FINAL

Phase II Environmental Site Assessment

PO Box 432, Highway 1 West
Elie, Manitoba

Prepared for:

Toromont Industries Ltd.
3131 Hwy 7
Concord, ON L4K 5E1

June 14, 2023

Pinchin File: 320347

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Issuing Office:	**Winnipeg, MB**
Primary Contact:	**Grant Eftoda, B.Sc. (Eng.)** **Senior Technical Manager** **204.770.8919** **geftoda@pinchin.com**

Author: Mario Muan, B.Sc.
Environmental Scientist
204.250.2316
mmuan@pinchin.com

Reviewer: Valeriy Tyshchuk, B.E.Sc., P.Eng
Senior Project Manager
250.575.3802
vtyshchuk@pinchin.com

EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement signed by Toromont Industries Ltd. (Client) to conduct a Phase II Environmental Site Assessment (ESA) of the property located at PO Box 432, Highway 1 West in Elie, Manitoba (hereafter referred to as the Site).

The Site is developed with one two-storey building (Site Building) occupied by AgWest.

The purpose of this Phase II ESA was to address potential issues of environmental concern identified during a Phase I ESA conducted by Pinchin in relation to the potential divestiture of the Site.

The results of the Phase I ESA completed by Pinchin identified the following potential issues of environmental concern:

- Refueling activities over a gravel surface from a diesel aboveground storage tank (AST) located adjacent to the east elevation of the Site Building since approximately 2001.

Based on the findings noted above, Pinchin recommended that a Phase II ESA be conducted at the Site in order to assess for the presence of environmental impacts.

The Phase II ESA was completed at the Site by Pinchin on May 8, 2023 and consisted of collection of near-surface soil samples in the vicinity of the AST and refueling area.

Select “worst case” soil samples collected during the soil sampling program were submitted for laboratory analysis of benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX), petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), and polycyclic aromatic hydrocarbons (PAHs).

Based on Site-specific information, the soil quality was assessed based on the Canadian Council of Ministers of the Environment (CCME) “*Environmental Quality Guidelines*”, accessed on the CCME web site in June 2023, and the CCME “*Canada-Wide Standards for Petroleum Hydrocarbons in Soil*”, dated 2008. In addition, Manitoba Environment and Climate (Manitoba Environment) has adopted the Ontario Ministry of the Environment, Conservation and Parks (MECP) standards specified by the MECP document entitled “*Soil, Ground water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*”, dated April 15, 2011 for commercial land use, coarse-grained soils, and non-potable groundwater conditions (hereafter collectively referred to as the Soil Quality Guidelines).

The reported concentrations of BTEX, PHCs (F1-F4), and PAHs in the soil samples submitted for analysis met the Soil Quality Guidelines, with the exception of soil sample SS-2 collected at sampling location SS-2, which had concentrations of PHCs (F2) and PHCs (F3) that exceeded the Soil Quality Guidelines.

The findings of this Phase II ESA identified PHC-impacted soil at sampling location SS-2. As such, it is Pinchin's recommendation that the impacts be remediated and a remedial plan be developed for the Site and submitted to Manitoba Environment for approval prior to start of remedial activities.

Section 3.1 of the Contaminated Sites Remediation Act (CSRA) states that the owner or occupier of a site must notify Manitoba Environment in writing when he or she becomes aware of information that indicates that the site has been contaminated at a level that exceeds a standard established or adopted by regulation (in this case the Contaminated Sites Remediation Regulation (CSRR)) and provide Manitoba Environment and with all reports and any other documentation in his or her possession respecting the contamination at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement signed by Toromont Industries Ltd. (Client) to conduct a Phase II Environmental Site Assessment (ESA) of the property located at PO Box 432, Highway 1 West in Elie, Manitoba (hereafter referred to as the Site). The Site location is shown on Figure 1 (all Figures are provided in Appendix I).

The Site is developed with one two-storey building (Site Building) occupied by AgWest.

The purpose of this Phase II ESA was to address potential issues of environmental concern identified during a Phase I ESA conducted by Pinchin in relation to the potential divestiture of the Site.

This Phase II ESA was completed in general accordance with the Canadian Standards Association document entitled "*Phase II Environmental Site Assessment, CSA S Standard Z769-00 (R2018)*", dated 2000 and reaffirmed in 2018 (*CSA Phase II ESA Standard*).

1.1 Background

Pinchin completed a Phase I ESA in relation to the Site, the findings of which are provided in the report entitled "*Final Phase I Environmental Site Assessment, PO Box 432, Highway 1 West, Elie, Manitoba*", prepared for the Client, dated December 19, 2022. Based on the findings of the Phase I ESA completed by Pinchin, the following potential issue of environmental concern was identified that could give rise to potential subsurface impacts in connection with the Site:

- Refueling activities over a gravel surface from a diesel aboveground storage tank (AST) located adjacent to the east elevation of the Site Building since approximately 2001.

Based on the findings noted above, Pinchin recommended that a Phase II ESA be completed at the Site to investigate the above-noted potential issue of environmental concern.

1.2 Scope of Work

The scope of work completed by Pinchin, as outlined in the Pinchin proposal entitled "*Proposal for Phase II Environmental Site Assessment, PO Box 432, Highway 1 West, Elie, Manitoba*", submitted to the Client on December 23, 2022, included the following:

- Collection of up to six soil samples for field screening in the vicinity of the AST and refueling area;

- Submission of select "worst case" soil samples for laboratory analysis of benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX), petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), and polycyclic aromatic hydrocarbons (PAHs);
- Comparison of the soil laboratory analytical results to the applicable regulatory criteria; and
- Preparation of a factual report detailing the findings of the Phase II ESA and recommendations.

2.0 METHODOLOGY

The investigation methodology was conducted in general accordance with standard environmental consulting practices and the following documents:

- Manitoba Environment and Climate (Manitoba Environment) guidelines entitled:
  - *"Environmental Site Assessments in Manitoba"*, dated April 2016;
  - *"Treatment and Disposal of Petroleum Contaminated Soil"*, dated January 2015; and
  - *"Manitoba Criteria for BTEX in Investigation Results"*, dated October 2014.
- Manitoba Environment's information bulletins entitled:
  - *"Application of the CCME Canada-Wide Standard for Petroleum Hydrocarbons in Soil: Management Limits"*, dated October 2015; and
  - *"Contaminated Sites Remediation Regulation Reporting Requirements and Standards"*, dated October 2015.
- Canadian Council of Ministers of the Environment (CCME) publication entitled "Guidance Manual for Environmental Site Characterization in Support of Environmental and Human Health Risk Assessment – Volume 4 Analytical Methods", dated 2016.
- Canadian Standards Association publication entitled "*Phase II Environmental Site Assessment, CSA Standard Z769-00 (R 2018)*".
- Pinchin's standard operating procedures (SOPs).

2.1 Soil Sampling

Pinchin collected near-surface soil samples at the Site using hand tools on May 8, 2023.

Soil samples were collected from depths of up to 0.2 metres below ground surface (mbgs) using hand tools (i.e., shovel, trowel). Discrete soil samples were collected and containerized in laboratory-supplied glass sampling jars and vials.

Soil conditions were logged on-Site by Pinchin personnel at the time of sampling. Soil samples were examined for visual and olfactory evidence of impacts and a portion of each sample was analyzed in the field for petroleum-derived vapour concentrations in soil headspace using a photoionization detector (PID) and a combustible gas indicator operated in methane elimination mode (RKI Eagle 2).

The soil sampling locations are shown on Figure 2.

2.2 Sampling and Laboratory Analysis

2.2.1 Soil

One most apparent “worst case” soil sample, based on vapour concentrations as well as visual and/or olfactory considerations, recovered from each sampling location was submitted for laboratory analysis of a combination BTEX, PHCs (F1-F4), and PAHs.

Table 1 provides a summary of the soil samples submitted for laboratory analysis (all Tables are provided in Appendix II).

2.2.2 Analytical Laboratory

Selected soil samples were delivered to Bureau Veritas Laboratories (BV Labs) in Winnipeg, Manitoba for analysis. BV Labs is an independent laboratory accredited by the Standards Council of Canada and the Canadian Association for Laboratory Accreditation. Formal chain of custody records of the sample submissions were maintained between Pinchin and the staff at BV Labs.

2.3 QA/QC Protocols

Various quality assurance/quality control (QA/QC) protocols were followed during the Phase II ESA to ensure that representative samples were obtained and that representative analytical data were reported by the laboratory.

Field QA/QC protocols that were employed by Pinchin included the following:

- Soil samples were placed in laboratory-supplied glass sample jars and vials;
- Soil samples were placed in coolers on ice immediately upon collection, with appropriate sample temperatures maintained prior to submission to the laboratory;
- Dedicated and disposable nitrile gloves were used for sample handling;

- Non-dedicated sampling equipment (e.g., shovel, trowel) was cleaned before initial use and between uses to minimize the potential for cross-contamination by washing with an Alconox™/potable water mixture followed by a deionized water; and
- Sample collection and handling procedures were performed in general accordance with the *Manitoba Environment Guidelines* and Pinchin's SOPs for Phase II ESAs.

BV Labs' internal laboratory QA/QC consisted of the analysis of laboratory duplicate, method blank, matrix spike and spiked blank samples, an evaluation of relative percent difference calculations for laboratory duplicate samples, and an evaluation of surrogate recoveries.

2.4 Regulatory Criteria

Manitoba Environment has adopted Canadian Council of Ministers of the Environment (CCME) guidelines as the regulatory criteria applicable to soil conditions in Manitoba. Analytical results of soil samples are compared to criteria set forth in the CCME "*Environmental Quality Guidelines"* that were accessed at the CCME web site on June 2023, and the CCME *"Canada-Wide Standards for Petroleum Hydrocarbons in Soil",* dated 2008. These guidelines are collectively referred to as the "CCME Soil Quality Guidelines". For assessing soil quality parameters not included in the CCME Soil Quality Guidelines, Manitoba Environment has adopted the following guidelines:

- Ontario Ministry of the Environment, Conservation and Parks (MECP) "*Soil, Ground water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", dated April 15, 2011 (MECP Soil Standards); and
- Alberta Environment and Parks (AEP) guidelines specified by the AEP document entitled "*Alberta Tier 1 Soil and Groundwater Remediation Guidelines*", dated January 1, 2023 (AEP Soil Quality Guidelines).

The above guidelines have been developed using a risk-based approach. The application of the appropriate criteria is dependent upon several site-specific conditions including:

- The existing/proposed land use;
- The existing/potential groundwater use;
- Soil depth; and
- Soil texture.

Guidelines are further subdivided into the following types of protection:

- Human health guidelines; and
- Environmental health guidelines.

Within each of these categories, several pathways are listed that describe how the chemical or compound in question would come in contact with the receptor. If a pathway is not applicable to a site, or a specific area of a site, then the corresponding guideline value is not applicable. For example, if the site is covered with asphalt or concrete, access to the soil is limited and the human health guideline for soil ingestion is not applicable because there is no pathway for humans to come into contact with the soil if the cover is maintained. If future use of a site is modified, pathways that were not applicable can become applicable and need to be reassessed. Site-specific details for the evaluation of applicable pathways are as noted below.

Site-specific details for the evaluation of applicable pathways are as noted below.

- The Site is a commercial property and commercial land use guidelines are applicable to the Site.
- Potable water for the Site and surrounding area is supplied by Cartier Regional Water Co-op. Water is obtained by the Co-op from the Assiniboine River. As such, groundwater is not a potable source on-Site or in the vicinity of the Site.
- Groundwater is not used for livestock watering at the Site and the Site is located more than 30 metres from the nearest water body. Therefore, the livestock watering and fresh water aquatic life pathways are not applicable to the Site.
- Soils encountered during the Phase II ESA at the Site are prominently comprised of coarse-grained soils (gravel and sand) and coarse-grained guidelines are applicable to the Site.
- The human health vapour inhalation pathway is applicable within 30 centimetres of a building foundation (or proposed building foundation). For the purpose of this Phase II ESA, the human health vapour inhalation pathway has been considered applicable to the Site.
- The environmental health soil contact, human health ingestion, and human health dermal contact pathways are applicable in areas where access to the soil is possible (i.e., not under asphalt, concrete or a building foundation). The areas of the Site included in this Phase II ESA were covered in gravel and, therefore, the environmental health soil contact, human health ingestion and human health dermal contact pathways are considered to be applicable to the Site.
- The off-Site migration check, management limit, and nutrient and energy cycling checks are applicable to all areas of the Site.

Based on the above evaluation, all soil analytical results have been compared to the CCME and MECP Soil Quality Guidelines for commercial land use, coarse-grained soils, and non-potable groundwater conditions (hereafter referred to as the Soil Quality Guidelines).

The above evaluation is based on Pinchin's observation of Site conditions at the time of the Phase II ESA. If Site conditions or use of the Site changes in the future, the applicable pathways should be re-evaluated.

3.0 RESULTS

3.1 Site Geology and Hydrogeology

Based on the soil samples recovered during the soil sampling program, the soil stratigraphy at the sampling locations from the ground surface generally consists of fill material comprised of brown gravel, sand, some silt, and trace clay to a depth of approximately 0.2 mbgs.

Native subsurface material underlying the fill material was not observed during the Phase II ESA. Moist soil conditions were generally observed below the ground surface.

The La Salle River is located approximately 1.1 kilometers (km) east of the Site. Groundwater flow at the Site is inferred to be towards the east based on the location of the La Salle River and regional drainage patterns.

3.2 Soil Headspace Vapour Concentrations

Vapour concentrations measured in the headspace of soil samples collected during the Phase II ESA are presented in Figures 2 and 3 in Appendix I and ranged from 0 parts per million by volume (ppm_v) to a maximum of 10 ppm_v in soil sample SS-4 collected at a depth of 0.2 mbgs in sampling location SS-4.

3.3 Field Observations

No odours or staining were observed in the soil samples collected during the soil sampling program, with the exception of soil sample SS-2 collected at sampling location SS-2 at a depth of 0.2 mbgs which exhibited grey staining.

3.4 Analytical

3.4.1 Soil

As indicated in Tables 2 and 3, reported concentrations of BTEX, PHCs (F1-F4), and PAHs in the soil samples submitted for analysis met the Soil Quality Guidelines, with the exception of soil sample SS-2 collected at sampling location SS-2, which had concentrations of PHCs (F2) (730 milligrams per kilogram (mg/kg) vs. the Soil Quality Guideline of 260 mg/kg) and PHCs (F3) (4,900 mg/kg vs. the Soil Quality Guideline of 1,700 mg/kg) that exceeded the Soil Quality Guidelines.

The laboratory Certificate of Analysis for the soil samples is provided in Appendix III.

4.0 FINDINGS AND CONCLUSIONS

Based on the work completed, the following is a summary of the activities and findings of this Phase II ESA:

- Pinchin collected near-surface soil samples at the Site using hand tools on May 8, 2023. Soil samples were collected from depths up to 0.2 mbgs using hand tools;
- The soil stratigraphy at the sampling locations generally consists of brown gravel, sand, some silt, and trace clay fill material to a depth of approximately 0.2 mbgs. Native subsurface material underlying the fill material was not observed during the Phase II ESA. Moist soil conditions were generally observed below the ground surface;
- Based on Site-specific information, the soil quality was assessed based on the CCME and MECP Soil Quality Guidelines for commercial land use, coarse-grained soils, and non-potable groundwater conditions;
- Three “worst case” soil samples based on the results of field screening were submitted for laboratory analysis of BTEX, PHCs (F1-F4), and PAHs; and
- Reported concentrations in the soil samples submitted for analysis of BTEX, PHCs (F1-F4), and PAHs satisfied their respective Soil Quality Guidelines, with the exception of soil sample SS-2 collected at sampling location SS-2, which had concentrations of PHCs (F2) and PHCs (F3) that exceeded the Soil Quality Guidelines.

The findings of this Phase II ESA identified PHC-impacted soil at sampling location SS-2. As such, it is Pinchin’s recommendation that the impacts be remediated and a remedial plan be developed for the Site and submitted to Manitoba Environment for approval prior to start of remedial activities.

Section 3.1 of the Contaminated Sites Remediation Act (CSRA) states that the owner or occupier of a site must notify Manitoba Environment in writing when he or she becomes aware of information that indicates that the site has been contaminated at a level that exceeds a standard established or adopted by regulation (in this case the Contaminated Sites Remediation Regulation (CSRR)) and provide Manitoba Environment and with all reports and any other documentation in his or her possession respecting the contamination at the Site.

5.0 TERMS AND LIMITATIONS

This Phase II ESA was performed for Toromont Industries Ltd. (Client) in order to investigate potential environmental impacts at PO Box 432, Highway 1 West in Elie, Manitoba (Site). This Phase II ESA does not quantify the extent of the current and/or potential environmental impacts or the cost of any remediation.

Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples have been analyzed for a limited number of contaminants that are expected to be present at the Site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental impacts on a property. Performance of this Phase II ESA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental impacts on the Site and recognizes reasonable limits on time and cost.

This Phase II ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

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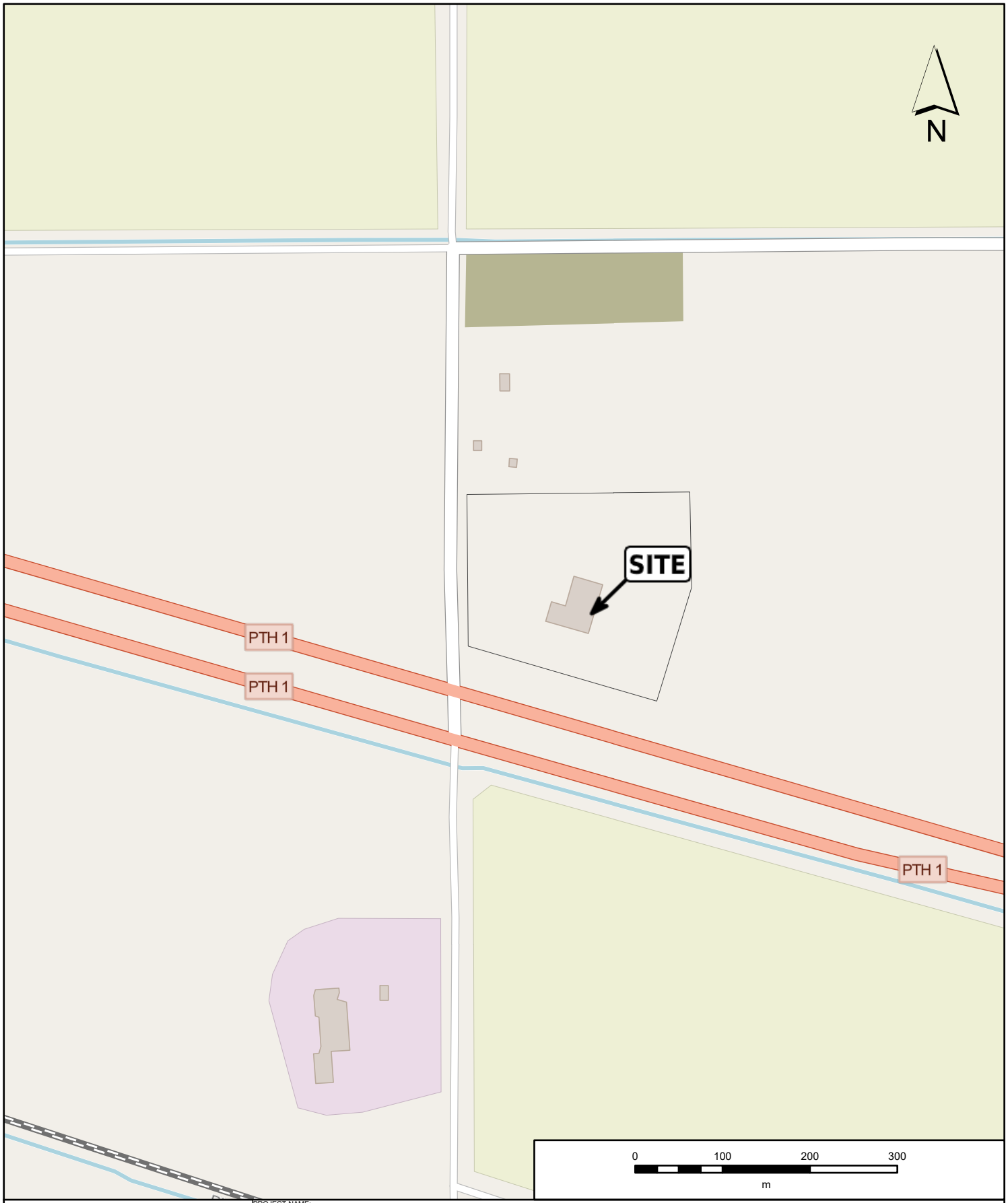
Template: Master Report for Phase II ESA - Stage 2 PSI, EDR, January 13, 2021

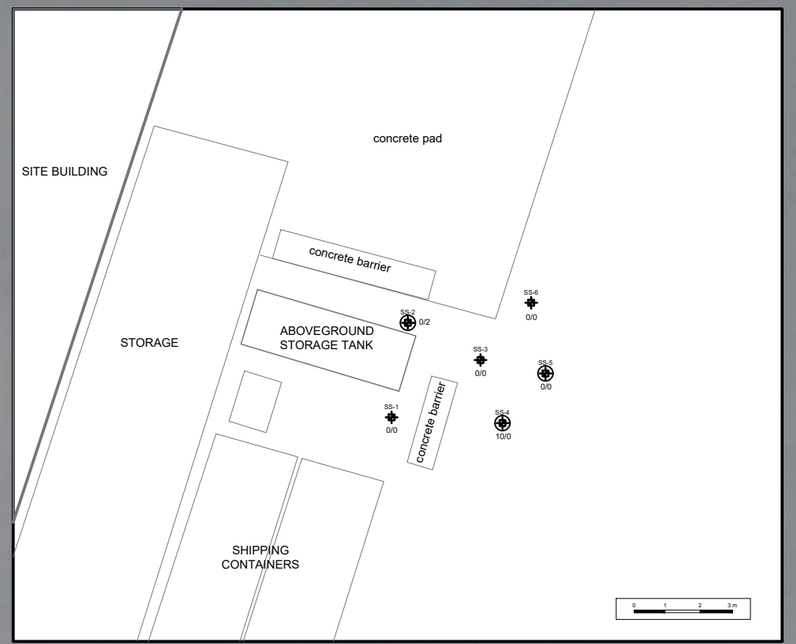
APPENDIX I
Figures



PINCHIN

PROJECT NAME:	PHASE II ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME:	TOROMONT INDUSTRIES LTD.
PROJECT LOCATION:	PO BOX 432, HIGHWAY 1 WEST, ELIE, MANITOBA
FIGURE NAME:	KEY MAP
FIGURE NUMBER	1

PROJECT NUMBER:	SCALE:	DRAWN BY:	REVIEWED BY:	DATE:
320347	1:9,028	M.MUAN	V.TYSHCHUK	JUNE 2023



N

LEGEND

- SITE BOUNDARY
- SITE BUILDING
- (AST) ABOVEGROUND STORAGE TANK
- [S] SEPTIC TANK
- FIELD SCREEN SOIL SAMPLES WITH VAPOUR READING (IN PPMV) USING CGI/PID EQUIPMENT
- SOIL SAMPLE SUBMITTED FOR LABORATORY ANALYSIS
- CGI COMBUSTIBLE GAS INDICATOR
- PID PHOTOIONIZATION DETECTOR
- ppmv PARTS PER MILLION BY VOLUME

INFERRED GROUNDWATER FLOW DIRECTION

0 25 50 100 m

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

PINCHIN

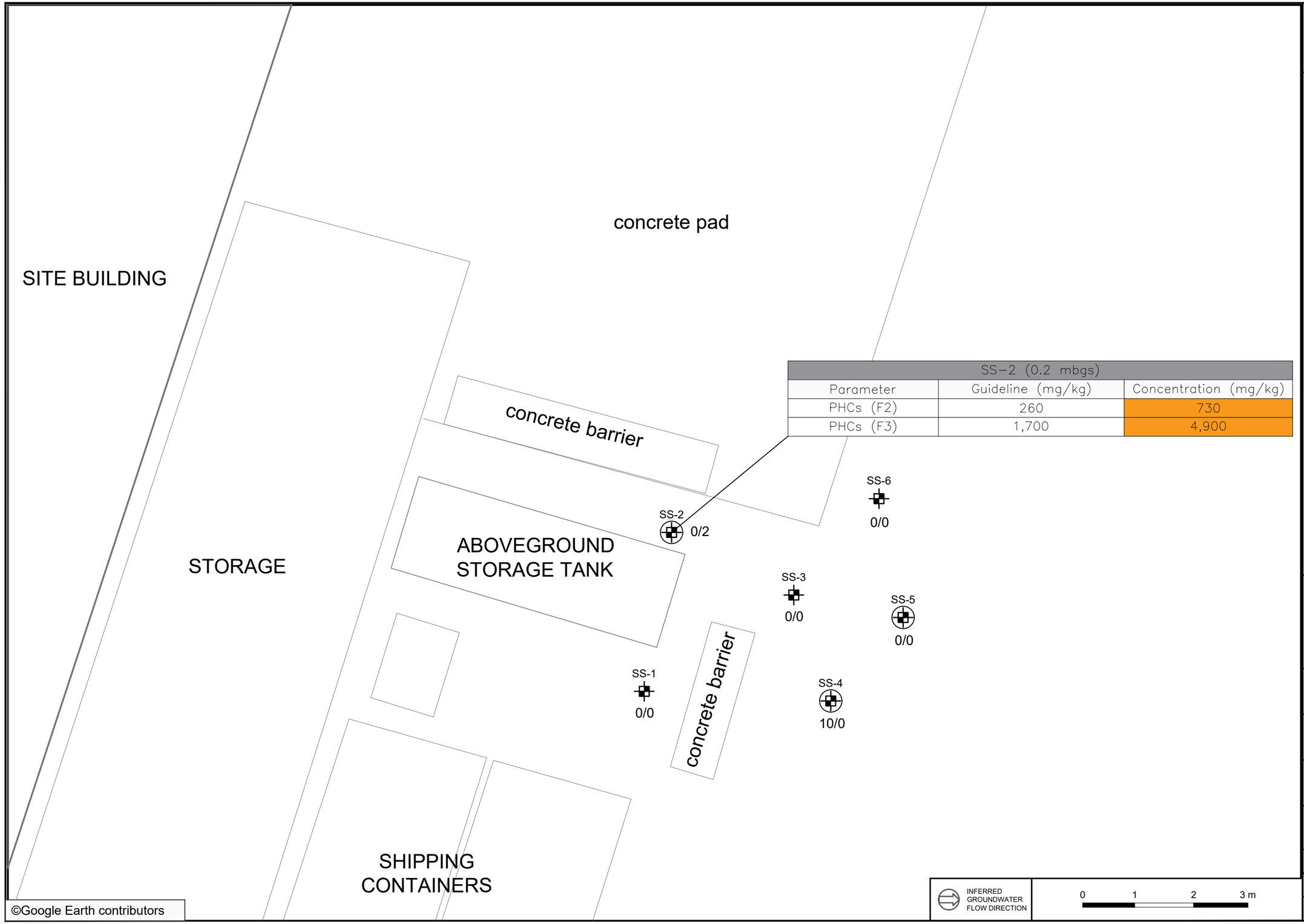
PROJECT NAME:
PHASE II ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
TOROMONT INDUSTRIES LTD.

PROJECT LOCATION:
PO BOX 432,
HIGHWAY 1 WEST,
ELIE, MANITOBA

FIGURE NAME:
SITE AND SAMPLING LOCATION PLAN

PROJECT NUMBER:	SCALE:
320347	AS SHOWN
DRAWN BY:	REVIEWED BY:
MBM	VT
DATE:	FIGURE NUMBER:
JUNE 2023	2



SS-2 (0.2 mbgs)		
Parameter	Guideline (mg/kg)	Concentration (mg/kg)
PHCs (F2)	260	730
PHCs (F3)	1,700	4,900

N

LEGEND

- FIELD SCREEN SOIL SAMPLES WITH VAPOUR READING (IN PPMV) USING CGI/PID EQUIPMENT
- SOIL SAMPLE SUBMITTED FOR LABORATORY ANALYSIS
- CGI COMBUSTIBLE GAS INDICATOR
- PID PHOTOIONIZATION DETECTOR
- ppmv PARTS PER MILLION BY VOLUME
- mbgs METERS BELOW GROUND SURFACE
- EXCEEDS APPLICABLE GUIDELINE

INFERRED GROUNDWATER FLOW DIRECTION

0 1 2 3 m

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

PINCHIN

PROJECT NAME:
PHASE II ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME:
TOROMONT INDUSTRIES LTD.

PROJECT LOCATION:
PO BOX 432,
HIGHWAY 1 WEST,
ELIE, MANITOBA

FIGURE NAME:
SOIL EXCEEDANCES PLAN

PROJECT NUMBER:	SCALE:
320347	AS SHOWN
DRAWN BY:	REVIEWED BY:
MBM	VT
DATE:	FIGURE NUMBER:
JUNE 2023	3

APPENDIX II
Summary Tables

TABLE 1
SAMPLES SUBMITTED FOR LABORATORY ANALYSIS
Toromont Industries
PO Box 432, Highway 1 West, Elie, Manitoba

Samples			Parameters			
Sampling Location	Sample ID	Sample Depth (mbgs)	SOIL SAMPLES	PHCs (F1-F4) & BTEX	PAHs	Rationale/Notes
SS-2	SS-2	0.2		●	●	Assess soil conditions in relation to on Site AST and refueling operations on Site.
SS-4	SS-4	0.2		●	●	
SS-5	SS-5	0.2		●	●	

Notes:

PHCs (F1-F4) Petroleum Hydrocarbons (Fraction 1 to Fraction 4)
BTEX Benzene, Toluene, Ethylbenzene, and Xylenes
PAHs Polycyclic Aromatic Hydrocarbons
AST Aboveground Storage Tank
mbgs Metres Below Ground Surface

TABLE 2
PETROLEUM HYDROCARBON AND BTEX ANALYSIS FOR SOIL
Toromont Industries
PO Box 432, Highway 1 West, Elie, Manitoba

Parameter	*Soil Quality Guidelines*	*Sample Designation*		
		Sample Collection Date (dd/mm/yyyy)		
		Sample Depth (mbgs)		
		Grainsize		
		SS-2	*SS-4*	*SS-5*
		8/5/2023	*8/5/2023*	*8/5/2023*
	Surface (<1.5 mbgs)	*0.2*	*0.2*	*0.2*
	Coarse	*Coarse*	*Coarse*	*Coarse*
Benzene	0.3[a]	<0.0050	<0.0050	<0.0050
Toluene	250[a]	<0.050	<0.050	<0.050
Ethylbenzene	300[a]	<0.010	<0.010	<0.010
Xylenes (Total)	160[a]	<0.045	<0.045	<0.045
Petroleum Hydrocarbons F1 (C_6 - C_{10})	320[b]	<10	<10	<10
Petroleum Hydrocarbons F2 (>C_{10} - C_{16})	260[b]	**730**	21	27
Petroleum Hydrocarbons F3 (>C_{16} - C_{34})	1,700[b]	**4,900**	68	240
Petroleum Hydrocarbons F4 (>C_{34} - C_{50})	3,300[b]	74	<50	<50

Notes:

CCME

BOLD

Units

<

mbgs

BTEX

[a] Referenced from the Canadian Council of Ministers of the Environment (CCME) Canadian Environmental Quality Guidelines, accessed on-line in June 2023.

Data represents the most stringent criteria for commercial land-use, coarse-grained surface soils excluding the protection of potable water, livestock watering and aquatic life. For benzene, the 10^{-5} incremental risk factor is referenced.

[b] Referenced from the CCME Canada-Wide Standards for Petroleum Hydrocarbons in Soil, 2008

Data represents the most stringent criteria for commercial land-use, coarse-grained surface soils excluding the protection of potable water, livestock watering and aquatic life.

TABLE 3

POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR SOIL

Toromont Industries

PO Box 432, Highway 1 West, Elie, Manitoba

Parameter	*Soil Quality Guidelines*	*Sample Designation*		
		Sample Collection Date (dd/mm/yyyy)		
		Sample Depth (mbgs)		
		Grainsize		
		SS-2	*SS-4*	*SS-5*
		8/5/2023	*8/5/2023*	*8/5/2023*
		0.2	*0.2*	*0.2*
		Coarse	*Coarse*	*Coarse*
Index of Additive Cancer Risk (IACR)*	NA	NC	NC	NC
B[a]P TPE (Total Potency Equivalents)[1]	5.3[a]	0.0062	0.0061	0.0061
Acenaphthene	NC	0.0096	<0.0050	<0.0050
Acenaphthylene	NC	0.037 (1)	<0.0050	<0.0050
Acridine	NG	0.057	<0.010	<0.010
Anthracene	32[a]	<0.0040	<0.0040	<0.0040
Benzo(a)anthracene	10[a]	<0.0050	<0.0050	<0.0050
Benzo(b&j)fluoranthene	10[a]	<0.0050	<0.0050	<0.0050
Benzo(k)fluoranthene	10[a]	<0.0050	<0.0050	<0.0050
Benzo(g,h,i)perylene	NC	0.0096	<0.0050	<0.0050
Benzo(c)phenanthrene	NG	0.010	<0.0050	<0.0050
Benzo(a)pyrene	72[a]	<0.0050	<0.0050	<0.0050
Benzo[e]pyrene	NG	<0.0050	<0.0050	<0.0050
Chrysene	NC	0.014 (1)	<0.0050	<0.0050
Dibenz(a,h)anthracene	10[a]	<0.0050	<0.0050	<0.0050
Fluoranthene	180[a]	0.019	<0.0050	<0.0050
Fluorene	NC	<0.0050	<0.0050	<0.0050
Indeno(1,2,3-cd)pyrene	10[a]	<0.0050	<0.0050	<0.0050
1-Methylnaphthalene[c]	76[b]	<0.0050	<0.0050	<0.0050
2-Methylnaphthalene[c]	76[b]	<0.0050	<0.0050	<0.0050
Naphthalene	22[a]	<0.0050	<0.0050	<0.0050
Phenanthrene	50[a]	0.066 (1)	<0.0050	<0.0050
Perylene	NG	<0.0050	<0.0050	<0.0050
Pyrene	100[a]	0.077	<0.0050	<0.0050
Quinoline	NG	<0.010	<0.010	<0.010

Notes:

<	Indicates concentration is less than the laboratory's minimum reportable detection limit
BOLD	Exceeds soil quality guideline
Units	All units in mg/kg
mbgs	Metres below ground surface
NG	No Guideline
NC	Not calculated
(1)	Laboratory Note: Qualifying ion outside of acceptance criteria. Results are tentatively identified and potentially biased high.

[1] Benzo(a)pyrene Total Potency Equivalents is calculated by summing the products of the detectable levels of following parameters by their respective Benzo(a)pyrene Equivalency Factor : Benzo(a)anthracene (0.1), Benzo(a)pyrene (1), Benzo(b+j)fluoranthene (0.1), Benzo(k)fluoranthene (0.1), Benzo(g,h,i)perylene (0.01), Chrysene (0.01), Dibenz(a,h)anthracene (1) and Indeno(1,2,3-c,d)pyrene (0.1)
If parameters are below detection, 50% of reportable detection value is used for the calculation.

[a] Referenced from CCME'S Canadian Soil Quality Guidelines for the Protection of Environmental and Human Health, Policyclic Aromatic Hydrocarbons, 2010.

[b] Ontario Ministry of Environment Conservation and Parks "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use."

[c] The methyl naphthalene standards are applicable to both 1-methyl naphthalene and 2-methylnaphthalene, with the provision that if both are detected the sum of the two must not exceed the standard.

* IACR for soil is calculated for sites where potable groundwater guidelines apply.

APPENDIX III

Laboratory Certificates of Analysis

Your Project #: 320347
Site Location: ELIE
Your C.O.C. #: N 013456

Attention: MARIO MUAN

PINCHIN LTD.
54 Terracon Pl.
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/05/19
Report #: R3338203
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C334456
Received: 2023/05/15, 12:50

Sample Matrix: Soil
Samples Received: 3

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
BTEX/F1 by HS GC/MS/FID (MeOH extract) (1, 2)	3	N/A	2023/05/17	AB SOP-00039	CCME CWS/EPA 8260d m
F1-BTEX (1)	3	N/A	2023/05/18		Auto Calc
CCME Hydrocarbons (F2-F4 in soil) (1, 3)	3	2023/05/16	2023/05/16	AB SOP-00036	CCME PHC-CWS m
Moisture (1)	3	N/A	2023/05/17	AB SOP-00002	CCME PHC-CWS m
Benzo[a]pyrene Equivalency (1)	3	N/A	2023/05/17		Auto Calc
PAH in Soil by GC/MS (1)	3	2023/05/16	2023/05/16	AB SOP-00036 / AB SOP-00003	EPA 3540C/8270E m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) This test was performed by Bureau Veritas Calgary, 4000 - 19 St. , Calgary, AB, T2E 6P8
(2) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is date sampled unless otherwise stated.
(3) All CCME results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following Alberta Environment’s Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil, Validation of Performance-Based Alternative Methods September 2003. Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data

Your Project #: 320347
Site Location: ELIE
Your C.O.C. #: N 013456

Attention: MARIO MUAN

PINCHIN LTD.
54 Terracon Pl.
Winnipeg, MB
CANADA R2J 4G7

Report Date: 2023/05/19
Report #: R3338203
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C334456
Received: 2023/05/15, 12:50

reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Bureau Veritas
19 May 2023 10:36:14

Please direct all questions regarding this Certificate of Analysis to:
Melissa McIntosh, Customer Solutions Representative
Email: Melissa.McIntosh@bureauveritas.com
Phone# (204) 772-7276

==========

This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Scott Cantwell, General Manager responsible for Manitoba Environmental laboratory operations.

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

Bureau Veritas Job #: C334456
Report Date: 2023/05/19

PINCHIN LTD.
Client Project #: 320347
Site Location: ELIE
Sampler Initials: MBM

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		BQM489	BQM490	BQM491		
Sampling Date		2023/05/08	2023/05/08	2023/05/08		
COC Number		N 013456	N 013456	N 013456		
	UNITS	SS-2	SS-4	SS-5	RDL	QC Batch
Ext. Pet. Hydrocarbon						
F2 (C10-C16 Hydrocarbons)	mg/kg	730	21	27	10	A963799
F3 (C16-C34 Hydrocarbons)	mg/kg	4900	68	240	50	A963799
F4 (C34-C50 Hydrocarbons)	mg/kg	74	<50	<50	50	A963799
Reached Baseline at C50	mg/kg	Yes	Yes	Yes		A963799
Surrogate Recovery (%)						
O-TERPHENYL (sur.)	%	100	85	90		A963799
RDL = Reportable Detection Limit						

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

Bureau Veritas Job #: C334456
Report Date: 2023/05/19

PINCHIN LTD.
Client Project #: 320347
Site Location: ELIE
Sampler Initials: MBM

PHYSICAL TESTING (SOIL)

Bureau Veritas ID		BQM489	BQM490	BQM491		
Sampling Date		2023/05/08	2023/05/08	2023/05/08		
COC Number		N 013456	N 013456	N 013456		
	UNITS	SS-2	SS-4	SS-5	RDL	QC Batch
Physical Properties						
Moisture	%	15	6.5	7.2	0.30	A964120
RDL = Reportable Detection Limit						

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

SEMIVOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		BQM489	BQM490	BQM491		
Sampling Date		2023/05/08	2023/05/08	2023/05/08		
COC Number		N 013456	N 013456	N 013456		
	UNITS	SS-2	SS-4	SS-5	RDL	QC Batch
Polycyclic Aromatics						
Acenaphthene	mg/kg	0.0096	<0.0050	<0.0050	0.0050	A962560
B[a]P TPE Total Potency Equivalents	mg/kg	<0.0071	<0.0071	<0.0071	0.0071	A963372
Acenaphthylene	mg/kg	0.037 (1)	<0.0050	<0.0050	0.0050	A962560
Acridine	mg/kg	0.057	<0.010	<0.010	0.010	A962560
Anthracene	mg/kg	<0.0040	<0.0040	<0.0040	0.0040	A962560
Benzo(a)anthracene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Benzo(b&j)fluoranthene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Benzo(k)fluoranthene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Benzo(g,h,i)perylene	mg/kg	0.0096	<0.0050	<0.0050	0.0050	A962560
Benzo(c)phenanthrene	mg/kg	0.010	<0.0050	<0.0050	0.0050	A962560
Benzo(a)pyrene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Benzo(e)pyrene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Chrysene	mg/kg	0.014 (1)	<0.0050	<0.0050	0.0050	A962560
Dibenz(a,h)anthracene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Fluoranthene	mg/kg	0.019	<0.0050	<0.0050	0.0050	A962560
Fluorene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Indeno(1,2,3-cd)pyrene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
1-Methylnaphthalene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
2-Methylnaphthalene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Naphthalene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Phenanthrene	mg/kg	0.066 (1)	<0.0050	<0.0050	0.0050	A962560
Perylene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A962560
Pyrene	mg/kg	0.077	<0.0050	<0.0050	0.0050	A962560
Quinoline	mg/kg	<0.010	<0.010	<0.010	0.010	A962560
Surrogate Recovery (%)						
D10-ANTHRACENE (sur.)	%	99	102	91		A962560
D8-ACENAPHTHYLENE (sur.)	%	92	101	89		A962560
D8-NAPHTHALENE (sur.)	%	90	100	89		A962560
TERPHENYL-D14 (sur.)	%	104	100	87		A962560

RDL = Reportable Detection Limit

(1) Qualifying ion outside of acceptance criteria. Results are tentatively identified and potentially biased high.

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

Bureau Veritas Job #: C334456
Report Date: 2023/05/19

PINCHIN LTD.
Client Project #: 320347
Site Location: ELIE
Sampler Initials: MBM

VOLATILE ORGANICS BY GC-MS (SOIL)

Bureau Veritas ID		BQM489	BQM490	BQM491		
Sampling Date		2023/05/08	2023/05/08	2023/05/08		
COC Number		N 013456	N 013456	N 013456		
	UNITS	SS-2	SS-4	SS-5	RDL	QC Batch
Volatiles						
Xylenes (Total)	mg/kg	<0.045	<0.045	<0.045	0.045	A963367
F1 (C6-C10) - BTEX	mg/kg	<10	<10	<10	10	A963367
Field Preserved Volatiles						
Benzene	mg/kg	<0.0050	<0.0050	<0.0050	0.0050	A963631
Toluene	mg/kg	<0.050	<0.050	<0.050	0.050	A963631
Ethylbenzene	mg/kg	<0.010	<0.010	<0.010	0.010	A963631
m & p-Xylene	mg/kg	<0.040	<0.040	<0.040	0.040	A963631
o-Xylene	mg/kg	<0.020	<0.020	<0.020	0.020	A963631
F1 (C6-C10)	mg/kg	<10	<10	<10	10	A963631
Surrogate Recovery (%)						
1,4-Difluorobenzene (sur.)	%	108	103	105		A963631
4-Bromofluorobenzene (sur.)	%	98	95	99		A963631
D10-o-Xylene (sur.)	%	131	117	119		A963631
D4-1,2-Dichloroethane (sur.)	%	102	98	103		A963631
RDL = Reportable Detection Limit						

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

GENERAL COMMENTS

Results relate only to the items tested.

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

Bureau Veritas Job #: C334456
Report Date: 2023/05/19

QUALITY ASSURANCE REPORT

PINCHIN LTD.
Client Project #: 320347
Site Location: ELIE
Sampler Initials: MBM

			Matrix Spike		Spiked Blank		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A962560	D10-ANTHRACENE (sur.)	2023/05/15	104	50 - 130	110	50 - 130	93	%		
A962560	D8-ACENAPHTHYLENE (sur.)	2023/05/15	112	50 - 130	117	50 - 130	93	%		
A962560	D8-NAPHTHALENE (sur.)	2023/05/15	111	50 - 130	115	50 - 130	93	%		
A962560	TERPHENYL-D14 (sur.)	2023/05/15	110	50 - 130	111	50 - 130	91	%		
A963631	1,4-Difluorobenzene (sur.)	2023/05/17	95	50 - 140	106	50 - 140	104	%		
A963631	4-Bromofluorobenzene (sur.)	2023/05/17	99	50 - 140	100	50 - 140	96	%		
A963631	D10-o-Xylene (sur.)	2023/05/17	122	50 - 140	115	50 - 140	108	%		
A963631	D4-1,2-Dichloroethane (sur.)	2023/05/17	96	50 - 140	102	50 - 140	102	%		
A963799	O-TERPHENYL (sur.)	2023/05/16	83	60 - 140	86	60 - 140	95	%		
A962560	1-Methylnaphthalene	2023/05/15	71	50 - 130	71	50 - 130	<0.0050	mg/kg	NC	50
A962560	2-Methylnaphthalene	2023/05/15	92	50 - 130	92	50 - 130	<0.0050	mg/kg	NC	50
A962560	Acenaphthene	2023/05/15	88	50 - 130	87	50 - 130	<0.0050	mg/kg	NC	50
A962560	Acenaphthylene	2023/05/15	93	50 - 130	94	50 - 130	<0.0050	mg/kg	NC	50
A962560	Acridine	2023/05/15	68	50 - 130	70	50 - 130	<0.010	mg/kg	NC	50
A962560	Anthracene	2023/05/15	73	50 - 130	74	50 - 130	<0.0040	mg/kg	NC	50
A962560	Benzo(a)anthracene	2023/05/15	94	50 - 130	94	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(a)pyrene	2023/05/15	99	50 - 130	101	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(b&j)fluoranthene	2023/05/15	93	50 - 130	93	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(c)phenanthrene	2023/05/15	99	50 - 130	99	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(e)pyrene	2023/05/15	83	50 - 130	83	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(g,h,i)perylene	2023/05/15	92	50 - 130	92	50 - 130	<0.0050	mg/kg	NC	50
A962560	Benzo(k)fluoranthene	2023/05/15	87	50 - 130	88	50 - 130	<0.0050	mg/kg	NC	50
A962560	Chrysene	2023/05/15	89	50 - 130	90	50 - 130	<0.0050	mg/kg	NC	50
A962560	Dibenz(a,h)anthracene	2023/05/15	91	50 - 130	90	50 - 130	<0.0050	mg/kg	NC	50
A962560	Fluoranthene	2023/05/15	98	50 - 130	98	50 - 130	<0.0050	mg/kg	NC	50
A962560	Fluorene	2023/05/15	90	50 - 130	90	50 - 130	<0.0050	mg/kg	NC	50
A962560	Indeno(1,2,3-cd)pyrene	2023/05/15	93	50 - 130	94	50 - 130	<0.0050	mg/kg	NC	50
A962560	Naphthalene	2023/05/15	88	50 - 130	90	50 - 130	<0.0050	mg/kg	NC	50
A962560	Perylene	2023/05/15	81	50 - 130	82	50 - 130	<0.0050	mg/kg	NC	50
A962560	Phenanthrene	2023/05/15	101	50 - 130	101	50 - 130	<0.0050	mg/kg	NC	50
A962560	Pyrene	2023/05/15	97	50 - 130	97	50 - 130	<0.0050	mg/kg	NC	50
A962560	Quinoline	2023/05/15	70	50 - 130	69	50 - 130	<0.010	mg/kg	NC	50

Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		Spiked Blank		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A963631	Benzene	2023/05/17	92	50 - 140	101	60 - 130	<0.0050	mg/kg	11	50
A963631	Ethylbenzene	2023/05/17	95	50 - 140	101	60 - 130	<0.010	mg/kg	7.4	50
A963631	F1 (C6-C10)	2023/05/17	93	60 - 140	90	60 - 140	<10	mg/kg		
A963631	m & p-Xylene	2023/05/17	88	50 - 140	99	60 - 130	<0.040	mg/kg	0	50
A963631	o-Xylene	2023/05/17	93	50 - 140	98	60 - 130	<0.020	mg/kg		
A963631	Toluene	2023/05/17	85	50 - 140	98	60 - 130	<0.050	mg/kg		
A963799	F2 (C10-C16 Hydrocarbons)	2023/05/16	84	60 - 140	87	60 - 140	<10	mg/kg	NC	40
A963799	F3 (C16-C34 Hydrocarbons)	2023/05/16	84	60 - 140	87	60 - 140	<50	mg/kg	NC	40
A963799	F4 (C34-C50 Hydrocarbons)	2023/05/16	79	60 - 140	81	60 - 140	<50	mg/kg	NC	40
A964120	Moisture	2023/05/17					<0.30	%	0.79	20

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

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

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

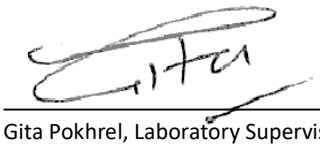
Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

Bureau Veritas Job #: C334456
Report Date: 2023/05/19

PINCHIN LTD.
Client Project #: 320347
Site Location: ELIE
Sampler Initials: MBM

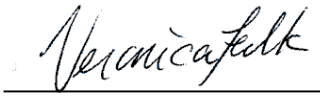
VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:



Gita Pokhrel, Laboratory Supervisor

Janet Gao, B.Sc., QP, Supervisor, Organics



Veronica Falk, B.Sc., P.Chem., QP, Scientific Specialist, Organics

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Bureau Veritas Winnipeg: Unit D, 675 Berry Street R3H 1A7 Telephone (204) 772-7276 Fax (204) 772-2386

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A Bureau Veritas Group Company

Unit D, 675 Berry St., Winnipeg, MB R3H 1A7
Phone: 204-772-7276 Fax: 204-772-2386 Toll Free: (866) 800-6208

C334456

EPL INS-0164

CHAIN OF CUSTODY RECORD

Page 1 of 1

INVOICE INFORMATION	REPORT INFORMATION (if different from invoice)	PROJECT INFORMATION	MAXXAM JOB NUMBER
Company Name: PINCHIN LTD	Company Name: PINCHIN LTD	Quotation #: B70359	
Contact Name: ACCOUNTS PAYABLE	Contact Name: MARIO MUAN	P.O. #:	CHAIN OF CUSTODY #
Address:	Address: 54 Terracon Place	Project #: 320547	N 013456
	Winnipeg, MB	Project Name: PHASE II ESA	
Phone: Fax:	Phone: Fax:	Location: ELIE	
Email: apepinchin.com	Email: mmuan@pinchin.com	Sampled By: MBM	

REGULATORY REQUIREMENTS SERVICE REQUESTED:

- [x] CCME
- [ ] DRINKING WATER
- [ ] Other:

Special Instructions: also send results to: geftoda@pinchin.com

SAMPLES MUST BE KEPT COOL (<10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO MAXXAM.

ANALYSIS REQUESTED (Please be specific)

TURNAROUND TIME (TAT) REQUIRED

PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS.

Regular (Standard) TAT:
- [x] 5 to 7 Working Days

Rush TAT:
- [ ] 1 day
- [ ] 2 days
- [ ] 3 days

DATE Required:

TATs for certain tests are > 5 days. Please contact your Project Manager for details

	Lab Use	Sample Identification	Date Sampled	Time Sampled	Matrix (GW, SW, Soil etc)	Drinking Water? (Y/N)	Coliforms: (Method)	E. coli	Total	Field	MF	OT	MPN	Dissolved Metals: Field Filtered?	Field Acidified?	Total Metals: Field Acidified?	BTEX / F1	F2 - F4	PCB	Biochemical Oxygen Demand	PAHs	HOLD - DO NOT ANALYZE	# of Cont.	COMMENTS
1		SS-2	8 MAY	AM	SOIL									N Y	N Y	N Y	X	X			X		3	
2		SS-4	〃	〃	〃												X	X			X		3	
3		SS-5	〃	〃	〃												X	X			X		3	
4																								
5																								
6																								
7																								
8																								
9																								
10																								
11																								
12																								

RELINQUISHED BY (Signature/Print)	RECEIVED BY (Signature/Print)	Date	Time	RECEIVED ON ICE	Laboratory Use Only
M. MUAN	BH Brooklyn Hiebert	23/05/15	1250	Y ☑ N ☐	Temperature (°C) on Receipt: 6.9/3.7/3.5

Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Maxxam's standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms which are available for viewing at www.maxxam.ca/terms

***MANDATORY SECTIONS IN GREY MUST BE FILLED OUT. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.**

CoC-1028

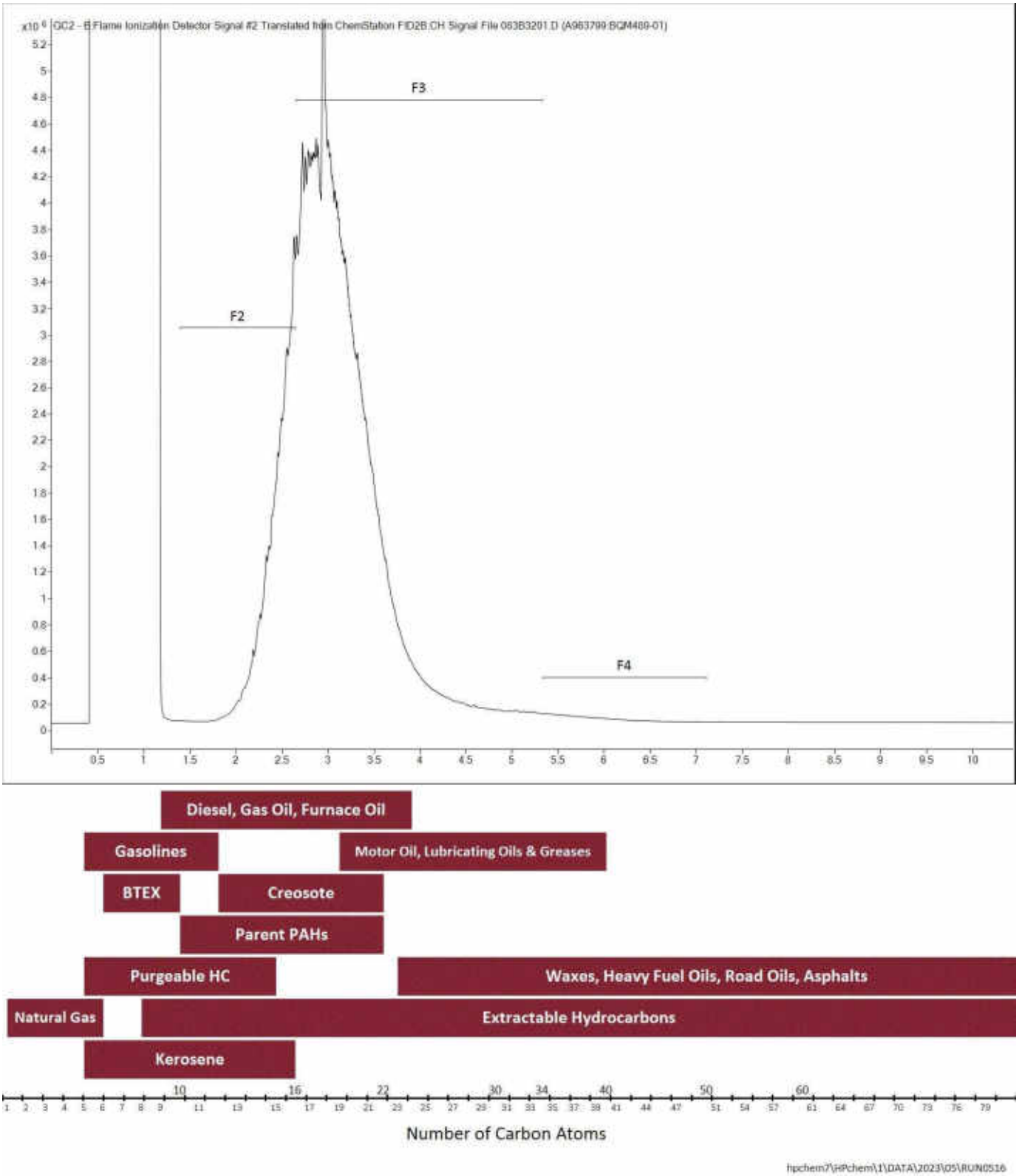
Maxxam International Corporation o/a Maxxam

White: Maxxam Yellow: Client Copy

Bureau Veritas Job #: C334456
Report Date: 2023/05/19
Bureau Veritas Sample: BQM489

PINCHIN LTD.
Client Project #: 320347
Site Reference: ELIE
Client ID: SS-2

CCME Hydrocarbons (F2-F4 in soil) Chromatogram

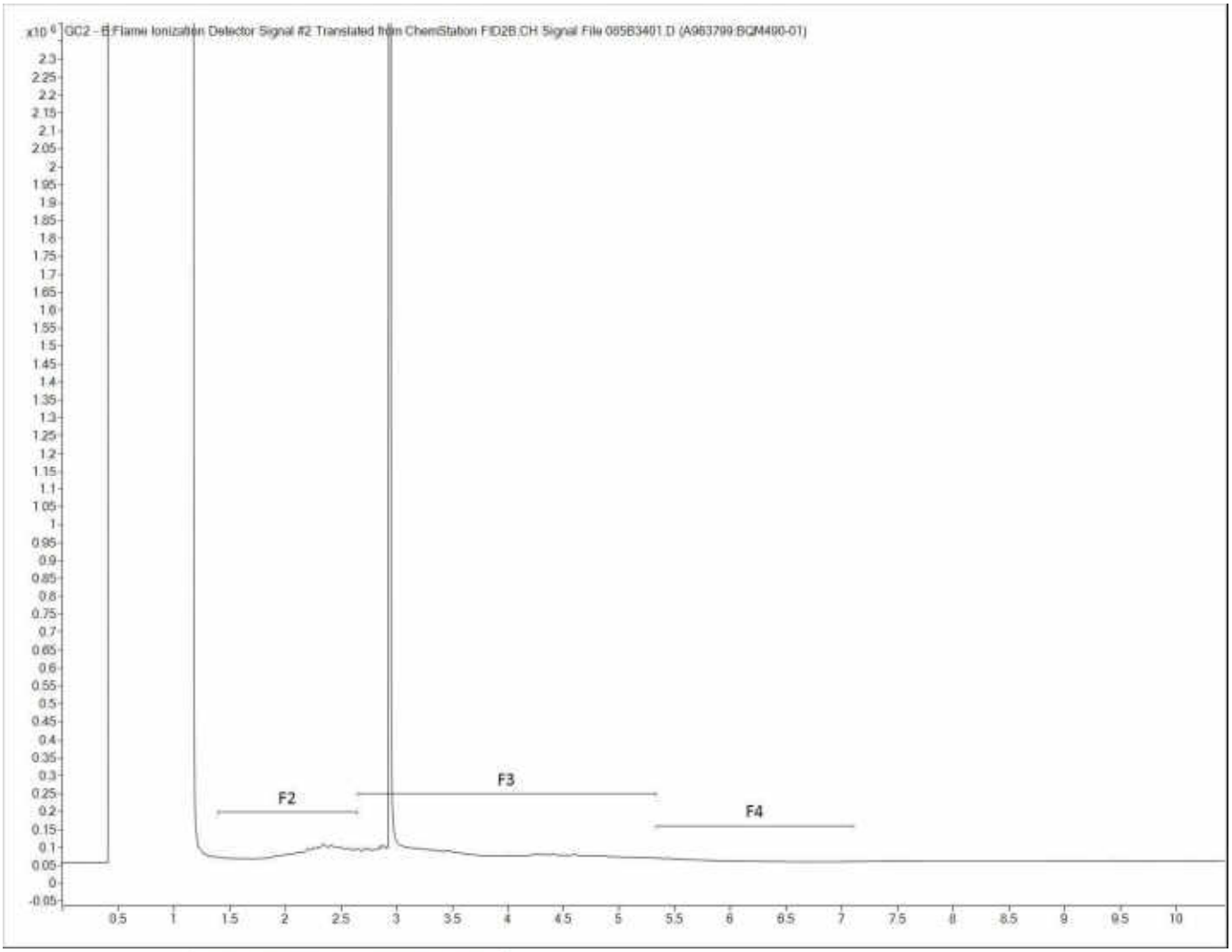


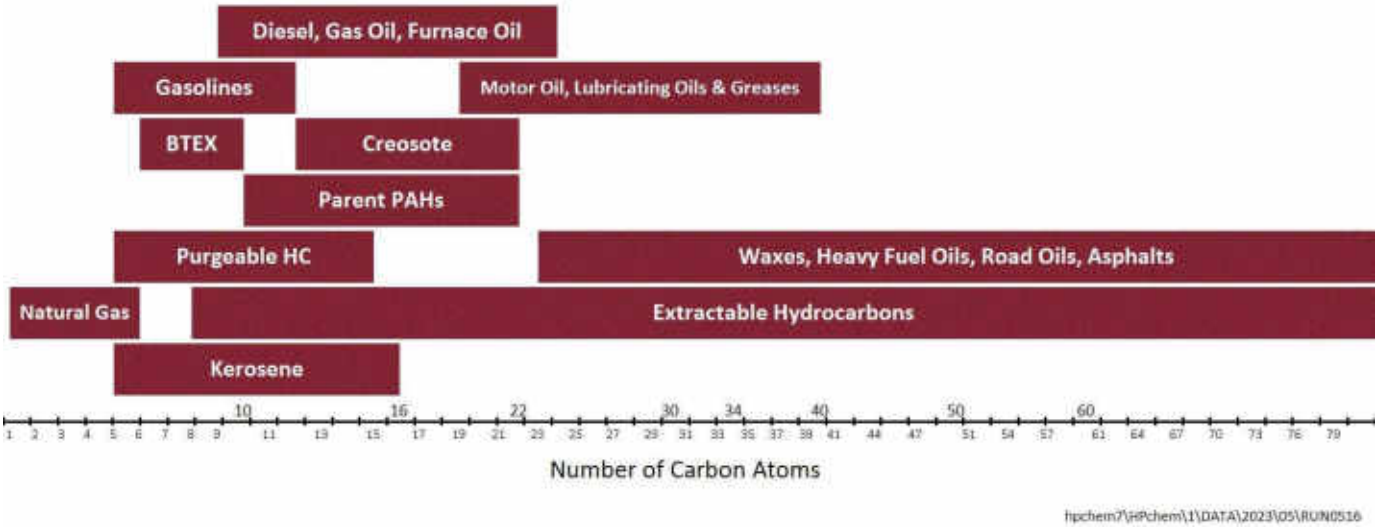
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C334456
Report Date: 2023/05/19
Bureau Veritas Sample: BQM490

PINCHIN LTD.
Client Project #: 320347
Site Reference: ELIE
Client ID: SS-4

CCME Hydrocarbons (F2-F4 in soil) Chromatogram



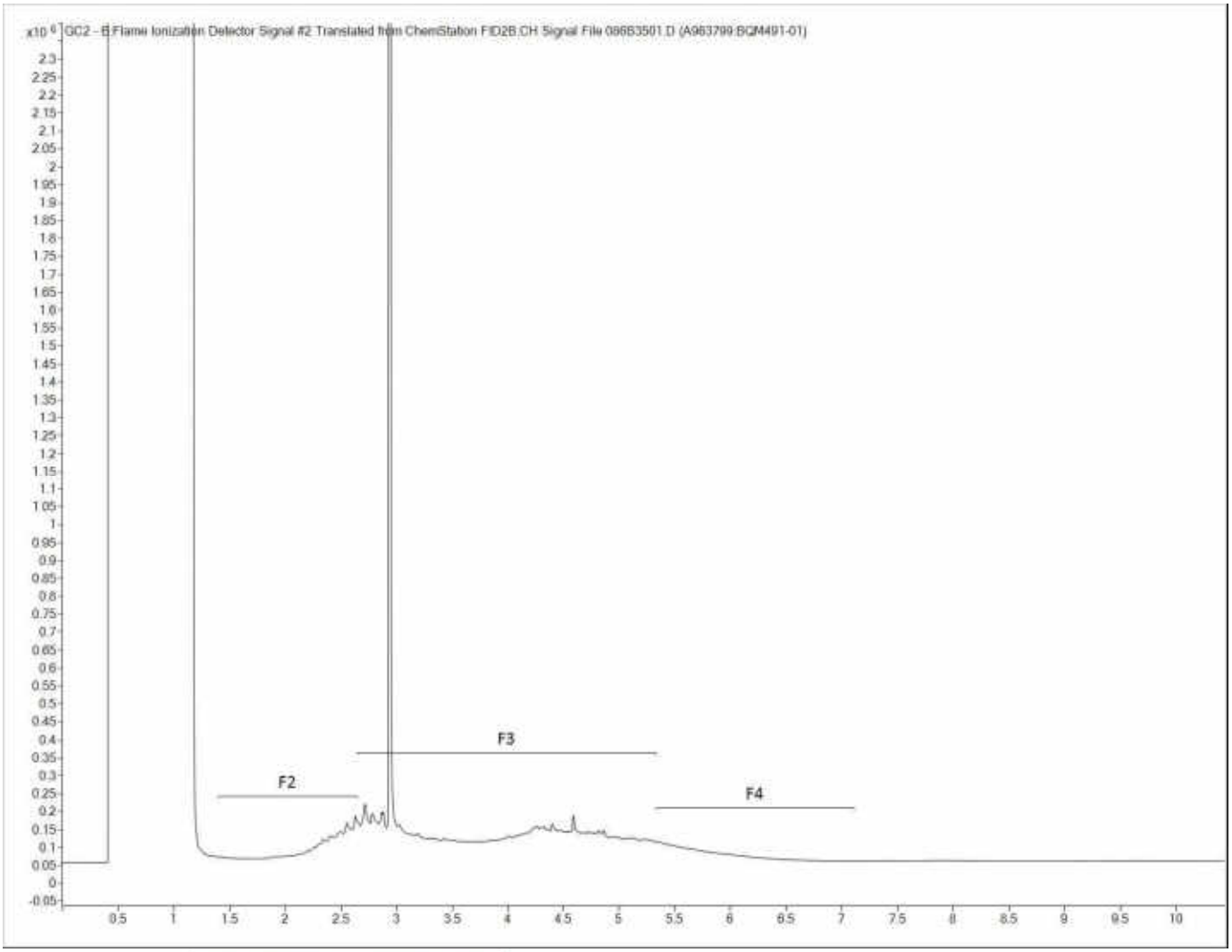


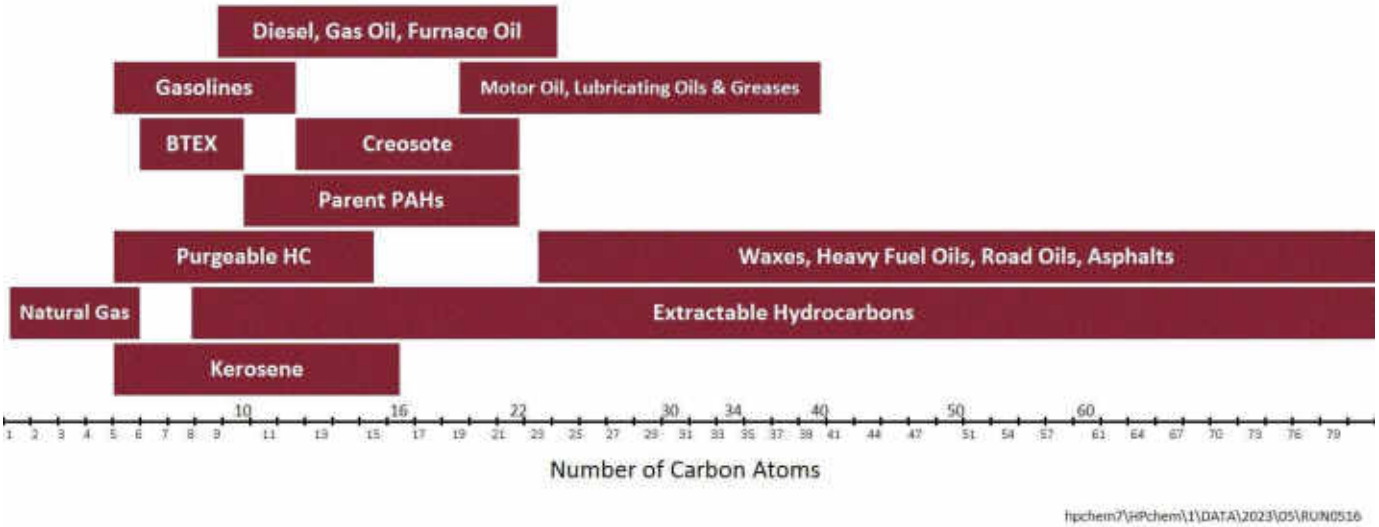
Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C334456
Report Date: 2023/05/19
Bureau Veritas Sample: BQM491

PINCHIN LTD.
Client Project #: 320347
Site Reference: ELIE
Client ID: SS-5

CCME Hydrocarbons (F2-F4 in soil) Chromatogram





Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.