



ADDENDUM NO. 2

November 17, 2023

PROJECT: Port Perry Cannabis Facility, 8 Easy Street, Port Perry, ON

Attached: Cambium Geotechnical Investigation

Tender Closing: November 30, 2023 before 12:00:00PM Local Time

Clarifications:

1. It looks like they both will have showers in them. Will the concrete be sloped, or do you think we will have to slope the floors? Does it have to be a curb-less shower or can it have a curb?
A. *Flooring: concrete to be sloped and curb can be included.*
2. Issued for pricing drawing P2 dated DEC 10/21 shows an elevator with no scupper drain. Please confirm that there are no drainage requirements for this elevator.
A. *Elevator drain not required.*
3. Remark 3 for the plumbing equipment schedule on issued for pricing drawing P3 dated DEC 10/21 states “provide full well package including pump, piping, pitless adapter, well cap & seal etc.” Please confirm that these items will be provided by the well driller as there is insufficient information included in these drawings.
A. *Do not include well package, only price plumbing within the building.*
4. Would this be an accurate scope of lighting controls and networking:
Include standard decora light switches for all small rooms/offices/utility rooms.
 - i. Include occupancy sensor switches, or ceiling mount sensors for all washrooms and change rooms.
 - ii. Include lighting contactor bank with programmable timer for all common area and corridor lighting.
 - iii. Include a programmable timer system for all grow lights complete with all necessary contractors etc.**A. *Lighting control items 1, 2, & 3 are acceptable.***
5. No ethernet/network scope noted on the drawing, it below accurate to price:
 - i. Supply and install of ten (10) cable drops, and installation of wireless access points.
 - ii. Supply of a small data cabinet and patch panel for fiber interconnection.**A. *Inclusion of data/network systems is acceptable, price requested as a separate line item for equal comparison.***

6. Single line drawings have been upgraded and sent out with wiring specifications; see Addendum No 1.
7. Holding tank specification and dimension are shown on drawing P3 equipment schedule
8. Issuing Geotechnical Investigation Report; see attached

~ End of Document ~



Geotechnical Investigation - 8 Easy Street, Port Perry, Ontario

September 23, 2022

Prepared for:
0507 Industries Ltd

Cambium Reference: 14273-001

CAMBIUM INC.

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Peterborough | Barrie | Oshawa | Kingston | Calgary



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1.0 INTRODUCTION

Cambium Inc. (Cambium) was retained by 0507 Industries Ltd (Client) to complete a geotechnical investigation for the proposed industrial development including a new two storey building, septic area, and parking lot located at 8 Easy Street, Port Perry Ontario (Site).

The purpose of this investigation was to obtain information about the subsurface conditions of the soil and groundwater conditions and based on the findings, provide geotechnical recommendations for the proposed development.



2.0 METHODOLOGY

2.1 Borehole Investigation

Cambium completed a geotechnical investigation at the Site on March 10, 2022. A total of five (5) boreholes, designated as BH101-22 through BH105-22, were advanced into the subsurface at predetermined locations throughout the Site. The boreholes were terminated at depths between 3.5 and 6.5 m below ground surface (mbgs). The boreholes were surveyed by using a Topcon RTK unit, and the elevations were tied to geodetic datum. A Site Plan, including borehole and benchmark locations is appended as Figure 1 this report.

Drilling and sampling were completed using a track-mounted drill rig operating under the supervision of a Cambium technician. The boreholes were advanced to the sampling depths by means of continuous flight solid stem augers with 50 mm O.D. split spoon samplers. Standard Penetration Test (SPT) N values were recorded for the sampled intervals as the number of blows required to drive a split spoon sampler 305 mm into the soil, using a 63.5 kg drop hammer falling 750 mm, as per ASTM D1586 procedures. The SPT N values are used in this report to assess consistency of cohesive soils and relative density of non-cohesive soils. Soil samples were collected at approximately 0.75 m intervals. The encountered soil units were logged in the field using visual and tactile methods, and samples were placed in labelled plastic bags for transport, future reference, possible laboratory testing, and storage.

Open boreholes were checked for groundwater and general stability prior to backfilling. All other boreholes were backfilled and sealed in accordance with Ontario Regulation (O.Reg.) 903, as amended, and the property was reinstated to pre-existing conditions.

Boreholes BH101-22, BH102-22 and BH105-22 were outfitted as monitoring wells for the purpose of assessing the stabilized groundwater table.

Borehole logs are provided in Appendix A. Site soil and groundwater conditions are described, and geotechnical recommendations are discussed in the following sections of this report.



2.2 Physical Laboratory Testing

Physical laboratory testing, including three (3) particle size distribution analyses (LS-702, 705) and one (1) Atterberg limits test (LS-703, LS-704), was completed on selected soil samples to confirm textural classification and to assess geotechnical parameters. Moisture content testing was completed on all soil samples. Testing results are presented in Appendix B and are discussed in Section 3.0.

2.3 Chemical Laboratory Testing

Representative samples collected during the investigation were returned to our laboratory for detailed visual examination. Chemical laboratory soil testing was completed on two (2) soil samples taken from the drilling investigation. Samples were submitted to CALA-certified SGS Environmental Laboratories in Lakefield, Ontario for analysis of metals and inorganics including Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), PH. The samples were also analyzed for Benzene, Toluene, Ethylbenzene, Xylene (BTEX), and Petroleum Hydrocarbons (PHC F1-F4)). The analysis results are discussed in Section 3.6 of this report and copies of the laboratory Certificates of Analyses are included in Appendix C.



3.0 SUBSURFACE CONDITIONS

The detailed soil profiles encountered in the boreholes are indicated on the attached borehole logs in Appendix A. It should be noted that the conditions indicated on the borehole logs are for specific locations only and can vary between and beyond the borehole locations.

Based on the results of the additional borehole investigation, subsurface conditions at the Site generally consist of a topsoil layer overlying native sandy silt/silty sand or sand and silt layer and, in some boreholes, a clayey sandy silt layer and terminates in a silt and clay, silty clay or clay layer in all boreholes; bedrock was not encountered during this investigation.

3.1 Topsoil

A topsoil layer was observed in all boreholes with the exception of BH103-22. The topsoil ranged in thickness from 100 to 406 mm. The topsoil was a dark brown to light brown sandy silt or silty sand material with trace amounts of organic inclusions. At the time of the investigation, the topsoil was described as moist and had a loose relative density.

3.2 Silty Sand/Sandy Silt or Sand and Silt

Underneath the topsoil layer, a layer of silty sand/sandy silt or sand and silt was encountered. A surficial layer of this native soil was encountered in BH103-22. This layer ranged in thickness from 0.7 m to 2.4 m, and it was light brown to orange and grey in colour. It contained varying matrices of clay and gravel and also had small inclusions of organics in the upper part. The material was found to have a very loose to compact density with SPT N values ranging from 3 to 22. The moisture content of the material in these layers ranged from 10.8% to 18.9%.

A laboratory particle size distribution analysis was completed for one (1) sample of the sand and silt material, taken from depths of 0.8 to 1.2 mbgs. The analysis results are summarized in Table 2 with details provided in Appendix B.



Table 1 Particle Size Distribution Analysis – Sand and Silt

| Borehole | Depth (mbgs) | Soil | % Gravel | % Sand | % Silt | % Clay | % Moisture Content |
|--------------|--------------|---|----------|--------|--------|--------|--------------------|
| BH104-22 SS2 | 0.8 – 1.2 | Sand and Silt some Clay trace Gravel | 1 | 45 | 35 | 19 | 13 |

3.3 Clayey Sandy Silt

Underneath the sandy silt/silty sand or sand and silt layers of BH101-22, BH103-22 and BH105-22, a layer of clayey sandy silt was observed. This layer had a thickness of 0.8 m to 2.3 m. The soil was observed to be mostly grey in colour. SPT N values varies from 2 to 22, indicating a wide range of relative densities from very loose to compact. The natural moisture content of this soil was from 16.6% to 22.7%.

A laboratory particle size distribution analysis was completed for one (1) sample of the clayey sandy silt material, taken from depths of 2.3 to 2.7 mbgs. The analysis results are summarized in Table 2 with details provided in Appendix B.

Table 2 Particle Size Distribution Analysis – Clayey Sandy Silt

| Borehole | Depth (mbgs) | Soil | % Gravel | % Sand | % Silt | % Clay | % Moisture Content |
|--------------|--------------|----------------------|----------|--------|--------|--------|--------------------|
| BH105-22 SS4 | 2.3 – 2.7 | Clayey Sandy Silt | 0 | 23 | 48 | 29 | 16.6 |

3.4 Silt and Clay, Silty Clay or Clay

Beneath the sandy silt/silty sand, sand and silt layers in BH102-22 and BH104-22 and the clayey sandy silt layers in BH101-22, BH103-22 and BH105-22, a silt and clay, silty clay or clay layer was encountered and extended to the termination depth in all boreholes. The soil was observed to be grey in colour. SPT N values in this material ranged from 4 to 19, indicating a soft to very stiff consistency. The natural moisture content of this soil ranged from 19.5% to 26.6%.

A laboratory particle size distribution analysis was completed for one (1) sample of the silt and clay soil, taken from a depth of 3.0 to 3.5 mbgs. The analysis results are summarized in Table 3 with details provided in Appendix B.



Table 3 Particle Size Distribution Analysis – Silt and Clay

| Borehole | Depth (mbgs) | Soil | % Gravel | % Sand | % Silt | % Clay | % Moisture Content |
|--------------|--------------|--------------------------|----------|--------|--------|--------|--------------------|
| BH102-22 SS5 | 3.0 – 3.5 | Silt and Clay trace Sand | 0 | 7 | 55 | 38 | 23.3 |

Atterberg Limits testing was performed in addition to the grain size analysis test. The results indicated a plasticity index of 12.7%. The results of the Atterberg Limits test are summarized in Table 4 with details provided in Appendix B.

Table 4 Atterberg Limits Analysis – Silt and Clay

| Borehole | Depth (mbgs) | Soil | Liquid Limit (%) | Plastic Limit (%) | Plastic Index (%) | Classification |
|--------------|--------------|--------------------------|------------------|-------------------|-------------------|----------------|
| BH102-21-SS5 | 3.0 – 3.5 | Silt and Clay trace Sand | 27.8 | 14.8 | 12.7 | CL |

3.5 Groundwater

Groundwater was encountered in all boreholes, with the exception of BH104-22. The groundwater levels are observed as high as 0.8 mbgs during drilling and 1.2 mbgs upon completion. Borehole BH104-22 was observed to be open and dry upon completion. Caving of borehole was also encountered in BH102-22, BH103-22 and BH105-22 at varying depths from 3 to 4.6 m. Three (3) monitoring wells were installed in BH101-22, BH102-22 and BH105-22 in order to measure the stabilized groundwater level at the Site. The groundwater level in each well was measured on April 6, 2022. The measured water levels and corresponding elevations are summarized in Table 5 below.

Table 5 Groundwater Level Observed in Monitoring Wells

| Borehole | Measured Water Level (mbgs) | Elevation (masl) |
|----------|-----------------------------|------------------|
| BH101-22 | 0.58 | 259.02 |
| BH102-22 | 1.44 | 259.46 |
| BH105-22 | 1.13 | 260.60 |

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



3.6 Limited Chemical Analysis

The *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (MOE, 2011) was referenced in determining the applicable site condition standards (SCS) for the Site. The soil analysis results were compared with the Table 1 Site Condition Standards (SCS) for both Residential/Parkland/Institutional (RPI) and Industrial/Commercial/Community (ICC) property uses. The soil samples submitted for chemical testing and summary of the testing results are outlined in Table 6.

Table 6 Chemical Testing Results

| Borehole – Soil Sample | Depth (mbgs) | Metals | EC | SAR | pH | BTEX | PHC (F1-F4) |
|------------------------|--------------|--------|----|-----|----|------|-------------|
| BH101-22 | 0.7 - 1.2 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| BH103-22 | 0.7 - 1.2 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

The test results were within the Table 1 SCS criteria for all the tested parameters and are considered to meet the standards.

Based on the test results, excess soil generated during construction may be:

- Reuse on-site for re-grading, under the guidance of a Qualified Person (QP) and as approved by a Geotechnical Engineer.
- Accepted by a Receiving Site with specifications for receipt of soil based on the above test results under the guidance of the receiving site's QP and Fill Management Plan, and subject to the municipality's fill bylaw.
- Disposed at a waste disposal site appropriately certified by the Ministry. Additional testing may be required for waste characterization analysis as directed by the Receiver.

It is noted that reuse/disposal options provided herein are based solely on the analysis of samples obtained during the sampling event and does not represent acceptance or suitability of this material on behalf of an intended receiving site. The scope of work does not fall under O.Reg. 406/19, should conditions encountered during excavation vary from those described in this report, Cambium should be notified to evaluate the need for further work.



4.0 GEOTECHNICAL CONSIDERATIONS

The following recommendations are based on the borehole information and are intended to assist the client and its designer for the proposed industrial building. Recommendations should not be construed as providing instructions to contractors, who should form their own opinions about site conditions. It is possible that subsurface conditions beyond the borehole locations may vary from those observed. If significant variations are found before or during construction, Cambium should be contacted so that we can reassess our findings, if necessary.

4.1 General Site Preparation

All topsoil, organics, undocumented fill, and deleterious material should be removed from below the development areas prior to construction. For site grading, in areas of cut or fill where the proof roll and/ or inspection has identified unsuitable subgrade conditions, whether too soft or too wet, material is to be removed and replaced with an approved material and compacted, under guidance of Cambium staff.

Materials for the use of engineered fill must be approved by Cambium prior to placement.

When the fill is treated as an engineered fill to support structural elements or pavement, general guidelines for the placement and preparation are presented below:

- Remove any and all existing vegetation, surficial topsoil/ organics, organic fills or fills and any loose soils to a competent subgrade for a suitable envelope.
- The subgrade or base of the engineered fill area must be approved by Cambium prior to placement of any new fill, to ensure that suitability of subgrade condition.
- Cambium suggests the engineered fill should be approved OPSS 1010 SSM or Granular 'B' Type I material.
- The engineered fill should be placed at a moisture content at or near optimum moisture in maximum 200 mm thick lifts and compacted to minimum 98% standard Proctor maximum dry density (SPMDD). Any frost penetration into the fill material must be removed prior to placement of subsequent lifts of fill or reviewed by Cambium.



Full time testing and inspection will be required for all excavation, backfilling and compaction operations.

4.2 Excavations

Temporary excavations must be carried out in accordance with the latest edition of the Occupational Health and Safety Act (OHSA). Within excavation depth of 1.2 m or less, the soils above groundwater level at this site would generally be classified as Type 3 with unsupported side slopes no steeper than 1H:1V. Due to the high groundwater levels observed on site, soils below the depth of 1.2 m should be classified as Type 4 and any unsupported side slopes should be set at no steeper than 3H:1V. Excavation side slopes should be protected from exposure to precipitation and associated ground surface runoff and should be inspected regularly for signs of instability. If localized instability is noted during excavations or if wet conditions are encountered, the side slopes should be flattened as required to maintain safe working conditions or excavation sidewalls must be fully supported (shored).

4.3 Dewatering

As discussed in previous section, the stabilized groundwater observed in the monitoring wells was relatively shallow and ranges from approximately 0.58 to 1.44 mbgs. (elev. 224.7 to 226.2 masl).

Excavation for the footings may extend to about 1.2 m which will be below groundwater. However, significant water seepage is unlikely where the fine-grained deposits are found within the excavation depth, and groundwater seepage can likely be managed by pumping from filtered sumps and/or perimeter ditch drains.

Dewatering requirements will also be governed by the time of the year the construction is performed. It is generally the responsibility of the contractor to propose a suitable dewatering system based on the time of construction and seasonal groundwater levels. The water level should be lower to at least 0.5 m below the bottom of the excavation. If advanced dewatering such as well points are required, the contractor or the dewatering specialist, in his design, should project the anticipated zone of influence and, if necessary, propose means to limit its



effect on existing structures, roadways and services. To determine the required level of advanced dewatering, consideration could be given to measuring water levels in the installed monitoring wells over the course of a year and/or completing test excavations prior to tendering or construction.

Where the subgrade is found to be wet and sensitive to disturbance, consideration may be given to placing a mud slab of lean concrete over the subgrade (following inspection and approval by geotechnical personnel) to protect the subgrade from construction traffic.

4.4 Frost Penetration

Based on the Ontario Provincial Standard Drawing (OPSD) 3090.101, the typical frost penetration depth is expected to be approximately 1.2 mbgs. Perimeter footings for the proposed structure should be situated at or below this depth for frost penetration or should be thermal insulated.

4.5 Foundation Design

Conventional spread or strip footings bearing on native soils at depths can be used for the proposed structures. Subject to the composition of the soils and groundwater conditions at the actual foundation locations, the values of factored bearing resistance at ultimate limit states (ULS) and a bearing resistance at serviceability limit states (SLS) corresponding to founding levels for spread or strip footings are provided in Table 7. The geotechnical bearing resistance at SLS is assuming 25 mm total and 19 mm differential of settlement.

Table 7 Founding Level and Bearing Capacity

| Borehole No. | Founding Level at or below | | Geotechnical Resistance | |
|--------------|----------------------------|--|-------------------------|-----------|
| | Depth (mbgs) | | Factored ULS (kPa) | SLS (kPa) |
| BH101-22 | 1.4 | | 125 | 75 |
| BH102-22 | 1.2 | | 125 | 75 |
| BH103-22 | 1.2 | | 150 | 100 |
| BH104-22 | 1.2 | | 125 | 75 |
| BH105-22 | 1.2 | | 150 | 100 |



Where OPSS 1010 SSM or Granular B Type I material is utilized as an engineered fill up to underside of proposed footing elevation, the engineered fill may be designed for a bearing resistance of 125 kPa at SLS and 200 kPa at ULS. General guideline for engineered fill was provided in section 4.1. The quality of the subgrade should be inspected by Cambium during construction, prior to constructing the footings, to confirm bearing capacity estimates.

4.6 Seismic Site Classification

For the purpose of seismic design, geotechnical information is used to determine the “Site Class”. The average properties in the top 30 m (below the lowest founding level) are to be considered. The site classification recommendation is based on the available information as well as our interpretation of conditions below the boreholes based on our knowledge of the soil conditions in the area. In accordance with Table 4.1.8.4.A of the OBC (2012), it is recommended that Site Class “D” (stiff soil) be applied for structural design at the Site.

4.7 Backfill and Compaction

Excavated non-organic fill and native silty sand, sand silt or sand and silt soils from the site may be appropriate for use as fill below grading and parking areas, provided that the actual or adjusted moisture content at the time of construction is within a range that permits compaction to required densities. Some moisture content adjustments may be required depending on seasonal conditions. The clayey sandy silt, silty clay, silt and clay and clay materials, containing significant fine particles, however, may not be suitable for use as fill on site, consideration may be given to using these soils in landscaping area only.

It should be noted that the on-site materials should be re-used only where non-free draining fill is required. Engineered fill for foundations should consist of free-draining granular material meeting the specifications of OPSS 1010 Granular B or an approved equivalent and should be placed in maximum 300 mm thick lifts compacted to a minimum of 100% Standard Proctor maximum dry density (SPMDD) as confirmed by nuclear densometer testing.



4.8 Slab-on-Grade

The native soil or approved engineered fill is adequate to support a slab-on-grade construction, following removal of loose or deleterious soils and preparation of the subgrade. It is recommended that the floor slabs be constructed on a minimum of 200 mm of OPSS 1010 Granular A compacted to 100% SPMDD in order to create a stable working surface, to distribute loadings, and for drainage purposes.

Perimeter drainage at the foundation level is not required provided the finished floor surface is at least 200 mm above the prevailing grade and the surrounding surfaces slope away from the buildings at a gradient of at least 2 percent.

4.9 Pavement Design

The performance of the pavement is dependent upon proper subgrade preparation. All topsoil and organic materials should be removed down to native material and backfilled with approved engineered fill or native material, compacted to 98% SPMDD. The subgrade should be compacted, proof rolled and inspected by a Geotechnical Engineer. Any areas where rutting or appreciable deflection is noted should be subexcavated and replaced with suitable fill. The fill should be compacted to at least 98% SPMDD.

The recommended minimum pavement structure design has been developed for two (2) traffic loading scenarios, light duty and heavy duty. The heavy-duty design is appropriate for areas where heavy trucks and maintenance vehicles are anticipated to drive while the light duty design is appropriate for areas where no heavy traffic is anticipated. The recommended minimum pavement structure is provided in Table 8.

Table 8 Pavement Structure

| Pavement Layer | Compaction Requirements | Light Duty | Heavy Duty |
|------------------------|-------------------------|-------------------|---------------------|
| Surface Course Asphalt | OPSS 310 | 40 mm HL3 | 40 mm HL3 |
| Binder Course Asphalt | OPSS 310 | 50 mm HL8 | 90 mm HL8 (2 lifts) |
| Granular Base | 100% SPMDD | 150 mm Granular A | 150 mm Granular A |
| Granular Subbase | 98% SPMDD | 300 mm Granular B | 450 mm Granular B |



Material and thickness substitutions must be approved by the Design Engineer. Compaction of the subgrade should be verified by the Engineer prior to placing the granular base. Granular layers should be placed in 150 mm maximum loose lifts and compacted to specified density. The granular materials should conform to OPSS standards, as confirmed by appropriate materials testing. The final asphalt surface should be sloped at a minimum of 2 percent to shed runoff.

4.10 Site Servicing

Trench excavations should follow general guidelines of Section 4.2.

Bedding and cover material for any services should consist of OPSS 1010 Granular A or B Type II, placed in accordance with The Township of Scugog standards. The bedding and cover material shall be placed in maximum 200 mm thick lifts and should be compacted to 100% of SPMDD. The cover material shall be a minimum of 300 mm over the top of the pipe and compacted to 100 % of SPMDD.

4.11 Design Review and Inspections

Cambium should be provided the opportunity to review the design drawings, prior to next stage tendering and construction, to ensure that all pertinent geotechnical-related factors have been addressed.

Cambium should also be retained to complete testing and inspections during construction operations to examine and approve subgrade conditions, placement and compaction of fill materials



5.0 CLOSING

Please note that this report is governed by the attached qualifications and limitations. If you have questions or comments regarding this document, please do not hesitate to contact the undersigned.

Cambium Inc.

Zhaochang Luo, M.Eng., P.Eng.
Project Manager – Geotechnical

Stuart Baird, M.Eng., P.Eng.
Director - Geotechnical

SEB/zi



6.0 STANDARD LIMITATIONS

Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

Facts, conditions, information and circumstances may vary with time and locations and Cambium's work is based on a review of such matters as they existed at the particular time and location indicated in its reports. No assurance is made by Cambium that the facts, conditions, information, circumstances or any underlying assumptions made by Cambium in connection with the work performed will not change after the work is completed and a report is submitted. If any such changes occur or additional information is obtained, Cambium should be advised and requested to consider if the changes or additional information affect its findings or results.

When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.



Appended Figures

GEOTECHNICAL INVESTIGATION
INDUSTRIES LTD
 0507 INDUSTRIES LTD
 8 Easy Street
 Port Perry, Ontario

LEGEND

-  Benchmark
-  Borehole
-  Monitoring Well
-  Site (approximate)

Notes:
 - Site Plan overlay was created by D/G Biddle & Associates Limited, Project No.: 121053, drawing no. SP-1, dated June 2021.
 - Base mapping features are © Queen's Printer of Ontario, 2019 (this does not include any copyright or other intellectual property rights owned or controlled by the Ministry of Natural Resources or the Ontario Government).
 - Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
 - This map is an aerial photograph with a site plan overlay. It is not intended to be used as a survey instrument. It is intended for general reference use only.



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 www.cambium-inc.com

BOREHOLE LOCATION PLAN

| | | | | |
|--------------|-----------|-------------|-----------------------|----------|
| Project No.: | 14273-001 | Date: | April 2022 | |
| Scale: | 1:1,000 | Projection: | NAD 1983 UTM Zone 17N | |
| Created by: | TLC | Checked by: | ZL | |
| | | | Figure: | 1 |





Appendix A

Borehole Logs



Peterborough
 Barrie
 Oshawa
 Kingston
 T: 866-217-7900
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Log of Borehole:

BH101-22

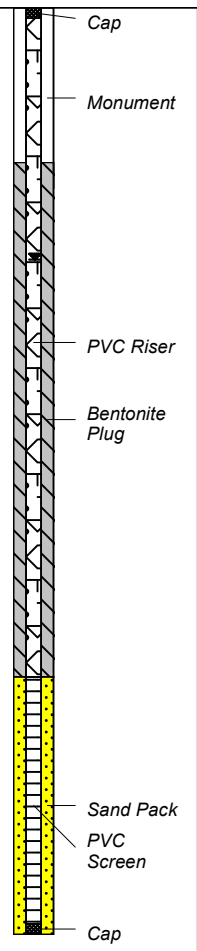
Page 1 of 1

Client: 0507 Industries LTD
Contractor: DrillTech Drilling Ltd
Location: 8 Easy Street, Port Perry

Project Name: 8 Easy Street, Port Perry
Method: Solid Stem Auger
UTM: 17T 661392.5 m E; 4884239 m N

Project No.: 14273-001
Date Completed: March 10, 2022
Elevation: 259.6 mASL

| SUBSURFACE PROFILE | | | | SAMPLE | | | | | | | | | | | | |
|--------------------|-------|-----------|---|--------|------|------------|----------------|------------|----|----|----------------|-------------------|---------|----|--|--|
| Elevation (m) | Depth | Lithology | Description | Number | Type | % Recovery | SPT (N) / DCPT | % Moisture | | | SPT (N) / DCPT | Well Installation | Remarks | | | |
| | | | | | | | | 25 | 50 | 75 | 10 | 20 | 30 | 40 | | |
| 260 | 0 | | | 1A | SS | | | | | | | | | | | |
| | | | TOPSOIL: Light brown sandy silt topsoil, trace organics, moist, loose | 1B | SS | 67 | 12 | | | | | | | | | |
| 259 | | | SILTY SAND: Light brown - orange silty sand, trace organics, moist, compact | | | | | | | | | | | | | |
| | 1 | | CLAYEY SANDY SILT: Grey clayey sandy silt, WTPL, very soft to stiff | 2 | SS | 17 | 2 | | | | | | | | | |
| 258 | | | | 3 | SS | 50 | 11 | | | | | | | | | |
| | 2 | | -Firm | | | | | | | | | | | | | |
| 257 | | | | 4 | SS | 100 | 6 | | | | | | | | | |
| | 3 | | SILT AND CLAY: Grey silt and clay, ATPL, stiff | 5 | SS | 100 | 10 | | | | | | | | | |
| 256 | | | | | | | | | | | | | | | | |
| | 4 | | | | | | | | | | | | | | | |
| 255 | | | -Firm | 6 | SS | 100 | 6 | | | | | | | | | |
| | 5 | | Borehole terminated at 5.0 mbgs in SILT AND CLAY | | | | | | | | | | | | | |
| 254 | | | | | | | | | | | | | | | | |
| | 6 | | | | | | | | | | | | | | | |
| 253 | | | | | | | | | | | | | | | | |
| | 7 | | | | | | | | | | | | | | | |



Water level measured at 0.6 mbgs on April 6, 2022

Water level at 1.2 mbgs upon completion

Logged By: E. Couperthwaite

Input By: E. Couperthwaite



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Log of Borehole:

BH102-22

Page 1 of 1

Client: Durham District School Board
Contractor: DrillTech Drilling Ltd
Location: 8 Easy Street, Port Perry

Project Name: 8 Easy Street, Port Perry
Method: Solid Stem Auger
UTM: 17T 661412.8 m E; 4884187.6 m N

Project No.: 14273-001
Date Completed: March 10, 2022
Elevation: 260.9 mASL

| SUBSURFACE PROFILE | | | | SAMPLE | | | | | | | | | | | | |
|--------------------|-------|---|-------------|--------|------|------------|----------------|------------|----|----|----------------|----|----|-------------------|---------|--|
| Elevation (m) | Depth | Lithology | Description | Number | Type | % Recovery | SPT (N) / DCPT | % Moisture | | | SPT (N) / DCPT | | | Well Installation | Remarks | |
| | | | | | | | | 25 | 50 | 75 | 10 | 20 | 30 | 40 | | |
| 261 | 0 | TOPSOIL: Light brown silty sand topsoil, trace organics, moist, loose | | 1A | SS | | 8 | | | | | | | | | |
| | | SANDY SILT: Light brown sandy silt, moist, loose | | 1B | SS | 54 | | | | | | | | | | |
| 260 | 1 | -Compact | | 2 | SS | 50 | 18 | | | | | | | | | |
| | | -Wet | | 3 | SS | 67 | 22 | | | | | | | | | |
| 259 | 2 | -Saturated, loose | | 4A | SS | 78 | 9 | | | | | | | | | |
| | | SILT AND CLAY: Grey silt and clay, trace sand, APL, stiff | | 4B | | | | | | | | | | | | |
| 258 | 3 | -WTPL, soft | | 5 | SS | 94 | 4 | | | | | | | | | |
| | | -Stiff | | 6 | SS | 78 | 9 | | | | | | | | | |
| 256 | 5 | CLAY: Grey clay with some silt, WTPL, firm | | 7 | SS | 100 | 7 | | | | | | | | | |
| 254 | 7 | Borehole terminated at 6.5 mbgs in CLAY | | | | | | | | | | | | | | |

Cap
Monument
PVC Riser
Bentonite Plug
Sand Pack
PVC Screen
Cap

Water level measured at 1.4 mbgs on April 6, 2022

GSA SS5:
0% Gravel
7% Sand
55% Silt
38% Clay
Atterberg Limits SS5:
25.7% LL
15.1% PL
10.5% PI

Water level at 1.5 mbgs upon completion

Logged By: E. Couperthwaite

Input By: E. Couperthwaite



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 Barrie
 Oshawa
 Kingston
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Log of Borehole:

BH103-22

Page 1 of 1

Client: 0507 Industries LTD
Contractor: DrillTech Drilling Ltd
Location: 8 Easy Street, Port Perry

Project Name: 8 Easy Street, Port Perry
Method: Solid Stem Auger
UTM: 17T 661362.5 m E; 4884184 m N

Project No.: 14273-001
Date Completed: March 10, 2022
Elevation: 260.5 mASL

| SUBSURFACE PROFILE | | | | SAMPLE | | | | | | | | | | | | |
|--------------------|-------|-----------|--|--------|------|------------|----------------|------------|----|----|----------------|-------------------|---------|----|--|--|
| Elevation (m) | Depth | Lithology | Description | Number | Type | % Recovery | SPT (N) / DCPT | % Moisture | | | SPT (N) / DCPT | Well Installation | Remarks | | | |
| | | | | | | | | 25 | 50 | 75 | 10 | 20 | 30 | 40 | | |
| 0 | | | SILTY SAND: Light brown silty sand with trace gravel, wet, loose | 1 | SS | 42 | 3 | | | | | | | | | |
| 260 | | | | | | | | | | | | | | | | |
| | 1 | | -Brown-grey, some clay, moist, compact | 2 | SS | 83 | 15 | | | | | | | | | |
| 259 | | | Clayey Sandy Silt: Grey clayey sandy silt, trace gravel, WTPL, stiff | 3 | SS | 44 | 10 | | | | | | | | | |
| | 2 | | | | | | | | | | | | | | | |
| 258 | | | SILTY CLAY: Grey silty clay, APL, stiff | 4 | SS | 100 | 14 | | | | | | | | | |
| | 3 | | | | | | | | | | | | | | | |
| | 4 | | | | | | | | | | | | | | | |
| 257 | | | | 5 | SS | 100 | 10 | | | | | | | | | |
| | 5 | | | | | | | | | | | | | | | |
| | 6 | | Borehole terminated at 5.0 mbgs in SILTY CLAY | | | | | | | | | | | | | |
| 256 | | | | 6 | SS | 100 | 11 | | | | | | | | | |
| | 5 | | | | | | | | | | | | | | | |
| | 6 | | | | | | | | | | | | | | | |
| 255 | | | | | | | | | | | | | | | | |
| | 6 | | | | | | | | | | | | | | | |
| | 7 | | | | | | | | | | | | | | | |
| 254 | | | | | | | | | | | | | | | | |
| | 7 | | | | | | | | | | | | | | | |

Water level at 1.2 mbgs upon completion



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Log of Borehole:

BH104-22

Page 1 of 1

Client: 0507 Industries LTD
Contractor: DrillTech Drilling Ltd
Location: 8 Easy Street, Port Perry

Project Name: 8 Easy Street, Port Perry
Method: Solid Stem Auger
UTM: 17T 661363.9 m E; 4884206.8 m N

Project No.: 14273-001
Date Completed: March 10, 2022
Elevation: 259.37 mASL

| SUBSURFACE PROFILE | | | | SAMPLE | | | | | | | | | | | |
|--------------------|-------|-----------|--|--------|------|------------|----------------|------------|----|----|----------------|----|----|-------------------|---------------------------------------|
| Elevation (m) | Depth | Lithology | Description | Number | Type | % Recovery | SPT (N) / DCPT | % Moisture | | | SPT (N) / DCPT | | | Well Installation | Remarks |
| | | | | | | | | 25 | 50 | 75 | 10 | 20 | 30 | | |
| 259 | 0 | | TOPSOIL: Dark brown sandy silt topsoil, trace organics, moist, loose | 1A | SS | 83 | 3 | | | | | | | | |
| | | | SAND AND SILT: Grey sand and silt, some clay, trace organics, moist, loose | 1B | SS | | | | | | | | | | |
| | 1 | | -Trace gravel, compact | 2 | SS | 100 | 13 | | | | | | | | |
| 258 | | | SILT AND CLAY: Grey silt and clay, trace sand, APL, stiff | 3 | SS | 100 | 11 | | | | | | | | |
| 257 | | | | 4 | SS | 100 | 10 | | | | | | | | |
| 256 | 3 | | -Firm, some sand | 5 | SS | 100 | 7 | | | | | | | | Borehole open and dry upon completion |
| | 4 | | Borehole terminated at 3.5 mbgs in SILT AND CLAY | | | | | | | | | | | | |
| 255 | | | | | | | | | | | | | | | |
| 254 | | | | | | | | | | | | | | | |
| 253 | | | | | | | | | | | | | | | |
| | 6 | | | | | | | | | | | | | | |
| | 7 | | | | | | | | | | | | | | |

GSA SS2:
 1% Gravel
 45% Sand
 35% Silt
 19% Clay

Logged By: E. Couperthwaite

Input By: E. Couperthwaite



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 Oshawa
 Kingston
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Log of Borehole:

BH105-22

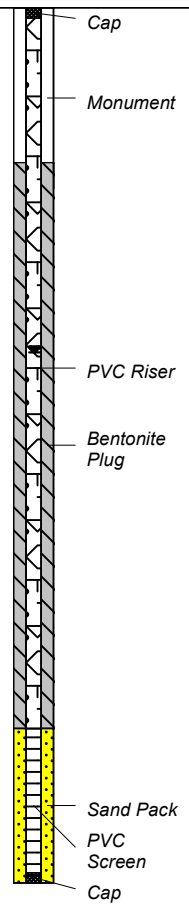
Page 1 of 1

Client: 0507 Industries LTD
Contractor: DrillTech Drilling Ltd
Location: 8 Easy Street, Port Perry

Project Name: 8 Easy Street, Port Perry
Method: Solid Stem Auger
UTM: 17T 661330 m E; 4884168.3 m N

Project No.: 14273-001
Date Completed: March 10, 2022
Elevation: 261.73 mASL

| SUBSURFACE PROFILE | | | SAMPLE | | | | | | Well Installation | | Remarks | | | |
|--------------------|-------|---|--------|------|------------|----------------|------------|----|-------------------|----------------|---------|----|----|---|
| Elevation (m) | Depth | Description | Number | Type | % Recovery | SPT (N) / DCPT | % Moisture | | | SPT (N) / DCPT | | | | |
| | | | | | | | 25 | 50 | 75 | 10 | 20 | 30 | 40 | |
| 262 | 0 | TOPSOIL: Dark brown silty sand topsoil, trace organics, moist, loose | 1A | SS | 75 | 5 | | | | | | | | Water level measured at 1.1 mbgs on April 6, 2022 |
| 261 | 0 | SILTY SAND: Brown and orange silty sand, trace organics, moist, loose | 1B | SS | | | | | | | | | | |
| 261 | 1 | -Grey, trace organics, compact | 2 | SS | 89 | 16 | | | | | | | | GSA SS4: 0% Gravel 23% Sand 48% Silt 29% Clay |
| 260 | 2 | -Some clay, wet | 3 | SS | 67 | 14 | | | | | | | | |
| 259 | 3 | CLAYEY SANDY SILT: Grey clayey sandy silt, WTPL, very stiff | 4 | SS | 100 | 22 | | | | | | | | |
| 258 | 4 | SILTY CLAY: Grey silty clay, WTPL, very stiff | 5 | SS | 100 | 19 | | | | | | | | Water level at 1.5 mbgs upon completion |
| 257 | 5 | Borehole terminated at 5.0 mbgs in SILTY CLAY | 6 | SS | 100 | 15 | | | | | | | | |
| 256 | 6 | | | | | | | | | | | | | |
| 255 | 7 | | | | | | | | | | | | | |



Logged By: E. Couperthwaite

Input By: E. Couperthwaite



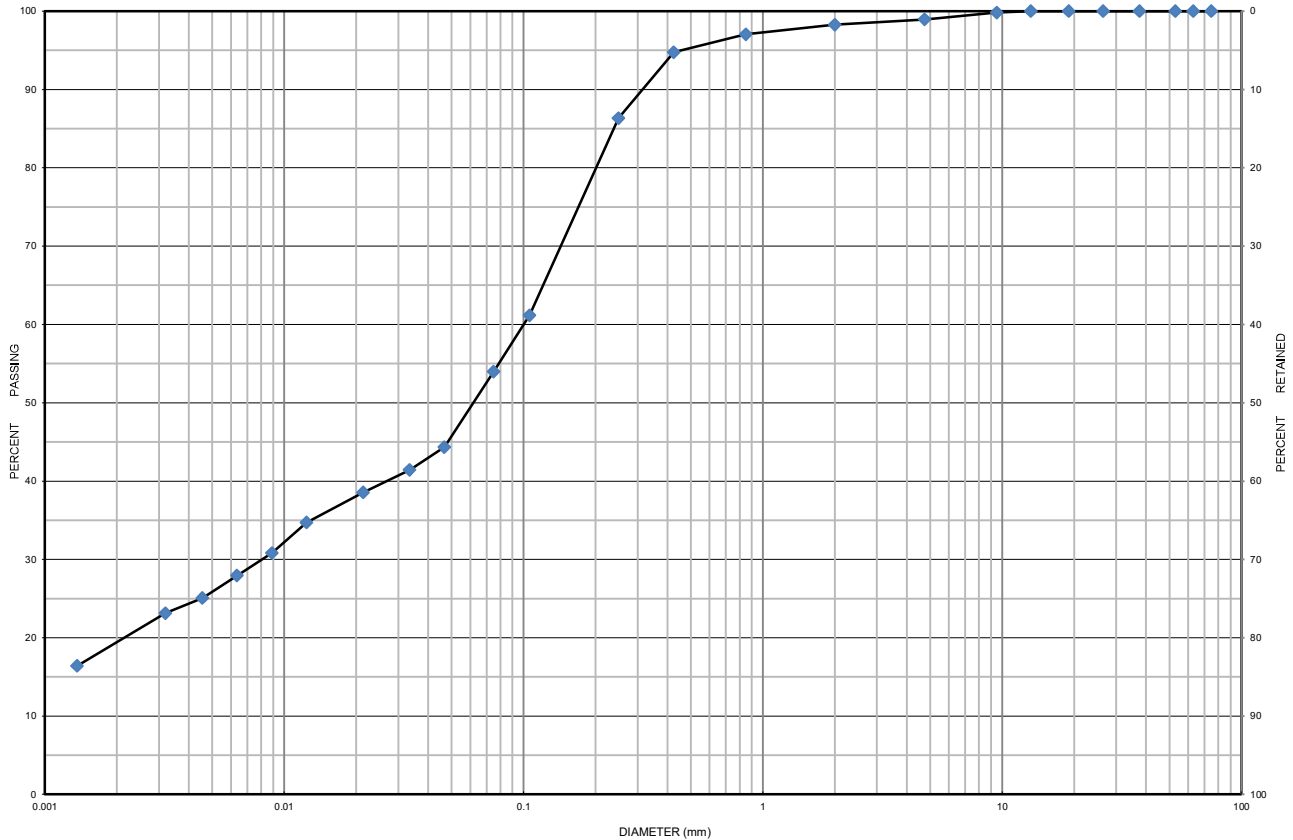
Appendix B
Physical Laboratory Testing Results



Grain Size Distribution Chart

Project Number: 14273-001 **Client:** 0507 Industries Ltd.
Project Name: Geo, HydroG & ESA - 8 Easy Street, Port Perry
Sample Date: March 10, 2022 **Sampled By:** Emily Couperthwaite - Cambium Inc.
Location: BH 104-22 SS 2 **Depth:** 0.8 m to 1.2 m **Lab Sample No:** S-22-0411

| UNIFIED SOIL CLASSIFICATION SYSTEM | | | | | |
|------------------------------------|-----------------------------|--------|--------|-------------------|--------|
| CLAY & SILT (<0.075 mm) | SAND (<4.75 mm to 0.075 mm) | | | GRAVEL (>4.75 mm) | |
| | FINE | MEDIUM | COARSE | FINE | COARSE |



| MIT SOIL CLASSIFICATION SYSTEM | | | | | | | | |
|--------------------------------|------|------|--------|--------|--------|--------|--------|----------|
| CLAY | SILT | FINE | MEDIUM | COARSE | FINE | MEDIUM | COARSE | BOULDERS |
| | | SAND | | | GRAVEL | | | |

| Borehole No. | Sample No. | Depth | Gravel | Sand | Silt | Clay | Moisture |
|--------------------------------------|------------|----------------|-----------------|-----------------|-----------------|----------------|----------------|
| BH 104-22 | SS 2 | 0.8 m to 1.2 m | 1 | 45 | 35 | 19 | 13.0 |
| Description | | Classification | D ₆₀ | D ₃₀ | D ₁₀ | C _u | C _c |
| Sand and Silt some Clay trace Gravel | | ML | 0.100 | 0.008 | - | - | - |

Additional information available upon request

Issued By: *John Baird*
 (Senior Project Manager)

Date Issued: March 28, 2022



Plasticity Chart

Project Number: 14273-001

Client: 0507 Industries Ltd.

Project Name: Geo, HydroG & ESA - 8 Easy Street, Port Perry

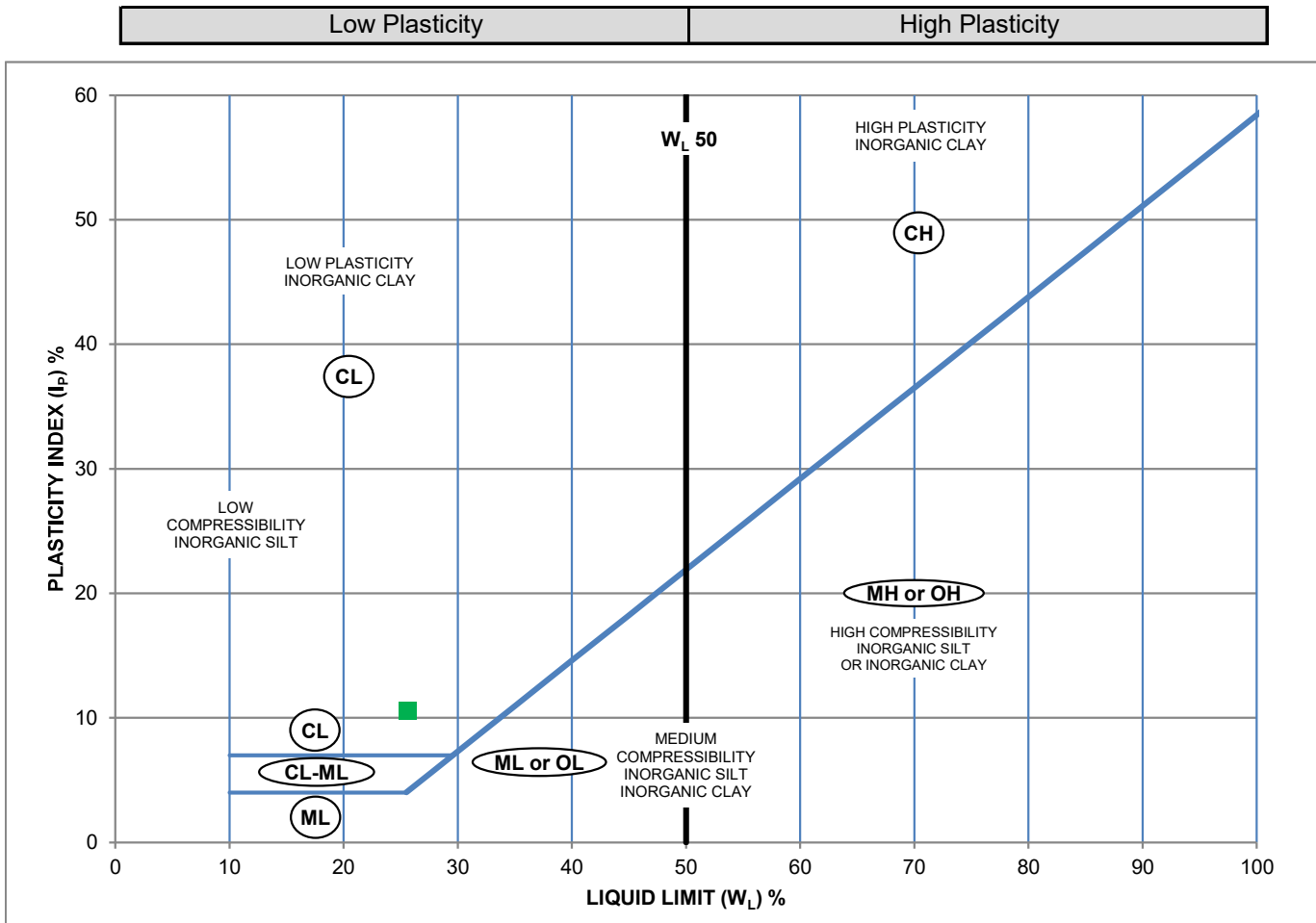
Sampled By: Emily Couperthwaite - Cambium Inc.

Sample Date: March 10, 2022

Hole No.: BH 102-22 SS 5

Depth: 3 m to 3.5 m

Lab Sample No.: S-22-0410



| Symbol | Borehole | Sample | Depth | Description |
|--------|-----------|--------|--------------|--------------------------|
| ■ | BH 102-22 | SS 5 | 3 m to 3.5 m | Silt and Clay trace Sand |

| Liquid Limit (%) | Plastic Limit | Plasticity Index (%) |
|------------------|---------------|----------------------|
| 25.7 | 15.1 | 10.5 |

Issued By:
(Senior Project Manager)

Date Issued: March 28, 2022



Appendix C
Chemical Laboratory Testing Results



FINAL REPORT

CA40215-MAR22 R

14273-001, 8 Easy St, Port Perry

Prepared for

Cambium Inc.

First Page

| CLIENT DETAILS | | LABORATORY DETAILS | |
|----------------|---|--------------------|---|
| Client | Cambium Inc. | Project Specialist | Maarit Wolfe, Hon.B.Sc |
| Address | 843 King Street West, Unit 8 Oshawa, ON L1J 2L4, Canada | Laboratory | SGS Canada Inc. |
| Contact | Zhaochang Luo | Address | 185 Concession St., Lakefield ON, K0L 2H0 |
| Telephone | 289-685-6482 | Telephone | 705-652-2000 |
| Facsimile | | Facsimile | 705-652-6365 |
| Email | zhaochang.luo@cambium-inc.com | Email | Maarit.Wolfe@sgs.com |
| Project | 14273-001, 8 Easy St, Port Perry | SGS Reference | CA40215-MAR22 |
| Order Number | | Received | 03/14/2022 |
| Samples | Soil (2) | Approved | 03/21/2022 |
| | | Report Number | CA40215-MAR22 R |
| | | Date Reported | 03/21/2022 |

COMMENTS

CCME Method Compliance: Analyses were conducted using analytical procedures that comply with the Reference Method for the CWS for Petroleum Hydrocarbons in Soil and have been validated for use at the SGS laboratory, Lakefield, ON site.

Quality Compliance: Instrument performance / calibration quality criteria were met and extraction and analysis limits for holding times were met.

nC6 and nC10 response factors within 30% of response factor for toluene: YES

nC10, nC16 and nC34 response factors within 10% of the average response for the three compounds: YES

C50 response factors within 70% of nC10 + nC16 + nC34 average: YES

Linearity is within 15%: YES

F4G - gravimetric heavy hydrocarbons cannot be added to the C6 to C50 hydrocarbons.

The results for F4 and F4G are both reported and the greater of the two values is to be used in application to the CWS PHC.

Hydrocarbon results are expressed on a dry weight basis.

Benzo(b)fluoranthene results for comparison to the standard are reported as benzo(b+j)fluoranthene. Benzo(b)fluoranthene and benzo(j)fluoranthene co-elute and cannot be reported individually by the analytical method used.

Temperature of Sample upon Receipt: 9 degrees C

Cooling Agent Present: Yes

Custody Seal Present: Yes

Chain of Custody Number: 018634

SIGNATORIES

Maarit Wolfe, Hon.B.Sc



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| QC Summary..... | 7-12 |
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| Annexes..... | 14 |



FINAL REPORT

CA40215-MAR22 R

Client: Cambium Inc.
Project: 14273-001, 8 Easy St, Port Perry
Project Manager: Zhaochang Luo
Samplers: Emily Couperthwaite

MATRIX: SOIL

Sample Number 8 9
Sample Name BH101_SS2 BH103_SS2
Sample Matrix Soil Soil

L1 = REG406 / SOIL / - - Appendix 1 Table 1 -
 Residential/Parkland/Institutional/Industrial/Commercial/Community - UNDEFINED

Sample Date 10/03/2022 10/03/2022

| Parameter | Units | RL | L1 | Result | Result |
|------------------------------|-------|------|------|--------|--------|
| BTEX | | | | | |
| Benzene | µg/g | 0.02 | 0.02 | < 0.02 | < 0.02 |
| Ethylbenzene | µg/g | 0.05 | 0.05 | < 0.05 | < 0.05 |
| Toluene | µg/g | 0.05 | 0.2 | < 0.05 | < 0.05 |
| Xylene (total) | µg/g | 0.05 | 0.05 | < 0.05 | < 0.05 |
| m/p-xylene | µg/g | 0.05 | | < 0.05 | < 0.05 |
| o-xylene | µg/g | 0.05 | | < 0.05 | < 0.05 |
| Hydrides | | | | | |
| Antimony | µg/g | 0.8 | 1.3 | < 0.8 | < 0.8 |
| Arsenic | µg/g | 0.5 | 18 | 1.3 | 1.4 |
| Selenium | µg/g | 0.7 | 1.5 | < 0.7 | < 0.7 |
| Metals and Inorganics | | | | | |
| Moisture Content | % | 0.1 | | 13.2 | 9.5 |
| Barium | µg/g | 0.1 | 220 | 51 | 39 |
| Beryllium | µg/g | 0.02 | 2.5 | 0.25 | 0.20 |
| Boron | µg/g | 1 | 36 | 5 | 4 |
| Cadmium | µg/g | 0.05 | 1.2 | < 0.05 | 0.06 |
| Chromium | µg/g | 0.5 | 70 | 10 | 8.8 |
| Cobalt | µg/g | 0.01 | 21 | 5.4 | 3.6 |
| Copper | µg/g | 0.1 | 92 | 9.2 | 7.3 |
| Lead | µg/g | 0.1 | 120 | 5.0 | 4.0 |
| Molybdenum | µg/g | 0.1 | 2 | 0.2 | 0.2 |



FINAL REPORT

CA40215-MAR22 R

Client: Cambium Inc.

Project: 14273-001, 8 Easy St, Port Perry

Project Manager: Zhaochang Luo

Samplers: Emily Couperthwaite

MATRIX: SOIL

| Sample Number | 8 | 9 |
|---------------|------------|------------|
| Sample Name | BH101_SS2 | BH103_SS2 |
| Sample Matrix | Soil | Soil |
| Sample Date | 10/03/2022 | 10/03/2022 |

L1 = REG406 / SOIL / - - Appendix 1 Table 1 - Residential/Parkland/Institutional/Industrial/Commercial/Community - UNDEFINED

Parameter

| Parameter | Units | RL | L1 | Result | Result |
|--|-------|-------|-----|--------|--------|
| Metals and Inorganics (continued) | | | | | |
| Nickel | µg/g | 0.5 | 82 | 11 | 8.0 |
| Silver | µg/g | 0.05 | 0.5 | < 0.05 | < 0.05 |
| Thallium | µg/g | 0.02 | 1 | 0.09 | 0.08 |
| Uranium | µg/g | 0.002 | 2.5 | 0.52 | 0.47 |
| Vanadium | µg/g | 3 | 86 | 16 | 15 |
| Zinc | µg/g | 0.7 | 290 | 22 | 19 |

Other (ORP)

| | | | | | |
|-------------------------|----------|-------|-------|--------|--------|
| Mercury | ug/g | 0.05 | 0.27 | < 0.05 | < 0.05 |
| Sodium Adsorption Ratio | No unit | 0.2 | 2.4 | < 0.2 | 0.3 |
| SAR Calcium | mg/L | 0.2 | | 15.7 | 11.8 |
| SAR Magnesium | mg/L | 0.3 | | 2.3 | 4.6 |
| SAR Sodium | mg/L | 0.1 | | 2.4 | 5.4 |
| Conductivity | mS/cm | 0.002 | 0.57 | 0.12 | 0.13 |
| pH | pH Units | 0.05 | | 7.78 | 8.09 |
| Chromium VI | µg/g | 0.2 | 0.66 | < 0.2 | < 0.2 |
| Free Cyanide | µg/g | 0.05 | 0.051 | < 0.05 | < 0.05 |



FINAL REPORT

CA40215-MAR22 R

Client: Cambium Inc.

Project: 14273-001, 8 Easy St, Port Perry

Project Manager: Zhaochang Luo

Samplers: Emily Couperthwaite

MATRIX: SOIL

| Sample Number | 8 | 9 |
|---------------|------------|------------|
| Sample Name | BH101_SS2 | BH103_SS2 |
| Sample Matrix | Soil | Soil |
| Sample Date | 10/03/2022 | 10/03/2022 |

L1 = REG406 / SOIL / - - Appendix 1 Table 1 - Residential/Parkland/Institutional/Industrial/Commercial/Community - UNDEFINED

| Parameter | Units | RL | L1 | Result | Result |
|---|----------|----|-----|--------|--------|
| F1 (C6-C10) | µg/g | 10 | 25 | < 10 | < 10 |
| F1-BTEX (C6-C10) | µg/g | 10 | | < 10 | < 10 |
| F2 (C10-C16) | µg/g | 10 | 10 | < 10 | < 10 |
| F3 (C16-C34) | µg/g | 50 | 240 | < 50 | < 50 |
| F4 (C34-C50) | µg/g | 50 | 120 | < 50 | < 50 |
| Chromatogram returned to baseline at nC50 | Yes / No | no | | YES | YES |

PHCs

EXCEEDANCE SUMMARY

No exceedances are present above the regulatory limit(s) indicated



FINAL REPORT

CA40215-MAR22 R

QC SUMMARY

Conductivity

Method: EPA 6010/SM 2510 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-006

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | |
|--------------|--------------------|-------|-------|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) |
| Conductivity | EWL0305-MAR22 | mS/cm | 0.002 | <0.002 | 0 | 10 | 90 | 110 | NA | NA |

Cyanide by SFA

Method: SM 4500 | Internal ref.: ME-CA-IENVISFA-LAK-AN-005

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | |
|--------------|--------------------|-------|------|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) |
| Free Cyanide | SKA5062-MAR22 | µg/g | 0.05 | <0.05 | ND | 20 | 80 | 120 | 83 | 75 |

Hexavalent Chromium by SFA

Method: EPA218.6/EPA3060A | Internal ref.: ME-CA-IENVISKA-LAK-AN-012

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | |
|-------------|--------------------|-------|-----|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) |
| Chromium VI | SKA5068-MAR22 | ug/g | 0.2 | <0.2 | 5 | 20 | 80 | 120 | 99 | 75 |



FINAL REPORT

CA40215-MAR22 R

QC SUMMARY

Mercury by CVAAS

Method: EPA 7471A/EPA 245 | Internal ref.: ME-CA-IENVISPE-LAK-AN-004

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | | |
|-----------|--------------------|-------|------|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|-----|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) | |
| Mercury | EMS0112-MAR22 | ug/g | 0.05 | <0.05 | ND | 20 | 97 | 80 | 102 | 70 | 130 |

Metals in aqueous samples - ICP-OES

Method: MOE 4696e01/EPA 6010 | Internal ref.: ME-CA-IENVISPE-LAK-AN-003

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | | |
|---------------|--------------------|-------|-----|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|-----|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) | |
| SAR Calcium | ESG0058-MAR22 | mg/L | 0.2 | <0.09 | 9 | 20 | 97 | 80 | 96 | 70 | 130 |
| SAR Magnesium | ESG0058-MAR22 | mg/L | 0.3 | <0.02 | 8 | 20 | 99 | 80 | 84 | 70 | 130 |
| SAR Sodium | ESG0058-MAR22 | mg/L | 0.1 | <0.15 | 10 | 20 | 102 | 80 | 94 | 70 | 130 |

QC SUMMARY

Metals in Soil - Aqua-regia/ICP-MS

Method: EPA 3050/EPA 200.8 | Internal ref.: ME-CA-IENVISPE-LAK-AN-005

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | | Matrix Spike / Ref. | | |
|------------|--------------------|-------|-------|--------------|-----------|--------|--------------------|---------------------|------|---------------------|---------------------|------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | | Spike Recovery (%) | Recovery Limits (%) | |
| | | | | | | | | Low | High | | Low | High |
| Silver | EMS0112-MAR22 | ug/g | 0.05 | <0.05 | ND | 20 | 94 | 70 | 130 | 109 | 70 | 130 |
| Arsenic | EMS0112-MAR22 | ug/g | 0.5 | <0.5 | 5 | 20 | 106 | 70 | 130 | 106 | 70 | 130 |
| Barium | EMS0112-MAR22 | ug/g | 0.1 | <0.1 | 7 | 20 | 103 | 70 | 130 | 92 | 70 | 130 |
| Beryllium | EMS0112-MAR22 | ug/g | 0.02 | <0.02 | 1 | 20 | 97 | 70 | 130 | 93 | 70 | 130 |
| Boron | EMS0112-MAR22 | ug/g | 1 | <1 | 20 | 20 | 105 | 70 | 130 | 98 | 70 | 130 |
| Cadmium | EMS0112-MAR22 | ug/g | 0.05 | <0.05 | 1 | 20 | 105 | 70 | 130 | 99 | 70 | 130 |
| Cobalt | EMS0112-MAR22 | ug/g | 0.01 | <0.01 | 5 | 20 | 109 | 70 | 130 | 108 | 70 | 130 |
| Chromium | EMS0112-MAR22 | ug/g | 0.5 | <0.5 | 7 | 20 | 108 | 70 | 130 | 107 | 70 | 130 |
| Copper | EMS0112-MAR22 | ug/g | 0.1 | <0.1 | 17 | 20 | 107 | 70 | 130 | 100 | 70 | 130 |
| Molybdenum | EMS0112-MAR22 | ug/g | 0.1 | <0.1 | 13 | 20 | 107 | 70 | 130 | 106 | 70 | 130 |
| Nickel | EMS0112-MAR22 | ug/g | 0.5 | <0.5 | 8 | 20 | 108 | 70 | 130 | 106 | 70 | 130 |
| Lead | EMS0112-MAR22 | ug/g | 0.1 | <0.1 | 12 | 20 | 102 | 70 | 130 | 103 | 70 | 130 |
| Antimony | EMS0112-MAR22 | ug/g | 0.8 | <0.8 | ND | 20 | 98 | 70 | 130 | 93 | 70 | 130 |
| Selenium | EMS0112-MAR22 | ug/g | 0.7 | <0.7 | ND | 20 | 107 | 70 | 130 | 100 | 70 | 130 |
| Thallium | EMS0112-MAR22 | ug/g | 0.02 | <0.02 | 12 | 20 | 102 | 70 | 130 | 100 | 70 | 130 |
| Uranium | EMS0112-MAR22 | ug/g | 0.002 | <0.002 | 3 | 20 | 97 | 70 | 130 | 109 | 70 | 130 |
| Vanadium | EMS0112-MAR22 | ug/g | 3 | <3 | 7 | 20 | 109 | 70 | 130 | 110 | 70 | 130 |
| Zinc | EMS0112-MAR22 | ug/g | 0.7 | <0.7 | 16 | 20 | 105 | 70 | 130 | 109 | 70 | 130 |

QC SUMMARY

Petroleum Hydrocarbons (F1)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | | | |
|-------------|--------------------|-------|----|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|----|-----|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) | | |
| F1 (C6-C10) | GCM0283-MAR22 | µg/g | 10 | <10 | ND | 30 | 93 | 80 | 120 | 104 | 60 | 140 |

Petroleum Hydrocarbons (F2-F4)

Method: CCME Tier 1 | Internal ref.: ME-CA-IENVIGC-LAK-AN-010

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | | | |
|--------------|--------------------|-------|----|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|----|-----|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) | | |
| F2 (C10-C16) | GCM0299-MAR22 | µg/g | 10 | <10 | ND | 30 | 116 | 80 | 120 | 115 | 60 | 140 |
| F3 (C16-C34) | GCM0299-MAR22 | µg/g | 50 | <50 | ND | 30 | 116 | 80 | 120 | 115 | 60 | 140 |
| F4 (C34-C50) | GCM0299-MAR22 | µg/g | 50 | <50 | ND | 30 | 116 | 80 | 120 | 115 | 60 | 140 |

QC SUMMARY

pH

Method: SM 4500 | Internal ref.: ME-CA-IENVIEWL-LAK-AN-001

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | |
|-----------|--------------------|----------|------|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) |
| pH | ARD0078-MAR22 | pH Units | 0.05 | | 0 | 20 | 100 | 80 | 120 | |

Volatile Organics

Method: EPA 5035A/5030B/8260C | Internal ref.: ME-CA-IENVJGC-LAK-AN-004

| Parameter | QC batch Reference | Units | RL | Method Blank | Duplicate | | LCS/Spike Blank | | Matrix Spike / Ref. | |
|--------------|--------------------|-------|------|--------------|-----------|--------|--------------------|---------------------|---------------------|---------------------|
| | | | | | RPD | AC (%) | Spike Recovery (%) | Recovery Limits (%) | Spike Recovery (%) | Recovery Limits (%) |
| Benzene | GCM0283-MAR22 | µg/g | 0.02 | <0.02 | ND | 50 | 70 | 60 | 130 | 85 |
| Ethylbenzene | GCM0283-MAR22 | µg/g | 0.05 | <0.05 | ND | 50 | 72 | 60 | 130 | 83 |
| m/p-xylene | GCM0283-MAR22 | µg/g | 0.05 | <0.05 | ND | 50 | 71 | 60 | 130 | 81 |
| o-xylene | GCM0283-MAR22 | µg/g | 0.05 | <0.05 | ND | 50 | 70 | 60 | 130 | 80 |
| Toluene | GCM0283-MAR22 | µg/g | 0.05 | <0.05 | ND | 50 | 69 | 60 | 130 | 81 |

QC SUMMARY

Method Blank: a blank matrix that is carried through the entire analytical procedure. Used to assess laboratory contamination.

Duplicate: Paired analysis of a separate portion of the same sample that is carried through the entire analytical procedure. Used to evaluate measurement precision.

LCS/Spike Blank: Laboratory control sample or spike blank refer to a blank matrix to which a known amount of analyte has been added. Used to evaluate analyte recovery and laboratory accuracy without sample matrix effects.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate laboratory accuracy with sample matrix effects.

Reference Material: a material or substance matrix matched to the samples that contains a known amount of the analyte of interest. A reference material may be used in place of a matrix spike.

RL: Reporting limit

RPD: Relative percent difference

AC: Acceptance criteria

Multielement Scan Qualifier: as the number of analytes in a scan increases, so does the chance of a limit exceedance by random chance as opposed to a real method problem. Thus, in multielement scans, for the LCS and matrix spike, up to 10% of the analytes may exceed the quoted limits by up to 10% absolute and the spike is considered acceptable.

Duplicate Qualifier: for duplicates as the measured result approaches the RL, the uncertainty associated with the value increases dramatically, thus duplicate acceptance limits apply only where the average of the two duplicates is greater than five times the RL.

Matrix Spike Qualifier: for matrix spikes, as the concentration of the native analyte increases, the uncertainty of the matrix spike recovery increases. Thus, the matrix spike acceptance limits apply only when the concentration of the matrix spike is greater than or equal to the concentration of the native analyte.

LEGEND

FOOTNOTES

NSS Insufficient sample for analysis.
RL Reporting Limit.
 ↑ Reporting limit raised.
 ↓ Reporting limit lowered.
NA The sample was not analysed for this analyte
ND Non Detect

Data reported represent the sample as submitted to SGS. Solid samples expressed on a dry weight basis.

"Temperature Upon Receipt" is representative of the whole shipment and may not reflect the temperature of individual samples.

Analysis conducted on samples submitted pursuant to or as part of Reg. 153/04, are in accordance to the "Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality" published by the Ministry and dated March 9, 2004 as amended.

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SGS Canada Inc. statement of conformity decision rule does not consider uncertainty when analytical results are compared to a specified standard or regulation.

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This report supersedes all previous versions.

-- End of Analytical Report --

