	NA	< 0.5	124%	70%	130%	111%	80%	120%	113%	70%	130%
Uranium	7061605		0.68	0.74	NA	< 0.50	95%	70%	130%	92%	80%	120%	91%	70%	130%
Vanadium	7061605		2.6	2.5	NA	< 2.0	99%	70%	130%	97%	80%	120%	127%	70%	130%
Zinc	7061605		31	32	3.2%	< 5	120%	70%	130%	108%	80%	120%	100%	70%	130%

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

O. Reg. 153(511) - ORPs (Soil)									
pH, 2:1 CaCl2 Extraction	7069238	6.30	6.50	3.1%	NA	100%	80%	120%	

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By:

AGAT Laboratories

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Quality Assurance

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

Trace Organics Analysis

RPT Date: Sep 24, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	7061605		<0.05	<0.05	NA	< 0.05	81%	50%	140%	106%	50%	140%	78%	50%	140%
Acenaphthylene	7061605		<0.05	<0.05	NA	< 0.05	82%	50%	140%	85%	50%	140%	108%	50%	140%
Acenaphthene	7061605		<0.05	<0.05	NA	< 0.05	117%	50%	140%	93%	50%	140%	105%	50%	140%
Fluorene	7061605		<0.05	<0.05	NA	< 0.05	107%	50%	140%	106%	50%	140%	88%	50%	140%
Phenanthrene	7061605		<0.05	<0.05	NA	< 0.05	116%	50%	140%	80%	50%	140%	95%	50%	140%
Anthracene	7061605		<0.05	<0.05	NA	< 0.05	106%	50%	140%	95%	50%	140%	83%	50%	140%
Fluoranthene	7061605		<0.05	<0.05	NA	< 0.05	107%	50%	140%	100%	50%	140%	73%	50%	140%
Pyrene	7061605		<0.05	<0.05	NA	< 0.05	92%	50%	140%	78%	50%	140%	105%	50%	140%
Benzo(a)anthracene	7061605		<0.05	<0.05	NA	< 0.05	69%	50%	140%	97%	50%	140%	103%	50%	140%
Chrysene	7061605		<0.05	<0.05	NA	< 0.05	101%	50%	140%	86%	50%	140%	83%	50%	140%
Benzo(b)fluoranthene	7061605		<0.05	<0.05	NA	< 0.05	95%	50%	140%	85%	50%	140%	93%	50%	140%
Benzo(k)fluoranthene	7061605		<0.05	<0.05	NA	< 0.05	83%	50%	140%	81%	50%	140%	73%	50%	140%
Benzo(a)pyrene	7061605		<0.05	<0.05	NA	< 0.05	121%	50%	140%	90%	50%	140%	100%	50%	140%
Indeno(1,2,3-cd)pyrene	7061605		<0.05	<0.05	NA	< 0.05	111%	50%	140%	87%	50%	140%	75%	50%	140%
Dibenz(a,h)anthracene	7061605		<0.05	<0.05	NA	< 0.05	97%	50%	140%	110%	50%	140%	98%	50%	140%
Benzo(g,h,i)perylene	7061605		<0.05	<0.05	NA	< 0.05	99%	50%	140%	96%	50%	140%	98%	50%	140%

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

Certified By: R. Chakraborty

AGAT Laboratories

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
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
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

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Method Summary

CLIENT NAME: NIAGARA SOIL SOLUTIONS LTD

AGAT WORK ORDER: 25H345066

PROJECT: NS25101-02

ATTENTION TO: Jodie Glasier

SAMPLING SITE:547 Kimy Street

SAMPLED BY:J. Toldi

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE

AGAT Laboratories

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Mississauga, Ontario L4Z 1Y2
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Chain of Custody Record

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

Laboratory Use Only

Work Order #: 25H345066

Cooler Quantity: 2 BAGS

Arrival Temperatures: 24.7 | 25.1 | 24.4

Depot Temperatures: 24.8 | 24.9 | 24.0

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: BIZ, LIZ

Report Information:

Company: NSSL

Contact: Jodie Glasser

Address: 3355 Merritville Highway, Unit 4
Thorold, ON L2V 4Y6

Phone: 289-407-6341 Fax:

Reports to be sent to:

1. Email: Jglasser@nssl.ca

2. Email: Jtoldi@nssl.ca

Regulatory Requirements:

(Please check all applicable boxes)

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

☐ 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

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: NS25101-08

Site Location: 547 King Street

Sampled By: J. Toldi

AGAT Quote #: 29557615266 FB PO:

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

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

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

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: ☐ M&I ☐ VOCs ☐ ABNs ☐ BrA/P ☐ PCBs	Corrosivity: ☐ Moisture ☐ Sulphide	pH	Potentially Hazardous or High Concentration (Y/N)
1. HA1-1	09/12/25	AM/PM	2	S				X			X							X	
2. HA2-1	↓	AM/PM	↓	↓				X			X							X	
3. HA3-1		AM/PM						X			X							X	
4. HA4-1		AM/PM						X			X							X	
5.		AM/PM																	
6.		AM/PM																	
7.		AM/PM																	
8.		AM/PM																	
9.		AM/PM																	
10.		AM/PM																	
11.		AM/PM																	

Samples Relinquished By (Print Name and Sign): Jacob Toldi	Date: 09/12/25	Time: 3:08pm	Samples Received By (Print Name and Sign): DMC	Date: Sept 12/25	Time: 3:10pm
Samples Relinquished By (Print Name and Sign): DMC	Date: Sept 15/25	Time: 3pm	Samples Received By (Print Name and Sign):	Date: 9/15/25	Time: 3:40pm
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

Page 1 of 1

N°: T-165101

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

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Certificate of Analysis

Niagara Soils Solutions Ltd.
3300 Merrittville Highway
Thorold, ON L2V 4Y6
Attn: Jodie Glasier

Client PO:
Project: NS25101-02
Custody: 78627/78635

Report Date: 22-Oct-2025
Order Date: 16-Oct-2025

Revised Report

Order #: 2542274

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2542274-01	HA5-1
2542274-02	HA5-2
2542274-03	HA6-1
2542274-04	HA7-1
2542274-05	HA8-1
2542274-06	HA8-2
2542274-07	HA9-1
2542274-08	HA10-1
2542274-09	HA10-2
2542274-10	HA11-1
2542274-11	HA12-1
2542274-12	HA12-2

Approved By:

Alex Enfield, MSc
Lab Manager

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
PHC F1	CWS Tier 1 - P&T GC-FID	20-Oct-25	22-Oct-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	20-Oct-25	22-Oct-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	20-Oct-25	20-Oct-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	16-Oct-25	20-Oct-25
REG 153: pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	21-Oct-25	21-Oct-25
REG 153: VOCs by P&T GC-MS	EPA 8260 - P&T GC-MS	20-Oct-25	22-Oct-25
Solids, %	CWS Tier 1 - Gravimetric	18-Oct-25	20-Oct-25

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

Summary of Criteria Exceedances

Regulatory Comparison:

Paracel Laboratories has provided regulatory guidelines on this report for informational purposes only and makes no representations or warranties that the data is accurate or reflects the current regulatory values. The user is advised to consult with the appropriate official regulations to evaluate compliance. Sample results that are highlighted in red have exceeded the selected regulatory limit. A blue highlight represents a non-detect result with a reporting limit that exceeds the selected regulatory limit. Calculated uncertainty estimations have not been applied for determining regulatory exceedances.

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T3 Res/Park, coarse	-
HA5-1	Cadmium	0.5 ug/g	2.7	1.2 ug/g	-
HA5-1	Lead	1.0 ug/g	418	120 ug/g	-
HA5-1	Nickel	5.0 ug/g	277	100 ug/g	-
HA5-1	Zinc	20.0 ug/g	719	340 ug/g	-
HA5-1	Acenaphthylene	0.02 ug/g	0.56	0.15 ug/g	-
HA5-1	Benzo [a] anthracene	0.02 ug/g	1.80	0.5 ug/g	-
HA5-1	Benzo [a] pyrene	0.02 ug/g	2.02	0.3 ug/g	-
HA5-1	Benzo [b] fluoranthene	0.02 ug/g	1.29	0.78 ug/g	-
HA5-1	Benzo [k] fluoranthene	0.02 ug/g	0.91	0.78 ug/g	-
HA5-1	Dibenzo [a,h] anthracene	0.02 ug/g	0.37	0.1 ug/g	-
HA5-1	Fluoranthene	0.02 ug/g	2.66	0.69 ug/g	-
HA7-1	Lead	1.0 ug/g	436	120 ug/g	-
HA7-1	Nickel	5.0 ug/g	168	100 ug/g	-
HA7-1	Zinc	20.0 ug/g	362	340 ug/g	-
HA8-1	Benzo [a] anthracene	0.02 ug/g	0.79	0.5 ug/g	-
HA8-1	Benzo [a] pyrene	0.02 ug/g	0.73	0.3 ug/g	-
HA8-1	Dibenzo [a,h] anthracene	0.02 ug/g	0.14	0.1 ug/g	-
HA8-1	Fluoranthene	0.02 ug/g	1.66	0.69 ug/g	-
HA9-1	Lead	1.0 ug/g	136	120 ug/g	-
HA12-2	Cadmium	0.5 ug/g	3.3	1.2 ug/g	-
HA12-2	Lead	1.0 ug/g	447	120 ug/g	-
HA12-2	Nickel	5.0 ug/g	232	100 ug/g	-

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

Summary of Criteria Exceedances

Regulatory Comparison:

Paracel Laboratories has provided regulatory guidelines on this report for informational purposes only and makes no representations or warranties that the data is accurate or reflects the current regulatory values. The user is advised to consult with the appropriate official regulations to evaluate compliance. Sample results that are highlighted in red have exceeded the selected regulatory limit. A blue highlight represents a non-detect result with a reporting limit that exceeds the selected regulatory limit. Calculated uncertainty estimations have not been applied for determining regulatory exceedances.

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T3 Res/Park, coarse	-
HA12-2	Zinc	20.0 ug/g	610	340 ug/g	-

PARACEL LABORATORIES LTD.

Order #: 2542274

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

	Client ID:	HA5-1	HA5-2	HA6-1	HA7-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-01	2542274-02	2542274-03	2542274-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	74.3	76.9	76.8	77.3	-	-
General Inorganics							
pH	0.05 pH Units	7.01	6.94	-	-	5.00 - 9.00 pH units	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	17.8	10.4	8.3	8.1	18 ug/g	-
Barium	1.0 ug/g	132	235	235	126	390 ug/g	-
Beryllium	0.5 ug/g	0.8	1.5	1.5	0.6	4 ug/g	-
Boron	5.0 ug/g	7.7	18.5	19.9	7.2	120 ug/g	-
Cadmium	0.5 ug/g	2.7	<0.5	<0.5	1.2	1.2 ug/g	-
Chromium	5.0 ug/g	24.6	41.4	42.0	18.3	160 ug/g	-
Cobalt	1.0 ug/g	13.2	18.3	19.3	9.1	22 ug/g	-
Copper	5.0 ug/g	89.0	29.2	32.7	40.0	140 ug/g	-
Lead	1.0 ug/g	418	20.7	34.3	436	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	277	44.3	56.0	168	100 ug/g	-
Selenium	1.0 ug/g	1.9	<1.0	<1.0	<1.0	2.4 ug/g	-
Silver	0.3 ug/g	0.7	<0.3	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	23 ug/g	-
Vanadium	10.0 ug/g	37.7	56.6	56.9	27.3	86 ug/g	-
Zinc	20.0 ug/g	719	103	127	362	340 ug/g	-
Volatiles							
Acetone	0.50 ug/g	<0.50	-	-	-	16 ug/g	-
Benzene	0.02 ug/g	<0.02	-	-	-	0.21 ug/g	-

	Client ID:	HA5-1	HA5-2	HA6-1	HA7-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-01	2542274-02	2542274-03	2542274-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Bromodichloromethane	0.05 ug/g	<0.05	-	-	-	13 ug/g	-
Bromoform	0.05 ug/g	<0.05	-	-	-	0.27 ug/g	-
Bromomethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Carbon Tetrachloride	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Chlorobenzene	0.05 ug/g	<0.05	-	-	-	2.4 ug/g	-
Chloroform	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Dibromochloromethane	0.05 ug/g	<0.05	-	-	-	9.4 ug/g	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	-	-	-	16 ug/g	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	3.4 ug/g	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	4.8 ug/g	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	-	-	-	0.083 ug/g	-
1,1-Dichloroethane	0.05 ug/g	<0.05	-	-	-	3.5 ug/g	-
1,2-Dichloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	3.4 ug/g	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	-	0.084 ug/g	-
1,2-Dichloropropane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	2 ug/g	-
Hexane	0.05 ug/g	<0.05	-	-	-	2.8 ug/g	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	-	-	-	16 ug/g	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	-	-	-	1.7 ug/g	-

	Client ID:	HA5-1	HA5-2	HA6-1	HA7-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-01	2542274-02	2542274-03	2542274-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl tert-butyl ether	0.05 ug/g	<0.05	-	-	-	0.75 ug/g	-
Methylene Chloride	0.05 ug/g	<0.05	-	-	-	0.1 ug/g	-
Styrene	0.05 ug/g	<0.05	-	-	-	0.7 ug/g	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	-	0.058 ug/g	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Tetrachloroethylene	0.05 ug/g	<0.05	-	-	-	0.28 ug/g	-
Toluene	0.05 ug/g	<0.05	-	-	-	2.3 ug/g	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	-	-	-	0.38 ug/g	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	-	-	-	0.05 ug/g	-
Trichloroethylene	0.05 ug/g	<0.05	-	-	-	0.061 ug/g	-
Trichlorofluoromethane	0.05 ug/g	<0.05	-	-	-	4 ug/g	-
Vinyl chloride	0.02 ug/g	<0.02	-	-	-	0.02 ug/g	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	3.1 ug/g	-
Dibromofluoromethane	Surrogate	90.9%	-	-	-	-	-
Toluene-d8	Surrogate	89.9%	-	-	-	-	-
4-Bromofluorobenzene	Surrogate	88.1%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	-	-	-	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	<4	-	-	-	98 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	205	-	-	-	300 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	133	-	-	-	2800 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	0.06	-	-	-	7.9 ug/g	-

	Client ID:	HA5-1	HA5-2	HA6-1	HA7-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-01	2542274-02	2542274-03	2542274-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthylene	0.02 ug/g	0.56	-	-	-	0.15 ug/g	-
Anthracene	0.02 ug/g	0.39	-	-	-	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	1.80	-	-	-	0.5 ug/g	-
Benzo [a] pyrene	0.02 ug/g	2.02	-	-	-	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	1.29	-	-	-	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	1.22	-	-	-	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	0.91	-	-	-	0.78 ug/g	-
Chrysene	0.02 ug/g	1.88	-	-	-	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	0.37	-	-	-	0.1 ug/g	-
Fluoranthene	0.02 ug/g	2.66	-	-	-	0.69 ug/g	-
Fluorene	0.02 ug/g	0.10	-	-	-	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	1.31	-	-	-	-	-
1-Methylnaphthalene	0.02 ug/g	0.03	-	-	-	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	0.04	-	-	-	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	0.07	-	-	-	0.99 ug/g	-
Naphthalene	0.01 ug/g	0.04	-	-	-	0.6 ug/g	-
Phenanthrene	0.02 ug/g	0.95	-	-	-	6.2 ug/g	-
Pyrene	0.02 ug/g	2.76	-	-	-	78 ug/g	-
2-Fluorobiphenyl	Surrogate	61.4%	-	-	-	-	-
Terphenyl-d14	Surrogate	56.2%	-	-	-	-	-

PARACEL LABORATORIES LTD.

Order #: 2542274

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

	Client ID:	HA8-1	HA8-2	HA9-1	HA10-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-05	2542274-06	2542274-07	2542274-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	80.8	82.9	74.7	81.0	-	-
General Inorganics							
pH	0.05 pH Units	7.26	-	-	6.96	5.00 - 9.00 pH units	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	5.9	6.0	7.5	6.3	18 ug/g	-
Barium	1.0 ug/g	189	187	166	184	390 ug/g	-
Beryllium	0.5 ug/g	1.2	1.1	1.1	1.4	4 ug/g	-
Boron	5.0 ug/g	24.5	23.5	10.6	16.6	120 ug/g	-
Cadmium	0.5 ug/g	<0.5	<0.5	0.6	<0.5	1.2 ug/g	-
Chromium	5.0 ug/g	33.3	31.2	30.7	38.5	160 ug/g	-
Cobalt	1.0 ug/g	16.3	15.4	13.1	18.4	22 ug/g	-
Copper	5.0 ug/g	30.1	26.9	30.4	28.2	140 ug/g	-
Lead	1.0 ug/g	44.0	37.4	136	53.9	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	49.3	41.9	93.8	54.6	100 ug/g	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	2.4 ug/g	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	<1.0	<1.0	1.6	<1.0	23 ug/g	-
Vanadium	10.0 ug/g	46.6	43.6	57.7	52.4	86 ug/g	-
Zinc	20.0 ug/g	131	124	179	127	340 ug/g	-
Volatiles							
Acetone	0.50 ug/g	<0.50	-	-	<0.50	16 ug/g	-
Benzene	0.02 ug/g	<0.02	-	-	<0.02	0.21 ug/g	-

	Client ID:	HA8-1	HA8-2	HA9-1	HA10-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-05	2542274-06	2542274-07	2542274-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Bromodichloromethane	0.05 ug/g	<0.05	-	-	<0.05	13 ug/g	-
Bromoform	0.05 ug/g	<0.05	-	-	<0.05	0.27 ug/g	-
Bromomethane	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Carbon Tetrachloride	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Chlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	2.4 ug/g	-
Chloroform	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Dibromochloromethane	0.05 ug/g	<0.05	-	-	<0.05	9.4 ug/g	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	-	-	<0.05	16 ug/g	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	3.4 ug/g	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	4.8 ug/g	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	0.083 ug/g	-
1,1-Dichloroethane	0.05 ug/g	<0.05	-	-	<0.05	3.5 ug/g	-
1,2-Dichloroethane	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	3.4 ug/g	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	0.084 ug/g	-
1,2-Dichloropropane	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	<0.05	2 ug/g	-
Hexane	0.05 ug/g	<0.05	-	-	<0.05	2.8 ug/g	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	-	-	<0.50	16 ug/g	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	-	-	<0.50	1.7 ug/g	-

	Client ID:	HA8-1	HA8-2	HA9-1	HA10-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-05	2542274-06	2542274-07	2542274-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl tert-butyl ether	0.05 ug/g	<0.05	-	-	<0.05	0.75 ug/g	-
Methylene Chloride	0.05 ug/g	<0.05	-	-	<0.05	0.1 ug/g	-
Styrene	0.05 ug/g	<0.05	-	-	<0.05	0.7 ug/g	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	<0.05	0.058 ug/g	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Tetrachloroethylene	0.05 ug/g	<0.05	-	-	<0.05	0.28 ug/g	-
Toluene	0.05 ug/g	<0.05	-	-	<0.05	2.3 ug/g	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	-	-	<0.05	0.38 ug/g	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	-	-	<0.05	0.05 ug/g	-
Trichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	0.061 ug/g	-
Trichlorofluoromethane	0.05 ug/g	<0.05	-	-	<0.05	4 ug/g	-
Vinyl chloride	0.02 ug/g	<0.02	-	-	<0.02	0.02 ug/g	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	<0.05	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	<0.05	3.1 ug/g	-
Toluene-d8	Surrogate	89.6%	-	-	91.8%	-	-
Dibromofluoromethane	Surrogate	103%	-	-	94.8%	-	-
4-Bromofluorobenzene	Surrogate	86.0%	-	-	87.8%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	-	-	<7	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	<4	-	-	<4	98 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	17	-	-	22	300 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	12	-	-	21	2800 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	0.07	-	-	<0.02	7.9 ug/g	-

	Client ID:	HA8-1	HA8-2	HA9-1	HA10-1	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-05	2542274-06	2542274-07	2542274-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthylene	0.02 ug/g	0.05	-	-	0.02	0.15 ug/g	-
Anthracene	0.02 ug/g	0.25	-	-	<0.02	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	0.79	-	-	0.04	0.5 ug/g	-
Benzo [a] pyrene	0.02 ug/g	0.73	-	-	0.05	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	0.53	-	-	0.04	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	0.47	-	-	0.04	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	0.35	-	-	0.03	0.78 ug/g	-
Chrysene	0.02 ug/g	0.84	-	-	0.05	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	0.14	-	-	<0.02	0.1 ug/g	-
Fluoranthene	0.02 ug/g	1.66	-	-	0.09	0.69 ug/g	-
Fluorene	0.02 ug/g	0.09	-	-	<0.02	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	0.54	-	-	0.05	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	-	-	<0.02	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	<0.02	-	-	<0.02	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	<0.03	-	-	<0.03	0.99 ug/g	-
Naphthalene	0.01 ug/g	<0.01	-	-	<0.01	0.6 ug/g	-
Phenanthrene	0.02 ug/g	1.04	-	-	0.03	6.2 ug/g	-
Pyrene	0.02 ug/g	1.28	-	-	0.06	78 ug/g	-
2-Fluorobiphenyl	Surrogate	66.0%	-	-	70.2%	-	-
Terphenyl-d14	Surrogate	62.9%	-	-	65.5%	-	-

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

	Client ID:	HA10-2	HA11-1	HA12-1	HA12-2	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-09	2542274-10	2542274-11	2542274-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	80.9	80.3	82.4	83.9	-	-
General Inorganics							
pH	0.05 pH Units	7.23	-	7.35	-	5.00 - 9.00 pH units	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	6.1	5.6	6.0	11.3	18 ug/g	-
Barium	1.0 ug/g	183	161	173	323	390 ug/g	-
Beryllium	0.5 ug/g	1.2	1.2	1.0	1.0	4 ug/g	-
Boron	5.0 ug/g	24.8	17.0	20.1	15.4	120 ug/g	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	3.3	1.2 ug/g	-
Chromium	5.0 ug/g	33.0	34.7	33.0	62.9	160 ug/g	-
Cobalt	1.0 ug/g	16.0	20.3	14.4	15.0	22 ug/g	-
Copper	5.0 ug/g	25.5	32.1	44.0	80.5	140 ug/g	-
Lead	1.0 ug/g	22.5	37.3	57.9	447	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	1.7	1.7	6.9 ug/g	-
Nickel	5.0 ug/g	37.0	56.0	71.5	232	100 ug/g	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	2.4 ug/g	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	0.9	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	<1.0	<1.0	1.3	1.2	23 ug/g	-
Vanadium	10.0 ug/g	47.4	49.1	41.5	40.1	86 ug/g	-
Zinc	20.0 ug/g	87.3	89.4	152	610	340 ug/g	-
Volatiles							
Acetone	0.50 ug/g	-	-	<0.50	-	16 ug/g	-
Benzene	0.02 ug/g	-	-	<0.02	-	0.21 ug/g	-

	Client ID:	HA10-2	HA11-1	HA12-1	HA12-2	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-09	2542274-10	2542274-11	2542274-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Bromodichloromethane	0.05 ug/g	-	-	<0.05	-	13 ug/g	-
Bromoform	0.05 ug/g	-	-	<0.05	-	0.27 ug/g	-
Bromomethane	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Carbon Tetrachloride	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Chlorobenzene	0.05 ug/g	-	-	<0.05	-	2.4 ug/g	-
Chloroform	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Dibromochloromethane	0.05 ug/g	-	-	<0.05	-	9.4 ug/g	-
Dichlorodifluoromethane	0.05 ug/g	-	-	<0.05	-	16 ug/g	-
1,2-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	3.4 ug/g	-
1,3-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	4.8 ug/g	-
1,4-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	0.083 ug/g	-
1,1-Dichloroethane	0.05 ug/g	-	-	<0.05	-	3.5 ug/g	-
1,2-Dichloroethane	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
1,1-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	3.4 ug/g	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	0.084 ug/g	-
1,2-Dichloropropane	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	-	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	-	<0.05	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Ethylbenzene	0.05 ug/g	-	-	<0.05	-	2 ug/g	-
Hexane	0.05 ug/g	-	-	<0.05	-	2.8 ug/g	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	-	<0.50	-	16 ug/g	-
Methyl Isobutyl Ketone	0.50 ug/g	-	-	<0.50	-	1.7 ug/g	-

	Client ID:	HA10-2	HA11-1	HA12-1	HA12-2	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-09	2542274-10	2542274-11	2542274-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl tert-butyl ether	0.05 ug/g	-	-	<0.05	-	0.75 ug/g	-
Methylene Chloride	0.05 ug/g	-	-	<0.05	-	0.1 ug/g	-
Styrene	0.05 ug/g	-	-	<0.05	-	0.7 ug/g	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	-	<0.05	-	0.058 ug/g	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Tetrachloroethylene	0.05 ug/g	-	-	<0.05	-	0.28 ug/g	-
Toluene	0.05 ug/g	-	-	<0.05	-	2.3 ug/g	-
1,1,1-Trichloroethane	0.05 ug/g	-	-	<0.05	-	0.38 ug/g	-
1,1,2-Trichloroethane	0.05 ug/g	-	-	<0.05	-	0.05 ug/g	-
Trichloroethylene	0.05 ug/g	-	-	<0.05	-	0.061 ug/g	-
Trichlorofluoromethane	0.05 ug/g	-	-	<0.05	-	4 ug/g	-
Vinyl chloride	0.02 ug/g	-	-	<0.02	-	0.02 ug/g	-
m,p-Xylenes	0.05 ug/g	-	-	<0.05	-	-	-
o-Xylene	0.05 ug/g	-	-	<0.05	-	-	-
Xylenes, total	0.05 ug/g	-	-	<0.05	-	3.1 ug/g	-
Dibromofluoromethane	Surrogate	-	-	93.2%	-	-	-
4-Bromofluorobenzene	Surrogate	-	-	88.2%	-	-	-
Toluene-d8	Surrogate	-	-	89.5%	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	<7	-	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	-	-	<4	-	98 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	-	-	14	-	300 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	-	-	16	-	2800 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	-	-	<0.02	-	7.9 ug/g	-

Certificate of Analysis

Report Date: 22-Oct-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 16-Oct-2025

Client PO:

Project Description: NS25101-02

	Client ID:	HA10-2	HA11-1	HA12-1	HA12-2	Criteria:	
	Sample Date:	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	16-Oct-25 00:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2542274-09	2542274-10	2542274-11	2542274-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthylene	0.02 ug/g	-	-	<0.02	-	0.15 ug/g	-
Anthracene	0.02 ug/g	-	-	<0.02	-	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	-	-	<0.02	-	0.5 ug/g	-
Benzo [a] pyrene	0.02 ug/g	-	-	<0.02	-	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	-	-	<0.02	-	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	-	-	<0.02	-	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	-	-	<0.02	-	0.78 ug/g	-
Chrysene	0.02 ug/g	-	-	<0.02	-	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	-	<0.02	-	0.1 ug/g	-
Fluoranthene	0.02 ug/g	-	-	0.02	-	0.69 ug/g	-
Fluorene	0.02 ug/g	-	-	<0.02	-	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	-	-	<0.02	-	-	-
1-Methylnaphthalene	0.02 ug/g	-	-	<0.02	-	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	-	-	<0.02	-	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	-	-	<0.03	-	0.99 ug/g	-
Naphthalene	0.01 ug/g	-	-	<0.01	-	0.6 ug/g	-
Phenanthrene	0.02 ug/g	-	-	<0.02	-	6.2 ug/g	-
Pyrene	0.02 ug/g	-	-	<0.02	-	78 ug/g	-
2-Fluorobiphenyl	Surrogate	-	-	71.7%	-	-	-
Terphenyl-d14	Surrogate	-	-	67.0%	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Metals								
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					
Semi-Volatiles								
Acenaphthene	ND	0.02	ug/g					
Acenaphthylene	ND	0.02	ug/g					
Anthracene	ND	0.02	ug/g					
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.03	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	*0.412*		*%*	*81.6*	*50-140*			
Surrogate: Terphenyl-d14	*0.421*		*%*	*83.4*	*50-140*			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					
1,1-Dichloroethane	ND	0.05	ug/g					
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	*7.29*		*%*	*90.9*	*50-140*			
Surrogate: Dibromofluoromethane	*8.09*		*%*	*101*	*50-140*			
Surrogate: Toluene-d8	*7.12*		*%*	*88.8*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
pH	7.24	0.05	pH Units	7.26			0.3	10	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	16	8	ug/g	31			NC	30	
F4 PHCs (C34-C50)	17	6	ug/g	39			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	4.9	1.0	ug/g	4.6			8.1	30	
Barium	79.3	1.0	ug/g	78.4			1.2	30	
Beryllium	ND	0.5	ug/g	ND			NC	30	
Boron	8.4	5.0	ug/g	8.0			4.2	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium	18.5	5.0	ug/g	17.6			5.1	30	
Cobalt	7.1	1.0	ug/g	6.5			8.4	30	
Copper	45.2	5.0	ug/g	42.7			5.8	30	
Lead	45.6	1.0	ug/g	44.9			1.6	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	15.1	5.0	ug/g	14.9			1.7	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	23.4	10.0	ug/g	21.9			6.7	30	
Zinc	111	20.0	ug/g	105			5.1	30	
Physical Characteristics									
% Solids	97.0	0.1	% by Wt.	97.4			0.4	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	0.024	0.02	ug/g	0.026			9.6	40	
Benzo [a] pyrene	0.037	0.02	ug/g	0.046			21.3	40	
Benzo [b] fluoranthene	0.027	0.02	ug/g	0.033			18.5	40	
Benzo [g,h,i] perylene	0.032	0.02	ug/g	0.040			22.7	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	0.037	0.02	ug/g	0.047			25.3	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	0.050	0.02	ug/g	0.058			13.7	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	0.033	0.02	ug/g	0.043			26.0	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	0.025	0.02	ug/g	0.027			5.5	40	
Pyrene	0.033	0.02	ug/g	0.039			18.7	40	
Surrogate: 2-Fluorobiphenyl	*0.420*		*%*		*69.6*	*50-140*			
Surrogate: Terphenyl-d14	*0.443*		*%*		*73.4*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	
Dichlorodifluoromethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,4-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
trans-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g	ND			NC	50	
Hexane	ND	0.05	ug/g	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g	ND			NC	50	
Styrene	ND	0.05	ug/g	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
Tetrachloroethylene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	*8.72*		*%*		*91.3*	*50-140*			
Surrogate: Dibromofluoromethane	*8.44*		*%*		*88.4*	*50-140*			
Surrogate: Toluene-d8	*8.79*		*%*		*92.0*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	68	7	ug/g	ND	92.0	0-200			
F2 PHCs (C10-C16)	116	4	ug/g	ND	90.4	60-140			
F3 PHCs (C16-C34)	313	8	ug/g	31	103	60-140			
F4 PHCs (C34-C50)	249	6	ug/g	39	111	60-140			
Metals									
Antimony	45.9	1.0	ug/g	ND	91.8	70-130			
Arsenic	52.9	1.0	ug/g	1.8	102	70-130			
Barium	86.1	1.0	ug/g	31.4	110	70-130			
Beryllium	48.1	0.5	ug/g	ND	95.8	70-130			
Boron	52.1	5.0	ug/g	ND	97.8	70-130			
Cadmium	53.4	0.5	ug/g	ND	107	70-130			
Chromium	57.3	5.0	ug/g	7.0	101	70-130			
Cobalt	53.5	1.0	ug/g	2.6	102	70-130			
Copper	66.1	5.0	ug/g	17.1	98.0	70-130			
Lead	70.3	1.0	ug/g	18.0	105	70-130			
Molybdenum	51.1	1.0	ug/g	ND	101	70-130			
Nickel	55.6	5.0	ug/g	6.0	99.3	70-130			
Selenium	52.1	1.0	ug/g	ND	104	70-130			
Silver	51.6	0.3	ug/g	ND	103	70-130			
Thallium	55.2	1.0	ug/g	ND	110	70-130			
Uranium	51.9	1.0	ug/g	ND	103	70-130			
Vanadium	58.6	10.0	ug/g	ND	99.6	70-130			
Zinc	90.2	20.0	ug/g	42.1	96.4	70-130			
Semi-Volatiles									
Acenaphthene	0.502	0.02	ug/g	ND	83.9	50-140			
Acenaphthylene	0.494	0.02	ug/g	ND	82.6	50-140			
Anthracene	0.516	0.02	ug/g	ND	86.3	50-140			
Benzo [a] anthracene	0.538	0.02	ug/g	0.026	85.6	50-140			
Benzo [a] pyrene	0.536	0.02	ug/g	0.046	81.9	50-140			
Benzo [b] fluoranthene	0.474	0.02	ug/g	0.033	73.8	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [g,h,i] perylene	0.529	0.02	ug/g	0.040	81.8	50-140			
Benzo [k] fluoranthene	0.500	0.02	ug/g	ND	83.6	50-140			
Chrysene	0.514	0.02	ug/g	0.047	78.1	50-140			
Dibenzo [a,h] anthracene	0.498	0.02	ug/g	ND	83.3	50-140			
Fluoranthene	0.638	0.02	ug/g	0.058	97.1	50-140			
Fluorene	0.526	0.02	ug/g	ND	87.9	50-140			
Indeno [1,2,3-cd] pyrene	0.509	0.02	ug/g	0.043	77.9	50-140			
1-Methylnaphthalene	0.543	0.02	ug/g	ND	90.9	50-140			
2-Methylnaphthalene	0.539	0.02	ug/g	ND	90.2	50-140			
Naphthalene	0.514	0.01	ug/g	ND	86.0	50-140			
Phenanthrene	0.530	0.02	ug/g	0.027	84.2	50-140			
Pyrene	0.523	0.02	ug/g	0.039	81.0	50-140			
Surrogate: 2-Fluorobiphenyl	*0.425*		*%*		*70.4*	*50-140*			
Surrogate: Terphenyl-d14	*0.415*		*%*		*68.7*	*50-140*			
Volatiles									
Acetone	8.41	0.50	ug/g	ND	84.1	50-140			
Benzene	5.20	0.02	ug/g	ND	110	50-140			
Bromodichloromethane	5.70	0.05	ug/g	ND	120	50-140			
Bromoform	4.93	0.05	ug/g	ND	104	50-140			
Bromomethane	4.14	0.05	ug/g	ND	86.8	50-140			
Carbon Tetrachloride	4.62	0.05	ug/g	ND	97.3	50-140			
Chlorobenzene	4.55	0.05	ug/g	ND	95.7	50-140			
Chloroform	6.14	0.05	ug/g	ND	130	50-140			
Dibromochloromethane	4.96	0.05	ug/g	ND	105	50-140			
Dichlorodifluoromethane	4.49	0.05	ug/g	ND	112	50-140			
1,2-Dichlorobenzene	4.71	0.05	ug/g	ND	99.1	50-140			
1,3-Dichlorobenzene	4.70	0.05	ug/g	ND	99.5	50-140			
1,4-Dichlorobenzene	4.42	0.05	ug/g	ND	93.1	50-140			
1,1-Dichloroethane	5.80	0.05	ug/g	ND	123	50-140			
1,2-Dichloroethane	3.63	0.05	ug/g	ND	90.7	60-130			
1,1-Dichloroethylene	5.89	0.05	ug/g	ND	125	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
cis-1,2-Dichloroethylene	5.47	0.05	ug/g	ND	116	50-140			
trans-1,2-Dichloroethylene	4.88	0.05	ug/g	ND	103	50-140			
1,2-Dichloropropane	5.61	0.05	ug/g	ND	118	50-140			
cis-1,3-Dichloropropylene	4.96	0.05	ug/g	ND	104	50-140			
trans-1,3-Dichloropropylene	4.97	0.05	ug/g	ND	105	50-140			
Ethylbenzene	4.49	0.05	ug/g	ND	95.0	50-140			
Ethylene dibromide (dibromoethane, 1,2-)	5.37	0.05	ug/g	ND	114	50-140			
Hexane	3.40	0.05	ug/g	ND	72.0	50-140			
Methyl Ethyl Ketone (2-Butanone)	16.4	0.50	ug/g	ND	139	50-140			
Methyl Isobutyl Ketone	16.4	0.50	ug/g	ND	139	50-140			
Methyl tert-butyl ether	12.3	0.05	ug/g	ND	103	50-140			
Methylene Chloride	4.34	0.05	ug/g	ND	109	60-130			
Styrene	5.52	0.05	ug/g	ND	117	50-140			
1,1,1,2-Tetrachloroethane	4.09	0.05	ug/g	ND	86.6	50-140			
1,1,2,2-Tetrachloroethane	3.60	0.05	ug/g	ND	90.1	60-130			
Tetrachloroethylene	3.88	0.05	ug/g	ND	81.7	50-140			
Toluene	4.02	0.05	ug/g	ND	85.1	50-140			
1,1,1-Trichloroethane	4.47	0.05	ug/g	ND	94.5	50-140			
1,1,2-Trichloroethane	5.63	0.05	ug/g	ND	119	50-140			
Trichloroethylene	4.05	0.05	ug/g	ND	101	60-130			
Trichlorofluoromethane	6.48	0.05	ug/g	ND	137	50-140			
Vinyl chloride	3.58	0.02	ug/g	ND	89.1	50-140			
m,p-Xylenes	9.32	0.05	ug/g	ND	98.4	50-140			
o-Xylene	4.75	0.05	ug/g	ND	100	50-140			
Surrogate: 4-Bromofluorobenzene	*8.42*		*%*		*88.9*	*50-140*			
Surrogate: Dibromofluoromethane	*12.8*		*%*		*135*	*50-140*			
Surrogate: Toluene-d8	*8.41*		*%*		*88.8*	*50-140*			

Qualifier Notes:

QC Qualifiers:

Sample Data Revisions:

None

Work Order Revisions / Comments:

REVISION 1 - This report includes an updated guideline comparison as per the client.

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Page 1 of 2

Client Name: NSSL	Project Ref: NS25101-02
Contact Name: Jodie Glesler	Quote #: 25-100
Address: 3300 Merritville Highway, Unit 4, Thorold, ON L2V 4Y6	PO #:
Telephone: 289-407-6341	E-mail: Jglesler@nssl.ca, Jtoldi@nssl.ca

Turnaround Time
☐ 1 day ☐ 3 day
☐ 2 day ☒ Regular
Date Required: _____

☒ REG 153/04 ☐ REG 406/19

☐ Table 1 ☐ Agri/Other ☐ Med/Fine
☒ Table 2 ☒ Res/Park ☐ Coarse
☐ Table 3 ☐ Ind/Comm
☐ Table___
For RSC: ☐ Yes ☐ No

Other Regulation
☐ REG 558 ☐ PWQO
☐ CCME ☐ MISA
☐ SU - Sani ☐ SU - Storm
Mun: _____
☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken Date	Sample Taken Time	Metals by ICP	ABN/BTEX	VOC	PAHs	PH
1	HA5-1	S		2		10/16/25		X	X	X	X	X
2	HA5-2			1				X				X
3	HA6-1			1				X				
4	HA7-1			1				X				
5	HA8-1			2				X	X	X	X	X
6	HA8-2			1				X				
7	HA9-1			1				X				
8	HA10-1			2				X	X	X	X	X
9	HA10-2			1				X				X
10	HA11-1			1				X				

Comments:

Method of Delivery: WALK IN

Relinquished By (Sign):	Received at Depot: B. Barton (Niagara)	Received at Lab: C-Ply	Verified By: C-Ply
Relinquished By (Print): Jacob Toldi	Date/Time: Oct 16/25 11:25am	Date/Time: 10/17/25 9:11	Date/Time: 10/17/25 9:19
Date/Time: 10/16/25 11:22am	Temperature: 15 °C	Temperature: 9.8 °C	pH Verified: ☐ By:

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Paracel ID: 2542274

Chain Of Custody
(Lab Use Only)
№ 78635

Client Name: NFSL	Project Ref: NS25101-02	Page 2 of 2
Contact Name: Jodie Glaser	Quote #: 25-100	**Turnaround Time**
Address: 3300 Merritville Highway, Unit 4 Thorold, ON L2V 4Y6	PO #:	☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Telephone: 289-407-6341	E-mail: Jglaser@nfsl.ca JTaldi@nfsl.ca	Date Required:

☒ REG 153/04 ☐ REG 406/19	**Other Regulation**	**Matrix Type:** S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)
☐ Table 1 ☐ Agri/Other ☐ Med/Fine	☐ REG 558 ☐ PWQO	
☒ Table 2 ☒ Res/Park ☐ Coarse	☐ CCME ☐ MISA	
☐ Table 3 ☐ Ind/Comm	☐ SU - Sani ☐ SU - Storm	
☐ Table ___	Mun:	
For RSC: ☐ Yes ☐ No	☐ Other:	

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	Required Analysis: Metals by ICP	PHC/BTEX	VOC	PAHs	pH
1	HA12-1	S		2		10/16/25		X	X	X	X	X
2	HA12-2	S		1		↓		X				
3												
4												
5												
6												
7												
8												
9												
10												

Comments:

Method of Delivery: WALK IN

Relinquished By (Sign):	Received at Depot: B. Barton (Niagara)	Received at Lab: C-PLU	Verified By: C-PLU
Relinquished By (Print): Jacob Taldi	Date/Time: Oct 16/25 11:25am	Date/Time: 10/17/25 9:11	Date/Time: 10/17/25 9:19
Date/Time: 10/16/25 11:22am	Temperature: 14 °C	Temperature: 9.8 °C	pH Verified: ☐ By:

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Hamilton, ON L8H 7P4
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

Niagara Soils Solutions Ltd.
3300 Merrittville Highway
Thorold, ON L2V 4Y6
Attn: Jodie Glasier

Client PO:
Project: NS25101-02
Custody: 80361,362

Report Date: 2-Dec-2025
Order Date: 25-Nov-2025

Order #: 2548180

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID	Paracel ID	Client ID
2548180-01	TP1-1		
2548180-02	TP2-1		
2548180-03	TP3-1		
2548180-04	TP4-1		
2548180-05	TP5-1		
2548180-06	TP6-1		
2548180-07	TP7-1		
2548180-08	TP8-1		
2548180-09	TP9-1		
2548180-10	TP10-1		
2548180-11	TP11-1		
2548180-12	TP11-2		
2548180-13	TP12-1		
2548180-14	TP12-2		
2548180-15	TP13-1		
2548180-16	TP13-2		

Approved By:

Alex Enfield, MSc
Lab Manager

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	28-Nov-25	1-Dec-25
PHC F1	CWS Tier 1 - P&T GC-FID	28-Nov-25	1-Dec-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	28-Nov-25	2-Dec-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	29-Nov-25	29-Nov-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	27-Nov-25	1-Dec-25
Solids, %	CWS Tier 1 - Gravimetric	28-Nov-25	29-Nov-25

Summary of Criteria Exceedances

If this page is blank, then there are no exceedances

Regulatory Comparison:

Paracel Laboratories has provided regulatory guidelines on this report for informational purposes only and makes no representations or warranties that the data is accurate or reflects the current regulatory values. The user is advised to consult with the appropriate official regulations to evaluate compliance. Sample results that are highlighted in red have exceeded the selected regulatory limit. A blue highlight represents a non-detect result with a reporting limit that exceeds the selected regulatory limit. Calculated uncertainty estimations have not been applied for determining regulatory exceedances.

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T3 Res/Park, coarse	-
TP1-1	Nickel	5.0 ug/g	204	100 ug/g	-
TP5-1	Nickel	5.0 ug/g	151	100 ug/g	-
TP6-1	Cadmium	0.5 ug/g	4.2	1.2 ug/g	-
TP6-1	Zinc	20.0 ug/g	2990	340 ug/g	-
TP8-1	Nickel	5.0 ug/g	127	100 ug/g	-
TP9-1	Lead	1.0 ug/g	208	120 ug/g	-
TP11-1	Acenaphthylene	0.02 ug/g	0.87	0.15 ug/g	-
TP11-1	Benzo [a] anthracene	0.02 ug/g	2.15	0.5 ug/g	-
TP11-1	Benzo [a] pyrene	0.02 ug/g	2.20	0.3 ug/g	-
TP11-1	Benzo [b] fluoranthene	0.02 ug/g	3.12	0.78 ug/g	-
TP11-1	Benzo [k] fluoranthene	0.02 ug/g	0.96	0.78 ug/g	-
TP11-1	Dibenzo [a,h] anthracene	0.02 ug/g	0.42	0.1 ug/g	-
TP11-1	Fluoranthene	0.02 ug/g	3.74	0.69 ug/g	-
TP13-1	Acenaphthylene	0.02 ug/g	1.11	0.15 ug/g	-
TP13-1	Benzo [a] anthracene	0.02 ug/g	3.80	0.5 ug/g	-
TP13-1	Benzo [a] pyrene	0.02 ug/g	4.06	0.3 ug/g	-
TP13-1	Benzo [b] fluoranthene	0.02 ug/g	5.85	0.78 ug/g	-
TP13-1	Benzo [k] fluoranthene	0.02 ug/g	1.95	0.78 ug/g	-
TP13-1	Dibenzo [a,h] anthracene	0.02 ug/g	0.68	0.1 ug/g	-
TP13-1	Fluoranthene	0.02 ug/g	6.58	0.69 ug/g	-

PARACEL LABORATORIES LTD.

Order #: 2548180

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP1-1	TP2-1	TP3-1	TP4-1	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-01	2548180-02	2548180-03	2548180-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	75.0	80.7	79.6	79.6	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	6.4	4.9	5.4	2.4	18 ug/g	-
Barium	1.0 ug/g	150	136	123	101	390 ug/g	-
Beryllium	0.5 ug/g	1.2	0.8	1.0	0.8	4 ug/g	-
Boron	5.0 ug/g	10.5	17.5	12.6	6.5	120 ug/g	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	1.2 ug/g	-
Chromium	5.0 ug/g	29.1	24.6	25.3	18.1	160 ug/g	-
Cobalt	1.0 ug/g	14.1	11.4	11.5	6.5	22 ug/g	-
Copper	5.0 ug/g	46.1	23.2	21.9	16.9	140 ug/g	-
Lead	1.0 ug/g	81.0	22.8	16.9	22.1	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	204	33.4	40.6	27.8	100 ug/g	-
Selenium	1.0 ug/g	1.5	<1.0	<1.0	<1.0	2.4 ug/g	-
Silver	0.3 ug/g	0.3	<0.3	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	1.0	<1.0	<1.0	<1.0	23 ug/g	-
Vanadium	10.0 ug/g	40.8	33.4	33.7	25.6	86 ug/g	-
Zinc	20.0 ug/g	180	78.3	66.4	60.0	340 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	7.9 ug/g	-
Acenaphthylene	0.02 ug/g	0.09	0.07	0.07	0.02	0.15 ug/g	-
Anthracene	0.02 ug/g	0.03	0.03	0.03	<0.02	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	0.19	0.18	0.15	0.04	0.5 ug/g	-

	Client ID:	TP1-1	TP2-1	TP3-1	TP4-1	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-01	2548180-02	2548180-03	2548180-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Benzo [a] pyrene	0.02 ug/g	0.22	0.19	0.18	0.05	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	0.35	0.29	0.28	0.08	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	0.15	0.10	0.10	0.03	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	0.11	0.09	0.08	0.02	0.78 ug/g	-
Chrysene	0.02 ug/g	0.23	0.20	0.18	0.05	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	0.05	0.03	0.03	<0.02	0.1 ug/g	-
Fluoranthene	0.02 ug/g	0.37	0.32	0.27	0.07	0.69 ug/g	-
Fluorene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	0.14	0.10	0.10	0.03	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	0.02	<0.02	<0.02	<0.02	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	0.04	<0.03	<0.03	<0.03	0.99 ug/g	-
Naphthalene	0.01 ug/g	0.02	<0.01	<0.01	<0.01	0.6 ug/g	-
Phenanthrene	0.02 ug/g	0.09	0.10	0.06	0.02	6.2 ug/g	-
Pyrene	0.02 ug/g	0.28	0.25	0.22	0.08	78 ug/g	-
2-Fluorobiphenyl	Surrogate	78.6%	76.6%	79.1%	83.7%	-	-
Terphenyl-d14	Surrogate	79.2%	82.1%	80.2%	86.4%	-	-

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP5-1	TP6-1	TP7-1	TP8-1	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-05	2548180-06	2548180-07	2548180-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	81.5	78.4	80.1	80.4	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	4.9	9.8	8.6	7.2	18 ug/g	-
Barium	1.0 ug/g	69.5	99.6	130	150	390 ug/g	-
Beryllium	0.5 ug/g	0.6	0.9	1.1	1.1	4 ug/g	-
Boron	5.0 ug/g	8.6	9.3	8.2	10.1	120 ug/g	-
Cadmium	0.5 ug/g	<0.5	4.2	0.5	1.0	1.2 ug/g	-
Chromium	5.0 ug/g	15.6	22.3	25.1	27.9	160 ug/g	-
Cobalt	1.0 ug/g	8.6	10.5	9.8	12.2	22 ug/g	-
Copper	5.0 ug/g	44.3	30.9	28.4	44.7	140 ug/g	-
Lead	1.0 ug/g	68.3	98.6	41.9	113	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	1.2	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	151	94.8	42.8	127	100 ug/g	-
Selenium	1.0 ug/g	<1.0	<1.0	1.3	1.4	2.4 ug/g	-
Silver	0.3 ug/g	<0.3	0.6	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	<1.0	<1.0	1.5	1.1	23 ug/g	-
Vanadium	10.0 ug/g	22.5	30.8	50.0	39.2	86 ug/g	-
Zinc	20.0 ug/g	108	2990	129	220	340 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	7.9 ug/g	-
Acenaphthylene	0.02 ug/g	0.11	0.09	<0.02	<0.02	0.15 ug/g	-
Anthracene	0.02 ug/g	0.04	0.04	<0.02	<0.02	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	0.22	0.20	0.02	0.04	0.5 ug/g	-

	Client ID:	TP5-1	TP6-1	TP7-1	TP8-1	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-05	2548180-06	2548180-07	2548180-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Benzo [a] pyrene	0.02 ug/g	0.27	0.23	0.03	0.04	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	0.44	0.33	0.05	0.09	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	0.15	0.14	0.03	0.03	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	0.12	0.11	<0.02	0.02	0.78 ug/g	-
Chrysene	0.02 ug/g	0.27	0.21	0.03	0.05	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	0.05	0.04	<0.02	<0.02	0.1 ug/g	-
Fluoranthene	0.02 ug/g	0.40	0.29	0.03	0.06	0.69 ug/g	-
Fluorene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	0.15	0.12	0.02	0.03	-	-
1-Methylnaphthalene	0.02 ug/g	0.02	<0.02	<0.02	<0.02	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	0.03	<0.02	<0.02	<0.02	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	0.05	<0.03	<0.03	<0.03	0.99 ug/g	-
Naphthalene	0.01 ug/g	0.02	<0.01	<0.01	<0.01	0.6 ug/g	-
Phenanthrene	0.02 ug/g	0.14	0.07	<0.02	0.02	6.2 ug/g	-
Pyrene	0.02 ug/g	0.34	0.24	0.03	0.05	78 ug/g	-
2-Fluorobiphenyl	Surrogate	73.9%	90.9%	84.9%	79.4%	-	-
Terphenyl-d14	Surrogate	73.5%	93.7%	87.2%	80.9%	-	-

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP9-1	TP10-1	TP11-1	TP11-2	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-09	2548180-10	2548180-11	2548180-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	76.4	70.0	83.8	67.0	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	4.0	3.8	1.6	4.3	18 ug/g	-
Barium	1.0 ug/g	116	141	6.1	124	390 ug/g	-
Beryllium	0.5 ug/g	0.9	1.2	<0.5	1.1	4 ug/g	-
Boron	5.0 ug/g	6.8	8.4	<5.0	8.3	120 ug/g	-
Cadmium	0.5 ug/g	0.8	0.5	<0.5	0.6	1.2 ug/g	-
Chromium	5.0 ug/g	21.1	27.8	<5.0	24.6	160 ug/g	-
Cobalt	1.0 ug/g	7.7	10.3	3.5	9.4	22 ug/g	-
Copper	5.0 ug/g	25.8	34.3	<5.0	25.5	140 ug/g	-
Lead	1.0 ug/g	208	50.8	8.6	29.2	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	91.1	38.9	<5.0	20.4	100 ug/g	-
Selenium	1.0 ug/g	<1.0	1.5	<1.0	1.1	2.4 ug/g	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	1.2	2.3	<1.0	2.6	23 ug/g	-
Vanadium	10.0 ug/g	29.1	45.4	12.1	44.6	86 ug/g	-
Zinc	20.0 ug/g	266	92.6	221	99.0	340 ug/g	-
Volatiles							
Benzene	0.02 ug/g	-	-	<0.02	<0.02	0.21 ug/g	-
Ethylbenzene	0.05 ug/g	-	-	<0.05	<0.05	2 ug/g	-
Toluene	0.05 ug/g	-	-	<0.05	<0.05	2.3 ug/g	-
m,p-Xylenes	0.05 ug/g	-	-	<0.05	<0.05	-	-

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP9-1	TP10-1	TP11-1	TP11-2	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-09	2548180-10	2548180-11	2548180-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
o-Xylene	0.05 ug/g	-	-	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g	-	-	<0.05	<0.05	3.1 ug/g	-
Toluene-d8	Surrogate	-	-	96.5%	96.5%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	<7	<7	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	-	-	<4	<4	98 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	-	-	87	61	300 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	-	-	<6	<6	2800 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	0.03	<0.02	7.9 ug/g	-
Acenaphthylene	0.02 ug/g	0.06	0.08	0.87	0.04	0.15 ug/g	-
Anthracene	0.02 ug/g	0.02	0.03	0.42	0.04	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	0.13	0.18	2.15	<0.02	0.5 ug/g	-
Benzo [a] pyrene	0.02 ug/g	0.15	0.20	2.20	<0.02	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	0.25	0.29	3.12	<0.02	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	0.08	0.11	1.17	0.11	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	0.07	0.09	0.96	<0.02	0.78 ug/g	-
Chrysene	0.02 ug/g	0.16	0.19	2.20	<0.02	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	0.03	0.03	0.42	<0.02	0.1 ug/g	-
Fluoranthene	0.02 ug/g	0.24	0.28	3.74	<0.02	0.69 ug/g	-
Fluorene	0.02 ug/g	<0.02	<0.02	0.11	<0.02	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	0.08	0.10	1.21	0.06	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	0.05	<0.02	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	<0.03	<0.03	0.05	<0.03	0.99 ug/g	-

	Client ID:	TP9-1	TP10-1	TP11-1	TP11-2	**Criteria:**	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	**Reg 153/04 -T3 Res/Park, coarse**	-
	Sample ID:	2548180-09	2548180-10	2548180-11	2548180-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Naphthalene	0.01 ug/g	<0.01	<0.01	0.02	<0.01	0.6 ug/g	-
Phenanthrene	0.02 ug/g	0.06	0.05	0.67	<0.02	6.2 ug/g	-
Pyrene	0.02 ug/g	0.19	0.22	3.05	<0.02	78 ug/g	-
2-Fluorobiphenyl	Surrogate	76.9%	76.7%	82.9%	78.7%	-	-
Terphenyl-d14	Surrogate	81.0%	79.3%	93.9%	77.5%	-	-

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP12-1	TP12-2	TP13-1	TP13-2	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3	-
	Sample ID:	2548180-13	2548180-14	2548180-15	2548180-16	Res/Park, coarse	
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	66.6	75.6	83.7	76.4	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	7.5 ug/g	-
Arsenic	1.0 ug/g	4.4	8.1	1.9	7.7	18 ug/g	-
Barium	1.0 ug/g	128	188	7.0	177	390 ug/g	-
Beryllium	0.5 ug/g	1.1	1.4	<0.5	1.4	4 ug/g	-
Boron	5.0 ug/g	9.7	15.5	<5.0	15.0	120 ug/g	-
Cadmium	0.5 ug/g	0.6	<0.5	<0.5	<0.5	1.2 ug/g	-
Chromium	5.0 ug/g	25.8	38.9	5.7	35.5	160 ug/g	-
Cobalt	1.0 ug/g	9.6	17.8	3.7	15.3	22 ug/g	-
Copper	5.0 ug/g	27.0	26.2	<5.0	27.8	140 ug/g	-
Lead	1.0 ug/g	33.5	15.8	6.9	17.4	120 ug/g	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	6.9 ug/g	-
Nickel	5.0 ug/g	21.6	40.7	<5.0	37.7	100 ug/g	-
Selenium	1.0 ug/g	1.2	<1.0	<1.0	<1.0	2.4 ug/g	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	<0.3	20 ug/g	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	1 ug/g	-
Uranium	1.0 ug/g	2.5	<1.0	<1.0	<1.0	23 ug/g	-
Vanadium	10.0 ug/g	48.5	49.8	17.9	47.0	86 ug/g	-
Zinc	20.0 ug/g	89.0	101	247	98.4	340 ug/g	-
Volatiles							
Benzene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02 [1]	0.21 ug/g	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05 [1]	2 ug/g	-
Toluene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05 [1]	2.3 ug/g	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	<0.05	<0.05 [1]	-	-

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

	Client ID:	TP12-1	TP12-2	TP13-1	TP13-2	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-13	2548180-14	2548180-15	2548180-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
o-Xylene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05 [1]	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	<0.05	<0.05 [1]	3.1 ug/g	-
Toluene-d8	Surrogate	96.2%	95.7%	93.6%	94.1% [1]	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	<7	<7 [1]	55 ug/g	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	<4	<4	98 ug/g	-
F3 PHCs (C16-C34)	8 ug/g	66	<8	94	31	300 ug/g	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	<6	<6	2800 ug/g	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	0.05	<0.02	7.9 ug/g	-
Acenaphthylene	0.02 ug/g	<0.02	0.02	1.11	0.13	0.15 ug/g	-
Anthracene	0.02 ug/g	<0.02	0.04	0.66	0.09	0.67 ug/g	-
Benzo [a] anthracene	0.02 ug/g	<0.02	0.16	3.80	0.17	0.5 ug/g	-
Benzo [a] pyrene	0.02 ug/g	<0.02	0.22	4.06	0.19	0.3 ug/g	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	0.27	5.85	0.27	0.78 ug/g	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	0.09	2.01	0.26	6.6 ug/g	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	0.09	1.95	0.09	0.78 ug/g	-
Chrysene	0.02 ug/g	<0.02	0.14	4.29	0.18	7 ug/g	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	0.03	0.68	0.06	0.1 ug/g	-
Fluoranthene	0.02 ug/g	<0.02	0.19	6.58	0.32	0.69 ug/g	-
Fluorene	0.02 ug/g	<0.02	<0.02	0.16	<0.02	62 ug/g	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	0.10	1.91	0.18	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	0.99 ug/g	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	0.09	<0.02	0.99 ug/g	-
Methylnaphthalene (1&2)	0.03 ug/g	<0.03	<0.03	0.10	<0.03	0.99 ug/g	-

	Client ID:	TP12-1	TP12-2	TP13-1	TP13-2	Criteria:	
	Sample Date:	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	25-Nov-25 09:00	Reg 153/04 -T3 Res/Park, coarse	-
	Sample ID:	2548180-13	2548180-14	2548180-15	2548180-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Naphthalene	0.01 ug/g	<0.01	<0.01	0.04	<0.01	0.6 ug/g	-
Phenanthrene	0.02 ug/g	<0.02	0.07	1.11	0.06	6.2 ug/g	-
Pyrene	0.02 ug/g	<0.02	0.15	6.00	0.24	78 ug/g	-
2-Fluorobiphenyl	Surrogate	76.2%	81.6%	89.9%	74.7%	-	-
Terphenyl-d14	Surrogate	82.7%	85.5%	106%	79.1%	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Metals								
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					
Semi-Volatiles								
Acenaphthene	ND	0.02	ug/g					
Acenaphthylene	ND	0.02	ug/g					
Anthracene	ND	0.02	ug/g					
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.03	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	*0.480*		*%*	*95.1*	*50-140*			
Surrogate: Terphenyl-d14	*0.495*		*%*	*98.0*	*50-140*			
Volatiles								
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*7.47*		*%*	*93.1*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	60	8	ug/g	87			NC	30	
F4 PHCs (C34-C50)	ND	6	ug/g	ND			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	6.4	1.0	ug/g	6.4			0.2	30	
Barium	155	1.0	ug/g	150			3.4	30	
Beryllium	1.3	0.5	ug/g	1.2			9.8	30	
Boron	11.4	5.0	ug/g	10.5			8.1	30	
Cadmium	0.5	0.5	ug/g	ND			NC	30	
Chromium	30.2	5.0	ug/g	29.1			3.5	30	
Cobalt	14.7	1.0	ug/g	14.1			4.4	30	
Copper	48.1	5.0	ug/g	46.1			4.3	30	
Lead	81.1	1.0	ug/g	81.0			0.1	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	212	5.0	ug/g	204			4.1	30	
Selenium	1.5	1.0	ug/g	1.5			4.0	30	
Silver	ND	0.3	ug/g	0.3			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	1.1	1.0	ug/g	1.0			4.3	30	
Vanadium	43.3	10.0	ug/g	40.8			6.1	30	
Zinc	180	20.0	ug/g	180			0.3	30	
Physical Characteristics									
% Solids	90.9	0.1	% by Wt.	81.2			11.2	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	0.085	0.02	ug/g	0.091			6.2	40	
Anthracene	0.039	0.02	ug/g	0.032			18.0	40	
Benzo [a] anthracene	0.191	0.02	ug/g	0.188			1.8	40	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] pyrene	0.240	0.02	ug/g	0.223			7.3	40	
Benzo [b] fluoranthene	0.376	0.02	ug/g	0.354			6.0	40	
Benzo [g,h,i] perylene	0.156	0.02	ug/g	0.150			3.8	40	
Benzo [k] fluoranthene	0.120	0.02	ug/g	0.114			4.3	40	
Chrysene	0.239	0.02	ug/g	0.230			3.8	40	
Dibenzo [a,h] anthracene	0.056	0.02	ug/g	0.053			5.9	40	
Fluoranthene	0.357	0.02	ug/g	0.368			3.1	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	0.144	0.02	ug/g	0.137			5.0	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	0.021			NC	40	
Naphthalene	0.018	0.01	ug/g	0.019			5.9	40	
Phenanthrene	0.097	0.02	ug/g	0.094			2.9	40	
Pyrene	0.284	0.02	ug/g	0.282			0.6	40	
Surrogate: 2-Fluorobiphenyl	*0.517*		*%*		*76.9*	*50-140*			
Surrogate: Terphenyl-d14	*0.537*		*%*		*79.8*	*50-140*			
Volatiles									
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: Toluene-d8	*8.30*		*%*		*93.4*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	67	7	ug/g	ND	97.8	80-120			
F2 PHCs (C10-C16)	90	4	ug/g	ND	74.7	60-140			
F3 PHCs (C16-C34)	266	8	ug/g	87	69.7	60-140			
F4 PHCs (C34-C50)	158	6	ug/g	ND	87.8	60-140			
Metals									
Antimony	39.1	1.0	ug/g	ND	78.2	70-130			
Arsenic	50.8	1.0	ug/g	2.6	96.5	70-130			
Barium	109	1.0	ug/g	59.8	98.8	70-130			
Beryllium	50.7	0.5	ug/g	0.5	100	70-130			
Boron	54.2	5.0	ug/g	ND	99.9	70-130			
Cadmium	45.3	0.5	ug/g	ND	90.2	70-130			
Chromium	59.9	5.0	ug/g	11.7	96.4	70-130			
Cobalt	54.0	1.0	ug/g	5.6	96.8	70-130			
Copper	65.0	5.0	ug/g	18.4	93.1	70-130			
Lead	80.7	1.0	ug/g	32.4	96.6	70-130			
Molybdenum	48.3	1.0	ug/g	ND	95.8	70-130			
Nickel	129	5.0	ug/g	81.4	94.5	70-130			
Selenium	46.8	1.0	ug/g	ND	92.4	70-130			
Silver	42.4	0.3	ug/g	ND	84.5	70-130			
Thallium	50.5	1.0	ug/g	ND	101	70-130			
Uranium	50.1	1.0	ug/g	ND	99.5	70-130			
Vanadium	65.1	10.0	ug/g	16.3	97.7	70-130			
Zinc	120	20.0	ug/g	71.8	97.2	70-130			
Semi-Volatiles									
Acenaphthene	0.573	0.02	ug/g	ND	85.9	50-140			
Acenaphthylene	0.667	0.02	ug/g	0.091	86.5	50-140			
Anthracene	0.603	0.02	ug/g	0.032	85.7	50-140			
Benzo [a] anthracene	0.733	0.02	ug/g	0.188	81.8	50-140			
Benzo [a] pyrene	0.735	0.02	ug/g	0.223	76.9	50-140			
Benzo [b] fluoranthene	1.48	0.02	ug/g	0.354	84.2	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [g,h,i] perylene	0.604	0.02	ug/g	0.150	68.2	50-140			
Benzo [k] fluoranthene	0.573	0.02	ug/g	0.114	68.7	50-140			
Chrysene	0.808	0.02	ug/g	0.230	86.7	50-140			
Dibenzo [a,h] anthracene	0.570	0.02	ug/g	0.053	77.6	50-140			
Fluoranthene	0.927	0.02	ug/g	0.368	83.9	50-140			
Fluorene	0.583	0.02	ug/g	ND	87.5	50-140			
Indeno [1,2,3-cd] pyrene	0.646	0.02	ug/g	0.137	76.5	50-140			
1-Methylnaphthalene	0.565	0.02	ug/g	ND	84.8	50-140			
2-Methylnaphthalene	0.583	0.02	ug/g	0.021	84.3	50-140			
Naphthalene	0.567	0.01	ug/g	0.019	82.3	50-140			
Phenanthrene	0.655	0.02	ug/g	0.094	84.2	50-140			
Pyrene	0.804	0.02	ug/g	0.282	78.3	50-140			
Surrogate: 2-Fluorobiphenyl	*0.539*		*%*		*80.0*	*50-140*			
Surrogate: Terphenyl-d14	*0.525*		*%*		*78.0*	*50-140*			
Volatiles									
Benzene	37.1	0.02	ug/g	ND	92.9	50-140			
Ethylbenzene	39.5	0.05	ug/g	ND	98.8	50-140			
Toluene	35.9	0.05	ug/g	ND	89.9	50-140			
m,p-Xylenes	80.3	0.05	ug/g	ND	100	50-140			
o-Xylene	40.1	0.05	ug/g	ND	100	50-140			
Surrogate: Toluene-d8	*7.38*		*%*		*91.5*	*50-140*			

Qualifier Notes:

Login Qualifiers :

Sample - BTEX/VOC/F1 (soil) was originally field preserved but was suspected to not meet soil to solvent ratio as outlined in Reg. 153/04 and CCME CEQG. Results are based on sample prepared in lab (not field preserved) as directed by client.
Applies to Samples: TP13-2

Sample Qualifiers :

1: Holding time had been exceeded upon receipt of the sample at the laboratory or prior to the analysis being requested.

QC Qualifiers:

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 02-Dec-2025

Client: **Niagara Soils Solutions Ltd.**

Order Date: 25-Nov-2025

Client PO:

Project Description: NS25101-02

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LTD.

Paracel ID: 2548180

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only) № 80361

Client Name: NSSL	Project Ref: NS25101-02	Page 1 of 2
Contact Name: Jodie Glasser	Quote #: 25-100	**Turnaround Time**
Address: 3320 Merritville Highway, Unit 4 Thorold, ON L2V 4Y6	PO #:	☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Telephone: 289-407-6341	E-mail: Jglasser@nssl.ca Jtaldi@nssl.ca	Date Required:

☒ REG 153/04 ☐ REG 406/19	Other Regulation
☐ Table 1 ☐ Agri/Other ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☒ Res/Park ☒ Coarse	☐ CCME ☐ MISA
☒ Table 3 ☐ Ind/Comm	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

Matrix Type: **S** (Soil/Sed.) **GW** (Ground Water) **SW** (Surface Water) **SS** (Storm/Sanitary Sewer) **P** (Paint) **A** (Air) **O** (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken Date	Sample Taken Time	Required Analysis: Metals by ICP	Required Analysis: PAHs
1	TP1-1	S		1		11/25/25		X	X
2	TP2-1			1				X	X
3	TP3-1			1				X	X
4	TP4-1			1				X	X
5	TP5-1			1				X	X
6	TP6-1			1				X	X
7	TP7-1			1				X	X
8	TP8-1			1				X	X
9	TP9-1			1				X	X
10	TP10-1			1				X	X

Comments:

Method of Delivery: Drop box

Unless otherwise negotiated by the parties, by signing Paracel's Chain of Custody form, you are agreeing to Paracel Laboratories Terms and Conditions and are subject to the terms and conditions thereof. Available at www.paracellabs.com

Relinquished By (Sign):	Received at Depot:	Received at Lab: Km	Verified By: Km
Relinquished By (Print): Jacob Taldi	Date/Time: Nov. 25/25 - 16:00	Date/Time: 11/27/25 859	Date/Time: 11/27/25 908
Date/Time: 11/25/25	Temperature: 11.7 °C	Temperature: 11.1 °C	pH Verified: ☐ By: NA

PARACEL | LABORATORIES LTD.

Paracel ID: 2548180

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only) № 80362

Client Name: NSSL	Project Ref: NS2S101-02
Contact Name: Jodie Glaister	Quote #: 25-100
Address: 3300 Merritville Highway, Unit 4, Thorold, ON L2V 4Y6	PO #:
Telephone: 289-407-6341	E-mail: Jglaister@nssl.ca, Jtoldi@nssl.ca

Page 2 of 2

Turnaround Time

☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular

Date Required:

☒ REG 153/04 ☐ REG 406/19

Other Regulation

☐ Table 1 ☐ Agri/Other ☐ Med/Fine
☐ Table 2 ☒ Res/Park ☒ Coarse
☒ Table 3 ☐ Ind/Comm
☐ Table ___
For RSC: ☐ Yes ☐ No

☐ REG 558 ☐ PWQO
☐ CCME ☐ MISA
☐ SU - Sani ☐ SU - Storm
Mun:
☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	Metals by ICP	PAHs	PHC/BTEX/F1-F4								
1	TP11-1	S		2		11/25/25		X	X	X								
2	TP11-2							X	X	X								
3	TP12-1							X	X	X								
4	TP12-2							X	X	X								
5	TP13-1							X	X	X								
6	TP13-2	↓		↓		↓		X	X	X								
7																		
8																		
9																		
10																		

Required Analysis

Comments:

Method of Delivery: Drop box

Relinquished By (Sign):	Received at Depot:	Received at Lab: KM	Verified By: KM
Relinquished By (Print): Jacob Toldi	Date/Time: Nov. 25/25 16:00	Date/Time: 11/27/25 859	Date/Time: 11/27/25 908
Date/Time: 11/25/25	Temperature: 11.7 °C	Temperature: 11.1 °C	pH Verified: ☐ By: NA

APPENDIX C

GRAIN SIZE ANALYSIS

Project No.: NT25001.18 November 4, 2025

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

Attention: Ms. Jodie Glasier, President

RE: Laboratory Analysis for Soil Texture Classification
Niagara Soils Solutions Ltd. Project No. NS25101-02
547 King Street, Port Colborne, Ontario

Dear Ms. Glasier:

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

On Wednesday October 22nd, 2025, three [3] soil samples were delivered by Niagara Soils Solutions Ltd. to NTIL soils laboratory for 75-micron [µm] [#200] single-sieve grain size analysis. Results for the analysis are summarized in the table below.

Sample I.D.	*Percent Passing 75 µm [#200] Sieve*	*Percent Retained on 75 µm [#200] Sieve*	*Soil Texture*
HA 5-1	32.6 %	67.4 %	Coarse Grained
HA 10-2	82.8 %	17.2 %	Fine/Medium Grained
HA 12-1	54.9 %	45.1 %	Fine/Medium Grained

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

Regards:

Niagara Testing and Inspection Ltd.

Prepared by:

Dwayne Neill, P.Eng.
Project Engineer

LICENSED PROFESSIONAL ENGINEER
Nov 4, 2025
D. H. NEILL
100217552
PROVINCE OF ONTARIO

Distribution:
Jodie Glasier – jglasier@nssl.ca