

EXP Services Inc. 15701 Robin's Hill Road London, ON N5V 0A5 Telephone: (519) 963-3000

Facsimile: (519) 963-1152

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Project: KCH-25002312-A0 April 22, 2025

Ms. Nicole Ooms Sifton Prperties Limited 1295 Riverbend Road, Suite 300 London, Ontario N6K 0G2

Aggregate Resources Assessment 10242 Glendon Drive, Komoka, ON

Dear Ms. Ooms:

Further to your request, EXP is providing the following comments regarding the "Aggregate Resources" designation from a geotechnical standpoint. It is understood that a Draft Plan of Subdivision for the above mentioned property is currently being prepared.

Based on a review of EXP's geotechnical report dated February 14, 2025, the overburden soils were found to vary inconsistently in composition between silts and sand/silt mixtures punctuated with silt lenses and layering, with clayey silt till observed in one of the boreholes. A total of 11 boreholes were advanced as part of the geotechnical investigation. Drawing 1, attached, identifies the locations of the boreholes. Two interpreted cross sections were developed from the information collected at the borehole locations. The cross sections are attached as Drawings 2 and 3. The borehole logs are appended to this letter.

Each borehole was surfaced with topsoil underlain variably by sand, silty sand, sandy silt, sand and silt, silt and clayey silt till. The sand that was encountered in some of the boreholes was noted inconsistently interbedded within the lenses, seams and layers of silt and sandy silt. Most of the materials excavated can be considered appropriate for re-use as road subgrade and trench backfill within the proposed subdivision, only.

The cross sections demonstrate the limited total quantity of potentially available aggregate resource and inconsistency in stratigraphy. The soil composition along the line of the cross-sections was used to graphically depict the site's underlying materials. Of important note is the layers of the fine to medium sand materials indicated in some of the boreholes projected onto the cross-section, in most cases do not have a similar counterpart in neighbouring boreholes along the cross-section, which suggests the intermittent, inconsistent and therefore limited nature of potentially extractable, isolated deposits.

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Client: Sifton Properties Limited

Project Location: 10242 Glendon Drive, Komoka

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The most difficult obstacle to overcome in creating a viable aggregate resource at this location would be the intimately inter-layered nature of the sand deposits with the silty materials which would become mixed during extraction, rendering the potentially usable sands of little value as an aggregate resource.

Based on the frequency and inconsistency of the sand deposits, punctuated and separated by numerous silt and sandy silt lenses, seams and layers, aggregate extraction would likely require significant sorting and processing to render usable quantities of commercially viable aggregate due to the inconsistent, intimate layering of sands and silts. It is our opinion that there is insufficient quantity of aggregate resource of commercial grade quality at this site to consider this site commercially viable as an aggregate resource.

In addition to the physical scarcity of commercially viable aggregate, the economic feasibility of operating a commercial aggregate extraction operation with limited available quantities, likely requiring substantial processing operations, in close proximity to the pre-existing residential and commercial land use south, east and west of the site, would have to be taken into consideration. The capital investment required to implement measures to abate noise and dust to within provincially acceptable tolerances would have to be factored into production costs, further limiting the feasibility of creating a commercially viable aggregate extraction operation.

We trust this satisfies your present requirements. If you have any questions or require anything further, please feel free to contact our office.

Yours truly,

Attachments:

EXP Services Inc.

Eric M. Buchanan, P. Eng. Geotechnical Services

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Drawing 1 – Borehole and Cross Section Location Plan

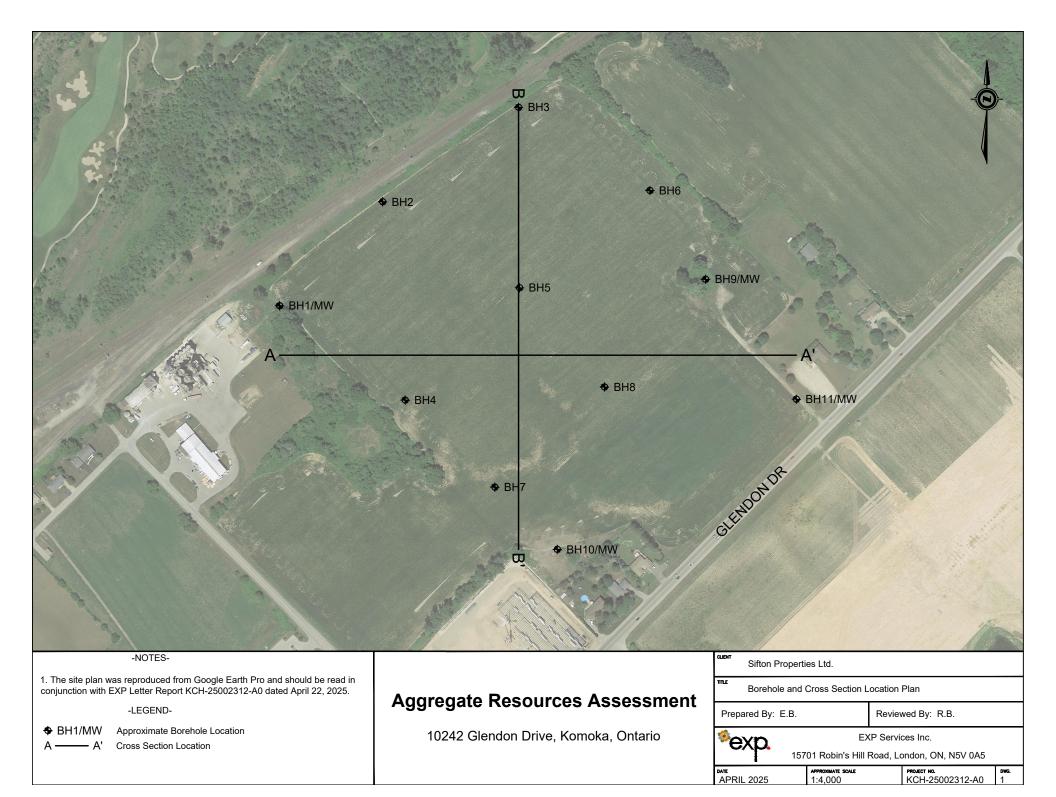
Drawing 2 – Cross Section A-A' Drawing 3 – Cross Section B-B'

Borehole Logs

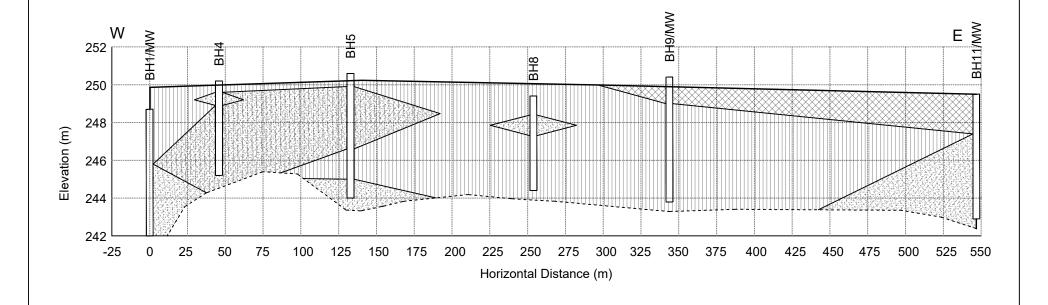
Distribution: Ms. Nicole Ooms

nicole.ooms@sifton .com

Geotechnical Services



Cross Section A-A'



The cross section should be read in conjunction with EXP Letter Report KCH-25002312-A0 dated April 22, 2025. -LEGEND Sith, Sand

Fill Silty Sand
Sand Sandy Silt/Sand and Silt

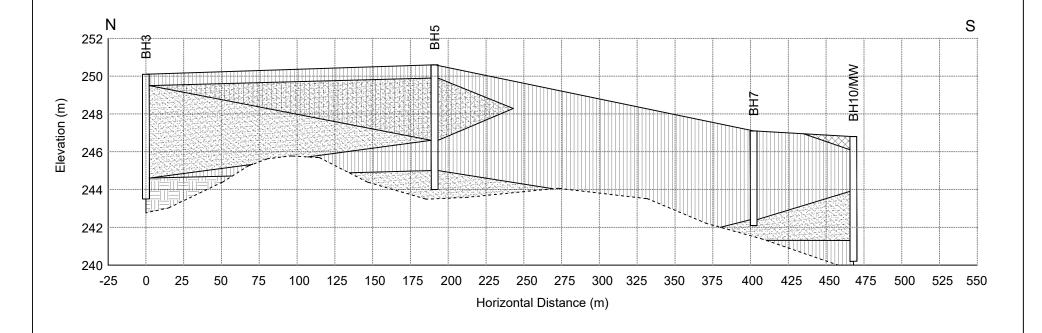
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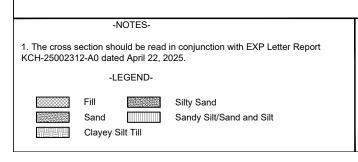
Aggregate Resources Assessment

10242 Glendon Drive, Komoka, Ontario

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	Cross Section	Cross Section A-A'									
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	EXP Services Inc. 15701 Robin's Hill Road, London, ON, N5V 0A5										
	DATE APRIL 2025	APPROXIMATE SCALE H - 1:2500; V	- 1:200	PROJECT NO. DN KCH-25002312-A0 2							

Cross Section B-B'



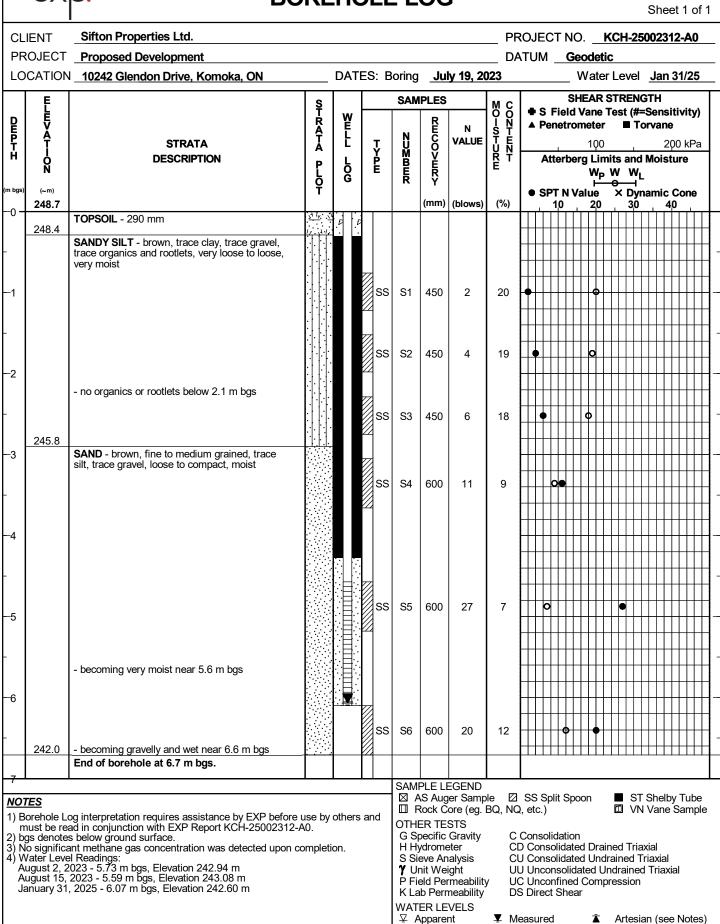


Aggregate Resources Assessment

10242 Glendon Drive, Komoka, Ontario

Sifton Properties Ltd.										
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EXP Services Inc. 15701 Robin's Hill Road, London, ON, N5V 0A5										
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-5		- sandy silt layer encountered near 4.9 m bgs			8									
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		gravel, very stiff, moist												
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NOTES 1) Borehole Log interpretation requires assistance by EXP before use by others and must be read in conjunction with EXP Report KCH-25002312-A0. 2) bgs denotes below ground surface. 3) Borehole open to 3.7 m bgs and dry upon completion of driling. 4) No significant methane gas concentration was detected upon completion. AS Auger Sample □ Rock Core (eg. BQ, NQ, etc.) □ VN Vane Sample OTHER TESTS G Specific Gravity H Hydrometer S Sieve Analysis V Unit Weight V Unconsolidated Undrained Triaxial P Field Permeability UC Unconfined Compression	7						SAM	 PLE LI	GEND			
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2) bgs denotes below ground surface. 3) Borehole open to 3.7 m bgs and dry upon completion of driling. 4) No significant methane gas concentration was detected upon completion. Y Unit Weight P Field Permeability C Consolidation C Consolidated Drained Triaxial C Consolidated Undrained Triaxial UU Unconsolidated Undrained Triaxial UC Unconfined Compression C Consolidated Drained Triaxial UV Unconsolidated Undrained Triaxial UV Unconfined Compression C Consolidated Drained Triaxial UV Unconfined Compression C Consolidated Drained Triaxial UV Unconfined Compression C Consolidation C Consolidated Drained Triaxial C Consolidated Drained Triaxial UV Unconsolidated Undrained Triaxial UV Unconfined Compression C Consolidated Drained Triaxial UV Unconsolidated Undrained Triaxial UV Uncons	1) Bo	orehole Lo ust be rea	og interpretation requires assistance by EXP before ad in conjunction with EXP Report KCH-25002312-	use by 40.	others	and	отн	ER TE	STS		,	
4) No significant methane gas concentration was detected upon completion. S Sieve Analysis CU Consolidated Undrained Triaxial Y Unit Weight UU Unconsolidated Undrained Triaxial P Field Permeability UC Unconfined Compression	2) bg	s denote: orehole or	s below ground surface. Den to 3.7 m bas and drv upon completion of driling.				HH	ydrome	eter	CI	D Consolidated Drained Triaxial	
P Field Permeability UC Unconfined Compression	(4) No	significa	ant methane gas concentration was detected upon c	ompleti	ion.		Ιγυ	nit We	ight	Ül	U Unconsolidated Undrained Triaxial	
I IV East Citicability Do Direct Orical							ΡFi	eld Pei	meabilit	y UC	C Unconfined Compression S Direct Shear	
WATER LEVELS ✓ ▼ Apparent ▼ Measured ★ Artesian (see Notes)							WAT	ER LE	VELS		_	res)

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										Sheet 1 of 1
CL	IENT	Sifton Properties Ltd.							PF	ROJECT NO. <u>KCH-25002312-A0</u>
PR	ROJECT	Proposed Development							_ DA	ATUM <u>Geodetic</u>
LO	CATION	10242 Glendon Drive, Komoka, ON		DATI	ES: E	Boring	<u>Ju</u>	y 17, 20)23	Water Level
DWPLH	ZOP<	STRATA DESCRIPTION	STRATA PLOT	3 ₪∟∟∟00	TYPE	SAN NUMBER	RECOVERY	N VALUE	MO-STURE	SHEAR STRENGTH S Field Vane Test (#=Sensitivity) Penetrometer Torvane 100 200 kPa Atterberg Limits and Moisture Wp W WL
(m bgs)	(~m) 250.6		Ť				(mm)	(blows)	(%)	SPT N Value
0 - -	250.2	TOPSOIL - 410 mm	7. · 7. · 7. · 7. · 7. · 7. · 7. · 7. ·		ss	S1	600	4	13	•
-	249.9	SANDY SILT - brown, weathered, trace clay, trace gravel, loose, very moist								-
-1	2.0.0	SILTY SAND - brown, fine grained, compact to dense, moist			ss	S2	400	27	12	-
2					ss	S3	450	26	7	o •
- -		- trace silt near 2.5 m bgs			ss	S4	450	28	5	0 •
-					SS	S5	450	40	14	-
-4 - -5	246.6	SAND AND SILT - brown, compact, very moist			ss	S6	450	27	20	
- -6	245.0	SAND - brown, fine to medium grained, trace silt, trace gravel, dense, wet			ss	S7	450	42	20	
-	244.1	End of horobolo of C.C. w have				37	430	42	20	<u> </u>
		End of borehole at 6.6 m bgs.								
7	l				<u> </u>					
NOTES 1) Borehole Log interpretation requires assistance by EXP before use by others and must be read in conjunction with EXP Report KCH-25002312-A0. 2) bgs denotes below ground surface. 3) Borehole open to 5.2 m bgs and dry upon completion of driling. 4) No significant methane gas concentration was detected upon completion. SAMPLE LEGEND AS Auger Sample Rock Core (eg. BQ, NQ, etc.) OTHER TESTS G Specific Gravity H Hydrometer S Sieve Analysis Y Unit Weight P Field Permeability K Lab Permeability K Lab Permeability WATER LEVELS Apparent Measured Artesian (see Notes)										

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CL	.IENT	Sifton Properties Ltd.							PF	ROJECT NO	KCH-250	002312	2-A()
PF	ROJECT	Proposed Development							D/	ATUM <u>Geode</u>	tic			
LC	CATION	10242 Glendon Drive, Komoka, ON		DAT	ES: E	Boring	<u>Jul</u>	y 17, 2	023	Wat	er Level			
DEPTH	ELEVAT	STRATA	ST RATA	W E L	_		RECOVERY	N VALUE	MO-STURE	SHEAF S Field Vand Penetrometer 10	er ■`To	Sensit rvane	ivity	
H	A T O N	DESCRIPTION	1	I	T Y P E	NUMBER	¥		B N	Atterberg Li				\dashv
			P Q	L O G	E	E R	Ŕ		-		P W WL			
(m bgs)	(~m) 250.8		T				(mm)	(blows)	(%)	● SPT N Value 10 20	•	amic C 40		,
-0		TOPSOIL - 390 mm	7/1/V . 7/				. ,	(1 1 1)		 		ТΤ	П	\top
	250.4		17 : 3.17]	ss	S1	600	2	25	•	0	Ш		\square
		SANDY SILT - brown, weathered, trace clay, trace gravel, trace organics, very loose, very moist			14							+ + +		╢.
														\mathbb{H}
-1					ss	S2	225	0	17 (†				#
													Ш	\blacksquare
F		- becominging dilatant below 1.4 m bgs									+++++	+ + +		\coprod
	248.9	SILTY SAND - brown, fine grained, loose to			ss	S3	325	1	24		 			+
-2		compact, moist										+++		+ -
												Ш		\blacksquare
-					ss	S4	450	20	9		+++++			╢.
					4						++++	+++		+
-3		- trace silt near 3.0 m bgs										+++		+ -
		Ç			ss	S5	450	23	8					\forall
-					8							Ш		\prod
											+++++	+++	Н	\mathbb{H}
-4												+++	Н	+ -
				1										\parallel
-													Ш	Ⅱ.
					ss	S6	450	21	19	 		+++		\mathbb{H}
-5				1	1						+++++			+-
				1										\forall
-	245.2	CAND have fire to modify the state of comments		-									Ш	\prod
		SAND - brown, fine to medium grained, some silt, dense, wet									+++++	+++	Ш	+
-6					77									-
					ss	S7	450	31	20					\forall
-	244.2	Find of homehole at C.C. we have										Ш		4
		End of borehole at 6.6 m bgs.												
7				<u> </u>		SAM	 PLF LF	GEND	<u> </u>					丄
NO	TES					\boxtimes A	AS Aug	er Samp		SS Split Spoon	■ STS			
l n	nust he rea	og interpretation requires assistance by EXP before or a in conjunction with EXP Report KCH-25002312-A	use by	others	and	l .	ROCK C	ore (eg. STS	טע, ואנ	ત્ર, ૯ ાહ. <i>)</i>	□ VN	varie S	odiTI	лe
12) h	2) bgs denotes below ground surface. 3) Borehole open to 5.5 m bgs and dry upon completion of driling.					G Specific Gravity C Consolidation H Hydrometer CD Consolidated Drained Triaxial								
4	lo significa	ner to 5.5 m bgs and dry upon completion of driling. Int methane gas concentration was detected upon co	ompleti	on.		S Sieve Analysis CU Consolidated Undrained Triaxial								
						Y Unit Weight P Field Permeability UU Unconsolidated Undrained Triaxial UC Unconfined Compression								
							ab Perr ER LE	neability	D:	S Direct Shear				
1							EK LE Apparei		▼ M	Measured Ā	Artesia	n (see	Note	-c)

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		В	Sheet 1 of 1								
CL	LIENT Sifton Properties Ltd. PROJECT NO. KCH-25002312-A0							ROJECT NO. KCH-25002312-A0			
PR	PROJECT Proposed Development				DATUM Geodetic						
LO	CATION	10242 Glendon Drive, Komoka, ON		DAT	ES: E	Boring	<u>Ju</u>	ly 19, 20)23	Water Level	
DEPLE	ELEVAT-OZ	STRATA DESCRIPTION	STRATA P	WELL L	T P E	SAN NUM BER	RECOVERY	N VALUE	MO-STURE	SHEAR STRENGTH S Field Vane Test (#=Sensitivity) Penetrometer Torvane 100 200 kPa Atterberg Limits and Moisture	
(b)			b	L OG	E	E R	R Y		_	W _P W W _L →→	
(m bgs)	(~m) 247.1		T				(mm)	(blows)	(%)	● SPT N Value X Dynamic Cone 10 20 30 40	
-0 -	246.8	TOPSOIL - 280 mm	71.N. 7/								
	210.0	SANDY SILT - brown, weathered, trace clay, trace gravel, very loose to compact, moist			ss	S1	550	3	15		
		trace graver, very loose to compact, moist									
-1					ss	S2	75	5	19		
					4						
-		- becoming dilatant and very moist near 1.4 m bgs			72					 	
					ss	S3	400	18	19	4 0	
-2					1						
					77						
-					ss	S4	450	17	20	-	
-3											
					ss	S5	450	14	26	• •	
					22						
				_							
-4				Δ							
										$ar{ar{ar{ar{ar{ar{ar{ar{ar{ar{$	
	242.4	SAND - brown, fine to medium grained, trace			20	S6	400	16	20		
- 5	242.1	silt, trace gravel, compact, wet			55	30	400	10		<u> </u>	
		End of borehole at 5.0 m bgs.									
-										-	
- 6										-	
-										-	
7			•	•				EGEND Jer Samn		SS Split Spoon ST Shelby Tube	
1) B		og interpretation requires assistance by EXP before ι	use hv	others	and	III F	Rock C	er Samp ore (eg.			
2) bo	nust be rea gs denotes	d in conjunction with EXP Report KCH-25002312-As below ground surface.	NO.			OTHER TESTS G Specific Gravity C Consolidation					
(3) B	orehole op f driling.	pen to 4.3 m bgs and water measured near 4.1 m bg	•		letion	H Hydrometer CD Consolidated Drained Triaxial S Sieve Analysis CU Consolidated Undrained Triaxial					
		nt methane gas concentration was detected upon co	mpleti	on.		↑ Unit Weight UU Unconsolidated Undrained Triaxial P Field Permeability UC Unconfined Compression					
						K La	ab Perr	neability		S Direct Shear	
							ER LE		▼ M	easured 🚡 Artesian (see Notes)	

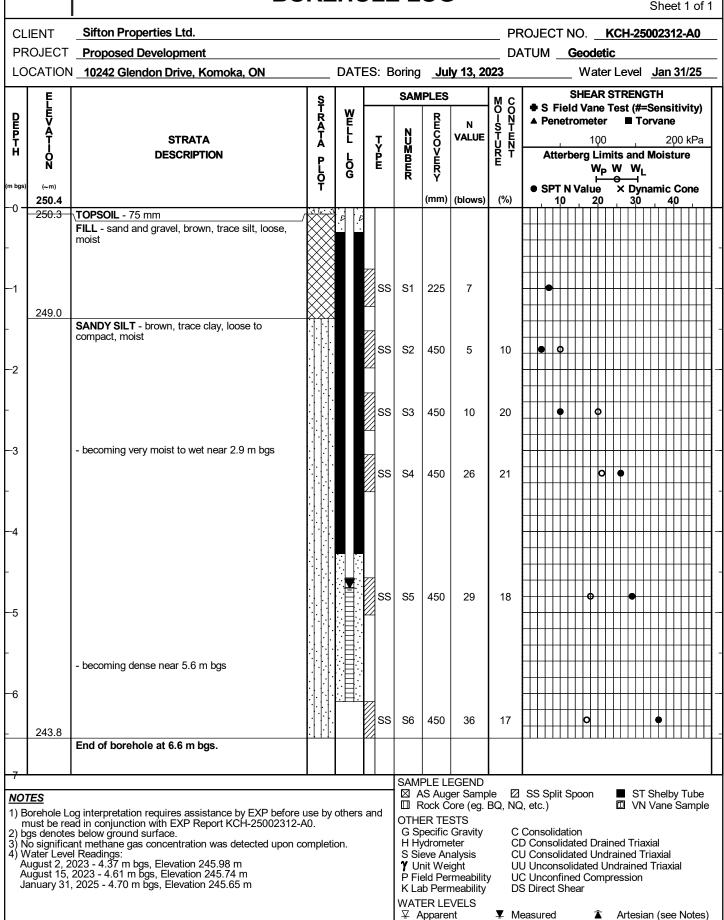
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CL	JENT	Sifton Properties Ltd.							PF	ROJECT NO. <u>KCH-25002312-A0</u>	_
PF	ROJECT	Proposed Development							DA	ATUM <u>Geodetic</u>	
LC	CATION	10242 Glendon Drive, Komoka, ON		DAT	ES: E	Boring	<u>Ju</u>	ly 19, 2	023	Water Level	
DEPTH	ELEVAT-ON	STRATA DESCRIPTION	STRATA PLOT	WELL LOG	T Y P E	SAN N U M B E R	RECOVERY	N VALUE	MO-STURE	SHEAR STRENGTH S Field Vane Test (#=Sensitivity) Penetrometer Torvane 100 200 kPa Atterberg Limits and Moisture Wp W WL	_
(m bgs	(~m) 249.4		Ť				-	(blows)	(%)	● SPT N Value × Dynamic Cone 10 20 30 40	
-0-	243.4	TOPSOIL - 530 mm	7/1/N. 7/1				()	(blows)	(70)		-
	248.9		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1]	ss	S1	600	5	20	Φ Φ	
	240.9	SANDY SILT - brown, weathered, trace clay,									
_1	248.4	trace gravel, loose, moist			ss	S2	450	13	15		
'		SAND - brown, fine to medium grained, trace silt, trace gravel, compact, moist				02	130	13	'		
L					77						_
					ss	S3	450	13	7	0 0	
-2	247.3				8						_
		SANDY SILT - brown, trace clay, compact to dense, very moist to wet			77						
ŀ		dense, very moist to wet			ss	S4	450	36	17	0 •	-
					4						
-3										<u> </u>	-
					ss	S5	450	29	21	0 0	
											-
-4											
4											
-											-
					SS	S6	450	36	17		
=5_	244.4	Find of household of 5.0 m has					100	00	L''		=
		End of borehole at 5.0 m bgs.									
-											-
-6										-	-
NO.	TES	·						EGEND Jer Samp	ole 🛭	SS Split Spoon ST Shelby Tube	
1) F	Rorebole I c	og interpretation requires assistance by EXP before	use by	others	and	☐ F	Rock C	ore (eg.			
2) b	must be read in conjunction with EXP Report KCH-25002312-A0. 2) bgs denotes below ground surface. 3) Borehole open to 4.3 m bgs and dry upon completion of driling. 4) No significant methane gas concentration was detected upon completion.				OTHER TESTS G Specific Gravity C Consolidation H Hydrometer CD Consolidated Drained Triaxial						
4) 1	4) No significant methane gas concentration was detected upon completion.				S Si	eve An	alysis	Cl	U Consolidated Undrained Triaxial		
					Y Unit Weight P Field Permeability K Lab Permeability DS Direct Shear UU Unconsolidated Undrained Triaxial UC Unconfined Compression DS Direct Shear						
						WAT	ER LE	VELS			
							Appare		▼ M	easured Ā Artesian (see Notes)	

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Sheet 1 of 1



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Sheet 1 of 1 Sifton Properties Ltd. CLIENT PROJECT NO. KCH-25002312-A0 PROJECT Proposed Development DATUM <u>Geodetic</u> LOCATION 10242 Glendon Drive, Komoka, ON DATES: Boring <u>July 19, 2023</u> Water Level Jan 31/25 **SHEAR STRENGTH SAMPLES** STRATA CONTENT S Field Vane Test (#=Sensitivity) DEPTH RECOVERY ISTURE ▲ Penetrometer ■ Torvane Ν A Ł NUMBER **VALUE STRATA** T P E **DESCRIPTION Atterberg Limits and Moisture** L O G PLOT WP W WL (~m) SPT N Value × Dynamic Cone (mm) (blows) (%) 246.8 10 40 -0 FILL - sand and gravel, brown, trace silt, loose, moist SS S1 500 7 4 246.1 SANDY SILT - brown, trace clay, dense to very dense, moist to very moist SS S2 450 33 18 - moist sand layer encountered near 1.6 m bgs SS S3 450 44 14 -2 φ S4 55 14 SS 450 243.9 SAND - brown, fine to medium grained, trace -3 silt, trace gravel, very dense, very moist
- silt layering encountered near 3.0 m bgs SS S5 450 61 16 - becoming wet near 3.2 m bgs -4 SS S6 250 50* 14 -5 241.3 SILT - grey, trace to some clay, some sand, very dense, moist -6 SS S7 250 50* 14 240.3 End of borehole at 6.6 m bgs. SAMPLE LEGEND ☑ AS Auger Sample ☑ SS Split Spoon ST Shelby Tube **NOTES** Rock Core (eg. BQ, NQ, etc.) VN Vane Sample 1) Borehole Log interpretation requires assistance by EXP before use by others and must be read in conjunction with EXP Report KCH-25002312-A0. OTHER TESTS bgs denotes below ground surface. G Specific Gravity C Consolidation bgs denotes below ground surface.
 No significant methane gas concentration was detected upon completion.
 denotes N=50 blows per less than 150 mm split spoon sampler penetration.
 Water Level Readings:

 August 2, 2023 - 3.38 m bgs, Elevation 243.45 m
 August 15, 2023 - 3.61 m bgs, Elevation 243.22 m
 January 31, 2025 - 3.79 m bgs, Elevation 243.04 m

 CD Consolidated Drained Triaxial H Hydrometer S Sieve Analysis CU Consolidated Undrained Triaxial Y Unit Weight **UU Unconsolidated Undrained Triaxial** P Field Permeability **UC Unconfined Compression** K Lab Permeability **DS Direct Shear** WATER LEVELS Measured Artesian (see Notes)

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BH11/MW

Sheet 1 of 1 Sifton Properties Ltd. CLIENT PROJECT NO. KCH-25002312-A0 PROJECT Proposed Development DATUM <u>Geodetic</u> LOCATION 10242 Glendon Drive, Komoka, ON DATES: Boring July 13, 2023 Water Level Jan 31/25 **SHEAR STRENGTH SAMPLES** STRATA CONTENT S Field Vane Test (#=Sensitivity) DEPTH ISTURE RECOVERY ■ Torvane **▲** Penetrometer Ν Ą Ł NUMBER **VALUE STRATA** T P E **DESCRIPTION Atterberg Limits and Moisture** L O G PLOT WP W WL (~m) SPT N Value × Dynamic Cone (mm) (%) 249.5 (blows) 10 20 30 40 -0 FILL - sand and gravel, brown, trace silt, compact, moist SS S1 280 16 3 SS S2 400 28 3 -2 247.4 SAND - brown, fine to medium grained, trace silt, trace gravel, compact to very dense, moist to very moist S3 425 15 SS 11 - occasional sandy silt lenses throughout -3 SS S4 450 83 16 -4 - becoming wet near 4.0 m bgs SS S5 450 50* 17 -5 -6 SS S6 290 50* 12 242.9 End of borehole at 6.6 m bgs. SAMPLE LEGEND ☑ AS Auger Sample ☑ SS Split Spoon ST Shelby Tube **NOTES** Rock Core (eg. BQ, NQ, etc.) VN Vane Sample 1) Borehole Log interpretation requires assistance by EXP before use by others and must be read in conjunction with EXP Report KCH-25002312-A0. OTHER TESTS bgs denotes below ground surface. G Specific Gravity C Consolidation bgs denotes below ground surface.
 No significant methane gas concentration was detected upon completion.
 denotes N=50 blows per less than 150 mm split spoon sampler penetration.
 Water Level Readings:

 August 2, 2023 - 3.24 m bgs, Elevation 246.25 m
 August 15, 2023 - 3.34 m bgs, Elevation 246.15 m
 January 31, 2025 - 3.62 m bgs, Elevation 245.87 m

 CD Consolidated Drained Triaxial H Hydrometer S Sieve Analysis CU Consolidated Undrained Triaxial Y Unit Weight **UU Unconsolidated Undrained Triaxial** P Field Permeability **UC Unconfined Compression** K Lab Permeability **DS Direct Shear** WATER LEVELS

Measured

Artesian (see Notes)