

GEOTECHNICAL REPORT
FAIRFIELD STREET
PICTON, ONTARIO

Prepared for:
Beverly and William Harney

May 22, 2026

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Drawing No. 1 - Site and Borehole Location Plan

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1.0 INTRODUCTION

WJM Consulting Limited (WJM) was retained by Beverly and William Harney to conduct a geotechnical investigation as part of proposed servicing work to their property at 28 Fairfield Street in Picton On.

The purpose of the geotechnical investigation is to define the subsoil and groundwater conditions along the servicing route to develop geotechnical recommendations regarding the construction of water and sanitary services. Preliminary construction plans prepared by Greer Galloway Consulting Engineers (GG) were reviewed as part of our scope of work. Environmental sampling and analysis was completed for the purposes of preparing a preliminary Excess Soil Management Plan. This work was undertaken by CCR Environmental of Kingston, Ontario.

2.0 SITE DESCRIPTION

Fairfield Street intersects with Hill Street to the west and steeply slopes down toward the Prince Edward Yacht Club located on the west side of Picton Harbour. Fairfield Street is a 6.6 m wide paved roadway with no granular shoulders and is in poor condition. West of the roadway, the rear yards of residences fronting on the east side of Hill Street rises sharply toward to rear of the existing residences. To the east, the grade slopes from the roadway toward existing structures below. At the time of report preparation, the Municipality had recently obtained ownership of the roadway and surrounding lands (with exception of the building footprints fronting on the harbour).

A Site Plan showing the site and location of the proposed work is attached to this report as **Drawing No. 1**.

3.0 FIELDWORK PROCEDURES

The fieldwork included the advancement of five (5) boreholes using a truck-mounted drill rig equipped for soil sampling. The boreholes were advanced using solid stem augers to a maximum depth of 3.0 m below grade. Soil samples were retrieved and logged in the field. In-situ testing was completed using Standard Penetration Testing (SPT) at regular intervals where 'N' values were recorded as the number of blows required to drive the split spoon sampler in accordance with ASTM D1586. All boreholes were backfilled with soil cuttings and bentonite and capped with cold-mix asphalt.

Upon completion of field program, the soil samples were reviewed for further examination, classification and testing. Samples were submitted to Atkins Realis in Kingston for grain size distribution, moisture content and Atterberg Limit testing. Select samples were also submitted to AGAT Laboratories for chemical analysis.

The fieldwork for the investigation was conducted under the supervision of qualified geotechnical staff on April 13, 2026.

The borehole locations are shown on the Site Plan attached to this report as **Drawing No. 1**.

4.0 SUBSURFACE CONDITIONS

The subsoil and groundwater conditions at the time of the site investigation are discussed in the following sections. Detailed borehole logs are enclosed in **Appendix A**. Laboratory testing results are enclosed in **Appendix B**.

4.1 Asphalt

The existing roadway is surfaced with a layer of asphalt ranging in thickness from 30 mm to 100 mm.

4.2 Fill

The asphalt pavement is underlain by a compact to very dense layer of granular fill with an average thickness of 735 mm (range 200 mm to 1540 mm). This material is deemed as roadway base and subbase material.

Standard penetration testing provided SPT 'N' values ranging from 14 to 49 blows.

Grain size testing on one sample of the granular fill secured from BH1 indicated the material did not meet OPSS 1010 specifications for Granular B, Type 1 material with 71.5% (20% to 100% required) passing the 4.75 mm sieve and 13.1% (0% to 10% required) passing 75 µm. The moisture content was 3.8%. The material does meet the requirements for OPSS 1010 Select Subgrade Material.

Grain size testing on one sample of the granular fill secured from BH2 indicated the material generally meets OPSS 1010 specifications for Granular B, Type 1 material with 73.5% (20% to 100% required) passing the 4.75 mm sieve and 10.9% (0% to 10% required) passing 75 µm. The moisture content was 8.1%.

4.3 Fill

The roadway granular structure is underlain by fill in BH Nos. 3 and 5 and ranges in thickness from 870 mm to 2.0 m where each of the boreholes was terminated. It is noted that BH5 was advanced in the parking area at the Prince Edward Yacht Club outside of the proposed servicing works.

Standard penetration testing provided SPT 'N' values ranging from 10 to 135 blows.

Grain size analysis testing on one sample of the fill secured from BH3 indicated the following:

SP007	
Sand, some Gravel, some Silt, some Clay,	
Gravel	19%
Sand	56%
Silt	13%
Clay	12%
Moisture Content	12.0%

The material meets the requirements for OPSS 1010 for Select Subgrade Material.

4.4 Bedrock

Bedrock was encountered in BH Nos 1 to 4 at depths (elevations) ranging from 0.24 m (75.84 m) to 2.34 m (84.79 m) below existing grade. One bedrock core sample secured from BH3 indicated fair quality limestone bedrock with an RQD value of 64% and recovery of 91%. In BH4, the upper 0.32 m at the bedrock contact was weathered until auger refusal.

4.5 Groundwater

Groundwater level was not encountered in BH Nos. 1 to 4 during the field investigation. In BH5 (outside of construction works) water was encountered at a depth of 1.4 m below grade and is considered as the lake level within the granular fill material.

It should be noted that groundwater levels at the site may fluctuate seasonally and in response to precipitation events.

5.0 SOIL CHEMISTRY

A preliminary assessment of environmental soil conditions was conducted to determine soil chemistry and potential disposal options. The "soil" was determined to be fill consisting of sand and some gravel. Soil depths ranged from 2.34 mbg (BH1) to 0.24 mbg (BH4). A shallow sample (SS1/0.40 mbg) and deeper sample (SS3/1.85 mbg) were collected from BH1. A third sample was collected from BH3 (SS2/0.95 mbg).

The samples were submitted to AGAT Laboratories for analysis of PHCs F1-F4, BETX, PAHs, Metals & Inorganics. The laboratory results show that with the exceptions of salt impacts, the fill soil associated with BH1 meets Table 2.1 RPI Standards while the fill soil in BH3 exceeds all Table Standards for lead, benzene, and some PAHs. All three samples show that the fill material is impacted by de-icing salt.

Based on the analytical results, we offer the following:

- No impacted soil is to leave the site unless it is brought to a licensed landfill by a licensed waste hauler. A TCLP leachate analysis would be required to demonstrate that the soil is non-hazardous if sent to a landfill. The client may elect to have further delineation conducted to potentially reduce the volume of soil requiring landfilling.
- To prevent cross-contamination, care should be taken to reuse soil at the location where it was excavated. Contractors should use appropriate precautions per the OHSA when handling/excavating soil.
- The material may remain on site if reused as backfill to the proposed service trench.
- The preliminary results provided herein are associated with the Fairfield Street utility corridor only.

6.0 DISCUSSION AND RECOMMENDATIONS

Based on the subsoil and groundwater conditions encountered at the borehole locations and considering them to be generally representative of the subsoil and groundwater conditions within the proposed development, the following recommendations and comments are offered to advance the design of the project.

6.1 Service Trench

Based on the preliminary drawings prepared by GG, the services will be constructed in a single utility trench.

The service trench bedding should consist of 200 mm of OPSS 1010 Granular A. Piping backfill should consist of Granular A with a minimum cover thickness of 300 mm over the obvert of the pipes. Bedding, backfill and cover granular should be compacted to 100% SPMDD.

Backfilling above the pipe cover and below the pavement structure subgrade should consist of free draining granular or the fill material encountered on site. This material should be compacted to 100% SPMDD.

For frost protection, the water service and sanitary force main should remain below a frost depth of 1.8 m.

6.2 Roadway Reinstatement

Roadway reinstatement should consist of the following:

50 mm	HL3 Surface Course (minimum, match existing)
150 mm	Granular A
300 mm	Granular B, Type II
Over acceptable fill or Granular B, Type II	

6.3 Groundwater Control/Subsurface Drainage

Although groundwater infiltration was not observed during the field program, any seepage during construction should be handled using normal sumps and pumps. The groundwater level should be controlled at all times and be kept below the excavation level during the construction period.

It should be noted that groundwater levels will fluctuate seasonally and during periods of drought and precipitation.

6.4 Excavations

All excavations should be carried out in accordance with the provisions in the Occupational Health and Safety Act. Due to soil chemistry results from BH3, Contractors should use appropriate precautions per the OHSa when handling/excavating soil.

At the time of the field investigations the subsoil materials encountered across the site may be classified as follows:

- The fill material may be classified as Type 3 soil.

Excavations through the overburden will be straight forward and rock excavation should be handled with conventional hoe ramming equipment.

6.5 Suitability of Material for Reuse and Material Handling

To reduce the need for disposal of the impacted soil determined from chemical analytical testing, the overburden soil between BH1 and the Boathouse is suitable for reuse as backfill in the utility trench between the granular pipe cover and the pavement structure. During excavation, this material should be placed on poly until the material is ready for placement. The material should be covered with poly in the likelihood of a rain event.

Any remaining soil within the limits of BH1 and the Boathouse should be disposed in accordance with Section 5.0 above.

6.6 Site Inspections

It is recommended that the placement and compaction of all fill soils be monitored and tested by qualified geotechnical personnel to ensure that the appropriate materials and compaction densities are achieved.

7.0 REPORT LIMITATIONS

It is stressed the information contained in this report is provided for the guidance of the designers and is intended for this project only. Contractors bidding or undertaking the works should examine the factual results of the investigation, satisfy themselves as to the adequacy of the information for construction and make their own interpretation of the factual data as it affects their construction operations.

The conclusions and recommendations provided in this report are based on the information determined at the test hole locations. Subsurface and groundwater conditions between and beyond test hole locations may differ from those encountered at the test hole locations and conditions may become apparent during construction which could not be detected or anticipated at the time of the site investigation.

The report is intended solely for the Client named. Any use which a third party makes, or any reliance on or decisions to be made based on the report, are the responsibility of such third parties. WJM Consulting Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust this report provides sufficient information for your present requirements in accordance with our Statement of Work. We trust this report is to your satisfaction. Should you have any questions concerning the above, please feel free to contact our office.

WJM CONSULTING LIMITED

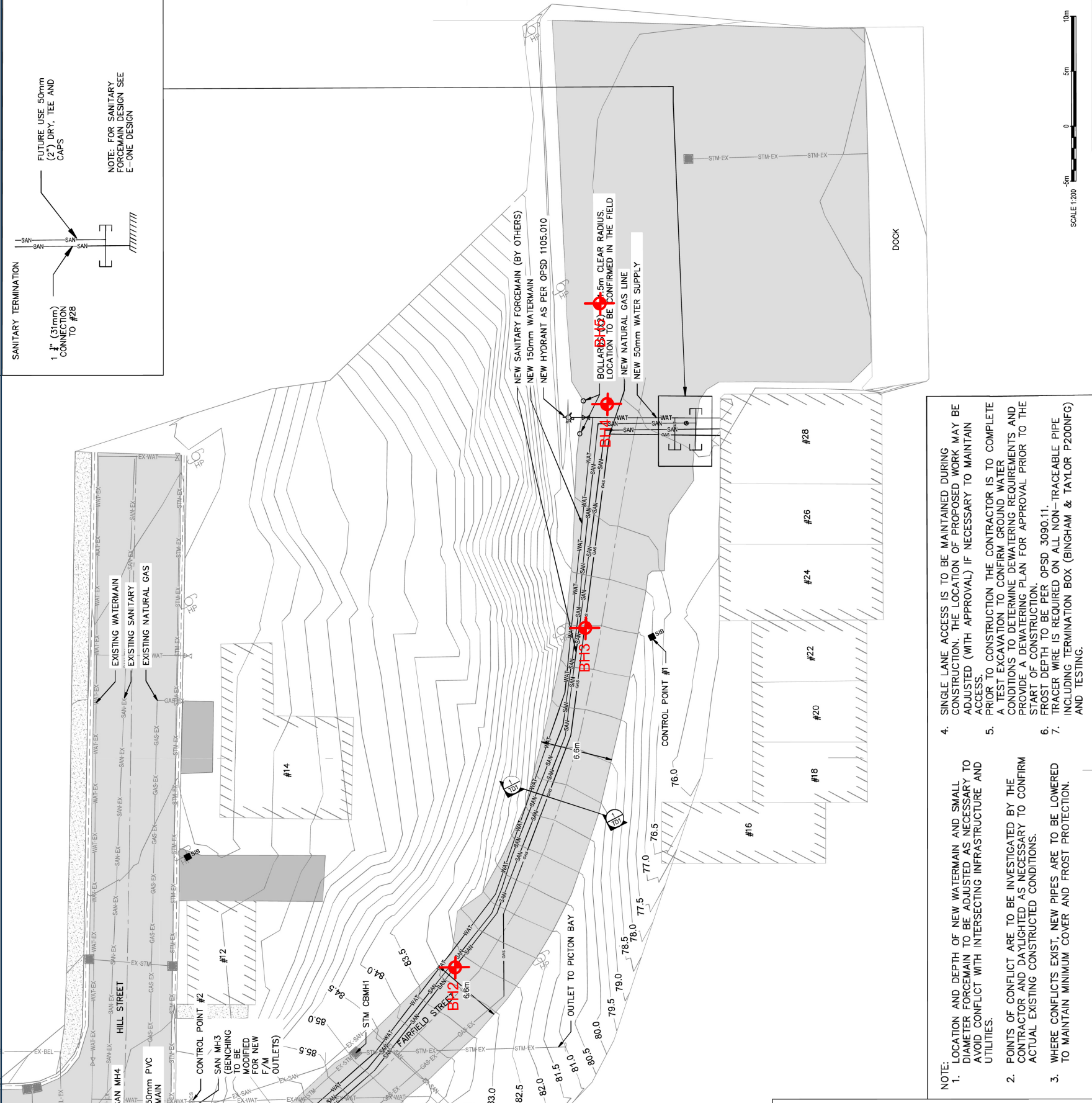
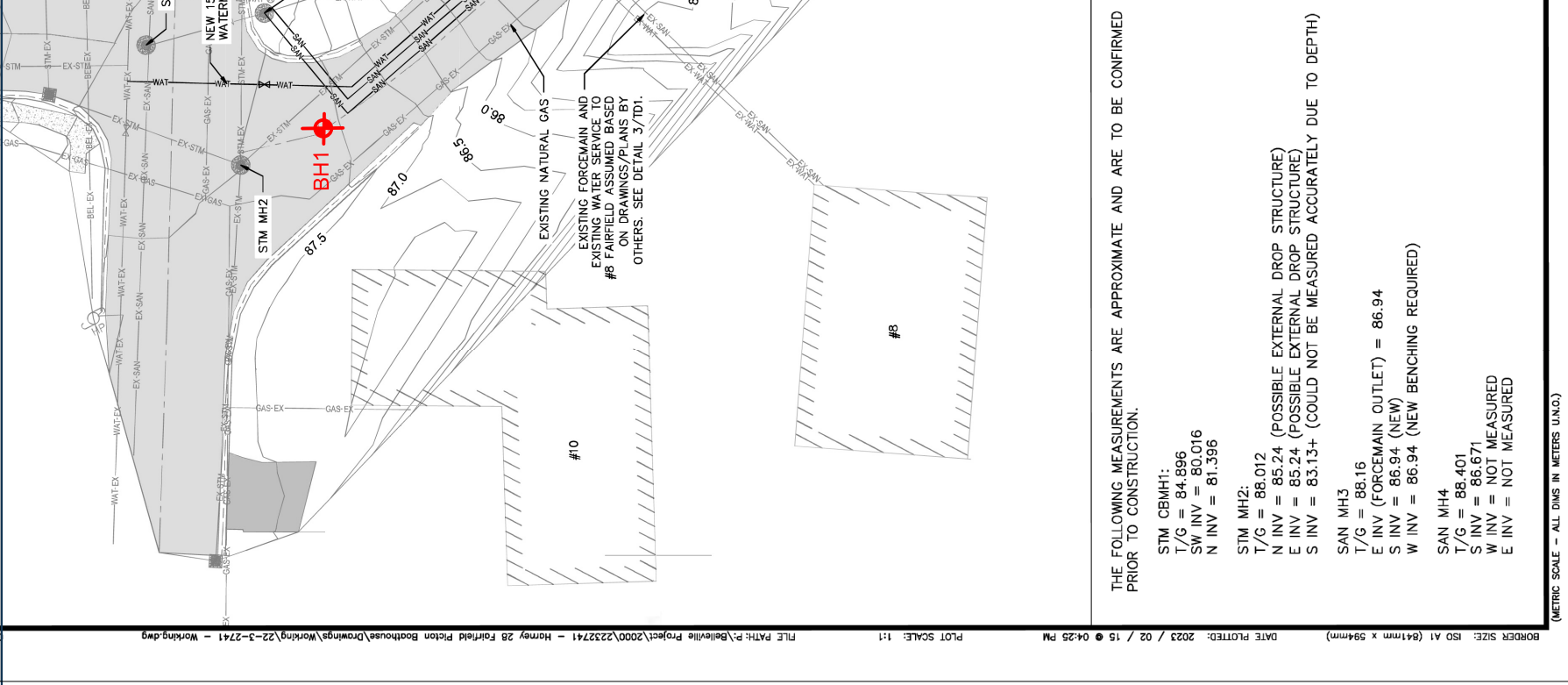


Bill McLatchie, P.Eng.

CCR ENVIRONMENTAL



Christopher Rancourt, M.Sc., P.Geo.



APPROVED EQUIVALENT.		A DETAIL NO.	
4. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME.		B DRAWING NO. - WHERE DETAILED	
5. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.		LEGAL SURVEY SOURCE: EASTERN PORTION ONLY	
6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.		WATSON LAND SURVEYORS LTD.	
		PLAN 24R - 9280 JULY 29, 2022	
		UTILITY LOCATE SOURCE:	
		ONTARIO ONE CALL 'PAPER' LOCATES	
		GEOTECHNICAL SOURCE:	
		NO GEOTECHNICAL INFORMATION AVAILABLE	
		CONTROL POINTS/BENCHMARKS:	
		CP#1 - STANDARD IRON BAR	
		ELEVATION = 77.01	
		N = 4875471.3010	
		E = 326816.6934	
		CONTROL POINTS/BENCHMARKS:	
		CP#2 - CURB STOP	
		ELEVATION = 86.27	
		N = 4875452.7220	
		E = 328760.1029	
		CONTROL POINTS/BENCHMARKS:	
		SANITARY FORCEMAIN	
		DESIGN PER E-ONE SYSTEM	
		SANITARY FORCEMAIN	
		DESIGN-E-ONE SYSTEMS	
		PROJECT	
		28 FAIRFIELD STREET	
		PICTON, ONTARIO	
		DRAWING TITLE	
		SITE PLAN	
		DESIGNED BY	
		M. MCINTOSH	
		DRAWN BY	
		R. SILLS/B. CRUZ-FUENTES	
		REVIEWED BY	
		P. ZANDBERGEN	
		APPROVED BY	
		P. ZANDBERGEN	
		PROJECT DATE	
		2022/10/12	
		PROJECT #	
		22-3-2741	
		DRAWING #	
		SP1	
		DRAWING SCALE (ISO A1)	
		HOR: 1 : 200	
		VER: N/A	

LEGEND:



BOREHOLE

SCALE: NTS

DESIGN: WJM

DRAWN: WJM

DATE: APRIL 2026

PROJECT:

FAIRFIELD STREET

PICTON, ON

DRAWING NO.: 1

SITE AND BOREHOLE PLAN



Appendix A – Borehole Logs



1-50 Grant Timmins Drive
Kingston, Ontario
K7M 8N2

RECORD OF BOREHOLE No. BH1

1 OF 1

METRIC

CLIENT WJM Consulting Limited LOCATION Fairfield St., Picton, Ontario ORIGINATED BY SCP
PROJECT Fairfield St. Servicing METHOD G.E.T. Drilling, Truck-Mounted CME-55 COMPILED BY JRC
PROJECT NO. 26020-1 DATE 2026-04-13 LATITUDE 44.01219 LONGITUDE -77.13623 CHECKED BY LAH

SOIL PROFILE				GROUND WATER CONDITIONS	ELEVATION SCALE	SAMPLES					DYNAMIC CONE PENETRATION RESISTANCE PLOT					PLASTIC NATURAL LIQUID LIMIT MOISTURE CONTENT		
DEPTH SCALE	ELEV DEPTH	DESCRIPTION	STRAT PLOT			NUMBER	TYPE	"N" VALUES	VAPOURS (p.p.m)	REMARKS & GRAIN SIZE DISTRIBUTION (%) GR SA SI CL	SHEAR STRENGTH kPa					w _p	w	w _L
											○ UNCONFINED + FIELD VANE							
											● QUICK TRIAXIALx LAB VANE							
	87.13	Asphalt							20 40 60 80 100						20 40 60			
	87.06	Fill; Br Sa w Gr, dense to very dense (SP010)		87														
0.07																		
0.20																		
0.40						BH1-SS1	SS1	49	75									
0.60																		
0.80																		
1.00																		
1.20				86	BH1-SS2	SS2	44	50	29 58 (13)									
1.40																		
1.60																		
1.80					BH1-SS3	SS3	75	135										
2.00																		
2.20				85														
	84.79				BH1-SS4	SS4	R	-										
2.34		End of borehole 2.34 m below existing grade upon inferred bedrock.																
		Groundwater was not encountered during the field investigation.																

+ ³, X ³: Numbers refer to Sensitivity ○ 3% STRAIN AT FAILURE

AINLEY - DEEP HOLES 26020-1 - FAIRFIELD ST, PICTON.GPJ DEFAULT_NO ENVIRO.GDT 27-4-26



1-50 Grant Timmins Drive
Kingston, Ontario
K7M 8N2

RECORD OF BOREHOLE No. BH2

1 OF 1

METRIC

CLIENT WJM Consulting Limited LOCATION Fairfield St., Picton, Ontario ORIGINATED BY SCP
PROJECT Fairfield St. Servicing METHOD G.E.T. Drilling, Hand Dig COMPILED BY JRC
PROJECT NO. 26020-1 DATE 2026-04-13 LATITUDE 44.01228 LONGITUDE -77.13593 CHECKED BY LAH

SOIL PROFILE				GROUND WATER CONDITIONS	ELEVATION SCALE	SAMPLES					DYNAMIC CONE PENETRATION RESISTANCE PLOT					PLASTIC NATURAL LIQUID LIMIT MOISTURE LIMIT CONTENT		
DEPTH SCALE	ELEV DEPTH	DESCRIPTION	STRAT PLOT			NUMBER	TYPE	"N" VALUES	VAPOURS (p.p.m)	REMARKS & GRAIN SIZE DISTRIBUTION (%) GR SA SI CL	20	40	60	80	100	W _p	W	W _L
	82.57	Fill; Br Sa w Gr, dense (SP014)																
0.20																		
0.40						SP014	GRAB	-	-	27 63 (11)								
					82													
0.60																		
0.80	81.77 0.80	End of borehole 0.80 m below existing grade upon inferred bedrock. Groundwater was not encountered during the field investigation.																

ANLEY - DEEP HOLES 26020-1 - FAIRFIELD ST. PICTON.GPJ DEFAULT_NO ENVIRO.GDT 27-4-26



1-50 Grant Timmins Drive
Kingston, Ontario
K7M 8N2

RECORD OF BOREHOLE No. BH3

1 OF 1

METRIC

CLIENT WJM Consulting Limited LOCATION Fairfield St., Picton, Ontario ORIGINATED BY SCP
PROJECT Fairfield St. Servicing METHOD G.E.T. Drilling, Truck-Mounted CME-55 COMPILED BY JRC
PROJECT NO. 26020-1 DATE 2026-04-13 LATITUDE 44.0125 LONGITUDE -77.13563 CHECKED BY LAH

SOIL PROFILE				GROUND WATER CONDITIONS	ELEVATION SCALE	SAMPLES					DYNAMIC CONE PENETRATION RESISTANCE PLOT					PLASTIC NATURAL LIQUID LIMIT MOISTURE CONTENT			
DEPTH SCALE	ELEV DEPTH	DESCRIPTION	STRAT PLOT			NUMBER	TYPE	"N" VALUES	VAPOURS (p.p.m)	REMARKS & GRAIN SIZE DISTRIBUTION (%) GR SA SI CL	SHEAR STRENGTH kPa					w _p	w	w _L	
											○ UNCONFINED + FIELD VANE								
											● QUICK TRIAXIALx LAB VANE								
									20 40 60 80 100					20 40 60					
	77.06	Asphalt																	
	76.96																		
0.20	0.10	Fill; Br Sa w Gr, compact																	
	76.76																		
0.40	0.30	Fill; Br/Blk Sa so Gr, Si, & Cl, compact (SP007)			BH3-SS1	SS1	14	25											
0.60																			
										19 56 13 12 L.S.F.H. (10)									
0.80																			
					BH3-SS2	SS2	R	15											
1.00																			
	75.89																		
1.20	1.17	Bedrock; Grey fair-quality limestone with some horizontal cracking																	
1.40																			
1.60																			
1.80																			
2.00					RC1	RC				Recovery = 91% R.Q.D. = 64%									
2.20																			
2.40																			
2.60																			
	74.29																		
	2.77	End of borehole 2.77 m below existing grade within limestone bedrock. Groundwater was not encountered during the field investigation.																	

+³, ×³: Numbers refer to Sensitivity ○ 3% STRAIN AT FAILURE

AINLEY - DEEP HOLES 26020-1 - FAIRFIELD ST. PICTON.GPJ DEFAULT_NO ENVIRO GDT 27-4-26



1 OF 1

CLIENT	WJM Consulting Limited		LOCATION	Fairfield St., Picton, Ontario		ORIGINATED BY	SCP
PROJECT	Fairfield St. Servicing		METHOD	G.E.T. Drilling, Truck-Mounted CME-55		COMPILED BY	JRC
PROJECT NO.	26020-1	DATE	2026-04-13	LATITUDE	44.01261	LONGITUDE	-77.13553
						CHECKED BY	LAH

WINLEY - DEEP HOLES 26020-1 - FAIRFIELD ST. PICTON.GPJ DEFAULT NO ENVIRO.GDT 27-4-26

+³, ×³: Numbers refer to Sensitivity ○^{3%} STRAIN AT FAILURE



1-50 Grant Timmins Drive
Kingston, Ontario
K7M 8N2

RECORD OF BOREHOLE No. BH5

1 OF 1

METRIC

CLIENT WJM Consulting Limited LOCATION Fairfield St., Picton, Ontario ORIGINATED BY SCP
PROJECT Fairfield St. Servicing METHOD G.E.T. Drilling, Truck-Mounted CME-55 COMPILED BY JRC
PROJECT NO. 26020-1 DATE 2026-04-13 LATITUDE 44.0127 LONGITUDE -77.13543 CHECKED BY LAH

SOIL PROFILE				GROUND WATER CONDITIONS	ELEVATION SCALE	SAMPLES					DYNAMIC CONE PENETRATION RESISTANCE PLOT					PLASTIC NATURAL LIQUID LIMIT MOISTURE LIMIT CONTENT		
DEPTH SCALE	ELEV DEPTH	DESCRIPTION	STRAT PLOT			NUMBER	TYPE	"N" VALUES	VAPOURS (p.p.m)	REMARKS & GRAIN SIZE DISTRIBUTION (%) GR SA SI CL	SHEAR STRENGTH kPa					W _p	W	W _L
	75.88	Asphalt									20 40 60 80 100							
	75.80																	
	0.08	Fill; Br/Blk Sa w Gr, compact																
0.20																		
0.40						BH5-SS1	SS1	24	45									
0.60																		
0.80					75													
1.00	74.88																	
	1.00	Fill; Br/Blk Sa so Gr, Si, & Cl tr Wood, wet, compact				BH5-SS2	SS2	15	95									
1.20																		
1.40																		
1.60																		
1.80																		
2.00					74	BH5-SS3	SS3	10	135									
2.20																		
2.40																		
2.60						BH5-SS4	SS4	12	-									
2.80					73													
3.00	72.88																	
	3.00	End of borehole 3.00 m below existing grade within compact fill. Groundwater was encountered at a depth of 1.40 m during the field investigation.																

ANLEY - DEEP HOLES 26020-1 - FAIRFIELD ST. PICTON.GPJ DEFAULT NO ENVIRO GDT 27-4-26

Appendix B – Laboratory Testing Results

CLIENT NAME: AINLEY GROUP
1-50 GRANT TIMMINS DRIVE
KINGSTON, ON K7M8N2
(343) 266-0002

ATTENTION TO: Scott Peoples
PROJECT: 26020-1-Fairfield Street

AGAT WORK ORDER: 26P421420

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead
TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Apr 23, 2026

PAGES (INCLUDING COVER): 17

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 Services Representative for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- Any certificate of analysis issued by AGAT shall not be altered or reproduced except in full, without the written consent of the laboratory. Interpretation and use of the test results are the sole responsibility of the Client. AGAT will not be liable for any manipulation or alteration of the results or information contained within certificates of analyses by the Client or third party.
- 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 is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, SCC and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 26P421420

PROJECT: 26020-1-Fairfield Street

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

CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - Metals & Inorganics (Soil)											DATE REPORTED: 2026-04-23	
DATE RECEIVED: 2026-04-15												
Parameter	Unit	SAMPLE DESCRIPTION:				SAMPLE TYPE:				BH1-SS1 Soil	BH1-SS3 Soil	BH3-SS2 Soil
		G / S: A		G / S: B		DATE SAMPLED:		DATE SAMPLED:				
Antimony	µg/g	40	50	0.8	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	
Arsenic	µg/g	18	18	1	1	1[<A]	1[<A]	1[<A]	1[<A]	9[<A]	9[<A]	
Barium	µg/g	670	670	2.0	2.0	25.3[<A]	222[<A]	222[<A]	222[<A]	112[<A]	112[<A]	
Beryllium	µg/g	8	10	0.5	0.5	<0.5	<0.5	<0.5	<0.5	0.6[<A]	0.6[<A]	
Boron	µg/g	120	120	5	5	5[<A]	6[<A]	6[<A]	6[<A]	9[<A]	9[<A]	
Boron (Hot Water Soluble)	µg/g	2	2	0.10	0.10	<0.10	<0.10	0.12[<A]	0.12[<A]	0.47[<A]	0.47[<A]	
Cadmium	µg/g	1.9	1.9	0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
Chromium	µg/g	160	160	5	5	8[<A]	11[<A]	11[<A]	11[<A]	16[<A]	16[<A]	
Cobalt	µg/g	80	100	0.8	0.8	3.4[<A]	3.5[<A]	3.5[<A]	3.5[<A]	6.1[<A]	6.1[<A]	
Copper	µg/g	230	300	1.0	1.0	9.0[<A]	10.7[<A]	10.7[<A]	10.7[<A]	19.5[<A]	19.5[<A]	
Lead	µg/g	120	120	1	1	4[<A]	8[<A]	8[<A]	8[<A]	246[>B]	246[>B]	
Molybdenum	µg/g	40	40	0.5	0.5	<0.5	<0.5	0.6[<A]	0.6[<A]	1.2[<A]	1.2[<A]	
Nickel	µg/g	270	340	1	1	5[<A]	6[<A]	6[<A]	6[<A]	13[<A]	13[<A]	
Selenium	µg/g	5.5	5.5	0.8	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	
Silver	µg/g	40	50	0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
Thallium	µg/g	3.3	3.3	0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
Uranium	µg/g	33	33	0.50	0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	
Vanadium	µg/g	86	86	2.0	2.0	13.7[<A]	15.3[<A]	15.3[<A]	15.3[<A]	24.0[<A]	24.0[<A]	
Zinc	µg/g	340	340	5	5	17[<A]	22[<A]	22[<A]	22[<A]	115[<A]	115[<A]	
Chromium, Hexavalent	µg/g	8	10	0.2	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	
Cyanide, WAD	µg/g	0.051	0.051	0.040	0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	
Mercury	µg/g	3.9	20	0.10	0.10	<0.10	<0.10	<0.10	<0.10	0.18[<A]	0.18[<A]	
Electrical Conductivity (2:1)	mS/cm	1.4	1.4	0.005	0.005	0.509[<A]	0.574[<A]	0.574[<A]	0.574[<A]	0.542[<A]	0.542[<A]	
Sodium Adsorption Ratio (2:1)	N/A	12	12	N/A	N/A	6.91[<A]	7.98[<A]	7.98[<A]	7.98[<A]	7.38[<A]	7.38[<A]	
(Calc.)												
pH, 2:1 CaCl2 Extraction	pH Units	5.0-9.0	5.0-9.0	NA	NA	6.45	6.49	6.49	6.49	6.58	6.58	



Certified By:

AGAT CERTIFICATE OF ANALYSIS (V1)

Page 2 of 17

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AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 26P421420

PROJECT: 26020-1-Fairfield Street

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

CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2026-04-15

DATE REPORTED: 2026-04-23

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Coarse Textured Soils, B Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils

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.

7640209-7640212 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl₂ extract prepared at 2:1 ratio. SAR is a calculated parameter.

7640213 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl₂ extract prepared at 2:1 ratio. SAR is a calculated parameter.

Lead data reported was confirmed by re-analysis.

Analysis performed at AGAT Toronto (unless marked by *)



Neil Beitch

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CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - PAHs (Soil)										DATE REPORTED: 2026-04-23
DATE RECEIVED: 2026-04-15										
Parameter	Unit	SAMPLE DESCRIPTION:			SAMPLE TYPE:			DATE SAMPLED:		
		G / S: A	G / S: B	RDL	BH1-SS1 Soil	BH1-SS3 Soil	BH3-SS2 Soil	2026-04-13	2026-04-13	2026-04-13
					7640209	7640212	7640213			
Naphthalene	µg/g	9.6	28	0.05	<0.05	<0.05	0.09[<A]			
Acenaphthylene	µg/g	0.15	0.17	0.05	<0.05	<0.05	0.21[>B]			
Acenaphthene	µg/g	21	29	0.05	<0.05	<0.05	<0.05			
Fluorene	µg/g	62	69	0.05	<0.05	<0.05	0.08[<A]			
Phenanthrene	µg/g	12	16	0.05	<0.05	<0.05	0.65[<A]			
Anthracene	µg/g	0.67	0.74	0.05	<0.05	<0.05	0.21[<A]			
Fluoranthene	µg/g	9.6	9.6	0.05	<0.05	<0.05	1.53[<A]			
Pyrene	µg/g	96	96	0.05	<0.05	<0.05	1.26[<A]			
Benzo(a)anthracene	µg/g	0.96	0.96	0.05	<0.05	<0.05	0.73[<A]			
Chrysene	µg/g	9.6	9.6	0.05	<0.05	<0.05	0.81[<A]			
Benzo(b)fluoranthene	µg/g	0.96	0.96	0.05	<0.05	<0.05	1.31[>B]			
Benzo(k)fluoranthene	µg/g	0.96	0.96	0.05	<0.05	<0.05	0.58[<A]			
Benzo(a)pyrene	µg/g	0.3	0.3	0.05	<0.05	<0.05	0.94[>B]			
Indeno(1,2,3-cd)pyrene	µg/g	0.76	0.95	0.05	<0.05	<0.05	0.57[<A]			
Dibenz(a,h)anthracene	µg/g	0.1	0.1	0.05	<0.05	<0.05	0.10[A]			
Benzo(g,h,i)perylene	µg/g	9.6	9.6	0.05	<0.05	<0.05	0.72[<A]			
2-and 1-methyl Naphthalene	µg/g	30	42	0.05	<0.05	<0.05	0.14[<A]			
Moisture Content	%	Acceptable Limits			4.4	7.0	19.3			
Naphthalene-d8	%	50-140			85	95	75			
Acridine-d9	%	50-140			80	110	95			
Terphenyl-d14	%	50-140			95	75	85			

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CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - PAHs (Soil)	
DATE RECEIVED: 2026-04-15	DATE REPORTED: 2026-04-23

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Coarse Textured Soils, B Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils

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.

7640209-7640213 Results are based on the dry weight of the soil.

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&f)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 *)

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CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)

DATE RECEIVED: 2026-04-15				DATE REPORTED: 2026-04-23			
Parameter	Unit	SAMPLE DESCRIPTION:		BH3-SS2		Soil	
		SAMPLE TYPE:		BH1-SS1		BH1-SS3	
		G / S: A	G / S: B	DATE SAMPLED:	2026-04-13	DATE SAMPLED:	2026-04-13
				RDL	7640209	RDL	7640212
Benzene	µg/g	0.32	0.4	0.02	<0.02	0.02	0.09[<A]
Toluene	µg/g	6.4	9	0.05	<0.05	<0.05	0.56[<A]
Ethylbenzene	µg/g	1.1	1.6	0.05	<0.05	<0.05	0.11[<A]
m & p-Xylene	µg/g			0.05	<0.05	<0.05	0.39
o-Xylene	µg/g			0.05	<0.05	<0.05	0.17
Xylenes (Total)	µg/g	26	30	0.05	<0.05	<0.05	0.56[<A]
F1 (C6 to C10)	µg/g	55	65	5	<5	<5	7[<A]
F1 (C6 to C10) minus BTEX	µg/g	55	65	5	<5	<5	6[<A]
F2 (C10 to C16)	µg/g	230	250	10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g			10	<10	<10	<10
F3 (C16 to C34)	µg/g	1700	2500	50	<50	<50	111[<A]
F3 (C16 to C34) minus PAHs	µg/g			50	<50	<50	103
F4 (C34 to C50)	µg/g	3300	6600	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	3300	6600	50	NA	NA	NA
Moisture Content	%			0.1	4.4	7.0	19.3
Surrogate	Unit	Acceptable Limits					
Toluene-d8	% Recovery		60-140		91.5	98.8	1
Terphenyl	%		60-140		100	102	1

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AGAT Laboratories

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CLIENT NAME: AINLEY GROUP

SAMPLING SITE: Picton, Ontario

ATTENTION TO: Scott Peoples

SAMPLED BY: Scott Peoples

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)

DATE RECEIVED: 2026-04-15

DATE REPORTED: 2026-04-23

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard: A Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Coarse Textured Soils, B Refers to Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition - Soil - Industrial/Commercial/Community Property Use - Medium and Fine Textured Soils

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.

7640209-7640213 Results are based on sample dry weight.

The C6-C10 fraction is calculated using toluene response factor.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.

C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.

Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present. The chromatogram has returned to baseline by the retention time of nC50.

Total C6 - C50 results are corrected for BTEX and PAH contributions.

C>10 - C16 (F2 - Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.

C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).

This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.

nC10, nC16 and nC34 response factors are within 10% of their average.

C50 response factor is within 70% of nC10 + nC16 + nC34 average.

Linearity is within 15%.

Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

AGAT CERTIFICATE OF ANALYSIS (V1)

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AGAT

Laboratories

Exceedance Summary

AGAT WORK ORDER: 26P421420

PROJECT: 26020-1-Fairfield Street

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

CLIENT NAME: AINLEY GROUP

ATTENTION TO: Scott Peoples

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	µg/g	120	246
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - PAHs (Soil)	Acenaphthylene	µg/g	0.15	0.21
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	0.94
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	µg/g	0.96	1.31
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)	Benzo(a)pyrene	µg/g	0.3	0.94
7640213	BH3-SS2	ON T2 S ICC CT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)	Benzo(b)fluoranthene	µg/g	0.96	1.31
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - Metals & Inorganics (Soil)	Lead	µg/g	120	246
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - PAHs (Soil)	Acenaphthylene	µg/g	0.17	0.21
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(a)pyrene	µg/g	0.3	0.94
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - PAHs (Soil)	Benzo(b)fluoranthene	µg/g	0.96	1.31
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)	Benzo(a)pyrene	µg/g	0.3	0.94
7640213	BH3-SS2	ON T2 S ICC MFT	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)	Benzo(b)fluoranthene	µg/g	0.96	1.31

AGAT EXCEEDANCE SUMMARY (V1)

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Quality Assurance

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

Soil Analysis															
Report Date: Apr 23, 2026			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)

Antimony	7646160		<0.8	<0.8	NA	< 0.8	118%	70%	130%	101%	80%	120%	74%	70%	130%
Arsenic	7646160		4	5	NA	< 1	100%	70%	130%	97%	80%	120%	96%	70%	130%
Barium	7646160		109	125	13.7%	< 2.0	105%	70%	130%	100%	80%	120%	111%	70%	130%
Beryllium	7646160		0.7	0.8	NA	< 0.5	108%	70%	130%	98%	80%	120%	108%	70%	130%
Boron	7646160		7	8	NA	< 5	94%	70%	130%	101%	80%	120%	89%	70%	130%
Boron (Hot Water Soluble)	7644705		2.07	2.01	2.9%	< 0.10	102%	60%	140%	97%	70%	130%	NA	60%	140%
Cadmium	7646160		<0.5	<0.5	NA	< 0.5	108%	70%	130%	101%	80%	120%	104%	70%	130%
Chromium	7646160		20	22	NA	< 5	85%	70%	130%	99%	80%	120%	110%	70%	130%
Cobalt	7646160		9.9	10.7	7.8%	< 0.8	85%	70%	130%	98%	80%	120%	95%	70%	130%
Copper	7646160		23.0	24.9	7.9%	< 1.0	87%	70%	130%	99%	80%	120%	98%	70%	130%
Lead	7646160		10	11	9.5%	< 1	99%	70%	130%	99%	80%	120%	99%	70%	130%
Molybdenum	7646160		1.5	1.6	NA	< 0.5	108%	70%	130%	102%	80%	120%	104%	70%	130%
Nickel	7646160		24	26	8.0%	< 1	87%	70%	130%	97%	80%	120%	91%	70%	130%
Selenium	7646160		<0.8	<0.8	NA	< 0.8	99%	70%	130%	92%	80%	120%	96%	70%	130%
Silver	7646160		<0.5	<0.5	NA	< 0.5	120%	70%	130%	100%	80%	120%	101%	70%	130%
Thallium	7646160		<0.5	<0.5	NA	< 0.5	95%	70%	130%	98%	80%	120%	98%	70%	130%
Uranium	7646160		0.57	0.67	NA	< 0.50	101%	70%	130%	104%	80%	120%	102%	70%	130%
Vanadium	7646160		25.7	28.7	11.0%	< 2.0	92%	70%	130%	103%	80%	120%	103%	70%	130%
Zinc	7646160		54	67	21.5%	< 5	90%	70%	130%	98%	80%	120%	NA	70%	130%
Chromium, Hexavalent	7646312		<0.2	<0.2	NA	< 0.2	91%	70%	130%	92%	80%	120%	101%	70%	130%
Cyanide, WAD	7616913		<0.040	<0.040	NA	< 0.040	95%	70%	130%	96%	80%	120%	98%	70%	130%
Mercury	7646160		<0.10	<0.10	NA	< 0.10	100%	70%	130%	95%	80%	120%	99%	70%	130%
Electrical Conductivity (2:1)	7646160		1.27	1.27	0.0%	< 0.005	104%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	7651998		0.273	0.274	0.4%	NA									
pH, 2:1 CaCl ₂ Extraction	7646312		5.93	6.18	4.1%	NA	99%	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.

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

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

O. Reg. 153(511) - Metals & Inorganics (Soil)

Antimony	7661552		<0.8	<0.8	NA	< 0.8	118%	70%	130%	105%	80%	120%	99%	70%	130%
Arsenic	7661552		2	3	NA	< 1	99%	70%	130%	98%	80%	120%	98%	70%	130%
Barium	7661552		25.5	24.6	3.7%	< 2.0	103%	70%	130%	107%	80%	120%	111%	70%	130%
Beryllium	7661552		<0.5	<0.5	NA	< 0.5	105%	70%	130%	97%	80%	120%	103%	70%	130%
Boron	7661552		<5	<5	NA	< 5	93%	70%	130%	107%	80%	120%	112%	70%	130%
Cadmium	7661552		<0.5	<0.5	NA	< 0.5	104%	70%	130%	100%	80%	120%	104%	70%	130%
Chromium	7661552		8	9	NA	< 5	90%	70%	130%	99%	80%	120%	96%	70%	130%
Cobalt	7661552		2.4	2.5	NA	< 0.8	87%	70%	130%	97%	80%	120%	93%	70%	130%
Copper	7661552		6.5	7.5	13.6%	< 1.0	82%	70%	130%	99%	80%	120%	92%	70%	130%

Quality Assurance

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

Soil Analysis (Continued)

Report Date: Apr 23, 2026			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Lead	7661552		27	39	36.7%	< 1	94%	70%	130%	101%	80%	120%	86%	70%	130%
Molybdenum	7661552		<0.5	<0.5	NA	< 0.5	98%	70%	130%	97%	80%	120%	102%	70%	130%
Nickel	7661552		5	5	3.5%	< 1	86%	70%	130%	95%	80%	120%	89%	70%	130%
Selenium	7661552		<0.8	<0.8	NA	< 0.8	91%	70%	130%	95%	80%	120%	98%	70%	130%
Silver	7661552		<0.5	<0.5	NA	< 0.5	91%	70%	130%	96%	80%	120%	97%	70%	130%
Thallium	7661552		<0.5	<0.5	NA	< 0.5	96%	70%	130%	NA	80%	120%	97%	70%	130%
Uranium	7661552		<0.50	<0.50	NA	< 0.50	97%	70%	130%	98%	80%	120%	103%	70%	130%
Vanadium	7661552		14.0	16.2	14.7%	< 2.0	93%	70%	130%	98%	80%	120%	102%	70%	130%
Zinc	7661552		37	38	1.9%	< 5	94%	70%	130%	99%	80%	120%	166%	70%	130%
Mercury	7661552		<0.10	<0.10	NA	< 0.10	100%	70%	130%	96%	80%	120%	98%	70%	130%

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Certified By:



Nivine Basily



Quality Assurance

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

Trace Organics Analysis

Report Date: Apr 23, 2026			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs) (Soil)

Benzene	7640754		<0.02	<0.02	NA	< 0.02	112%	60%	140%	112%	60%	140%	100%	60%	140%
Toluene	7640754		<0.05	<0.05	NA	< 0.05	108%	60%	140%	112%	60%	140%	100%	60%	140%
Ethylbenzene	7640754		<0.05	<0.05	NA	< 0.05	88%	60%	140%	116%	60%	140%	104%	60%	140%
m & p-Xylene	7640754		<0.05	<0.05	NA	< 0.05	98%	60%	140%	109%	60%	140%	98%	60%	140%
o-Xylene	7640754		<0.05	<0.05	NA	< 0.05	85%	60%	140%	107%	60%	140%	98%	60%	140%
F1 (C6 to C10)	7640754		<5	<5	NA	< 5	91%	80%	120%	110%	60%	140%	82%	60%	140%
F2 (C10 to C16)	7646907		< 10	< 10	NA	< 10	105%	80%	120%	110%	60%	140%	115%	60%	140%
F3 (C16 to C34)	7646907		< 50	< 50	NA	< 50	102%	80%	120%	115%	60%	140%	120%	60%	140%
F4 (C34 to C50)	7646907		< 50	< 50	NA	< 50	80%	80%	120%	102%	60%	140%	108%	60%	140%

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

Naphthalene	7608153		< 0.05	< 0.05	NA	< 0.05	116%	50%	140%	80%	50%	140%	98%	50%	140%
Acenaphthylene	7608153		< 0.05	< 0.05	NA	< 0.05	110%	50%	140%	73%	50%	140%	99%	50%	140%
Acenaphthene	7608153		< 0.05	< 0.05	NA	< 0.05	117%	50%	140%	85%	50%	140%	98%	50%	140%
Fluorene	7608153		< 0.05	< 0.05	NA	< 0.05	116%	50%	140%	98%	50%	140%	86%	50%	140%
Phenanthrene	7608153		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	98%	50%	140%	94%	50%	140%
Anthracene	7608153		< 0.05	< 0.05	NA	< 0.05	118%	50%	140%	90%	50%	140%	86%	50%	140%
Fluoranthene	7608153		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	95%	50%	140%	101%	50%	140%
Pyrene	7608153		< 0.05	< 0.05	NA	< 0.05	114%	50%	140%	98%	50%	140%	92%	50%	140%
Benzo(a)anthracene	7608153		< 0.05	< 0.05	NA	< 0.05	116%	50%	140%	90%	50%	140%	98%	50%	140%
Chrysene	7608153		< 0.05	< 0.05	NA	< 0.05	114%	50%	140%	73%	50%	140%	86%	50%	140%
Benzo(b)fluoranthene	7608153		< 0.05	< 0.05	NA	< 0.05	113%	50%	140%	73%	50%	140%	95%	50%	140%
Benzo(k)fluoranthene	7608153		< 0.05	< 0.05	NA	< 0.05	115%	50%	140%	93%	50%	140%	89%	50%	140%
Benzo(a)pyrene	7608153		< 0.05	< 0.05	NA	< 0.05	112%	50%	140%	80%	50%	140%	89%	50%	140%
Indeno(1,2,3-cd)pyrene	7608153		< 0.05	< 0.05	NA	< 0.05	107%	50%	140%	80%	50%	140%	99%	50%	140%
Dibenz(a,h)anthracene	7608153		< 0.05	< 0.05	NA	< 0.05	87%	50%	140%	73%	50%	140%	95%	50%	140%
Benzo(g,h,i)perylene	7608153		< 0.05	< 0.05	NA	< 0.05	105%	50%	140%	85%	50%	140%	86%	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:

QC Exceedance

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples

Report Date: Apr 23, 2026				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE				
PARAMETER				Sample Id		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
							Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)

Zinc 94% 70% 130% 99% 80% 120% 166% 70% 130%

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

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

Method Summary

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

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
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
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
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

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
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Method Summary

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Accreditations and Associations

CLIENT NAME: AINLEY GROUP
PROJECT: 26020-1-Fairfield Street
SAMPLING SITE: Picton, Ontario

AGAT WORK ORDER: 26P421420
ATTENTION TO: Scott Peoples
SAMPLED BY: Scott Peoples

Accreditations

AGAT Laboratories is accredited, certified, or licensed to applicable standards for specific tests, parameters, and matrices, as listed in the individual laboratory's current scope(s) of accreditation by the following organizations:

Standards Council of Canada (SCC)
Canadian Association for Laboratory Accreditation (CALA)
Canadian Council of Independent Laboratories (CCIL)
American Association for Laboratory Accreditation (A2LA)
ANSI National Accreditation Board (ANAB)
Arizona Department of Health Services (ADHS) – Tempe AZ0851 / AZR000526095, Calgary 2910 AZ0845 / CN00931, Calgary 2420 AZ0843 / CN00932, Mississauga Coopers AZ0847 / CN00929, Mississauga McAdam AZ0848 / CN00930
Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs (MELCCFP)
Ontario Ministry of the Environment, Conservation and Parks (MECP)
New York State Department of Health (NYS DOH)

The tests on this report may not necessarily be included on the scope of accreditation, which are available at the websites for the individual organizations listed above, or linked on our Accreditations page.

Associations

As a leader in science and technology, AGAT Laboratories is proud to hold a number of professional partnerships with key industry organizations and associations. Following is a list of just some of the organizations with which we are currently involved. Association memberships may be limited to specific locations and/or personnel. Please contact AGAT Laboratories for specifics regarding association memberships.

Association des firmes de génie-conseil du Québec (AFG)
Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Association Québécois de Vérification (AQVE)
British Columbia Environmental Industry Association (BCEIA)
Canadian Energy Geoscience Association (CEGA)
Canadian Land Reclamation Association (CLRA)
Conseil des entreprises en technologies environnementales du Québec (CETEQ)
Conseil Patronal de l'Environnement du Québec (CPEQ)
Energy NL
Environmental Services Association of Alberta (ESAA)/ Environmental Services Association Maritimes (ESAM)
Ontario Environmental Industry Association (ONEIA)
Réseau Environnement
The NELAC Institute (TNI)

