Mailing
PO Box 58
Cowichan Bay, BC
V0R 1N0

Regional
#201-716 Goldstream Avenue,
Langford, BC
V9B 2X3

The City of Langford
2nd Floor - 877 Goldstream Avenue,
Langford, BC
V9B 2X8

March 17, 2026

Attn: Yari Nielsen, *Director of Parks*, *The City of Langford.*

Re: ***SOIL SAMPLING AND CHARACTERIZATION –*** 679 Goldstream Avenue, 2809 & 2815 Aldwyn Road, and 678 & 680 Fairway Avenue, Langford, BC

TerraWest Environmental Inc. (TerraWest) was retained by The City of Langford (the 'Client') to complete soil sampling and characterization at 679 Goldstream Avenue, 2809 & 2815 Aldwyn Road, and 678 & 680 Fairway Avenue, Langford, BC, herein referred to as the 'Subject Property' and/or 'Site'. Activities conducted within the defined Site boundaries are herein referred to as "on-Site".

Soil characterization was completed for soil relocation purposes. Approximately 475 m^3 of soil is proposed to be excavated and relocated during development of the Subject Property.

1.0 SITE DESCRIPTION AND SCHEDULE 2 ACTIVITIES

As per the BC Contaminated Site Regulation (CSR) Protocol 19 soil relocation regulations defined by the BC Ministry of Environment and Parks (BC ENV), TerraWest assessed the Subject Property for current or historical CSR Schedule 2 Activities through a desktop study and Site visit. Detailed information regarding the findings of the desktop study can be found in the BC CSR Schedule 2 Activity Screening Memo completed for the Client on the Subject Property by TerraWest on March 3, 2026.

The Site is currently vacant and is proposed to be developed as a community park. No current or historical Schedule 2 Activities have been identified.

2.0 FIELD ACTIVITIES

TerraWest attended the Site on March 3, 2026, to collect characterization soil samples throughout the Site for soils intended to be relocated during development of the Subject Property.

TerraWest advanced six shallow holes via cleaned shovel to a maximum depth of 0.229 m below ground surface (m bgs); Seven (7) soil samples were collected and analyzed (including one (1) duplicate sample).

TerraWest obtained soil samples directly from the cleaned shovel.

Field works were conducted in accordance with generally accepted codes of practice[1] including BC CSR Technical Guidance 1 and the BC CSR Stage 14 Amendment Requirements.

Refer to Figure 1 for a Site Location and Figure 2 for Sampling Locations with Summary of Analytical Results.

Photographs taken during the soil characterization are attached to this letter.

2.1 FIELD OBSERVATIONS

The soil stratigraphy observed during soil characterization was recorded as per the Unified Soil Classification System. A summary of encountered soil stratigraphy at each investigation location is as follows:

Investigation Locations ID	General Description of Soils	Max. depth (m bgs)	Comments
HA26-01	GRAVEL overlaying SILT and SAND	0.229	None
HA26-02	GRAVEL overlaying SILT and SAND	0.229	None
HA26-03	SILT with some SAND	0.229	Trace clay throughout. Suspected fill.
HA26-04	SILT with some SAND	0.229	Trace clay throughout. Suspected fill.

[1] BC Field Sampling Manual (2013)

HA26-05	SILT with some SAND	0.229	Trace clay, coarse glass, and terra cotta pieces throughout. Suspected fill.
HA26-06	SILT with some SAND	0.229	Trace clay and coarse terra cotta pieces throughout. Suspected fill.

No hydrocarbon odours or staining was encountered during sampling activities. All soil samples were placed into laboratory supplied jars and vials and placed in an ice-chilled cooler and delivered under chain-of-custody documentation to Element Materials Technology Canada (Element) laboratories in Vancouver, BC.

2.2 LABORATORY ANALYSES

Soils samples were analyzed by Element for potential contaminants of concern (PCOCs) including benzene, toluene, ethylbenzene, total xylenes, methyl tertiary butyl ether, styrene (BTEXSM), light extractable petroleum hydrocarbons (LEPH), heavy extractable petroleum hydrocarbons (HEPH), volatile petroleum hydrocarbons (VPH), polycyclic aromatic hydrocarbons (PAHs), metals and salinity.

The laboratory analytical report is enclosed within this report.

3.0 STANDARDS

There are three sets of soil standards as detailed in the BC Ministry of Environment and Climate Change Strategy (ENV) *Contaminated Sites Regulation* (CSR) Schedule 3.1 Parts 1, 2, and 3 Soil Standards.

Clean fill receiving site criteria is typically derived from low-density residential land use (RL_{LD}) standards. The Client requested that TerraWest complete characterization of soils for the potential relocation of soils.

Based on the above, and to maintain potential options for a variety of receiving sites the characterized soil at the Site is compared to the following 'applicable standards':

- CSR Schedule 3.1 Part 1 Numerical Soil Standards for low-density residential land use:
    - Intake of contaminated soil
    - Groundwater used for drinking water
    - Toxicity to soil invertebrates and plants

    - Groundwater flow to freshwater and marine surface water
- CSR Schedule 3.1 Part 2 Generic Numerical Soil Standards to protect human health for low-density residential land use; and
- CSR Schedule 3.1 Part 3 Generic Numerical Soil Standards to protect ecological health for low-density residential land use.

Soil vapour results could not be calculated as all volatile parameters were below the laboratory method detection limit.

4.0 RESULTS

Analytical results are presented in the enclosed Tables, and discussed below.

4.1 Soil Results

Upon initial review of analytical results, concentrations of barium at sample HA26-03-01 (366 µg/g) was identified as marginally exceeding the lowest applicable standards of 350 µg/g. However, barium concentrations within the duplicate sample HA26-03-02 (139 µg/g) was well below the applicable standards. Re-analysis of the original parent sample HA26-03-01 was completed by Element in order to verify the barium concentration. The laboratory results of the re-analysis reported concentrations of barium (213 µg/g) well below the applicable standards. Considering both the re-analyzed original sample and the duplicate sample indicated barium concentrations were less than the lowest applicable standard, and the results are consistent with barium concentrations across the Site, TerraWest considers the re-analyzed barium concentration representative of the soil at this location. Element noted that the repeated result for metals analysis did not differ significantly from the original, indicating the new results are within the expected precision of the test.

All other analyzed parameters reported concentrations less than the lowest applicable standards.

4.2 Calculated Soil Vapour Results

All soil samples reported concentrations of applicable hydrocarbons less than the laboratory method detection limits; therefore, the vapour calculations could not be completed as per the ENV Technical Guidance 4 approach 'C'.

4.3 Quality Assurance and Quality Control (QA/QC)

Field duplicates are a quality control sample type that are mandatory for all environmental samples. The relative percent difference (RPD) of field duplicate analyses was used to evaluate environmental heterogeneity and overall precision of field sampling

methodology and laboratory analysis. BC ENV, as detailed in the BC Field Sampling Manual[2], recommends an RPD value of less than 20% is generally considered an indicator of acceptable field sampling procedures and analytical precision. If RPD values are greater than 20%, it indicates a possible problem, and if greater than 50% indicates a definite problem, most likely either contamination or lack of sample representativeness. It should be noted that as per the current guidance, one of the set of duplicate values must be greater than five times the method detection limit to be included in the RPD calculation.

As part of the QA/QC program, field duplicate RPDs for 22 soil parameters were calculated. Of those 22 calculations, 18 were less than 20%, and 21 were below 50%. All precautions were taken in the field to ensure integrity of samples was maintained and the potential for cross-contamination between samples was minimized. Soil samples generally may have a higher RPD value due to the heterogeneity of soil.

Evaluation of laboratory QA/QC was performed by Element prior to supplying analytical results as detailed in the BC Environmental Lab Manual[3]. All internal laboratory quality control requirements were noted as acceptable in the soil laboratory report.

Based on the results of the QA/QC program, TerraWest considers the results to reliable for the purposes of the investigation.

5.0 CONCLUSIONS & RECOMMENDATIONS

Based on the laboratory results of the soil sampling, all samples were found to be below residential low-density standards, therefore, characterized soils are classified as residential quality (RL-) per the BC CSR.

Soils characterized within this scope of sampling, if relocated, must be relocated to an acceptable receiving site in accordance with all applicable municipal and provincial laws and regulations.

[2] Province of British Columbia (2013) British Columbia Field Sampling Manual - Part A: Quality Control and Quality Assurance. Available from: https://www2.gov.bc.ca/gov/content/environment/research-monitoring-reporting/monitoring/laboratory-standards-quality-assurance/bc-field-sampling-manual
[3] Province of British Columbia (2023) BC Environmental Laboratory Manual Section A: Laboratory Quality Assurance/Quality Control

6.0 LIMITATIONS & CLOSURE

TerraWest Environmental Inc. has prepared this report for the exclusive use of its Client, The City of Langford, and may be relied upon by the Client for their private business purposes. Any other third party use of this report, or reliance placed on it, or decisions taken based on it, is the responsibility of such parties. TerraWest accepts no responsibility for any damages suffered by any third party, or any claims made by any third party as a result of decisions made or actions taken, based on this report. This report does not constitute any expression of legal opinion, and the City of Langford is specifically advised to seek professional legal opinions with respect to applicable regulatory statutes in this matter.

Investigations described by this report were initiated on the Subject Property at the request of the Client. TerraWest's investigations were conducted in accordance with generally accepted practices of such environmental investigations. No other warranties are made, either expressed or implied. The methodology, observations, conclusions and recommendations in the report are based solely upon the scope of work agreed upon with the Client and are subject to the time and budget considerations described in the associated proposal and/or client confirmation.

The findings of this report are partially based on information provided to TerraWest by the Client and other individuals or organizations. While TerraWest believes that information was provided in good faith and has attempted to verify such information where possible, TerraWest does not accept any responsibility for any inaccuracies, deficiencies or omissions contained in this report, based on the use of such information. These findings, and conclusions contained in this report, are valid as of the date of this report and are based on conditions observed during the site visit(s) and on the results of laboratory analyses from select samples collected and analyzed for the chemical parameters identified within this report. Results are based, in part, on visual observations of the site, subsurface investigations at discrete locations and depths, and specific analyses of chemical parameters and materials during a point in time, as detailed in the report. Unless otherwise stated these results can not be extended to previous or future site conditions, or portions of the site which were not assessed.

TerraWest offers no warranty, either expressed or implied, as to the presence or potential presence of any chemical substances or contamination on the Subject Property covered by this report. This report constitutes neither an endorsement nor a condemnation of the Subject Property.

A signed paper copy of this report constitutes the official and complete deliverable document of record in this matter. The complete report includes the main report text, attachments and appendices, as identified in the Table of Contents and is designed to be reviewed in its entirety; statements taken out of context could be misleading. Should this

report be distributed by means of digital transmission, or copied in paper hardcopy form, TerraWest accepts no liability for the completeness, accuracy or digital compatibility of the files provided.

We trust this meets your requirements, and if there are any questions regarding the above please do not hesitate to contact the undersigned below.

Prepared by:

Matt Franke, *AScT.*
Project Coordinator

Reviewed by:

BRITISH COLUMBIA INSTITUTE OF AGROLOGISTS
2949
Daniel Neden
P.Ag.

Mar 18, 2026

Daniel Neden, *P.Ag.*
Operations Manager, Vancouver Island

Enclosures:
Figure1. Site Location
Figure 2. Sampling Locations and Results
Table 1.1 Summary of Soil Analytical Results – Petroleum Hydrocarbons
Table 2.1 Summary of Soil Analytical Results – Salinity and Metals
Site Photographs
Field Methodology
Laboratory Analytical Report

FIGURES

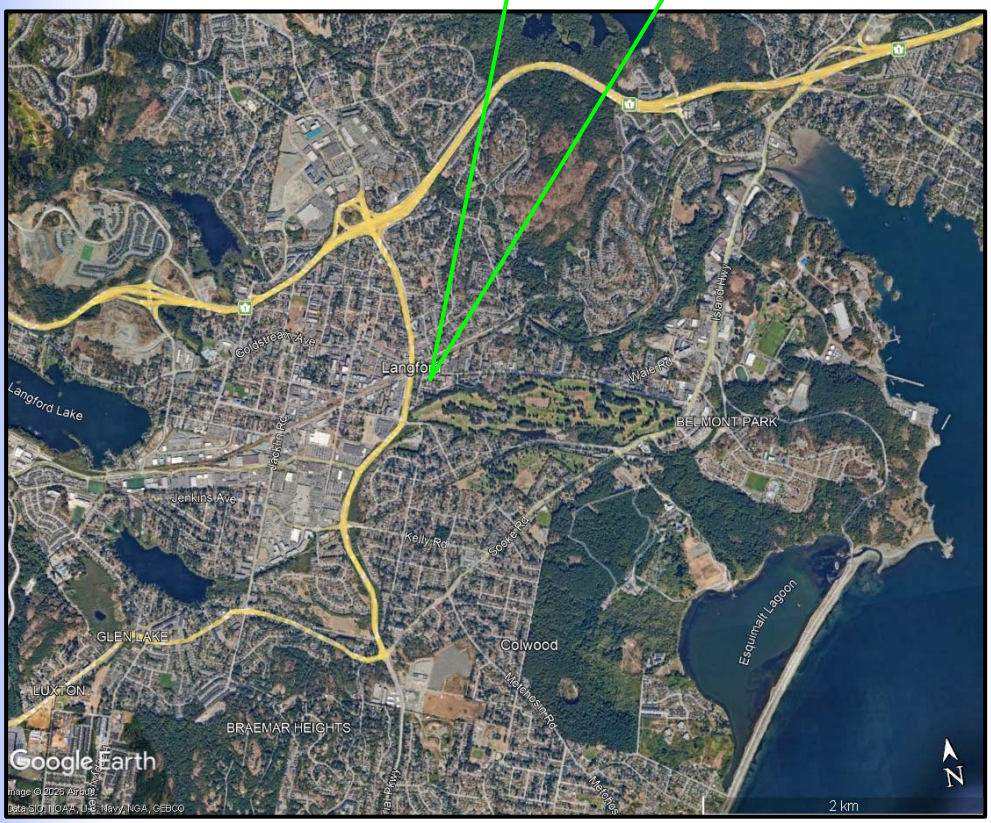


FIGURE 1. SITE LOCATION

CLIENT: THE CITY OF LANGFORD

LOCATION: 679 GOLDSTREAM AVENUE, 2809 & 2815 ALDWYN ROAD, AND 678 & 680 FAIRWAY AVENUE, LANGFORD, BC

PROJECT: CLGA26-01

DATE: FEBRUARY 2026

CREATED BY: MF

LEGEND

APPROXIMATE SITE BOUNDARY

THIS FIGURE IS SUBJECT TO THE SAME LIMITATIONS OUTLINED IN THE REPORT BODY.
THIS FIGURE IS FOR INTERPRETATION ONLY AND IS INTENDED TO BE VIEWED IN COLOUR ON 8 1/2"X11" SIZED PAPER.
THE BOUNDARIES AND SCALE DEPICTED ARE APPROXIMATE.
SOURCE: GOOGLE EARTH

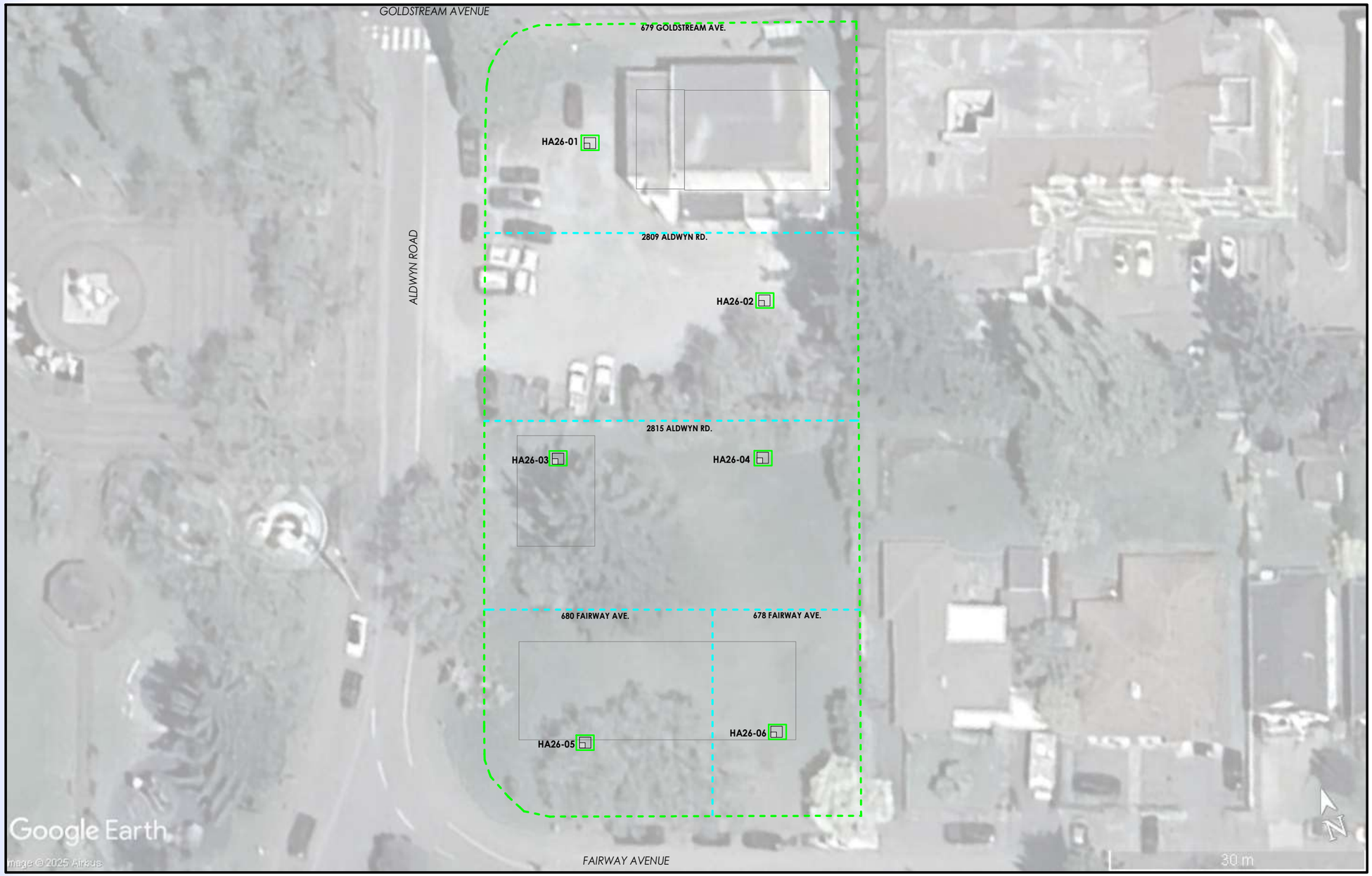


FIGURE 2. SAMPLING LOCATIONS AND RESULTS

CLIENT: THE CITY OF LANGFORD

LOCATION: 679 GOLDSTREAM AVENUE, 2809 & 2815 ALDWYN ROAD, AND 678 & 680 FAIRWAY AVENUE, LANGFORD, BC

PROJECT: CLGA26-01

DATE: MARCH 2026

CREATED BY: MF

LEGEND

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- APPROXIMATE SUBJECT PROPERTY LOT BOUNDARIES
- FORMER BUILDING LOCATIONS
- APPROXIMATE HAND AUGER LOCATION
- ANALYTICAL RESULTS ARE BELOW THE LOWEST APPLICABLE STANDARDS

THIS FIGURE IS SUBJECT TO THE SAME LIMITATIONS OUTLINED IN THE REPORT BODY.
THIS FIGURE IS FOR INTERPRETATION ONLY AND IS INTENDED TO BE VIEWED IN COLOUR ON 11"x17" SIZED PAPER.
THE BOUNDARIES AND SCALE DEPICTED ARE APPROXIMATE.
SOURCE: GOOGLE EARTH

TABLES

Table 1.1 Summary of Soil Analytical Results - Petroleum Hydrocarbons

				PHCs					BTEX				MAH	Solvents	PAHs																			
				VH (C6-C10)	EPH C10-C19	EPH C19-C32	LEPH	HEPH	VPH (C6-C10 - BTEX)	Benzene	Toluene	Ethylbenzene	Xylene Total	Styrene	MTBE	1-Methylnaphthalene	2-methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(b)fluoranthene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Quinoline
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL				100	20	20	20	20	100	0.02	0.05	0.05	0.1	0.05	0.05	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.04	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.02	0.02	0.02
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (fresh)				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	2.5	0.5	200	20	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	75	n.s.	n.s.	n.s.
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (marine)										6.5	200	200	20																			75			
BC Schedule 3.1 Part 1 RLLD - GW used for drinking water				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	0.035	6	15	6.5	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	100	n.s.	n.s.	n.s.
BC Schedule 3.1 Part 1 RLLD - Intake of contaminated soil				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	150	3,500	4,000	8,500	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	10,000	n.s.	5	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	1,500	n.s.	n.s.	850	n.s.	n.s.	n.s.
BC Schedule 3.1 Part 1 RLLD - Toxicity to soil invertebrates and plants				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	100	150	200	150	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	2.5	n.s.	20	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	50	n.s.	n.s.	0.6	n.s.	n.s.	n.s.
BC Schedule 3.1 Part 2 RLLD - Human Health Soil Residential (Low Density)				n.s.	n.s.	n.s.	1,000	1,000	200	n.s.	n.s.	n.s.	n.s.	8,500	4,000	250	60	950	n.s.	n.s.	50	n.s.	n.s.	50	n.s.	50	200	5	n.s.	600	50	n.s.	1,500	1,000	2.5
BC Schedule 3.1 Part 3 RLLD - Ecological Health Soil Residential (Low Density)				n.s.	n.s.	n.s.	1,000	1,000	200	n.s.	n.s.	n.s.	n.s.	5	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	1	n.s.	n.s.	1	n.s.	1	n.s.	1	n.s.	n.s.	1	n.s.	5	10	n.s.
Protocol 4 Region 1 Vancouver Island - Background Concentrations [B]				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.
Matrix	**Date**	**Field ID**	**Depth (m bgs)**	**Analytical Results [1]**																															
Soil	03 Mar 2026	**HA26-01-01**	0.152 - 0.203	<100	<20.0	<20.0	<20.0	<20.00	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.03	0.03	<0.04	0.03	<0.02	0.02	<0.02	0.04	<0.02	0.02	<0.01	<0.02	0.05	<0.02
Soil	03 Mar 2026	**HA26-02-01**	0.051 - 0.229	<100	<20.0	<20.0	<20.0	<20.00	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	0.03	0.02	<0.04	0.04	<0.02	0.02	<0.02	0.03	<0.02	0.02	<0.01	<0.02	0.04	<0.02
Soil	03 Mar 2026	**HA26-03-01**	0.076 - 0.229	<100	<20.0	<20.0	<20.0	<20.00	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	0.04	0.03	0.02	<0.04	0.03	0.02	0.04	<0.02	0.07	<0.02	0.03	<0.01	0.02	0.06	<0.02
Soil	03 Mar 2026	**HA26-03-02**	0.076 - 0.229	<100	<20.0	50	<20.0	50	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	0.04	0.03	0.18	0.14	0.13	0.21	0.09	0.1	0.17	0.03	0.32	<0.02	0.1	<0.01	0.07	0.25	<0.02
Relative Percent Deifference Between Duplicate Samples [2]				--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	n.c.	n.c.	n.c.	--	n.c.	n.c.	n.c.	--	n.c.	--	n.c.	--	n.c.	n.c.	--
Soil	03 Mar 2026	**HA26-04-01**	0.076 - 0.229	<100	<20.0	<20.0	<20.0	<20.00	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	0.03	<0.04	0.02	<0.02	0.02	<0.02	0.04	<0.02	<0.02	<0.01	<0.02	0.04	<0.02
Soil	03 Mar 2026	**HA26-05-01**	0.076 - 0.229	<100	<20.0	<20.0	<20.0	<20.0	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.04	<0.02	<0.02	<0.02	<0.02	0.03	<0.02	<0.02	<0.01	<0.02	0.02	<0.02
Soil	03 Mar 2026	**HA26-06-01**	0.076 - 0.229	<100	<20.0	50	<20.0	50	<100	<0.02	<0.05	<0.05	<0.10	<0.05	<0.05	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	0.03	0.03	<0.04	0.03	<0.02	0.03	<0.02	0.05	<0.02	0.02	<0.01	<0.02	0.06	<0.02

Notes:
1 - Data excerpted from Element Materials Technology Canada Inc. analytical report(s); units as indicated
n.s. = No applicable standard
- = Parameter not analyzed
< = Less than the laboratory method detection limit
pH = Standard may be pH dependent and specific to each sample with the range noted above
B = Regional background concentration from Protocol 4 for Contaminated Sites - Establishing Local Background Concentrations in Soil for Region 1 Vancouver Island
Bold, underlined, and shaded grey indicates concentration exceeds lowest of the applicable standards

RPD Notes:
2 -An RPD value of less than 20% is generally considered an indicator of acceptable field sampling procedures and analytical precision as presented in Appendix 3 of the BC Field Sampling Manual, 2013, page 26
n.c. = RPD not calculated as both values did not exceed 5 times the laboratory method detection limit, or the parameter did not have a method detection limit listed
-- = Not calculable as results are less than the method detection limit
Bold and underlined indicates RPD exceeds the recommended percentage

Table 2.1 Summary of Soil Analytical Results - Salinity and Metals

Matrix	Date	Field ID	Depth (m bgs)	Salinity & Routine			Inorganics			Metals										
				Percent Saturation	Sodium Ion	Sodium Adsorption Ratio	pH (Lab)	Chloride	Sulphate	Aluminium	Antimony	Arsenic	Barium	Beryllium	Boron (hot water soluble)	Boron	Calcium	Cadmium	Chromium (III+VI)	Cobalt
				%	ug/g	-	-	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL				0.1	1	0.1	0.5			0.5	0.025	0.05	0.05	0.05	0.02	1		0.005	0.05	0.05
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (fresh)				n.s.	n.s.	n.s.	n.s.	600	n.s.	n.s.	n.s.	10	3,500	1 to 500	n.s.	n.s.	n.s.	1 to 50	60	25
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (marine)				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	10	1,500	85 to 350,000	n.s.	n.s.	n.s.	1 to 200	60	25
BC Schedule 3.1 Part 1 RLLD - GW used for drinking water				n.s.	15,000	n.s.	n.s.	100	n.s.	n.s.	n.s.	10	350	1 to 2,500	n.s.	n.s.	n.s.	1 to 70	60	25
BC Schedule 3.1 Part 1 RLLD - Intake of contaminated soil				n.s.	1,000,000	n.s.	n.s.	1,000,000	n.s.	n.s.	n.s.	20	8,500	85	n.s.	n.s.	n.s.	20	100	25
BC Schedule 3.1 Part 1 RLLD - Toxicity to soil invertebrates and plants				n.s.	200	n.s.	n.s.	350	n.s.	n.s.	n.s.	25	700	150	n.s.	n.s.	n.s.	30	200	45
BC Schedule 3.1 Part 2 RLLD - Human Health Soil Residential (Low Density)				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	40,000	250	n.s.	n.s.	n.s.	n.s.	8,500	n.s.	n.s.	n.s.	n.s.
BC Schedule 3.1 Part 3 RLLD - Ecological Health Soil Residential (Low Density)				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	20	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.
Protocol 4 Region 1 Vancouver Island - Background Concentrations [B]				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	55,000	4	4	250	0.7	n.s.	1	n.s.	0.95	65	30
														pH				pH		
Analytical Results [1]																				
Soil	03 Mar 2026	**HA26-01-01**	0.152 - 0.203	-	-	-	5.7	-	-	23,800	0.21	4.1	78.5	0.3	0.1	3	-	0.12	24.2	11
Soil	03 Mar 2026	**HA26-02-01**	0.051 - 0.229	48	<5	<0.4	7.1	<14	35.3	21,800	0.4	4.1	66.6	0.3	0.47	5	28.4	0.11	27.8	11.8
Soil	03 Mar 2026	**HA26-03-01**	0.076 - 0.229	54	<5	<0.5	6.2	<16	<32.3	25,600	0.59	5.7	213	0.4	0.33	2	12.9	0.12	33.8	14.4
Soil	03 Mar 2026	**HA26-03-02**	0.076 - 0.229	-	-	-	6.2	-	-	27,400	0.59	5.8	139	0.4	0.29	4	-	0.14	38	11.1
Relative Percent Deifference Between Duplicate Samples [2]				--	--	--	0.00	--	--	6.79	0.00	1.74	**42.05**	0.00	12.90	n.c.	--	15.38	11.70	**25.88**
Soil	03 Mar 2026	**HA26-04-01**	0.076 - 0.229	-	-	-	6	-	-	24,700	0.59	4.5	107	0.3	0.39	4	-	0.16	29.5	9.9
Soil	03 Mar 2026	**HA26-05-01**	0.076 - 0.229	57	<6	<0.5	6	<17	<33.9	24,300	0.8	5.2	113	0.4	0.46	3	11.9	0.17	29	9.5
Soil	03 Mar 2026	**HA26-06-01**	0.076 - 0.229	-	-	-	5.9	-	-	21,900	0.42	4.3	103	0.2	0.71	3	-	0.17	30.5	10.6

Matrix	Date	Field ID	Depth (m bgs)	Metals																			
				Copper	Iron	Lead	Lithium	Magnesium	Manganese	Mercury	Molybdenum	Nickel	Potassium	Selenium	Silver	Strontium	Tellurium	Thallium	Thorium	Tin	Tungsten	Vanadium	Zinc
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL				0.1	0.02	0.01	0.25		0.05	0.002	0.05	0.1	1	0.1	0.025	0.05	0.025	0.01	0.05	0.05	0.1	0.05	0.25
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (fresh)				75 to 7,500	n.s.	200 to 90,000	n.s.	n.s.	n.s.	n.s.	650	90 to 9,500	n.s.	1	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	150 to 1,500
BC Schedule 3.1 Part 1 RLLD - GW flow to SW used by aquatic life (marine)				75 to 1,500	n.s.	120 to 15,000	n.s.	n.s.	n.s.	n.s.	650	70 to 500	n.s.	1	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	150 to 200
BC Schedule 3.1 Part 1 RLLD - GW used for drinking water				250 to 100,000	n.s.	120 to 8,500	n.s.	n.s.	2,000	n.s.	15	70 to 500	n.s.	1	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	100	200 to 5,500
BC Schedule 3.1 Part 1 RLLD - Intake of contaminated soil				3,500	n.s.	120	n.s.	n.s.	6,000	10	200	450	n.s.	200	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	200	10,000
BC Schedule 3.1 Part 1 RLLD - Toxicity to soil invertebrates and plants				150	n.s.	550	n.s.	n.s.	2,000	40	80	150	n.s.	1.5	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	150	450
BC Schedule 3.1 Part 2 RLLD - Human Health Soil Residential (Low Density)				n.s.	35,000	n.s.	30	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	200	9,500	n.s.	n.s.	n.s.	25,000	15	n.s.	n.s.
BC Schedule 3.1 Part 3 RLLD - Ecological Health Soil Residential (Low Density)				n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	n.s.	20	n.s.	n.s.	9	n.s.	50	n.s.	n.s.	n.s.
Protocol 4 Region 1 Vancouver Island - Background Concentrations [B]				100	70,000	40	n.s.	n.s.	5,000	0.15	1	50	n.s.	4	1	100	n.s.	n.s.	n.s.	4	n.s.	200	150
				pH		pH						pH											pH
Analytical Results [1]																							
Soil	03 Mar 2026	**HA26-01-01**	0.152 - 0.203	43.1	25,600	8.11	8.2	-	721	<0.04	0.4	23.4	-	0.2	<0.05	25	<0.05	0.03	0.8	0.4	<0.2	74	48.8
Soil	03 Mar 2026	**HA26-02-01**	0.051 - 0.229	51.1	26,900	14.7	8.4	<1.4	548	<0.04	0.5	24.2	<5	<0.2	<0.05	32.1	<0.05	0.02	0.8	0.7	<0.2	77.7	52.3
Soil	03 Mar 2026	**HA26-03-01**	0.076 - 0.229	29.3	26,400	17.8	12.8	2.3	577	0.05	0.3	29.9	<5	0.3	0.06	35.2	0.06	0.04	1.1	2.1	<0.2	64.8	69.2
Soil	03 Mar 2026	**HA26-03-02**	0.076 - 0.229	31.3	27,700	20.8	13.2	-	628	0.04	0.4	31.8	-	0.3	<0.05	39	<0.05	0.07	1.2	0.7	<0.2	67.2	75.4
Relative Percent Deifference Between Duplicate Samples [2]				6.60	4.81	15.54	3.08	--	8.46	--	**28.57**	6.16	--	n.c.	--	10.24	--	n.c.	8.70	**100.00**	--	3.64	8.58
Soil	03 Mar 2026	**HA26-04-01**	0.076 - 0.229	28.8	24,700	25	11.2	-	548	0.05	0.4	25.6	-	0.2	0.06	33.8	<0.05	0.06	0.8	1.1	<0.2	60.1	70.2
Soil	03 Mar 2026	**HA26-05-01**	0.076 - 0.229	29.6	24,700	26.6	11.6	2.6	580	0.04	0.4	25.8	<6	0.3	0.18	32.4	0.05	0.08	1.1	1.2	<0.2	61.2	73.3
Soil	03 Mar 2026	**HA26-06-01**	0.076 - 0.229	36	24,300	14.3	10.4	-	520	0.07	0.5	26.1	-	0.2	0.17	33.1	<0.05	0.04	0.9	0.7	<0.2	67.2	74.2

Notes:
1 - Data excerpted from Element Materials Technology Canada Inc. analytical report(s); units as indicated
n.s. = No applicable standard
- = Parameter not analyzed
< = Less than the laboratory method detection limit
pH = Standard may be pH dependent and specific to each sample with the range noted above
B = Regional background concentration from Protocol 4 for Contaminated Sites - Establishing Local Background Concentrations in Soil for Region 1 Vancouver Island
Bold, underlined, and shaded grey indicates concentration exceeds lowest of the applicable standards

RPD Notes:
2 -An RPD value of less than 20% is generally considered an indicator of acceptable field sampling procedures and analytical precision as presented in Appendix 3 of the BC Field Sampling Manual, 2013, page 26
n.c. = RPD not calculated as both values did not exceed 5 times the laboratory method detection limit, or the parameter did not have a method detection limit listed
-- = Not calculable as results are less than the method detection limit
Bold and underlined indicates RPD exceeds the recommended percentage

SITE PHOTOGRAPHS

Site Photographs

Photo 1. Viewing soil samples collected at HA26-01.

Photo 2. Viewing dark brown SILT soil with tan clay inclusions at HA26-03.

Photo 3. Viewing HA26-04 located in the centre east portion of the Site.

FIELD METHODOLOGY

GENERAL SAMPLING PROCEDURES

Protocols:
Soil sampling was conducted by TerraWest according to standard environmental industry practices, and in specific reference to the following documents:

- British Columbia Field Sampling Manual – for Continuous Monitoring and the Collection of Air, Air-Emission, Water, Wastewater, Soil, Sediment and Biological Samples; 2013 Edition, including the 2020 updates to Part B – Air and Air Emissions Testing and Part D – Solids.
- BC Ministry of Environment and Climate Change Strategy Technical Guidance on Contaminated Sites and associated Protocols with respect to soil, groundwater and vapour sampling, and
- TerraWest's Standard Operating Procedures.

Prior to commencing any field work a Site-specific Workplace Safety Plan was reviewed with all on-Site staff in order to identify hazards and mitigation measures, including required personal protective equipment.

General Sampling Procedures:
The following sampling procedures were adhered to for all samples collected:

- Due care was taken to maintain sample consistency while avoiding potential cross-contamination.
- Individuals conducting sampling refrained from using solvents, smoking or pumping gasoline prior to conducting field works.
- Nitrile gloves were worn at all times, and changed between sample collection, in order to reduce the risk of cross-contamination.
- Samples were collected into laboratory prepared jars and bottles and if applicable, samples were preserved using the laboratory-supplied preservatives specific to the analysis to be conducted.
- Samples were protected, placed in ice-chilled coolers and delivered under completed chain-of-custody documentation to the laboratory.

SOIL INVESTIGATION

Drilling Soil Sampling Procedures:
Hand augers were advanced using a shovel and collected at regular intervals within the

areas of the Site where soil was anticipated to be removed. The frequency of sampling was determined based on field observations, including stratigraphic units, visual or olfactory evidence of contamination and/or moisture. The hand augers were backfilled with cuttings.

Soil samples were obtained directly from the shovel and were collected with clean nitrile gloves. The tools were washed with Alconox® and water between samples and rinsed with fresh water.

Soil Sample Collection

Soil samples collected were considered representative of the in-situ conditions. Samples were placed into laboratory-supplied 120 mL soil jars, the number of jars was based on the pre-determined analytical requirements. All jars were filled to the top, packed tightly and sealed. Samples collected for volatile parameters were collected using dedicated, plastic soil corers. The core and plunger were aligned to ensure the core collected was the required 5 g. The core was pushed directly into the soils, avoiding rocks which can not be analyzed. The core was removed by turning the core plunger 90° and pushing the 5 g sample into the laboratory prepared 40 mL vial containing methanol preservative. Samples were all labelled with clear information. One duplicate sample was collected during this soil characterization.

Soil Headspace Field Screening:

Soil headspace hydrocarbon vapour field-screening was conducted as a tool to assess the presence and relative concentration of volatile compounds within the sample. Field screening was conducted using a regularly calibrated RKI Eagle® portable gas monitor (Eagle) with results reported in parts per million. Soil samples were placed into new, dedicated zipper-style plastic bags, sealed and placed in a warm area for approximately 10 to 15 minutes. The Eagle probe was placed in the plastic bag headspaces and the concentrations were measured and recorded.

ANALYTICAL REPORT

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Report Transmission Cover Page

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Contact	Company	Address
Accounts Payable	**TerraWest Environmental Inc.**	201, 716 Goldstrem Avenue Langford, BC V9B 2X3 Phone: (866) 500-1553 Fax: (250) 389-1554 Email: ap@terrawest.ca

Delivery	Format	Deliverables
Email - Merge	PDF	COC / Invoice

Contact	Company	Address
Daniel Neden	**TerraWest Environmental Inc.**	4176 Departure Bay Road Nanaimo, BC V9T 4B7 Phone: (866) 500-1553 Fax: Email: dneden@terrawest.ca

Delivery	Format	Deliverables
Email - Merge	PDF	COA / COC
Email - Merge	PDF	COC / Test Report
Email - Merge	Terrawest BC CSR	Test Report

Contact	Company	Address
Erich Bell	**TerraWest Environmental Inc.**	4176 Departure Bay Road Nanaimo, BC V9T 4B7 Phone: (866) 500-1553 Fax: Email: ebell@terrawest.ca

Delivery	Format	Deliverables
Email - Merge	PDF	COA / COC
Email - Merge	PDF	COC / Invoice
Email - Merge	PDF	COC / Test Report
Email - Merge	Terrawest BC CSR	Test Report

Contact	Company	Address
Esdat Reports	**TerraWest Environmental Inc.**	Surrey, BC Phone: (604) 514-3322 Fax: Email: ESdat_CA+terrawest@ESdatLabSync.net

Delivery	Format	Deliverables
Email - Zip	Generic ESDAT Chemistry File	Test Report
Email - Zip	Generic ESDAT Header	Test Report
Email - Zip	Generic ESDAT Sample File	Test Report

Contact	Company	Address
Matt Franke	**TerraWest Environmental Inc.**	201-716 Goldstream Ave. Langford, BC V9B 2X3 Phone: (250) 661-3695 Fax: Email: mfranke@terrawest.ca

Delivery	Format	Deliverables
Email - Merge	PDF	COA / COC
Email - Merge	PDF	COC / Test Report
Email - Merge	Terrawest BC CSR	Test Report

Notes To Clients:

- Reduction of analytical volume was necessary for iron and aluminum to bring results within the analytical range for lot 1879828. Detection limits are adjusted accordingly.

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Report Transmission Cover Page

Bill To:	TerraWest Environmental Inc. 201, 716 Goldstrem Avenue Langford, BC, Canada V9B 2X3	Project ID:		Lot ID:	**1879828**
Attn:	Accounts Payable	Project Name:	CLGA26-01	Control Number:	
Sampled By:	Matt Franke	Project Location:		Date Received:	Mar 4, 2026
Company:	TerraWest Environmental	LSD:		Date Reported:	Mar 13, 2026
		P.O.:		Report Number:	3246019
		Proj. Acct. code:		Report Type:	Reissue Report
				Previous Report #:	3243598

- Report was issued to include retest result for metal analysis on sample 1879828-4 as requested by Matt Franke on March 10, 2026. Previous report 3243598.
- All wet soil samples received in a soil bag will be disposed 30 days after receipt on 2026-04-03.
- Sample 1879828-4; 10487327: Sample 1879828-4: the repeated result for metals analysis did not differ significantly from the original; it is within expected precision of the test.

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-1	1879828-2	1879828-4
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-01-01 / 4.3 °C	HA26-02-01 / 4.3 °C	HA26-03-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Hot Water Soluble						
Boron	Water Soluble	µg/g	0.1	0.47	0.33	0.02
Metals Strong Acid Digestion						
Aluminum	Strong Acid Extractable	µg/g	23800	21800	25600	0.5
Antimony	Strong Acid Extractable	µg/g	0.21	0.40	0.57	0.025
Arsenic	Strong Acid Extractable	µg/g	4.1	4.1	5.7	0.05
Barium	Strong Acid Extractable	µg/g	78.5	66.6	213	0.05
Beryllium	Strong Acid Extractable	µg/g	0.3	0.3	0.4	0.05
Boron	Strong Acid Extractable	µg/g	3	5	2	1
Cadmium	Strong Acid Extractable	µg/g	0.12	0.11	0.12	0.005
Chromium	Strong Acid Extractable	µg/g	24.2	27.8	33.8	0.05
Cobalt	Strong Acid Extractable	µg/g	11.0	11.8	14.4	0.05
Copper	Strong Acid Extractable	µg/g	43.1	51.1	29.3	0.1
Iron	Strong Acid Extractable	µg/g	25600	26900	26400	0.02
Lead	Strong Acid Extractable	µg/g	8.11	14.7	17.8	0.01
Lithium	Strong Acid Extractable	µg/g	8.2	8.4	12.8	0.25
Manganese	Strong Acid Extractable	µg/g	721	548	577	0.05
Mercury	Strong Acid Extractable	µg/g	<0.04	<0.04	0.05	0.002
Molybdenum	Strong Acid Extractable	µg/g	0.4	0.5	0.3	0.05
Nickel	Strong Acid Extractable	µg/g	23.4	24.2	29.9	0.1
Selenium	Strong Acid Extractable	µg/g	0.2	<0.2	0.3	0.1
Silver	Strong Acid Extractable	µg/g	<0.05	<0.05	0.06	0.025
Strontium	Strong Acid Extractable	µg/g	25.0	32.1	35.2	0.05
Tellurium	Strong Acid Extractable	µg/g	<0.05	<0.05	0.06	0.025
Thallium	Strong Acid Extractable	µg/g	0.03	0.02	0.04	0.01
Thorium	Strong Acid Extractable	µg/g	0.8	0.8	1.1	0.05
Tin	Strong Acid Extractable	µg/g	0.4	0.7	2.1	0.05
Tungsten	Strong Acid Extractable	µg/g	<0.2	<0.2	<0.2	0.1
Vanadium	Strong Acid Extractable	µg/g	74.0	77.7	64.8	0.05
Zinc	Strong Acid Extractable	µg/g	48.8	52.3	69.2	0.25
Soil Acidity						
pH	1:2 Soil:Water	pH	5.7	7.1	6.2	0.5
Mono-Aromatic Hydrocarbons - Soil						
Methanol Field Preservation			Yes	Yes	Yes	
Benzene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Ethylbenzene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Methyl t-Butyl Ether	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Styrene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Toluene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Total Xylenes (m,p,o)	Dry Weight	µg/g	<0.10	<0.10	<0.10	0.10

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-1	1879828-2	1879828-4
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-01-01 / 4.3 °C	HA26-02-01 / 4.3 °C	HA26-03-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Mono-Aromatic Hydrocarbons - Soil - Continued						
4-Bromofluorobenzene	Surrogate	%	104	104	105	70-130
Dibromofluoromethane	Surrogate	%	82.0	83.1	85.9	70-130
Toluene-d8	Surrogate	%	108	105	106	70-130
Volatile Petroleum Hydrocarbons - Soil						
VHs6-10	Dry Weight	µg/g	<100	<100	<100	100
VPHs (VHs6-10 minus BTEX)	Dry Weight	µg/g	<100	<100	<100	100
Extractable Petroleum Hydrocarbons - Soil						
EPHs10-19	Dry Weight	µg/g	<20.0	<20.0	<20.0	20
EPHs19-32	Dry Weight	µg/g	<20.0	<20.0	<20.0	20
LEPHs	Dry Weight	µg/g	<20.0	<20.0	<20.0	20
HEPHs	Dry Weight	µg/g	<20.00	<20.00	<20.00	20
2-Methylnonane	Surrogate	%	82.9	81.4	100	60-140
Soil % Moisture						
Moisture	Soil % Moisture	%	6.76	7.75	16.0	0.1
Polycyclic Aromatic Hydrocarbons - Soil						
Acenaphthene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Acenaphthylene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Anthracene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Benzo(a)anthracene	Dry Weight	µg/g	<0.02	0.02	0.04	0.02
Benzo(a)pyrene	Dry Weight	µg/g	0.03	0.03	0.04	0.02
Benzo(b)fluoranthene	Dry Weight	µg/g	0.03	0.02	0.04	0.02
Benzo(b+j)fluoranthene	Dry Weight	µg/g	<0.04	<0.04	<0.04	0.04
Benzo(g,h,i)perylene	Dry Weight	µg/g	0.03	0.04	0.03	0.02
Benzo(k)fluoranthene	Dry Weight	µg/g	<0.02	<0.02	0.02	0.02
Chrysene	Dry Weight	µg/g	0.02	0.02	0.04	0.02
Dibenzo(a,h)anthracene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Fluoranthene	Dry Weight	µg/g	0.04	0.03	0.07	0.02
Fluorene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Indeno(1,2,3-c,d)pyrene	Dry Weight	µg/g	0.02	0.02	0.03	0.02
1-Methylnaphthalene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
2-Methylnaphthalene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Naphthalene	Dry Weight	µg/g	<0.01	<0.01	<0.01	0.01
Phenanthrene	Dry Weight	µg/g	<0.02	<0.02	0.02	0.02
Pyrene	Dry Weight	µg/g	0.05	0.04	0.06	0.02
Quinoline	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
PAH - Soil - Surrogate Recovery						
2-Fluorobiphenyl	PAH - Surrogate	%	111	101	114	50-140
Naphthalene-d8	PAH - Surrogate	%	104	94.7	105	50-140

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-1	1879828-2	1879828-4
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-01-01 / 4.3 °C	HA26-02-01 / 4.3 °C	HA26-03-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
PAH - Soil - Surrogate Recovery - Continued						
Quinoline-d7	PAH - Surrogate	%	104	98.0	107	50-140
p-Terphenyl-d14	PAH - Surrogate	%	118	118	119	50-140

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-2	1879828-4	1879828-7
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-02-01 / 4.3 °C	HA26-03-01 / 4.3 °C	HA26-05-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Salinity						
Electrical Conductivity	Saturated Paste	dS/m	0.31	0.17	0.12	0.01
SAR	Saturated Paste		<0.4	<0.5	<0.5	
% Saturation		%	48	54	57	
Calcium	Saturated Paste	mg/kg	28.4	12.9	11.9	
Chloride	Saturated Paste	mg/kg	<14	<16	<17	
Magnesium	Saturated Paste	mg/kg	<1.4	2.3	2.6	
Potassium	Saturated Paste	mg/kg	<5	<5	<6	
Sodium	Saturated Paste	mg/kg	<5	<5	<6	
Sulfate (SO4)	Saturated Paste	mg/kg	35.3	<32.3	<33.9	
Sulfate-S	Saturated Paste	mg/kg	11.8	<10.8	<11.3	
TGR	Saturated Paste	T/ac	<0.1	<0.1	<0.1	

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-5	1879828-6	1879828-7
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-03-02 / 4.3 °C	HA26-04-01 / 4.3 °C	HA26-05-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Hot Water Soluble						
Boron	Water Soluble	µg/g	0.29	0.39	0.46	0.02
Metals Strong Acid Digestion						
Aluminum	Strong Acid Extractable	µg/g	27400	24700	24300	0.5
Antimony	Strong Acid Extractable	µg/g	0.59	0.59	0.80	0.025
Arsenic	Strong Acid Extractable	µg/g	5.8	4.5	5.2	0.05
Barium	Strong Acid Extractable	µg/g	139	107	113	0.05
Beryllium	Strong Acid Extractable	µg/g	0.4	0.3	0.4	0.05
Boron	Strong Acid Extractable	µg/g	4	4	3	1
Cadmium	Strong Acid Extractable	µg/g	0.14	0.16	0.17	0.005
Chromium	Strong Acid Extractable	µg/g	38.0	29.5	29.0	0.05
Cobalt	Strong Acid Extractable	µg/g	11.1	9.9	9.5	0.05
Copper	Strong Acid Extractable	µg/g	31.3	28.8	29.6	0.1
Iron	Strong Acid Extractable	µg/g	27700	24700	24700	0.02
Lead	Strong Acid Extractable	µg/g	20.8	25.0	26.6	0.01
Lithium	Strong Acid Extractable	µg/g	13.2	11.2	11.6	0.25
Manganese	Strong Acid Extractable	µg/g	628	548	580	0.05
Mercury	Strong Acid Extractable	µg/g	0.04	0.05	0.04	0.002
Molybdenum	Strong Acid Extractable	µg/g	0.4	0.4	0.4	0.05
Nickel	Strong Acid Extractable	µg/g	31.8	25.6	25.8	0.1
Selenium	Strong Acid Extractable	µg/g	0.3	0.2	0.3	0.1
Silver	Strong Acid Extractable	µg/g	<0.05	0.06	0.18	0.025
Strontium	Strong Acid Extractable	µg/g	39.0	33.8	32.4	0.05
Tellurium	Strong Acid Extractable	µg/g	<0.05	<0.05	0.05	0.025
Thallium	Strong Acid Extractable	µg/g	0.07	0.06	0.08	0.01
Thorium	Strong Acid Extractable	µg/g	1.2	0.8	1.1	0.05
Tin	Strong Acid Extractable	µg/g	0.7	1.1	1.2	0.05
Tungsten	Strong Acid Extractable	µg/g	<0.2	<0.2	<0.2	0.1
Vanadium	Strong Acid Extractable	µg/g	67.2	60.1	61.2	0.05
Zinc	Strong Acid Extractable	µg/g	75.4	70.2	73.3	0.25
Soil Acidity						
pH	1:2 Soil:Water	pH	6.2	6.0	6.0	0.5
Mono-Aromatic Hydrocarbons - Soil						
Methanol Field Preservation			Yes	Yes	Yes	
Benzene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Ethylbenzene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Methyl t-Butyl Ether	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Styrene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Toluene	Dry Weight	µg/g	<0.05	<0.05	<0.05	0.05
Total Xylenes (m,p,o)	Dry Weight	µg/g	<0.10	<0.10	<0.10	0.10

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-5	1879828-6	1879828-7
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-03-02 / 4.3 °C	HA26-04-01 / 4.3 °C	HA26-05-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Mono-Aromatic Hydrocarbons - Soil - Continued						
4-Bromofluorobenzene	Surrogate	%	103	101	104	70-130
Dibromofluoromethane	Surrogate	%	88.1	87.1	89.4	70-130
Toluene-d8	Surrogate	%	103	103	103	70-130
Volatile Petroleum Hydrocarbons - Soil						
VHs6-10	Dry Weight	µg/g	<100	<100	<100	100
VPHs (VHs6-10 minus BTEX)	Dry Weight	µg/g	<100	<100	<100	100
Extractable Petroleum Hydrocarbons - Soil						
EPHs10-19	Dry Weight	µg/g	<20.0	<20.0	<20.0	20
EPHs19-32	Dry Weight	µg/g	50	<20.0	<20.0	20
LEPHs	Dry Weight	µg/g	<20.0	<20.0	<20.0	20
HEPHs	Dry Weight	µg/g	50	<20.00	<20.0	20
2-Methylnonane	Surrogate	%	105	81.4	86.8	60-140
Soil % Moisture						
Moisture	Soil % Moisture	%	11.9	16.6	16.0	0.1
Polycyclic Aromatic Hydrocarbons - Soil						
Acenaphthene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Acenaphthylene	Dry Weight	µg/g	0.04	<0.02	<0.02	0.02
Anthracene	Dry Weight	µg/g	0.03	<0.02	<0.02	0.02
Benzo(a)anthracene	Dry Weight	µg/g	0.18	<0.02	<0.02	0.02
Benzo(a)pyrene	Dry Weight	µg/g	0.14	0.02	<0.02	0.02
Benzo(b)fluoranthene	Dry Weight	µg/g	0.13	0.03	<0.02	0.02
Benzo(b+j)fluoranthene	Dry Weight	µg/g	0.21	<0.04	<0.04	0.04
Benzo(g,h,i)perylene	Dry Weight	µg/g	0.09	0.02	<0.02	0.02
Benzo(k)fluoranthene	Dry Weight	µg/g	0.10	<0.02	<0.02	0.02
Chrysene	Dry Weight	µg/g	0.17	0.02	<0.02	0.02
Dibenzo(a,h)anthracene	Dry Weight	µg/g	0.03	<0.02	<0.02	0.02
Fluoranthene	Dry Weight	µg/g	0.32	0.04	0.03	0.02
Fluorene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Indeno(1,2,3-c,d)pyrene	Dry Weight	µg/g	0.10	<0.02	<0.02	0.02
1-Methylnaphthalene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
2-Methylnaphthalene	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
Naphthalene	Dry Weight	µg/g	<0.01	<0.01	<0.01	0.01
Phenanthrene	Dry Weight	µg/g	0.07	<0.02	<0.02	0.02
Pyrene	Dry Weight	µg/g	0.25	0.04	0.02	0.02
Quinoline	Dry Weight	µg/g	<0.02	<0.02	<0.02	0.02
PAH - Soil - Surrogate Recovery						
2-Fluorobiphenyl	PAH - Surrogate	%	102	101	96.5	50-140
Naphthalene-d8	PAH - Surrogate	%	93.8	91.0	85.2	50-140

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-5	1879828-6	1879828-7
Sample Date	Mar 03, 2026	Mar 03, 2026	Mar 03, 2026
Sample Time	NA	NA	NA
Sample Location			
Sample Description	HA26-03-02 / 4.3 °C	HA26-04-01 / 4.3 °C	HA26-05-01 / 4.3 °C
Matrix	Soil	Soil	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
PAH - Soil - Surrogate Recovery - Continued						
Quinoline-d7	PAH - Surrogate	%	95.1	91.3	86.3	50-140
p-Terphenyl-d14	PAH - Surrogate	%	126	128	126	50-140

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-8
Sample Date	Mar 03, 2026
Sample Time	NA
Sample Location	
Sample Description	HA26-06-01 / 4.3 °C
Matrix	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Hot Water Soluble						
Boron	Water Soluble	µg/g	0.71			0.02
Metals Strong Acid Digestion						
Aluminum	Strong Acid Extractable	µg/g	21900			0.5
Antimony	Strong Acid Extractable	µg/g	0.42			0.025
Arsenic	Strong Acid Extractable	µg/g	4.3			0.05
Barium	Strong Acid Extractable	µg/g	103			0.05
Beryllium	Strong Acid Extractable	µg/g	0.2			0.05
Boron	Strong Acid Extractable	µg/g	3			1
Cadmium	Strong Acid Extractable	µg/g	0.17			0.005
Chromium	Strong Acid Extractable	µg/g	30.5			0.05
Cobalt	Strong Acid Extractable	µg/g	10.6			0.05
Copper	Strong Acid Extractable	µg/g	36.0			0.1
Iron	Strong Acid Extractable	µg/g	24300			0.02
Lead	Strong Acid Extractable	µg/g	14.3			0.01
Lithium	Strong Acid Extractable	µg/g	10.4			0.25
Manganese	Strong Acid Extractable	µg/g	520			0.05
Mercury	Strong Acid Extractable	µg/g	0.07			0.002
Molybdenum	Strong Acid Extractable	µg/g	0.5			0.05
Nickel	Strong Acid Extractable	µg/g	26.1			0.1
Selenium	Strong Acid Extractable	µg/g	0.2			0.1
Silver	Strong Acid Extractable	µg/g	0.17			0.025
Strontium	Strong Acid Extractable	µg/g	33.1			0.05
Tellurium	Strong Acid Extractable	µg/g	<0.05			0.025
Thallium	Strong Acid Extractable	µg/g	0.04			0.01
Thorium	Strong Acid Extractable	µg/g	0.9			0.05
Tin	Strong Acid Extractable	µg/g	0.7			0.05
Tungsten	Strong Acid Extractable	µg/g	<0.2			0.1
Vanadium	Strong Acid Extractable	µg/g	67.2			0.05
Zinc	Strong Acid Extractable	µg/g	74.2			0.25
Soil Acidity						
pH	1:2 Soil:Water	pH	5.9			0.5
Mono-Aromatic Hydrocarbons - Soil						
Methanol Field Preservation			Yes			
Benzene	Dry Weight	µg/g	<0.02			0.02
Ethylbenzene	Dry Weight	µg/g	<0.05			0.05
Methyl t-Butyl Ether	Dry Weight	µg/g	<0.05			0.05
Styrene	Dry Weight	µg/g	<0.05			0.05
Toluene	Dry Weight	µg/g	<0.05			0.05
Total Xylenes (m,p,o)	Dry Weight	µg/g	<0.10			0.10

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-8
Sample Date	Mar 03, 2026
Sample Time	NA
Sample Location	
Sample Description	HA26-06-01 / 4.3 °C
Matrix	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
Mono-Aromatic Hydrocarbons - Soil - Continued						
4-Bromofluorobenzene	Surrogate	%	99.2			70-130
Dibromofluoromethane	Surrogate	%	88.7			70-130
Toluene-d8	Surrogate	%	100			70-130
Volatile Petroleum Hydrocarbons - Soil						
VHs6-10	Dry Weight	µg/g	<100			100
VPHs (VHs6-10 minus BTEX)	Dry Weight	µg/g	<100			100
Extractable Petroleum Hydrocarbons - Soil						
EPHs10-19	Dry Weight	µg/g	<20.0			20
EPHs19-32	Dry Weight	µg/g	50			20
LEPHs	Dry Weight	µg/g	<20.0			20
HEPHs	Dry Weight	µg/g	50			20
2-Methylnonane	Surrogate	%	106			60-140
Soil % Moisture						
Moisture	Soil % Moisture	%	17.7			0.1
Polycyclic Aromatic Hydrocarbons - Soil						
Acenaphthene	Dry Weight	µg/g	<0.02			0.02
Acenaphthylene	Dry Weight	µg/g	<0.02			0.02
Anthracene	Dry Weight	µg/g	<0.02			0.02
Benzo(a)anthracene	Dry Weight	µg/g	0.02			0.02
Benzo(a)pyrene	Dry Weight	µg/g	0.03			0.02
Benzo(b)fluoranthene	Dry Weight	µg/g	0.03			0.02
Benzo(b+j)fluoranthene	Dry Weight	µg/g	<0.04			0.04
Benzo(g,h,i)perylene	Dry Weight	µg/g	0.03			0.02
Benzo(k)fluoranthene	Dry Weight	µg/g	<0.02			0.02
Chrysene	Dry Weight	µg/g	0.03			0.02
Dibenzo(a,h)anthracene	Dry Weight	µg/g	<0.02			0.02
Fluoranthene	Dry Weight	µg/g	0.05			0.02
Fluorene	Dry Weight	µg/g	<0.02			0.02
Indeno(1,2,3-c,d)pyrene	Dry Weight	µg/g	0.02			0.02
1-Methylnaphthalene	Dry Weight	µg/g	<0.02			0.02
2-Methylnaphthalene	Dry Weight	µg/g	<0.02			0.02
Naphthalene	Dry Weight	µg/g	<0.01			0.01
Phenanthrene	Dry Weight	µg/g	<0.02			0.02
Pyrene	Dry Weight	µg/g	0.06			0.02
Quinoline	Dry Weight	µg/g	<0.02			0.02
PAH - Soil - Surrogate Recovery						
2-Fluorobiphenyl	PAH - Surrogate	%	90.6			50-140
Naphthalene-d8	PAH - Surrogate	%	90.6			50-140

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Analytical Report

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number	1879828-8
Sample Date	Mar 03, 2026
Sample Time	NA
Sample Location	
Sample Description	HA26-06-01 / 4.3 °C
Matrix	Soil

Analyte		Units	Results	Results	Results	Nominal Detection Limit
PAH - Soil - Surrogate Recovery - Continued						
Quinoline-d7	PAH - Surrogate	%	86.5			50-140
p-Terphenyl-d14	PAH - Surrogate	%	125			50-140

Approved by:

Reena Sharma
Operations Chemist

Data have been validated by Analytical Quality Control and Element's Integrated Data Validation System (IDVS).
Generation and distribution of the report, and approval by the digitized signature above, are performed through a secure and controlled automatic process.

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

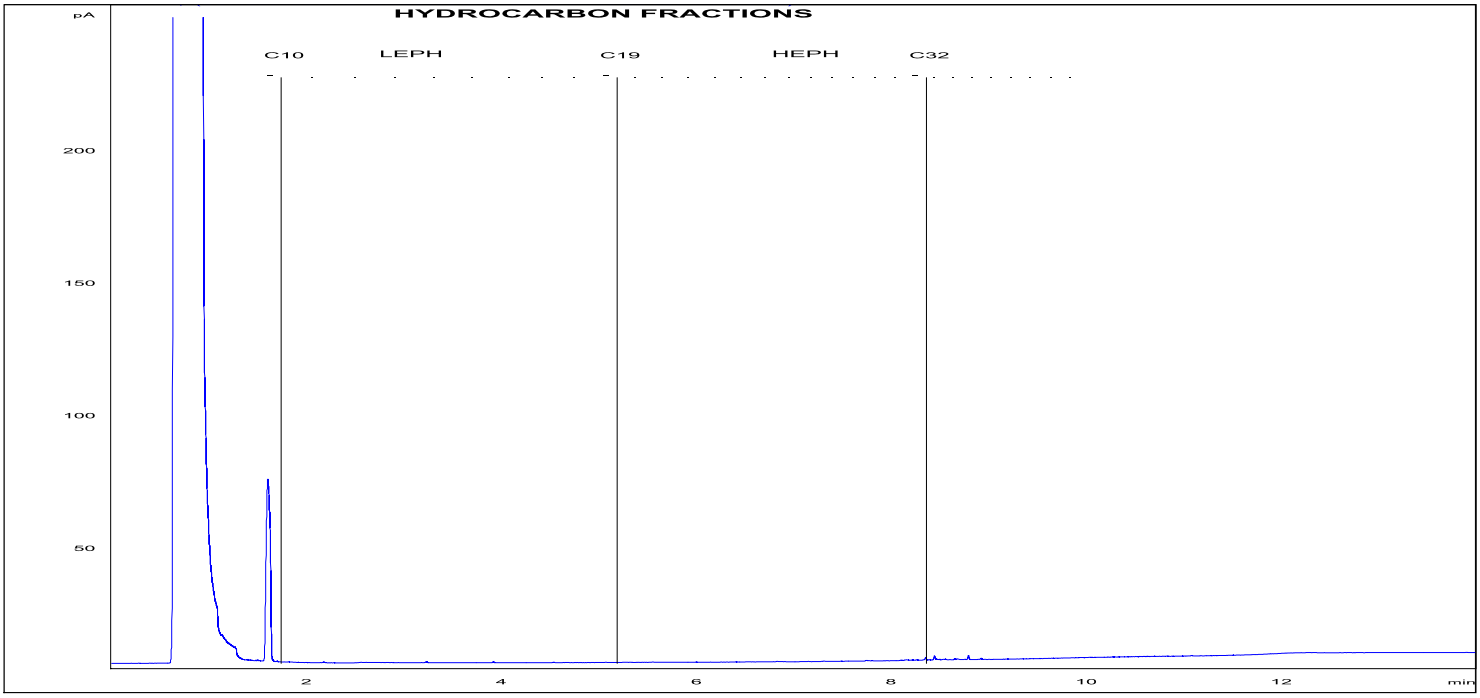
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

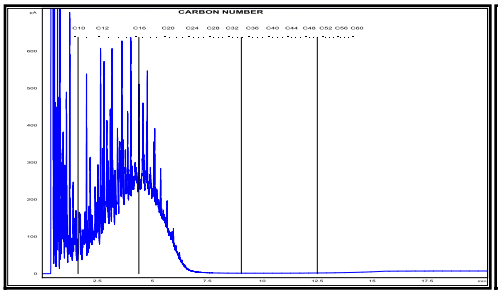
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-1
Sample Date: March 3, 2026
Sample Description: HA26-01-01 / 4.3 °C
Location:
Matrix: Soil

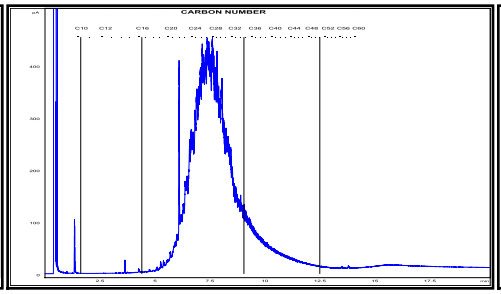


TYPICAL PRODUCT CHROMATOGRAMS

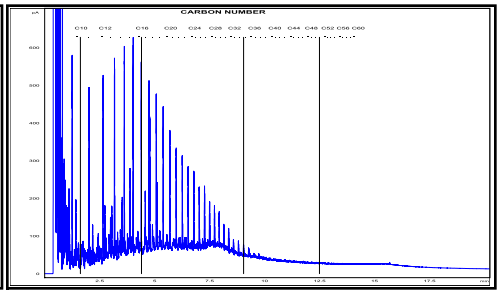
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

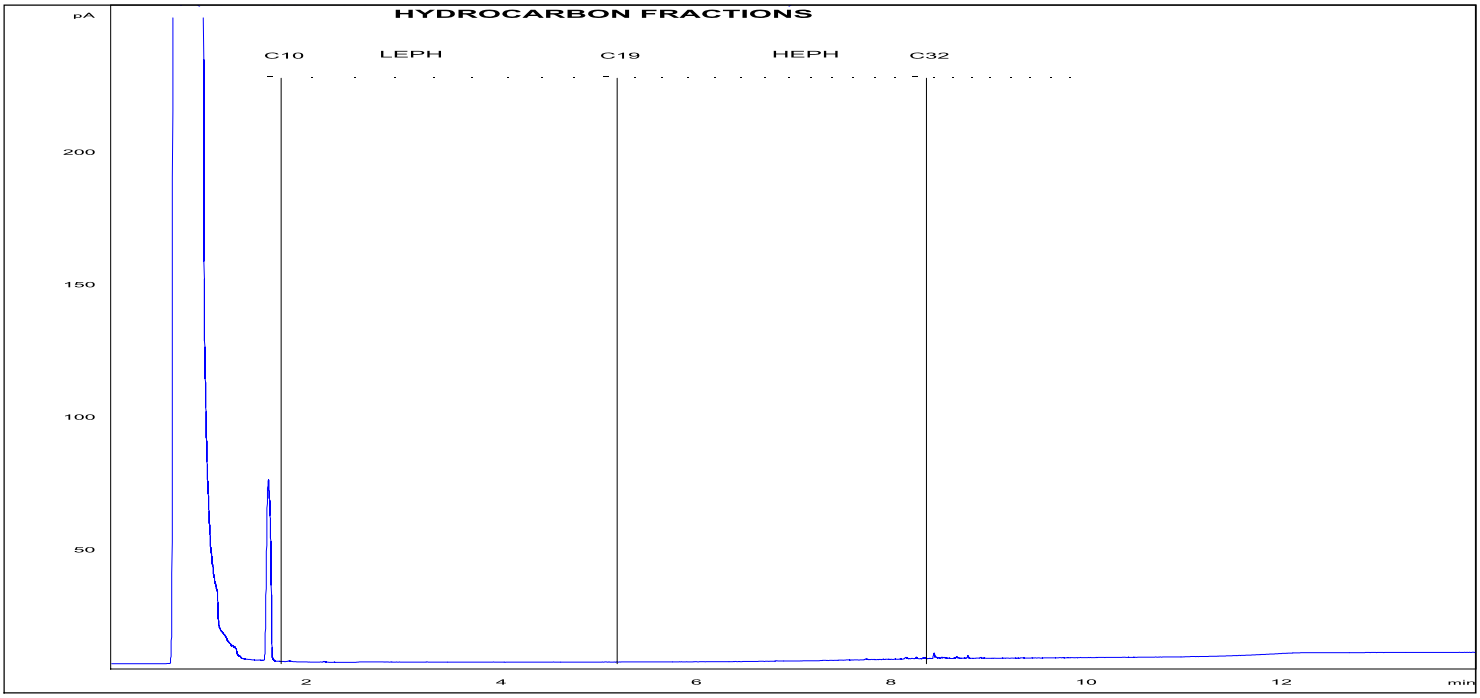
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

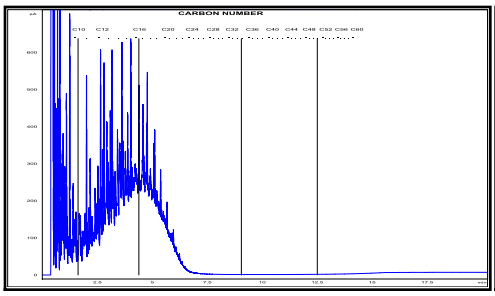
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-2
Sample Date: March 3, 2026
Sample Description: HA26-02-01 / 4.3 °C
Location:
Matrix: Soil

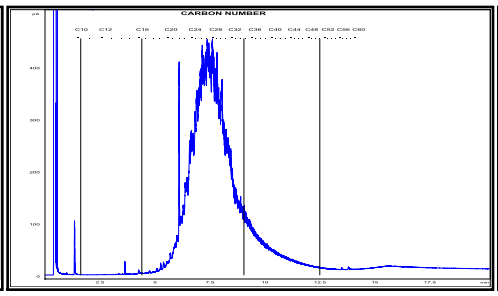


TYPICAL PRODUCT CHROMATOGRAMS

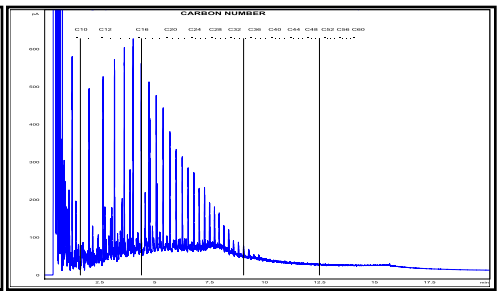
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

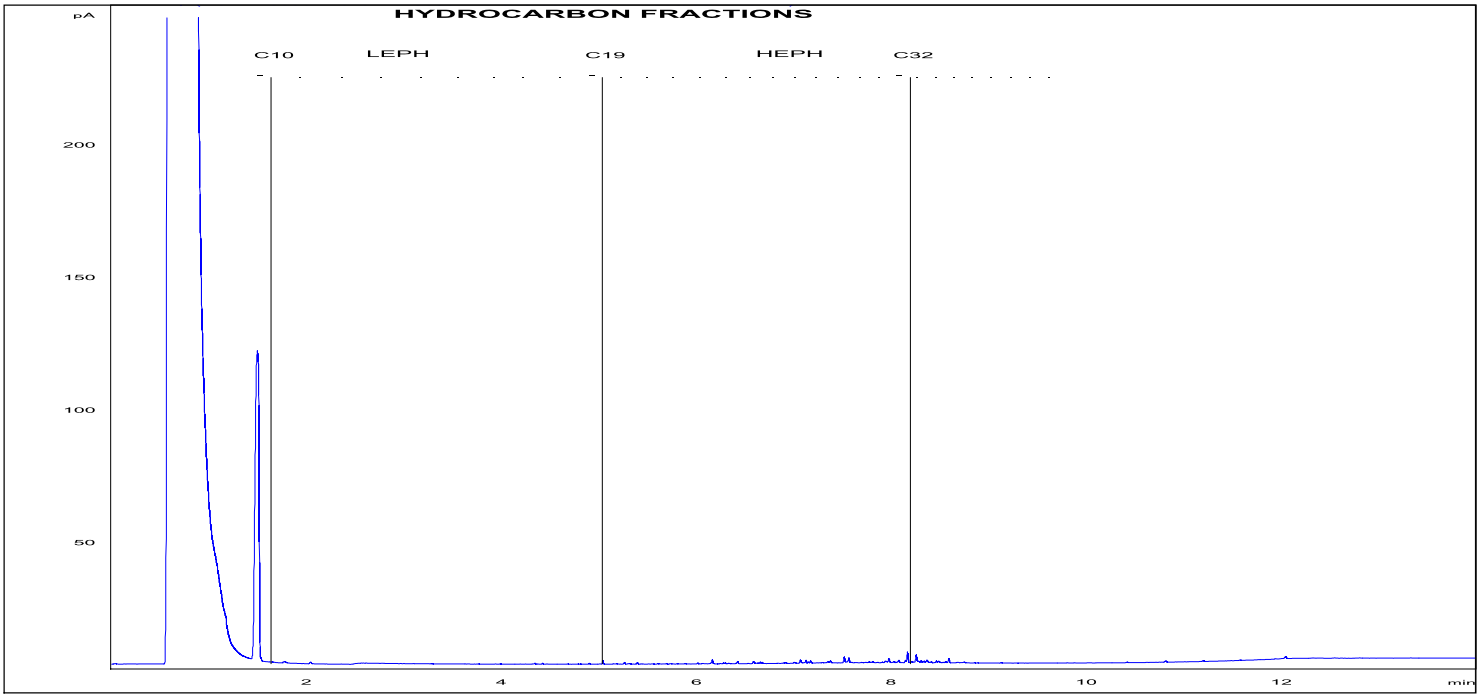
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

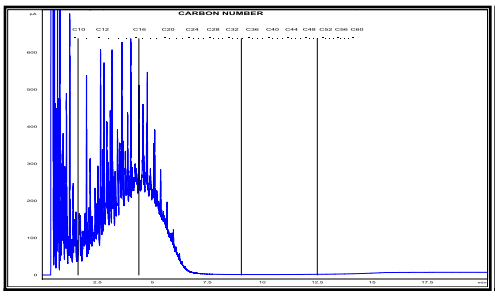
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-4
Sample Date: March 3, 2026
Sample Description: HA26-03-01 / 4.3 °C
Location:
Matrix: Soil

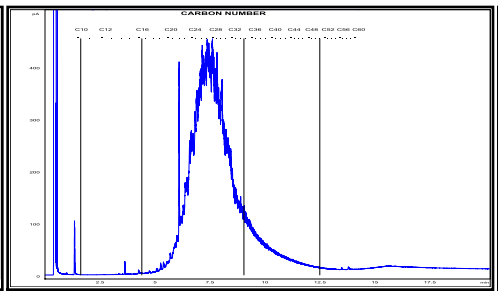


TYPICAL PRODUCT CHROMATOGRAMS

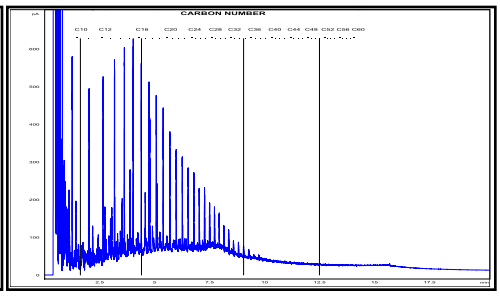
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

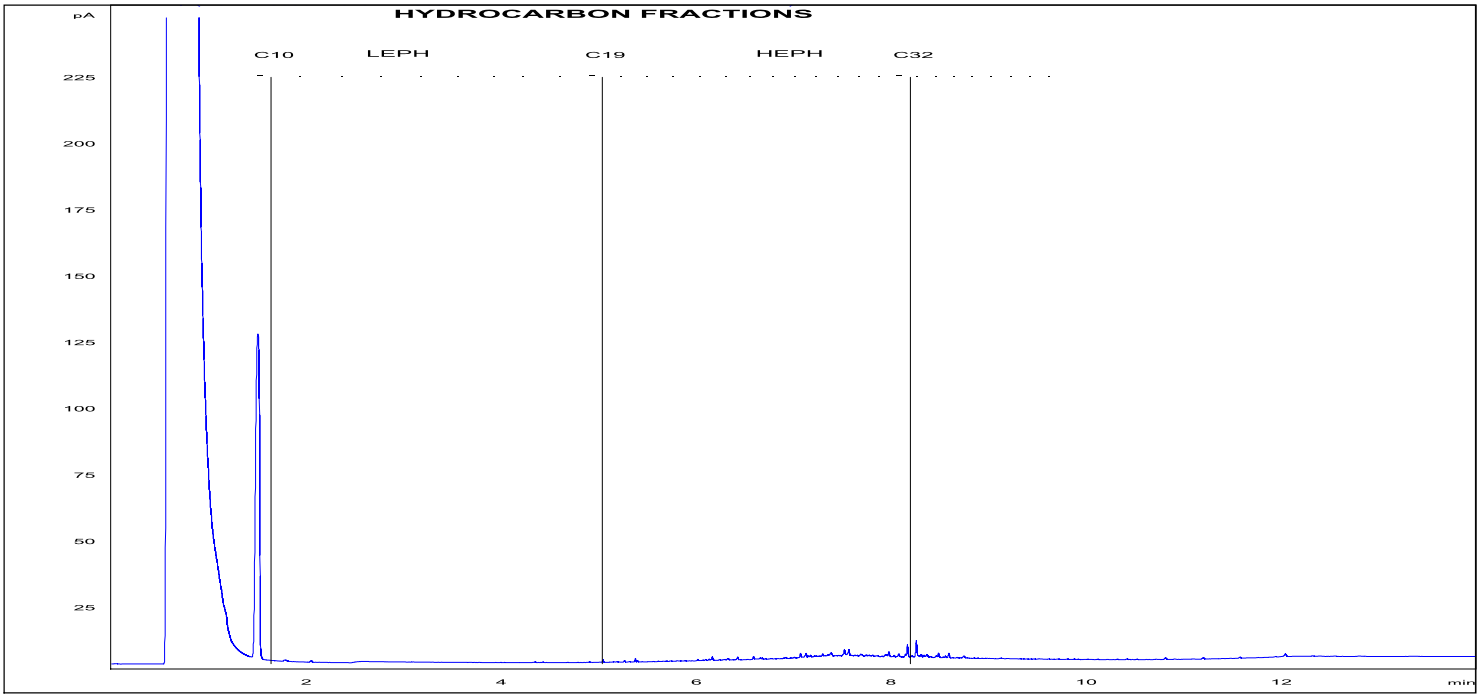
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

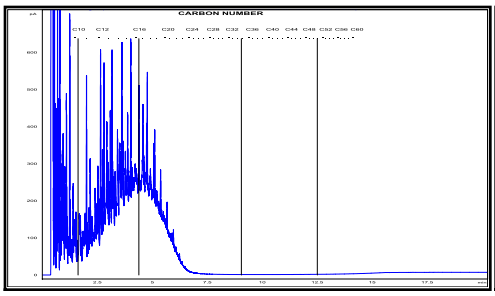
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-5
Sample Description: HA26-03-02 / 4.3 °C
Sample Date: March 3, 2026
Location:
Matrix: Soil

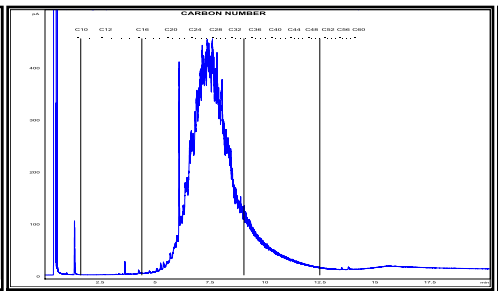


TYPICAL PRODUCT CHROMATOGRAMS

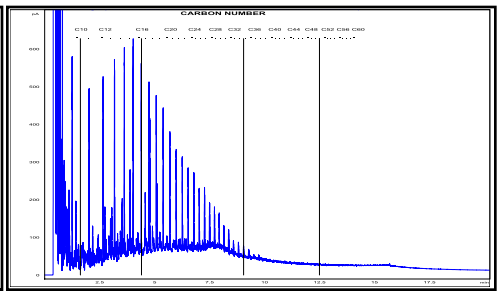
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

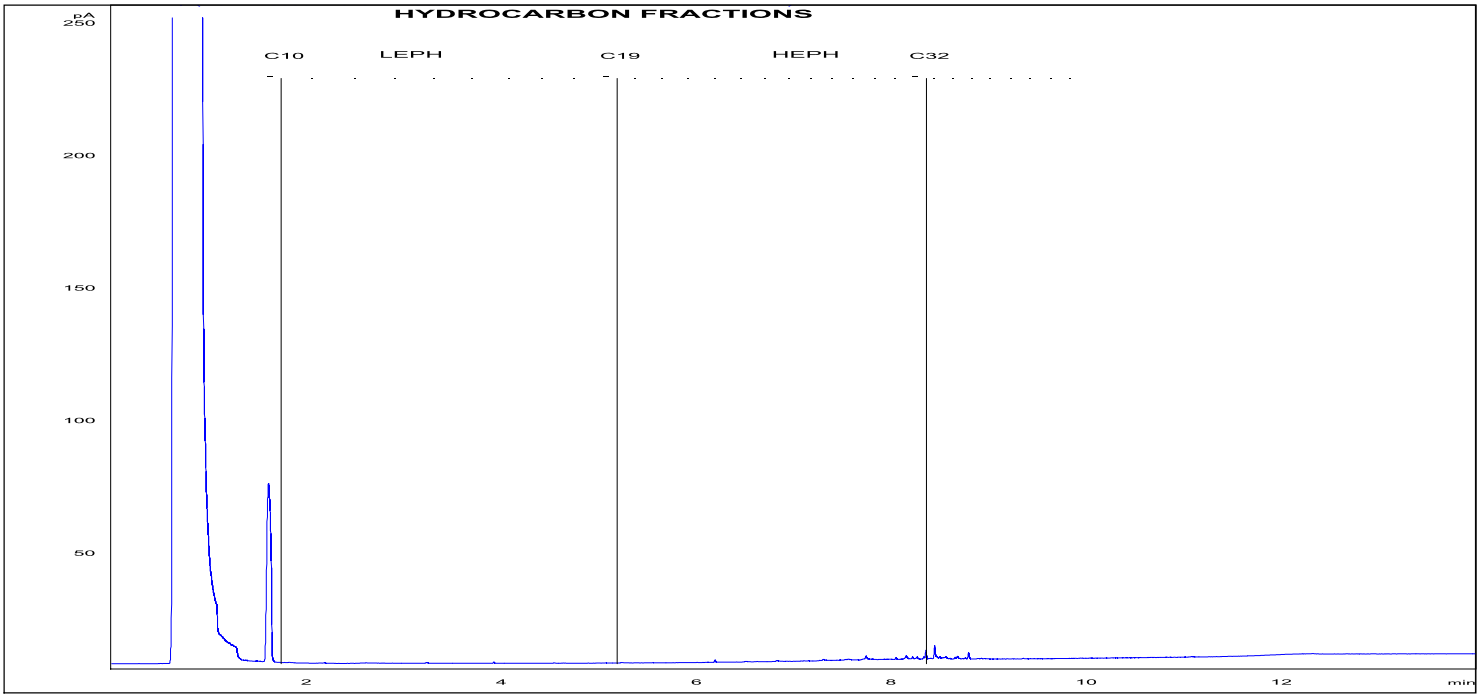
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

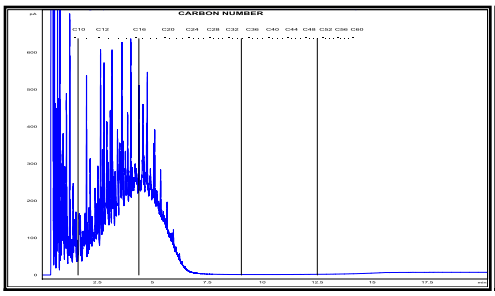
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-6
Sample Description: HA26-04-01 / 4.3 °C
Sample Date: March 3, 2026
Location:
Matrix: Soil

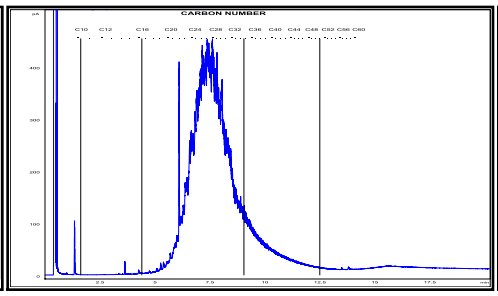


TYPICAL PRODUCT CHROMATOGRAMS

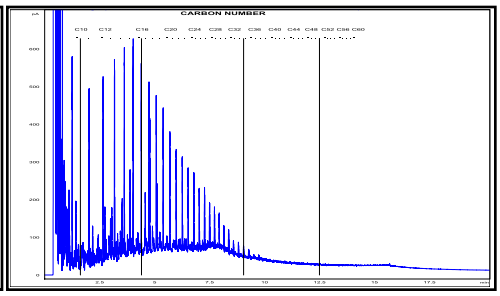
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

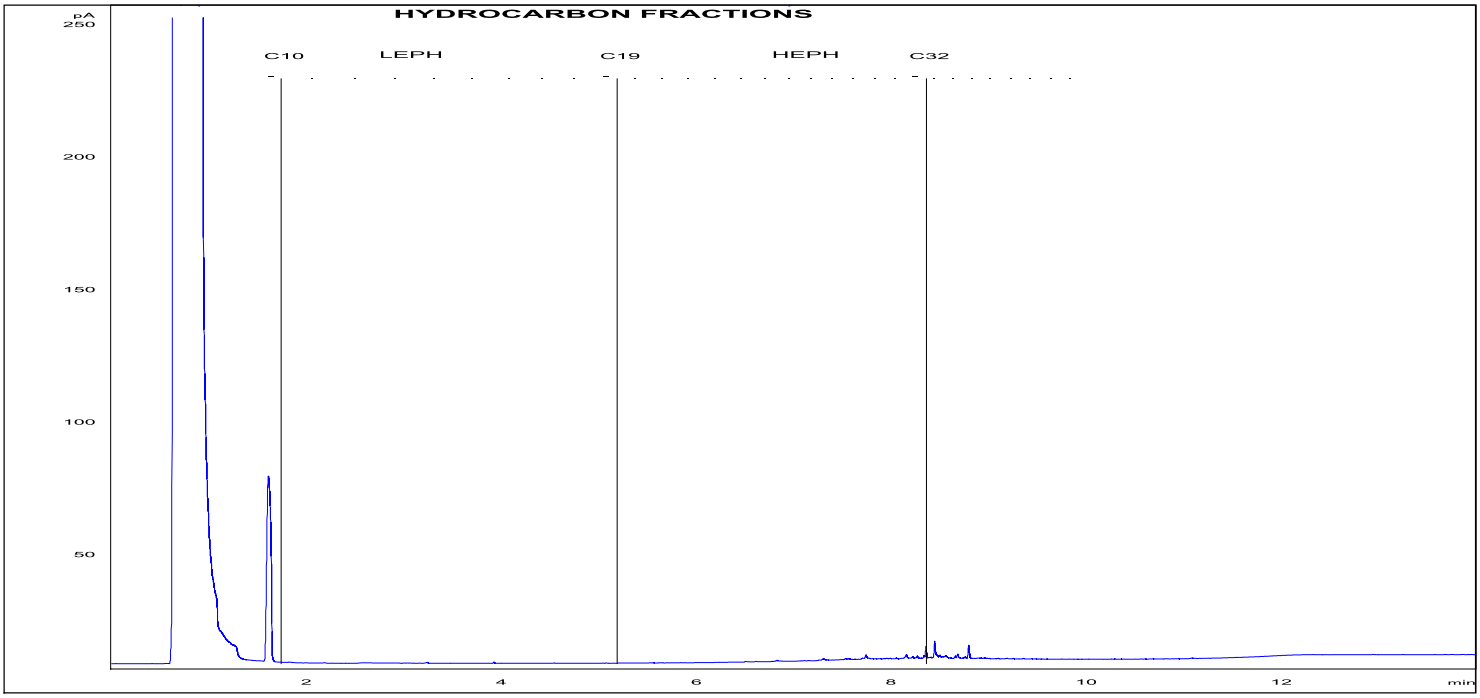
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

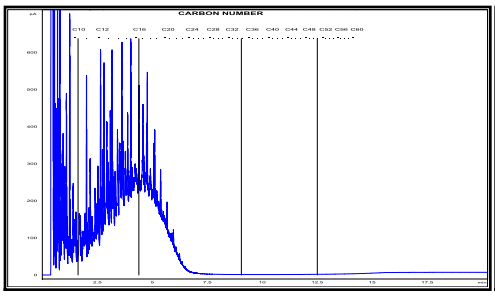
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-7
Sample Date: March 3, 2026
Sample Description: HA26-05-01 / 4.3 °C
Location:
Matrix: Soil

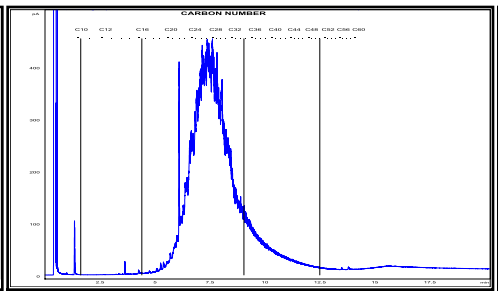


TYPICAL PRODUCT CHROMATOGRAMS

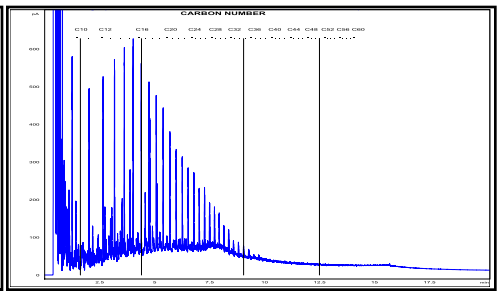
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

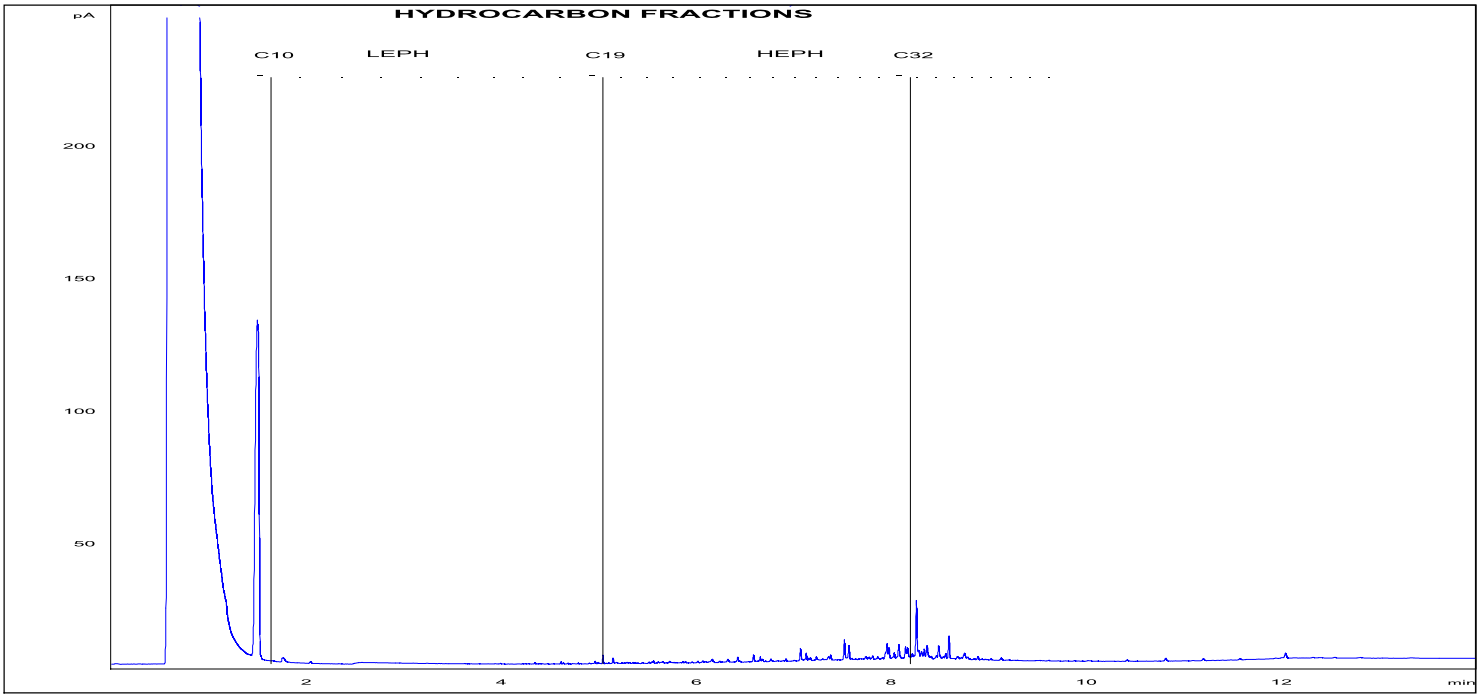
Chromatograms Results

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
Project Location:
LSD:
P.O.:
Proj. Acct. code:

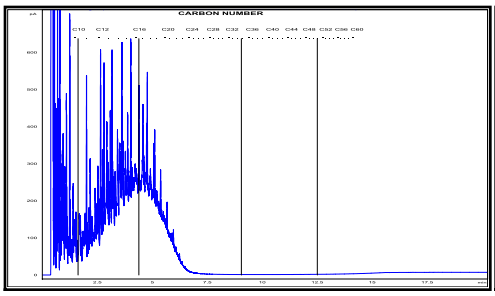
Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Reference Number: 1879828-8
Sample Date: March 3, 2026
Sample Description: HA26-06-01 / 4.3 °C
Location:
Matrix: Soil

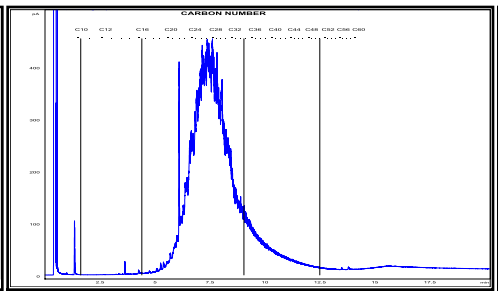


TYPICAL PRODUCT CHROMATOGRAMS

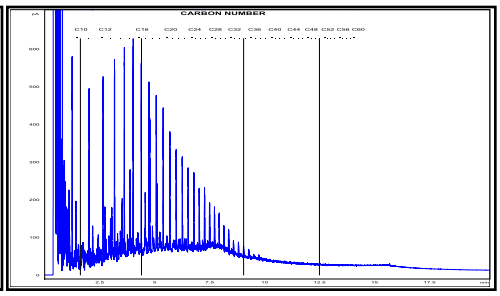
Winter Diesel



Motor Oil 10W30



Unweathered Crude



Product Carbon Number Ranges

Gasoline	C4-C12	Kerosene	C7-C16	Lubricating Oils	C20-C40
Varsol	C8-C12	Diesel	C8-C22	Crude Oils	C3-C60+

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Extractable Petroleum Hydrocarbons - Soil												
Batch: 2684934 - EPH - Soil												
Blank	7121400	Mar 04, 2026	EPHs10-19	µg/mL	<20.0	20	0.0				20.01	yes
Blank	7121400	Mar 04, 2026	EPHs19-32	µg/mL	<20.0	20	0.0				20.01	yes
Calibration Check	7121399	Mar 04, 2026	EPHs10-19	µg/mL	255.6		250.0		102.2		85 - 115 %	yes
Calibration Check	7121399	Mar 04, 2026	EPHs19-32	µg/mL	253.8		250.0		101.5		85 - 115 %	yes
Calibration Check	7121402	Mar 04, 2026	EPHs10-19	µg/mL	162.6		223.0		72.9		70 - 130 %	yes
Calibration Check	7121402	Mar 04, 2026	EPHs19-32	µg/mL	172.5		198.0		87.1		70 - 130 %	yes
Replicate	7121405	Mar 04, 2026	EPHs10-19	µg/g	<20.0			<20.0		0	40 % or 100 Abs	yes
Replicate	7121405	Mar 04, 2026	EPHs19-32	µg/g	<20.0			<20.0		0	40 % or 100 Abs	yes
Certified Reference	7121403	Mar 04, 2026	EPHs10-19	µg/g	1970		2575.7				1802.9 - 3348.5	yes
Certified Reference	7121403	Mar 04, 2026	EPHs19-32	µg/g	3320		3743.0				2620.1 - 4865.9	yes
Hot Water Soluble												
Batch: 2685089 - Boron - Hot Water Soluble (VAN)												
Blank	7121857	Mar 05, 2026	Boron	mg/L	<0.2	0.2	0.0				0.01	yes
Calibration Check	7121855	Mar 05, 2026	Boron	mg/L	9.4		10.0		94		91 - 106 %	yes
Calibration Check	7121856	Mar 05, 2026	Boron	mg/L	0.5		0.5		100.7		77 - 126 %	yes
Control Sample	7121861	Mar 05, 2026	Boron	µg/g	1.3						1.24 - 1.94	yes
Matrix Spike	7121859	Mar 05, 2026	Boron	µg/g	84.9		5.0	<0.2	84.9		70 - 130 %	yes
Replicate	7121860	Mar 05, 2026	Boron	µg/g	0.03			0.04		26.44	30 % or 0.5 Abs	yes
Metals Strong Acid Digestion												
Batch: 2685090 - Metals (Strong Acid Leachable) in soils (VAN)												
Blank	7121867	Mar 05, 2026	Aluminum	mg/L	<0.5	0.5	0.0				0.01	yes
Blank	7121867	Mar 05, 2026	Iron	mg/L	<0.2	0.2	0.0				0.004	yes
Blank	7121867	Mar 05, 2026	Manganese	mg/L	<0.05	0.05	0.0				0.001	yes
Calibration Check	7121862	Mar 05, 2026	Aluminum	mg/L	9.9		10.0		99.2		88 - 106 %	yes
Calibration Check	7121862	Mar 05, 2026	Iron	mg/L	2.0		2.0		99.6		92 - 110 %	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Calibration Check	7121862	Mar 05, 2026	Manganese	mg/L	2.0		2.0		99.6		93 - 109 %	yes
Calibration Check	7121863	Mar 05, 2026	Aluminum	mg/L	0.5		0.5		102.3		88 - 109 %	yes
Calibration Check	7121863	Mar 05, 2026	Iron	mg/L	0.1		0.1		95.7		89 - 116 %	yes
Calibration Check	7121863	Mar 05, 2026	Manganese	mg/L	0.1		0.1		99		95 - 115 %	yes
Calibration Check	7121868	Mar 05, 2026	Aluminum	mg/L	0.5		0.5		103.9		80 - 120 %	yes
Calibration Check	7121868	Mar 05, 2026	Iron	mg/L	0.1		0.1		103.9		80 - 120 %	yes
Calibration Check	7121868	Mar 05, 2026	Manganese	mg/L	0.1		0.1		98.3		80 - 120 %	yes
Control Sample	7121869	Mar 05, 2026	Aluminum	µg/g	19100						13889 - 20861	yes
Control Sample	7121869	Mar 05, 2026	Iron	µg/g	19700						16122 - 24360	yes
Control Sample	7121869	Mar 05, 2026	Manganese	µg/g	428						362.1 - 527.1	yes
Replicate	7121865	Mar 05, 2026	Aluminum	µg/g	38500			37600		2.34	30 % or 2.5 Abs	yes
Replicate	7121865	Mar 05, 2026	Iron	µg/g	44900			42700		4.95	30 % or 0.1 Abs	yes
Replicate	7121865	Mar 05, 2026	Manganese	µg/g	624			696		10.88	30 % or 2.5 Abs	yes
Batch: 2685091 - Trace Metals ICP-MS (BCMOE SALM) in soil (VAN)												
Blank	7121875	Mar 05, 2026	Antimony	µg/L	<0.03	0.03					0.05	yes
Blank	7121875	Mar 05, 2026	Arsenic	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Barium	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Beryllium	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Boron	µg/L	<1	1					2.001	yes
Blank	7121875	Mar 05, 2026	Cadmium	µg/L	<0.005	0.005					0.02	yes
Blank	7121875	Mar 05, 2026	Chromium	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Cobalt	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Copper	µg/L	<0.1	0.1					0.2	yes
Blank	7121875	Mar 05, 2026	Lead	µg/L	<0.01	0.01					0.02	yes
Blank	7121875	Mar 05, 2026	Lithium	µg/L	<0.2	0.2					0.501	yes
Blank	7121875	Mar 05, 2026	Manganese	µg/L	<0.5	0.5					0.99	yes
Blank	7121875	Mar 05, 2026	Mercury	µg/L	<0.02	0.02					0.002	yes
Blank	7121875	Mar 05, 2026	Molybdenum	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Nickel	µg/L	<0.1	0.1					0.2	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Blank	7121875	Mar 05, 2026	Selenium	µg/L	<0.1	0.1					0.2	yes
Blank	7121875	Mar 05, 2026	Silver	µg/L	<0.03	0.03					3.6	yes
Blank	7121875	Mar 05, 2026	Strontium	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Thallium	µg/L	<0.01	0.01					0.02	yes
Blank	7121875	Mar 05, 2026	Tin	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Uranium	µg/L	<0.01	0.01					0.02	yes
Blank	7121875	Mar 05, 2026	Vanadium	µg/L	<0.05	0.05					0.099	yes
Blank	7121875	Mar 05, 2026	Zinc	µg/L	<0.2	0.2					0.501	yes
Calibration Check	7121870	Mar 05, 2026	Antimony	µg/L	4.8		5.0		96.8		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Arsenic	µg/L	4.6		5.0		92.2		83 - 106 %	yes
Calibration Check	7121870	Mar 05, 2026	Barium	µg/L	4.8		5.0		96.7		82 - 108 %	yes
Calibration Check	7121870	Mar 05, 2026	Beryllium	µg/L	5.0		5.0		100.5		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Boron	µg/L	24.4		25.0		97.5		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Cadmium	µg/L	4.9		5.0		98.7		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Chromium	µg/L	4.7		5.0		94.7		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Cobalt	µg/L	4.8		5.0		95.2		83 - 108 %	yes
Calibration Check	7121870	Mar 05, 2026	Copper	µg/L	4.8		5.0		95.7		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Lead	µg/L	4.8		5.0		95.8		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Lithium	µg/L	4.5		5.0		90.7		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Manganese	µg/L	4.7		5.0		94.7		84 - 109 %	yes
Calibration Check	7121870	Mar 05, 2026	Mercury	µg/L	0.4		0.5		83.8		83 - 118 %	yes
Calibration Check	7121870	Mar 05, 2026	Molybdenum	µg/L	4.8		5.0		95.3		83 - 108 %	yes
Calibration Check	7121870	Mar 05, 2026	Nickel	µg/L	4.8		5.0		96		84 - 109 %	yes
Calibration Check	7121870	Mar 05, 2026	Selenium	µg/L	4.9		5.0		98.7		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Silver	µg/L	2.5		2.5		98.3		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Strontium	µg/L	4.7		5.0		94.2		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Thallium	µg/L	4.5		5.0		90.8		84 - 106 %	yes
Calibration Check	7121870	Mar 05, 2026	Thorium	µg/L	4.6		5.0		92.2		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Tin	µg/L	4.8		5.0		96.8		84 - 107 %	yes
Calibration Check	7121870	Mar 05, 2026	Tungsten	µg/L	4.6		5.0		91		86 - 108 %	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Calibration Check	7121870	Mar 05, 2026	Uranium	µg/L	4.6		5.0		91.1		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Vanadium	µg/L	4.6		5.0		92		90 - 110 %	yes
Calibration Check	7121870	Mar 05, 2026	Zinc	µg/L	4.8		5.0		96.3		83 - 108 %	yes
Calibration Check	7121871	Mar 05, 2026	Antimony	µg/L	97.9		100.0		97.9		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Arsenic	µg/L	91.6		100.0		91.6		89 - 106 %	yes
Calibration Check	7121871	Mar 05, 2026	Barium	µg/L	95.2		100.0		95.2		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Beryllium	µg/L	97.4		100.0		97.4		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Boron	µg/L	470.7		500.0		94.1		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Cadmium	µg/L	97.8		100.0		97.8		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Chromium	µg/L	92.5		100.0		92.5		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Cobalt	µg/L	93.8		100.0		93.8		89 - 111 %	yes
Calibration Check	7121871	Mar 05, 2026	Copper	µg/L	92.5		100.0		92.5		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Lead	µg/L	97.9		100.0		97.9		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Lithium	µg/L	95.5		100.0		95.5		88 - 111 %	yes
Calibration Check	7121871	Mar 05, 2026	Manganese	µg/L	92.3		100.0		92.3		89 - 109 %	yes
Calibration Check	7121871	Mar 05, 2026	Mercury	µg/L	9.4		10.0		93.9		88 - 116 %	yes
Calibration Check	7121871	Mar 05, 2026	Molybdenum	µg/L	96.7		100.0		96.7		91 - 113 %	yes
Calibration Check	7121871	Mar 05, 2026	Nickel	µg/L	93.2		100.0		93.2		88 - 107 %	yes
Calibration Check	7121871	Mar 05, 2026	Selenium	µg/L	98.4		100.0		98.4		91 - 107 %	yes
Calibration Check	7121871	Mar 05, 2026	Silver	µg/L	50.6		50.0		101.3		91 - 115 %	yes
Calibration Check	7121871	Mar 05, 2026	Strontium	µg/L	95.3		100.0		95.3		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Thallium	µg/L	94.9		100.0		94.9		88 - 111 %	yes
Calibration Check	7121871	Mar 05, 2026	Thorium	µg/L	96.7		100.0		96.7		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Tin	µg/L	97.6		100.0		97.6		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Tungsten	µg/L	92.7		100.0		92.7		89 - 108 %	yes
Calibration Check	7121871	Mar 05, 2026	Uranium	µg/L	91.1		100.0		91.1		90 - 110 %	yes
Calibration Check	7121871	Mar 05, 2026	Vanadium	µg/L	91.7		100.0		91.7		88 - 108 %	yes
Calibration Check	7121871	Mar 05, 2026	Zinc	µg/L	93.1		100.0		93.1		89 - 107 %	yes
Calibration Check	7121876	Mar 05, 2026	Antimony	µg/L	10.2		10.0		102.5		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Arsenic	µg/L	10.0		10.0		100.1		80 - 120 %	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Calibration Check	7121876	Mar 05, 2026	Barium	µg/L	10.1		10.0		100.9		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Beryllium	µg/L	11.0		10.0		110.1		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Cadmium	µg/L	10.5		10.0		104.6		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Chromium	µg/L	10.3		10.0		103.5		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Cobalt	µg/L	10.7		10.0		107.1		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Copper	µg/L	10.6		10.0		106.4		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Lead	µg/L	10.3		10.0		102.7		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Lithium	µg/L	9.9		10.0		99.5		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Manganese	µg/L	9.8		10.0		98.4		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Mercury	µg/L	8.2		10.0		82.1		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Molybdenum	µg/L	10.8		10.0		108.2		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Nickel	µg/L	10.9		10.0		108.9		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Selenium	µg/L	9.9		10.0		98.7		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Silver	µg/L	5.3		5.0		106.7		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Strontium	µg/L	9.7		10.0		97.4		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Thallium	µg/L	10.3		10.0		102.9		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Tin	µg/L	10.3		10.0		103.1		89 - 121 %	yes
Calibration Check	7121876	Mar 05, 2026	Uranium	µg/L	9.8		10.0		97.8		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Vanadium	µg/L	10.2		10.0		101.8		80 - 120 %	yes
Calibration Check	7121876	Mar 05, 2026	Zinc	µg/L	10.2		10.0		101.8		80 - 120 %	yes
Control Sample	7121877	Mar 05, 2026	Antimony	µg/g	<0.3						0.238 - 0.262	yes
Control Sample	7121877	Mar 05, 2026	Arsenic	µg/g	6.0						4.93 - 7.54	yes
Control Sample	7121877	Mar 05, 2026	Barium	µg/g	178						150.5 - 223.1	yes
Control Sample	7121877	Mar 05, 2026	Beryllium	µg/g	<0.5						0.261 - 1.14	yes
Control Sample	7121877	Mar 05, 2026	Boron	µg/g	10						4.96 - 17.26	yes
Control Sample	7121877	Mar 05, 2026	Cadmium	µg/g	0.3						0.193 - 0.344	yes
Control Sample	7121877	Mar 05, 2026	Chromium	µg/g	24						19.11 - 31.05	yes
Control Sample	7121877	Mar 05, 2026	Cobalt	µg/g	8.5						7.11 - 11.31	yes
Control Sample	7121877	Mar 05, 2026	Copper	µg/g	16						13.15 - 19.87	yes
Control Sample	7121877	Mar 05, 2026	Lead	µg/g	9.55						8.35 - 12.61	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Control Sample	7121877	Mar 05, 2026	Lithium	µg/g	14						10.9 - 18.76	yes
Control Sample	7121877	Mar 05, 2026	Mercury	µg/g	<0.2						0.17 - 0.23	yes
Control Sample	7121877	Mar 05, 2026	Molybdenum	µg/g	0.6						0.45 - 0.912	yes
Control Sample	7121877	Mar 05, 2026	Nickel	µg/g	24						19.91 - 31.01	yes
Control Sample	7121877	Mar 05, 2026	Selenium	µg/g	<1						-0.35 - 2.47	yes
Control Sample	7121877	Mar 05, 2026	Silver	µg/g	<0.3						0.189 - 0.306	yes
Control Sample	7121877	Mar 05, 2026	Strontium	µg/g	41						34.6 - 50.44	yes
Control Sample	7121877	Mar 05, 2026	Thallium	µg/g	0.2						0.073 - 0.179	yes
Control Sample	7121877	Mar 05, 2026	Thorium	µg/g	3						1.93 - 4.03	yes
Control Sample	7121877	Mar 05, 2026	Tin	µg/g	0.6						0.208 - 1.066	yes
Control Sample	7121877	Mar 05, 2026	Tungsten	µg/g	1						0.6 - 2.76	yes
Control Sample	7121877	Mar 05, 2026	Uranium	µg/g	0.93						0.748 - 1.264	yes
Control Sample	7121877	Mar 05, 2026	Vanadium	µg/g	39						28.25 - 50.21	yes
Control Sample	7121877	Mar 05, 2026	Zinc	µg/g	66.4						57.43 - 82.63	yes
Replicate	7121873	Mar 05, 2026	Antimony	µg/g	0.45			0.44		3.96	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Arsenic	µg/g	8.3			7.9		4.8	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Barium	µg/g	174			170		2.34	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Beryllium	µg/g	0.4			0.5		18.37	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Cadmium	µg/g	0.07			0.08		11.07	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Chromium	µg/g	50.5			49.4		2.13	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Cobalt	µg/g	16.4			16.5		0.44	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Copper	µg/g	37.1			36.2		2.62	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Lead	µg/g	6.92			6.99		0.96	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Lithium	µg/g	14.4			14.0		2.94	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Manganese	µg/g	555			610		9.48	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Mercury	µg/g	0.05			0.04		16.26	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Molybdenum	µg/g	0.7			0.6		5.41	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Nickel	µg/g	40.7			38.9		4.58	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Selenium	µg/g	0.3			0.3		9.7	30 % or 0.5 Abs	yes
Replicate	7121873	Mar 05, 2026	Silver	µg/g	0.05			0.05		3.68	30 % or 1 Abs	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Metals Strong Acid Digestion - Continued												
Replicate	7121873	Mar 05, 2026	Strontium	µg/g	46.7			45.2		3.11	30 % or 1 Abs	yes
Replicate	7121873	Mar 05, 2026	Thallium	µg/g	0.02			0.07		103.61	30 % or 0.3 Abs	yes
Replicate	7121873	Mar 05, 2026	Tin	µg/g	0.6			0.6		1.88	30 % or 0.2 Abs	yes
Replicate	7121873	Mar 05, 2026	Uranium	µg/g	0.66			0.62		5.21	30 % or 0.2 Abs	yes
Mono-Aromatic Hydrocarbons - Soil												
Batch: 2685270 - BTEX-VPH - Soil (BC)												
Blank	7122375	Mar 05, 2026	Benzene	ng	<0.02						0.02	yes
Blank	7122375	Mar 05, 2026	Ethylbenzene	ng	<0.05						0.05	yes
Blank	7122375	Mar 05, 2026	Methyl t-Butyl Ether	ng	<0.05						0.05	yes
Blank	7122375	Mar 05, 2026	Styrene	ng	<0.05						0.05	yes
Blank	7122375	Mar 05, 2026	Toluene	ng	<0.05						0.05	yes
Blank	7122375	Mar 05, 2026	m,p-Xylene	ng	<0.05						0.05	yes
Blank	7122375	Mar 05, 2026	o-Xylene	ng	<0.05						0.05	yes
Calibration Check	7122374	Mar 05, 2026	Benzene	ng	499.3		500.0		99.9		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	Ethylbenzene	ng	525.9		500.0		105.2		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	Methyl t-Butyl Ether	ng	462.4		500.0		92.5		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	Styrene	ng	507.0		500.0		101.4		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	Toluene	ng	506.2		500.0		101.2		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	m,p-Xylene	ng	1110.7		1000.0		111.1		80 - 120 %	yes
Calibration Check	7122374	Mar 05, 2026	o-Xylene	ng	524.5		500.0		104.9		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	Benzene	ng	1007.2		1000.0		100.7		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	Ethylbenzene	ng	1101.1		1000.0		110.1		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	Methyl t-Butyl Ether	ng	955.3		1000.0		95.5		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	Styrene	ng	1021.8		1000.0		102.2		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	Toluene	ng	1057.5		1000.0		105.7		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	m,p-Xylene	ng	2000.4		2000.0		100		80 - 120 %	yes
Calibration Check	7122380	Mar 05, 2026	o-Xylene	ng	1062.0		1000.0		106.2		80 - 120 %	yes
Control Sample	7122377	Mar 05, 2026	Benzene	µg/g	102						79.99 - 120.01	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Mono-Aromatic Hydrocarbons - Soil - Continued												
Control Sample	7122377	Mar 05, 2026	Ethylbenzene	µg/g	99.7						79.99 - 120.01	yes
Control Sample	7122377	Mar 05, 2026	Methyl t-Butyl Ether	µg/g	96.5						76.22 - 123.78	yes
Control Sample	7122377	Mar 05, 2026	Styrene	µg/g	98.1						76.73 - 123.27	yes
Control Sample	7122377	Mar 05, 2026	Toluene	µg/g	107						79.99 - 120.01	yes
Control Sample	7122377	Mar 05, 2026	m,p-Xylene	µg/g	211						179.99 - 220.01	yes
Control Sample	7122377	Mar 05, 2026	o-Xylene	µg/g	91.1						79.19 - 120.81	yes
Replicate	7122379	Mar 05, 2026	Benzene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	Ethylbenzene	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	Methyl t-Butyl Ether	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	Styrene	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	Toluene	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	m,p-Xylene	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
Replicate	7122379	Mar 05, 2026	o-Xylene	µg/g	<0.05			<0.05		0	20 % or 0.1 Abs	yes
PAH - Soil - Surrogate Recovery												
Batch: 2684935 - PAH - Soil (VAN)												
Calibration Check	7121406	Mar 04, 2026	2-Fluorobiphenyl	%	94.4		100.0		94.4		76 - 116 %	yes
Calibration Check	7121406	Mar 04, 2026	Naphthalene-d8	%	97.1		100.0		97.1		74 - 114 %	yes
Calibration Check	7121406	Mar 04, 2026	p-Terphenyl-d14	%	102.0		100.0		102		83 - 123 %	yes
Control Sample	7121408	Mar 04, 2026	2-Fluorobiphenyl	%	95.4						54.68 - 128.3	yes
Control Sample	7121408	Mar 04, 2026	Naphthalene-d8	%	90.9						52.22 - 132.32	yes
Control Sample	7121408	Mar 04, 2026	p-Terphenyl-d14	%	104						56.35 - 130.81	yes
Replicate	7121410	Mar 04, 2026	2-Fluorobiphenyl	%	104			110		5.41	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	Naphthalene-d8	%	97.7			102		4.57	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	p-Terphenyl-d14	%	112			118		5.44	20 % or 0.25 Abs	yes
Polycyclic Aromatic Hydrocarbons - Soil												
Batch: 2684935 - PAH - Soil (VAN)												

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Polycyclic Aromatic Hydrocarbons - Soil

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Blank	7121407	Mar 04, 2026	Acenaphthene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Acenaphthylene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Anthracene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Benzo(a)anthracene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Benzo(a)pyrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Benzo(b)fluoranthene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Benzo(g,h,i)perylene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Benzo(k)fluoranthene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	2-Chloronaphthalene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Chrysene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Dibenzo(a,h)anthracene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	7,12-Dimethylbenz(a)anthracene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Fluoranthene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Fluorene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Indeno(1,2,3-c,d)pyrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	3-Methylcholanthrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	1-Methylnaphthalene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	2-Methylnaphthalene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Naphthalene	ng/mL	<0.01	0.01	0.0				0.01	yes
Blank	7121407	Mar 04, 2026	4-Nitropyrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Phenanthrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Pyrene	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Quinoline	ng/mL	<0.02	0.02	0.0				0.02	yes
Blank	7121407	Mar 04, 2026	Dibenzothiophene	ng/mL	<0.02	0.02	0.0				0.02	yes
Calibration Check	7121406	Mar 04, 2026	Acenaphthene	ng/mL	1049.9		1000.0		105		81 - 121 %	yes
Calibration Check	7121406	Mar 04, 2026	Acenaphthylene	ng/mL	985.7		1000.0		98.6		83 - 123 %	yes
Calibration Check	7121406	Mar 04, 2026	Anthracene	ng/mL	1024.2		1000.0		102.4		82 - 122 %	yes
Calibration Check	7121406	Mar 04, 2026	Benzo(a)anthracene	ng/mL	991.5		1000.0		99.2		83 - 123 %	yes
Calibration Check	7121406	Mar 04, 2026	Benzo(a)pyrene	ng/mL	1015.6		1000.0		101.6		80 - 120 %	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Polycyclic Aromatic Hydrocarbons - Soil - Continued

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Calibration Check	7121406	Mar 04, 2026	Benzo(b)fluoranthene	ng/mL	1031.4		1000.0		103.1		79 - 119 %	yes
Calibration Check	7121406	Mar 04, 2026	Benzo(g,h,i)perylene	ng/mL	1018.5		1000.0		101.8		77 - 117 %	yes
Calibration Check	7121406	Mar 04, 2026	Benzo(j)fluoranthene	ng/mL	1016.3		1000.0		101.6		77 - 117 %	yes
Calibration Check	7121406	Mar 04, 2026	Benzo(k)fluoranthene	ng/mL	1031.7		1000.0		103.2		78 - 118 %	yes
Calibration Check	7121406	Mar 04, 2026	2-Chloronaphthalene	ng/mL	945.7		1000.0		94.6		80 - 120 %	yes
Calibration Check	7121406	Mar 04, 2026	Chrysene	ng/mL	962.5		1000.0		96.2		79 - 119 %	yes
Calibration Check	7121406	Mar 04, 2026	Dibenzo(a,h)anthracene	ng/mL	985.6		1000.0		98.6		82 - 122 %	yes
Calibration Check	7121406	Mar 04, 2026	7,12-Dimethylbenz(a)anthracene	ng/mL	1032.8		1000.0		103.3		79 - 119 %	yes
Calibration Check	7121406	Mar 04, 2026	Fluoranthene	ng/mL	1016.2		1000.0		101.6		83 - 123 %	yes
Calibration Check	7121406	Mar 04, 2026	Fluorene	ng/mL	1021.0		1000.0		102.1		82 - 122 %	yes
Calibration Check	7121406	Mar 04, 2026	Indeno(1,2,3-c,d)pyrene	ng/mL	1028.3		1000.0		102.8		79 - 119 %	yes
Calibration Check	7121406	Mar 04, 2026	3-Methylcholanthrene	ng/mL	1015.0		1000.0		101.5		83 - 123 %	yes
Calibration Check	7121406	Mar 04, 2026	1-Methylnaphthalene	ng/mL	901.3		1000.0		90.1		82 - 115 %	yes
Calibration Check	7121406	Mar 04, 2026	2-Methylnaphthalene	ng/mL	964.1		1000.0		96.4		78 - 118 %	yes
Calibration Check	7121406	Mar 04, 2026	Naphthalene	ng/mL	978.6		1000.0		97.9		77 - 117 %	yes
Calibration Check	7121406	Mar 04, 2026	4-Nitropyrene	ng/mL	1045.9		1000.0		104.6		82 - 122 %	yes
Calibration Check	7121406	Mar 04, 2026	Phenanthrene	ng/mL	1002.3		1000.0		100.2		79 - 119 %	yes
Calibration Check	7121406	Mar 04, 2026	Pyrene	ng/mL	1018.0		1000.0		101.8		83 - 123 %	yes
Calibration Check	7121406	Mar 04, 2026	Quinoline	ng/mL	991.3		1000.0		99.1		81 - 121 %	yes
Calibration Check	7121406	Mar 04, 2026	Dibenzothiophene	ng/mL	999.8		1000.0		100		80 - 120 %	yes
Control Sample	7121408	Mar 04, 2026	Acenaphthene	µg/g	100.41						64.97 - 131.39	yes
Control Sample	7121408	Mar 04, 2026	Acenaphthylene	µg/g	102.81						61.77 - 136.41	yes
Control Sample	7121408	Mar 04, 2026	Anthracene	µg/g	102.63						62.35 - 132.49	yes
Control Sample	7121408	Mar 04, 2026	Benzo(a)anthracene	µg/g	102.07						65.29 - 132.55	yes
Control Sample	7121408	Mar 04, 2026	Benzo(a)pyrene	µg/g	100.46						60.05 - 129.35	yes
Control Sample	7121408	Mar 04, 2026	Benzo(b)fluoranthene	µg/g	104.24						55.45 - 132.13	yes
Control Sample	7121408	Mar 04, 2026	Benzo(g,h,i)perylene	µg/g	105.43						54.29 - 130.13	yes
Control Sample	7121408	Mar 04, 2026	Benzo(k)fluoranthene	µg/g	97.17						55 - 128.56	yes
Control Sample	7121408	Mar 04, 2026	2-Chloronaphthalene	µg/g	94.58						60.58 - 130.66	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Polycyclic Aromatic Hydrocarbons - Soil - Continued

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Control Sample	7121408	Mar 04, 2026	Chrysene	µg/g	95.53						64.92 - 127.92	yes
Control Sample	7121408	Mar 04, 2026	Dibenzo(a,h)anthracene	µg/g	111.87						56.78 - 133.82	yes
Control Sample	7121408	Mar 04, 2026	7,12-Dimethylbenz(a)anthracene	µg/g	104.48						62.04 - 137.28	yes
Control Sample	7121408	Mar 04, 2026	Fluoranthene	µg/g	102.68						62.79 - 135.87	yes
Control Sample	7121408	Mar 04, 2026	Fluorene	µg/g	98.94						61.19 - 132.35	yes
Control Sample	7121408	Mar 04, 2026	Indeno(1,2,3-c,d)pyrene	µg/g	106.08						53.5 - 128.68	yes
Control Sample	7121408	Mar 04, 2026	3-Methylcholanthrene	µg/g	114.72						56.14 - 138.04	yes
Control Sample	7121408	Mar 04, 2026	1-Methylnaphthalene	µg/g	91.97						63.85 - 128.53	yes
Control Sample	7121408	Mar 04, 2026	2-Methylnaphthalene	µg/g	91.12						63.56 - 128.24	yes
Control Sample	7121408	Mar 04, 2026	Naphthalene	µg/g	87.05						62.22 - 134.16	yes
Control Sample	7121408	Mar 04, 2026	4-Nitropyrene	µg/g	86.38						49.33 - 142.93	yes
Control Sample	7121408	Mar 04, 2026	Phenanthrene	µg/g	98.23						61.9 - 128.2	yes
Control Sample	7121408	Mar 04, 2026	Pyrene	µg/g	103.45						62.69 - 135.35	yes
Control Sample	7121408	Mar 04, 2026	Quinoline	µg/g	85.09						61.17 - 133.41	yes
Control Sample	7121408	Mar 04, 2026	Dibenzothiophene	µg/g	96.73						57.76 - 131.8	yes
Replicate	7121410	Mar 04, 2026	Acenaphthene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Acenaphthylene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Anthracene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Benzo(a)anthracene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Benzo(a)pyrene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Benzo(b)fluoranthene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Benzo(g,h,i)perylene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Benzo(k)fluoranthene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	2-Chloronaphthalene	µg/g	<0.02			<0.02		0	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	Chrysene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Dibenzo(a,h)anthracene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	7,12-Dimethylbenz(a)anthracene	µg/g	<0.02			<0.02		0	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	Fluoranthene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Polycyclic Aromatic Hydrocarbons - Soil - Continued												
Replicate	7121410	Mar 04, 2026	Fluorene	µg/g	0.05			0.08		50.98	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Indeno(1,2,3-c,d)pyrene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	3-Methylcholanthrene	µg/g	<0.02			<0.02		0	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	1-Methylnaphthalene	µg/g	0.03			0.05		58.84	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	2-Methylnaphthalene	µg/g	0.04			0.08		65.38	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Naphthalene	µg/g	<0.01			<0.01		0	20 % or 0.05 Abs	yes
Replicate	7121410	Mar 04, 2026	4-Nitropyrene	µg/g	<0.02			<0.02		0	20 % or 0.25 Abs	yes
Replicate	7121410	Mar 04, 2026	Phenanthrene	µg/g	0.02			0.05		80.28	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Pyrene	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Quinoline	µg/g	<0.02			<0.02		0	20 % or 0.1 Abs	yes
Replicate	7121410	Mar 04, 2026	Dibenzothiophene	µg/g	<0.02			0.03		54.47	20 % or 0.25 Abs	yes
Salinity												
Batch: 2685099 - Saturated Paste in General Soil (VAN)												
Blank	7121891	Mar 05, 2026	Calcium	mg/L	<2.0	2					0.2	yes
Blank	7121891	Mar 05, 2026	Magnesium	mg/L	<0.3	0.3					0.2	yes
Blank	7121891	Mar 05, 2026	Potassium	mg/L	<1.0	1					0	yes
Blank	7121891	Mar 05, 2026	Sulfate-S	mg/L	<2	2					1	yes
Calibration Check	7121889	Mar 05, 2026	Sodium	mg/L	19.7		20.0		98.7		91 - 104 %	yes
Calibration Check	7121889	Mar 05, 2026	Calcium	mg/L	19.3		20.0		96.7		93 - 111 %	yes
Calibration Check	7121889	Mar 05, 2026	Magnesium	mg/L	20.3		20.0		101.5		93 - 107 %	yes
Calibration Check	7121889	Mar 05, 2026	Potassium	mg/L	19.0		20.0		95.1		91 - 107 %	yes
Calibration Check	7121890	Mar 05, 2026	Chloride	mg/L	13.0		13.0		99.7		90 - 110 %	yes
Control Sample	7121893	Mar 05, 2026	Chloride	mg/L	32						25 - 35	yes
Control Sample	7121893	Mar 05, 2026	Sodium	mg/L	17						9 - 17	yes
Control Sample	7121893	Mar 05, 2026	Sulfate-S	meq/L	1.40						1.11 - 1.47	yes
Control Sample	7121893	Mar 05, 2026	Calcium	mg/L	66.4						34.4 - 77.7	yes
Control Sample	7121893	Mar 05, 2026	Magnesium	mg/L	20.0						8.8 - 21.7	yes
Control Sample	7121893	Mar 05, 2026	Potassium	mg/L	13.7						8.2 - 13.8	yes

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Quality Control

Bill To: TerraWest Environmental Inc.
201, 716 Goldstrem Avenue
Langford, BC, Canada
V9B 2X3
Attn: Accounts Payable
Sampled By: Matt Franke
Company: TerraWest Environmental

Project ID:
Project Name: CLGA26-01
P.O.:
Proj. Acct. code:

Lot ID: **1879828**
Control Number:
Date Received: Mar 4, 2026
Date Reported: Mar 13, 2026
Report Number: 3246019
Report Type: Reissue Report
Previous Report #: 3243598

Sample Type	Sample ID	Analysis Date	Analyte	Units	Result	RDL	SPK Value	Ref Value	%REC	RPD	Limits	Passed
Salinity - Continued												
Control Sample	7121893	Mar 05, 2026	Sulfate-S	mg/L	22						17 - 24	yes
Soil Acidity												
Batch: 2685246 - pH and EC - 1:2 (VAN)												
Control Sample	7122302	Mar 05, 2026	pH	pH	4.0						3.9 - 4.1	yes
Control Sample	7122301	Mar 05, 2026	pH	pH	8.0						7.9 - 8.1	yes
Control Sample	7122307	Mar 05, 2026	pH	pH	5.6						5.5 - 6.4	yes
Replicate	7122300	Mar 05, 2026	pH	pH	5.8			5.7		0.21		yes

SPK Value = Spike Value
Ref Value = Reference Value
%REC = Percent Recovery
RPD = Relative Percent Difference
Abs = Absolute Difference

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Methodology and Notes

Bill To:	TerraWest Environmental Inc. 201, 716 Goldstrem Avenue Langford, BC, Canada V9B 2X3	Project ID:	
Attn:	Accounts Payable	Project Name:	CLGA26-01
Sampled By:	Matt Franke	Project Location:	
Company:	TerraWest Environmental	LSD:	
		P.O.:	
		Proj. Acct. code:	

Lot ID:	**1879828**
Control Number:	
Date Received:	Mar 4, 2026
Date Reported:	Mar 13, 2026
Report Number:	3246019
Report Type:	Reissue Report
Previous Report #:	3243598

Method of Analysis

Method Name	Reference		Method	Date Analysis Started	Location
Boron - Hot Water Soluble (VAN)	BCELM	*	Hot Water Soluble Boron, HWS-Boron	Mar 05, 2026	Element Vancouver
Boron - Hot Water Soluble (VAN)	BCELM	*	Hot Water Soluble Boron, HWS-Boron	Mar 05, 2026	Element Vancouver
BTEX-VPH - Soil (BC)	BCELM	*	Volatile Hydrocarbons in Soil by GC/FID (2023), VH Soil	Mar 05, 2026	Element Vancouver
BTEX-VPH - Soil (BC)	BCELM	*	Volatile Hydrocarbons in Soil by GC/FID (2023), VH Soil	Mar 05, 2026	Element Vancouver
EPH - Soil	BCELM		Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids or Waters (LEPH & HEPH)., LEPH/HEPH Calculation	Mar 04, 2026	Element Vancouver
EPH - Soil	BCELM	*	Extractable Petroleum Hydrocarbons (EPH) in Solids by GC/FID (2023), EPH Solids	Mar 04, 2026	Element Vancouver
Metals (Strong Acid Leachable) in soils (VAN)	B.C.M.O.E	*	Strong Acid Leachable Metals (SALM) in Soil (2023), SALM	Mar 05, 2026	Element Vancouver
PAH - Soil (VAN)	BCELM	*	Polycyclic Aromatic Hydrocarbons in Solids by GC/MS - PBM (2023), PAH Solids	Mar 04, 2026	Element Vancouver
pH and EC - 1:2 (VAN)	Carter	*	Soil pH (1:2 Water), 16.2	Mar 05, 2026	Element Vancouver
Saturated Paste in General Soil (VAN)	Carter	*	Electrical Conductivity and Soluble Ions, Chapter 15	Mar 05, 2026	Element Vancouver
Trace Metals ICP-MS (BCMOE SALM) in soil (VAN)	B.C.M.O.E	*	Strong Acid Leachable Metals (SALM) in Soil (2023), SALM	Mar 05, 2026	Element Vancouver
Trace Metals ICP-MS (BCMOE SALM) in soil (VAN)	B.C.M.O.E	*	Strong Acid Leachable Metals (SALM) in Soil (2023), SALM	Mar 13, 2026	Element Vancouver

** Reference Method Modified*

References

B.C.M.O.E	B.C. Ministry of Environment
BCELM	B.C. Environmental Laboratory Manual
Carter	Soil Sampling and Methods of Analysis.

Comments:

- Reduction of analytical volume was necessary for iron and aluminum to bring results within the analytical range for lot 1879828. Detection limits are adjusted accordingly.
- Report was issued to include retest result for metal analysis on sample 1879828-4 as requested by Matt Franke on March 10, 2026. Previous report 3243598.
- Sample 1879828-4; 10487327: Sample 1879828-4: the repeated result for metals analysis did not differ significantly from the original; it is within expected precision of the test.

Element
#104, 19575-55 A Ave.
Surrey, British Columbia
V3S 8P8, Canada

T: +1 (604) 514-3322
E: info.vancouver@element.com
W: www.element.com

Methodology and Notes

Bill To:	TerraWest Environmental Inc. 201, 716 Goldstrem Avenue Langford, BC, Canada V9B 2X3
Attn:	Accounts Payable
Sampled By:	Matt Franke
Company:	TerraWest Environmental

Project ID:	
Project Name:	CLGA26-01
Project Location:	
LSD:	
P.O.:	
Proj. Acct. code:	

Lot ID:	**1879828**
Control Number:	
Date Received:	Mar 4, 2026
Date Reported:	Mar 13, 2026
Report Number:	3246019
Report Type:	Reissue Report
Previous Report #:	3243598

Please direct any inquiries regarding this report to our Client Services group.
Results relate only to samples as submitted.

element

Calgary	1-403-291-2022
Edmonton	1-780-438-5522
Fort St. John	1-250-785-2731
Vancouver	1-604-514-3322

ED-120B-02

Environmental Sample Information Sheet

Please complete the entire form to ensure correct testi

Lot: 1879828 COC

TerraWest Environmental Inc.

Project Information

Agreement ID:	
Project ID:	CLGA26-01
Project Name:	
Project Location:	
Legal Location:	
PO/AFE#:	
Proj. Acct. Code:	
Quote #:	

Invoice To

Company:	Terrawest Environmental Inc
Address:	PO Box 58, Cowichan Bay, BC
Attention:	Accounts Payable
Phone:	866-500-1553
Cell:	250-389-1554
Email:	ap@terrawest.ca
Copy of Report:	Yes / No

Report To

Company:	Terrawest Environmental Inc
Address:	201 - 716 Goldstream Avenue, Langford, BC V9B 2X3
Attention:	Matt Franke
Phone:	
Cell:	236-464-0245
Email:	mfranke@terrawest.ca
Copy of Invoice:	Yes / No
Additional Report To:	
1) Email:	dneden@terrawest.ca
2) Email:	ebell@terrawest.ca
3) Email:	

Date Received:	'26 MAR 4 9:20 Puro
Delivery Method:	
Waybill:	
Received By:	LC IR-19
Temp Received:	4.3 °C

RUSH Priority

- ☐ Emergency ☐ 100% Rush
- ☐ Spill Response ☐ 50% Rush
- Date Required:

Report Results

- ☑ Email ☑ PDF
- ☑ Online ☑ Excel
- ☑ QA/QC

Requirements

- ☐ HCDWQGL ☐ SPIGEC
- ☐ AB Tier 1 ☐ Other
- ☑ BCCSR

Sample Custody

Sampled By:	Matt Franke
Company:	TerraWest Environmental

I authorize Element to proceed with the work indicated on this form:

Signature:

Date/Time: March 3, 2026.

For details on all RUSH priority samples, please contact your local customer support representative prior to submitting samples. When "ASAP" is requested, turn around will default to a 100% RUSH priority, with pricing and turn around time to match. If not all samples require RUSH, please indicate in the special instructions.

Submission of this form acknowledges acceptance of Element's Standard of terms and conditions (https://www.element.com/terms/terms-and-conditions)

Special Instructions

Proj ID: CLGA26-01 Client: Terrawest Environmental Inc Consultant: Terrawest Environmental

	Site I.D.	Sample Description	Depth Range	Depth UoM	Sampled Date/Time (yyyy-mm-dd hh:mm)	Matrix	Sampling Method	# of Containers: Jars (24)	Vials (18)	Bags / Bottles (9)	BCBEP	~~SABC~~ GL	S32	HOLD
1	HA26-01-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X		
2	HA26-02-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X	X	
3	HA26-02-02				2026-03-03 00:00	Soil	Grab	2	2	1				x
4	HA26-03-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X	X	
5	HA26-03-02				2026-03-03 00:00	Soil	Grab	2	2	1	X	X		
6	HA26-04-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X		
7	HA26-05-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X	X	
8	HA26-06-01				2026-03-03 00:00	Soil	Grab	3	2	1	X	X		
9	SP26-07-01				2026-03-03 00:00	Soil	Grab	2	2	1				x
10														
11														

Enter tests above (X relevant samples below)

TERRAWEST

QA/QC Duplicate Sample Checklist

General Information

Sample and Dup ID: HA26-03-01/-02 Sample Date: March 3, 2026

Client: City of Langley TW Project No.: CLGA 26-01

Location: NW corner of grass area Weather: overcast

TW Personnel: Matt Franke

STEP	Y/N	COMMENTS
Bottles clean and sealed before use (they have been protected from contamination).	yes	
Water duplicates were collected by alternating sample bottles during sampling and not completely filling one then completely filling the second.		
Water duplicates both contained the appropriate preservatives		
Soil duplicates were mixed and then separated into distinct bottles (for NON-VOLATILE analyses)	yes	
Soil duplicates were collected from the same stratigraphic unit	yes	
Soil duplicates looked the same (colour, particle size, moisture)	yes	
Soil duplicates presented the same likelihood of contamination (odour, sheen)	yes	
Soil duplicates were collected at the same time	yes	
Sample bottles filled to the same level and (for soil) packed to the same density	yes	
Sample bottles/vials both securely capped after filling ensuring no soil contained on threads	yes	
Bottles clearly labelled with permanent marker.	yes	
Sample ID and its duplicate noted in field forms/field book.	yes	
Was a photo taken of the sample and its duplicate?	yes	
Was there any changes to standard field procedures? If Yes, describe change and why	none	
Comments: no comments - sample collected from proposed washroom area.		

When RPDs are calculated as outside the acceptability criteria, the information provided above will be reviewed to ensure that the field procedures used comply with approved TerraWest procedures.